IET LAND AREA:	0.44 AC. (19,276 S.F.)
ROSS LAND AREA (NLA*1.1):	0.447 AC. (13,270 3.1.) 0.487 AC. (21,203 SF)
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	2,465 S.F (1,390 S.F.
OUTDOOR AMENITY PROVIDED:	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.)
UILDING AREA:	7,761 SF
IEIGHT:	22'-0" (1 STORY)
GROSS FLOOR AREA:	7,761 SF
UILDING LOT COVERAGE	
EXISTING	8.6%
PROPOSED	40.3%
ARKING REQUIRED:	
/IN. 1 PARKING SPACE PER 110 SF	
OF GFA	71
MAX. 1 PARKING SPACE PER 75 SF OF GFA	104
ARKING PROVIDED:	9 REGULAR SPACES
	1 HANDICAP SPACES
	10 TOTAL SPACES
SICYCLE PARKING PROVIDED:	
	8 SHORT TERM SPACES
	TBD LONG TERM SPACES
	TBD TOTAL SPACES
MPERVIOUS AREA:	
EXISTING	17106 SF @ 90.9%
PROPOSED	15755 SF @ 83.7%
ONING:	WX-7
AND USE:	
EXISTING	SHOPPING CENTER
PROPOSED	SHOPPING CENTER
DEED REFERENCE:	
	D.B. 621 PG. 127
	D.B. 90 PG. 28
ARCEL NUMBER:	PIN# 9799-255527
OWNSHIP:	TOWN OF CHAPEL HILL
uild to Zone Calculations:	
Project Width	89.2'
Building Width adjacent to	77.2'
BTZ %	
BTZ %	87%

CONSTRUCTION PLANS

FOR

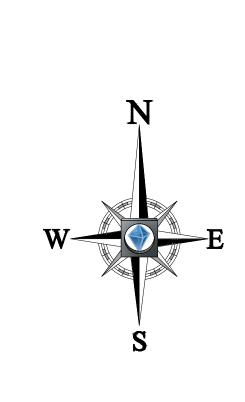
FEDERAL REALTY INVESTMENTTRUST EASTGATE SHOPPING CENTER - BLDG. D

CONTACT INFORMATION

DUKE ENERGY BRENDA PENDERGRAF 9700 DAVIS TAYLOR DR CHARLOTTE, NC28262 (919) 942-6631 1-800-653-5307 bp6035@att.com TOWN OF CHAPEL HILL TOWN OF CHAPEL HILL FIRE DEPARTMENT INSPECTIONS DIVISION CHELSEA LAWS, INSPECTIONS DAN JONES, CHIEF MANAGER 403 MARTIN LUTHER KING JR. BLVD. TOWN HALL, 1ST FLOOR 405 MARTIN LUTHER KING JR. BLVD. CHAPEL HILL, NC 27514 (919) 968-2781 CHAPEL HILL. NC 27514 fire@townofchapelhill.org ORANGE WATER AND TOWN OF CHAPEL HILL SEWER AUTHORITY PUBLIC WORKS CHRIS JENSEN, STORMWATER ENGINEER NICK PARKER 405 MARTIN LUTHER KING JR. BLVD. 400 JONES FERRY RI CHAPEL HILL, NC 27514 CARRBORO, NC 27510 TOWN OF CHAPEL HILL ORANGE WATER AND DEVELOPMENT SERVICES SEWER AUTHORITY NICK PARKER TOWN HALL, 3RD FLOOR 400 JONES FERRY RD 405 MARTIN LUTHER KING JR. BLVD CARRBORO, NC 27510 CHAPEL HILL, NC 27514 (919) 968-4421 (919) 969-5077 **EROSION CONTROL DEPT. OF TRANSPORTATION** CONTROL DIVISION WESLEY POOLE, EROSION CONTROL **DIVISION 7** OFFICER II 127 EAST CRESCENT SQUARE DR. 131 W. MARGARET LANE, SUITE 200 GRAHAM, N.C. 27253 HILLSBOROUGH, NC 27278 CHUCK EDWARDS (919) 245-2587 (336) 570-6833 **SOLID WASTE** P.S.N.C. ENERGY JEFF SCOUTEN

LOCATION OF SITE

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





SCALE: 1"=2000'

OWNER/DEVELOPER FEDERAL REALTY INVESTMENT TRUST 1626 E. JEFFERSON STREET

SURVEYOR ALLIED ASSOCIATES, P.A. 4720 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

LANDSCAPE ARCHITECT STUDIO39 LANDSCAPE ARCHITECTURE, P.C. 6416 GROVEDALE DR. SUITE 100-A. ALEXANDRIA, VA 22310

ARCHITECT JP2 ARCHITECTS 2835 O'DONNELL ST. SUITE 300 BALTIMORE, MD 21224 (410) 426-7470



4011 WESTCHASE BLVD., SUITE 290 RALEIGH, NC 27607

Phone: (919) 578-9000 (919) 703-2665 NC@BohlerEng.com **CONTACT: WYATT BONE**



COVER SHEET

SITE PLAN

JTILITY PLAN

GENERAL NOTES

SENERAL LEGEND

OVERALL SITE PLAN

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS

HARDSCAPE PLAN

PHOTOMETRIC PLAN

ANDSCAPE PLAN

ALTA SURVEY (BY OTHERS)

GRADING AND DRAINAGE PLAN

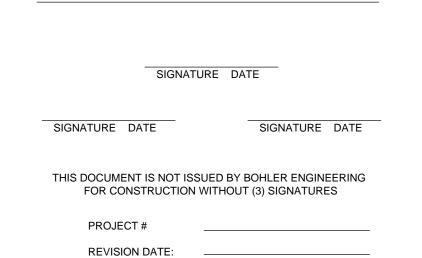
DEMOLITION & PED./CONST. MGMT PLAN

PLANT SCHEDULE & TREE PROTECTION FENCING

ANDSCAPE NOTES AND DETAILS

PROJECT# REVISION DATE:

PREPARED BY

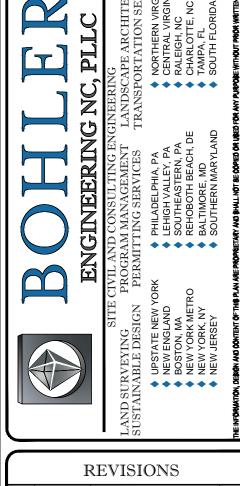


ISSUED FOR CONSTRUCTION

AREA MAP

SHEET INDEX

SHEET TITLE



	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			
$\lfloor - \rfloor$						



NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCR15201
DRAWN BY:	ZN
CHECKED BY:	WL
DATE:	08/14/201
SCALE:	N/
CAD I.D.:	SD

WR-7

0.04502250 0.045 Miles

SHEET NUMBER

C-1.0

C-1.1

C-1.2

C-2.0

C-3.0 C-4.0

C-4.1

C-5.0

C-6.0

D-1.0

D-1.1

L1.01

L1.02

L3.00

L3.02

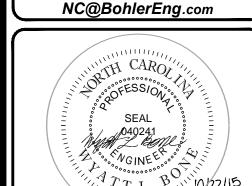
L4.01

EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

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







SINGUAL OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT ORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE HE SPECIFICATIONS OR APPLICABLE CODES IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD II

H:\2015\NCR152015\DRAWINGS\PLAN SETS\NCR152015SD3.DWG PRINTED BY: WBONE 10.22.15 @ 5:03 PM LAST SAVED BY: WBONE

PTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND

LEGAL DESCRIPTION

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS.
- 1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
- SURVEY "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY OF EAST GATE SHOPPING MALL CHAPEL HILL". ALLIED ASSOCIATES P.A., JOB #: PA150611 DATED: 07/01/15
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
- 2. ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.
- 3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- 4. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 5. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS. SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT.
- . THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- 7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- 8. ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- 9. CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS
- 10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST.
- 11. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- 13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- 15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEAN, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME.
- 18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING AND ITS PAST PRESENT AND FITURE OWNERS OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY ORLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW. INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS. INCLUDING. BUT NOT LIMITED TO. REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
- 19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- 20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY.
- 21.IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19

- HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME.
- 22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S
- 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
- 24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER
- 25. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 26. ALL DIMENSIONS MUST BE TO FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, UNLESS NOTED OTHERWISE.
- 27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SALD FAILURE.
- 29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE
- 30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL DEMOLITION NOTES

- 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
- ALLIED ASSOCIATES, P.A. 4720 KESTER MILL ROAD
- WINSTON-SALEM, NC 27103
- 07/01/2015 JOB#: NCR152015 SURVEY-JOB#: PA150611
- 2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS
- 3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- 4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- 5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES,
- 6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
- A.OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY COD.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF
 OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING
 ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS
 FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR
 MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT
 DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE
 COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM
 LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL GRADING & UTILITY NOTES

- 1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED, IN WRITING, TO THE ENGINEER. CONSTRUCTION MUST COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2. CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME.
- 4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
- . THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- 7. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME.
- 8. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.
- 9. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
- 10. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- 11. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- 12. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
- 13. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 15. DURING THE INSTALLATION OF SANITARY SEWER, STORM SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER AT THE COMPLETION OF WORK
- 16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE, MARK LOCATIONS WITH A 2X4, AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.
- 17. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS LIMIT GRADES), TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY, IN WRITING TO THE ENGINEER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION, MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME.
- 18. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. IT IS CONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME.
- 19. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- 20. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
- 21. CONTRACTOR MUST REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK ANY WORK.
- 22. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS.

23. STORM DRAINAGE PIPE:

UNLESS INDICATED OTHERWISE, ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. WHEN HIGH-DENSITY POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE

- 24. SANITARY SEWER PIPE MUST BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
- 25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE.
- 26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS
- RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON FINAL ARCHITECTURAL PLANS.

 27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE
- 27. SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL, REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL.
- 28. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH JURISDICTION OVER SAME.
- WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER MUST BE PROVIDED.
- 29. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION.
- 30. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR STATE DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
- 31. WHERE BASEMENTS ARE TO BE PROVIDED FOR PROPOSED DWELLING UNITS, THE DEVELOPER SHALL, BY BORING OR BY TEST PIT, DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED DWELLINGS. WHERE GROUNDWATER IS ENCOUNTERED IN THE BASEMENT AREA, BASEMENTS WILL NOT BE INSTALLED UNLESS SPECIAL CONSTRUCTION METHODS ARE UTILIZED, TO BE REVIEWED AND APPROVED BY THE MUNICIPAL CONSTRUCTION CODE OFFICIAL. IF AND WHERE SUMP PUMPS ARE INSTALLED, ALL DISCHARGES MUST BE CONNECTED TO THE STORM SEWER. A CLEANOUT MUST BE PROVIDED PRIOR TO THE CONNECTION TO THE STORM DRAIN IN ORDER THAT BLOCKAGES CAN BE ADDRESSED.
- 32. FOR SINGLE AND TWO-FAMILY RESIDENTIAL PROJECTS, WHERE THE PROPOSED DWELLING AND ADJACENT SPOT ELEVATION(S) ARE SCHEMATIC FOR GENERIC BUILDING FOOTPRINT, GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE A MINIMUM OF SIX (6) INCHES BELOW TOP OF BLOCK AND /OR SIX (6) INCHES BELOW SIDING, WHICHEVER IS LOWEST, AND MUST PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM DWELLING. ALL CONSTRUCTION, INCLUDING GRADING, MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODE AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 33. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY.
- 34. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

LIGHTING NOTES:

- 1. THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- 3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- 4. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINARIES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- 5. WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC, ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- 6. THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- 7. CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- 8. IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- 9. THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- 10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES AS INDICATED IN THE HIGH VOLTAGE PROXIMITY REGULATIONS N.J.A.C. 12-186.

MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS

AND RELATED SYSTEMS. TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL

11. WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.

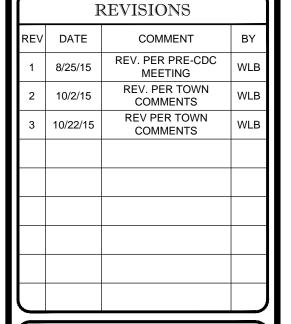
12. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR ALL

ENGINEERING

SITE CIVIL AND CONSULTING ENG
YING
E DESIGN
PERMITTING SERVICES
STATE NEW YORK

* PHILADELPHIA, PA
* LEHIGH VALLEY, PA
* LEHIGH VALLEY, PA
* SOUTHEASTERY, PA
* YORK METRO
* YORK METRO
* YORK METRO
* YORK, NY
* SOUTHERN MARYLAND
* SOUTHERN MARYLAND







NOT APPROVED FOR CONSTRUCTION

08/14/2015

PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

PPO IECT:

EASTGATE SHOPPING CENTER BLDG. D

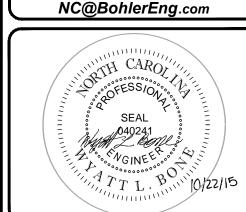
FEDERAL REALTY
INVESTMENT
TRUST

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



Phone: (919) 578-9000

Fax: (919) 703-2665



SHEET TITLE:

GENERAL

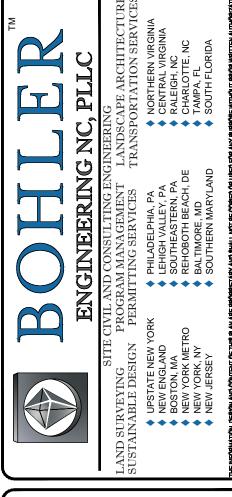
ET NUMBER:

H:\2015\ncr152015\drawings\plan sets\ncr152015sd3.dwg printed by: wbone 10.22.15 @ 5:05 pm Last Saved by: wbone

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE		FO
	ONSITE PROPERTY LINE / R.O.W. LINE		AC	ACRES
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE		ADA	AMERICANS WITH DISABILITY ACT
	EASEMENT LINE		ARCH	ARCHITECTURAL
	SETBACK		ВС	BOTTOM OF CURB
	LINE		BF	BASEMENT FLOOF
		CURB AND GUTTER	BK	BLOCK
	CONCRETE CURB &	SPILL CURB TRANSITION CURB		
	GUTTER	DEPRESSED CURB AND GUTTER	BLDG	BASELINE
			BM	BUILDING
	UTILITY POLE WITH LIGHT		BRL	BENCHMARK BUILDING
	POLE LIGHT	€	CF	CUBIC FEET
₽€	TRAFFIC LIGHT	□ €	CL	CENTERLINE
0	UTILITY POLE	0	CMP	CORRUGATED METAL PIPE
	TYPICAL LIGHT		CONN	CONNECTION
ф	ACORN LIGHT	ф	CONC	CONCRETE
	TYPICAL SIGN		СРР	CORRUGATED PLASTIC PIPE
\wedge	PARKING	\wedge	CY	CUBIC YARDS
<u> </u>	COUNTS	<u>/X\</u>	DEC	DECORATIVE
- — —170— — -		190	DEP	DEPRESSED
169	LINE	187	DIP	DUCTILE IRON PIF
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55	DOM	DOMESTIC
			ELEC	ELECTRIC
SAN #	SANITARY LABEL	SAN #	ELEV	ELEVATION
X #	STORM LABEL	X #	EP	EDGE OF PAVEME
	SANITARY SEWER	SL	ES	EDGE OF SHOULD
	LATERAL UNDERGROUND	W	EW	END WALL
	WATER LINE UNDERGROUND	E	EX	EXISTING FLARED END
	ELECTRIC LINE UNDERGROUND	G	FES	SECTION
<u> </u>	GAS LINE OVERHEAD		FH	FINISHED FLOOR FIRE HYDRANT
————ОН ————	WIRE	——ОН	FG	FINISHED GRADE
	UNDERGROUND TELEPHONE LINE	Т	G	GRADE GARAGE FLOOR (
C	UNDERGROUND CABLE LINE	C	GF	DOOR)
	STORM SEWER		GH	GRADE HIGHER S OF WALL
	SANITARY SEWER MAIN	s	GL	GRADE LOWER S OF WALL
8	HYDRANT	V	GRT	GRATE
S	SANITARY MANHOLE		GV	GATE VALVE HIGH DENSITY
(D)	STORM MANHOLE		HDPE	POLYETHYLENE F
₩M ⊗	WATER METER	•	HP	HIGH POINT
₩V	WATER	•	HOR	HORIZONTAL
	VALVE GAS		HW	HEADWALL
	VALVE GAS	$oxed{\boxtimes}$	INV	INVERT
	METER TYPICAL END		LF	LINEAR FOOT
	SECTION		LOC	LIMITS OF CLEAR LIMITS OF
OR	HEADWALL OR ENDWALL	Jor (DISTURBANCE
	GRATE INLET	(III)	LOS	LINE OF SIGHT
<u> </u>	CURB INLET	<u></u>	L/S	LANDSCAPE
0	CLEAN OUT	0	MAX	MAXIMUM
E	ELECTRIC MANHOLE	E	MIN	MINIMUM
7)	TELEPHONE MANHOLE	1	МН	MANHOLE MECHANICAL ION
EB	ELECTRIC BOX	EB	OC	MECHANICAL JOIL ON CENTER
EP	ELECTRIC PEDESTAL	EP	PA	POINT OF ANALYS
	. EDECTAL		PC	POINT CURVATUR
	MONITORING		PCCR	POINT OF COMPOUND CURVATURE, CUR
	WELL	——————————————————————————————————————		RETURN
<u> </u>	PIT		PI	POINT OF INTERSECTION
\ \	BORING	'		

H:\2015\ncr152015\drawings\plan sets\ncr152015sd3.dwg printed by: wbone 10.22.15 ⊚ 5:05 pm last saved by: wbone

STANDAR	D DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND	$\underline{\mathbf{S}}$	TANDARD .	ABB	REVIATIONS
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE		FOR E	NTIRE PL	AN SET
EXISTING NOTE	ONSITE PROPERTY	PROPOSED NOTE	AC	ACRES	POG	POINT OF GRADE
	LINE / R.O.W. LINE NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE		ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
	EASEMENT LINE		ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
	SETBACK LINE		вс	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
			BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
		CURB AND GUTTER	ВК	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
	CONCRETE CURB & GUTTER	SPILL CURB TRANSITION CURB	BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
	33.72.1	DEPRESSED CURB AND GUTTER	BLDG	BUILDING	R	RADIUS
	UTILITY POLE WITH LIGHT		ВМ	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
<u> </u>	POLE		BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
	LIGHT	-4	CF	CUBIC FEET	R/W	RIGHT OF WAY
Ѐ	LIGHT	•	CL	CENTERLINE	S	SLOPE
0	UTILITY POLE	0	СМР	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
6	TYPICAL LIGHT		CONN	CONNECTION	SF	SQUARE FEET
\$	ACORN LIGHT	¢	CONC	CONCRETE	STA	STATION
	TYPICAL SIGN		СРР	CORRUGATED PLASTIC PIPE	STM	STORM
X	PARKING COUNTS	x	CY	CUBIC YARDS	S/W	SIDEWALK
			DEC	DECORATIVE	TBR	TO BE REMOVED
			DEP	DEPRESSED	TBRL	TO BE RELOCATED
— — —170— — — 169	CONTOUR LINE	<u>190</u> 187	DIP	DUCTILE IRON PIPE	тс	TOP OF CURB
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55	DOM	DOMESTIC	TELE	TELEPHONE
			ELEC	ELECTRIC	TPF	TREE PROTECTION FENCE
SAN #	SANITARY LABEL	SAN #	ELEV	ELEVATION	TW	TOP OF WALL
	STORM	X #	EP	EDGE OF PAVEMENT	TYP	TYPICAL
	SANITARY SEWER	SL	ES	EDGE OF SHOULDER	UG	UNDERGROUND
	LATERAL UNDERGROUND		EW	END WALL	UP	UTILITY POLE
	WATER LINE UNDERGROUND		EX	EXISTING	W	WIDE
<i>E</i>	ELECTRIC LINE	E	FES	FLARED END SECTION	W/L	WATER LINE
	UNDERGROUND GAS LINE	G	FF	FINISHED FLOOR	W/M	WATER METER
OH	OVERHEAD WIRE	——————————————————————————————————————	FH	FIRE HYDRANT	±	PLUS OR MINUS
	UNDERGROUND	т	FG G	FINISHED GRADE GRADE	Ø	DEGREE
	TELEPHONE LINE UNDERGROUND	c	GF	GARAGE FLOOR (AT DOOR)	#	NUMBER
	CABLE LINE STORM SEWER		GH	GRADE HIGHER SIDE OF WALL		
	SANITARY SEWER MAIN	s	GL	GRADE LOWER SIDE OF WALL		
~	HYDRANT	V	GRT	GRATE		
<u>(S)</u>	SANITARY MANHOLE		GV	GATE VALVE HIGH DENSITY		
(D)	STORM MANHOLE		HDPE	POLYETHYLENE PIPE		
⊗ ^{WM}	WATER METER	•	HP	HIGH POINT		
₩V	WATER		HOR	HORIZONTAL		
_	VALVE	_	HW	HEADWALL		
	GAS VALVE		INT	INTERSECTION		
\boxtimes	GAS METER		INV	INVERT		
	TYPICAL END		LF	LINEAR FOOT LIMITS OF CLEARING		
	SECTION		1-55		I	



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



NOT APPROVED FOR CONSTRUCTION

DATE: SCALE: CAD I.D.:

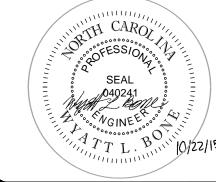
EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

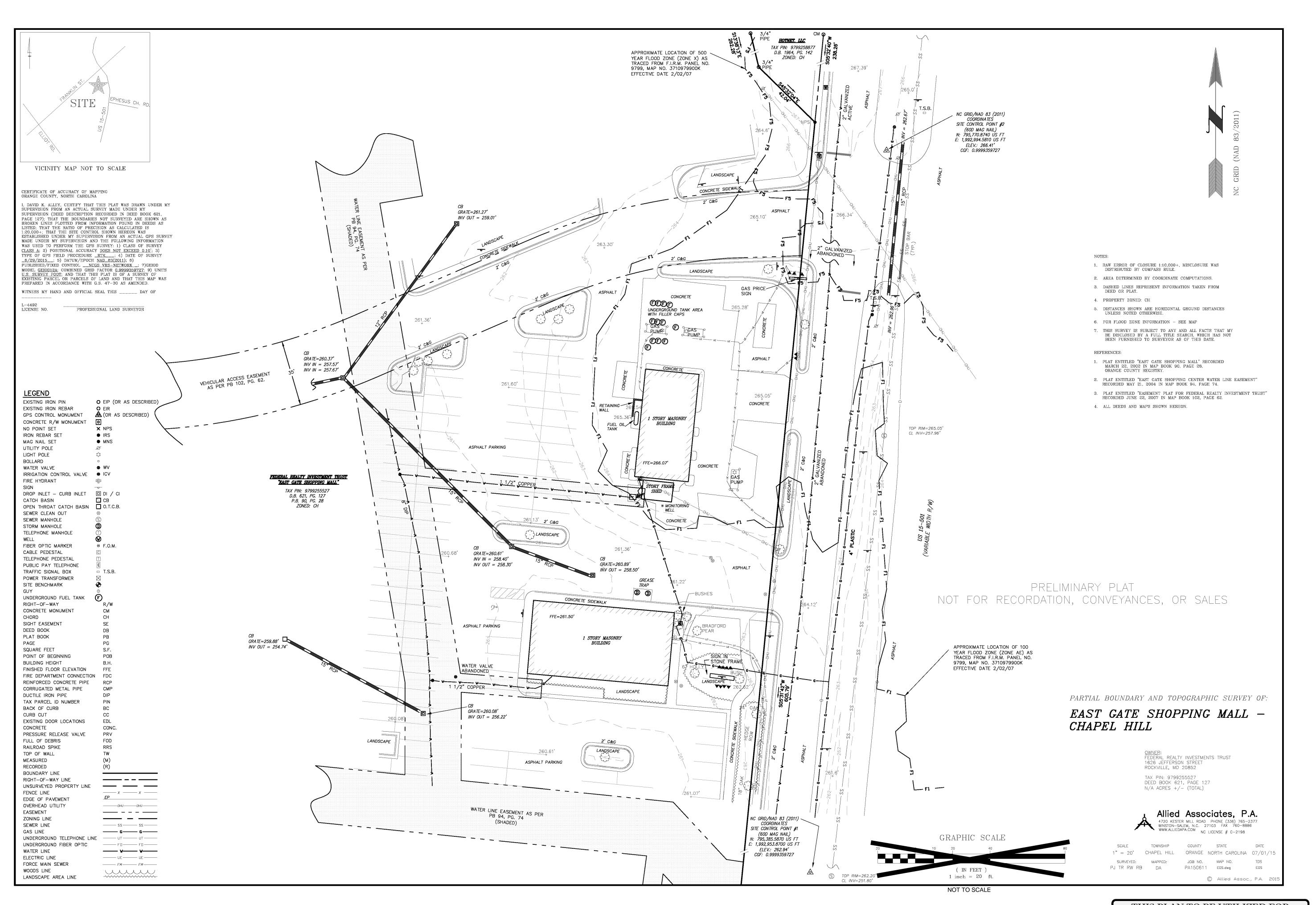
LOCATION OF SITE 1800 E FRANKLIN STREET CHAPEL HILL, NC 27514







GENERAL LEGEND



H:\2015\ncr152015\drawings\plan sets\ncr152015ss3.dwg printed by: wbone 10.22.15 @ 5:06 pm Last saved by: wbone



REVISIONS EV DATE COMMENT REV. PER PRE-CDC 8/25/15 MEETING **REV. PER TOWN** 10/2/15 COMMENTS **REV PER TOWN** 10/22/15 COMMENTS



NOT APPROVED FOR CONSTRUCTION

08/14/2015

DRAWN BY: SCALE: NOT TO SCALE

EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

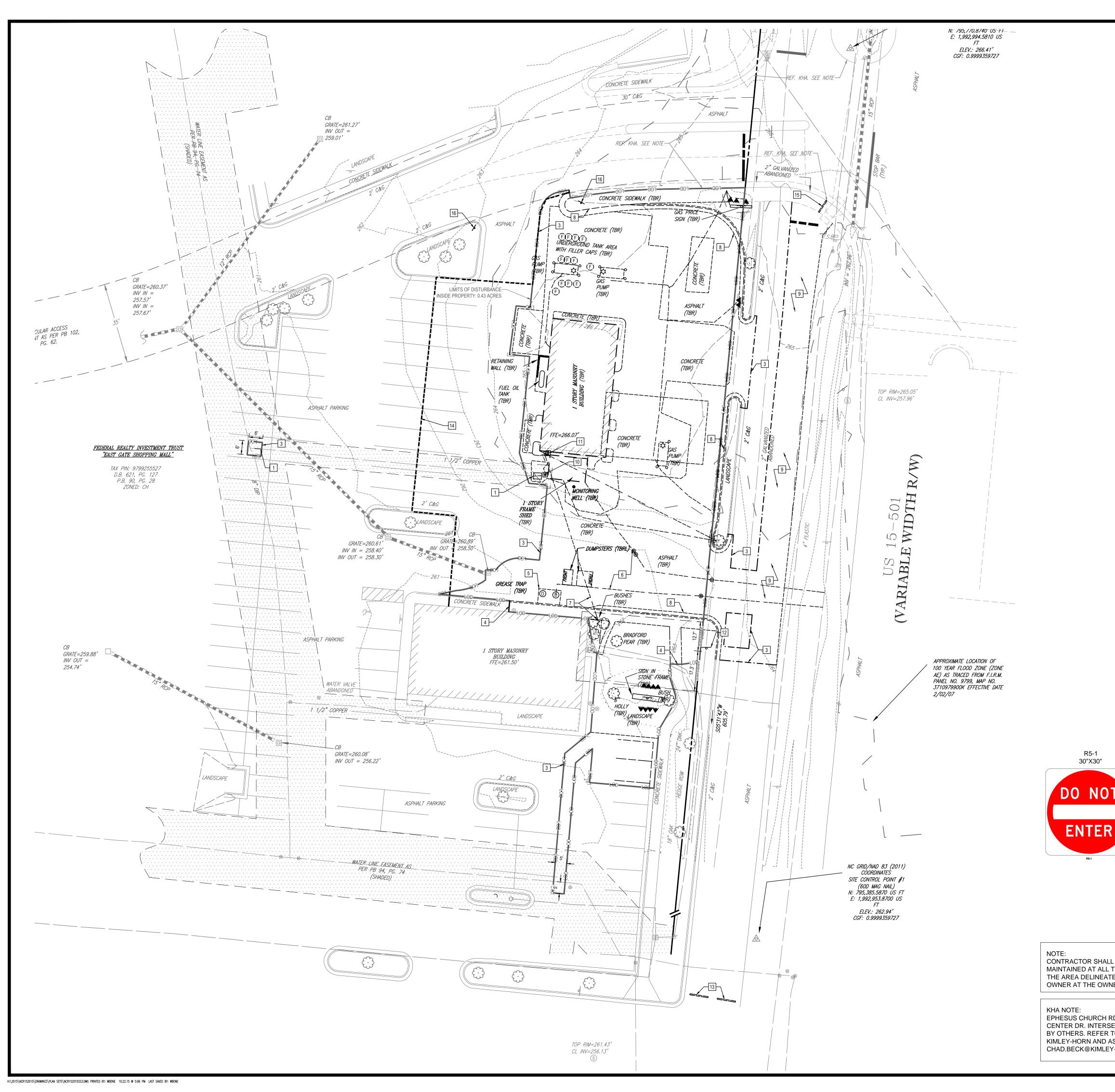
LOCATION OF SITE 1800 E FRANKLIN STREET CHAPEL HILL, NC 27514



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

ALTA SURVEY (BY OTHERS)

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY



DEMOLITION/I LEGEN	
LEGEN	<u> </u>
DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEX
	EASEMENT LINE
	CONCRETE CURB GUTTER
-===	UTILITY POLE WITH LIGHT
E==- -0	POLE LIGHT
#	TRAFFIC LIGHT
þ	UTILITY POLE
	TYPICAL
<u>O</u>	ACORN
·W	TYPICAL
<u> </u>	SIGN PARKING
<u>\(\times \times \) \(\times </u>	COUNTS
TC 516.4 OR 516.4	ELEVATIONS
SAN #	SANITARY LABEL
STM	STORM LABEL
SL	SANITARY SEWER
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
ОН	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
c	UNDERGROUND CABLE LINE
	STORM SEWER
s	SANITARY SEWER MAIN
7	HYDRANT
(\$)	SANITARY MANHOLE
(D)	STORM MANHOLE
⊗ ^{WM}	WATER METER
₩V	WATER VALVE
	GAS VALVE
	GAS METER

DEMOLITION NOTES

CAP AND ABANDON WATERLINE IN PLACE

NOT USED SAWCUT AND REMOVE PAVEMENT SECTION

SAWCUT AND REMOVE SIDEWALK REMOVE GREASE TRAP

6. REMOVE SANITARY SERVICE AND CLEANOUTS. CAP

REMOVE GAS SERVICE AND CAP AT METER
 REMOVE CURB AND GUTTER

9. REMOVE PAVEMENT SECTION
10. COORDINATE REMOVAL OF WATER SERVICE WITH

11. COORDINATE REMOVAL OF GAS METER AND

SERVICE WITH PSNC 12. REMOVE SIGN

13. 8' WIDE TYPE III BARRICADE WITH 48"X30" R11-2 SIGN - INSTALL PRIOR TO COMMENCING CONSTRUCTION.

14. TEMPORARY CONSTRUCTION FENCE - INSTALL PRIOR TO COMMENCING CONSTRUCTION

15. 6' WIDE TYPE III BARRICADE WITH 12"X24" R9-11R SIGN - INSTALL PRIOR TO COMMENCING CONSTRUCTION. COORDINATE LOCATION WITH

ROADWAY CONTRACTOR. 16. POST MOUNTED 30"X30" R5-1 SIGN - INSTALL PRIOR TO INSTALLING TEMPORARY CONSTRUCTION FENCE

TYPE III BARRICADE



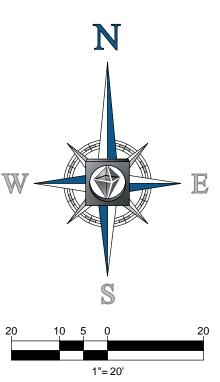
TYPE III BARRICADE



CONTRACTOR SHALL ENSURE LIMITS OF DISTURBANCE ARE MAINTAINED AT ALL TIMES. ANY LAND DISTURBANCE IN EXCESS OF THE AREA DELINEATED WILL BE SUBJECT TO RECOURSE BY THE OWNER AT THE OWNER'S DISCRETION.

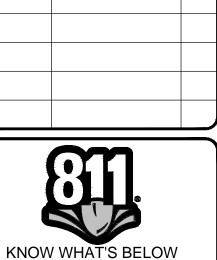
30"X30"

EPHESUS CHURCH RD./FORDHAM BLVD./EASTGATE SHOPPING CENTER DR. INTERSECTION IMPROVEMENTS TO BE COMPLETED BY OTHERS. REFER TO LATEST PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. CONTACT CHAD BECK OF AT CHAD.BECK@KIMLEY-HORN.COM OR (919)677-2196



REVISIONS COMMENT REV. PER PRE-CDC MEETING REV. PER TOWN COMMENTS REV PER TOWN COMMENTS

10/22/15



NOT APPROVED FOR CONSTRUCTION

ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law.

DRAWN BY: SCALE: CAD I.D.

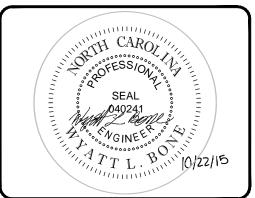
EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

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

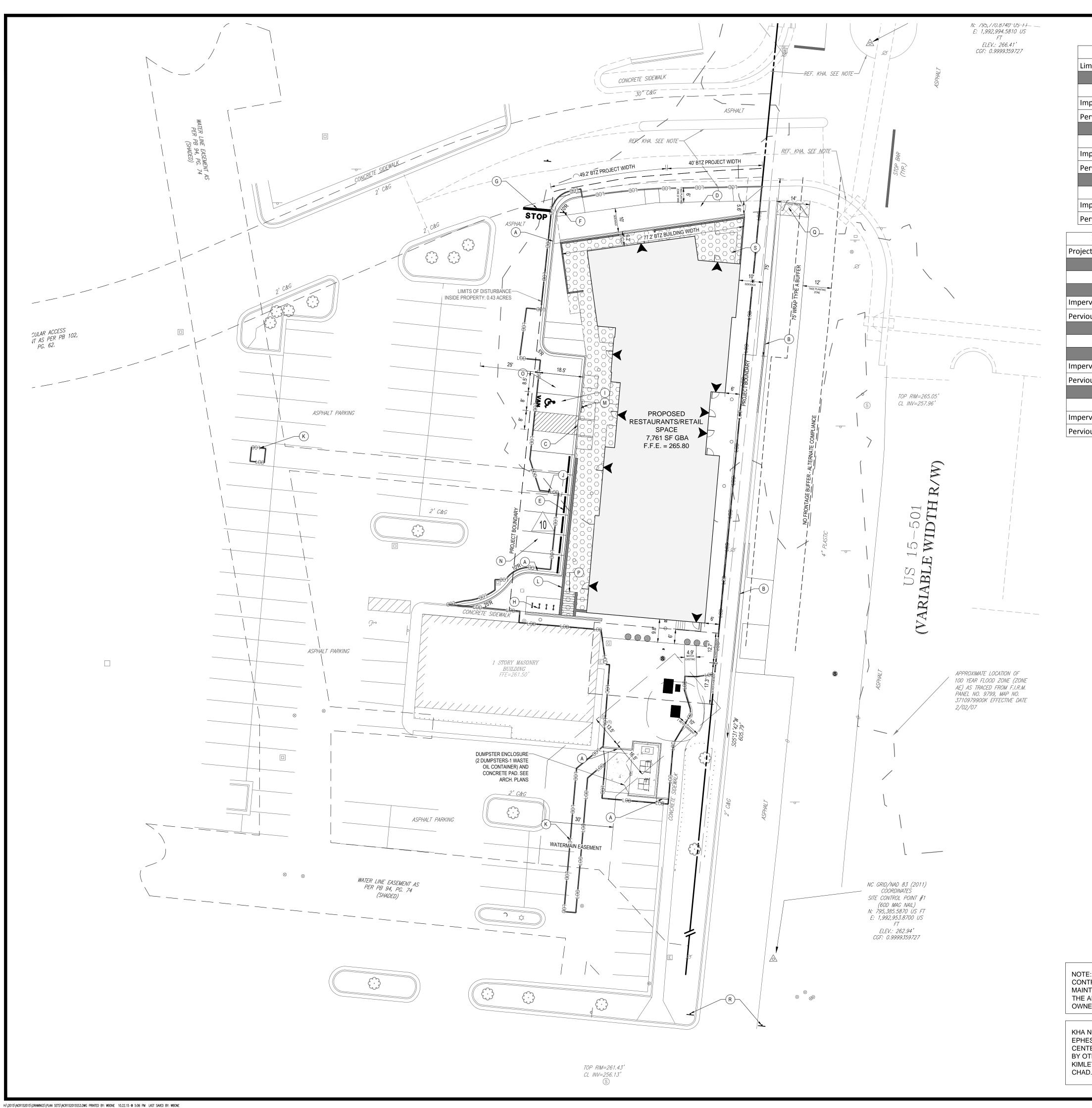


RALEIGH, NC 27607 Phone: (919) 578-9000 Fax: (919) 703-2665 NC@BohlerEng.com



DEMOLITION & PED./CONST. MGMT PLAN

C = 3.0



	LOD - Imper	rvio	us Area Sui	nmary
	Limits of Disturbanc		0.43	acres
	Existir		Conditions	
	Impervious area		17106	sf
	Pervious Area		1713	sf
	Pro	pos	sed Plan	
	Impervious area		15755	sf
	Pervious Area		3064	sf
	Net differenc	e (F	Proposed-E	xisting)
	Impervious area		-1351	sf
	Pervious Area		1351	sf
Project - Impervious Area Summary				
	Project Boundary 0.44 acres			
Pro	oject Boundary	0.4	14	acres
Pro	oject Boundary	0.4	14	acres
Pro			nditions	acres
Pro				acres
			nditions	
lm	Existing		nditions SF	%
lm	Existing pervious area		nditions SF 17563	% 91.1%
lm	Existing pervious area rvious Area	g Co	nditions SF 17563	% 91.1%
lm	Existing pervious area rvious Area	g Co	onditions SF 17563 1713	% 91.1%
Im Pe	Existing pervious area rvious Area	g Co	nditions SF 17563 1713 d Plan	% 91.1% 8.9%
Im Pe	Existing pervious area rvious Area Propo	g Co	nditions SF 17563 1713 d Plan SF	% 91.1% 8.9%
Im Pe	Existing pervious area rvious Area Prope pervious area rvious Area	s Co	nditions SF 17563 1713 d Plan SF 16219 3057	% 91.1% 8.9% % 84.1% 15.9%
Im Pe	Existing pervious area rvious Area Propo	s Co	nditions SF 17563 1713 d Plan SF 16219 3057	% 91.1% 8.9% % 84.1% 15.9%
Im Pe Im Pe	Existing pervious area rvious Area Prope pervious area rvious Area	s Co	nditions SF 17563 1713 d Plan SF 16219 3057	% 91.1% 8.9% % 84.1% 15.9%
Im Pe Im Pe	Existing pervious area rvious Area Prope pervious area rvious Area Net difference	s Co	onditions SF 17563 1713 d Plan SF 16219 3057 oposed-Exist	% 91.1% 8.9% % 84.1% 15.9%

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	0.1327(0. (10,003 0.1.)
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	71
OF GFA MAX. 1 PARKING SPACE PER 75 SF	71
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:	WX-7
LAND USE:	
EXISTING	SHOPPING CENTER
PROPOSED	SHOPPING CENTER
DEED REFERENCE:	
	D.B. 621 PG. 127
	D.B. 90 PG. 28
PARCEL NUMBER:	PIN# 9799-255527
TOWNSHIP:	TOWN OF CHAPEL HILL
Build to Zone Calculations:	
Project Width	89.2'
Building Width adjacent to BTZ	77.2'
BTZ %	87%
DI 2 /0	07/0

SITE IMPROVEMENT NOTES

- 18" CONCRETE CURB AND GUTTER (TYP. WITHIN SITE). SEE DETAIL SHEET. 30" CONCRETE CURB AND GUTTER (TYP. ON ROADWAY-MATCH EXISTING). SEE
- DETAIL SHEET, DETAIL ST-2.

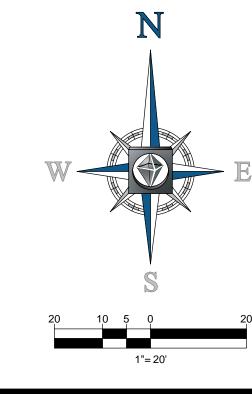
 HANDICAP RAMP. (SEE DETAIL SHEET)

 CONCRETE SIDEWALK (SEE DETAIL SHEET) WHEEL STOP (TYP.)
- "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) PARKING STRIPING (TYP.) (SINGLE SOLID WHITE LINE 4" WIDE)
- 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)

CONTRACTOR SHALL ENSURE LIMITS OF DISTURBANCE ARE MAINTAINED AT ALL TIMES. ANY LAND DISTURBANCE IN EXCESS OF THE AREA DELINEATED WILL BE SUBJECT TO RECOURSE BY THE OWNER AT THE OWNER'S DISCRETION.

KHA NOTE:

EPHESUS CHURCH RD./FORDHAM BLVD./EASTGATE SHOPPING CENTER DR. INTERSECTION IMPROVEMENTS TO BE COMPLETED BY OTHERS. REFER TO LATEST PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. CONTACT CHAD BECK OF AT CHAD.BECK@KIMLEY-HORN.COM OR (919)677-2196



	A A A A A A A A A A A A A A A A A A A	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES * UPSTATE NEW YORK PHILADELPHIA, PA CENTRAL VIRGINIA * NEW ENGLAND LEHIGH VALLEY, PA CENTRAL VIRGINIA * BOSTON, MA SOUTHESTEN, PA CHARLOTTE, NC * NEW YORK METRO REHOBOTH BEACH, DE CHARLOTTE, NC * NEW YORK, NY BALTIMORE, MD * NEW JERSEY SOUTHERN MARYLAND SOUTH FLORIDA	UNDERHOUSE THE READ TO THE SERVE OF THE SERVE OF THE SERVE OF THE SERVE THE SERVE THE SERVE THE SERVE OF THE
	F	REVISIONS	
REV	DATE	COMMENT	BY
1	8/25/15	REV. PER PRE-CDC MEETING	WLI
2	10/2/15	REV. PER TOWN COMMENTS	WLI
3	10/22/15	REV PER TOWN	WII

	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		



NOT APPROVED FOR CONSTRUCTION

DRAWN BY:

SCALE:

EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

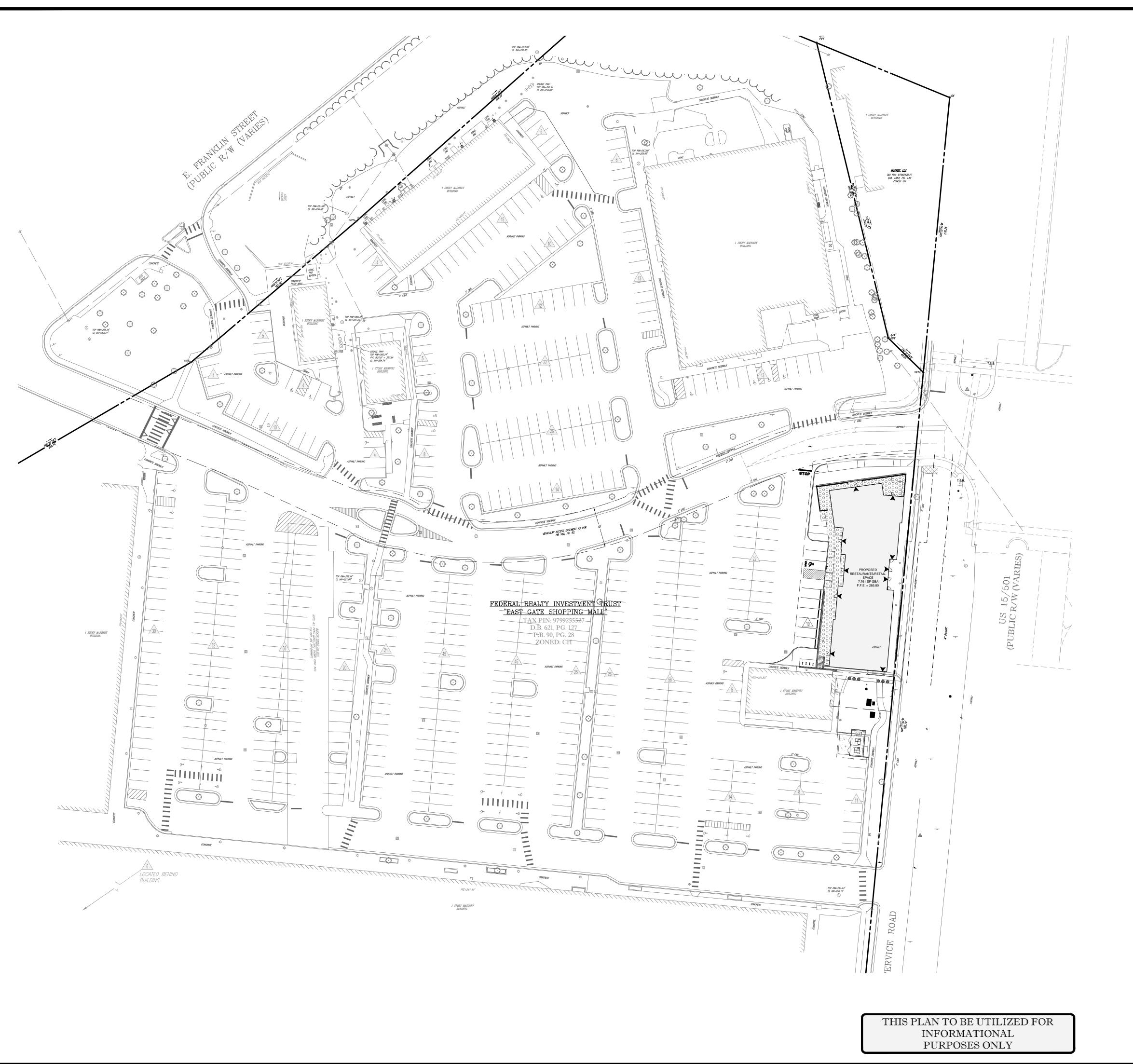
LOCATION OF SITE 1800 E FRANKLIN STREET CHAPEL HILL, NC 27514



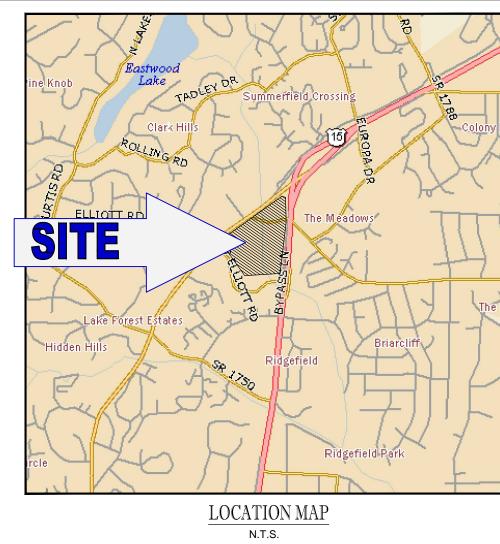
RALEIGH, NC 27607 Phone: (919) 578-9000 Fax: (919) 703-2665 NC@BohlerEng.com



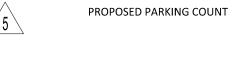
SITE PLAN



H:\2015\NCR152015\DRAWINGS\EXHIBITS\NCR152015 OVERALL SITE PLAN.DWG PRINTED BY: ZANDERSON 10.22.15 @ 3:59 PM LAST SAVED BY: WBONE



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)	





EASTGATE SHOPPING CENTER BLDG. D

ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

REVISIONS

COMMENT

MEETING REV. PER TOWN COMMENTS

REV PER TOWN COMMENTS

FEDERAL REALTY INVESTMENT TRUST

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

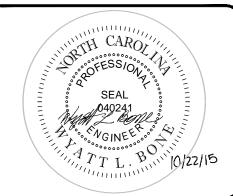


4011 WESTCHASE BLVD., SUITE 290

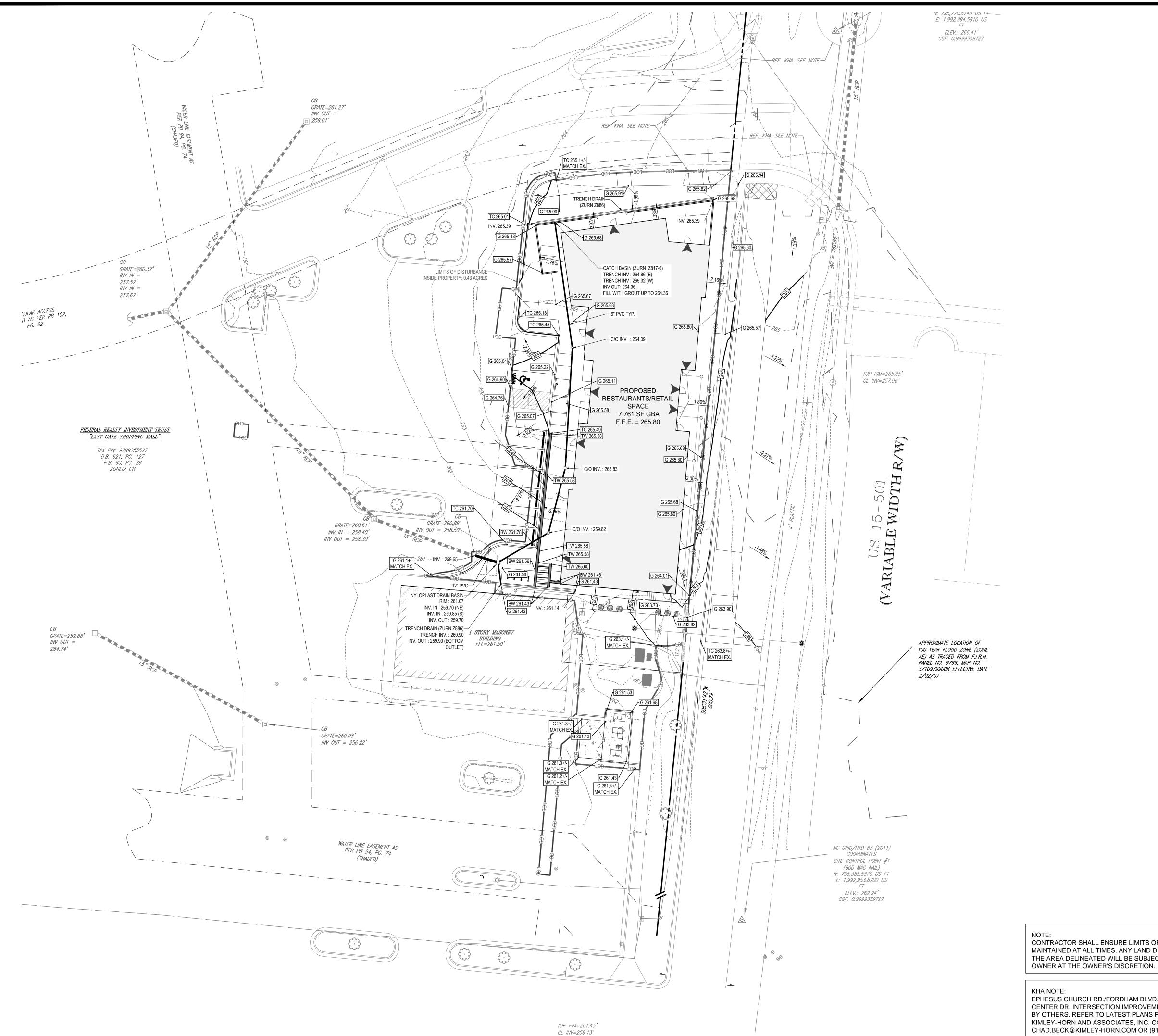
RALEIGH, NC 27607

Phone: (919) 578-9000

Fax: (919) 703-2665 NC@BohlerEng.com

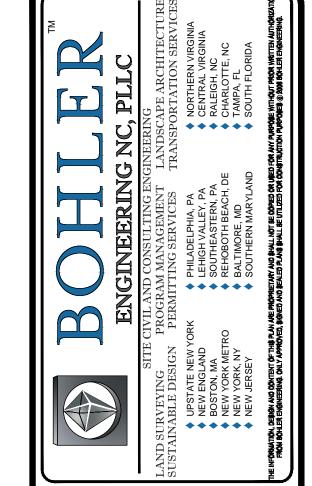


OVERALL SITE PLAN



H:\2015\NCR152015\DRAWINGS\PLAN SETS\NCR152015SS3.DWG PRINTED BY: WBONE 10.22.15 @ 5:12 PM LAST SAVED BY: WBONE

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	
	PROPERTY LINE		
/600/	CONTOUR & ELEVATION	601	
	WATER MAIN		
	GAS LINE	GG	
	ELECTRIC LINE	EE	
	TELEPHONE LINE	ттт	
	OVERHEAD WIRES	—— ОН—— ОН—	
	STORM PIPE		
	— SANITARY PIPE	sss	
	LIMITS OF DISTURBANCE	LODLOD	
	DIRECTION OF DRAINAGE FLOW ARROW	- ∕ - ▶	
	TOP & BOTTOM OF WALL ELEVATION	TW XXX.XX BW XXX.XX	
	TOP OF CURB & FINISHED GRADE ELEVATION	TC XXX.XX G XXX.XX	
	HIGH POINT & FINISHED GRADE ELEVATION	HP XXX.XX G XXX.XX	
	AREA/YARD LIGHT		
	SANITARY CLEAN OUT	0	
S	SANITARY MANHOLE	©	
	STORM INLET		
	STORM MANHOLE	(b)	
	UTILITY POLE	0	



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



NOT APPROVED FOR CONSTRUCTION

DRAWN BY:

SCALE: CAD I.D.

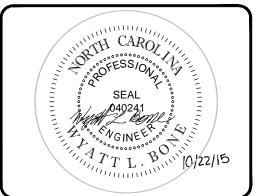
EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

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



RALEIGH, NC 27607 Phone: (919) 578-9000 Fax: (919) 703-2665 NC@BohlerEng.com

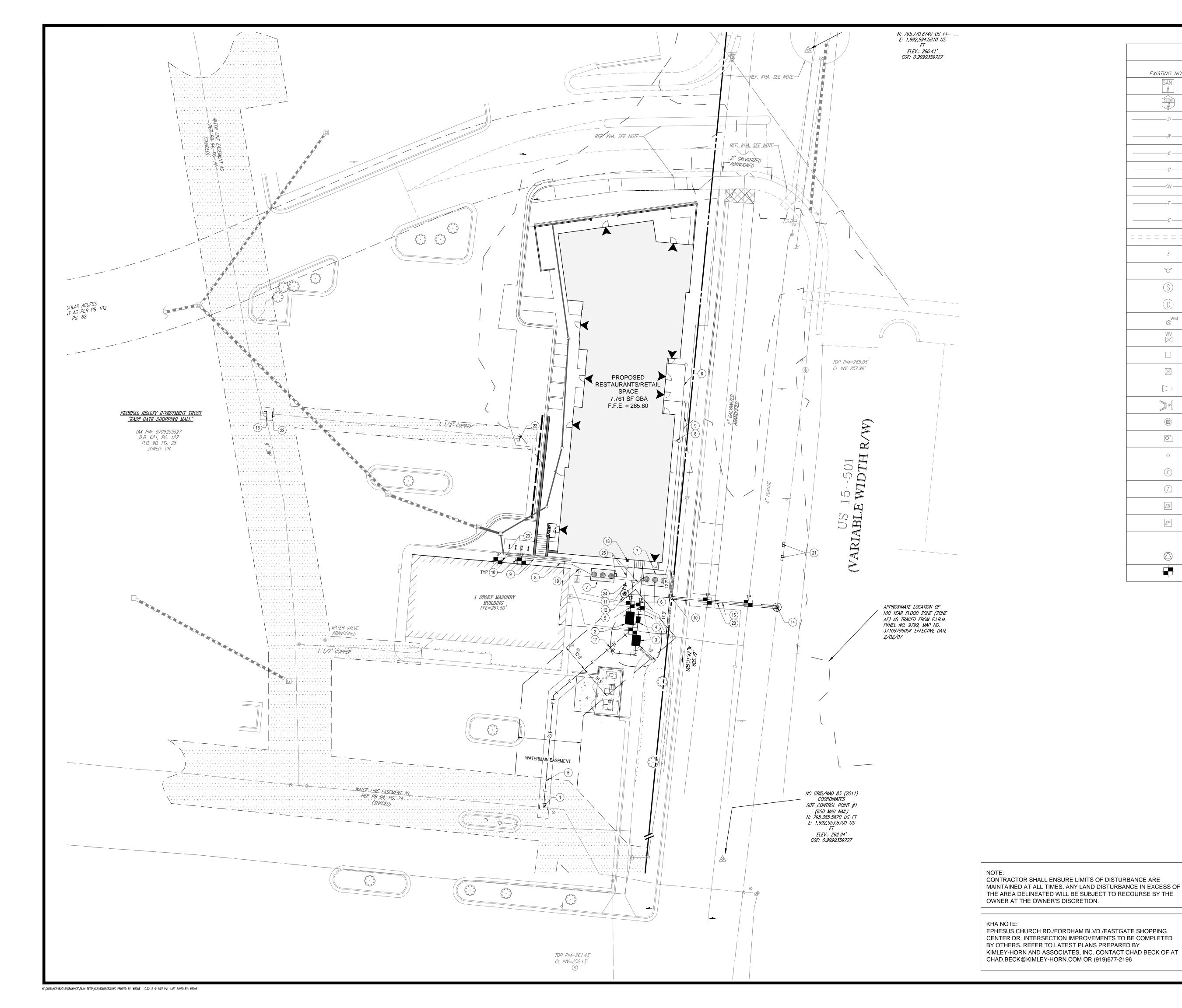


GRADING AND DRAINAGE PLAN

C = 5.0

CONTRACTOR SHALL ENSURE LIMITS OF DISTURBANCE ARE MAINTAINED AT ALL TIMES. ANY LAND DISTURBANCE IN EXCESS OF THE AREA DELINEATED WILL BE SUBJECT TO RECOURSE BY THE

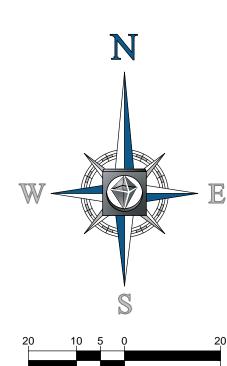
EPHESUS CHURCH RD./FORDHAM BLVD./EASTGATE SHOPPING CENTER DR. INTERSECTION IMPROVEMENTS TO BE COMPLETED BY OTHERS. REFER TO LATEST PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. CONTACT CHAD BECK OF AT CHAD.BECK@KIMLEY-HORN.COM OR (919)677-2196



EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	
SAN #	SANITARY LABEL	SAN #	
STM #	STORM LABEL	STM #	
		SL	
	UNDERGROUND WATER LINE	W	
Ε	UNDERGROUND ELECTRIC LINE	——Е—	
	UNDERGROUND GAS LINE	G	
-OH	OVERHEAD WIRE	———ОН ———	
	UNDERGROUND TELEPHONE LINE	тт	
	UNDERGROUND CABLE LINE	C	
=======	STORM SEWER		
S	SANITARY SEWER MAIN	s	
~	HYDRANT	∇	
S	SANITARY MANHOLE		
	STORM MANHOLE		
⊗ ^{WM}	WATER METER	•	
₩V	WATER VALVE	•	
	GAS VALVE		
	GAS METER	\boxtimes	
	TYPICAL END SECTION		
OR	HEADWALL OR ENDWALL	OR	
	YARD INLET		
	CURB INLET	0	
0	CLEAN OUT	0	
E	ELECTRIC MANHOLE	E	
7	TELEPHONE MANHOLE	(1)	
EB	ELECTRIC BOX	EB	
EP	ELECTRIC PEDESTAL	EP	
	MONITORING WELL		
	TEST PIT		

UTILITY LEGEND

- # UTILITY IMPROVEMENT NOTES
- 8"x4" TAPPING SLEEVE AND VALVE
 4" REDUCED PRESSURE DETECTOR ASSEMBLY IN ABOVE **GROUND ENCLOSURE**
- 3. 2" WATER METER IN VAULT
 4. 2" DOMESTIC REDUCED PRESSURE ZONE ASSEMBLY IN ABOVE GROUND ENCLOSURE
- 4" DIP WATERLINE
- 6. 2" TYPE K COPPER WATERLINE
 7. 1500 GALLON GREASE INTERCEPTOR
- 8. 4" SDR-35 PVC GREASE SANITARY SEWER 9. 4" SDR-35 PVC DOMESTIC SANITARY SEWER 10. CLEANOUT
- 11. 6" BACKWATER VALVE 12. PRECAST MANHOLE 13. 4" SANITARY WYE
- 14. PRECAST DOGHOUSE MANHOLE
- 15. 8" DIP SANITARY SEWER
- 16. $1-\frac{1}{2}$ " CAP AT MAIN 17. 2" SERVICE SADDLE
- 18. GAS METER/INCOMING SERVICE (BY GAS COMPANY) 19. CAP GAS SERVICE(BY GAS COMPANY)
- 20. 16" STEEL CASING PIPE 21. CAP SEWER AT MAIN
- 22. 1-½" CAP AT LIMITS OF DEMOLITION
 23. EXCAVATE TEST PITS TO CONFIRM LOCATION OF BUILDING SEWER SERVICES
- 24. 6" DIP SANITARY SEWER 25. 4" DIP SANITARY SEWER



		A A A A A A A A A A A A A A A A A A A	SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTI SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVI OF UPSTATE NEW YORK PHILADELPHIA, PA OF NORTHERN VIRGINIA NEW FINGLAND PERMITTING SERVICES TRANSPORTATION SERVI OF NORTHERN VIRGINIA OF SOUTHERN PA OF CHARLOTTE, NC OF NEW YORK METRO OF SEHOBOTH BEACH, DE OF NEW YORK, NY OF SOUTHERN MARYLAND OF SOUTH FLORIDA OF SOUTH FLORIDA	ундарийн багийн мөө өсөмөөгө мүгий втамуу ака багара эв тууча актура изгуулагануу багуура багийн багийн багийн Эний кентайн боры илдэгийн эврейн илч эрийн багара эв тууча актура изгуулагануу багийн
		F	REVISIONS	
	REV	DATE	COMMENT	BY
1	1	8/25/15	REV. PER PRE-CDC MEETING	WLI
	2	10/2/15	REV. PER TOWN COMMENTS	WLI
	3	10/22/15	REV PER TOWN COMMENTS	WLI



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: DRAWN BY: CHECKED BY: SCALE: CAD I.D.

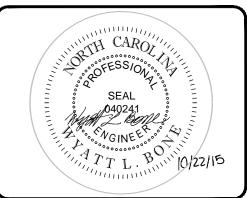
EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

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

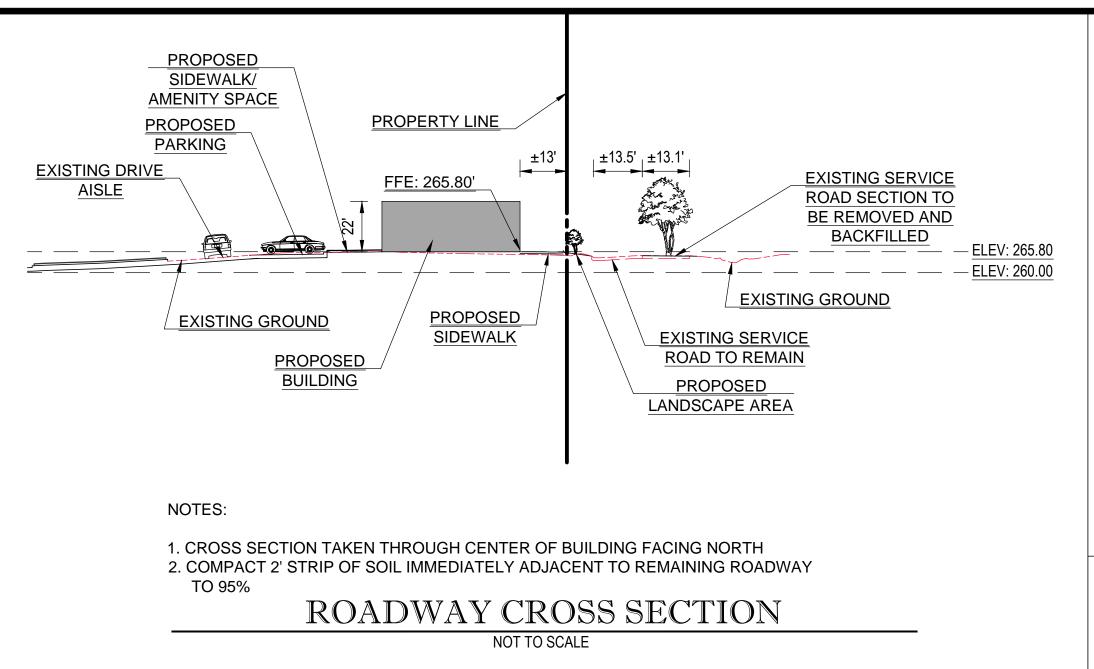


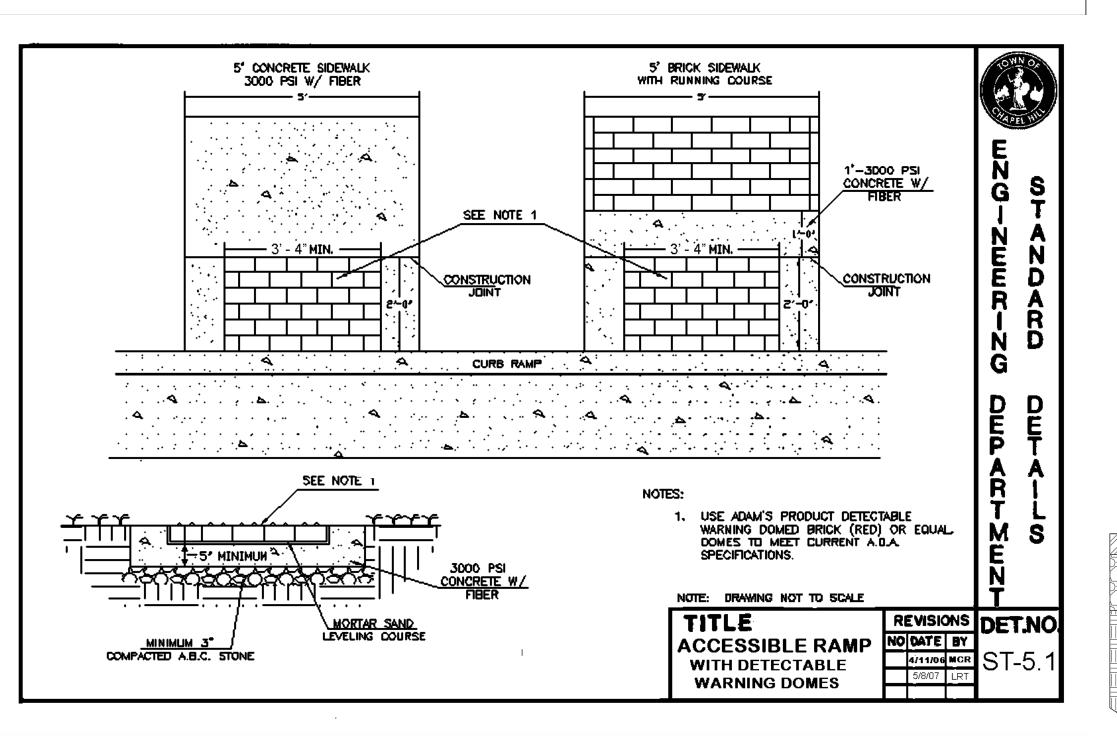
RALEIGH, NC 27607 Phone: (919) 578-9000 Fax: (919) 703-2665 NC@BohlerEng.com

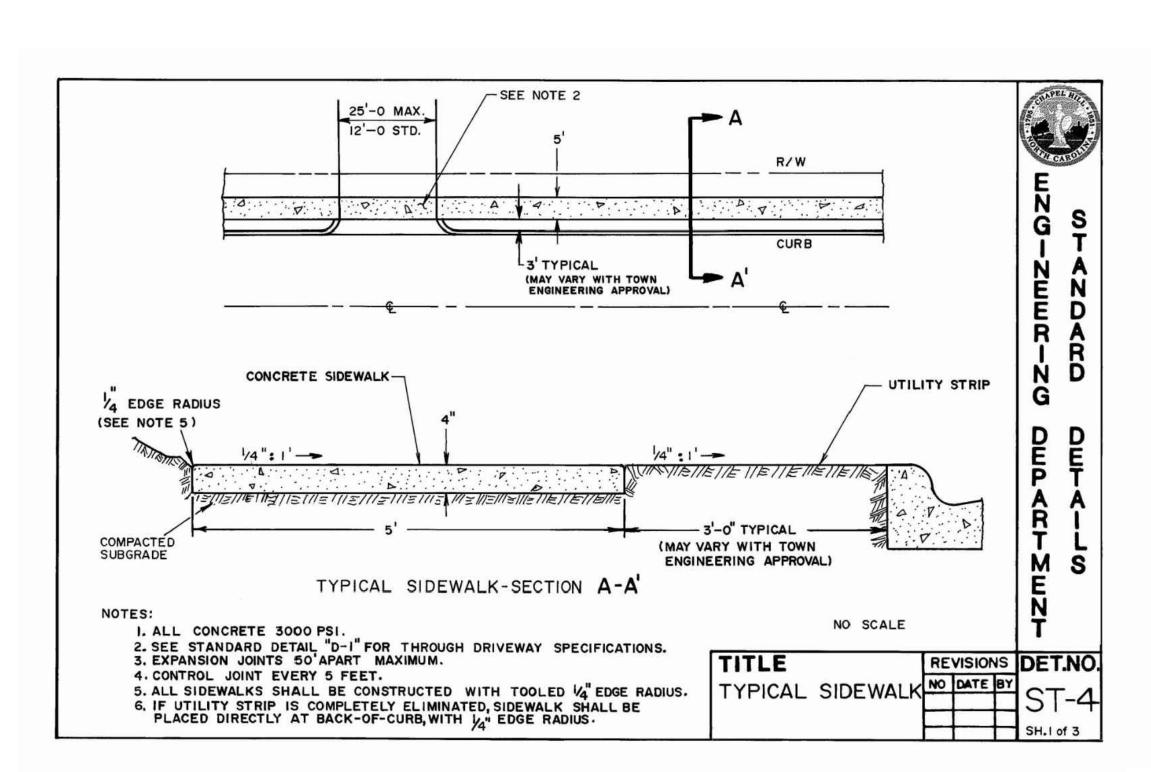


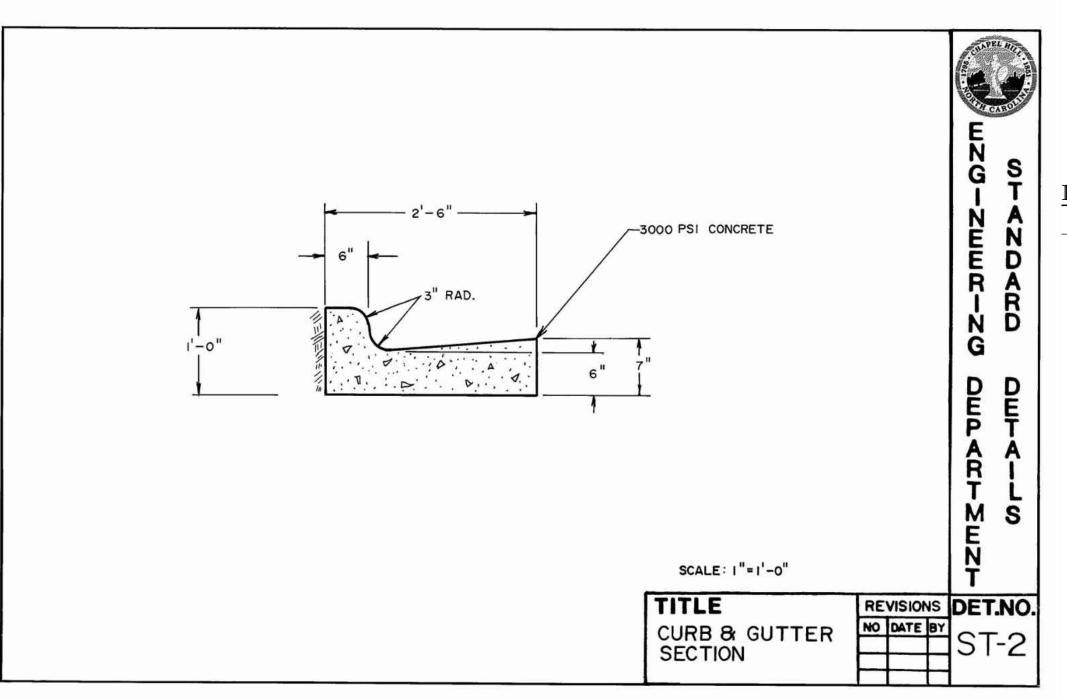
UTILITY PLAN

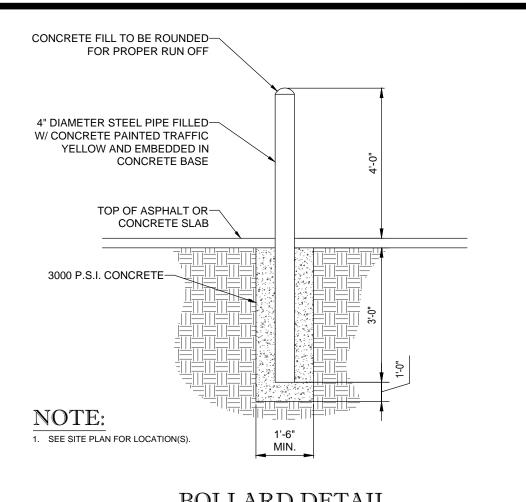
C = 6.0



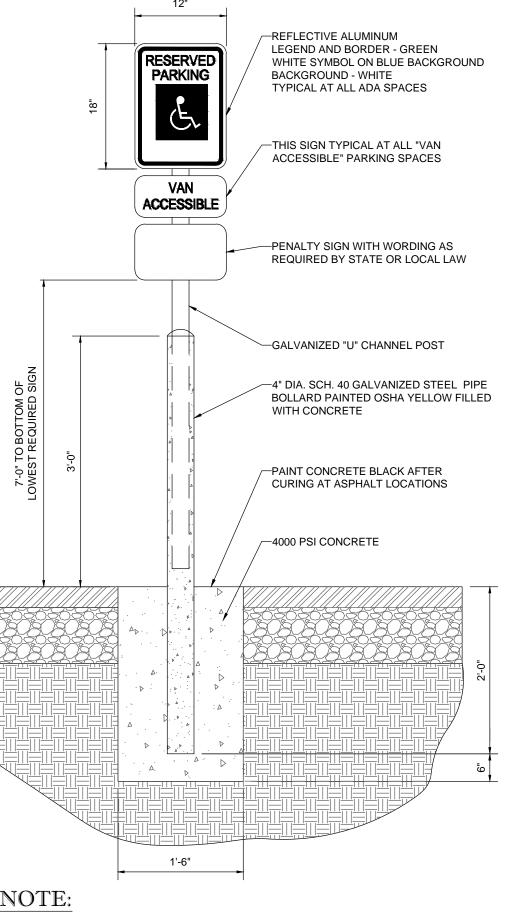








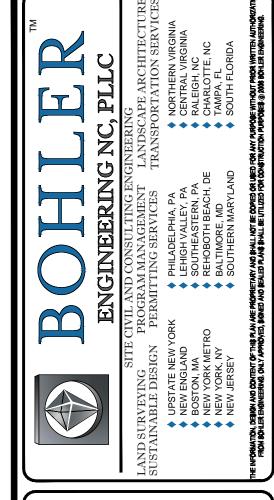
BOLLARD DETAIL



ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT

WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PARKING SIGN DETAIL



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



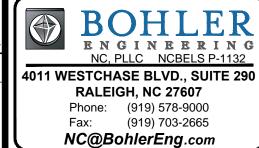
NOT APPROVED FOR CONSTRUCTION

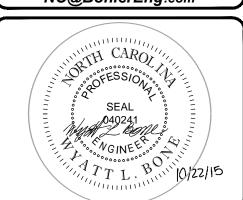
PROJECT No.:	NCR15201
DRAWN BY:	ZN
CHECKED BY:	WLI
DATE:	08/14/201
SCALE:	N/A
CAD I.D.:	SD

EASTGATE SHOPPING CENTER BLDG. D

FEDERAL REALTY INVESTMENT TRUST

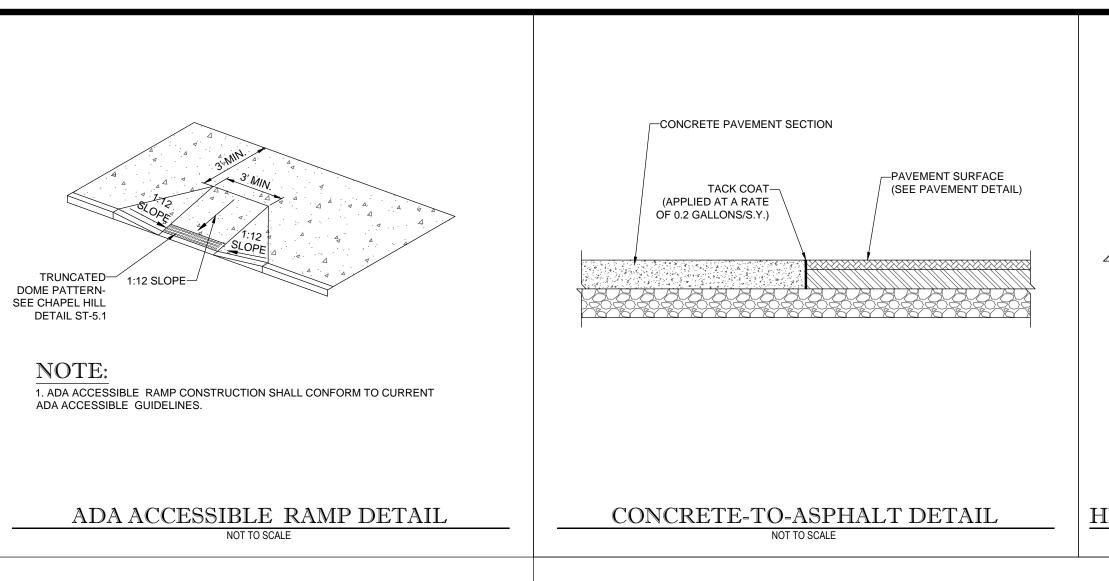
LOCATION OF SITE 1800 E FRANKLIN STREET CHAPEL HILL, NC 27514

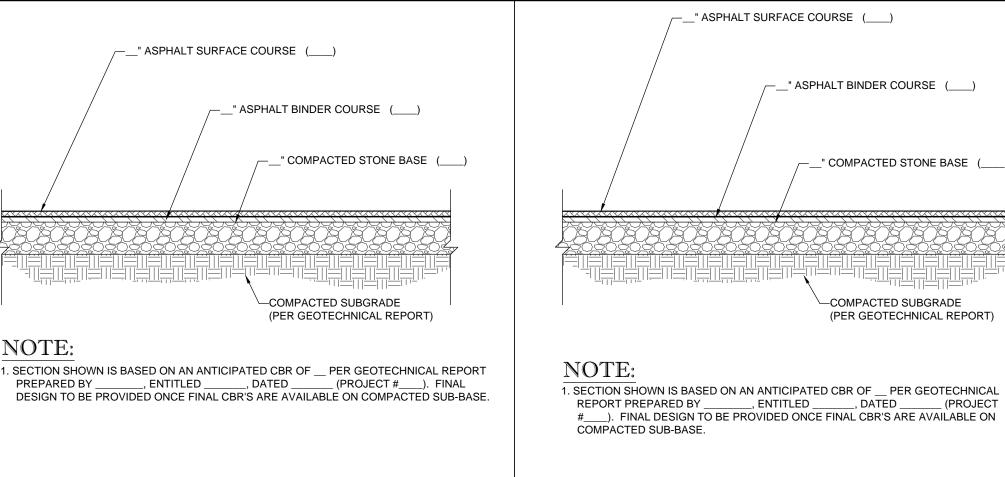


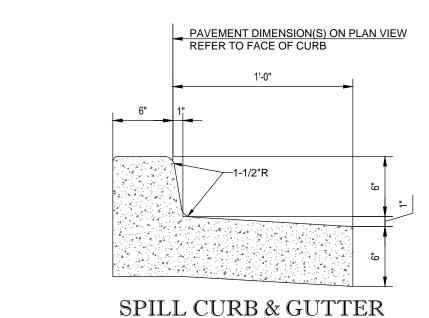


CONSTRUCTION DETAILS

H:\2015\NCR152015\DRAWINGS\PLAN SETS\NCR152015SD3.DWG PRINTED BY: WBONE 10.22.15 @ 5:05 PM LAST SAVED BY: WBONE







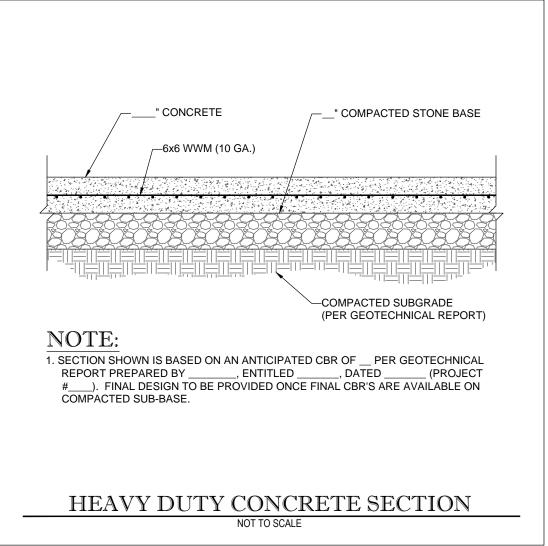
PAVEMENT DIMENSION(S) ON PLAN VIEW REFER TO FACE OF CURB COLLECTOR CURB & GUTTER

NOTES:

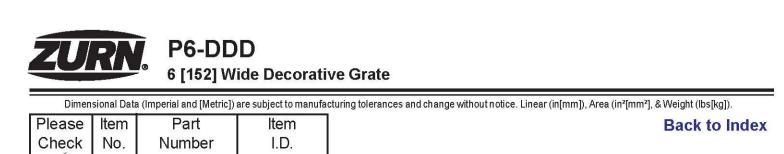
1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS. 2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.

3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT. 4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.

CONCRETE CURB & GUTTER DETAIL



*NOTE: PAVEMENT SECTIONS TO BE DETERMINED UPON RECEIPT OF THE GEOTECHNICAL REPORT

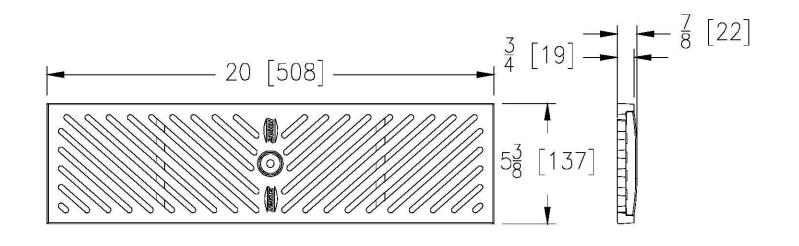


P6-DDD

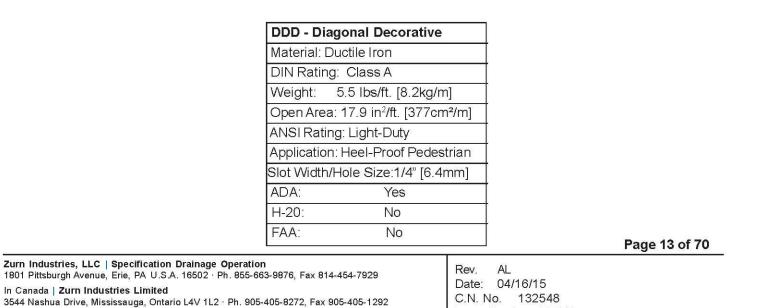
67506

In Canada | Zurn Industries Limited

www.zurn.com

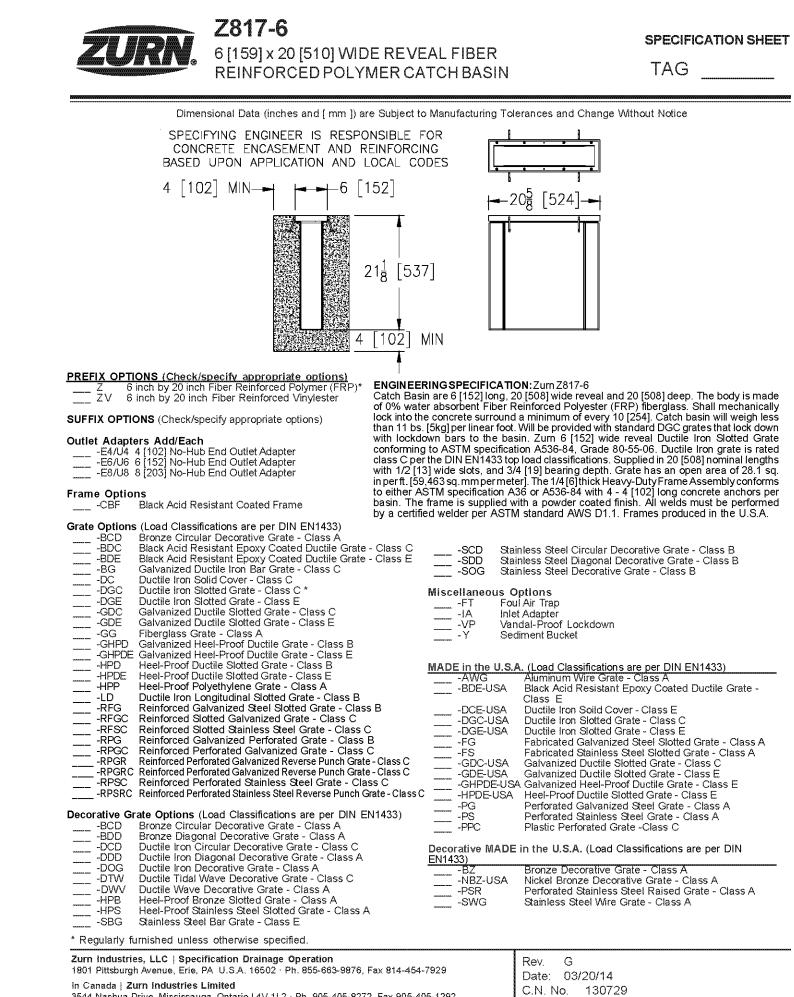


DDD GRATE ENGINEERING SPECIFICATION: ZURN P6-DDD 20" [508mm] X 5-3/8" [137mm] Ductile Iron diagonal decorative grate, weighing 5.5 lbs per linear foot [8.2kg/ m]. The grate has an open area of 17.9 in² per linear foot [377cm²/m]. Grate conforms to DIN rating of A, ANSI rating of Light-Duty, ADA compliant and ASTM A536 Grade 80-55-06.



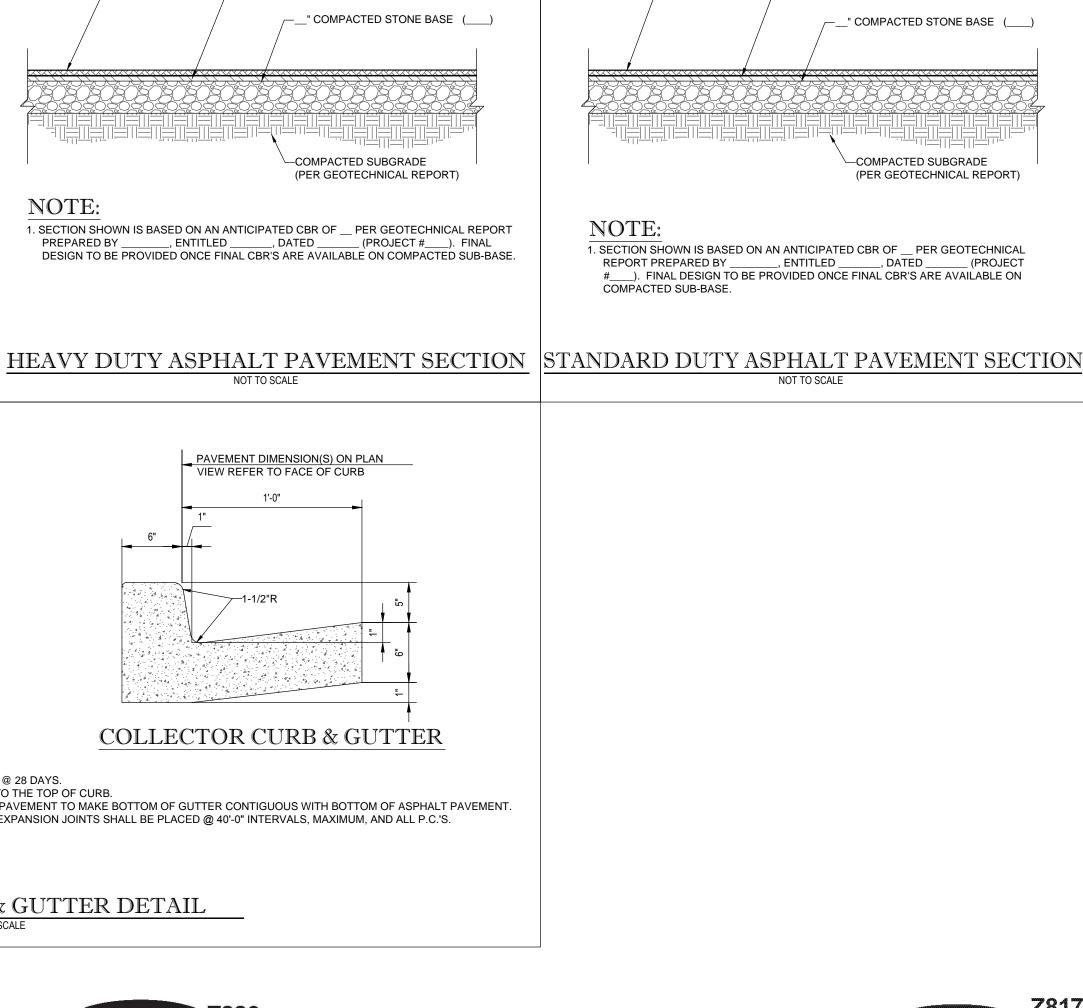
Form Number: FT641

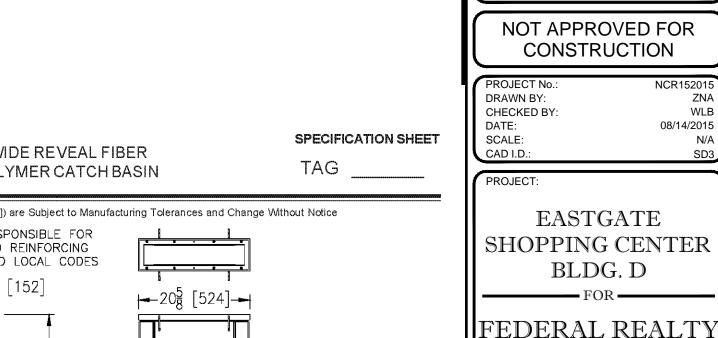
ZURN. Z886 6-1/4 [159] WIDE REVEAL TRE	NCH DR	AIN SYSTEM TAG
Dimensional Data (inches and [mm]) are Subject to SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING	Manufacturin	g Tolerances and Change Without Notice
BASED UPON APPLICATION AND LOCAL CODES 62 [159]		
4 [102] MIN.—— 4 [102]		$-81\frac{1}{4}$ [2064] -80 [2032]
INVERT 'B'		
4 [102] MIN.⊸		nnel length is 81¼ [2064] to allow for overlap.
ENGINEERING SPECIFICATION: Zurn Z886 Channels are 80 [2032] long, 6-1/reveal and have a 4 [102] throat. Modular channel sections are made of 0% water High Density Polyethylene (HDPE). Channels have a positive mechanical	er absorbent connection	Trench 'A' 'B' Flow No. Shallow Inv. Deep Inv. (cfs) (gpm) (lps)
between channel sections that will not separate during the installation and molock into the concrete surround a minimum of every 10 [254]. Channels weig 2.31 lbs.[1.05kg] per linear foot, have a smooth, 1-1/2 [38] radiused self clear	gh less than ning bottom	8601 3.50 [89] 4.10 [104] 0.21 93 6 8602 4.10 [104] 4.70 [119] 0.27 122 8 8603 4.70 [119] 5.30 [135] 0.34 152 10
with a Manning's coefficient of .009 and .75% or neutral 0% built in slope. Charebar clips standard to secure trench in its final location. Channels are prestandard DGC grates that lock down with lockdown bars to the channel and is re-	annels have ovided with	8603N 5.30 [135] 5.30 [135] - - - 8604 5.30 [135] 5.90 [150] 0.41 183 12
for dynamic traffic loadings. Zurn 5-3/8 [137] wide reveal Ductile Iron Si- conforming to ASTM specification A536-84, Grade 80-55-06. Ductile Iron gr	otted Grate rate is rated	8605 5.90 [150] 6.50 [165] 0.48 214 13 8606 6.50 [165] 7.10 [180] 0.55 245 15
class C per the DIN EN1433 top load classifications. Supplied in 20 [508] nom with 1/2 [13] wide slots, and 3/4 [19] bearing depth. Grate has an open area in per ft. [60,308 sq. mm per meter].	of 28.1 sq.	8606N 7.10 [180] 7.10 [180] 8607 7.10 [180] 7.70 [196] 0.62 276 17
PREFIX OPTIONS (Check/specify appropriate options) Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*		8608 7.70 [196] 8.30 [211] 0.69 308 19 8609 8.30 [211] 8.90 [226] 0.76 339 21
SUFFIX OPTIONS (Check/specify appropriate options)		8610 8.90 [226] 9.50 [241] 0.83 371 23 8611 9.50 [241] 10.10 [257] 0.90 403 25 8612 10.10 [257] 10.70 [272] 0.97 435 27
Outlet Adapters Add/Each E1 Closed End Cap U2 2 [51] No-Hub Bottom E2 2 [51] No-Hub End Outlet U3 3 [76] No-Hub Bottom	1 Outlet	8612 10.10 [237] 10.70 [272] 0.97 433 27 8612N 10.70 [272] 10.70 [272] - - - 8613 10.70 [272] 11.30 [287] 1.04 467 29
-E3 3 [76] No-Hub End Outlet	m Outlet	8614 11.30 [287] 11.90 [302] 1.11 498 31 8615 11.90 [302] 12.50 [318] 1.18 530 33
Frame Options AVB Aluminum Veneer Bronze Anodized FrameSVF Type 304 Stainless Steel Top Veneer Frame	-BDD -DCD -DDD	Bronze Diagonal Decorative Grate - Class A Ductile Iron Circular Decorative Grate - Class C Ductile Iron Diagonal Decorative Grate - Class A
-SW Sidewall Extension - 9 [229] High -SW2 Sidewall Extension - 18 [457] High	-DOG -DTW -DWV	Ductile Iron Decorative Grate - Class A Ductile Iron Tidal Wave Grate - Class C Ductile Wave Decorative Grate - Class A
Grate Options (Load Classifications are per DIN EN1433) BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C -BG Galvanized Ductile Iron Bar Grate - Class C	GMG HPB HPS	Galvanized Steel Mesh Grate - Class A Heel-Proof Bronze Slotted Grate - Class A Heel-Proof Stainless Steel Slotted Grate - Class A
-DBG Ductile Iron Cast Bar Grate - Class C -DC Ductile Iron Solid Cover - Class C -DGC Ductile Iron Slotted Grate - Class C *	SCD SDD	Stainless Steel Circular Decorative Grate - Class B Stainless Steel Diagonal Decorative Grate - Class B Stainless Steel Steel Mesh Grate - Class A
-GDC Galvanized Ductile Slotted Grate - Class C -GG Fiberglass Grate - Class A	-SMG -SOG	Stainless Steel Decorative Grate - Class B
GHPD Galvanized Heel-Proof Ductile Grate - Class BHPD Heel-Proof Ductile Slotted Grate - Class BHPP Heel-Proof Polyethylene Grate - Class A	-AWG -DGC-L	JSA Ductile Iron Slotted Grate-Class C (Substitute DGE-USA)
-LD Longitudinal Ductile ADA Grate - Class B -RFG Reinforced Galvanized Steel Slotted Grate - Class B -RPG Reinforced Galvanized Perforated Grate - Class B	-FG -FS -GDC-U	Fabricated Galvanized Steel Slotted Grate - Class A Fabricated Stainless Steel Slotted Grate - Class A
-RFGC Reinforced Slotted Galvanized Grate - Class C -RFSC Reinforced Slotted Stainless Steel Grate - Class C -RPGC Reinforced Perforated Galvanized Grate - Class C	GG PG PGR	Fiberglass Grate - Class A Perforated Galvanized Steel Grate - Class A Galvanized Perforated Reverse Punch Anti-Slip ADA Grate -
-RPGR Reinforced Perforated Galvanized Reverse Punch Grate - Class B -RPGRC Reinforced Galvanized Perforated Reverse Punch Anti-Slip Grate - Class C	PPC -PS	Class A Plastic Perforated Grate - Class C Perforated Stainless Steel Grate - Class A
-RPSC Reinforced Perforated Stainless Steel Grate - Class C -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C	; == -sc	Fabricated Stainless Steel Solid Cover - Class A
Miscellaneous Options	USA Miscellane DB	Bottom Dome Strainer
-JC Joint Connector Decorative Grate Options (Load Classifications are per DIN EN1433)	BZ NBZ	ADE in the U.S.A. (Load Classifications are per DIN EN1433 Bronze Decorative Grate - Class A Nickel Bronze Decorative Grate - Class A
BCD Bronze Circular Decorative Grate - Class A * Regularly furnished unless otherwise specified.	-PSR -SWG	Perforated Stainless Steel Raised Grate - Class A Stainless Steel Wire Grate - Class A
Zurn Industries, LLC Specification Drainage Operation 1801 Pittsburgh Avenue, Erie, PA U.S.A. 16502 · Ph. 855-663-9876, Fax 814-454-	7929	Rev. X Date: 07/16/14
In Canada Zurn Industries Limited 3544 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-40)5-1292	C.N. No. 131236 Prod. Dwg. No. Z886



3544 Nashua Drive, Mississauga, Ontario L4V 1L2 · Ph. 905-405-8272, Fax 905-405-1292

www.zum.com





Prod. | Dwg. No. Z817-6

FEDERAL REALTY INVESTMENT TRUST

REVISIONS

KNOW WHAT'S BELOW

ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law

COMMENT REV. PER PRE-CDC

MEETING

REV. PER TOWN

COMMENTS **REV PER TOWN**

COMMENTS

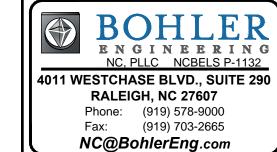
DATE

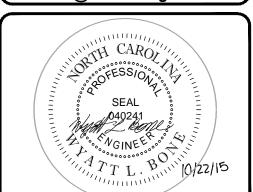
8/25/15

10/2/15

10/22/15

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





CONSTRUCTION DETAILS