

LONG BEVERAGE

BEVERAGE DISTRIBUTION & WAREHOUSE

3719 PAGE ROAD

PIN 0758-03-31-7293 , TAX MAP 588-01-017

PARCEL - ID. 158120

DURHAM COUNTY, NORTH CAROLINA

DEVELOPMENT PLAN

CASE P04-60

DRAWING LIST

- C.0.0 COVER SHEET
- C.1.0 EXISTING CONDITIONS PLAN
- C.1.1 EXISTING TREE SURVEY
- C.2.0 PROPOSED SITE PLAN

COMMITTED ELEMENTS

"DEDICATE ADDITIONAL RIGHT-OF-WAY TO PROVIDE A TOTAL OF 55 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE OF PAGE ROAD FOR THE FRONTAGE OF THE SITE. PRIOR TO THE ISSUANCE OF ANY IMPROVEMENT PERMITS, A COPY OF THE PLAT WILL BE SUBMITTED TO THE DURHAM CITY-COUNTY PLANNING DEPARTMENT WITHIN 90 DAYS OF THE ISSUANCE OF ANY BUILDING PERMITS BY THE TOWN OF CARY OR ANY OTHER PERMITTING AGENCY.

CONSTRUCT SIDEWALKS ALONG THE FRONTAGE OF THE SITE ALONG PAGE ROAD IN CONFORMANCE WITH THE DURHAM CITY-COUNTY ZONING ORDINANCE STANDARDS. THE SIDEWALKS MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN OF CARY.

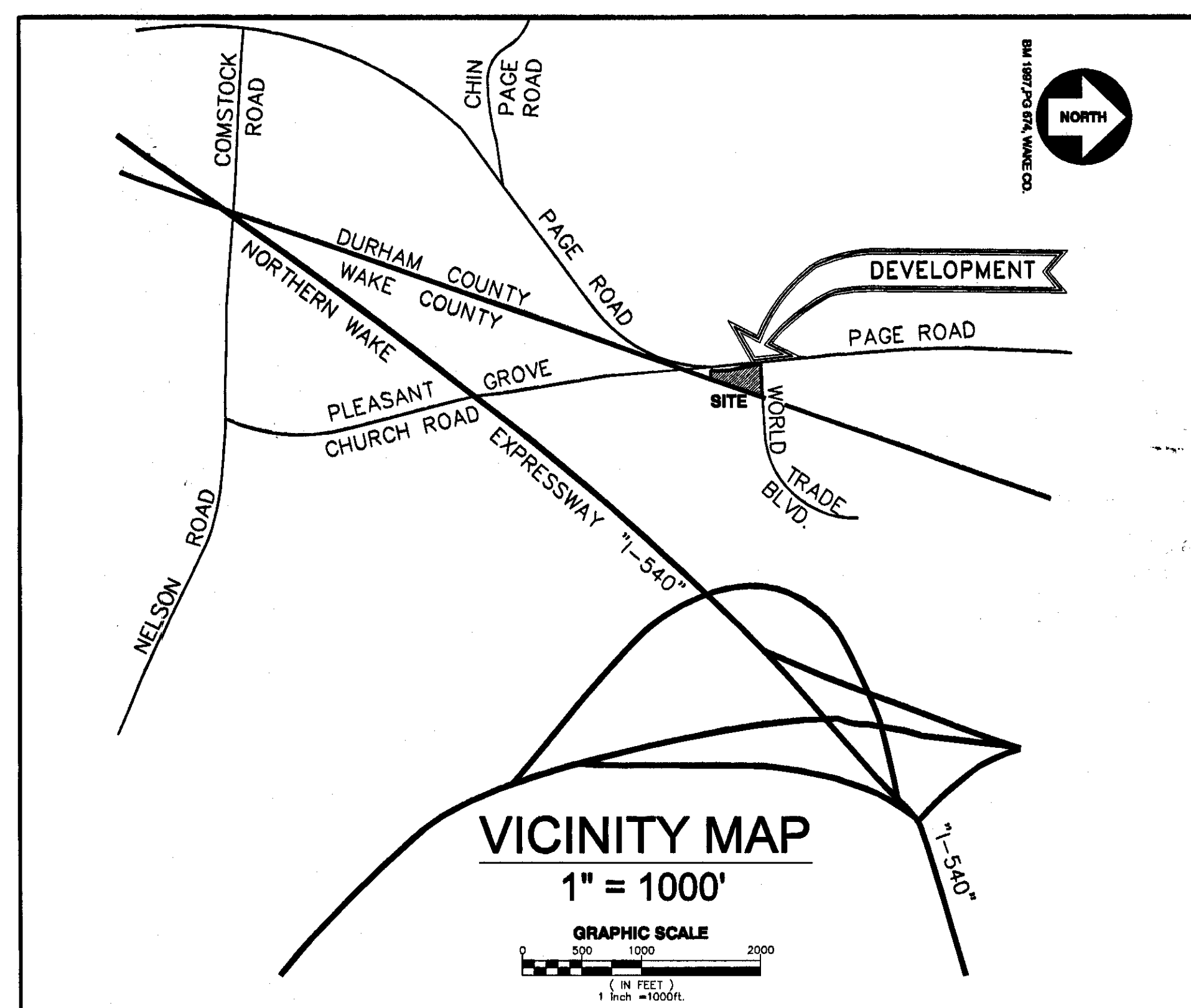
CONSTRUCT LEFT TURN LANE ON PAGE ROAD AT WORLD TRADE BOULEVARD. THE LEFT TURN LANE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN OF CARY.

MAXIMUM NUMBER OF PROPOSED PARKING SPACES WITHIN THIS PARCEL WILL BE THREE (3) SPACES.

RESTRICTED USE:
ALL USES ARE RESTRICTED FOR THIS PROPERTY EXCEPT FOR PARKING AND ACCESS FOR THE PROPOSED DEVELOPMENT LOCATED IN WAKE COUNTY.

PLAN PREPARED BY:
RICE & ASSOCIATES
CIVIL ENGINEERING, PLANNING, & SURVEYING
978 TRINITY ROAD
RALEIGH, NC 27607
PHONE: 919-854-0811
FAX: 919-854-0812
E-MAIL: SMR@RICEASSOCIATES.NET

OWNER:
ROCRO LLC - CROCK LLC
P.O. BOX 450
MORRISVILLE, NORTH CAROLINA 27560
PHONE: 919-232-2115
FAX: 919-319-3459
ATTN: RODNEY LONG



SPECIAL CONDITIONS OF APPROVAL

APPROVAL STAMP

P.04-60 Zone I-2(d)
Recommended for Planning
Committee Dec. 14, 2004
Clerk of Planning Margaret E. Young
Approved by Durham Board of County Commissioners on Jan. 24, 2005
Zone I-2(d) Ordinance No. _____
County Clerk Harry E. Heston

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Civil Engineer
Rice & Associates
RA PROJ #: 04-001 11-09-2004
Structural Engineer
Fire Protection Engineer
Plumbing Engineer
Mechanical Engineer
Electrical Engineer

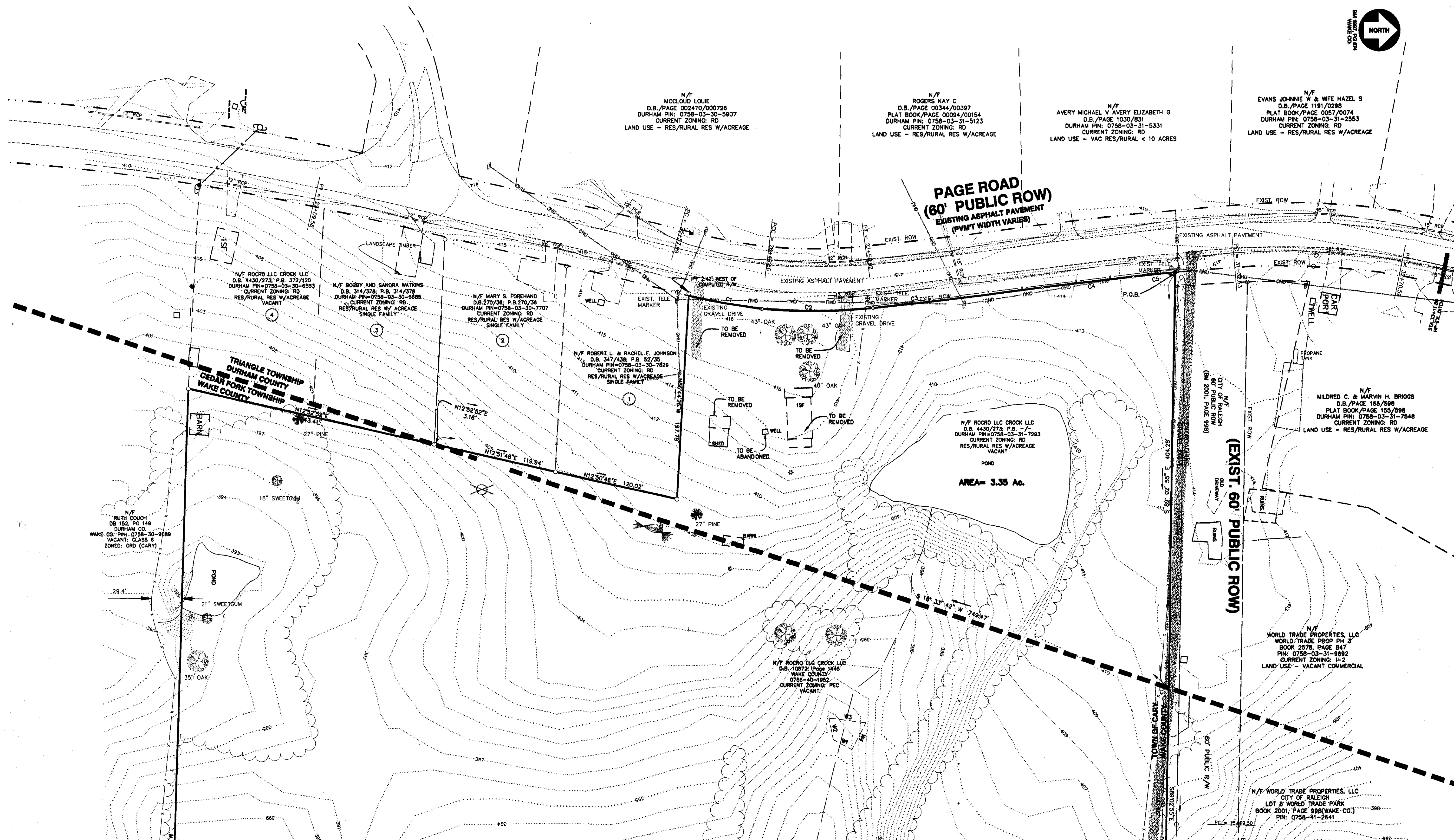
LONG BEVERAGE COMPANY
Warehouse and Operations Offices
3719 Page Road
Durham, NC 27717-2396
Pin No. 0758 03 31 7293

DRAWING ISSUE / REVISION

Rev. No.	Description	Date
1	1st REVIEW COMMENTS, LETTER DATED 10/6/04 REZONING DPLAN	
2	2nd REVIEW COMMENTS, E-MAIL DATED 10/29/04 REZONING DPLAN	11/09/04

COVER SHEET

Dwg By: SMR Check By: SMR
Project Name: **LONG BEVERAGE**
Project No: **04-001**

**EXISTING SITE INFORMATION**

EXISTING ZONING: RD

CURRENT LAND USE : RES/RURAL RES W/ACREAGE

AREA OF TRACT: 3.35 Ac.

OVERLAY DISTRICTS : NONE

IT HAS BEEN DETERMINED BY DWQ AND USACE THAT THE POND ON THIS PARCEL IS NOT SUBJECT TO NEUSE RIVER BASIN REGULATIONS OR WETLAND RESTRICTIONS. DOCUMENTATION CAN BE FOUND IN THE STORM WATER IMPACT ANALYSIS REPORT.

STEEP SLOPES (GREATER THAN 25%) DO NOT EXIST ON THIS PARCEL.

EXISTING STREAM CHANNELS PER USGS DO EXIST ON THIS PARCEL. IT HAS BEEN DETERMINED BY DWQ AND USACE THAT THE CHANNEL IS UNREGULATED.

NO EXISTING WETLANDS EXIST ON THIS PARCEL.

THERE ARE NO APPLICABLE STREAM OR WETLAND BUFFERS THAT EXIST ON THIS PARCEL.

NO HISTORIC OR NATURAL INVENTORY SITES EXIST ON THIS PARCEL.

THE MASTER PLAN SHOWS NO TRAILS, AND/OR GREENWAY AREAS.

A TIA IS NOT REQUIRED FOR THIS PROJECT

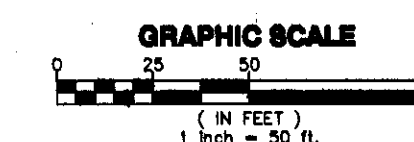
EXISTING PAGE ROAD
60' PUBLIC ROW, VARYING WIDTH PAVEMENT ALONG THE WESTERN PORTION OF THIS PARCEL TO INTERSECT WITH THE EXTENSION OF WORLD TRADE BLVD.

PROPOSED EXTENSION OF WORLD TRADE BLVD.
60' PUBLIC ROW, 41' PAVEMENT WIDTH, ALONG THE NORTHERN PORTION OF THIS PARCEL TO INTERSECT EXISTING PAGE ROAD.

GENERAL NOTES

- 1) NEW IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 2) AREAS CALCULATED BY COORDINATE GEOMETRY.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP (F.I.R.M.), 37053C0189C, PANEL 189 OF 280, EFFECTIVE DATE FEBRUARY 2, 1996.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATION SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- 6) NO NCGS MONUMENT OR OTHER LOCAL CONTROL LOCATED WITHIN 2,000' OF SUBJECT PROPERTY.
- 7) RAW ERROR OF CLOSURE = 1:60,084
- 8) NO EXISTING UTILITY LINES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CORD LENGTH
C1	71.52'	660.52'	N10°11'54"E	71.48'
C2	107.41'	558.67'	N00°24'30"W	107.25'
C3	164.55'	4785.00'	N06°53'31"W	164.55'
C4	87.83'	12333.26'	S06°45'19"E	87.83'
C5	40.96'	1291.12'	S05°44'28"E	40.96'

**DEVELOPMENT PLAN**

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Civil Engineer

Rice & Associates
RA PROJ # 04-001 11-09-2004

Structural Engineer
Fire Protection Engineer
Plumbing Engineer
Mechanical Engineer
Electrical Engineer

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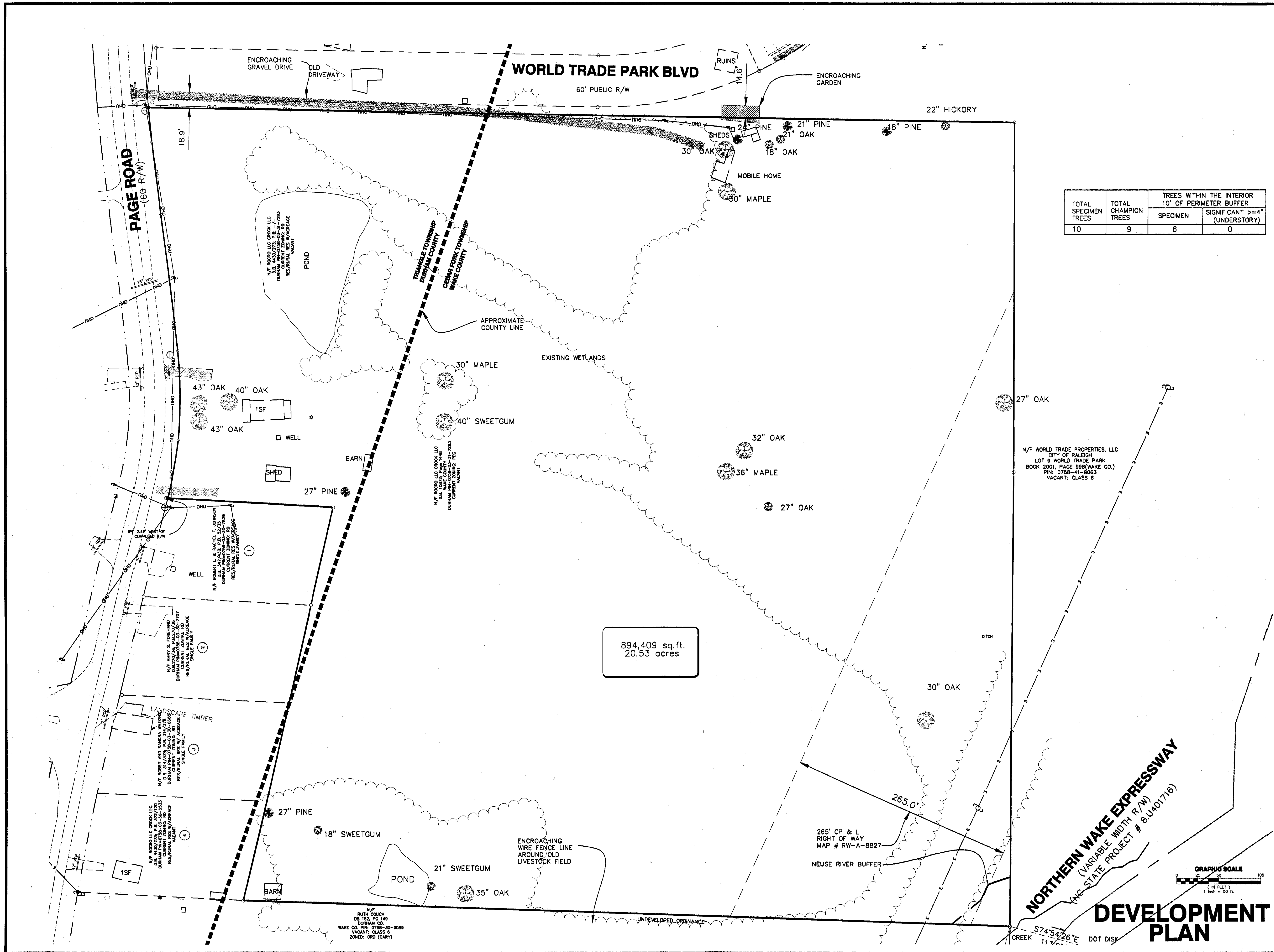
EXISTING CONDITIONS PLAN

Drawing No.

C.1.0

Dwg By: JCK Check By: JCK
Project Name

LONG BEVERAGEProject No. **04-001**



TOTAL SPECIMEN TREES	TOTAL CHAMPION TREES	TREES WITHIN THE INTERIOR 10' OF PERIMETER BUFFER	
		SPECIMEN	SIGNIFICANT >=4" (UNDERSTORY)
10	9	6	0

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Civil Engineer
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1	Sent Grading to BellSouth	3/12/04
2	1st REVIEW COMMENTS, LETTER DATED 10/6/04 REZONING DPLN	
3	2nd REVIEW COMMENTS, E-MAIL DATED 10/29/04 REZONING DPLN	11/09/04

Drawing Title

EXISTING TREE SURVEY

Drawing No.

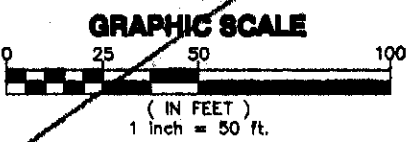
C.1.1

Dwg By: JCK Check By: JCK

Project Name

LONG BEVERAGE

Project No. **04-001**



NORTHERN WAKE EXPRESSWAY
(VARIABLE WIDTH R/W)
140' STATE PROJECT # 8(U40716)

DEVELOPMENT PLAN

574°54'26"E
112.6' CREEK
DOT DISK

265' OP & L
RIGHT OF WAY
MAP # RW-A-8827

NEUSE RIVER BUFFER

894,409 sq. ft.
20.53 acres

N/F
RUTH COUCH
DB 152, PG 149
DURHAM CO.
WAKE CO. PIN: 0758-30-8089
VACANT: CLASS 6
ZONED: ORD (CARY)

N/F RICHARD L. CRICK LLC
DURHAM PIN: 0758-30-8089
CURRENT ZONING: RD
RES/VACANT: VACANT

N/F RICHARD L. CRICK LLC
DURHAM PIN: 0758-30-8089
CURRENT ZONING: RD
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N/F RICHARD L. CRICK LLC
DURHAM PIN: 0758-30-8089
CURRENT ZONING: RD
RES/VACANT: VACANT

PROPOSED SITE INFORMATION

PROPOSED ZONING: I-2(D)
 PROPOSED LAND USE: OFFICE/WAREHOUSE PARKING
 THE USE IS LIMITED TO PARKING AND ACCESS TO THE WAREHOUSE SITE.

AREA OF TRACT: 3.35 Ac

IMPERVIOUS AREA
 AREA OF TRACT: 3.35 Ac IMPERVIOUS AREA: 0.360 Ac
 PERCENT IMPERVIOUS: $(0.360 / 3.35) \times 100\% = 10.8\%$

PROPOSED IMPERVIOUS SURFACE, LOCATION OF STORMWATER MANAGEMENT FACILITIES IF GREATER THAN 24% IMPERVIOUS SURFACE PRODUCED OR FACILITIES - DOES NOT APPLY FOR THIS PROJECT.

TREE SAVE/COVERAGE AREA
 EXISTING PARCEL AREA: 3.35 Ac
 AREA OF EXISTING POND: 0.40 Ac
 EXISTING COVERAGE AREA: 3.35-0.40 = 2.95 Ac
 PRESERVED TREE COVERAGE AREA = 0%
 REPLACEMENT TREE COVERAGE AREA = 14%
 TOTAL TREE COVERAGE AREA REQUIRED = 14% = 0.41 Ac
 TREE COVERAGE AREA PROVIDED = 0.88 Ac

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NO EXISTING WETLANDS EXIST ON THIS PARCEL.

THERE ARE NO APPLICABLE STREAM OR WETLAND BUFFERS THAT EXIST ON THIS PARCEL.

NO HISTORIC OR NATURAL INVENTORY SITES EXIST ON THIS PARCEL.

THIS PARCEL WILL BE MASS GRADED.

OVERLAY DISTRICTS: NONE

THE MASTER PLAN SHOWS NO TRAILS, AND/OR GREENWAY AREAS.

A TIA IS NOT REQUIRED FOR THIS PROJECT

EXISTING PAGE ROAD
 60' PUBLIC ROW, VARYING WIDTH PAVEMENT ALONG THE WESTERN PORTION OF THIS PARCEL TO INTERSECT WITH THE EXTENSION OF WORLD TRADE BLVD. PLEASE SEE COMMITTED ELEMENTS FOR ADDITIONAL RIGHT-OF-WAY DEDICATION ALONG THE FRONTAGE OF THIS SITE ALONG PAGE ROAD.

PROPOSED EXTENSION OF WORLD TRADE BLVD.
 60' PUBLIC ROW, 41' PAVEMENT WIDTH, ALONG THE NORTHERN PORTION OF THIS PARCEL TO INTERSECT EXISTING PAGE ROAD.

PROPOSED SITE DATA**DIMENSIONAL REQUIREMENTS FOR I-2(D)**

	REQUIRED	PROPOSED
MIN. LOT AREA	25,000 SF	145,926 SF
MIN. LOT WIDTH	100 FT	472.3 @ PAGE ROAD 404.3 @ WORLD TRADE BLVD.

STREET SIDES BUILDING SETBACK	40'	475' TO WORLD TRADE BLVD. 270' TO PAGE ROAD
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PARKING AREAS & INTERNAL DRIVES	20'	50' TO WORLD TRADE BLVD.(PKG) 325' TO PAGE ROAD(PKG) 125' TO WORLD TRADE BLVD (INT. DRIVE)
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INTERNAL SIDES FROM RESIDENTIAL ZONED PROPERTY	40'	110' TO REAR OF PROP. BUILDING
FROM NON RESIDENTIAL ZONED PROPERTY BUILDING	30'	270' FROM PAGE ROAD TO REAR OF BUILDING

- GENERAL NOTES**
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO VERIFY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES.
 - CONSTRUCTION OF ALL STORM DRAINAGE LINES AND STRUCTURES WITHIN PUBLIC STREET RIGHT-OF-WAY MAINTAINED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SHALL BE IN ACCORDANCE WITH NC DOT STANDARDS AND SPECIFICATIONS.
 - CONSTRUCTION OF ALL STORM DRAINAGE LINES AND STRUCTURES WITHIN PUBLIC STREET RIGHTS-OF-WAY MAINTAINED BY THE CITY OF DURHAM SHALL BE IN ACCORDANCE WITH CITY OF DURHAM STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY TO COORDINATE ANY RELOCATIONS OR ADJUSTMENTS THAT MAY BE REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 3705300180 EFFECTIVE DATE FEBRUARY 2, 1986, PANEL 189 OF 280. PROPOSED DENSITY TRANSFER OFF FLOODWAY AND FLOOD FRINGE - DOES NOT APPLY FOR THIS PROJECT.
 - AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREE IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
 - THE PROJECT WILL COMPLY WITH ANY PEDESTRIAN OR BICYCLE CIRCULATION SYSTEMS REQUIRED BY THE ZONING ORDINANCE.
 - PROPOSED LOCATION, ACREAGE AND PERCENTAGE OF SITE IN PRIVATELY HELD OPEN SPACE AREAS TO MEET ZONING - DOES NOT APPLY FOR THIS PROJECT.
 - PER DURHAM ZONING ORDINANCE 11.3.2, IF THE POND DRAINS AN AREA OF 25 ACRES OR GREATER, A STREAM BUFFER IS REQUIRED. THE POND ON THIS PARCEL DRAINS AN AREA LESS THAN 25 ACRES AND THEREFORE NO STREAM BUFFER IS REQUIRED PER THE ORDINANCE.
 - BUILDING DESIGN PRINCIPLES - DOES NOT APPLY FOR THIS PROJECT.
 - NO ANNEXATION IS INVOLVED FOR THIS PROJECT.
 - PROPOSED TRANSIT ACCOMMODATIONS ON PROSPECTIVE TTA CORRIDORS - DOES NOT APPLY FOR THIS PROJECT.
 - GENERALIZED PHASING OF DEVELOPMENT - DOES NOT APPLY FOR THIS PROJECT.
 - SKETCH LOT LAYOUT - DOES NOT APPLY FOR THIS PROJECT.
 - ADDITIONAL INFORMATION ON HOW THE PERIMETER AREAS OF THE PROPOSAL WILL BE DEVELOPED - DOES NOT APPLY FOR THIS PROJECT.
 - A PROTECTION FENCE CONSTRUCTED OF A MATERIAL RESISTANT TO DEGRADATION BY SUN, WIND, AND MOISTURE FOR THE DURATION OF THE CONSTRUCTION SHALL BE INSTALLED AT THE SAME TIME AS THE EROSION CONTROL MEASURES, AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.
 - BY REFERRING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT AND MAINTAIN 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 NC DOT AND CITY OF DURHAM STANDARDS AND SPECIFICATIONS. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPER, 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 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 LOCATION OF THE SIDEWALK SHOWN ON THIS PLAN IS SCHEMATIC. A CITY OF DURHAM AND/OR NC DOT ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. AFTER OBTAINING THE REQUIRED PERMITS, PLEASE CONTACT THE CITY OF DURHAM ENGINEERING CONSTRUCTION INSPECTION OFFICE AT 966-4328 FOR A PRE-CONSTRUCTION CONFERENCE AND FIELD VISIT PRIOR TO ANY WORK ON THE PROPOSED SIDEWALK.
 - THE PROPOSED DESIGN FOR LANDSCAPING, STREET TREES, SIDEWALK AND PARKING REQUIREMENTS SHALL CONFORM TO THE CITY/COUNTY OF DURHAM ORDINANCES.

COMMITTED ELEMENTS

"DEDICATE ADDITIONAL RIGHT-OF-WAY TO PROVIDE A TOTAL OF 55 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE OF PAGE ROAD FOR THE FRONTAGE OF THE SITE. PRIOR TO THE ISSUANCE OF ANY IMPROVEMENT PERMITS, A COPY OF THE PLAT WILL BE SUBMITTED TO THE DURHAM CITY-COUNTY PLANNING DEPARTMENT WITHIN 90 DAYS OF THE ISSUANCE OF ANY BUILDING PERMITS BY THE TOWN OF CARY OR ANY OTHER PERMITTING AGENCY.

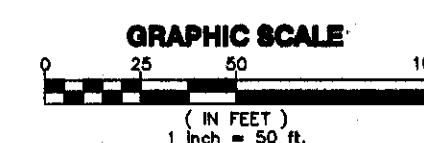
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CONSTRUCT LEFT TURN LANE ON PAGE ROAD AT WORLD TRADE BOULEVARD. THE LEFT TURN LANE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN OF CARY.

MAXIMUM NUMBER OF PROPOSED PARKING SPACES WITHIN THIS PARCEL WILL BE THREE (3) SPACES.

RESTRICTED USE:
 ALL USES ARE RESTRICTED FOR THIS PROPERTY EXCEPT FOR PARKING AND ACCESS FOR THE PROPOSED DEVELOPMENT LOCATED IN WAKE COUNTY.

MASS GRADING ON THIS SITE WILL CONFORM TO THE DURHAM ZONING ORDINANCE



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Drawing Title

PROPOSED SITE PLAN

Drawing No.

C.2.0

Dwg By

Check By

Project Name

LONG BEVERAGE

Project No.

04-001

DEVELOPMENT PLAN