

RED MILL QUICK STOP

3422 Red Mill Road - Durham, North Carolina, 27704

DEVELOPMENT PLAN SUBMITTAL #1: May 8, 2017
 DEVELOPMENT PLAN SUBMITTAL #2: July 26, 2017
 DEVELOPMENT PLAN SUBMITTAL #3:

OWNER:

ZMR LLC
 3422 RED MILL ROAD
 DURHAM, NC 27704
 919-688-8782
 CONTACT: RICHARD BLOCK

CONSULTANTS / APPLICANT:

LANDSCAPE ARCHITECT: COULTER JEWELL THAMES PA
 111 WEST MAIN STREET
 DURHAM, NC 27701
 919-682-0368
 CONTACT: DAN JEWELL

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NC BOARD OF EXAMINERS FOR
 ENGINEERS AND SURVEYORS
 LIC # C-1208
 NC BOARD OF LANDSCAPE
 ARCHITECTS LIC # C-104

ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE

PROJECT DATA

PARCEL
 SITE ADDRESS: 3422 RED MILL ROAD
 OWNER: ZMR LLC
 OWNER ADDRESS: 3422 RED MILL ROAD - DURHAM, NC 27704
 PIN: 0853-02-45-8461
 PARCEL ID: 169353
 ACREAGE: 116,172 SF / 2.67 AC

DEED BOOK: DB 4629, PG 796
 PLAT BOOK: PB 192, PG 175

PROPERTY ADDRESS: 3422 RED MILL ROAD
 TOTAL REZONING AREA: 116,172 SF / 2.67 AC

FUTURE LAND USE PLAN
 EXISTING: COMMERCIAL - 55,987 SF (1.28 AC)
 VERY LOW DENSITY RESIDENTIAL (2 DU/ACRE OR LESS) - 60,185 SF (1.38 AC)

PROPOSED: COMMERCIAL (2.67 ACRES)

ZONING
 EXISTING: CN
 PROPOSED: CG(D)

OVERLAYS
 MAJOR TRANSPORTATION CORRIDOR, I-85
 F/J-A WATERSHED PROTECTION - 3,843.4 SF (0.088 AC)
 F/J-B WATERSHED PROTECTION - 112,328.6 SF (2.58 AC)

DEVELOPMENT TIER:
 EXISTING: RURAL - 55,987 SF (1.28 AC)
 SUBURBAN - 60,185 SF (1.38 AC)

PROPOSED: RURAL - 55,987 SF (1.28 AC) - NO CHANGE
 SUBURBAN - 60,185 SF (1.38 AC) - NO CHANGE

RIVER BASIN: NEUSE

DESIGN COMMITMENTS

1. GENERAL ARCHITECTURAL STYLE:
 NEW CONSTRUCTION WILL ADOPT A VERNACULAR SIMILAR TO THE EXISTING CONVENIENCE STORE, AS WELL AS MAINTAINING THE BASIC PROTOTYPE OF THE BRAND. WITHIN THE RULES OF THIS VERNACULAR, WE WILL SCULPT AN APPEALING AND ATTRACTIVE ADDITION TO THE SITE THAT IS UTILITARIAN AND LENDS ITSELF TO A MODERN/CONTEMPORARY STYLE OF CLEAN LINES AND SIMPLE PLANES WITH MINIMAL NON-FUNCTIONAL DETAIL.

2. ROOFLINES:
 WILL EITHER BE FLAT OR HAVE SOME PITCHES. FLAT ROOF(S) WILL SLOPE TO DRAIN TO THE NON-STREET SIDE.

3. BUILDING MATERIALS:
 WILL INCLUDE METAL, GLASS, PLASTIC, CEMENTICIOUS SIDING, SHINGLE ROOF, METAL ROOF, WOOD, BRICK OR MASONRY.

4. DISTINCTIVE ARCHITECTURAL FEATURES:
 THERE WILL BE NO DISTINCTIVE ARCHITECTURAL FEATURES.

5. DESIGN TRANSITION TO THE CONTEXT AREA :
 THE CONTEXT AS DEFINED BY ADJACENT ARCHITECTURE IS SPARSE. GORMAN BAPTIST CHURCH IS ACROSS THE STREET BUT THE PROPOSED STRUCTURES ARE SEVERAL HUNDRED FEET AWAY SO TRANSITIONING IS NOT IMPORTANT.

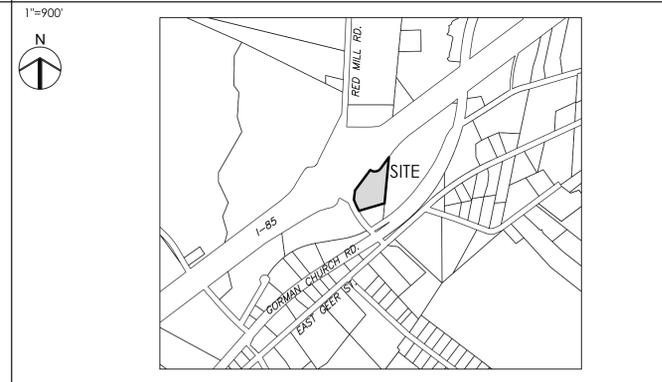
LANDSCAPE DESIGN GUIDELINES:
 THE PROJECT LANDSCAPE ARCHITECT WILL ENSURE A COMMON THEME OF USING PLANT TYPES THROUGHOUT THE DEVELOPMENT THAT ARE DROUGHT TOLERANT, NATIVE OR NATURALIZED, AND EVOCATIVE OF MAINTAINED LANDSCAPES IN THE VICINITY OF THE PROJECT. THE PROJECT WILL USE PLANT MATERIALS SPECIFICALLY SUITED TO SITE-SPECIFIC FACTORS SUCH AS SOILS, SOLAR EXPOSURE, ROOT AREA, MICRO-CLIMATE, MOISTURE AVAILABILITY, FORM AND COLOR AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT AND AS DEFINED BY THE UDO AND THE LANDSCAPE MANUAL FOR DURHAM, NC. THE USE OF INVASIVE PLANT SPECIES WILL BE PROHIBITED.

TEXT COMMITMENTS

1. THE TWO EXISTING DRIVEWAYS INTO THE SITE WILL BE CONSOLIDATED INTO ONE DRIVEWAY

2. THERE WILL BE A MAXIMUM OF TWELVE FUELING POSITIONS

VICINITY MAP



GENERAL NOTES

NO FLOOD PLAIN PER FEMA MAP NUMBER 3720085300J (EFFECTIVE 5/2/2006)
 STEEP SLOPE PROTECTION: THERE ARE NO STEEP SLOPES ON THIS SITE.
 WETLANDS PROTECTION: THERE ARE NO WETLANDS ON THIS SITE.
 STREAM BUFFERS: THERE ARE NO STREAM BUFFERS ON THIS SITE.
 HISTORIC INVENTORY SITES: THERE ARE NO HISTORIC INVENTORY SITES ON THIS PROJECT.
 NATURAL INVENTORY SITES: THERE ARE NO NATURAL INVENTORY SITES ON THIS PROJECT.

PROJECT NOTES

DRAWINGS PROVIDED BY WRENN ENGINEERING.

BOUNDARY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY S.D. PUCKETT DATED 5-11-06 AND AUGUST 2008.

REVISED WATERSHED BOUNDARY BASED ON SURVEY PROVIDED BY MURPHY GEOMATICS DATED NOVEMBER 2015.

SURROUNDING INFORMATION BASED ON DURHAM GIS.

RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION: NO FLOOD PLAIN PER FEMA MAP NUMBER 3720085300J (EFFECTIVE 5/2/2006)
 STEEP SLOPE PROTECTION: THERE ARE NO STEEP SLOPES ON THIS SITE.
 WETLANDS PROTECTION: THERE ARE NO WETLANDS ON THIS SITE.
 STREAM BUFFERS: THERE ARE NO STREAM BUFFERS ON THIS SITE.
 HISTORIC INVENTORY SITES: THERE ARE NO HISTORIC INVENTORY SITES ON THIS PROJECT.
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LIST OF SHEETS

| | |
|------|--------------------------|
| DP-0 | COVER SHEET |
| DP-1 | EXISTING CONDITIONS PLAN |
| DP-2 | DEVELOPMENT PLAN |

APPROVAL STAMPS

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1711

| | |
|-----------|---------------|
| Drawn | DAJ, MTC |
| Checked | DAJ |
| Date | 5-8-17 |
| Revisions | 7-26-17 |
| | CITY COMMENTS |
| | 8--17 |
| | CITY COMMENTS |

Res zoning

Sheet Title:

COVER SHEET

Sheet Number

DP-0

ZONING MAP CHANGE CASE #: Z1700020

Project:

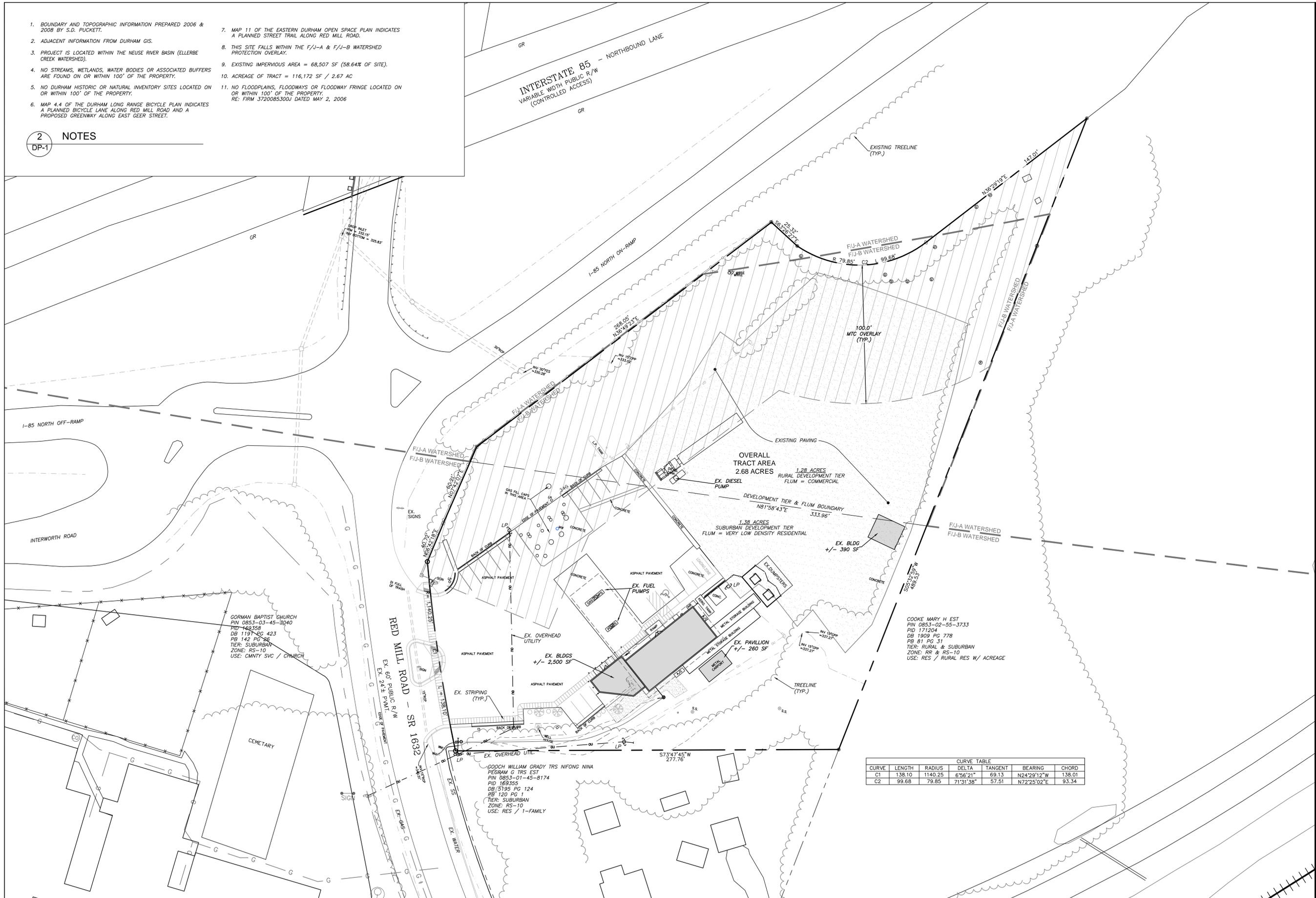
**Red Mill
 Quick Stop**

Durham County,
 North Carolina

PIN: 0853-02-45-8461

- BOUNDARY AND TOPOGRAPHIC INFORMATION PREPARED 2006 & 2008 BY S.D. PUCKETT.
- ADJACENT INFORMATION FROM DURHAM GIS.
- PROJECT IS LOCATED WITHIN THE NEUSE RIVER BASIN (ELLERBE CREEK WATERSHED).
- NO STREAMS, WETLANDS, WATER BODIES OR ASSOCIATED BUFFERS ARE FOUND ON OR WITHIN 100' OF THE PROPERTY.
- NO DURHAM HISTORIC OR NATURAL INVENTORY SITES LOCATED ON OR WITHIN 100' OF THE PROPERTY.
- MAP 4.4 OF THE DURHAM LONG RANGE BICYCLE PLAN INDICATES A PLANNED BICYCLE LANE ALONG RED MILL ROAD AND A PROPOSED GREENWAY ALONG EAST GEER STREET.
- MAP 11 OF THE EASTERN DURHAM OPEN SPACE PLAN INDICATES A PLANNED STREET TRAIL ALONG RED MILL ROAD.
- THIS SITE FALLS WITHIN THE F/J-A & F/J-B WATERSHED PROTECTION OVERLAY.
- EXISTING IMPERVIOUS AREA = 68,507 SF (58.64% OF SITE).
- ACREAGE OF TRACT = 116,172 SF / 2.67 AC
- NO FLOODPLAINS, FLOODWAYS OR FLOODWAY FRINGE LOCATED ON OR WITHIN 100' OF THE PROPERTY, RE: FIRM 3720085300J DATED MAY 2, 2006

2 NOTES
DP-1



| CURVE TABLE | | | | | | |
|-------------|--------|---------|-----------|---------|-------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | BEARING | CHORD |
| C1 | 138.10 | 1140.25 | 6°56'21" | 69.13 | N24°29'12"W | 138.01 |
| C2 | 99.68 | 79.85 | 71°31'38" | 57.51 | N72°25'02"E | 93.34 |



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Rezoning

Sheet Title:

EXISTING
CONDITIONS
PLAN

Sheet Number

DP-1

1 EXISTING CONDITIONS PLAN
DP-1
1" = 30'-0"



PROPOSED ZONING:
 • CG(D) - COMMERCIAL GENERAL WITH A DEVELOPMENT PLAN

PROPOSED USE:
 • GAS STATION / CONVENIENCE STORE

SITE AREA 2.68 ACRES

SITE AREA COMMITTED MAXIMUM IMPERVIOUS SURFACE:
 F/J-A - 3,843.4 SF (0.088 AC) 345.9 SF (9%)
 F/J-B - 112,328.6 SF (2.58 AC) 78,630.0 SF (70%)

OVERLAYS
 • MAJOR TRANSPORTATION CORRIDOR, I-85
 • F/J-A AND F/J-B WATERSHED PROTECTION

TREE COVERAGE
 REQUIRED: 10% OF 116,172 SF SITE
 PROVIDED: 11,617 SF

NOTES:

CURRENT FUELING ARRANGEMENT
 SITE CURRENTLY HAS TWO GASOLINE FUEL PUMPS AND TWO DIESEL FUEL PUMPS WITH TWO FUELING POSITIONS EACH, TOTALING EIGHT FUELING POSITIONS.

APPROVED SITE PLAN FUELING ARRANGEMENT
 SITE APPROVED FOR THREE GASOLINE FUEL PUMPS AND ONE DIESEL FUEL PUMP WITH TWO FUELING POSITIONS EACH TOTALING EIGHT FUELING POSITIONS.

PROPOSED FUELING ARRANGEMENT W/ REZONING
 SITE PROPOSED FOR FIVE GASOLINE FUEL PUMPS AND ONE DIESEL FUEL PUMP WITH TWO FUELING POSITIONS EACH, TOTALING TWELVE FUELING POSITIONS.

2 DEVELOPMENT PLAN NOTES
 DP-1



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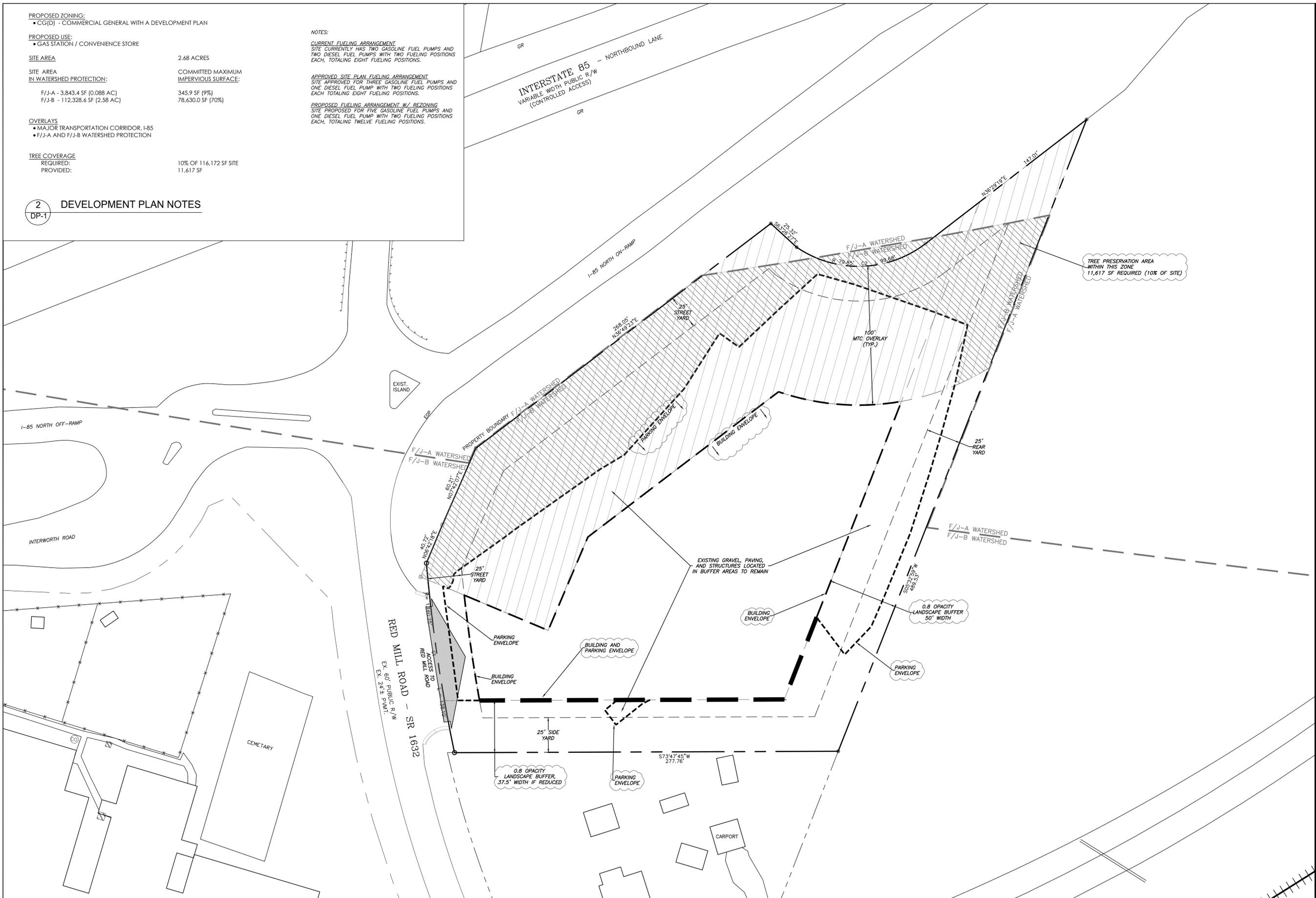
Rezoning

Sheet Title:

DEVELOPMENT PLAN

Sheet Number

DP-2



1 DEVELOPMENT PLAN
 DP-2



1" = 30'-0"