Attachment 4

DEVELOPMENT PLAN FOR:
AUTOPARK CENTER
DURHAM, NORTH CAROLINA
SHZ-13000

AUTOPARK CENTER

DEVELOPMENT PLAN

7520 NC-751 HIGHWAY / 7616 AUDUBON LAKE DRIVE
DURHAM, NORTH CAROLINA
PROJECT NUMBER: SHZ-13000

DATE: SEPTEMBER 18, 2014

DESIGN COMMITMENTS

A. THE ARCHITECTURE WITHIN THE PROJECT WILL BE DEFINED BY THE ROOFLINE, MATERIALS, AND FEATURES AS DESCRIBED BELOW. THE FOLLOWING STANDARDS APPLY TO THE COMMERCIAL BUILDINGS. GASOLINE CANOPIES WILL NOT BE REQUIRED TO FOLLOW THESE GUIDELINES.

B. BUILDINGS WILL USE PITCHED OR FLAT ROOFS, SINGLY OR IN COMBINATION.

C. THE BUILDINGS WILL BE CLAD WITH ONE OR MORE OF THE FOLLOWING MATERIALS: BRICK, ARCHITECTURAL BLOCK, TRADITIONAL/SYNTHETIC STUCCO, PRECAST CONCRETE PANELS, STONE OR CULTURED STONE, GLASS, EIFS, ALUMINUM OR OTHER METAL PANELS.

D. BUILDINGS WILL INCLUDE THE USE OF STOREFRONT WINDOW SYSTEMS, AWNINGS, OR ENTRANCE CANOPIES.

E. BUILDING WILL TRANSITION TO NEARBY BUILT ENVIRONMENT THROUGH THE USE OF MATERIALS LISTED ABOVE WHICH ARE COMMONLY FOUND IN NEARBY COMMERCIAL DEVELOPMENTS.

GENERAL NOTES

1. WATER AND SEWER PERMIT MAY BE REQUIRED.

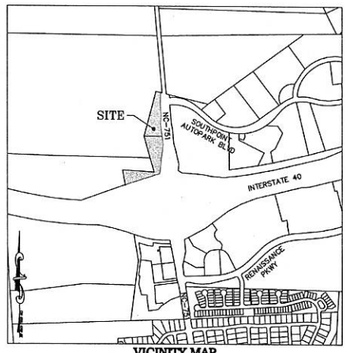
2. IF A HYDRANT IS PROPOSED A FIRE FLOW ANALYSIS IS REQUIRED. WATERLINE SIZE MAY CHANGE WITH FIRE FLOW ANALYSIS. CONTACT CITY ENGINEERING @ 560-4326 TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA.

3. WATER PERMIT REQUIRED. SEWER PERMIT REQUIRED. BACKFLOW PREVENTOR PERMIT REQUIRED. CONTACT DEPARTMENT OF WATER MANAGEMENT AT 560-4194.

4. BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE DEVELOPER AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO ISSUANCE OF 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.

5. A TRAFFIC IMPACT ANALYSIS (TIA) DATED 05/23/14 WAS PREPARED BY JOHN DAVENPORT ENGINEERING, INC.

6. THE REQUIRED ROADWAY AND SIDEWALK IMPROVEMENTS MAY BE PHASED AT THE SITE PLAN SUBMITTAL STAGE WITH A TRAFFIC PHASING PLAN APPROVED BY CITY TRANSPORTATION AND NCDOT.



VICINITY MAP
NTS

OWNER
REVEILLE LLC
PO BOX 58646
RALEIGH, NC 27658

DEVELOPER:
SHEETZ, INC.
5700 SIXTH AVENUE
ALTOONA, PA 16602
CONTACT: TOM ANASTASI
PHONE: 919-437-9859
EMAIL: TANASTAS@SHEETZ.COM

SITE DATA

DEVELOPER	SHEETZ INC 5700 SIXTH AVENUE ALTOONA, PA 16602
OWNER	REVEILLE LLC PO BOX 58646 RALEIGH, NC 27658
PARCELS	0718-01-15-5265 (2.46 AC) 0718-03-14-3464 (3.77 AC)
TOTAL SITE AREA	271,208 SF / 6.23 AC
EXISTING ZONING	CN(D) WITH MTC & F/J-B OVERLAYS
PROPOSED ZONING	CG(D) WITH MTC & F/J-B OVERLAYS
TIER	SUBURBAN
EXISTING USE	VACANT COMMERCIAL
RIVER BASIN	CAPE FEAR
TREE COVERAGE AREA	REQUIRED: 271,208 SF X 10% = 27,121 SF / 0.62 AC PROVIDED: 27,121 SF / 0.62 AC (10%) -TREE PRESERVATION

SHEET INDEX

C-1 EXISTING CONDITIONS PLAN
C-2 PROPOSED SITE IMPROVEMENTS

TEXT COMMITMENTS

1. THERE WILL BE NO ELECTRONIC GAMING ESTABLISHMENTS ON THE PROPERTY.

2. THERE WILL BE NO RESIDENTIAL USES ON THE PROPERTY.

3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

   A. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER ON NC 751 AT THE PROPOSED SITE DRIVEWAY.

   B. CONSTRUCT A SOUTHBOUND RIGHT-TURN LANE WITH ADEQUATE STORAGE AND APPROPRIATE TAPER ON NC 751 AT SOUTHPOINT AUTOPARK BOULEVARD.

   C. EXTEND THE NORTHBOUND LEFT-TURN LANE ON NC 751 AT SOUTHPOINT AUTOPARK BOULEVARD TO PROVIDE ADEQUATE STORAGE AND APPROPRIATE TAPER.

   D. CONSTRUCT RADIUS AND PAVEMENT IMPROVEMENTS ON THE WEST SIDE OF NC 751 TO FACILITATE PASSENGER CAR U-TURN MOVEMENTS FROM NORTHBOUND NC 751 AT SOUTHPOINT AUTOPARK BOULEVARD.

   E. CONVERT THE WESTBOUND DUAL-LEFT TURN LANES ON SOUTHPOINT AUTOPARK BOULEVARD TO AN EXCLUSIVE LEFT-TURN LANE AND AN EXCLUSIVE THROUGH LANE.

   F. TRANSIT IMPROVEMENTS TO SERVE THE SITE MAY BE REQUIRED ON NC 751 AS DETERMINED BY THE CITY OF DURHAM, TRIANGLE TRANSIT, AND DATA AT THE TIME OF SITE PLAN SUBMITTAL. THE TRANSIT IMPROVEMENTS MAY INCLUDE A CONCRETE PAD, SHELTER, BENCH, EASEMENT, AND ASSOCIATED SIDEWALK CONNECTIVITY.

   G. INSTALL PEDESTRIAN SIGNALS AND CROSSWALKS AT THE INTERSECTION OF NC751 AND SOUTHPOINT AUTOPARK BOULEVARD AS DETERMINED BY THE CITY OF DURHAM AND NCDOT.

APPROVAL STAMP — CASE #Z1400011

LEGACY CASE #P99-81

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1155 ROBERT C. ZUMMITT 10/15/14

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ▪ McAdamsCo.com

CASE #Z1400011

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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TIER	SUBURBAN
EXISTING USE	VACANT COMMERCIAL
RIVER BASIN	CAPE FEAR

GENERAL NOTES

1. BOUNDARY INFORMATION TAKEN FROM SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY MAY, 2014.

2. TOPOGRAPHIC AND SURROUNDING PLANIMETRIC INFORMATION OBTAINED FROM DURHAM COUNTY GIS. STREAM LIMITS WITHIN PROJECT FIELD LOCATED.

3. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 3720071800K DATED AUGUST 2, 2007.

4. THIS SITE IS IN THE F/J-B WATERSHED OVERLAY DISTRICT.

5. THERE ARE NO STEEP SLOPES ON SITE.

6. THERE ARE NO WETLANDS ON SITE.

7. NO NATURAL OR HISTORIC INVENTORY SITES HAVE BEEN IDENTIFIED ON THIS SITE OR ADJOINING PROPERTIES.

8. NEW HOPE CREEK SUBIMPOUNDMENT AREA GIS DATA PROVIDED BY THE NORTH CAROLINA NATURAL HERITAGE PROGRAM.

9. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

10. TTA/DATA BUS SERVICE IS AVAILABLE ALONG NC-751 WITH A STOP AS SHOWN ON PLAN.

11. NC-751 ADJACENT TO THE PROJECT IS SUBJECT TO THE 2006 DURHAM COMPREHENSIVE BICYCLE TRANSPORTATION PLAN.

TREE LEGEND

A	ASH
BE	BEECH
B	BIRCH
C	CEDAR
CH	CHERRY
CM	CRAPE MYRTLE
CYP	CYPRESS
DG	DOGWOOD
E	ELM
G	SWEET GUM
HW	MISC. HARDWOOD
H	HICKORY
HO	HOLLY
MG	MAGNOLIA
M	MAPLE
JM	JAPANESE MAPLE
M	MIMOSA
RO	RED OAK
WO	WHITE OAK
O	OAK
PEC	PEACH
PEA	PEAR
PCN	PECAN
PRS	PERSIMMON
P	PINE
PO	POPLAR
RB	REDBUD
SY	SYCAMORE
W	WALNUT

DOUBLE AND TRIPLE TRUNKS

- DO-D DOUBLE OAK
- TO-D TRIPLE OAK
- SHRUB

CALIPER INCH SIZE OF TREE
TYPE OF TREE
D FOR DOUBLE, T FOR TRIPLE

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET

- STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- STREAM BUFFER

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
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Durham, North Carolina 27713
License No. C-0293
(800) 733-5646 • McAdamsCo.com

McADAMS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1155 9/16/14 ROBERT C. ZUMMIT

REVISIONS:

DEVELOPER:
SHEETZ, INC.
5700 SIXTH AVENUE
ALTOONA, PA 16602

AUTOPARK CENTER
DEVELOPMENT PLAN
DURHAM, NORTH CAROLINA

EXISTING CONDITIONS PLAN

PROJECT NO.	SHZ-13000
FILENAME:	SHZ13000-XC1
DESIGNED BY:	RCZ
DRAWN BY:	RLU
SCALE:	1"=50'
DATE:	06-09-2014
SHEET NO.	C-1

McADAMS

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

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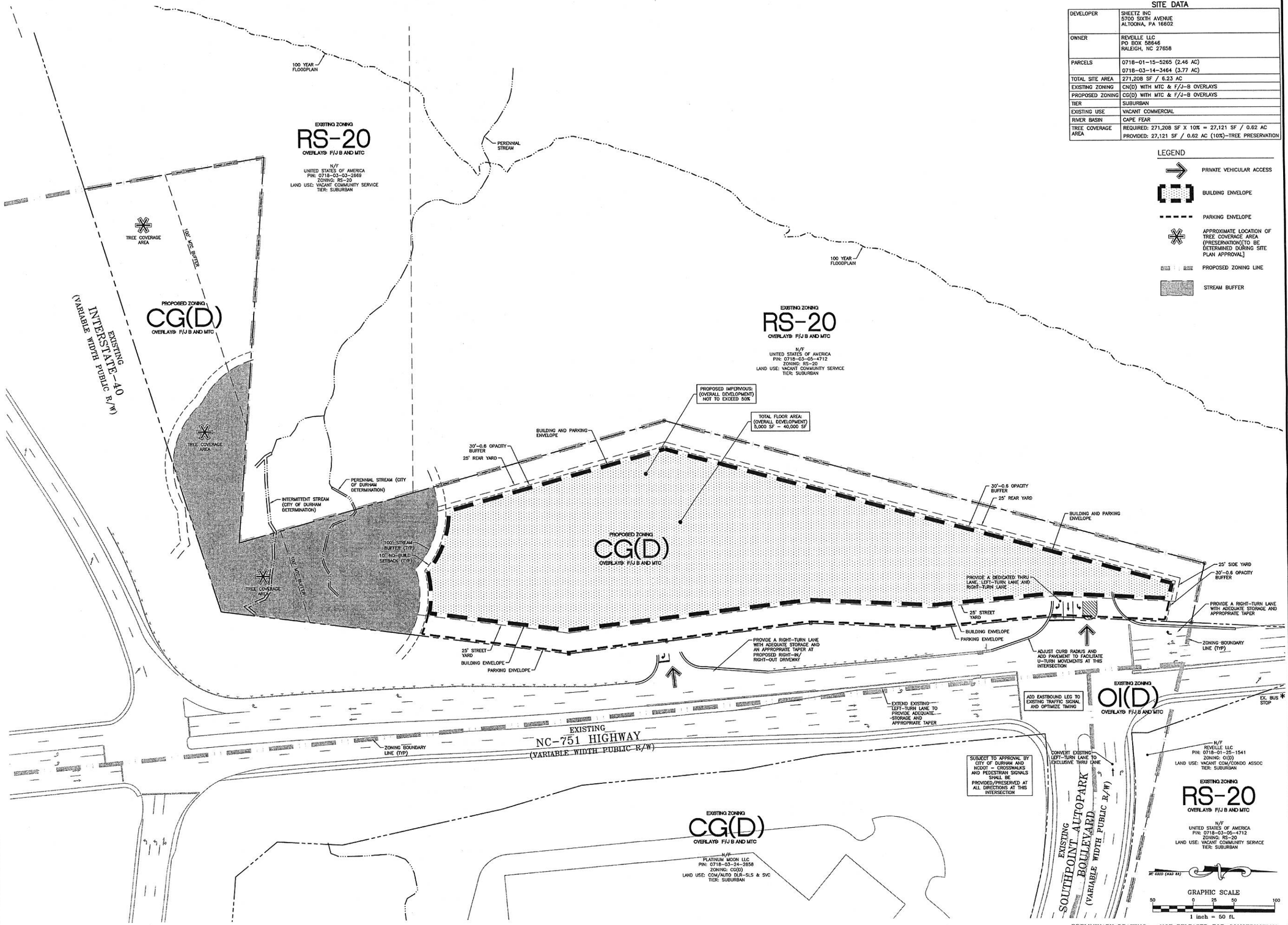

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LEGEND

- PRIVATE VEHICULAR ACCESS
- BUILDING ENVELOPE
- PARKING ENVELOPE
- APPROXIMATE LOCATION OF TREE COVERAGE AREA (PRESERVATION)[TO BE DETERMINED DURING SITE PLAN APPROVAL]
- PROPOSED ZONING LINE
- STREAM BUFFER

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
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McADAMS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 11155 ROBERT C. ZUMMO 9/18/14

REVISIONS:

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SHEETZ, INC.
5700 SIXTH AVENUE
ALTOONA, PA 16602

AUTOPARK CENTER
DEVELOPMENT PLAN
DURHAM, NORTH CAROLINA

PROPOSED SITE IMPROVEMENTS

PROJECT NO.	SHZ-13000
FILENAME:	SHZ13000-DV1
DESIGNED BY:	RCZ
DRAWN BY:	RLU
SCALE:	1"=50'
DATE:	06-09-2014
SHEET NO.	C-2

McADAMS

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