ATTACHMENT 4

APPROVAL STAMP:

LEGACY CASES: Z080031, Z1200011

Westpoint at 751 REVISIONS III

APPLICANT:

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Raleigh, NC 27609

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Rynal Stephenson, PE, PTOE
rstephenson@rameykemp.com

PROPERTY OWNERS/PID:

TRACT A PID 213146 PIN 0718-03-13-5216
LOCATION: 7810 NC 751 HWY
OWNER: WESTPOINT HOTEL SIX LLC
3141 JOHN HUMPHRIES WYND STE 200, RALEIGH, NC 27612

TRACT C PID 213143 PIN 0718-03-12-4870
LOCATION: 7840 NC 751 HWY
OWNER: WESTPOINT 751 HOTEL HOLDINGS LLC
1812 TILLERY PLACE, STE 100, RALEIGH, NC 27604

TRACT E PID 213144 PIN 0718-03-13-7070
LOCATION: 7820 NC 751 HWY
OWNER: ECO WESTPOINT RETAIL 1 LLC
P.O. BOX 9, SANFORD, NC 27331

TRACT G PID 143564 PIN 0718-03-12-5633
LOCATION: 7920 NC 751 HWY
OWNER: WESTPOINT AT 751 OWNERS ASSOC. INC
P.O. BOX 9, SANFORD, NC 27331

TRACT B PID 213145 PIN 0718-03-13-7233
LOCATION: 7806 NC 751 HWY
OWNER: ECO WESTPOINT OFFICE I LLC
603 CARTHAGE STREET SUITE 120, SANFORD, NC 27330

TRACT D PID 213147 PIN 0718-03-12-6935
LOCATION: 7830 NC 751 HWY
OWNER: ECO WESTPOINT RETAIL 2 LLC
P.O. BOX 9, SANFORD, NC 27331

TRACT F PID 143369 PIN 0718-03-12-7637
LOCATION: 7906 NC 751 HWY
OWNER: ALDI NC LLC
DIRECTOR OF REAL ESTATE
1985 OLD UNION CHURCH RD
SALISBURY, NC 28146

BUILDING DESIGN GUIDELINES

REFER TO Z0800031 & Z1200011 AND ADDENDUM IN FILE FOR FULL LIST OF COMMITMENTS.

DEVELOPMENT PLAN

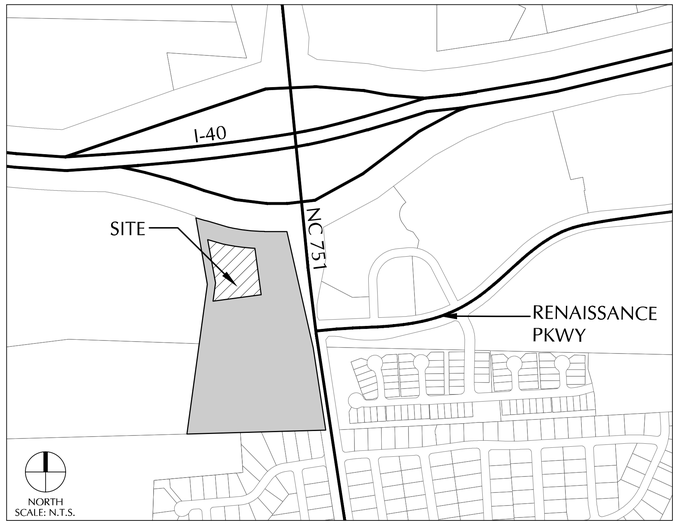
CASE # Z1500027

DATE: 8-24-15

REVISIONS:

DATE: 12-8-15
DATE: 1-11-16

NORTH CAROLINA HWY 751 AT RENAISSANCE PKWY
DURHAM, NORTH CAROLINA
VICINITY MAP



INDEX OF DRAWINGS

DP-1.0 EXISTING CONDITIONS PLAN
DP-2.0 PROPOSED DEVELOPMENT PLAN

SITE DATA:

1. GROSS SITE ACREAGE: 17.36 AC
2. EXISTING ZONING: CC(D)
3. PROPOSED ZONING: CC (17.36 AC)
4. OVERLAY DISTRICT: MAJOR TRANSPORTATION, F/J-B

REVISIONS TO Z0800031 & Z1200011:

THE INFORMATION PROVIDED IN Z1500027 DEPICTS CHANGES MADE TO Z0800031 AND Z1200011, BELOW IS A LIST OF REVISIONS:
ALL ELEMENTS NOT DEPICTED ARE TO REMAIN THE SAME AS SHOWN IN Z0800031 AND Z1200011

1. REVISE PARCEL 6 TO ALLOW FOR HOTEL OFFICE AND RESTAURANT.
2. UPDATE PARCEL IDENTIFICATION NUMBERS, OWNERSHIP INFORMATION,PARCEL AND ZONING AREAS.
3. REVISE COMMITTED ELEMENT #5 AND ADD NEW COMMITTED ELEMENT # 6.
4. REVISE BUILDING DATA ON DP-2.0
5. UPDATE DP-1.0 WITH ASBUILT INFORMATION

GENERAL NOTES:

REFER TO Z0800031 & Z1200011 AND ADDENDUM IN FILE FOR FULL LIST OF COMMITMENTS.

1. A TRAFFIC IMPACT ANALYSIS (TIA) WAS SUBMITTED WITH THIS APPLICATION AND REVISED ON 11/9/2015. THE TIA REQUIRES NO ADDITIONAL TRAFFIC IMPROVEMENTS THAN WHAT WAS REQUIRED BELOW PER COMMITTED ELEMENT # 20.

COMMITTED ELEMENTS:

REFER TO Z0800031 & Z1200011 AND ADDENDUM IN FILE FOR FULL LIST OF COMMITMENTS.

REVISION TO PREVIOUS TEXT COMMITMENT # 6 AND NEW TEXT COMMITMENT # 7

6. THE COMMITTED USE FOR THE PROPOSED BUILDING GRAPHICALLY SHOWN IN BUILDING ENVELOPE A ON DP-2.0 SHALL BE A HOTEL USE.
7. THE COMMITTED USE FOR THE PROPOSED BUILDING GRAPHICALLY SHOWN IN BUILDING ENVELOPE B ON DP-2.0 SHALL BE A HOTEL USE, OFFICE USE OR OFFICE/RESTAURANT USE.

LINE & CURVE DATA: **UPDATED**

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	213.63	1099.10	S83°18'35"E	213.30

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.38	S14°15'21"E
L2	15.70	S14°15'21"E
L3	20.12	S12°51'34"E
L4	14.02	S12°24'01"E
L5	10.86	S32°47'13"E
L6	29.52	S10°22'16"E
L7	23.32	S15°20'53"E

MAP NOTES: **UPDATED**

1. SITE AND ADJACENT PLANAMETRIC DATA PROVIDED BY DURHAM GIS.
2. SURVEY & ASBUILT INFORMATION PROVIDED BY CE GROUP ON JANUARY 14, 2015.
3. AREA BY COORDINATE METHOD.
4. PLAN SHALL ADHERE TO ALL ADOPTED PLANS.

SITE PROPERTY OWNERSHIP INFORMATION: **UPDATED**

#	OWNER NAME	ADDRESS	PIN NO.	EXISTING USE	EX. ZONING	OVERLAY	ACRES
A	WESTPOINT HOTEL SIX LLC	7810 NC 751 HWY	0718-03-13-5216	COMM/PARKING SURFACE	CC(D)	MTC, F/J-B	2.13
B	ECO WESTPOINT OFFICE I LLC	7806 NC 751 HWY	0718-03-13-7233	COMM/OFFICE BUILDING	CC(D)	MTC, F/J-B	1.02
C	WESTPOINT 751 HOTEL HOLDINGS LLC	7840 NC 751 HWY	0718-03-12-4870	COMMERCIAL HOTEL	CC(D)	MTC, F/J-B	3.59
D	ECO WESTPOINT RETAIL 2 LLC	7830 NC 751 HWY	0718-03-12-6935	COMM/RETAIL SERVICES	CC(D)	MTC, F/J-B	1.08
E	ECO WESTPOINT RETAIL 1 LLC	7820 NC 751 HWY	0718-03-13-7070	COMM/RESTAURANTS	CC(D)	MTC, F/J-B	1.07
F	ALDI NC LLC	7906 NC 751 HWY	0718-03-12-7637	COMM/LRG RETAIL FOOD ST	CC(D)	MTC, F/J-B	2.13
G	WESTPOINT AT 751 OWNERS ASSOC. INC	7920 NC 751 HWY	0718-03-12-5633	VACANT COMMERCIAL	CC(D)	MTC, F/J-B	6.34

SURROUNDING PROPERTY OWNERSHIP INFORMATION: **UPDATED**

#	OWNER NAME	ADDRESS	PIN NO.	EXISTING USE	EX. ZONING	OVERLAY	ACRES
1	UNITED STATES OF AMERICA	7862 NC HWY	0718-03-03-6236	VACANT COMMUNITY SERVICE	RS-20	MTC, F/J-B	66.95
2	STANSELL, BLAKE & JESSICA	8606 EAGLE VIEW DR	0718-03-12-6128	RES/1-FAMILY	RS-10	MTC, F/J-B	0.58
3	WHITE, ADAM & AMY	8604 EAGLE VIEW DR	0718-03-12-7139	RES/1-FAMILY	RS-10	MTC, F/J-B	0.40
4	BARBEE, SHERWOOD & LAQUICIA	8602 EAGLE VIEW DR	0718-03-12-8119	RES/1-FAMILY	RS-10	MTC, F/J-B	0.30
5	RIVAS, JOSE	8504 EAGLE VIEW DR	0718-03-12-8290	RES/1-FAMILY	RS-10	MTC, F/J-B	0.29
6	MARNELL, JASON	8502 EAGLE VIEW DR	0718-03-12-9260	RES/1-FAMILY	RS-10	MTC, F/J-B	0.27
7	SOUTHPOINT OWNERS ASSOC. INC.	7805 LEONARDO DR	0718-03-23-1021	VACANT COMMERCIAL	CN (D)	MTC, F/J-B	1.13
8	LEONDARDO HOTEL ONE LLC	7827 LEONARDO DR	0718-03-23-1243	COMMERCIAL/HOTEL	MU (D)	MTC, F/J-B	2.03
9	SOUTHPOINT TERRACE OWNERS ASSOC. INC.	7800 MORRELL LN	0718-03-22-3592	VAC RES/HOMEOWNERS ASSOC.	PDR 5.270	MTC, F/J-B	3.03
10	KNOLL CIRCLE APARTMENT INVESTORS LLC.	2825 NC 751 HWY	0718-03-22-5810	COMM/APARTMENTS - GARDEN	RS-M(D)	MTC, F/J-B	1.61
11	UNITED STATES OF AMERICA US ATTORNEY	7962 NC 751 HWY	0718-03-02-3550	VACANT COMMERCIAL SERVICE	RR	F/J-B	22.61
12	UNITED STATES OF AMERICA US ATTORNEY	8750 EAGLE VIEW DR.	0718-03-01-3752	VACANT COMMERCIAL SERVICE	RR	F/J-B	42.66

*NOTE: ALL PARCELS LOCATED IN SUBURBAN TIER

SITE DATA:

1. PROPERTY IDENTIFICATION NUMBERS: 0718-03-13-5216, 0718-03-12-7233, 0718-03-12-4870, 0718-03-12-6935, 0718-03-13-7070, 0718-03-12-7637, 0718-03-12-5633 **UPDATED**
2. GROSS SITE ACREAGE: 17.36 AC **UPDATED**
3. EXISTING ZONING: CC(D) **UPDATED**
4. EXISTING USES: COMMERCIAL, OFFICE, RESTAURANT **UPDATED**
5. TIER: SUBURBAN
6. RIVER BASIN: CAPE FEAR
7. OVERLAY DISTRICT: MAJOR TRANSPORTATION CORRIDOR, F/J-B
8. EXISTING IMPERVIOUS SURFACE: 7.87 ACRES **UPDATED**
9. EXISTING PARKING: 533 SPACES **UPDATED**

GENERAL NOTES:

1. FLOODPLAIN: ACCORDING TO FEMA MAP PANEL 3720071800K, DATED AUGUST 2, 2007 AND THE 2015 PRELIMINARY FLOODPLAIN DATA, NO PORTION OF THE SUBJECT PROPERTY LIES IN A DESIGNATED FLOOD HAZARD ZONE. BASED FLOOD ELEV = 238.00. PER UDO SECTION 8.4.2B, THE MORE STRINGENT 2007 FLOODPLAIN BOUNDARY SHALL APPLY. **UPDATED**
2. WETLANDS: NONE **UPDATED**
3. STREAM BUFFER: 100' PERENNIAL STREAM BUFFER
4. STEEP SLOPES: NONE
5. THERE ARE NO HISTORIC INVENTORY SITES ON THE PROPERTY.
6. PORTION OF PROPERTY IN LOCATED IN DURHAM COUNTY INVENTORY SITE - NEW HOPE CREEK SUB IMPOUNDMENT.
7. THERE ARE NO SCHEDULED TRANSIT STOPS WITHIN 1/4 MILE OF THE SITE.

LEGEND:

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT (FH)
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE (LP)
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- MONITORING WELL
- LIGHT POLE

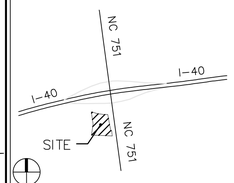
R/W = RIGHT-OF-WAY
EOP = EDGE OF PAVEMENT
TYP = TYPICAL
CO = CLEANOUT (SEWER)
UFO = UNDERGROUND FIBER OPTIC
OHE = OVERHEAD ELECTRIC

- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES (OU)
- WATER LINE (W)
- SANITARY SEWER LINE (SS)
- TELEPHONE LINE (T)
- GAS LINE (G)
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND TELEPHONE (UT)
- FENCE LINE (X)
- ADJACENT PROPERTY LINE
- PROJECT PROPERTY LINE
- BUILD-TO LINE
- 2' CONTOUR LINE
- 10' CONTOUR LINE
- FLOOD PLAIN (FVG)

DEVELOPMENT PLAN:

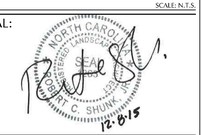
Westpoint at 751 REVISIONS III

VICINITY MAP:



NORTH SCALE: N.T.S.

SEAL:



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PROJECT #: -----

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919-878-8791
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REVISIONS:
- 12/8/2015 - REVISE PER CITY COMMENTS
-
-
-
-
-
-
-

0 50 100 200 NORTH NC GRID NAD 83

SCALE: 1"=100'

DATE: 08/24/2015

PROJECT NUMBER: C15006

FILE NAME: DP-1.0 EXISTING COND.

DRAWN BY: RCS

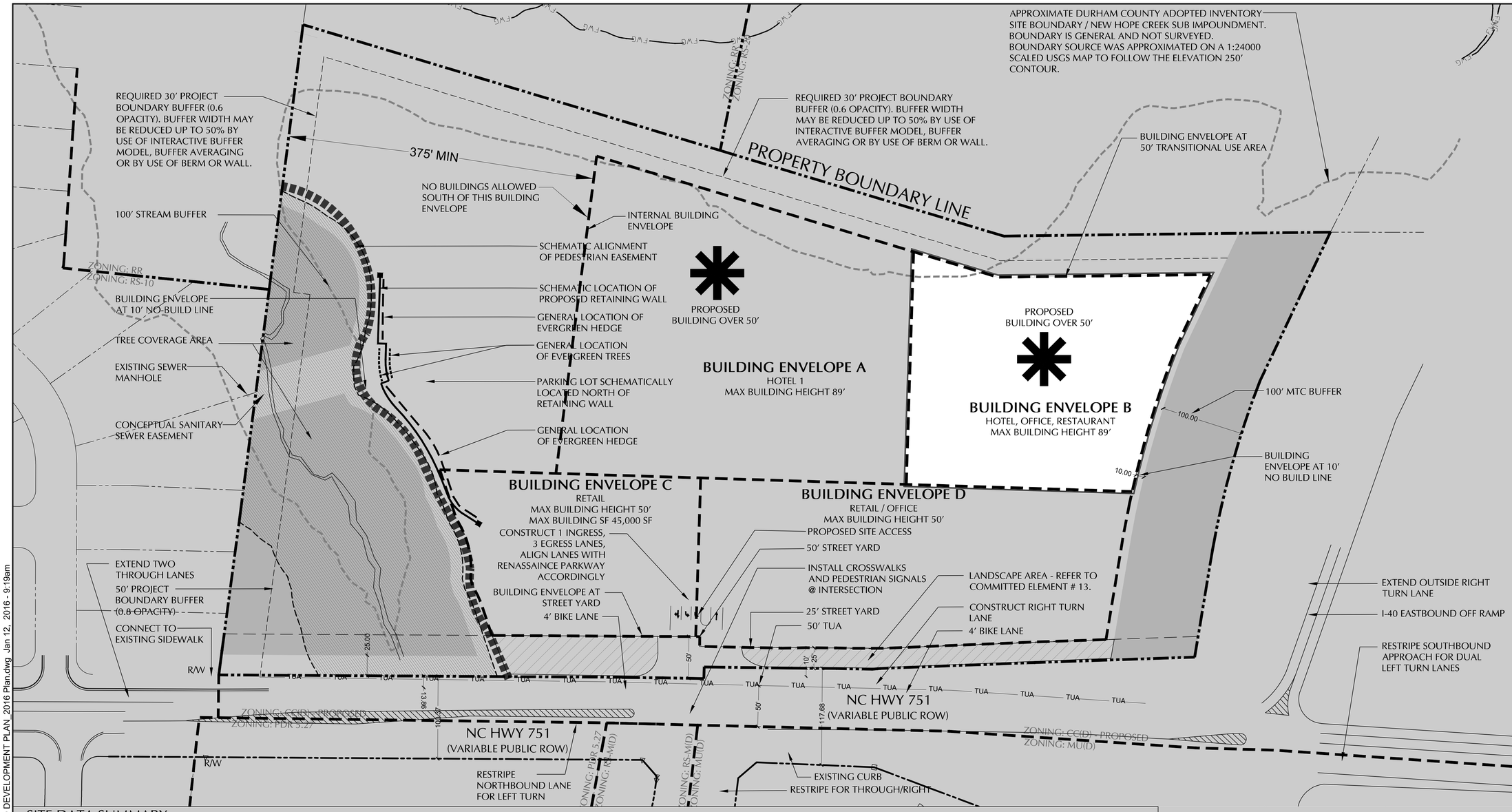
APPROVED BY: RCS

TITLE:

EXISTING CONDITIONS

SHEET: DP-1.0

J:\C15006 - West Point at 751\DWGS\Development Plan\DP-1.0 EXISTING CONDITIONS.dwg Dec 09, 2015 - 10:46pm



SITE DATA SUMMARY:

1. GROSS SITE ACREAGE: 17.43 AC
2. EXISTING ZONING: RS-20 (9.02 AC) & OI (D) (5.41 AC), CN(D) (3.00 AC)
3. PROPOSED ZONING: CC (17.43 AC)
4. EXISTING USES: VACANT COMMERCIAL
5. PROPOSED USES: HOTEL, RESTAURANT, COMMERCIAL, OFFICE
6. TIER: SUBURBAN
7. RIVER BASIN: CAPE FEAR
8. OVERLAY DISTRICT: MAJOR TRANSPORTATION CORRIDOR, F/J-B
9. EXISTING PARKING: NONE

IMPERVIOUS SURFACE DATA:

10. EXISTING IMPERVIOUS SURFACE: 6,135.25 SF (0.14 ACRES)
11. ALLOWABLE IMPERVIOUS SURFACE: 12.341 AC (70% OF SITE AREA)
12. PROPOSED IMPERVIOUS SURFACE: 11.30 ac (65% OF SITE)

TREE COVERAGE DATA:

13. MINIMUM REQUIRED TREE COVERAGE: 1.74 AC (10% OF SITE)
14. MINIMUM PROVIDED TREE COVERAGE: 3.01 AC (17.27% OF SITE)

BUILDING DATA

15. COMMERCIAL CENTER (CC)
    OFFICE USE: 125,000 SF - 89' MAXIMUM HEIGHT
    RETAIL USES: 16,900 SF - 50' MAXIMUM HEIGHT
    RESTAURANT USE: 16,000 SF - 50' MAXIMUM HEIGHT
    HOTEL USE: 271 ROOMS - 89' MAXIMUM HEIGHT
    * THE BUILDING SQUARE FOOTAGE SHALL RANGE FROM 153,900 SF TO 260,000 SF

- REQUIRED BUILDING SETBACKS:

	CC (D)
- STREET:	25' - OPPOSITE MU(D)
	50' - OPPOSITE PDR

- PROPOSED BUILDING SETBACKS:

	CC (D)
- STREET:	25' - OPPOSITE MU(D)
	50' - OPPOSITE PDR

- REQUIRED LANDSCAPE BUFFERS:

ADJ. ZONING	CC (D)
RR/RS-20 - VACANT	30'
RS-10 - DEVELOPED	50'

- PROPOSED LANDSCAPE BUFFERS:

ADJ. ZONING	CC (D)
RR/RS-20 - VACANT	30'
RS-10 - DEVELOPED	50'

Z1500027 PLAN MODIFICATIONS:

REVISE BUILDING ENVELOPE B TO ALLOW THE USE OF OFFICE, RESTAURANT AND HOTEL. BUILDING DATA # 15 CHANGED ACCORDINGLY.

TREE SURVEY INFORMATION

THE SITE CONSISTS OF SPECIMEN HARDWOODS THAT FORM A FORESTED CANOPY ON SITE. THE HARDWOODS INCLUDE WHITE OAK, SWEET GUM AND VARIOUS SPECIES OF PINE AND MAPLES. THEY ARE MATURE IN THEIR HEIGHT.

GENERAL NOTES:

1. DETAILS REGARDING OVERALL PEDESTRIAN ACCESS AND INTER-CONNECTIVITY WILL BE ADDRESSED AT SITE PLAN APPROVAL.
2. THE SITE MAY BE GRADED IN A SINGLE PHASE. THE EXTENT OF GRADING WILL BE DETERMINED AT SITE PLAN APPROVAL AND BASED ON MARKET CONDITIONS.
3. ALL APPLICABLE LANDSCAPE REQUIREMENTS ARE PER SECTION 9 OF THE UNIFIED DEVELOPMENT ORDINANCE. BUFFER AREAS (SECTION 9.4), PARKING AREA LANDSCAPING (SECTION 9.8), STREET TREES (SECTION 9.6), EXISTING VEGETATION (SECTION 9.3), AND TREE COVERAGE/PROTECTION (SECTION 8.3) WILL MEET OR EXCEED MINIMUM STANDARDS. TREE PROTECTION OF EXISTING VEGETATION IS TO FOLLOW THE RULES AS GOVERNED IN SECTION 8.3 OF THE UNIFIED DEVELOPMENT ORDINANCE.
6. THE PROPOSED PLAN CONFORMS WITH THE 2006 DURHAM COMPREHENSIVE BICYCLE PLAN. 5' SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH THE UDO.
7. THE APPROXIMATE NUMBER OF REQUIRED WASTE HANDLING FACILITIES WILL BE DETERMINED AT THE SITE PLAN STAGE.
8. PARKING REDUCTION MAY BE APPLIED FOR AT SITE PLAN APPROVAL STAGE.

LEGEND:

EXISTING IRON PIPE	STORM DRAIN PIPE
IRON PIPE SET	OVERHEAD UTILITY LINES
CALCULATED POINT	WATER LINE
BORE HOLE	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	TELEPHONE LINE
SANITARY SEWER CLEANOUT	GAS LINE
WATER VALVE	UNDERGROUND ELECTRIC
WATER METER	UNDERGROUND TELEPHONE
FIRE HYDRANT (FH)	FENCE LINE
TELEPHONE PEDESTAL	ADJACENT PROPERTY LINE
TELEPHONE MANHOLE	PROPOSED PROPERTY LINE
ELECTRIC BOX	BUILD-TO LINE
LIGHT POLE (LP)	2' CONTOUR LINE
POWER POLE	10' CONTOUR LINE
CURB INLET	FLOOD PLAIN
STORM DRAINAGE MANHOLE	
YARD INLET	TREE COVERAGE
MONITORING WELL	
LIGHT POLE	STREAM BUFFER

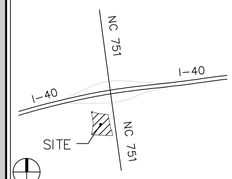
R/W = RIGHT-OF-WAY
EOP = EDGE OF PAVEMENT
TYP = TYPICAL
CO = CLEANOUT (SEWER)
UFO = UNDERGROUND FIBER OPTIC
OHE = OVERHEAD ELECTRIC

TUA — TRANSITIONAL USE AREA

DEVELOPMENT PLAN:

Westpoint at 751

VICINITY MAP:



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www.stewartinc.com
PROJECT #: ----

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919-878-8791
www.rameykemp.com

REVISIONS:

- 09.21.09 - REV PER CITY COMMENTS
- 10.9.09 - REV BLDG SF
- 12-11-09 - INVENTORY LINE + BLDG ENV.
- 12-17-SHOW 4' BIKE LANES
- 1-12-10 - ADD BLDG RANGE NOTE
- 3-1-10 - BLDG OFFSET TO 375', ADD CE
- -JANUARY 2016 - REV. BLDG ENV. B
- -

0 30 60 120 NORTH NC GRID NAD 83

SCALE: 1"=60'

DATE: 09/08/2008

PROJECT NUMBER: 08130

FILE NAME: DP-2.0 PROP. DEVELOP.

DRAWN BY: MCL

APPROVED BY: RCS

TITLE:

PROPOSED DEVELOPMENT PLAN

SHEET: DP-2.0

Y:\08130-751 South at Southpoint\Drawings\Development Plan\DP-2.0 PROPOSED DEVELOPMENT PLAN_2016 Plan.dwg Jan 12, 2016 - 9:19am