

CONSTRUCTION PLANS

FOR

FEDERAL REALTY INVESTMENT TRUST

EASTGATE SHOPPING CENTER - BLDG. D

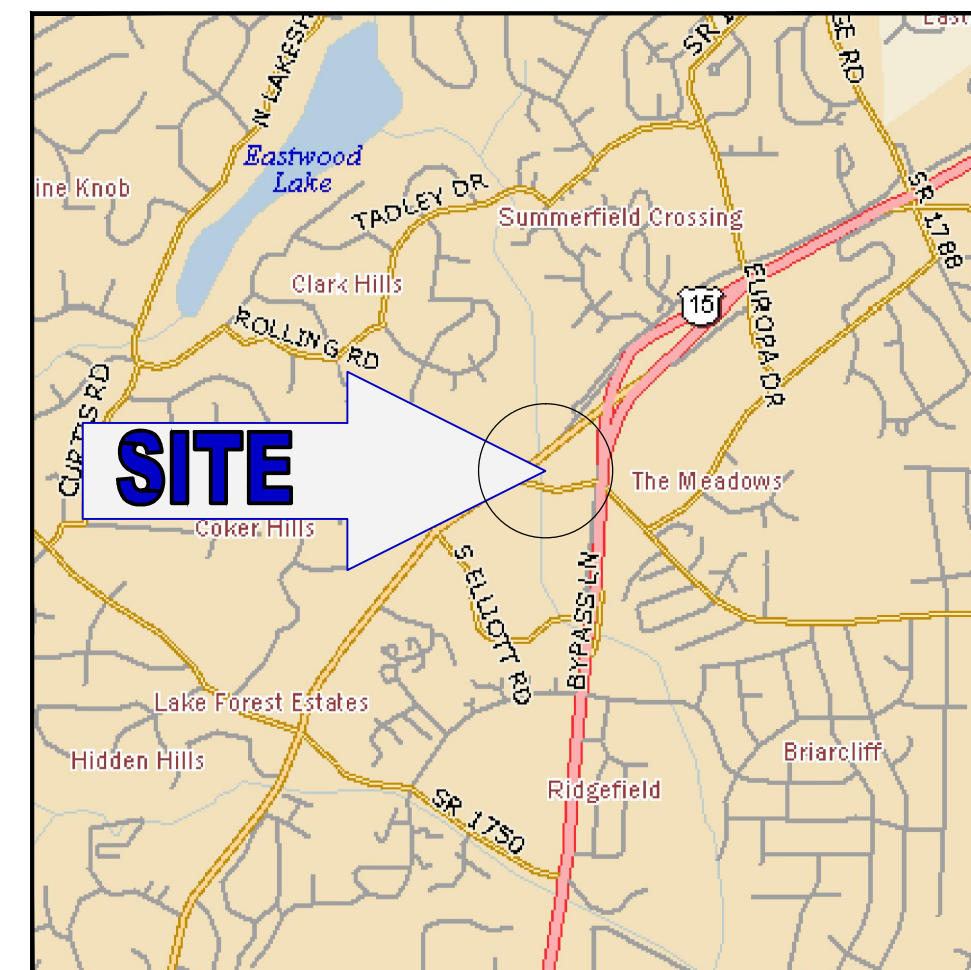
PROJECT FACT INFORMATION	
NET LAND AREA:	0.44 AC. (19,276 S.F.)
GROSS LAND AREA (NLA*1.1):	0.487 AC. (21,203 SF)
OUTDOOR AMENITY PROVIDED:	2,465 S.F. (1,390 S.F. FEE-IN-LIEU)
OUTDOOR AMENITY REQUIRED:	3,855 S.F.
DISTURBED AREA	0.432 AC. (18,805 S.F.)
CONSTRUCTION AREA (PROJ AREA+DISTURBED OUTSIDE PROJ AREA+ DISTURBANCE IN ROW):	0.604 AC. (26,291 S.F.)
BUILDING AREA:	
HEIGHT:	22'-0" (1 STORY)
GROSS FLOOR AREA:	7,761 SF
BUILDING LOT COVERAGE	
EXISTING	8.6%
PROPOSED	40.3%
PARKING REQUIRED:	
MIN. 1 PARKING SPACE PER 110 SF OF GFA	71
MAX. 1 PARKING SPACE PER 75 SF OF GFA	104
PARKING PROVIDED:	
	9 REGULAR SPACES
	1 HANDICAP SPACES
	10 TOTAL SPACES
BICYCLE PARKING PROVIDED:	
	8 SHORT TERM SPACES
	TBD LONG TERM SPACES
	TBD TOTAL SPACES
IMPERVIOUS AREA:	
EXISTING	17106 SF @ 90.9%
PROPOSED	15755 SF @ 83.7%
ZONING:	
LAND USE:	WX-7
EXISTING	SHOPPING CENTER
PROPOSED	SHOPPING CENTER
DEED REFERENCE:	
	D.B. 621 PG. 127
	D.B. 90 PG. 28
PARCEL NUMBER:	PIN# 9799-25--5527
TOWNSHIP:	TOWN OF CHAPEL HILL
Build to Zone Calculations:	
Project Width	89.2'
Building Width adjacent to BTZ	77.2'
BTZ %	87%

CONTACT INFORMATION

TELEPHONE AT&T BRENDA PENDERGRAFT (919) 940-6631 bp6035@att.com	ELECTRIC DUKE ENERGY 9700 DAVIS TAYLOR DR. CHARLOTTE, NC 28262 1-800-653-5307
FIRE DEPARTMENT TOWN OF CHAPEL HILL FIRE DEPARTMENT STATION #1 DAN JONES, CHIEF 403 MARTIN LUTHER KING JR. BLVD. CHAPEL HILL, NC 27514 (919) 969-2781 fire@townofchapelhill.org	BUILDING DEPARTMENT TOWN OF CHAPEL HILL INSPECTIONS DIVISION CHELSEA LAWS, INSPECTIONS MANAGER TOWN HALL, 1ST FLOOR 405 MARTIN LUTHER KING JR. BLVD. CHAPEL HILL, NC 27514 (919) 969-2718
SANITARY SEWER ORANGE WATER AND SEWER AUTHORITY NICK PARKER 400 JONES FERRY RD. CARRBORO, NC 27510 (919) 969-4421	STORM DRAINAGE TOWN OF CHAPEL HILL PUBLIC WORKS CHRIS JENSEN, STORMWATER ENGINEER 405 MARTIN LUTHER KING JR. BLVD. CHAPEL HILL, NC 27514 (919) 969-7233
ZONING TOWN OF CHAPEL HILL DEVELOPMENT SERVICES ERIC FELD TOWN HALL, 3RD FLOOR 405 MARTIN LUTHER KING JR. BLVD. CHAPEL HILL, NC 27514 (919) 969-5077	WATER ORANGE WATER AND SEWER AUTHORITY NICK PARKER 400 JONES FERRY RD. CARRBORO, NC 27510 (919) 969-4421
DEPT. OF TRANSPORTATION NCCDOT DIVISION 7 P.O. BOX 766 127 EAST CRESCENT SQUARE DR. GRAHAM, NC 27253 CHUCK EDWARDS (336) 576-6833	EROSION CONTROL ORANGE COUNTY EROSION CONTROL DIVISION WESLEY POOLE, EROSION CONTROL OFFICER II 131 W. MARGARET LANE, SUITE 200 HILLSBOROUGH, NC 27278 (919) 245-2587
GAS P.S.N.C. ENERGY BRIAN SMITH (919) 999-7454	SOLID WASTE ORANGE COUNTY JEFF SCOUTEN (919) 969-2788

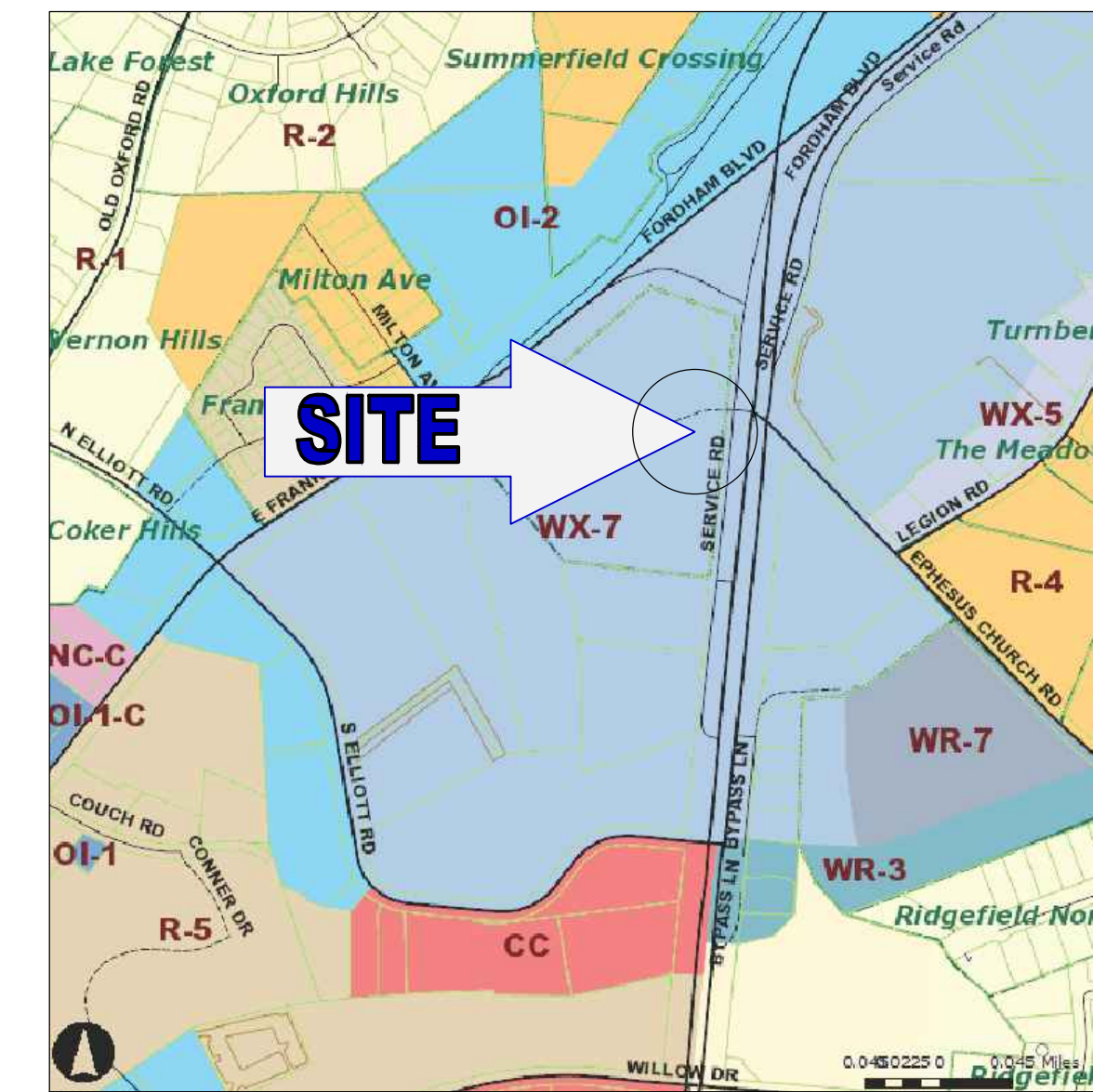
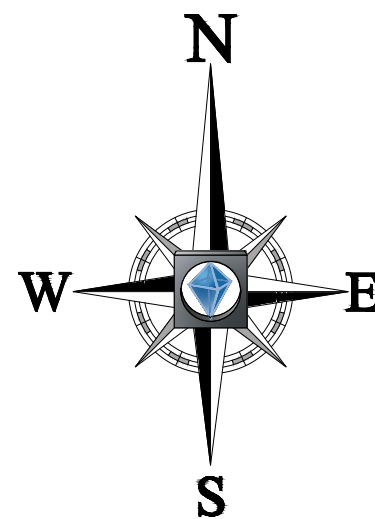
LOCATION OF SITE

1800 E FRANKLIN STREET
CHAPEL HILL, NC 27514
PARCEL PIN #9799255527
DB 621 PG 127 & DB 90 PG 28



LOCATION MAP

COPYRIGHT 2003
DELORE STREET ATLAS 2004 PLUS USA
SCALE: 1"=200'



AREA MAP

NTS

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1.0
GENERAL NOTES	C-1.1
GENERAL LEGEND	C-1.2
ALTA SURVEY (BY OTHERS)	C-2.0
DEMOLITION & PED./CONST. MGMT PLAN	C-3.0
SITE PLAN	C-4.0
OVERALL SITE PLAN	C-4.1
GRADING AND DRAINAGE PLAN	C-5.0
UTILITY PLAN	C-6.0
CONSTRUCTION DETAILS	D-1.0
CONSTRUCTION DETAILS	D-1.1
HARDSCAPE PLAN	L1.01
PHOTOMETRIC PLAN	L1.02
LANDSCAPE PLAN	L3.00
PLANT SCHEDULE & TREE PROTECTION FENCING	L3.02
LANDSCAPE NOTES AND DETAILS	L4.01

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

SIGNATURE DATE SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT #

REVISION DATE:

BOHLER
ENGINEERING NC, PLLC

LAND SURVEYING SITE ANALYSIS LANSKAP ARCHITECTURE
PROGRAM MANAGEMENT PERMITTING SERVICES TRANSPORTATION SERVICES

PHILADELPHIA PA PHOENIX AZ
PHILADELPHIA PA PHOENIX AZ
REHOBOTH BEACH DE
NEW YORK NY
NEW JERSEY

NORTHERN VIRGINIA
CHARLOTTE, NC
BALTIMORE, MD
SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY
1	8/25/15	REV. PER PRE-CDC MEETING	WLB
2	10/2/15	REV. PER TOWN COMMENTS	WLB
3	10/22/15	REV. PER TOWN COMMENTS	WLB

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCR152015
DRAWN BY: ZNA
CHECKED BY: WLB
DATE: 08/14/2015
SCALE: N/A
CAD I.D.: SD3

PROJECT:
EASTGATE SHOPPING CENTER BLDG. D
FOR
FEDERAL REALTY INVESTMENT TRUST
LOCATION OF SITE
1800 E FRANKLIN STREET
CHAPEL HILL, NC 27514

BOHLER
ENGINEERING
NC, PLLC - NCBELS P-1132
4011 WESTCHASE BLVD., SUITE 290
RALEIGH, NC 27607
Phone: (919) 578-9000
Fax: (919) 703-2665
NC@BohlerEng.com

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER
WYATT L. BONE
(9/22/15)

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C - 1.0

OWNER/DEVELOPER
FEDERAL REALTY INVESTMENT TRUST
1626 E. JEFFERSON STREET
ROCKVILLE, MD 20852
DAVID ZAPPOINI
(301) 998-8177

SURVEYOR
ALLIED ASSOCIATES, P.A.
4730 KESTER MILL RD.
WINSTON-SALEM, NC 27103
DATED: 07/01/2015
(336) 765-2377

STORMWATER/
FLOODPLAIN
CONSULTANT
ROYAL WATER RESOURCES, PLLC
254 OAKWOOD DRIVE
PITTSBORO, NC 27312
(919) 369-8397

LANDSCAPE
ARCHITECT
STUDIO399 LANDSCAPE
ARCHITECTURE, P.C.
6416 GROVEDALE DR., SUITE 100-A
ALEXANDRIA, VA 22310
DATED: 08/14/2015
(703) 719-6500

ARCHITECT
JFP ARCHITECTS
2835 O'DONNELL ST. SUITE 300
BALTIMORE, MD 21224
DATED: 07/01/2015
(410) 426-7470

LEGAL DESCRIPTION

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT.
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND
FULL CONFORMANCE WITH LOCAL, REGIONAL AND CODES.

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
<p>CURB AND GUTTER</p> <p>CONCRETE CURB & GUTTER</p> <p>SPILL CURB TRANSITION CURB</p> <p>DEPRESSED CURB AND GUTTER</p>		
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	CONTOUR LINE	
	SPOT ELEVATIONS	
	SANITARY LABEL	
	STORM LABEL	
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET			
AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BK	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
BLDG	BUILDING	R	RADIUS
BM	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CPP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	S/W	SIDEWALK
DEC	DECORATIVE	TBR	TO BE REMOVED
DEP	DEPRESSED	TBRL	TO BE RELOCATED
DIP	DUCTILE IRON PIPE	TC	TOP OF CURB
DOM	DOMESTIC	TELE	TELEPHONE
ELEC	ELECTRIC	TPF	TREE PROTECTION FENCE
ELEV	ELEVATION	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	TYP	TYPICAL
ES	EDGE OF SHOULDER	UG	UNDERGROUND
EW	END WALL	UP	UTILITY POLE
EX	EXISTING	W	WIDE
FES	FLARED END SECTION	WL	WATER LINE
FF	FINISHED FLOOR	WM	WATER METER
FH	FIRE HYDRANT	±	PLUS OR MINUS
FG	FINISHED GRADE	°	DEGREE
G	GRADE	Ø	DIAMETER
GF	GARAGE FLOOR (AT DOOR)	#	NUMBER
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
L/S	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		

BOHLER ENGINEERING NC, PLLC

STATE OF NORTH CAROLINA
 PROFESSIONAL ENGINEER
 NO. 10000
 EXPIRES 12/31/2015

LAND SURVEYING ARCHITECTURE
 CIVIL ENGINEERING LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PROGRAM MANAGEMENT TRANSPORTATION SERVICES

PHILADELPHIA, PA NORTHERN VIRGINIA
 PHOENIX, AZ RALEIGH, NC
 RICHMOND, VA SOUTH CAROLINA
 RICHMOND BEACH, DE CHARLOTTE, NC
 NEW YORK, NY WASHINGTON, DC
 NEW YORK, NY SOUTH FLORIDA
 NEW JERSEY

REVISIONS

REV	DATE	COMMENT	BY
1	8/25/15	REV. PER PRE-CDC MEETING	WLB
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PROJECT No.: NCR152015
 DRAWN BY: ZNA
 CHECKED BY: WLB
 DATE: 08/14/2015
 SCALE: N/A
 CAD I.D.: SD3

PROJECT:

EASTGATE SHOPPING CENTER BLDG. D

FOR

FEDERAL REALTY INVESTMENT TRUST

LOCATION OF SITE
 1800 E FRANKLIN STREET
 CHAPEL HILL, NC 27514

BOHLER ENGINEERING NC, PLLC

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 RALEIGH, NC 27607
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 Fax: (919) 703-2665
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL

SEAL NO. 10000
 EXPIRES 12/31/2015

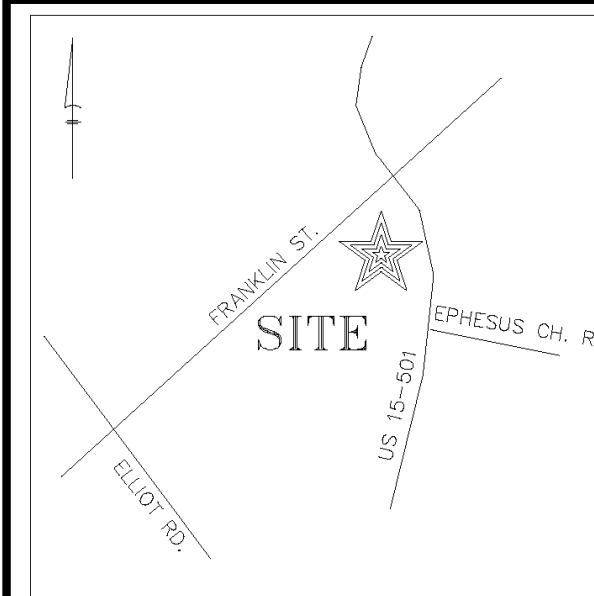
W. A. T. L. BOYD

SHEET TITLE:

GENERAL LEGEND

SHEET NUMBER:

C - 1.2



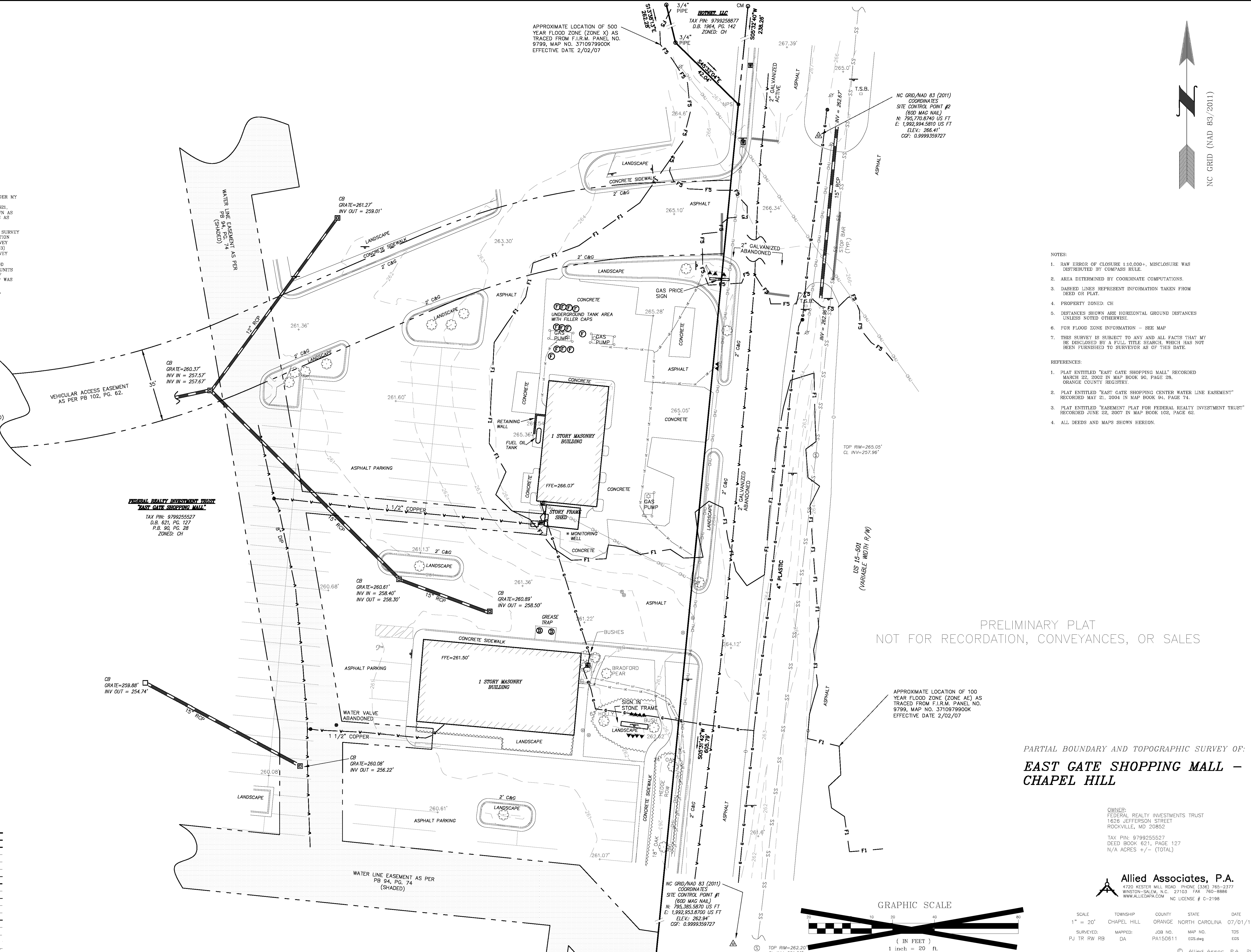
VICINITY MAP NOT TO SCALE

CERTIFICATE OF ACCURACY OF MAPPING

ORANGE COUNTY, NORTH CAROLINA
 I, DAVID K. ALLEY, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 621, PAGE 127), THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:20,000, THAT THE SITE CONTROL SHOWN HEREON WAS ESTABLISHED UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY: 1) CLASS OF SURVEY CLASS A 2) POSITIONAL ACCURACY DOES NOT EXCEED 0.10"; 3) TYPE OF GPS FIELD PROCEDURE RTK; 4) DATE OF SURVEY 4/23/2015; 5) DATUM (SPCH NAD 83(2011)); 6) PUBLISHED/FIXED CONTROL: NCGS VES-MERIDIAN; 7) GRID MOVING GEODETIC CORRECTION FACTOR 0.9999999999999999; 8) U.S. SURVEY FOOT AND THAT THIS PLAN IS OF A SURVEY OF EXISTING PARCELS OR PORTIONS OF LAND AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____

L-4492
 LICENSE NO. _____ PROFESSIONAL LAND SURVEYOR

- LEGEND**
- EXISTING IRON PIN
 - EXISTING IRON REBAR
 - GPS CONTROL MONUMENT
 - CONCRETE R/W MONUMENT
 - NO POINT SET
 - IRON REBAR SET
 - MAG NAIL SET
 - UTILITY POLE
 - LIGHT POLE
 - BOLLARD
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - SIGN
 - DROP INLET - CURB INLET
 - CATCH BASIN
 - OPEN THROAT CATCH BASIN
 - SEWER CLEAN OUT
 - SEWER MANHOLE
 - STORM MANHOLE
 - TELEPHONE MANHOLE
 - WELL
 - FIBER OPTIC MARKER
 - CABLE PEDESTAL
 - TELEPHONE PEDESTAL
 - PUBLIC PAY TELEPHONE
 - TRAFFIC SIGNAL BOX
 - POWER TRANSFORMER
 - SITE BENCHMARK
 - GUY
 - UNDERGROUND FUEL TANK
 - RIGHT-OF-WAY
 - CONCRETE MONUMENT
 - CHORD
 - SIGHT EASEMENT
 - DEED BOOK
 - PLAT BOOK
 - PAGE
 - SQUARE FEET
 - POINT OF BEGINNING
 - BUILDING HEIGHT
 - FINISHED FLOOR ELEVATION
 - FIRE DEPARTMENT CONNECTION
 - FDC
 - CORRUGATED METAL PIPE
 - RCP
 - REINFORCED CONCRETE PIPE
 - CMP
 - DUCTILE IRON PIPE
 - DIP
 - TAX PARCEL ID NUMBER
 - PIN
 - BACK OF CURB
 - CC
 - CURB CUT
 - EDL
 - EXISTING DOOR LOCATIONS
 - CONC.
 - CONCRETE
 - PRESSURE RELEASE VALVE
 - PRV
 - FULL OF DEBRIS
 - FOD
 - RAILROAD SPIKE
 - RRS
 - TOP OF WALL
 - TW
 - MEASURED
 - (M)
 - RECORDED
 - (R)
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - UNSURVEYED PROPERTY LINE
 - FENCE LINE
 - EDGE OF PAVEMENT
 - OVERHEAD UTILITY
 - EASEMENT
 - ZONING LINE
 - SEWER LINE
 - GAS LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND FIBER OPTIC
 - WATER LINE
 - ELECTRIC LINE
 - FORCE MAIN SEWER
 - WOODS LINE
 - LANDSCAPE AREA LINE



- NOTES:**
- RAW ERROR OF CLOSURE 1:10,000+, MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE
 - AREA DETERMINED BY COORDINATE COMPUTATIONS
 - DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT
 - PROPERTY ZONED: CH
 - DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE
 - FOR FLOOD ZONE INFORMATION - SEE MAP
 - THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL TITLE SEARCH, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR AS OF THIS DATE.
- REFERENCES:**
- PLAT ENTITLED "EAST GATE SHOPPING MALL" RECORDED MARCH 22, 2002 IN MAP BOOK 90, PAGE 28, ORANGE COUNTY REGISTRY.
 - PLAT ENTITLED "EAST GATE SHOPPING CENTER WATER LINE EASEMENT" RECORDED MAY 21, 2004 IN MAP BOOK 94, PAGE 74.
 - PLAT ENTITLED "EASEMENT PLAT FOR FEDERAL REALTY INVESTMENT TRUST" RECORDED JUNE 29, 2007 IN MAP BOOK 102, PAGE 62.
 - ALL DEEDS AND MAPS SHOWN HEREON.

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES, OR SALES

PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY OF:
EAST GATE SHOPPING MALL - CHAPEL HILL

THIS PLAN TO BE UTILIZED FOR
 INFORMATIONAL
 PURPOSES ONLY

BOHLER ENGINEERING NC, PLLC
 ENGINEERING ARCHITECTURE
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

PHILADELPHIA PA
 PHOENIX AZ
 RICHMOND VA
 RICHMOND BEACH DE
 SOUTH CAROLINA
 SOUTH FLORIDA
 CHARLOTTE NC
 RALEIGH NC

REVISIONS

REV	DATE	COMMENT	BY
1	8/25/15	REV. PER PRE-ODC MEETINGS	WLB
2	10/2/15	REV. PER TOWN COMMENTS	WLB
3	10/22/15	REV. PER TOWN COMMENTS	WLB

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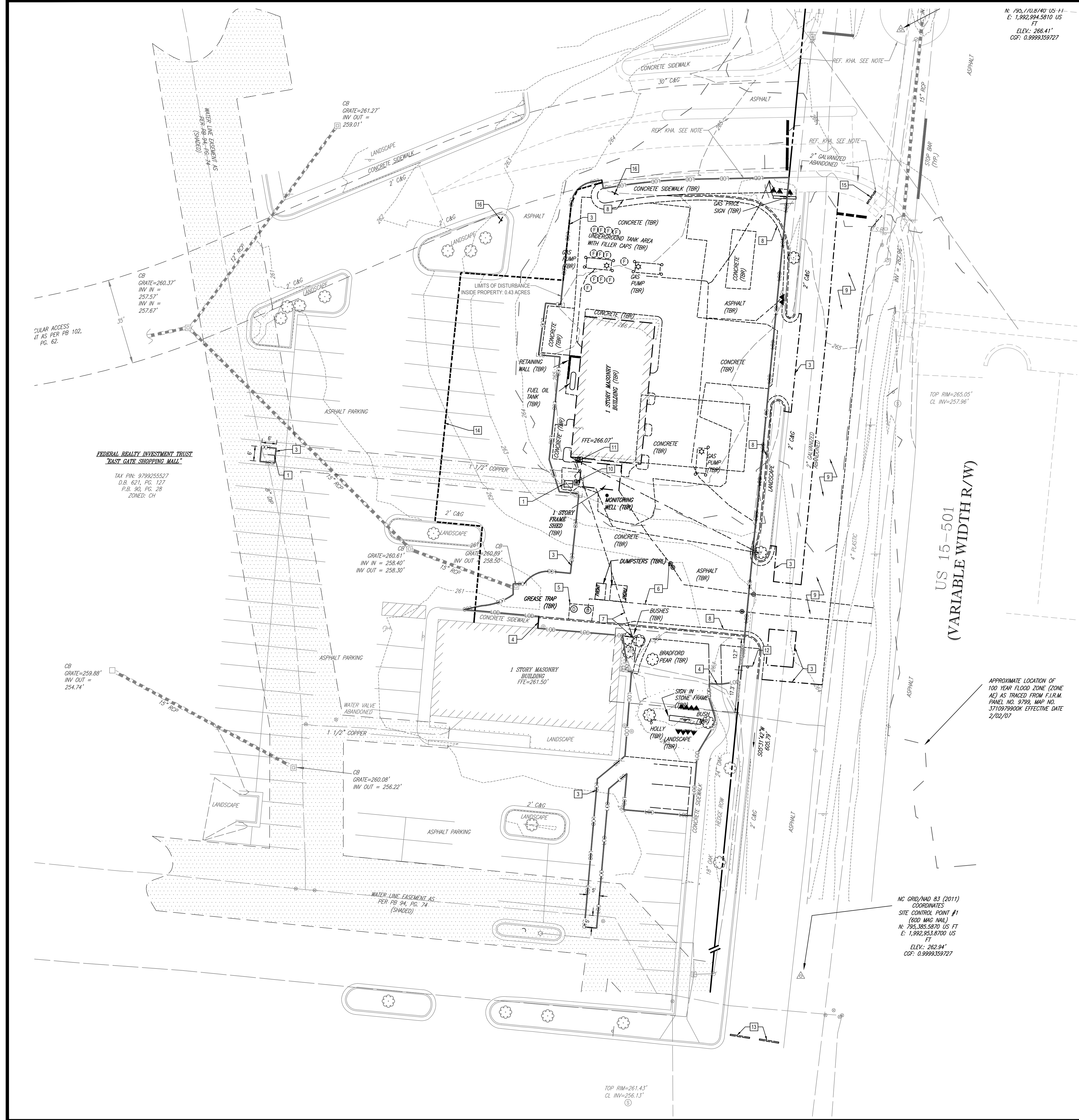
PROJECT No.: NCR152015
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 DATE: 08/14/2015
 SCALE: NOT TO SCALE
 CAD I.D.: SSS

PROJECT:
EASTGATE SHOPPING CENTER BLDG. D
 FOR
FEDERAL REALTY INVESTMENT TRUST
 LOCATION OF SITE
 1800 E FRANKLIN STREET
 CHAPEL HILL, NC 27514

BOHLER ENGINEERING NC, PLLC
 4011 WESTCHASE BLVD., SUITE 290
 RALEIGH, NC 27607
 Phone: (919) 578-9000
 Fax: (919) 703-2665
 NC@BohlerEng.com

SHEET TITLE:
ALTA SURVEY (BY OTHERS)

SHEET NUMBER:
C-2.0



N: 1,992,994.5810 US FT
 E: 1,992,994.5810 US FT
 ELEV: 266.41'
 CGF: 0.9999359727

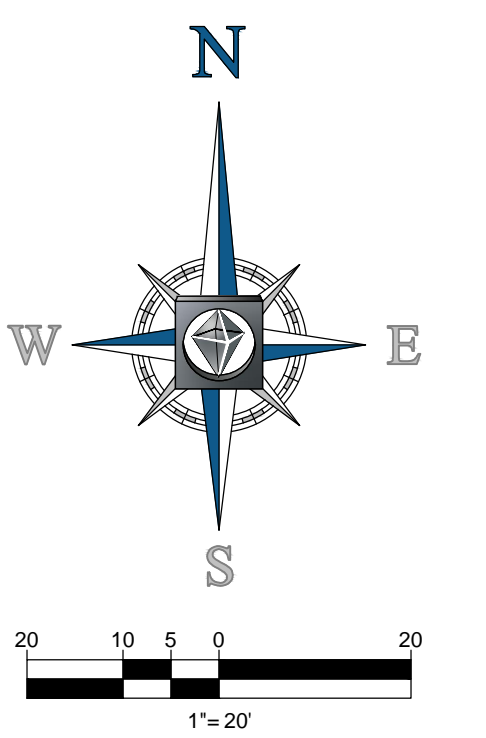
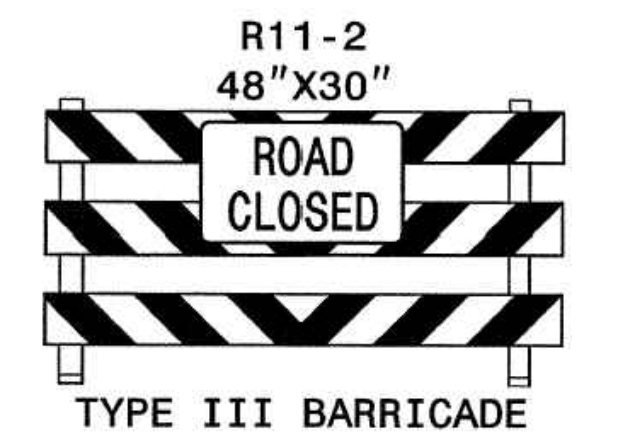
FEDERAL REALTY INVESTMENT TRUST
 "EASTGATE SHOPPING MALL"
 TAX PIN: 9799255527
 D.B. 621, PG. 127
 P.B. 90, PG. 28
 ZONED: CH

NC GRID/MD 83 (2011)
 COORDINATES
 SITE CONTROL POINT #1
 (600 MAG NAK)
 N: 795,385.5970 US FT
 E: 1,992,953.8700 US FT
 ELEV: 262.94'
 CGF: 0.9999359727

**DEMOLITION/REMOVAL
 LEGEND**

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
---	EASEMENT LINE
---	CONCRETE CURB & GUTTER
---	UTILITY POLE WITH LIGHT
---	POLE LIGHT
---	TRAFFIC LIGHT
---	UTILITY POLE
---	TYPICAL LIGHT ACCORN LIGHT
---	TYPICAL SIGN
---	PARKING COUNTS
---	SPOT ELEVATIONS
---	SANITARY LABEL
---	STORM LABEL
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
---	HYDRANT
---	SANITARY MANHOLE
---	STORM MANHOLE
---	WATER METER
---	WATER VALVE
---	GAS VALVE
---	GAS METER

- # DEMOLITION NOTES
- CAP AND ABANDON WATERLINE IN PLACE
 - NOT USED
 - SAW-CUT AND REMOVE PAVEMENT SECTION
 - SAW-CUT AND REMOVE SIDEWALK
 - REMOVE GREASE TRAP
 - REMOVE SANITARY SERVICE AND CLEANOUTS: CAP AT MAIN
 - REMOVE GAS SERVICE AND CAP AT METER
 - REMOVE CURB AND GUTTER
 - REMOVE PAVEMENT SECTION
 - COORDINATE REMOVAL OF WATER SERVICE WITH OWASA
 - COORDINATE REMOVAL OF GAS METER AND SERVICE WITH PSNC
 - REMOVE SIGN
 - 8" WIDE TYPE II BARRICADE WITH 48"X30" R11-2 SIGN - INSTALL PRIOR TO COMMENCING CONSTRUCTION
 - TEMPORARY CONSTRUCTION FENCE - INSTALL PRIOR TO COMMENCING CONSTRUCTION
 - 6" WIDE TYPE II BARRICADE WITH 24"X24" R9-11R SIGN - INSTALL PRIOR TO COMMENCING CONSTRUCTION. COORDINATE LOCATION WITH ROADWAY CONTRACTOR.
 - POST MOUNTED 30"X30" R5-1 SIGN - INSTALL PRIOR TO INSTALLING TEMPORARY CONSTRUCTION FENCE



NOTE:
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KHA NOTE:
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BOHLER ENGINEERING NC, PLLC
 STATE OF NORTH CAROLINA
 LAND SURVEYING PROGRAM MANAGER
 SUSTAINABLE DESIGN PERMITTING SERVICES

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 TRANSPORTATION SERVICES

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 CHARLOTTE, NC
 NEW YORK, NY
 NEW YORK METRO AREA
 NEW JERSEY
 SOUTHERN MARYLAND

REVISIONS

REV	DATE	COMMENT	BY
1	8/25/15	REV PER PRE-CDC MEETINGS	WLB
2	10/2/15	REV PER TOWN COMMENTS	WLB
3	10/22/15	REV PER TOWN COMMENTS	WLB

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BEFORE YOU DIG
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NOT APPROVED FOR CONSTRUCTION

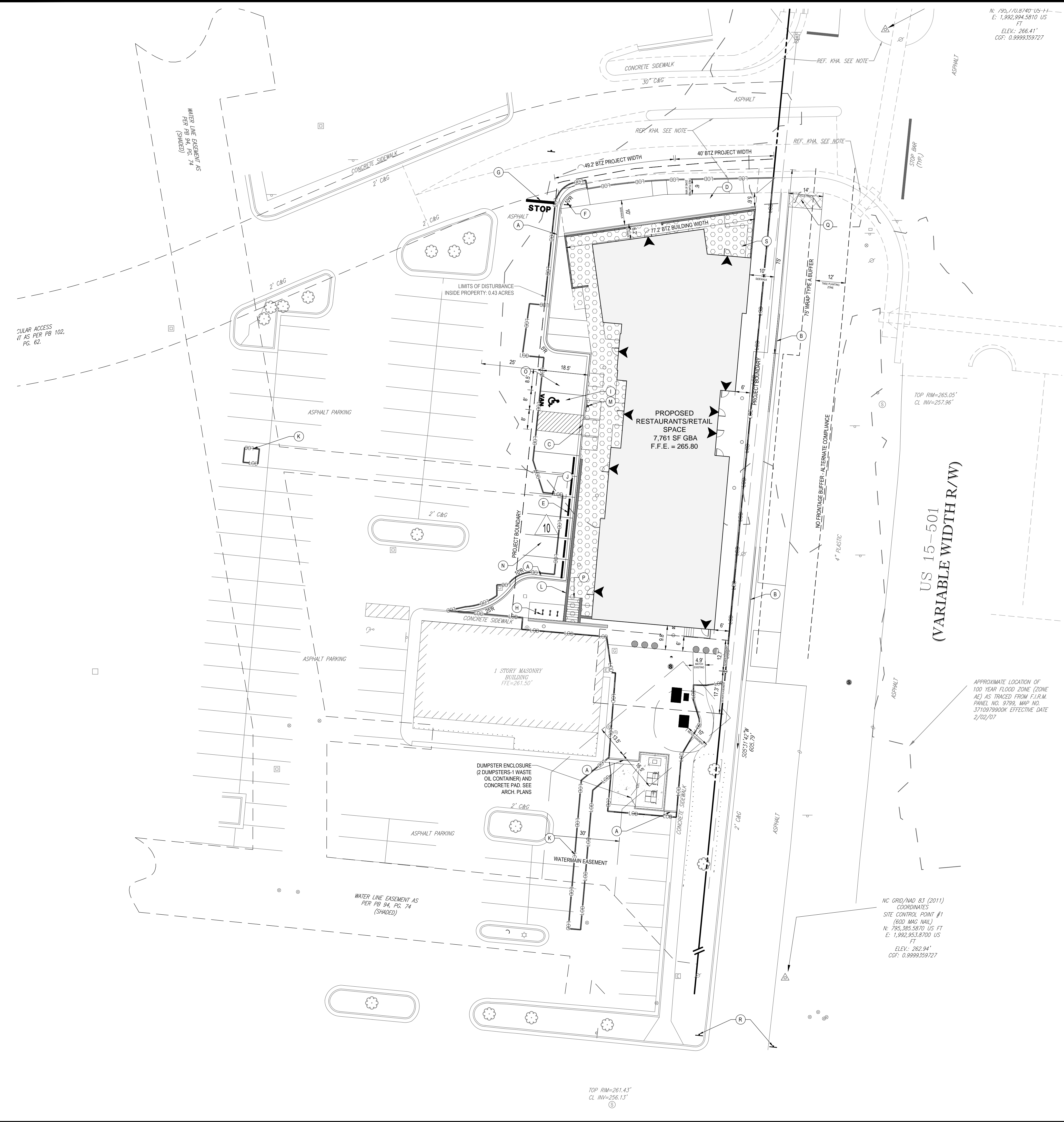
PROJECT No.: NCR152015
 DRAWN BY: ZNA
 CHECKED BY: WLB
 DATE: 08/14/2015
 SCALE: 1" = 20'
 CAD I.D.: SS3

PROJECT:
 EASTGATE SHOPPING CENTER BLDG. D
 FOR
 FEDERAL REALTY INVESTMENT TRUST
 LOCATION OF SITE
 1800 E FRANKLIN STREET
 CHAPEL HILL, NC 27514

BOHLER ENGINEERING
 NC, PLLC - NCBELS P-1132
 4011 WESTCHASE BLVD., SUITE 230
 RALEIGH, NC 27607
 Phone: (919) 578-9000
 Fax: (919) 703-2665
 NC@BohlerEng.com

SEAL
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 ATTY. BOYNE
 9/22/15

SHEET TITLE:
DEMOLITION & PED./CONST. MGMT PLAN
 SHEET NUMBER:
C-3.0



N: 795,710.8740 US FT
 E: 1,992,994.5810 US FT
 ELEV.: 266.41'
 CGF: 0.9998359727

US 15-501
 (VARIABLE WIDTH/W)

APPROXIMATE LOCATION OF 100 YEAR FLOOD ZONE (ZONE AE) AS TRACED FROM F.I.R.M. PANEL NO. 9799, MAP NO. 371097900K EFFECTIVE DATE 2/02/07

NC GRID/MD 83 (2011) COORDINATES
 SITE CONTROL POINT #1
 (603 MAG 14K)
 N: 795,385,5970 US FT
 E: 1,992,953,8700 US FT
 ELEV.: 262.94'
 CGF: 0.9998359727

TOP RIM=261.43'
 CL INV=256.13'

LOD - Impervious Area Summary		
Limits of Disturbance	0.43	acres
Existing Conditions		
Impervious area	17106	sf
Pervious Area	1713	sf
Proposed Plan		
Impervious area	15755	sf
Pervious Area	3064	sf
Net difference (Proposed-Existing)		
Impervious area	-1351	sf
Pervious Area	1351	sf

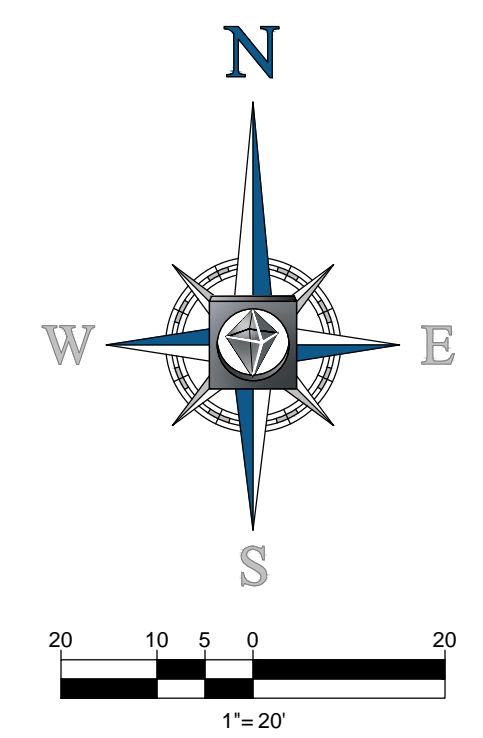
Project - Impervious Area Summary		
Project Boundary	0.44	acres
Existing Conditions		
Impervious area	17563	91.1%
Pervious Area	1713	8.9%
Proposed Plan		
Impervious area	16219	84.1%
Pervious Area	3057	15.9%
Net difference (Proposed-Existing)		
Impervious area	-1344	sf
Pervious Area	1344	sf

PROJECT FACT INFORMATION	
NET LAND AREA:	0.44 AC. (19,276 S.F.)
GROSS LAND AREA (NLA*1.1):	0.487 AC. (21,203 SF)
OUTDOOR AMENITY PROVIDED:	2,465 S.F. (1,390 S.F. FEE-IN-LIEU)
OUTDOOR AMENITY REQUIRED:	3,855 S.F.
DISTURBED AREA	0.432 AC. (18,805 S.F.)
CONSTRUCTION AREA (PROJ AREA+DISTURBED OUTSIDE PROJ AREA+ DISTURBANCE IN ROW):	0.604 AC. (26,291 S.F.)
BUILDING AREA:	7,761 SF
HEIGHT:	22'-0" (1 STORY)
GROSS FLOOR AREA:	7,761 SF
BUILDING LOT COVERAGE	
EXISTING	8.6%
PROPOSED	40.3%
PARKING REQUIRED:	
MIN. 1 PARKING SPACE PER 110 SF OF GFA	71
MAX. 1 PARKING SPACE PER 75 SF OF GFA	104
PARKING PROVIDED:	
	9 REGULAR SPACES
	1 HANDICAP SPACES
	10 TOTAL SPACES
BICYCLE PARKING PROVIDED:	
	8 SHORT TERM SPACES
	TBD LONG TERM SPACES
	TBD TOTAL SPACES
IMPERVIOUS AREA:	
EXISTING	17106 SF @ 90.9%
PROPOSED	15755 SF @ 83.7%
ZONING:	
EXISTING	WX-7
PROPOSED	SHOPPING CENTER
DEED REFERENCE:	
	D.B. 621 PG. 127
	D.B. 90 PG. 28
PARCEL NUMBER:	
	PIN# 9799-25--5527
TOWNSHIP:	
	TOWN OF CHAPEL HILL
Build to Zone Calculations:	
Project Width	89.2'
Building Width adjacent to BTZ	77.2'
BTZ %	87%

- Ⓢ SITE IMPROVEMENT NOTES
- A. 18" CONCRETE CURB AND GUTTER (TYP. WITHIN SITE). SEE DETAIL SHEET.
 - B. 30" CONCRETE CURB AND GUTTER (TYP. ON ROADWAY-WATCH EXISTING). SEE DETAIL SHEET, DETAIL S2.2.
 - C. HANDICAP RAMP. (SEE DETAIL SHEET)
 - D. CONCRETE SIDEWALK (SEE DETAIL SHEET)
 - E. WHEEL STOP (TYP.)
 - F. "STOP" SIGN. SEE DETAIL SHEET. (ALL "STOP" SIGNS 30"x30" UNLESS NOTED ON PLAN).
 - G. STOP-BAR (TYP.)
 - H. BIKE RACK (SEE LANDSCAPE PLANS)
 - I. ACCESSIBLE PARKING SPACE (TYP.). SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL (*VAN* INDICATES VAN ACCESSIBLE SPACE)
 - J. PARKING STRIPING (TYP.) (SINGLE SOLID WHITE LINE 4" WIDE)
 - K. PAVEMENT PATCH. MATCH EXISTING SECTION.
 - L. RETAINING WALL. (SEE ARCH. PLANS)
 - M. HANDICAP PARKING SIGN
 - N. OVERLAY EXISTING ASPHALT WITH SF9.5A TO ACHIEVE GRADES DEPICTED IN GRADING PLAN. TACK COAT EXISTING ASPHALT PRIOR TO OVERLAYING.
 - O. LIGHT DUTY ASPHALT
 - P. STAIRS (SEE ARCH. PLANS)
 - Q. ASPHALT RAMP FROM EXIST. ROAD SURFACE TO SIDEWALK. TACK COAT EXIST. ASPHALT PRIOR TO OVERLAY.
 - R. "DEAD END" SIGN (MUTCD W14-1)
 - S. OUTDOOR AMENITY SPACE (HEX HATCH)

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 NORTH VIRGINIA: PHILADELPHIA, PA
 SOUTH CAROLINA: CHARLOTTE, NC
 SOUTH EASTERN: RICHMOND BEACH, DE
 SOUTH WEST: NEW YORK, NY
 SOUTH: NEW YORK, NY
 SOUTH: NEW JERSEY, NJ
 SOUTH: SOUTH FLORIDA, FL

REVISIONS			
REV	DATE	COMMENT	BY
1	8/25/15	REV. PER PRE-CDC MEETING	WLB
2	10/2/15	REV. PER TOWN COMMENTS	WLB
3	10/22/15	REV. PER TOWN COMMENTS	WLB

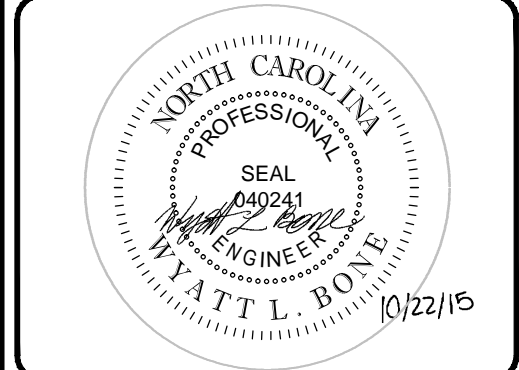
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NOT APPROVED FOR CONSTRUCTION

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 CHECKED BY: WLB
 DATE: 08/14/2015
 SCALE: 1" = 20'
 CAD I.D.: SS3

PROJECT:
EASTGATE SHOPPING CENTER BLDG. D
 FOR
FEDERAL REALTY INVESTMENT TRUST
 LOCATION OF SITE
 1800 E FRANKLIN STREET
 CHAPEL HILL, NC 27514

BOHLER ENGINEERING NC, PLLC
 NC PLLC, NCBELS P-1132
 4011 WESTCHASE BLVD., SUITE 290
 RALEIGH, NC 27607
 Phone: (919) 578-9000
 Fax: (919) 703-2665
 NC@BohlerEng.com



SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
C-4.0

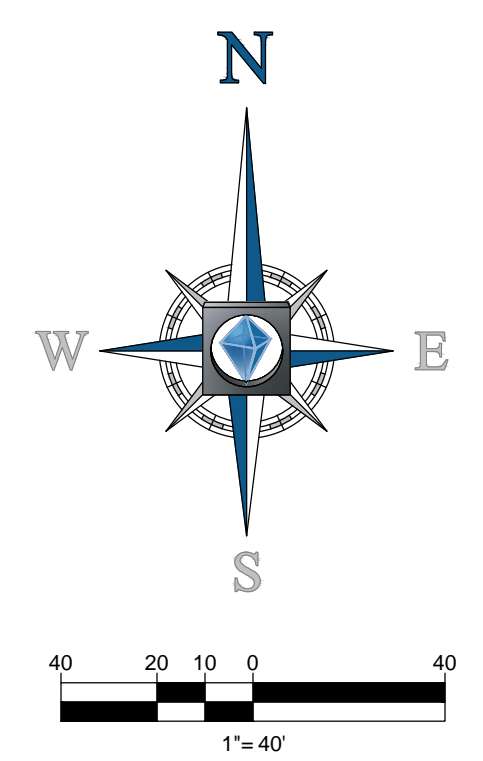


LOCATION MAP
N.T.S.

SITE DATA	
ORANGE CO. PARCEL #	9799255527
TOTAL ACREAGE	16.734± AC
EXISTING ZONING	WX-7 (WALKABLE MULTI-USE)
PROPOSED ZONING	WX-7 (WALKABLE MULTI-USE)
PARKING REQUIRED	632 SPACES (CURRENT LAYOUT) 692 (AFTER ADDITION)
PARKING REQUIRED WITH REQUESTED 20% REDUCTION (SECTION 3.11.4.1 C. 1.a)	554 SPACES
EXISTING PARKING	616 SPACES (INCLUDING 25 ADA SPACES)
TOTAL PROPOSED PARKING	624 TOTAL SPACES (INCLUDING 26 ADA SPACES)

- PROPOSED PARKING COUNT
- EXISTING PARKING COUNT
BASED ON 9/24/15 SITE VISIT

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY



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 LAND SURVEYING • PROGRAM MANAGEMENT • TRANSPORTATION SERVICES
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 NORTHERN VIRGINIA
 RALEIGH, NC
 CHARLOTTE, NC
 RICHMOND BEACH, DE
 NEW YORK, NY
 NEW JERSEY
 SOUTHERN MARYLAND
 SOUTH FLORIDA

REVISIONS		
REV	DATE	COMMENT
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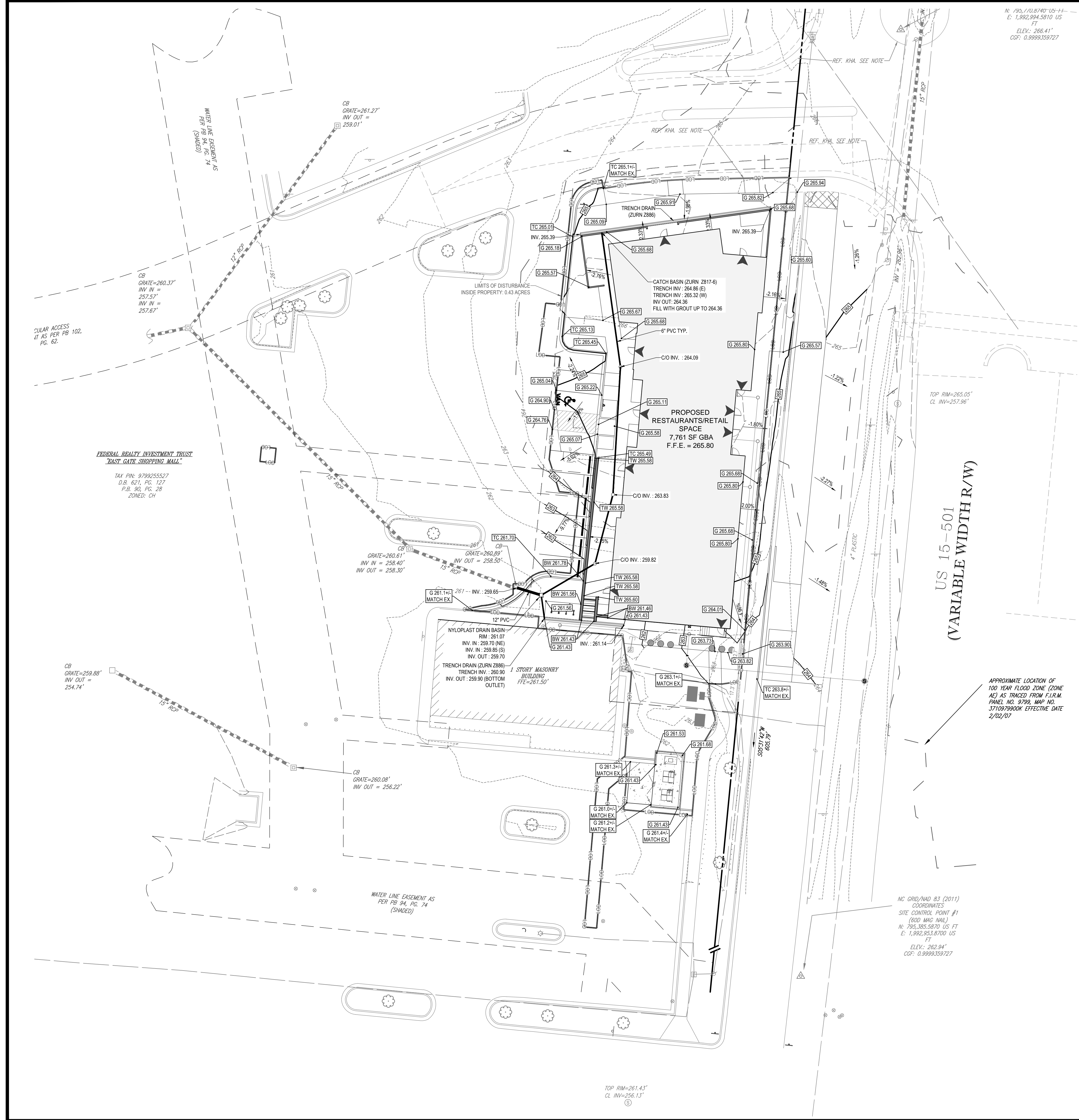
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EASTGATE SHOPPING CENTER BLDG. D
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FEDERAL REALTY INVESTMENT TRUST
 LOCATION OF SITE
 1800 E FRANKLIN STREET
 CHAPEL HILL, NC 27514

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 NC BELS P-1132
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 Phone: (919) 578-9000
 Fax: (919) 703-2665
 NC@BohlerEng.com

NORTH CAROLINA PROFESSIONAL SEAL
 ATTORNEY AT LAW
 (9/22/15)

SHEET TITLE:
OVERALL SITE PLAN
 SHEET NUMBER:
C-4.1



N: 1,925,710.8740 US FT
E: 1,992,994.5810 US FT
ELEV.: 266.41'
CGF: 0.9999359727

GRADING LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	PROPERTY LINE	---
	CONTOUR & ELEVATION	--- 601 ---
	WATER MAIN	W W
	GAS LINE	G G
	ELECTRIC LINE	E E
	TELEPHONE LINE	T T
	OVERHEAD WIRES	OH OH
	STORM PIPE	--- S ---
	SANITARY PIPE	--- S ---
	LIMITS OF DISTURBANCE	--- L ---
	DIRECTION OF DRAINAGE	→
	TOP & BOTTOM OF WALL ELEVATION	TW XXXXX BW XXXXX
	TOP OF CURB & FINISHED GRADE ELEVATION	TC XXXXX
	HIGH POINT & FINISHED GRADE ELEVATION	HP XXXXX
	AREA/YARD LIGHT	○
	SANITARY CLEAN OUT	○
	SANITARY MANHOLE	○
	STORM INLET	○
	STORM MANHOLE	○
	UTILITY POLE	○

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REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
NO. 10000

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CHARLOTTE NC
REHOBOTH BEACH DE
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REVISIONS			
REV	DATE	COMMENT	BY
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PROJECT: EASTGATE SHOPPING CENTER BLDG. D FOR FEDERAL REALTY INVESTMENT TRUST

LOCATION OF SITE
1800 E FRANKLIN STREET
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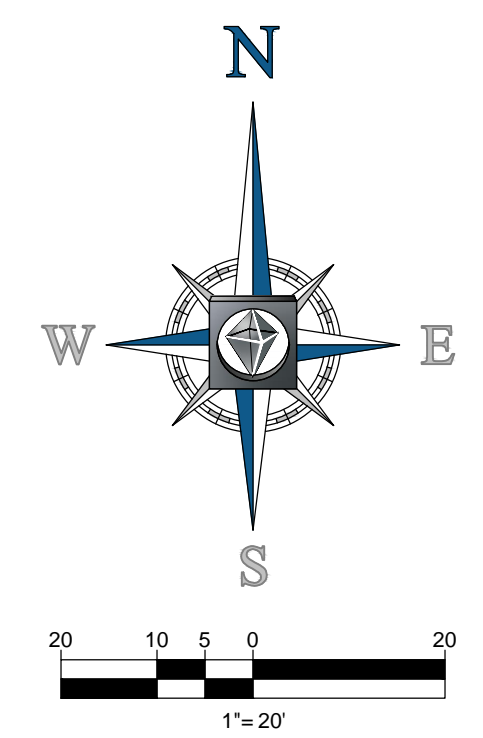
Professional Engineer Seal for **ATTL BOYNE**, No. 10000, State of North Carolina, dated 08/22/15.

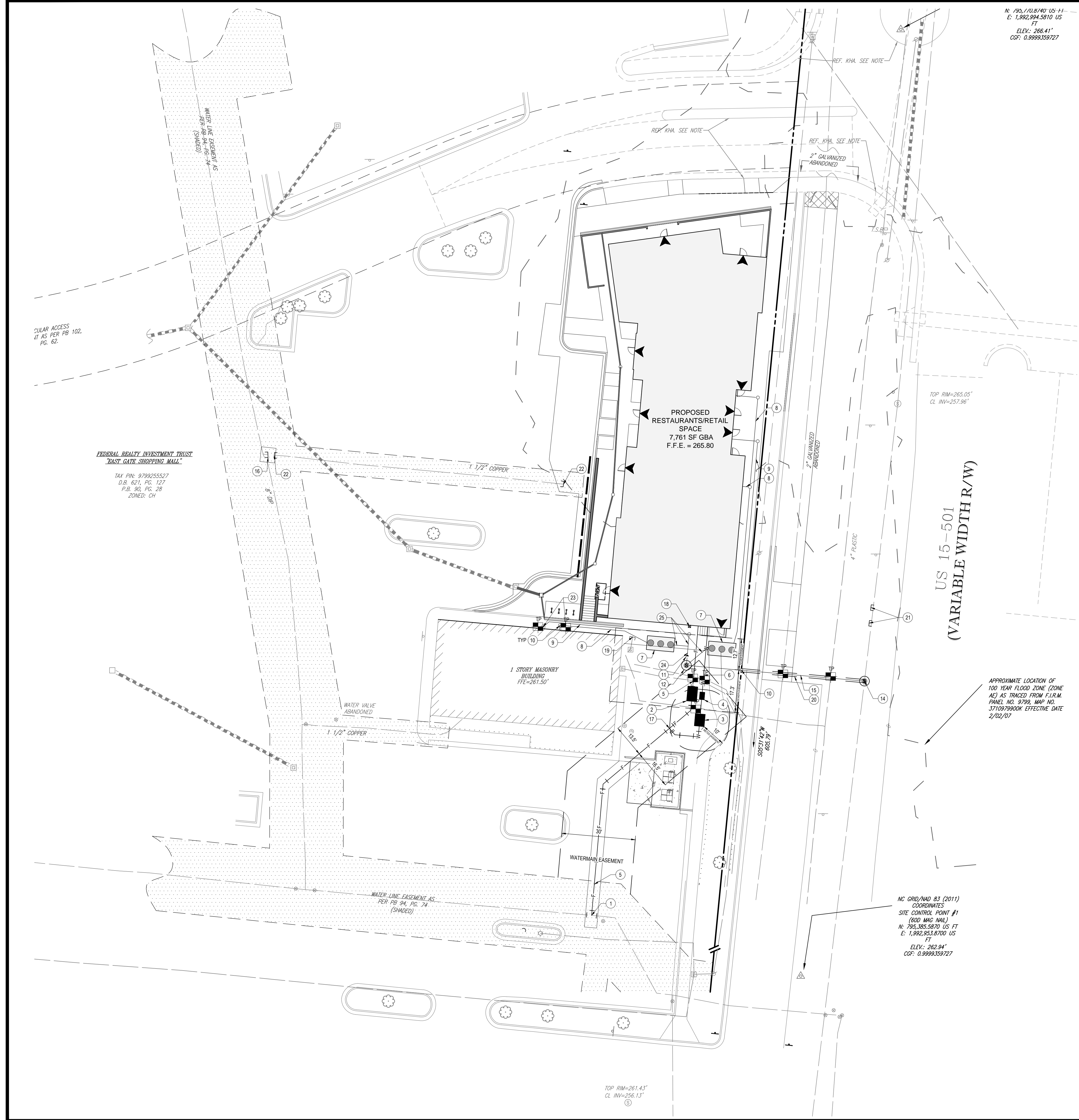
SHEET TITLE: GRADING AND DRAINAGE PLAN

SHEET NUMBER: C-5.0

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N: 745,710.840 US FT
 E: 1,992,994.5810 US FT
 ELEV: 266.41'
 CGF: 0.9999359727

FEDERAL REALTY INVESTMENT TRUST
 "EAST GATE SHOPPING MALL"
 TAX PIN: 9799255527
 D.B. 621, PG. 127
 P.B. 90, PG. 28
 ZONED: CH

US 15-501
 (VARIABLE WIDTH R/W)

APPROXIMATE LOCATION OF
 100 YEAR FLOOD ZONE (ZONE
 AE) AS TRACED FROM F.I.R.M.
 PANEL NO. 9799, MAP NO.
 371097900K EFFECTIVE DATE
 2/02/07

NC GRID/MD 83 (2011)
 COORDINATES
 SITE CONTROL POINT #1
 (600 MAG NAK)
 N: 795,385,5970 US FT
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 ELEV: 262.94'
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UTILITY LEGEND

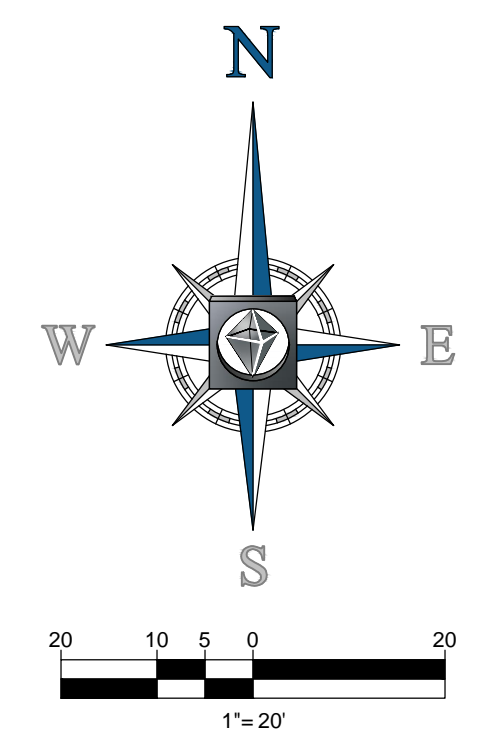
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	SANITARY LABEL	
	STORM LABEL	
SS	SANITARY SEWER LATERAL	SS
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	

UTILITY IMPROVEMENT NOTES

- 8"x4" TAPPING SLEEVE AND VALVE
- 4" REDUCED PRESSURE DETECTOR ASSEMBLY IN ABOVE GROUND ENCLOSURE
- 2" WATER METER IN VAULT
- 2" DOMESTIC REDUCED PRESSURE ZONE ASSEMBLY IN ABOVE GROUND ENCLOSURE
- 4" DIP WATERLINE
- 2" TYPE K COPPER WATERLINE
- 1500 GALLON GREASE INTERCEPTOR
- 4" SDR-35 PVC GREASE SANITARY SEWER
- 4" SDR-35 PVC DOMESTIC SANITARY SEWER
- CLEANOUT
- 6" BACKWATER VALVE
- PRECAST MANHOLE
- 4" SANITARY WYE
- PRECAST DOORHOUSE MANHOLE
- 8" DIP SANITARY SEWER
- 1-1/2" CAP AT MAIN
- 2" SERVICE SADDLE
- GAS METERING ROOMING SERVICE (BY GAS COMPANY)
- CAP GAS SERVICE (BY GAS COMPANY)
- 16" STEEL CASING PIPE
- CAP SEWER AT MAIN
- 1-1/2" CAP AT LIMITS OF DEMOLITION
- EXCAVATE TEST PITS TO CONFIRM LOCATION OF BUILDING SEWER SERVICES
- 6" DIP SANITARY SEWER
- 4" DIP SANITARY SEWER

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 LICENSE NO. 35087
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 WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
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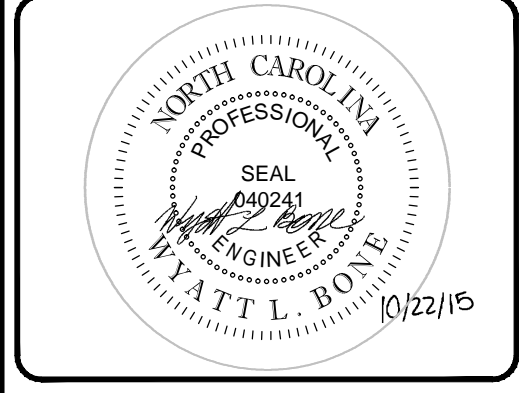
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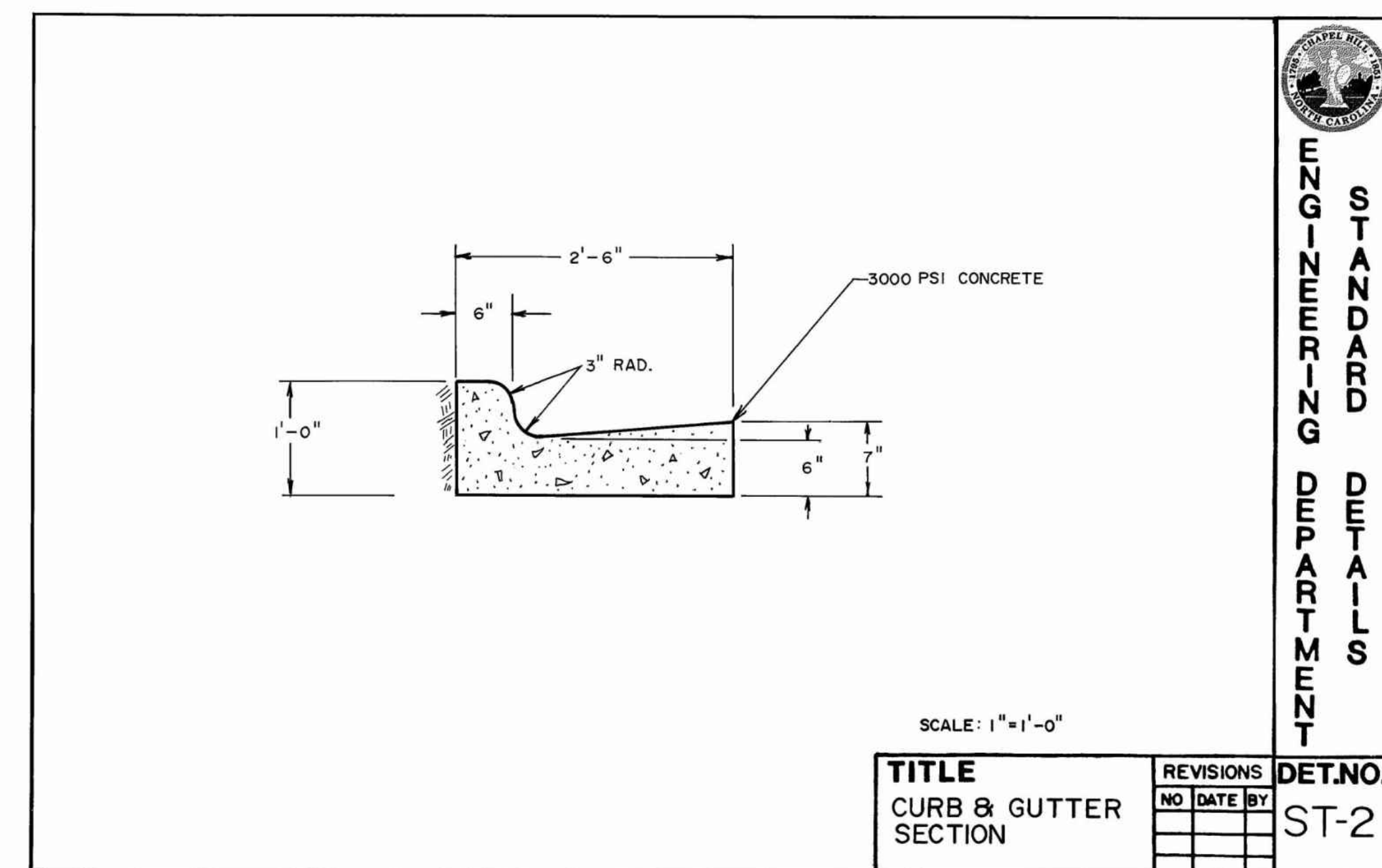
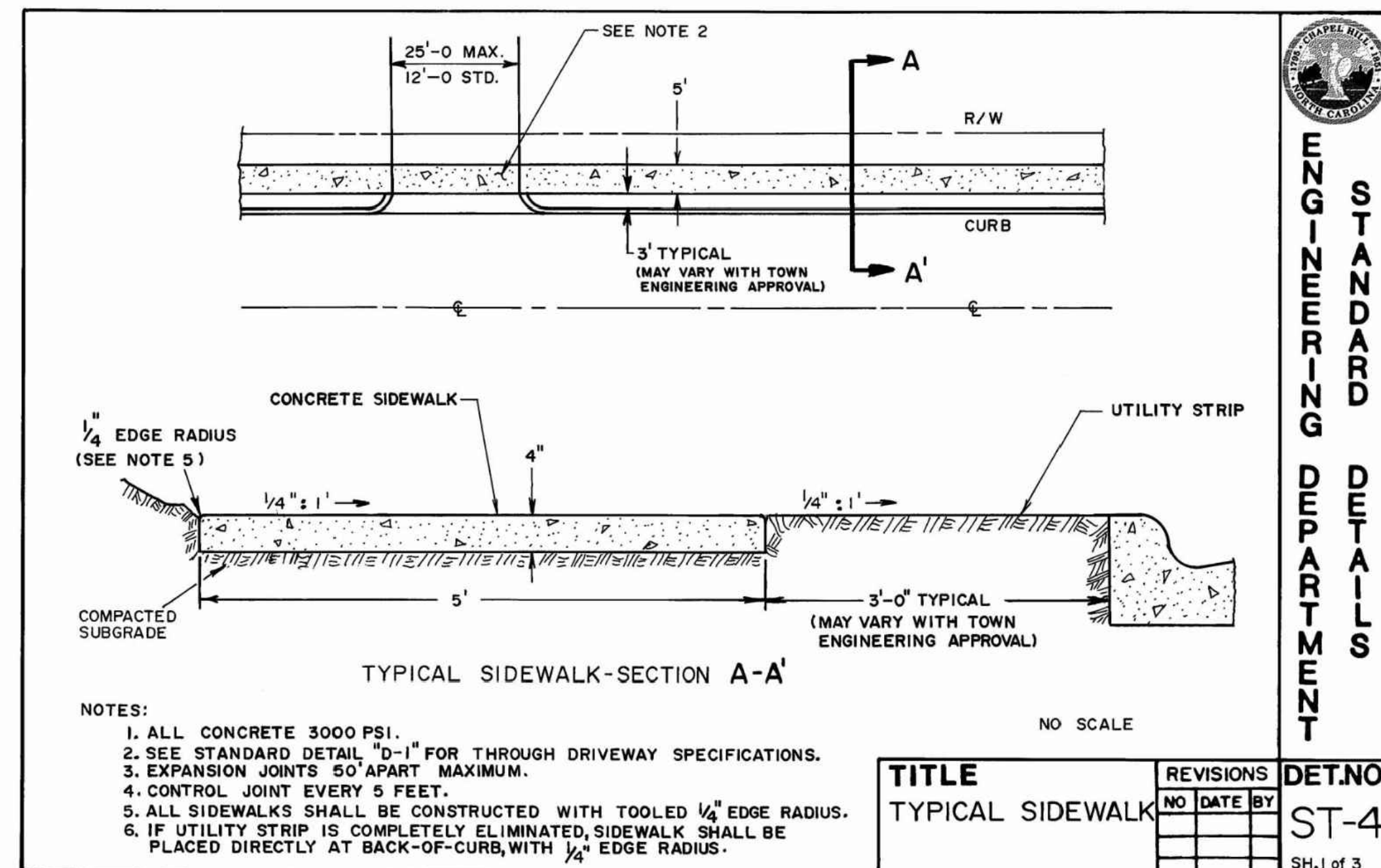
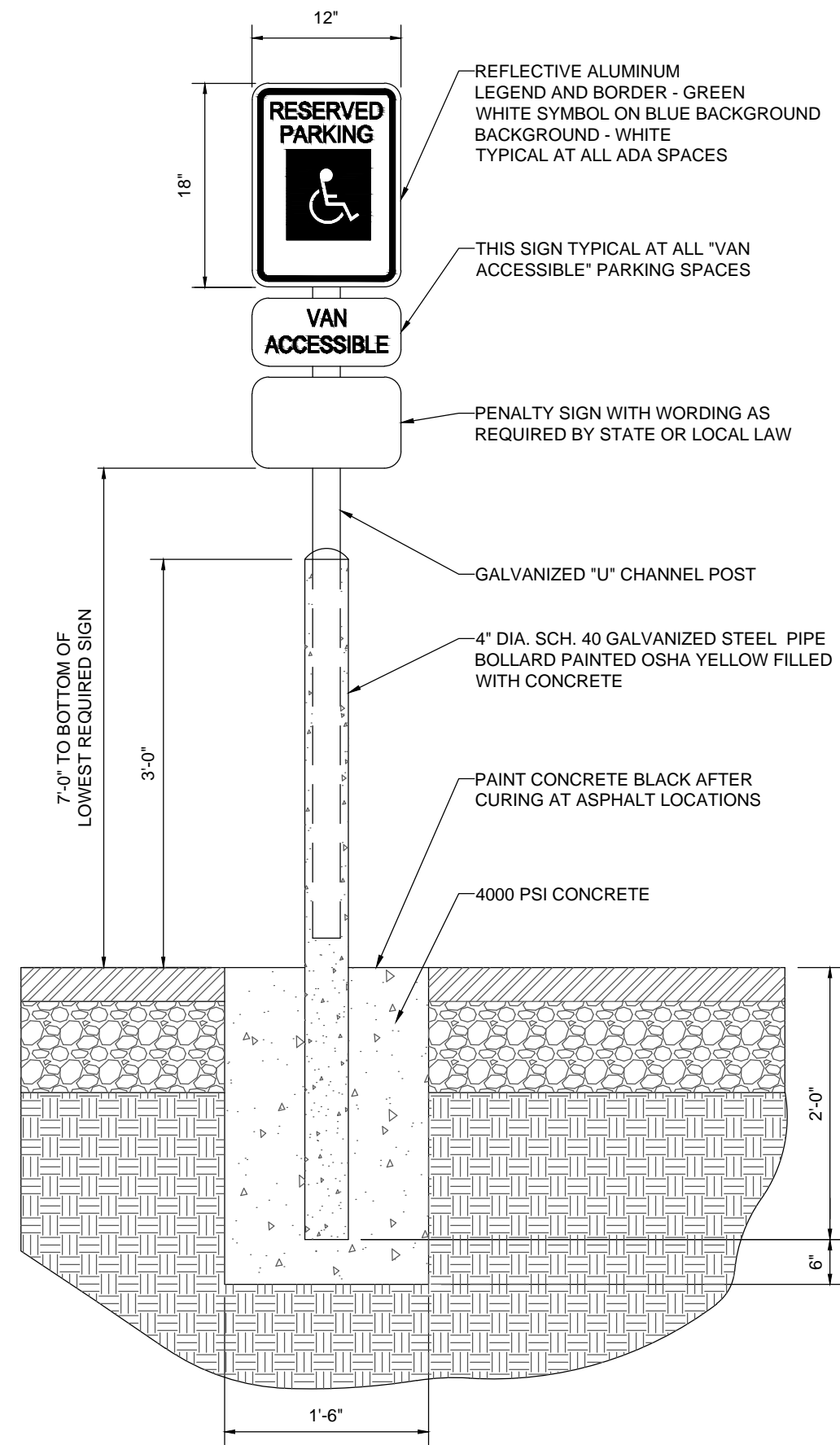
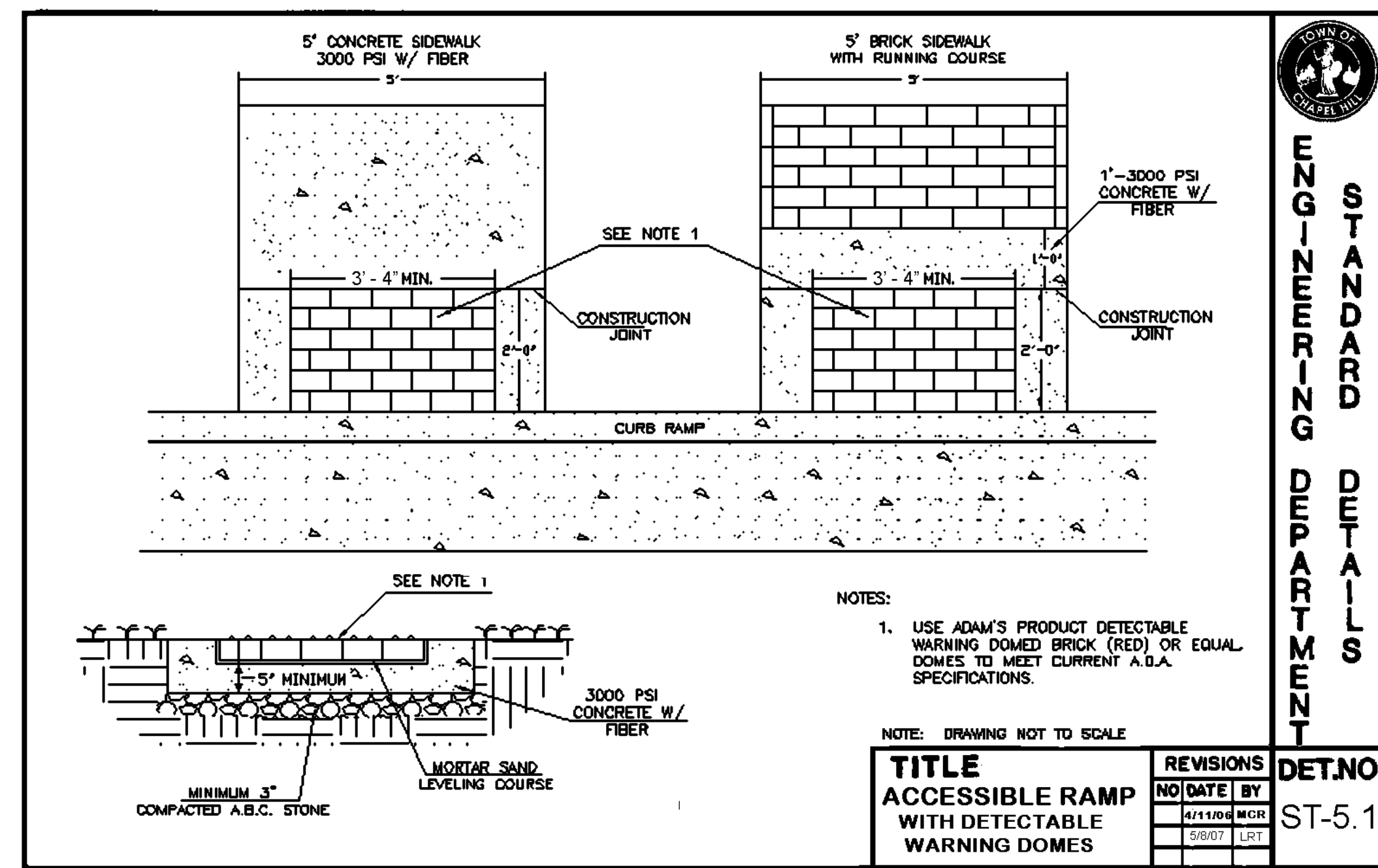
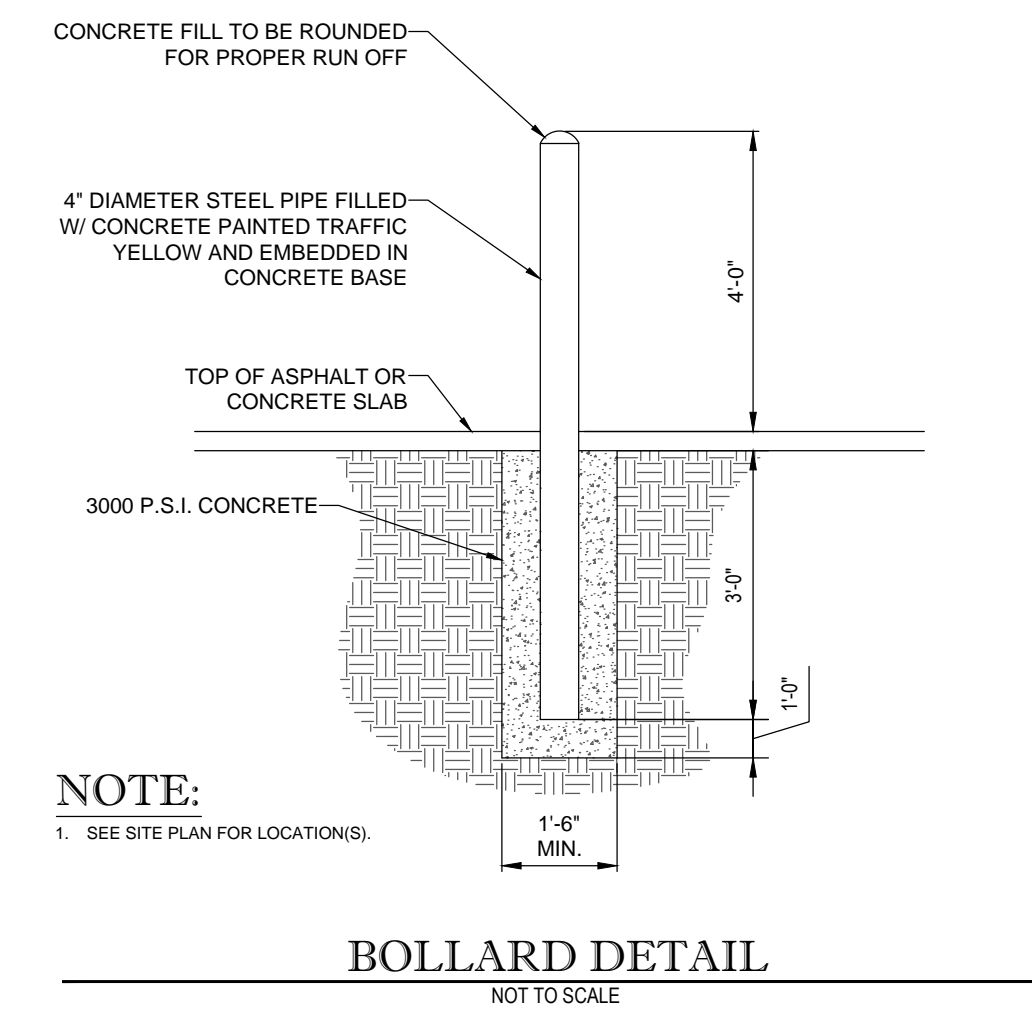
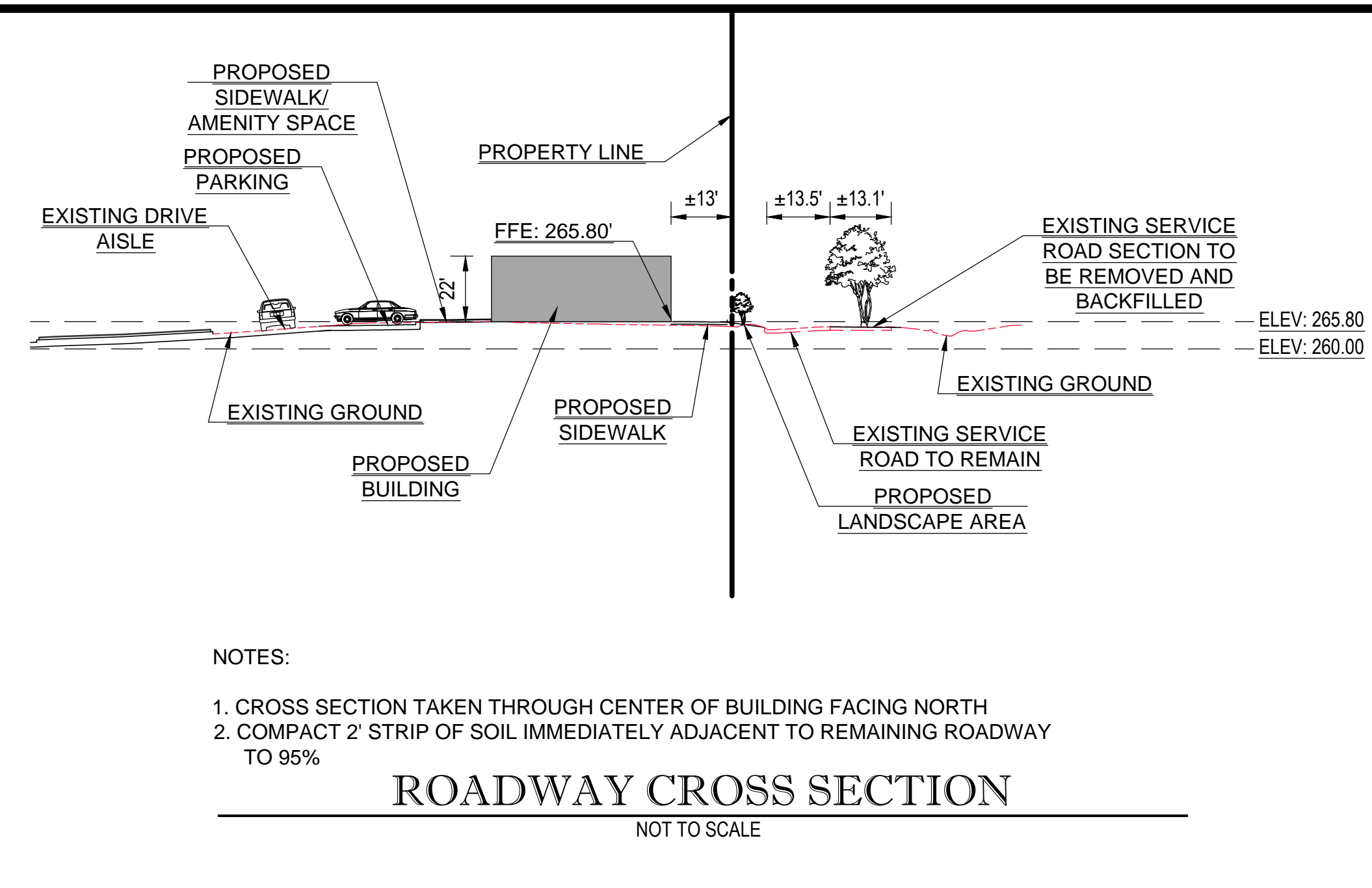
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SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-6.0



BOHLER ENGINEERING NC, PLLC
 ARCHITECTURE
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 SITE PLANNING
 PROGRAM MANAGEMENT
 SUSTAINABLE DESIGN

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 PITTSBURGH, PA
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 NEW YORK, NY
 NEW YORK, NY
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 CHARLOTTE, NC
 RALEIGH, NC
 SOUTH FLORIDA
 SOUTH CAROLINA

PROFESSIONAL SEAL
 ATTORNEY AT LAW
 (01/22)/15

REVISIONS

REV	DATE	COMMENT	BY
1	8/25/15	REV. PER PRE-CDC MEETING	WLB
2	10/2/15	REV. PER TOWN COMMENTS	WLB
3	10/22/15	REV. PER TOWN COMMENTS	WLB

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCR152015
DRAWN BY:	ZNA
CHECKED BY:	WLB
DATE:	08/14/2015
SCALE:	N/A
CAD I.D.:	SD3

PROJECT:
 EASTGATE SHOPPING CENTER BLDG. D
 FOR
 FEDERAL REALTY INVESTMENT TRUST
 LOCATION OF SITE
 1800 E FRANKLIN STREET
 CHAPEL HILL, NC 27514

BOHLER ENGINEERING NC, PLLC
 4011 WESTCHASE BLVD., SUITE 230
 RALEIGH, NC 27607
 Phone: (919) 578-9000
 Fax: (919) 703-2665
 NC@BohlerEng.com

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CONSTRUCTION DETAILS
 SHEET NUMBER:
 D - 1.0

