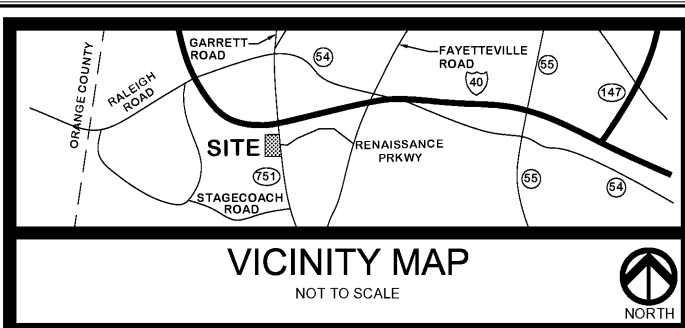


LOT 6 CONSTRUCTION PLANS FOR WESTPOINT AT 751 7806 HIGHWAY 751 SOUTH TRIANGLE TOWNSHIP, DURHAM, NC 27713 MARCH, 2017



CONSULTANTS: CONSULTANT / APPLICANT: CE GROUP, INC. 301 GLENWOOD AVE. 220 SUITE 220 RALEIGH, NORTH CAROLINA 27603 919-367-8790 X 104 919-322-0032 (FAX) MARK@CEGROUPINC.COM (E-MAIL) MARK SHASSHNESS, PE LEED AP SURVEYOR: SURVEYOR: CE GROUP, INC. 301 GLENWOOD AVE. 220 SUITE 220 RALEIGH, NORTH CAROLINA 27603 919-367-8790 X 104 919-322-0032 (FAX) SHANE@CEGROUPINC.COM (E-MAIL) SHANE STRICKLAND, PLS

FINAL DESIGN NOT RELEASED FOR CONSTRUCTION

BUILDING DESIGN GUIDELINES (WESTPOINT AT 751 DEVELOPMENT PLAN CASE# Z0800031)

- 1. DESCRIPTION OF CONTEXT
A. WESTPOINT AT 751 IS LOCATED ALONG HIGHWAY 751...
B. THE PROPOSED ARCHITECTURAL STYLE...
C. DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO THE CONTEXT AREA

- NOTES:
1. PER DESIGN STANDARD 3.8 (SEE COMMITTED ELEMENTS NOTE 13) THE LANDSCAPE AND DECORATIVE SITE WALLS COMPLEMENT THE EXISTING CHARACTER AND ATTRACTIVENESS OF THE SOUTHWEST AREA...
- CURVILINEAR WALL LAYOUTS
- SCALE OF WALLS
- WALL VENEER MATERIALS
- LANDSCAPE LAYOUT AND ARRANGEMENTS
- PLANT TYPES
- SIGNAGE MATERIALS

GENERAL CONDITIONS OF PLAN APPROVAL

- 1. EXISTING UNDERGROUND STRUCTURES AND UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND BEST AVAILABLE RECORD DRAWINGS...
2. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-832-4849 FOR ASSISTANCE LOCATING EXISTING UTILITIES...
3. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF DURHAM STANDARDS AND SPECIFICATIONS...
4. THE SITE PLAN SHALL CONFORM TO N.C.D.O.T. STANDARDS AND SPECIFICATIONS...
5. THE PROPERTY SURVEY HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AND CERTAIN SAME...
6. NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY...
7. THE CE GROUP, INC. DOES NOT CERTIFY TO THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES SHOWN ON THIS SURVEY...
8. TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY: CE GROUP, INC...
9. THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS...
10. 100' WIDE BUFFER, MEASURED FROM TOP OF BANK, EACH SIDE OF STREAM, NO CLEARING OR GRADING OTHER THAN SELECTIVE THINNING AND ORDINARY MAINTENANCE OF EXISTING VEGETATION PERMITTED...
11. STATE AND LOCAL PERMITS AND APPROVALS WILL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES...
12. THE LOCATION OF THE SIDEWALK SHOWN ON THIS PLAN IS SCHEMATIC...
13. NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION...
14. ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE...
15. STREET TREES MEETING THE REQUIREMENTS OF SECTION 9.4.4 OF THE UDO SHALL BE PLANTED BEFORE THE DATE OF COMMENCEMENT...
16. UNDISTURBED LANDSCAPE BUFFERS...
17. PRESERVED TREE COVERAGE AREAS SHALL NOT BE USED FOR ACTIVE RECREATION PURPOSES...
18. ALL BUILDINGS SHALL BE SET BACK AT LEAST 10 FEET FROM THE EDGE OF ANY PRESERVED TREE COVERAGE AREA...
19. EQUALS ONE FOOT OF RADIUS FOR EVERY ONE FOOT OF CURVED TREES...
20. PROTECTION OF EXISTING VEGETATION...
21. CURVES PREVENTING PREVIOUS WALLS...
22. TREES SHALL BE PLANTED IN THE BUFFER...
23. CURVES PREVENTING PREVIOUS WALLS...
24. IF AN OFF-SITE SPOK OR BORROW SITE IS UTILIZED, THEN THAT DISTURBED AREA MUST BE INCLUDED IN THE LAND DISTURBING PLAN AND PERMIT UNLESS ALREADY PERMITTED.

CITY OF DURHAM PUBLIC WORKS DEPARTMENT APPROVED
ENGINEERING DATE
STORM WATER DATE
TRANSPORTATION DATE

SPECIAL CONDITIONS OF APPROVAL

- 1. CONSTRUCT A 4" BIRK LINE ACROSS THE FRONTAGE OF THE PROPERTY IN ACCORDANCE WITH THE CITY OF DURHAM AND NCDOT GUIDELINES...
2. RE-STRIPE THE NORTHBOUND APPROACH OF NC 751 TO PROVIDE A LEFT-TURN LANE WITH ADEQUATE STORAGE AND TAPER...
3. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED FOR THE PREVIOUSLY APPROVED INFRASTRUCTURE PLAN (10/07/10)...
4. EXTEND THE EXISTING OUTSIDE RIGHT-TURN LANE ON THE NORTH AND 140 EASTBOUND OFF-RAMP TO PROVIDE ADEQUATE STORAGE AND TAPER...
5. NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION...
6. CONSTRUCT A RIGHT-TURN LANE ON THE SOUTHBOUND APPROACH OF NC 751 WITH ADEQUATE STORAGE AND TAPER...
7. RE-STRIPE THE NORTHBOUND APPROACH OF NC 751 TO PROVIDE A LEFT-TURN LANE WITH ADEQUATE STORAGE AND TAPER...
8. CONSTRUCT THE EASTBOUND APPROACH OF THE SITE DRIVEWAY TO HAVE ONE INGRESS LANE AND THREE EGRESS LANES...
9. BACK FLOW PERMIT REQUIRED PRIOR TO CONSTRUCTION...
10. CENTER LINE OF 26 FOOT WIDE CITY OF DURHAM WATER EASEMENT SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 15, PAGE 958...
11. THE LOCATION OF THE SIDEWALK SHOWN ON THIS PLAN IS SCHEMATIC...
12. NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION...
13. SANITARY SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING UNDERGROUND WATER MAIN...
14. SANITARY SEWER CROSSINGS WATER MAINS SHALL BE PROVIDED A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER...
15. SANITARY SEWER CROSSINGS WATER MAINS SHALL BE PROVIDED A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER...
16. FINAL DESIGN CALCULATIONS FOR THE STORM WATER IMPACT ANALYSIS WILL BE THE USE OF STORAGE, INFLUENCE ROUTING METHODOLOGY SUCH AS TR-55 OR HEC-2 MODELS...
17. APPROXIMATE OCCUPANCY CERTIFICATES OF COMPLIANCE FOR THE PROJECT...
18. AS-BUILT DRAWINGS SHALL BE APPROVED PRIOR TO WATER METER AND SANITARY SEWER SERVICE CONNECTION INSTALLATIONS...
19. A HYDRANT IS PROPOSED AT THE INTERSECTION OF THE RIGHT-OF-WAY A FIRE FLOW ANALYSIS IS REQUIRED...
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21. IF A HYDRANT IS PROPOSED AT THE INTERSECTION OF THE RIGHT-OF-WAY A FIRE FLOW ANALYSIS IS REQUIRED...
22. WATER PERMIT REQUIRED...
23. PRIOR TO SITE PLAN PRELIMINARY PLAN APPROVAL...
24. WATER PERMIT REQUIRED...
25. STATE AND FEDERAL PERMIT AUTHORIZATION WILL BE REQUIRED...
26. ALL SIZES, MATERIALS, SLOPES, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL PROPOSED UTILITIES...
27. AS-BUILT DRAWINGS SHALL BE APPROVED PRIOR TO WATER METER AND SANITARY SEWER SERVICE CONNECTION INSTALLATIONS...
28. IF A HYDRANT IS PROPOSED OUTSIDE OF THE RIGHT-OF-WAY A FIRE FLOW ANALYSIS IS REQUIRED...
29. WATER PERMIT REQUIRED...
30. PRIOR TO SITE PLAN PRELIMINARY PLAN APPROVAL...
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32. WATER PERMIT REQUIRED...
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39. WATER PERMIT REQUIRED...
40. WATER PERMIT REQUIRED...

PUBLIC WORKS CONDITIONS OF APPROVAL

- 1. ALL SIZES, MATERIALS, SLOPES, GEOMETRY, LOCATIONS, EXTENSIONS AND DEPTHS FOR ALL EXISTING AND PROPOSED UTILITIES...
2. A HYDRANT IS PROPOSED AT THE INTERSECTION OF THE RIGHT-OF-WAY A FIRE FLOW ANALYSIS IS REQUIRED...
3. A COMPLETED STORMWATER FACILITY MAINTENANCE AND OPERATIONAL PERMIT AGREEMENT WITH APPROPRIATE FEES...
4. PLAN REVIEW PLANS WILL NOT BE REVIEWED WITHOUT THESE ITEMS...
5. BACK FLOW PERMIT REQUIRED PRIOR TO CONSTRUCTION...
6. CENTER LINE OF 26 FOOT WIDE CITY OF DURHAM WATER EASEMENT SUBJECT TO TERMS STATED IN THE DECLARATION IN REAL ESTATE BOOK 15, PAGE 958...
7. THE LOCATION OF THE SIDEWALK SHOWN ON THIS PLAN IS SCHEMATIC...
8. NCDOT DRIVEWAY PERMIT REQUIRED PRIOR TO CONSTRUCTION...
9. SANITARY SEWERS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING UNDERGROUND WATER MAIN...
10. SANITARY SEWER CROSSINGS WATER MAINS SHALL BE PROVIDED A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER...
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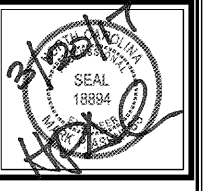
COMMITTED ELEMENTS

- 1. LIGHT LEVELS ALONG THE NORTHERN EDGE OF THE 100' STREAM BUFFER SHALL CONFORM TO THE LIGHT STANDARDS REQUIRED AT PROPERTY LINES...
2. DECAT A ADDITIONAL RIGHT-WAY TO PROVIDE A MINIMUM OF TEN FEET (10') BEHIND THE EXISTING AND PROPOSED BACK OF CURB...
3. A 10' WIDE PEDESTRIAN EASEMENT SHALL BE PROVIDED IN THE SOUTHWEST CORNER OF THE PROPERTY...
4. ANY PROPOSED RETAINING WALLS LOCATED ALONG THE STREAM BUFFER SHALL BE OF A DARK EARTH TONE COLOR...
5. THE COMMITTED USE FOR THE PROPOSED BUILDINGS GRAPHICALLY SHOWN ON DP-2.0 SHALL BE A HOTEL USE...
6. NO SMOKE RETAIL SALE SHALL BE LARGER THAN 800 SQ FT...
7. SUBJECT TO METCO WARRANTS AND APPROVAL BY NCDOT, INSTALL A TRAFFIC SIGNAL WITH STEEL POLES, MAST ARMS, AT THE INTERSECTION OF NC 751 AND FAULCON VIEW DRIVE...
8. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 375' OF THE SOUTHERN PROPERTY LINE...
9. BUILDING ENVELOPE OR SHALL NOT EXCEED 46.00 FOOT...
10. BUILDING ENVELOPE OR SHALL NOT EXCEED 46.00 FOOT...
11. BUILDING ENVELOPE OR SHALL NOT EXCEED 46.00 FOOT...
12. LIVE EVERGREEN TREES INSTALLED AT 8'-10" IN HEIGHT AND AN EVERGREEN HEIGHT INSTALLED AT 24'-30" IN HEIGHT AND SPACED AT 36" ON CENTER...
13. ALL BUILDINGS SHALL BE PROVIDED WITH A DECK OR PATIO...
14. THE DEVELOPER SHALL CONSTRUCT A 4" BIRK LINE ACROSS THE FRONTAGE OF THE PROPERTY...
15. FOUR FEET OF ADDITIONAL ASPHALT FOR A FUTURE BIKEWAY LANE WILL BE INSTALLED AS PART OF THE OFF-SITE ROAD IMPROVEMENTS...
16. AT THE TIME OF SITE PLAN APPROVAL, THE DEVELOPER AGREES THAT THE TOTAL NITROGEN EXPORT FOR THIS PROJECT SHALL BE MITIGATED TO 2.2 POUNDS/ACRE/YEAR...
17. THE DEVELOPER SHALL PROVIDE A BUS SHELTER...
18. A FINAL DETERMINATION ON THE NEED FOR A SHELTER SHALL BE MADE BY DATA OR ITA DURING THE SITE PLAN REVIEW PROCESS...
19. A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY RAMEY + KEMP + ASSOCIATES SEALEAD DATE 8/8/08 WITH ADDENDUMS IN JANUARY 2009, JUNE 2009, AND SEPTEMBER 2009...
20. CONSTRUCT A RIGHT-TURN LANE ON THE SOUTHBOUND APPROACH OF NC 751 WITH ADEQUATE STORAGE AND TAPER...
21. CONSTRUCT THE EASTBOUND APPROACH OF THE SITE DRIVEWAY TO HAVE ONE INGRESS LANE AND THREE EGRESS LANES...
22. CONSTRUCT THE WESTBOUND APPROACH OF THE SITE DRIVEWAY TO HAVE ONE INGRESS LANE AND THREE EGRESS LANES...
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APPROVAL

Case D 120169
Date: MARCH, 2017
Scale: N/A
Drawn: JPD
Checked: MPA
Project No: 127-154
Computer Dwg. Name: 200-103\_Sht01-Con-Cover
Sheet No: 1 of 1

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LOT 6 CONSTRUCTION PLANS FOR WESTPOINT AT 751 NC HIGHWAY 751 SOUTH, TRIANGLE TOWNSHIP, DURHAM, NC 27713 COVER SHEET

Revision table with columns for NO., DATE, and REVISIONS.