

HENDRICK SOUTHPOINT PHASE II DEVELOPMENT PLAN

CASE# Z1400002

FAYETTEVILLE ROAD AT KENTINGTON DRIVE DURHAM, NORTH CAROLINA SEPTEMBER 8, 2014

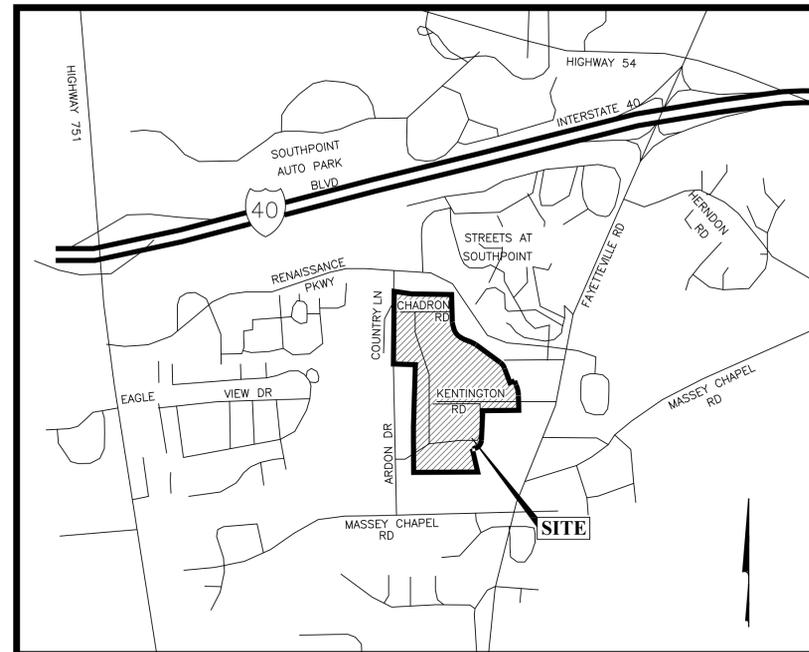
OWNER PARCEL INFORMATION*					
KEY	PID	PIN NUMBER	OWNER	DEED BOOK	PLAT BOOK
A	179307	0718-04-61-0535	HENDRICK AUTOMOTIVE GROUP	7375-662	65-27
B	179306	0718-04-51-9524	HENDRICK AUTOMOTIVE GROUP	7375-696	65-27
C	179305	0718-04-51-8524	HENDRICK AUTOMOTIVE GROUP	7375-816	65-27
D	179304	0718-04-51-7524	HENDRICK AUTOMOTIVE GROUP	7375-884	65-27
E	179303	0718-04-51-6523	HENDRICK AUTOMOTIVE GROUP	7375-919	65-27
F	179302	0718-04-51-4570	HENDRICK AUTOMOTIVE GROUP	7375-628	126-94
G	179404	0718-04-51-4756	HENDRICK AUTOMOTIVE GROUP	7375-837	65-27
H	179403	0718-04-51-4859	HENDRICK AUTOMOTIVE GROUP	7375-700	65-27
I	179402	0718-04-52-4051	HENDRICK AUTOMOTIVE GROUP	7375-572	65-26
J	179401	0718-04-52-4163	HENDRICK AUTOMOTIVE GROUP	7375-767	65-26
K	179400	0718-04-52-4285	HENDRICK AUTOMOTIVE GROUP	7375-576	65-26
L	179399	0718-04-52-4358	HENDRICK AUTOMOTIVE GROUP	7375-608	65-26
M	179398	0718-04-52-4560	HENDRICK AUTOMOTIVE GROUP	7375-588	65-26
N	179397	0718-04-52-4648	HENDRICK AUTOMOTIVE GROUP	6878-928	65-26
O	179396	0718-04-52-2799	HENDRICK AUTOMOTIVE GROUP	7375-580	65-26
P	179395	0718-04-52-2869	HENDRICK AUTOMOTIVE GROUP	7375-860	65-26
Q	179394	0718-04-53-2041	HENDRICK AUTOMOTIVE GROUP	7375-592	65-26
R	179392	0718-04-53-1198	HENDRICK AUTOMOTIVE GROUP	7375-927	65-26
S	179391	0718-04-53-2188	HENDRICK AUTOMOTIVE GROUP	7375-596	65-26
T	179323	0718-04-51-6844	HENDRICK AUTOMOTIVE GROUP	7375-888	65-27
U	179324	0718-04-51-7854	HENDRICK AUTOMOTIVE GROUP	7375-822	65-27
V	179325	0718-04-51-8855	HENDRICK AUTOMOTIVE GROUP	7375-616	65-27
W	179326	0718-04-51-9855	HENDRICK AUTOMOTIVE GROUP	7375-831	65-27
X	179327	0718-04-61-0875	HENDRICK AUTOMOTIVE GROUP	7375-876	65-27
Y	179318	0718-04-62-0073	HENDRICK AUTOMOTIVE GROUP	7375-678	60-85
Z	179319	0718-04-62-9073	HENDRICK AUTOMOTIVE GROUP	7375-674	60-85
AA	179320	0718-04-62-8064	HENDRICK AUTOMOTIVE GROUP	7375-658	60-85
AB	179321	0718-04-62-7064	HENDRICK AUTOMOTIVE GROUP	7375-771	60-85
AC	179322	0718-04-62-6054	HENDRICK AUTOMOTIVE GROUP	7375-592	65-26
AD	179226	0718-04-62-7399	HENDRICK AUTOMOTIVE GROUP	7375-704	60-85
AE	179227	0718-04-62-4300	HENDRICK AUTOMOTIVE GROUP	7375-872	60-85
AF	179228	0718-04-62-3209	HENDRICK AUTOMOTIVE GROUP	7375-872	60-85
AG	179229	0718-04-62-2209	HENDRICK AUTOMOTIVE GROUP	7375-779	60-85
AH	179230	0718-04-62-1209	HENDRICK AUTOMOTIVE GROUP	7375-746	60-85
AI	179231	0718-04-62-0209	HENDRICK AUTOMOTIVE GROUP	7375-755	60-85
AJ	179232	0718-04-62-8299	HENDRICK AUTOMOTIVE GROUP	7375-775	60-85
AK	179233	0718-04-62-7299	HENDRICK AUTOMOTIVE GROUP	7375-738	60-85
AL	179234	0718-04-62-6278	HENDRICK AUTOMOTIVE GROUP	7375-808	65-26
AM	179255	0718-04-62-7422	HENDRICK AUTOMOTIVE GROUP	7375-864	65-26
AN	179254	0718-04-62-7523	HENDRICK AUTOMOTIVE GROUP	7375-759	65-26
AO	179253	0718-04-62-7606	HENDRICK AUTOMOTIVE GROUP	7375-846	65-26
AP	179252	0718-04-62-6785	HENDRICK AUTOMOTIVE GROUP	6878-928	65-26
AQ	179251	0718-04-62-6835	HENDRICK AUTOMOTIVE GROUP	7375-800	65-26
AR	179250	0718-04-62-5903	HENDRICK AUTOMOTIVE GROUP	7375-620	65-26
AS	179249	0718-04-62-5082	HENDRICK AUTOMOTIVE GROUP	7345-632	65-26
AT	179248	0718-04-62-4148	HENDRICK AUTOMOTIVE GROUP	7375-636	65-26
AU	179247	0718-04-62-5158	HENDRICK AUTOMOTIVE GROUP	5987-862	65-26
AV	179246	0718-04-62-6149	HENDRICK AUTOMOTIVE GROUP	7375-783	65-26
AW	179245	0718-04-62-7169	HENDRICK AUTOMOTIVE GROUP	7375-628	62-20
AX	179244	0718-04-62-7095	HENDRICK AUTOMOTIVE GROUP	7375-628	62-20
AY	179243	0718-04-62-8965	HENDRICK AUTOMOTIVE GROUP	7375-628	62-20
AZ	179242	0718-04-62-9848	HENDRICK AUTOMOTIVE GROUP	6878-928	62-20
BA	179241	0718-04-62-1852	HENDRICK AUTOMOTIVE GROUP	7375-666	62-20
BB	179240	0718-04-62-0767	HENDRICK AUTOMOTIVE GROUP	7375-666	62-20
BC	179239	0718-04-62-9750	HENDRICK AUTOMOTIVE GROUP	7375-628	62-20
BD	179238	0718-04-62-9544	HENDRICK AUTOMOTIVE GROUP	7375-724	62-20
BE	179237	0718-04-62-0489	HENDRICK AUTOMOTIVE GROUP	7375-796	62-20
BF	179236	0718-04-62-2521	HENDRICK AUTOMOTIVE GROUP	7375-628	62-20
BG	179235	0718-04-62-3626	HENDRICK AUTOMOTIVE GROUP	7375-750	60-85
BH	179225	0718-04-62-4510	HENDRICK AUTOMOTIVE GROUP	7375-868	60-85
BI	179360	0718-04-62-1485	HENDRICK AUTOMOTIVE GROUP	7375-792	65-26
BJ	179359	0718-04-62-2485	HENDRICK AUTOMOTIVE GROUP	7375-792	65-26
BK	179358	0718-04-62-3474	HENDRICK AUTOMOTIVE GROUP	7375-841	65-26
BL	179357	0718-04-62-4473	HENDRICK AUTOMOTIVE GROUP	7375-841	65-26
BM	179356	0718-04-62-5474	HENDRICK AUTOMOTIVE GROUP	7375-850	65-26
BN	179355	0718-04-62-7338	HENDRICK AUTOMOTIVE GROUP	7375-923	62-20
BO	179354	0718-04-62-7438	HENDRICK AUTOMOTIVE GROUP	7375-923	62-20

ADJOINING OWNER PARCEL INFORMATION*					
KEY	PID	PIN NUMBER	OWNER	DEED BOOK	PLAT BOOK
BP	143573	0718-04-43-1183	1300 KNOLL CIRCLE APARTMENT INVESTORS	4206-678	148-27
BQ	149664	0718-04-64-7017.SPL	SOUTHPOINT MALL, LLC	2847-768	151-171
BR	179265	0718-04-62-8319	HENDRICK AUTOMOTIVE GROUP	7375-708	192-300
BS	179275	0718-04-61-8708	HENDRICK AUTOMOTIVE GROUP	7375-804	193-27
CA	179298	0718-04-51-8223	DURHAM INVESTMENTS LLC	7376-344	33-128
CB	179380	0718-04-51-2252	JOBE RHYSE	3698-688	62-24
CC	179381	0718-04-51-2344	JEREMY M. TARR	6706-836	67-31
CD	179382	0718-04-51-2541	MARK M. SIMONSEN	4668-860	124-143
CE	179383	0718-04-51-2649	AMY L. KATZENMEYER	4168-737	124-143
CF	179384	0718-04-51-2840	THE HOKEY POKEY LLC	5394-734	62-24
CG	179385	0718-04-51-2940	FEDERAL HOME LOAN MTO. CORP.	7476-406	62-24
CH	179386	0718-04-52-2040	RYAN P. VETRENO	7220-880	62-24
CJ	179387	0718-04-52-2145	NATALIE MARIE AILLON MOORE	7199-168	94-191
CJ	179388	0718-04-52-2340	CHARLES E. BARTEE	2007-864	126-178
CK	179389	0718-04-52-2440	PALLAS TSENG	6372-912	126-178
CL	179390	0718-04-52-2541	SARA M. HUDSON	4889-331	126-178
CM	179391	0718-04-52-2633	SUZANNE PRESSINGER	6394-277	126-178

*PARCEL INFORMATION VIA DURHAM COUNTY TAX ADMINISTRATION RECORD SEARCH AS OF 9-30-2014

SHEET INDEX

- 1 - COVER PAGE
- 2 - EXISTING CONDITIONS
- 3 - DEVELOPMENT PLAN



LOCATION MAP
No Scale

AGENT:
EMH&T
301 MCCULLOUGH DR., STE. 109
CHARLOTTE, NC 28262
CONTACT: JEFF MANGAS
PH: 704-353-9956

APPLICANT:
HENDRICK AUTOMOTIVE GROUP
6000 MONROE RD., STE. 100
CHARLOTTE, NC 28212
CONTACT: JENNIFER BOWERS
PH: 704-567-3635

SITE DATA

GROSS SITE ACREAGE: 45.84 AC.
ADJ. GROSS ACREAGE: 37.75 (EXCLUDES R/Ws TO BE ABANDONED)
EXISTING ZONING: RR (COUNTY JURISDICTION)
PROPOSED ZONING: CG(D) (CITY JURISDICTION)
OVERLAY DISTRICT: F/J-B

TEXT COMMITMENTS

- Prior to the issuance of the first Certificate of Occupancy in Phase II, a berm will be constructed in the location depicted on the Development Plan. The berm will be a minimum of 6' in height from existing ground unless prohibited by a public utility easement. The berm and berm slopes will be in conformance with minimum City of Durham UDO requirements.
 - Prior to the issuance of the first Certificate of Occupancy in Phase II, an 8 foot tall masonry wall will be constructed on top of the berm.
 - Prior to the issuance of the first Certificate of Occupancy in Phase II, Evergreen Trees, as defined by Section 9.2.2 in the City of Durham UDO listed in either Table 1C or 1D in the Durham Landscape Manual, will be planted. The trees will be planted in the location depicted on the Development Plan at a rate of 7' per every 100 linear feet (57 total) and shall be a minimum of eight feet tall.
 - No external loudspeakers will be used on the campus.
 - There will be zero foot candles at the property line adjacent to Abnon Drive, resulting in no lighting spillover. Lighting levels will be verified prior to the issuance of the Certificate of Occupancy for any buildings or site improvements in this location.
 - Unless otherwise authorized, construction will be limited to the following:
 - No construction on holidays.
 - No construction on Saturdays.
 - Only between 8:30am to 5:30pm on Saturdays.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
- FAYETTEVILLE ROAD
 - Widen the west side of Fayetteville Road to provide a one-half of the future four-lane divided roadway (with curb, gutter, and bicycle lanes) from the existing four-lane section near Renaissance Parkway to the southern property line of the site.
 - Construct a monolithic concrete island per NCDOT Standards on Fayetteville Road from north of Kentington Drive to James Ross Road. The island must be designed to prevent left-turns from Kentington Drive onto northbound Fayetteville Road.
 - Construct a southbound left turn lane with adequate storage and appropriate tapers on Fayetteville Road at James Ross Drive. Provide adequate widening on northbound Fayetteville Road to accommodate southbound turn movements at James Ross Drive.
 - FAYETTEVILLE ROAD AND KENTINGTON DRIVE (SITE ACCESS #1)
 - Construct an exclusive southbound right turn lane on Fayetteville Road with adequate storage and appropriate taper.
 - Construct an exclusive northbound left turn lane on Fayetteville Road with adequate storage and appropriate tapers on Fayetteville Road at Kentington Drive.
 - Construct a median in the center of Fayetteville Road at Kentington Drive to prohibit left-turns from Kentington Drive at Fayetteville Road.
 - Construct a second southbound through lane on Fayetteville Road.
 - RENAISSANCE PARKWAY AND ROLANDO DRIVE (SITE ACCESS #2)/EASTERN SOUTHPOINT MALL DRIVEWAY
 - Construct an additional northbound northbound lane on Rolando Drive (Site Access #2) to provide an exclusive northbound right-turn lane with adequate storage and appropriate tapers and a through-left lane.
 - Construct a concrete sidewalk (5 ft. minimum width) on both sides of Rolando Drive from Renaissance Parkway to the site.
 - Install a traffic signal with steel poles/mast arms, pedestrian signals, and interconnect cable at the intersection of Renaissance Parkway and Rolando Drive (subject to MUTCD warrants and approval by City Transportation).
 - Restripe the Eastern Southbound Mall Driveway to provide an exclusive southbound right-turn lane and a shared through-left lane.
 - FAYETTEVILLE ROAD AND RENAISSANCE PARKWAY
 - Extend the inside eastbound left-turn lane on Renaissance Parkway at Fayetteville Road to provide adequate storage and appropriate tapers.
- THE FOLLOWING IMPROVEMENTS ARE REQUIRED OF OTHER DEVELOPMENTS AND MAY ALSO BE REQUIRED OF THIS DEVELOPMENT:**
- FAYETTEVILLE ROAD AND MASSEY CHAPEL ROAD (NORTHERN INTERSECTION)
 - Construct an additional westbound lane on Massey Chapel Road at the northern Fayetteville Road intersection to provide exclusive westbound left turn and right turn lanes with adequate storage and appropriate tapers.
 - Construct a northbound right-turn lane on Fayetteville Road with adequate storage and appropriate tapers.
 - FAYETTEVILLE ROAD AND MASSEY CHAPEL ROAD (SOUTHERN INTERSECTION)
 - Construct an eastbound right-turn lane on Massey Chapel Road with adequate storage and appropriate tapers.

DESIGN COMMITMENTS

- ARCHITECTURAL STYLE**
- Main Buildings: The architecture for the individual buildings will vary, but they will all be comprised of curtain wall openings on the front elevation. The buildings will be either 1 1/2 or 2 stories in height. There will be a distinctive main entrance on the front elevation and will include up to two additional entrances used for loading vehicles onto the showroom floor. Other features will consist of aluminum overhead doors.
 - Accessory Buildings: Any accessory buildings will be located to the side or the rear of the main buildings and will not be subject to the main building standards listed above.
- ROOFLINES**
- Main Buildings: The roof will be flat, and concealed by a flat top parapet, constructed with the same materials as listed below for the walls.
 - Accessory Buildings: The roofs will be flat with the use of parapet walls.
- BUILDING MATERIALS**
- Main Buildings: One or more of the following materials will be used on each building: Brick, Split Face CMU (either painted or integral color), smooth face block (either painted or integral color), Aluminum curtain wall, Aluminum Composite Material, EIFS (Stucco), Architectural Metal Panel systems (ACM), painted structural steel, or painted concrete tilt wall panels. The coping on each parapet wall will be either a metal cap flashing or will be ACM.
 - Accessory Buildings: One or more of the following materials will be used on each accessory building: Brick, Split Face CMU (either painted or integral color), smooth face block (either painted or integral color), Aluminum curtain wall, Aluminum Composite Material, EIFS (Stucco), Architectural Metal Panel systems (ACM), painted structural steel, or painted concrete tilt wall panels. Overhead doors will be aluminum and any personnel doors will be metal doors.
- DISTINCTIVE ARCHITECTURAL FEATURES**
- Distinctive features include large glazed area showrooms at the front of the buildings with different and distinctive main entrance door treatments. Each building will also have enclosed service write-up drives with glass and aluminum overhead doors facing the front of the dealership.
- CONTEXT AREA**
- This will be a unique development and will not fit into the context area. The main buildings will all front the main road or drive running through the site.
- GENERAL NOTES**
- A Traffic Impact Analysis (TIA) dated 1/21/14 was prepared by Ramey Kemp & Associates, Inc.
 - By referencing roadway improvements on the plan, the applicant agrees to construct said improvements prior to the issuance of any 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.
 - The required roadway improvements may be phased at the site plan submittal stage with a traffic phasing plan approved by City Transportation and NCDOT.

REVISIONS
 MARK DATE DESCRIPTION
 6/26/14
 10/7/14
 10/30/14
 11/18/14
 Plans revised per Durham City/county review comments.
 CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA
 DEVELOPMENT PLAN
 FOR
HENDRICK SOUTHPOINT PHASE II
 COVERSHEET



DATE	September 8, 2014
SCALE	Not To Scale
JOB NO.	2011-1449
SHEET	1/3

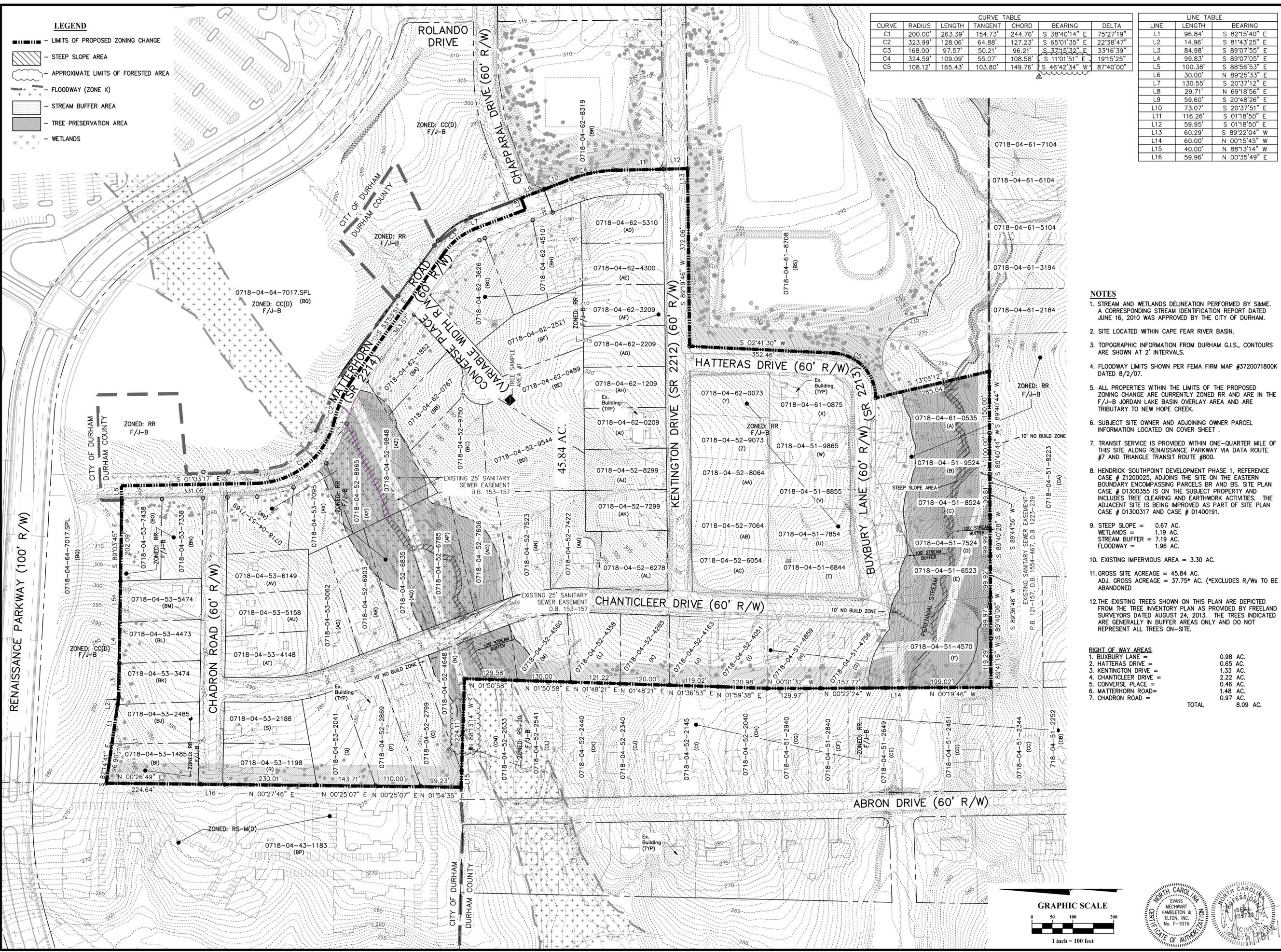


LEGEND

- LIMITS OF PROPOSED ZONING CHANGE
- ▨ STEEP SLOPE AREA
- ☁ APPROXIMATE LIMITS OF FORESTED AREA
- FLOODWAY (ZONE X)
- ▨ STREAM BUFFER AREA
- ▨ TREE PRESERVATION AREA
- ☆ WETLANDS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00'	263.39'	154.73'	244.76'	S 38°40'14" E	75°27'19"
C2	323.99'	128.06'	64.88'	127.23'	S 65°01'35" E	22°38'47"
C3	168.00'	97.57'	50.21'	96.21'	S 37°15'32" E	33°16'39"
C4	324.59'	109.09'	55.07'	108.58'	S 11°01'51" E	19°15'25"
C5	108.12'	165.43'	103.80'	149.76'	S 46°42'34" W	87°40'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	96.84'	S 82°15'40" E
L2	14.96'	S 81°43'25" E
L3	84.98'	S 89°07'55" E
L4	99.83'	S 89°07'05" E
L5	100.38'	S 88°56'53" E
L6	30.00'	N 89°25'33" E
L7	130.55'	S 20°37'12" E
L8	29.71'	N 69°18'56" E
L9	59.60'	S 20°48'26" E
L10	73.07'	S 20°37'51" E
L11	116.26'	S 01°18'50" E
L12	59.95'	S 01°18'50" E
L13	60.29'	S 89°22'04" W
L14	60.00'	N 00°15'45" W
L15	40.00'	N 88°13'14" W
L16	59.96'	N 00°35'49" E

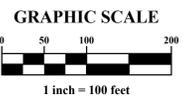


NOTES

- STREAM AND WETLANDS DELINEATION PERFORMED BY S&ME. A CORRESPONDING STREAM IDENTIFICATION REPORT DATED JUNE 16, 2010 WAS APPROVED BY THE CITY OF DURHAM.
- SITE LOCATED WITHIN CAPE FEAR RIVER BASIN.
- TOPOGRAPHIC INFORMATION FROM DURHAM G.I.S., CONTOURS ARE SHOWN AT 2' INTERVALS.
- FLOODWAY LIMITS SHOWN PER FEMA FIRM MAP #3720071800K DATED 8/2/07.
- ALL PROPERTIES WITHIN THE LIMITS OF THE PROPOSED ZONING CHANGE ARE CURRENTLY ZONED RR AND ARE IN THE F/J-B JORDAN LAKE BASIN OVERLAY AREA AND ARE TRIBUTARY TO NEW HOPE CREEK.
- SUBJECT SITE OWNER AND ADJOINING OWNER PARCEL INFORMATION LOCATED ON COVER SHEET.
- TRANSIT SERVICE IS PROVIDED WITHIN ONE-QUARTER MILE OF THIS SITE ALONG RENAISSANCE PARKWAY VIA DATA ROUTE #7 AND TRIANGLE TRANSIT ROUTE #800.
- HENDRICK SOUTHPOINT DEVELOPMENT PHASE 1, REFERENCE CASE # Z1200025, ADJOINS THE SITE ON THE EASTERN BOUNDARY ENCOMPASSING PARCELS BR AND BS. SITE PLAN CASE # D1300355 IS ON THE SUBJECT PROPERTY AND INCLUDES TREE CLEARING AND EARTHWORK ACTIVITIES. THE ADJACENT SITE IS BEING IMPROVED AS PART OF SITE PLAN CASE # D1300317 AND CASE # D1400191.
- STEEP SLOPE = 0.67 AC.
WETLANDS = 1.19 AC.
STREAM BUFFER = 7.19 AC.
FLOODWAY = 1.96 AC.
- EXISTING IMPERVIOUS AREA = 3.30 AC.
- GROSS SITE ACREAGE = 45.84 AC.
ADJ. GROSS ACREAGE = 37.75* AC. (*EXCLUDES R/Ws TO BE ABANDONED)
- THE EXISTING TREES SHOWN ON THIS PLAN ARE DEPICTED FROM THE TREE INVENTORY PLAN AS PROVIDED BY FRELAND SURVEYORS DATED AUGUST 24, 2013. THE TREES INDICATED ARE GENERALLY IN BUFFER AREAS ONLY AND DO NOT REPRESENT ALL TREES ON-SITE.

RIGHT OF WAY AREAS

1. BUXBURY LANE =	0.98 AC.
2. HATTERAS DRIVE =	0.65 AC.
3. KENTINGTON DRIVE =	1.33 AC.
4. CHANTICLEER DRIVE =	2.22 AC.
5. CONVERSE PLACE =	0.46 AC.
6. MATTERHORN ROAD =	1.48 AC.
7. CHADRON ROAD =	0.97 AC.
TOTAL	8.09 AC.



REVISIONS

MARK	DATE	DESCRIPTION
▲	6/26/14	Plans revised per Durham City/county review comments.
▲	10/7/14	Plans revised per Durham City/county review comments.
▲	10/30/14	Plans revised per Durham City/county review comments.
▲	11/18/14	Plans revised per Durham City/county review comments.

CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA
DEVELOPMENT PLAN
FOR
HENDRICK SOUTHPOINT PHASE II
EXISTING CONDITIONS

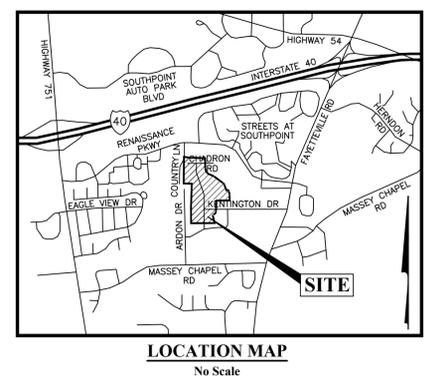
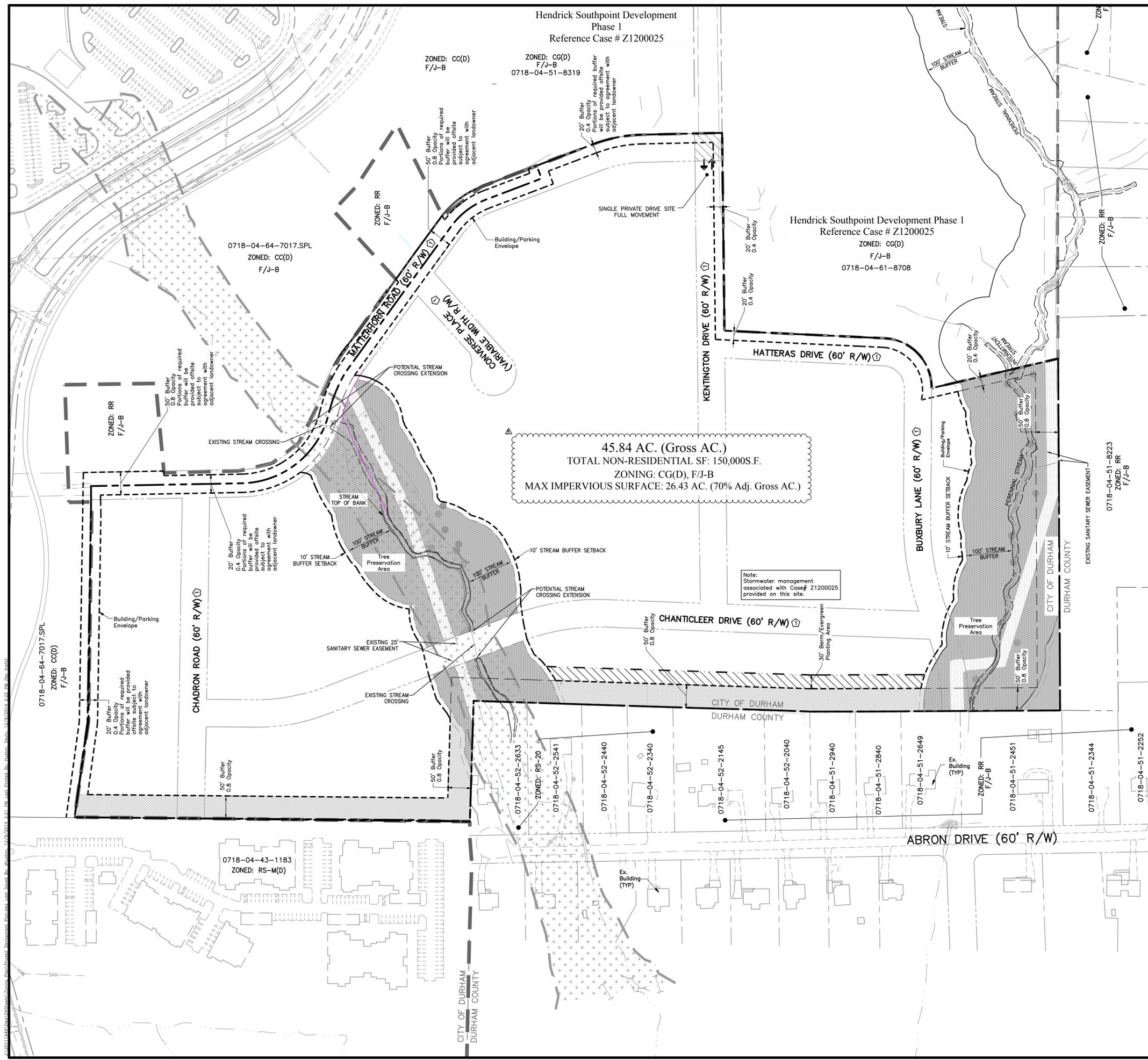
EMERT
Evans Mechwart Hamilton & Tilton, Inc.
Engineers - Surveyors - Planners - Geomatics
10000 N. Salisbury Blvd., Suite 1000, Durham, NC 27703
Phone: 919.486.0333 Fax: 919.486.0333
emhrt.com

DATE
September 8, 2014

SCALE
1" = 100'

JOB NO.
20111449

SHEET
2/3



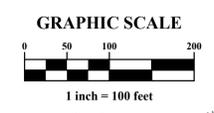
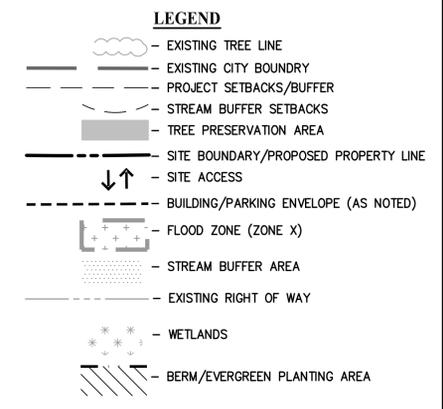
SITE DATA

SITE SUMMARY

- GROSS SITE ACREAGE: 45.84 AC.*
*INCLUDES 8.09 ACRES OF RIGHT-OF-WAY TO BE CLOSED, PENDING CASES SC1400002, 3, 4, 12, 13, 14, AND 16.
- ADJUSTED GROSS ACREAGE: 37.75 AC.*
*No Rights of Way required to be dedicated with this plan. 8.09 AC. of existing right-of-way.
- MAXIMUM IMPERVIOUS AREA: 26.43 AC. (70%) (Adj. Gross AC.)
- TREE COVERAGE SUMMARY:
REQUIRED TREE PRESERVATION FOR TOTAL SITE: 3.78 AC. (10%) (Adj. Gross AC.)
PROPOSED TREE PRESERVATION: 8.46 AC. (22.41%) (Adj. Gross AC.)
- TOTAL BUILDING SQUARE FOOTAGE NOT TO EXCEED 150,000 SF

KEY NOTE

⬇ Noted Rights of Way within Site Boundary/Proposed Property line have been submitted for closure (cases SC1400002, 3, 12, 13, 14, 15, and 16). A total of 8.09 acres of rights-of-way will be legally closed (see Existing Conditions, Sheet 2/3, for area details).



Hendrick
AUTOMOTIVE GROUP

CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA
FOR
DEVELOPMENT PLAN
HENDRICK SOUTHPOINT PHASE II
PROPOSED DEVELOPMENT PLAN

MARK	DATE	DESCRIPTION
1	6/26/14	Plus revised per Durham City/County review comments.
2	10/7/14	Plus revised per Durham City/County review comments.
3	10/30/14	Plus revised per Durham City/County review comments.
4	11/18/14	Plus revised per Durham City/County review comments.
5	12/09/14	Plus revised per Durham City/County review comments.

DATE: September 8, 2014

SCALE: As Noted

JOB NO.: 20111449

SHEET: 3/3