



**CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA**



**ATTACHMENT 7:
SUMMARY OF DEVELOPMENT PLAN**

Components	Description	Development Plan Sheet
Required Information	Intensity/Density. Four additional fueling positions	Cover, DP-2
	Building Footprint/Parking Envelope is shown	DP-2
	Project Boundary Buffers are shown	DP-2
	Stream Crossings are not shown	N/A
	Access Points. One access point is shown	DP-2
	Dedications and Reservations. Are not applicable.	N/A
	Impervious Area. 70% (78,630 square feet)	DP-2
	Environmental Features are not found on the site	N/A
Text Commitments	Tree Coverage is identified.	DP-2
	1. The two existing driveways will be consolidated into one driveway. 2. There will be a maximum of twelve fueling positions.	Cover
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. 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, cementitious siding, shingle roof, metal roof, wood, brick or masonry. 4. There will be no distinctive architectural features. 5. 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.	Cover