

TEXT COMMITMENTS

- 1. Prior to site plan approval, a right-of-way closure request will be submitted for the closure of the Chapparral Drive right-of-way from Matterhorn Drive to Fayetteville Road.
2. Provide street lighting to City of Durham and NCDOT Standards along Fayetteville Road between Renaissance Parkway and the southern property line of the development.
3. Outdoor lighting will be down lighting without sag lenses. Lenses will not protrude lower than lighting fixtures. House shields will be utilized in fixtures within 50 feet of residential uses.
4. No tractor-trailer truck deliveries will occur between the hours of 8:00 p.m. and 6:00 a.m.
5. Necessary buildings will not exceed 2 stories in height.
6. An 18 inch stone wall will be erected along the eastern boundary line on Fayetteville Road from the southern property line north to the 20 foot buffer at Chapparral Drive.
7. A payment will be made into the city's sidewalk fund, at the city's established rate, of the funds necessary to extend the sidewalk along Fayetteville Road from the southern property line to the intersection of Massey Chapel Road.
8. The buffer along the southern property line from the stream buffer to Fayetteville Road shall be 75 feet in width.
9. 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 inhibited by a public utility easement. The berm and berm slopes will be in conformance with minimum City of Durham UDO requirements.
10. 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.
11. 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 in the Development Plan at a rate of 7 per every 100 linear feet (57 total) and shall be a minimum of eight feet tall.
12. No external loudspeakers will be used on the campus.
13. There will be zero foot candles at the property line adjacent to Ardon 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.
14. Unless otherwise authorized, construction will be limited to the following:
a. No construction on holidays.
b. No construction on Sundays.
c. Only between 8:30am to 5:30pm on Saturdays.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT

15. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE FRONTAGE OF THE SITE ALONG THE WEST SIDE OF FAYETTEVILLE ROAD TO PROVIDE A MINIMUM OF 55FT. OF RIGHT-WAY (FROM THE CENTERLINE OF THE EXISTING 60FT. RIGHT-OF-WAY) AND 10FT. FROM THE BACK OF CURB FOR THE PROPOSED ROADWAY IMPROVEMENTS ALONG FAYETTEVILLE ROAD.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

- 16. FAYETTEVILLE ROAD
16.1. 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.
16.2. 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.
17. FAYETTEVILLE ROAD AND JAMES ROSS ROAD
17.1. Construct a southbound left turn lane with adequate storage and appropriate tapers on Fayetteville Road at James Ross Road. Provide adequate widening on northbound Fayetteville Road to accommodate southbound u-turn movements at James Ross Road.
18. FAYETTEVILLE ROAD AND KENTINGTON DRIVE (SITE ACCESS #1)
18.1. Construct an exclusive southbound right turn lane on Fayetteville Road with adequate storage and appropriate taper.
18.2. Construct an exclusive northbound left turn lane on Fayetteville Road with adequate storage and appropriate tapers on Fayetteville Road at Kentington Drive.
18.3. Construct a median in the center of Fayetteville Road at Kentington Drive to prohibit left-turns from Kentington Drive at Fayetteville Road.
18.4. Construct a second southbound through lane on Fayetteville Road.
19. RENAISSANCE PARKWAY AND ROLANDO DRIVE (SITE ACCESS #2)/EASTERN SOUTHPOINT MALL DRIVEWAY
19.1. Construct an additional northbound lane on Rolando Drive (Site Access #2) to provide an exclusive northbound right-turn lane with adequate storage and appropriate tapers and a shared through-left lane.
19.2. Construct a concrete sidewalk (5 ft. minimum width) on both sides of Rolando Drive from Renaissance Parkway to the site.
19.3. 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).
19.4. Restripe the Eastern Southbound Mall Driveway to provide an exclusive southbound right-turn lane and a shared through-left lane.

- 20. FAYETTEVILLE ROAD AND RENAISSANCE PARKWAY
20.1. 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:

- 21. FAYETTEVILLE ROAD AND MASSEY CHAPEL ROAD (NORTHERN INTERSECTION)
21.1. 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.
21.2. Construct a northbound right-turn lane on Fayetteville Road with adequate storage and appropriate tapers.
22. FAYETTEVILLE ROAD AND MASSEY CHAPEL ROAD (SOUTHERN INTERSECTION)
22.1. Construct an eastbound right-turn lane on Massey Chapel Road with adequate storage and appropriate tapers.

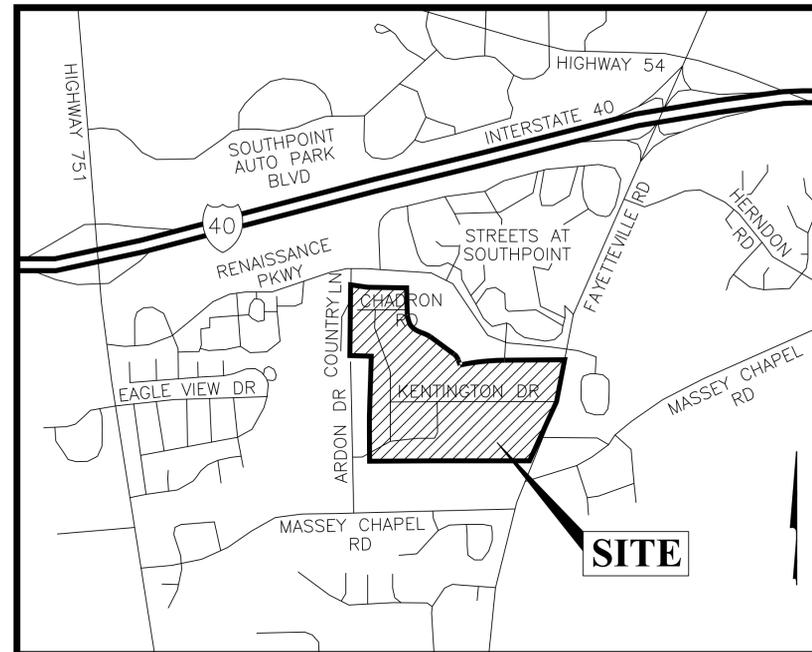
DESIGN COMMITMENTS

- ARCHITECTURAL STYLE
1. 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.
2. 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
3. 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.
4. Accessory Buildings: The roofs will be flat with the use of parapet walls.
BUILDING MATERIALS:
5. 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.
6. 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
7. 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
8. 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

- 1. A Traffic Impact Analysis (TIA) dated 1/21/14 was prepared by Ramey Kemp & Associates, Inc.
2. The required roadway improvements may be phased at the site plan submittal stage with a traffic phasing plan approved by city transportation and NCDOT.
3. 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.
4. Transit facilities to serve this site will be provided on Renaissance Parkway as determined by the City of Durham at the time of site plan submittal. The transit facilities may include a concrete pad, shelter and bench.
5. The required roadway improvements may be phased at the site plan submittal stage with a traffic phasing plan approved by City Transportation and NCDOT.

HENDRICK SOUTHPOINT OVERALL DEVELOPMENT PLAN CASE# Z1400023 FAYETTEVILLE ROAD AT KENTINGTON DRIVE DURHAM, NORTH CAROLINA September 5, 2014



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

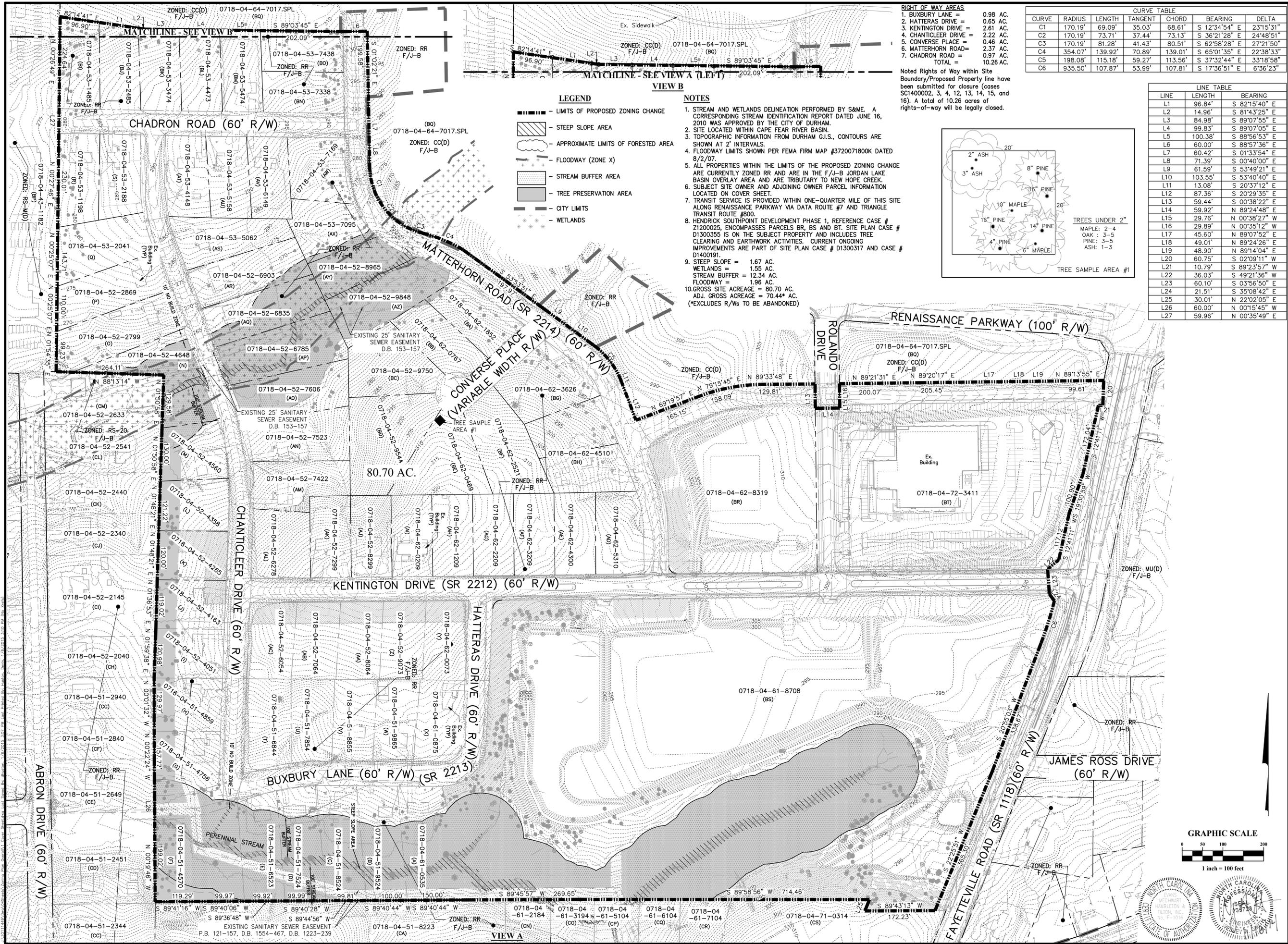
SITE DATA GROSS SITE ACREAGE: 80.70 AC. EXISTING ZONING: CG(D) (LEGACY CASE #s: Z1200025 & Z1400002) PROPOSED ZONING: CG(D) (CITY JURISDICTION) OVERLAY DISTRICT: F/J-B

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

Table with columns: KEY, PID, PIN NUMBER, OWNER, DEED BOOK, PLAT BOOK. Lists parcel information for the site and surrounding areas.

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

Vertical sidebar containing revision table, project title 'HENDRICK SOUTHPOINT OVERALL', and logos for EMH&T and Hendrick Automotive Group.



RIGHT OF WAY AREAS

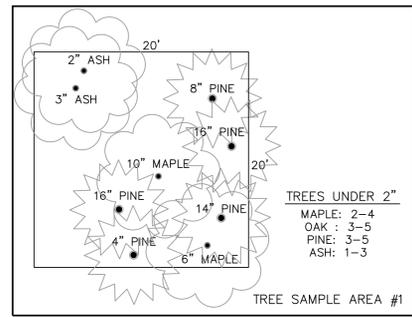
- BUXBURY LANE = 0.98 AC.
- HATTERAS DRIVE = 0.65 AC.
- KENTINGTON DRIVE = 2.61 AC.
- CHANTICLEER DRIVE = 2.22 AC.
- CONVERSE PLACE = 0.46 AC.
- MATTERHORN ROAD = 0.46 AC.
- CHADRON ROAD = 2.37 AC.
- TOTAL = 10.26 AC.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	170.19'	69.09'	35.03'	68.61'	S 12°34'54" E	23°15'31"
C2	170.19'	73.71'	37.44'	73.13'	S 36°21'28" E	24°48'51"
C3	170.19'	81.28'	41.43'	80.51'	S 62°58'28" E	27°21'50"
C4	354.07'	139.92'	70.89'	139.01'	S 65°01'35" E	22°38'33"
C5	198.08'	115.18'	59.27'	113.56'	S 37°32'44" E	33°18'58"
C6	935.50'	107.87'	53.99'	107.81'	S 17°36'51" E	6°36'23"

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	60.00'	S 88°57'36" E
L7	60.42'	S 01°33'54" E
L8	71.39'	S 00°40'00" E
L9	61.59'	S 53°49'21" E
L10	103.55'	S 53°40'40" E
L11	13.08'	S 20°37'12" E
L12	87.36'	S 20°29'35" E
L13	59.44'	S 00°38'22" E
L14	59.92'	N 89°24'48" E
L15	29.76'	N 00°38'27" W
L16	29.89'	N 00°35'12" W
L17	45.60'	N 89°07'52" E
L18	49.01'	N 89°24'26" E
L19	48.90'	N 89°14'04" E
L20	60.75'	S 02°09'11" W
L21	10.79'	S 89°23'57" W
L22	36.03'	S 49°21'36" E
L23	60.10'	S 03°56'50" E
L24	21.51'	S 35°08'42" E
L25	30.01'	N 22°02'05" E
L26	60.00'	N 00°15'45" W
L27	59.96'	N 00°35'49" E



- LEGEND**
- LIMITS OF PROPOSED ZONING CHANGE
 - STEEP SLOPE AREA
 - APPROXIMATE LIMITS OF FORESTED AREA
 - FLOODWAY (ZONE X)
 - STREAM BUFFER AREA
 - TREE PRESERVATION AREA
 - CITY LIMITS
 - WETLANDS

- NOTES**
- STREAM AND WETLANDS DELINEATION PERFORMED BY S&M. 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, ENCOMPASSES PARCELS BR, BS AND BT. SITE PLAN CASE # D1300355 IS ON THE SUBJECT PROPERTY AND INCLUDES TREE CLEARING AND EARTHWORK ACTIVITIES. CURRENT ONGOING IMPROVEMENTS ARE PART OF SITE PLAN CASE # D1300317 AND CASE # D1400191.
 - STEEP SLOPE = 1.67 AC.
WETLANDS = 1.55 AC.
STREAM BUFFER = 12.34 AC.
FLOODWAY = 1.98 AC.
 - GROSS SITE ACREAGE = 80.70 AC.
ADJ. GROSS ACREAGE = 70.44* AC.
(*EXCLUDES R/Ws TO BE ABANDONED)

REVISIONS

MARK	DATE	DESCRIPTION
1	10/04/14	Plans revised per Durham City/county review comments.
2	11/08/14	Plans revised per Durham City/county review comments.
3	11/06/15	Plans revised per Durham City/county review comments.



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

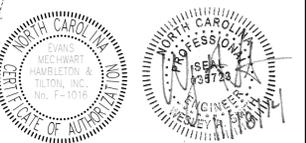
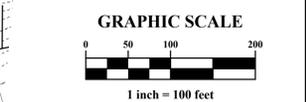


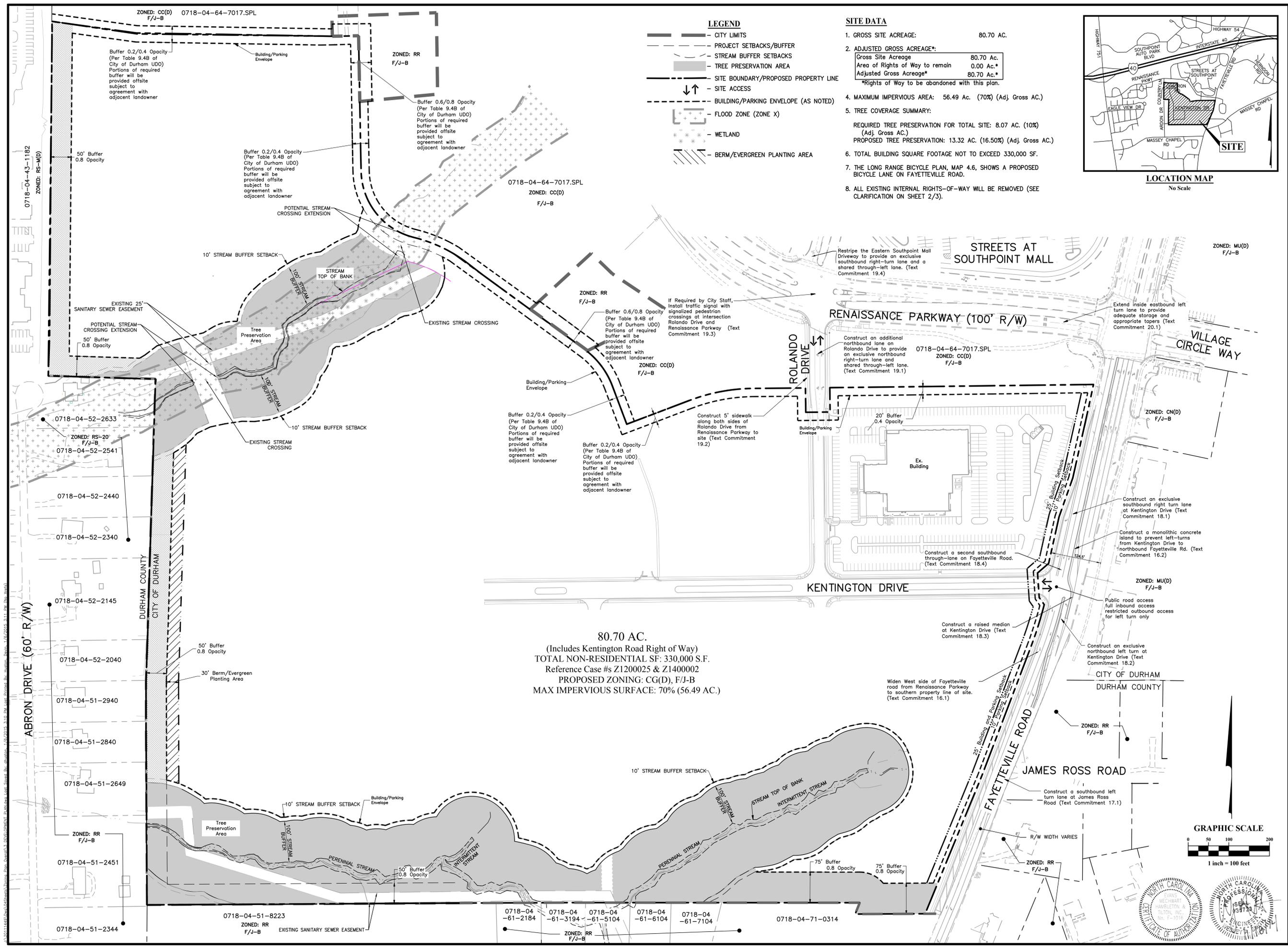
DATE: September 5, 2014

SCALE: 1" = 100'

JOB NO.: 2011-1449

SHEET: 2/3





LEGEND

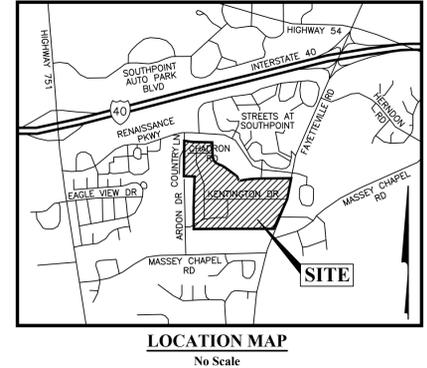
- CITY LIMITS
- PROJECT SETBACKS/BUFFER
- STREAM BUFFER SETBACKS
- TREE PRESERVATION AREA
- SITE BOUNDARY/PROPOSED PROPERTY LINE
- SITE ACCESS
- BUILDING/PARKING ENVELOPE (AS NOTED)
- FLOOD ZONE (ZONE X)
- WETLAND
- BERM/EVERGREEN PLANTING AREA

SITE DATA

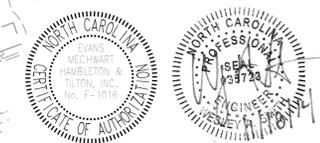
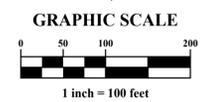
- GROSS SITE ACREAGE: 80.70 AC.
- ADJUSTED GROSS ACREAGE*:

Gross Site Acreage	80.70 Ac.
Area of Rights of Way to remain	0.00 Ac.*
Adjusted Gross Acreage*	80.70 Ac.*

 *Rights of Way to be abandoned with this plan.
- MAXIMUM IMPERVIOUS AREA: 56.49 Ac. (70%) (Adj. Gross AC.)
- TREE COVERAGE SUMMARY:
 - REQUIRED TREE PRESERVATION FOR TOTAL SITE: 8.07 AC. (10%) (Adj. Gross AC.)
 - PROPOSED TREE PRESERVATION: 13.32 AC. (16.50%) (Adj. Gross AC.)
- TOTAL BUILDING SQUARE FOOTAGE NOT TO EXCEED 330,000 SF.
- THE LONG RANGE BICYCLE PLAN, MAP 4.6, SHOWS A PROPOSED BICYCLE LANE ON FAYETTEVILLE ROAD.
- ALL EXISTING INTERNAL RIGHTS-OF-WAY WILL BE REMOVED (SEE CLARIFICATION ON SHEET 2/3).



80.70 AC.
 (Includes Kentington Road Right of Way)
 TOTAL NON-RESIDENTIAL SF: 330,000 S.F.
 Reference Case #s Z1200025 & Z1400002
 PROPOSED ZONING: CG(D), F/J-B
 MAX IMPERVIOUS SURFACE: 70% (56.49 AC.)



REVISIONS

MARK	DATE	DESCRIPTION
1	10/14/14	Plans revised per Durham City/county review comments.
2	10/30/14	Plans revised per Durham City/county review comments.
3	11/18/14	Plans revised per Durham City/county review comments.
4	11/16/15	Plans revised per Durham City/county review comments.



CITY OF DURHAM, DURHAM COUNTY, NORTH CAROLINA
 DEVELOPMENT PLAN
 FOR
HENDRICK SOUTHPOINT OVERALL
 DEVELOPMENT PLAN



DATE	September 5, 2014
SCALE	As Noted
JOB NO.	20111449
SHEET	3/3