

the EDGE

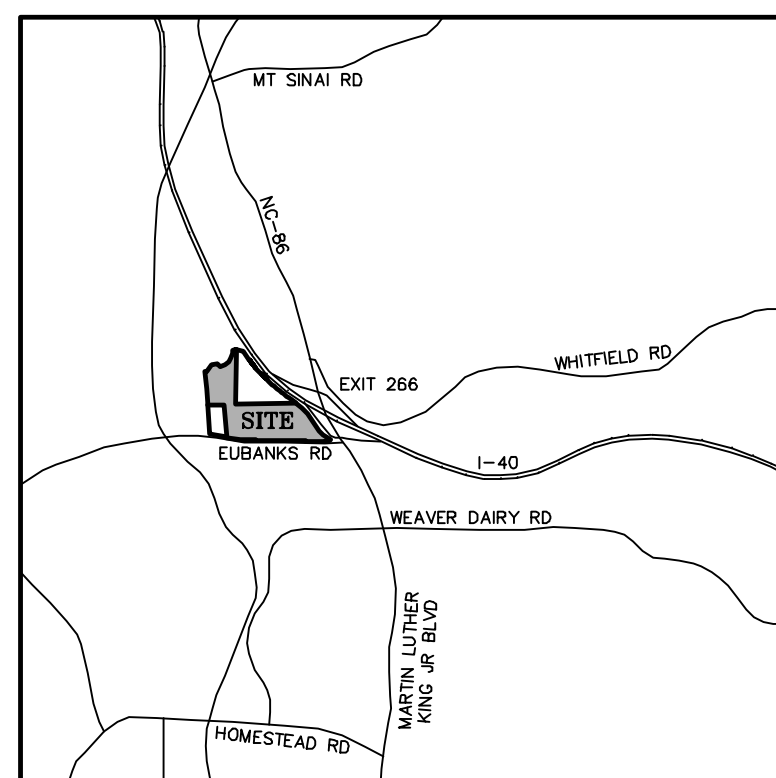
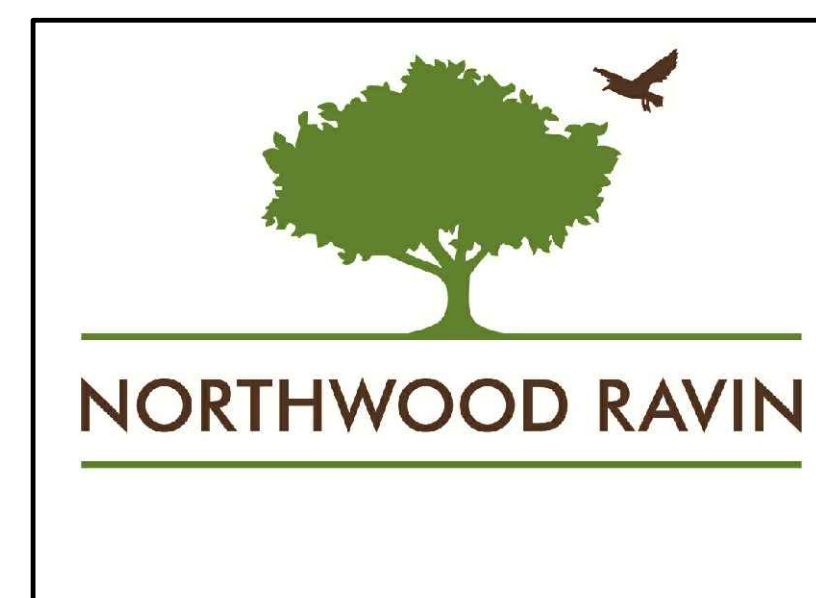
**SPECIAL USE PERMIT
EUBANKS ROAD
CHAPEL HILL, NORTH CAROLINA
PROJECT NUMBER: RAV-13000
DATE: FEBRUARY 25, 2014**

SHEET INDEX

- C-1 AREA MAP
- C-2 SITE PHOTOGRAPHS
- C-3 EXISTING CONDITIONS (SOILS AND STEEP SLOPES)
- C-4 DEVELOPMENT BLOCK AND STREET GRID PLAN
- C-5 SUBDIVISION PLAN
- C-6 TYPICAL STREET SECTIONS
- C-7 ELEVATION OUTLINES
- C-8 GRADING AND STORMWATER MANAGEMENT PLAN
- C-9 UTILITY INFRASTRUCTURE PLAN
- C-10 SOLID WASTE AND CONSTRUCTION MANAGEMENT PLAN
- C-11 EUBANKS ROAD IMPROVEMENTS
- L-1 BUFFER PLANTING PLAN
- L-2 BUFFER PLANTING PLAN

DEVELOPER:

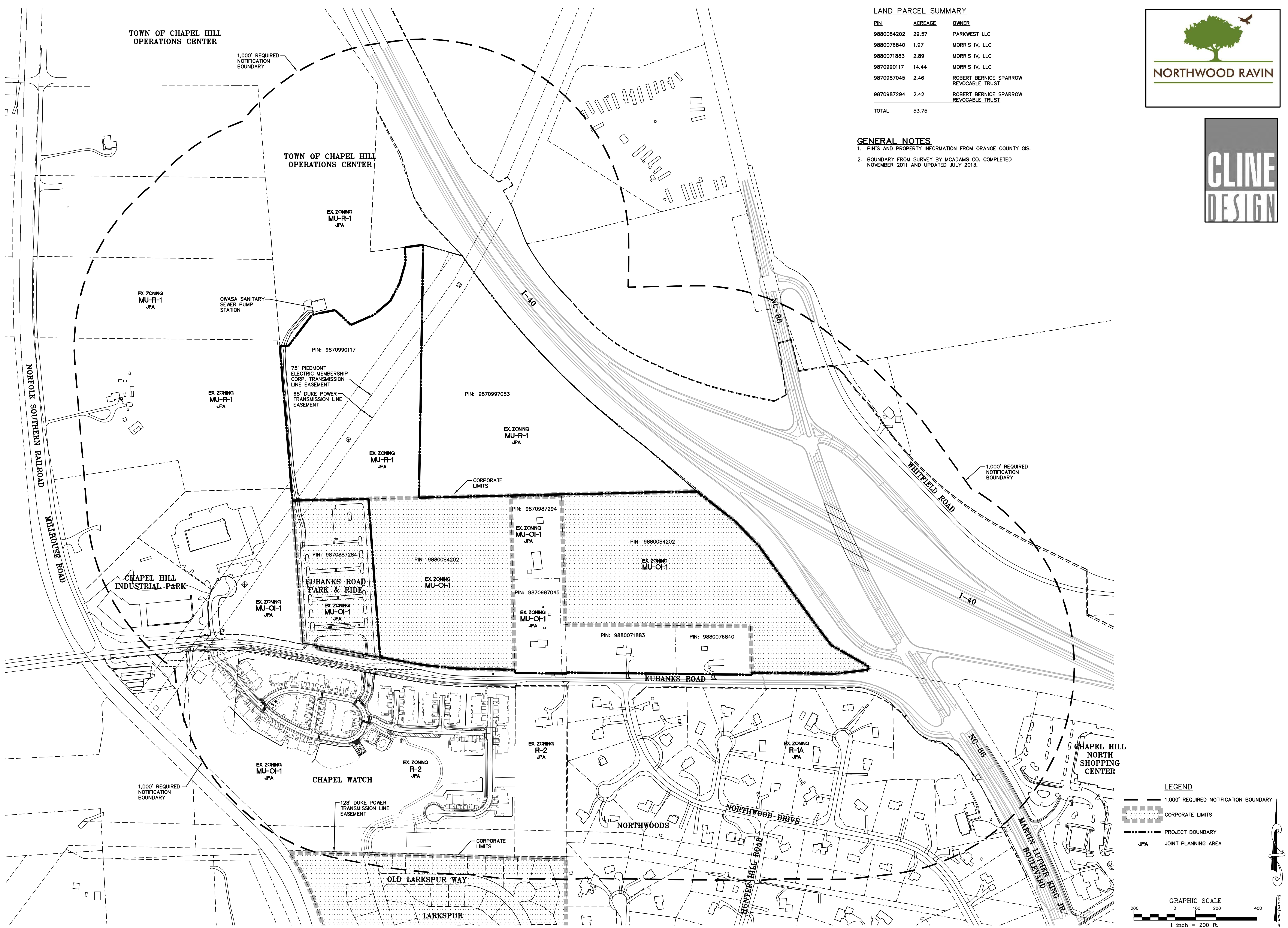
**NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686
EMAIL: agolden@northwoodravin.com**



**VICINITY MAP
NTS**



**THE JOHN R. McADAMS
COMPANY, INC.**
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

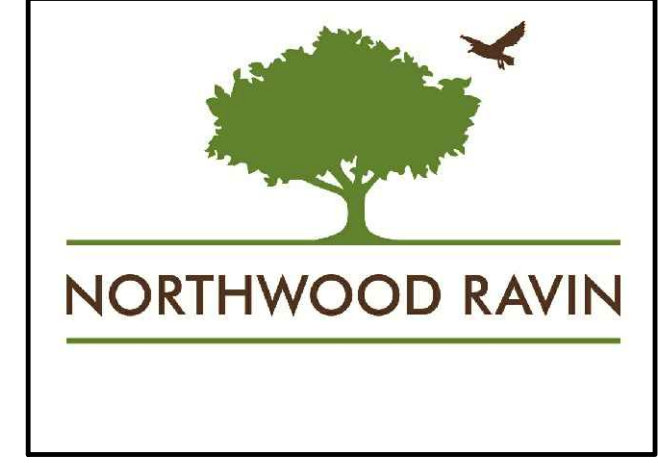


LAND PARCEL SUMMARY

| PIN | ACREAGE | OWNER |
|------------|---------|--|
| 9880084202 | 29.57 | PARKWEST LLC |
| 9880076840 | 1.97 | MORRIS IV, LLC |
| 9880071883 | 2.89 | MORRIS IV, LLC |
| 9870990117 | 14.44 | MORRIS IV, LLC |
| 9870987045 | 2.46 | ROBERT BERNICE SPARROW REVOCABLE TRUST |
| 9870987294 | 2.42 | ROBERT BERNICE SPARROW REVOCABLE TRUST |
| TOTAL | 53.75 | |

GENERAL NOTES

- PIN'S AND PROPERTY INFORMATION FROM ORANGE COUNTY GIS.
- BOUNDARY FROM SURVEY BY MCADAMS CO. COMPLETED NOVEMBER 2011 AND UPDATED JULY 2013.



THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Tel: 919-286-8288
 Fax: 919-286-8289
 (800) 733-5646 • McAdamsCo.com

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

DEVELOPER:
 NORTHWOOD RAVIN
 4819 EMPEROR BOULEVARD, SUITE 320
 DURHAM, NC 27703
 CONTACT: ADAM GOLDEN
 PHONE: 919-354-3886

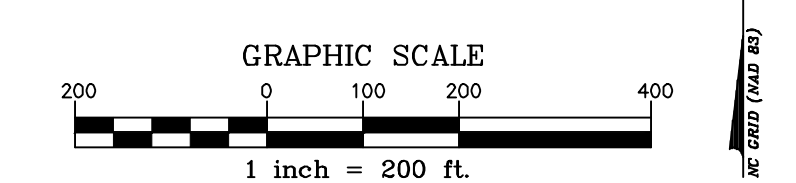
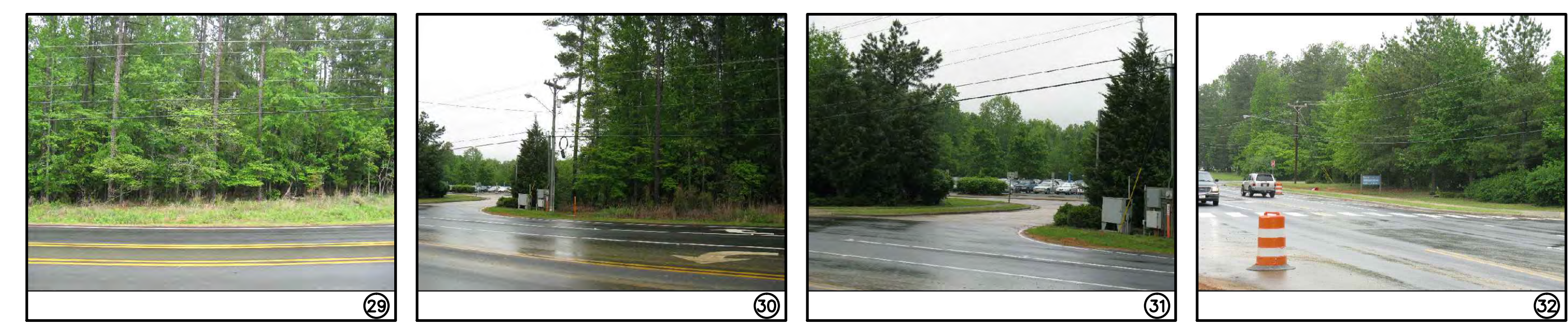
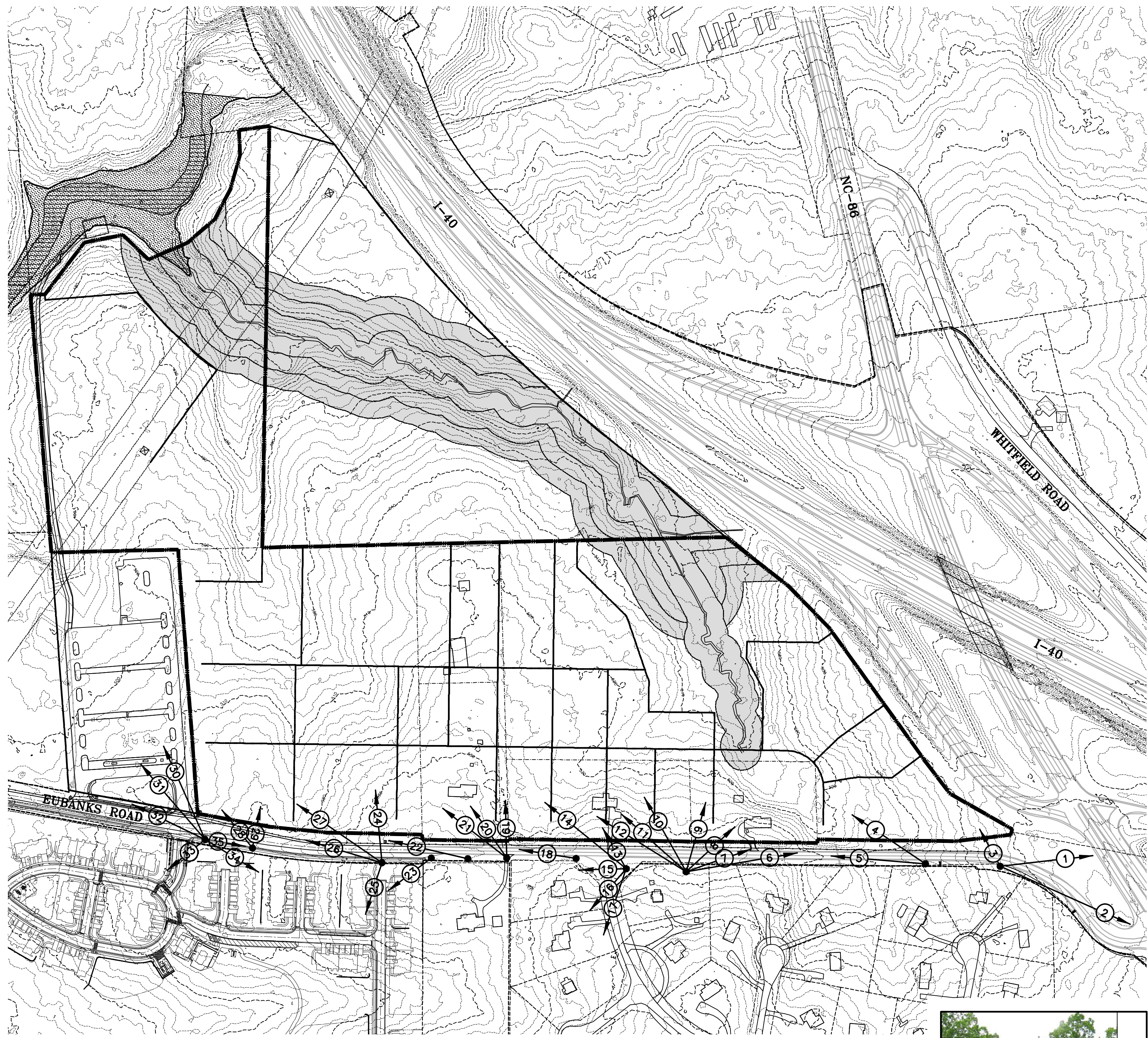
the EDGE
 CHAPEL HILL, NORTH CAROLINA
 AREA MAP

PROJECT NO. RAV-13000
 FILENAME: RAV13000-AM1
 DESIGNED BY: -
 DRAWN BY: -
 SCALE: 1"=200'
 DATE: 02-25-14
 SHEET NO. C-1

LEGEND

- 1,000' REQUIRED NOTIFICATION BOUNDARY
- CORPORATE LIMITS
- PROJECT BOUNDARY
- JPA JOINT PLANNING AREA

GRAPHIC SCALE
 1 inch = 200 ft.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
(800) 733-5646 • McAdamsCo.com



REVISIONS:

DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

the EDGE
CHAPEL HILL, NORTH CAROLINA
SITE PHOTOGRAPHS

PROJECT NO. RAV-13000
FILENAME: FOR10395-SP1
DESIGNED BY: -
DRAWN BY: RLU
SCALE: 1"=200'
DATE: 02-25-14
SHEET NO. C-2



**TOWN OF CHAPEL HILL
OPERATIONS CENTER**

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809160

100 YEAR FLOODPLAIN

OWASA SANITARY
SEWER PUMP
STATION

MORRIS IV, LLC
D.B. 4797, PG. 49
P.B. 91, PG. 116
PIN 9870990117

75' PIEDMONT
ELECTRIC MEMBERSHIP
CORE - TRANSMISSION
LINE EASEMENT
68' DUKE POWER
TRANSMISSION LINE
EASEMENT

MELANIE DAWSON
JACKSON
D.B. 3122, PG. 486
P.B. 74, PG. 161
PIN 9870892007

ROBERT ARTHOR &
JEAN ERBER
D.B. 344, PG. 285
PIN 9870997083

**EUBANKS ROAD
PARK & RIDE**

TOWN OF CHAPEL HILL
D.B. 1197, PG. 497
P.B. 70, PG. 83
PIN 9870887294

**CHAPEL HILL
INDUSTRIAL PARK**

RALCOR CORP.
D.B. 910, PG. 324
PIN 9870883323

**CHAPEL WATCH
VILLAGE**

NM CHAPEL WATCH
VILLAGE
PIN 9870875224

NM CHAPEL WATCH
VILLAGE
PIN 9870971229

LAURA E. HILL
P.B. 63, PG. 112
PIN 9870978235

LEGEND

| | |
|----------|----------------------|
| [Symbol] | FLOODWAY |
| [Symbol] | 100 YEAR FLOODPLAIN |
| [Symbol] | RCD BUFFER |
| [Symbol] | EXISTING WATERLINE |
| [Symbol] | EXISTING TREELINE |
| [Symbol] | PROJECT BOUNDARY |
| [Symbol] | STEEP SLOPE: 10%-15% |
| [Symbol] | STEEP SLOPE: 15%-25% |
| [Symbol] | STEEP SLOPE: 25%+ |

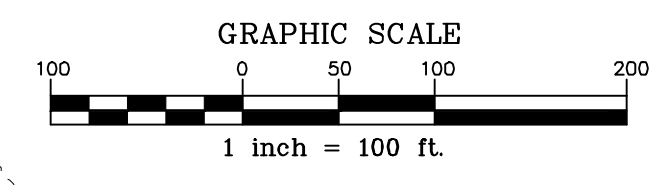
LAND PARCEL SUMMARY

| PIN | ACREAGE | OWNER |
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| 9870990117 | 14.44 | MORRIS IV, LLC |
| 9870987045 | 2.46 | ROBERT BERNICE SPARROW REVOCABLE TRUST |
| 9870987294 | 2.42 | ROBERT BERNICE SPARROW REVOCABLE TRUST |
| TOTAL | 53.75 | |

- GENERAL NOTES**
- PIN'S AND PROPERTY INFORMATION FROM ORANGE COUNTY GIS.
 - BOUNDARY FROM SURVEY BY MCADAMS CO. COMPLETED NOVEMBER 2011 AND UPDATED JULY 2013.
 - EXISTING TOPOGRAPHY FROM LIDAR BARE EARTH DATA.
 - FLOODPLAIN AND FLOODWAY FROM FEMA FIRM MAP NO. 371098000J EFFECTIVE DATE FEBRUARY 2, 2007.
 - RCD AND STREAM BUFFER DETERMINATION CONFIRMED BY THE TOWN OF CHAPEL HILL MAY 28, 2013.
 - WETLAND DELINEATION CONFIRMED BY USACOE SEPTEMBER 12, 2013.
 - STREAM AND BUFFER DETERMINATIONS CONFIRMED BY NCDENR-DWQ DECEMBER 17, 2012.

TREE LEGEND

| | |
|----------|----------------------------|
| [Symbol] | ASH |
| [Symbol] | BEECH |
| [Symbol] | BIRCH |
| [Symbol] | CEDAR |
| [Symbol] | CHERRY |
| [Symbol] | CRAPE MYRTLE |
| [Symbol] | CYPRESS |
| [Symbol] | DOGWOOD |
| [Symbol] | ELM |
| [Symbol] | SWEET GUM |
| [Symbol] | MISC. HARDWOOD |
| [Symbol] | HICKORY |
| [Symbol] | HOLLY |
| [Symbol] | MAGNOLIA |
| [Symbol] | MAPLE |
| [Symbol] | JAPANESE MAPLE |
| [Symbol] | MIMOSA |
| [Symbol] | RED OAK |
| [Symbol] | WHITE OAK |
| [Symbol] | OAK |
| [Symbol] | PEACH |
| [Symbol] | PEAR |
| [Symbol] | PECAN |
| [Symbol] | PERSIMMON |
| [Symbol] | PINE |
| [Symbol] | POPLAR |
| [Symbol] | REDBUD |
| [Symbol] | SYCAMORE |
| [Symbol] | WALNUT |
| [Symbol] | DOUBLE AND TRIPLE TRUNKS |
| [Symbol] | DOUBLE OAK |
| [Symbol] | TRIPLE OAK |
| [Symbol] | CALIPER INCH SIZE OF TREE |
| [Symbol] | TYPE OF TREE |
| [Symbol] | D FOR DOUBLE, T FOR TRIPLE |



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REVISIONS:

DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3886

the EDGE
CHAPEL HILL, NORTH CAROLINA
EXISTING CONDITIONS (SOILS AND STEEP SLOPES)

| | |
|--------------|--------------|
| PROJECT NO. | RAV-13000 |
| FILENAME | RAV13000-XCI |
| DESIGNED BY: | |
| DRAWN BY: | |
| SCALE: | 1"=100' |
| DATE: | 02-25-14 |
| SHEET NO. | C-3 |



Special Use Permit

Not For Construction

Not For Construction

PROJECT: 013050
DATE: 02.25.2014
REVISIONS: _____ DATE: _____

DRAWN BY: BG
CHECKED BY: ML

Block Plan

Scale: 1" = 100'

C-4

The Edge - Eubanks Road - Chapel Hill

Site Data Table

| Site Area | Area | FAR | Dwelling Units |
|------------|----------|-------|----------------|
| Total Site | 53.75 ac | 0.429 | 15.44/ac |
| MU-O-1 | 39.31 ac | 0.429 | |
| MU-R-1 | 14.44 ac | 0.429 | |

Area in RCD

| Stream Side | Area | Ratio |
|-------------|------------|-------|
| Stream Side | 127,997 sf | 0.010 |
| Managed Use | 64,931 sf | 0.190 |
| Upland | 74,586 sf | 0.429 |

Floor Area Allowed

| Site | Area | Max. Res. Units Allowed |
|-------------|-----------|-------------------------|
| Site | 89,676 sf | 806 |
| Stream Side | 1,280 sf | |
| Managed Use | 12,337 sf | |
| Upland | 31,997 sf | |

Proposed FA

| Minimum | Maximum |
|------------|------------|
| 600,000 sf | 935,290 sf |

Mixture of Uses Required

| | MU-O-1 | | MU-R-1 | |
|-------------|----------|----------|----------|----------|
| | Min. (%) | Max. (%) | Min. (%) | Max. (%) |
| Residential | 20 | 55 | 15 | 40 |
| Commercial | 20 | 55 | 15 | 40 |
| Office | 20 | 55 | 60 | 85 |

Proposed Minimum/Maximum

| | Area (sf) | Minimum % | Area (sf) | Max % |
|-------------|-----------|-----------|-----------|-------|
| Residential | 403,000 | 43% | 701,000 | 75% |
| Commercial | 140,000 | 15% | 475,000 | 51% |
| Office | 60,000 | 6% | 395,000 | 42% |

Proposed Uses

| | Area (sf) | % |
|--------------------------|----------------|-----|
| Residential | 577,000 | 66% |
| Commercial | 218,000 | 25% |
| Office | 78,000 | 9% |
| Total Proposed SF | 873,000 | |

Immersive Area

| | Value | Notes |
|----------------|-----------|-----------------------|
| Percentage | 70% | (High Density Option) |
| Acres | 37.63 | |
| Square Footage | 1,638,945 | |

Setbacks

| | Dimensional Std. (3.8.1) | | | Zoning District Descriptions | |
|-----------------|--------------------------|----------|------|------------------------------|---------|
| | Street | Interior | Side | Perimeter | Parking |
| MU-O-1 | 0 | 0 | 0 | 50 | 75 |
| MU-R-1 | 0 | 0 | 0 | 50 | 75 |
| Proposed | Varies* | 0 | 0 | N/A** | N/A** |

*Proposed "build-to" line varies by street frontage type. See Block Plan.
**Perimeter setbacks as specified in the MU districts do not accommodate high density / street oriented development. See Block Plan for proposed "build-to" dimensions.

Building Height

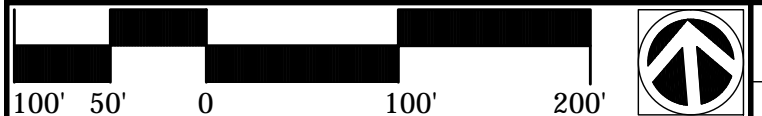
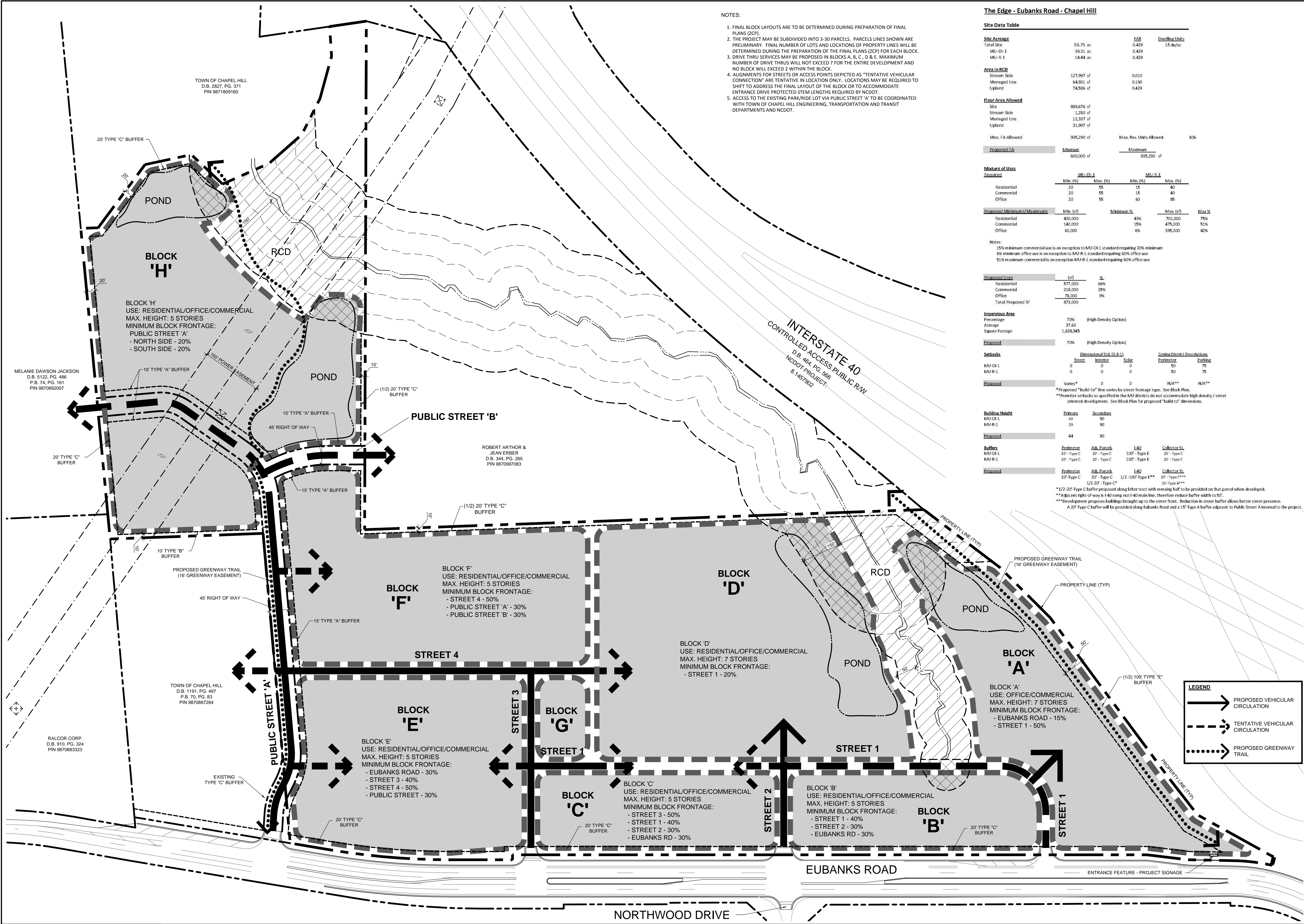
| | Primary | Secondary |
|-----------------|---------|-----------|
| MU-O-1 | 34 | 30 |
| MU-R-1 | 29 | 30 |
| Proposed | 44 | 30 |

Buffers

| | Perimeter | Adj. Parach | I-40 | Collector St. |
|-----------------|------------|-------------|-------------|---------------|
| MU-O-1 | 20'-Type C | 20'-Type C | 100'-Type E | 20'-Type C |
| MU-R-1 | 20'-Type C | 20'-Type C | 100'-Type E | 20'-Type C |
| Proposed | Perimeter | Adj. Parach | I-40 | Collector St. |

20'-Type C buffer proposed along Erber tract with remaining half to be provided on that parcel when developed.
**Adjacent right-of-way is I-40 ramp not I-40 main line, therefore reduce buffer width to 50'.
***Development proposes buildings brought up to the street front. Reduction in street buffer allows better street presence.
A 20'-Type C buffer will be provided along Eubanks Road and a 15'-Type A buffer adjacent to Public Street A internal to the project.

- NOTES:**
- FINAL BLOCK LAYOUTS ARE TO BE DETERMINED DURING PREPARATION OF FINAL PLANS (ZCP).
 - THE PROJECT MAY BE SUBDIVIDED INTO 3-30 PARCELS. PARCELS LINES SHOWN ARE PRELIMINARY. FINAL NUMBER OF LOTS AND LOCATIONS OF PROPERTY LINES WILL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLANS (ZCP) FOR EACH BLOCK.
 - DRIVE THRU SERVICES MAY BE PROPOSED IN BLOCKS A, B, C, D & E. MAXIMUM NUMBER OF DRIVE THRU'S WILL NOT EXCEED 7 FOR THE ENTIRE DEVELOPMENT AND NO BLOCK WILL EXCEED 2 WITHIN THE BLOCK.
 - ALIGNMENTS FOR STREETS OR ACCESS POINTS DEPICTED AS "TENTATIVE VEHICULAR CONNECTION" ARE TENTATIVE IN LOCATION ONLY. LOCATIONS MAY BE REQUIRED TO SHIFT TO ADDRESS THE FINAL LAYOUT OF THE BLOCK OR TO ACCOMMODATE ENTRANCE DRIVE PROTECTED STEM LENGTHS REQUIRED BY NCDOT.
 - ACCESS TO THE EXISTING PARK/RIDE LOT VIA PUBLIC STREET 'A' TO BE COORDINATED WITH TOWN OF CHAPEL HILL ENGINEERING, TRANSPORTATION AND TRANSIT DEPARTMENTS AND NCDOT.



Block Plan 01

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TOWN OF CHAPEL HILL
OPERATIONS CENTER

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809180

FLOODWAY

100 YEAR
FLOODPLAIN

EXISTING OWASA SANITARY
SEWER PUMP
STATION

SWMF #1

BLOCK
'H'

75' PIEDMONT
ELECTRIC MEMBERSHIP
CORP. TRANSMISSION
LINE EASEMENT

20' TYPE 'C'
BUFFER

12" WATERLINE
STUB FOR FUTURE
EXTENSION BY
OTHERS

MELANIE DAWSON
JACKSON
D.B. 5122, PG. 488
P.B. 74, PG. 161
PIN 9870892007

EXISTING PUMP STATION
ACCESS DRIVE TO BE
RELOCATED

10' TYPE 'C'
BUFFER

EUBANKS ROAD
PARK & RIDE

TOWN OF CHAPEL HILL
D.B. 1191, PG. 497
P.B. 70, PG. 83
PIN 9870887284

CHAPEL HILL
INDUSTRIAL PARK

RALCOR CORP.
D.B. 910, PG. 324
PIN 9870883323

NM CHAPEL WATCH
VILLAGE
PIN 9870875224

CHAPEL WATCH VILLAGE

NM CHAPEL WATCH
VILLAGE
PIN 9870971229

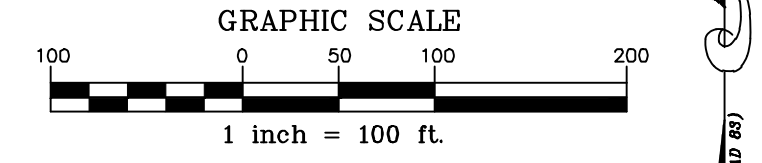
LAURA E. HILL
P.B. 53, PG. 112
PIN 9870978235

NOTES

1. PROJECT TO BE SUBDIVIDED INTO A MINIMUM OF 3 AND A MAXIMUM OF 30 PARCELS. PARCEL LINES SHOWN ARE PRELIMINARY. FINAL NUMBER OF LOTS AND LOCATIONS OF PROPERTY LINES WILL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLANS (ZCP).
2. ALL PARCELS TO HAVE FRONTAGE ON A PUBLIC STREET RIGHT-OF-WAY OR PRIVATE STREET EASEMENT.
3. SANITARY SEWER AND WATER LINES SHALL BE EXTENDED TO EACH PARCEL.
4. PRIVATE STREET EASEMENT WIDTHS MAY VARY DEPENDING ON FINAL STREET SECTION/ON-STREET PARKING CONFIGURATION.
5. OWASA UTILITY EASEMENTS WILL BE RECORDED FOR LINES WITHIN PRIVATE STREET EASEMENTS OR ACROSS PROPOSED PARCELS.
6. SEE SHEET C-9, UTILITY INFRASTRUCTURE PLAN, FOR UTILITY LOCATIONS AND SIZES.

LEGEND

- FLOODWAY
- 100 YEAR FLOODPLAIN
- RCD BUFFER
- EXISTING WATERLINE
- PROJECT BOUNDARY
- WATERLINE
- SANITARY SEWER (FLOW DIRECTION)
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE



AS SHOWN (NOT TO SCALE)

REVISIONS:

DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3886

the EDGE
CHAPEL HILL, NORTH CAROLINA
SUBDIVISION PLAN

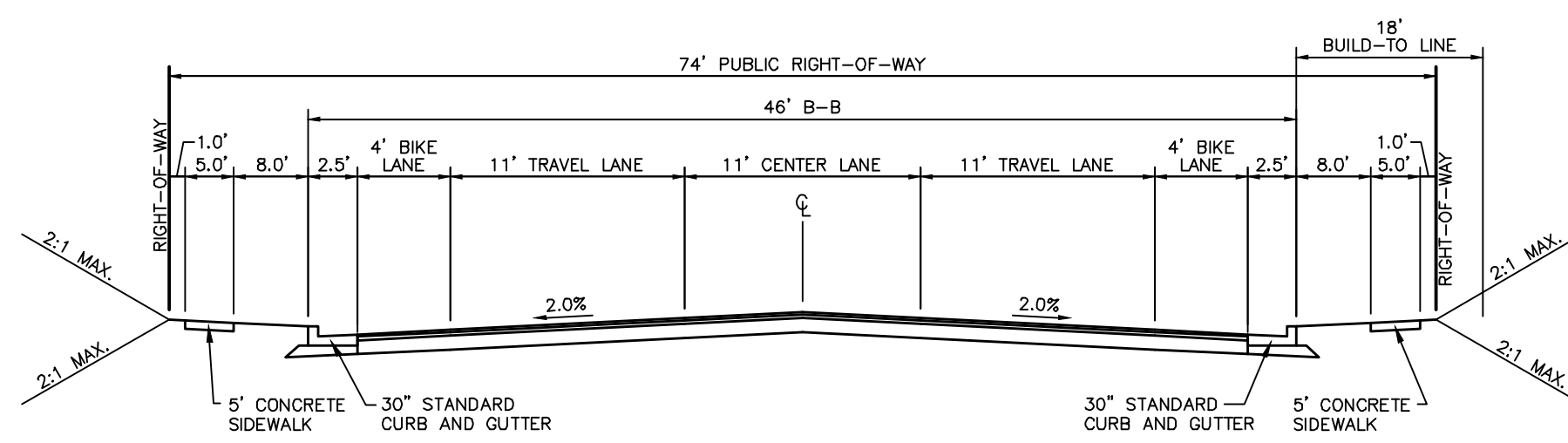
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FILENAME: RAV13000-SUB1
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO. C-5



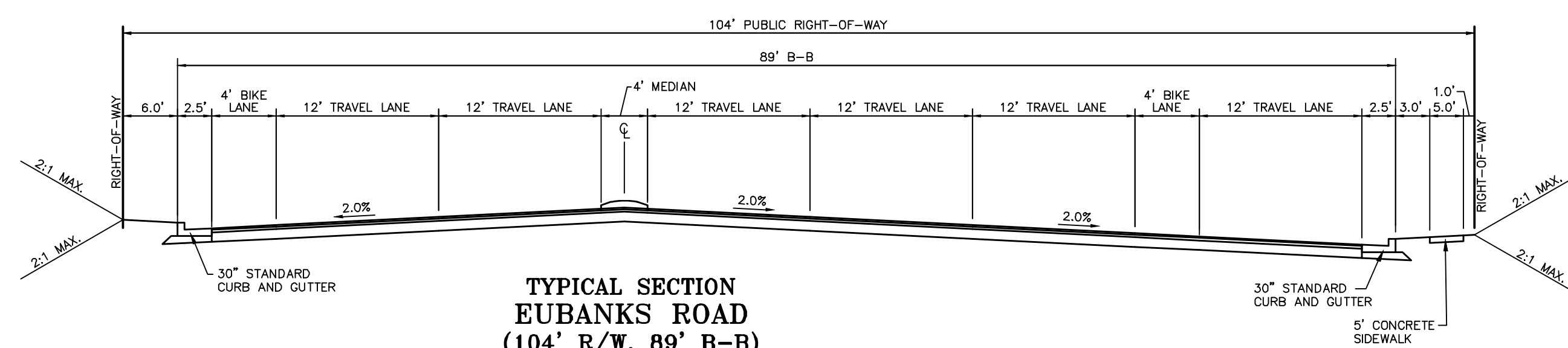
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



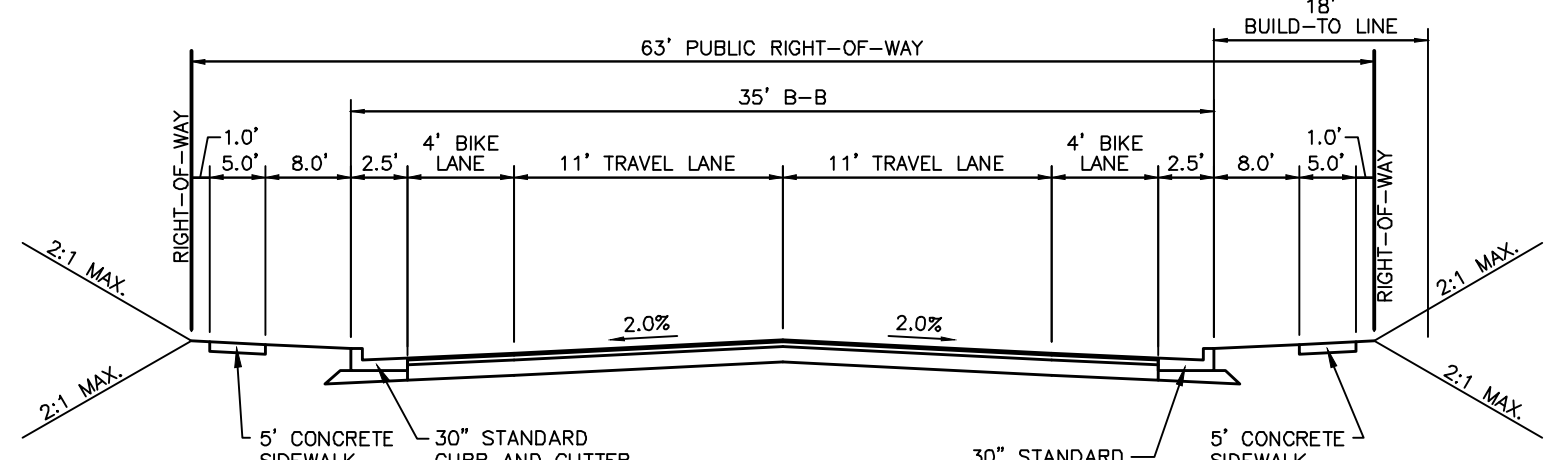
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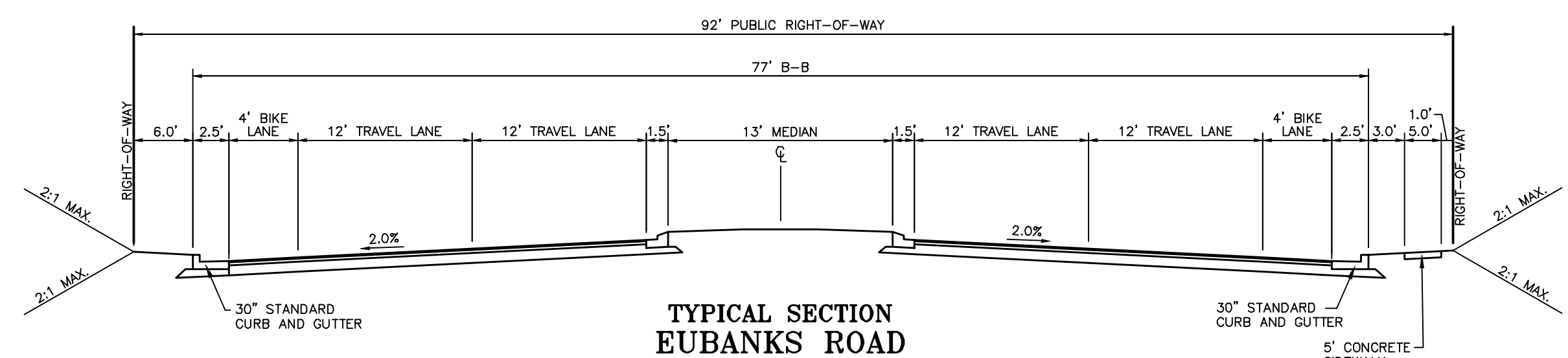
**TYPICAL SECTION
PUBLIC COLLECTOR STREET A
EUBANKS ROAD TO STREET 5
(74' R/W, 46' B-B)**



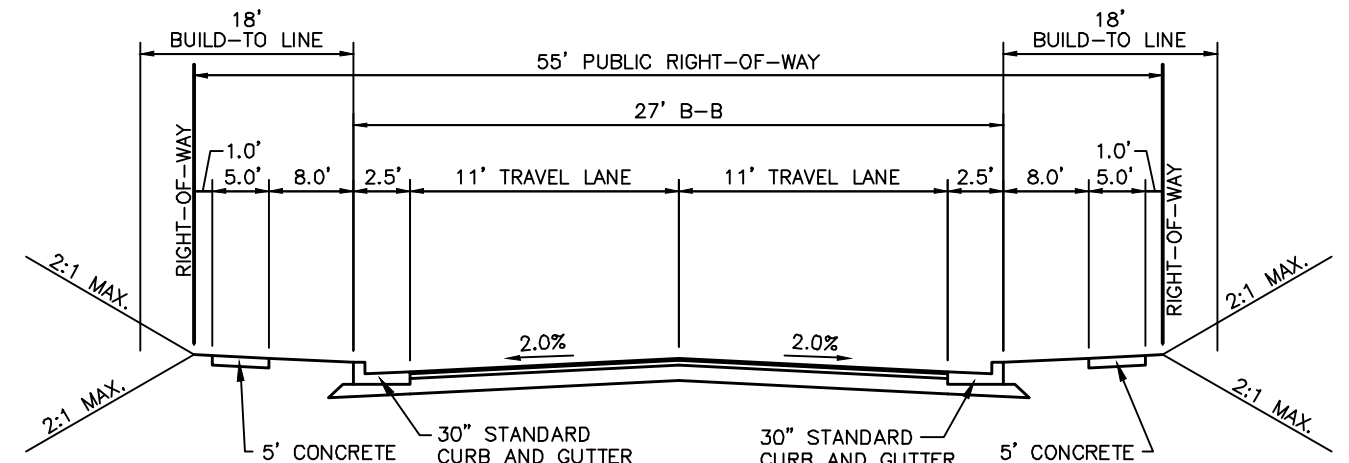
**TYPICAL SECTION
EUBANKS ROAD
(104' R/W, 89' B-B)**



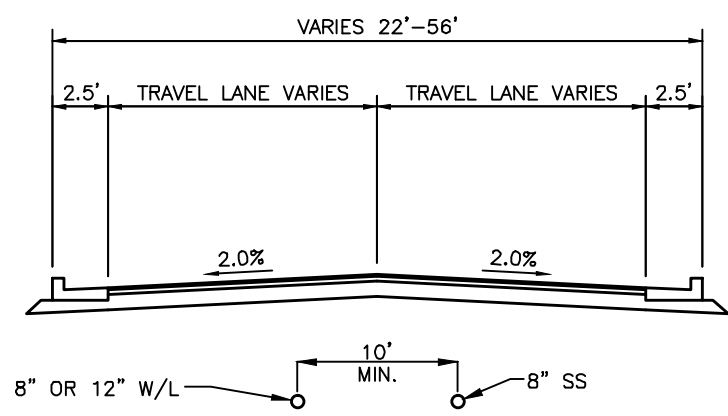
**TYPICAL SECTION
PUBLIC COLLECTOR STREET A
STREET 5 TO PROPERTY LINE
(63' R/W, 35' B-B)**



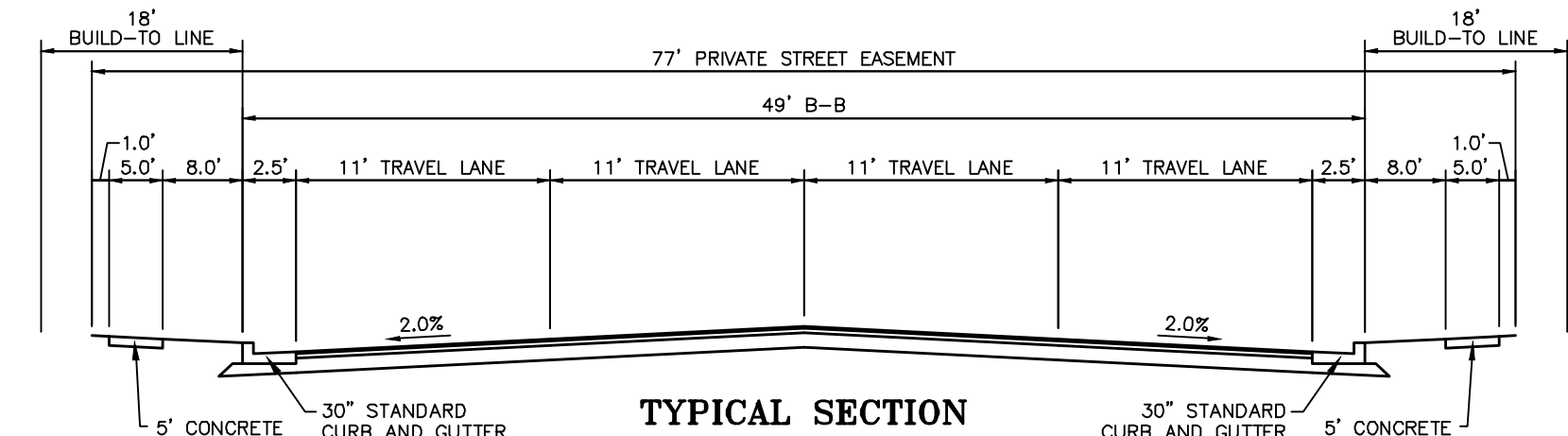
**TYPICAL SECTION
EUBANKS ROAD
(92' R/W, 77' B-B)**



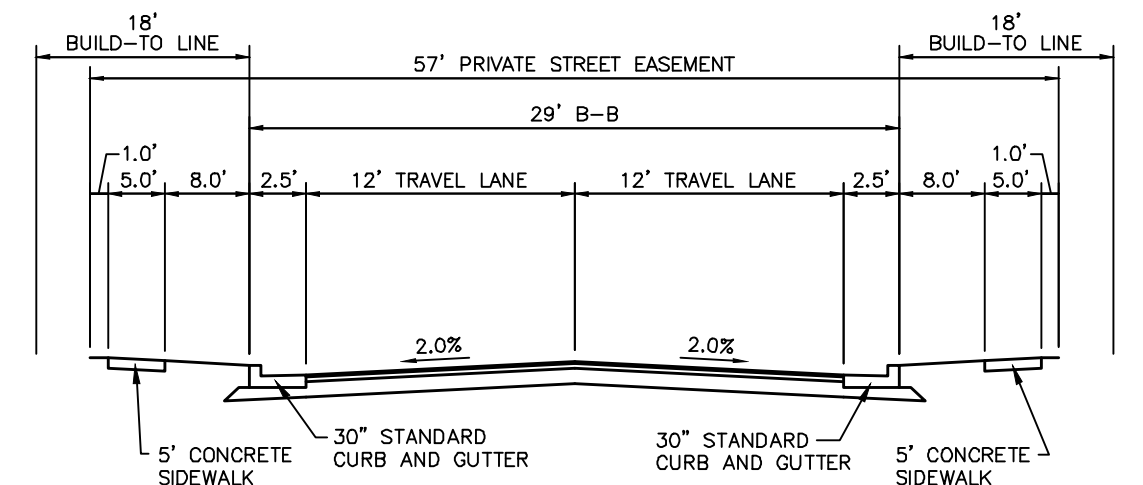
**TYPICAL SECTION
PUBLIC LOCAL STREET B
COLLECTOR TO PROPERTY LINE
(55' R/W, 27' B-B)**



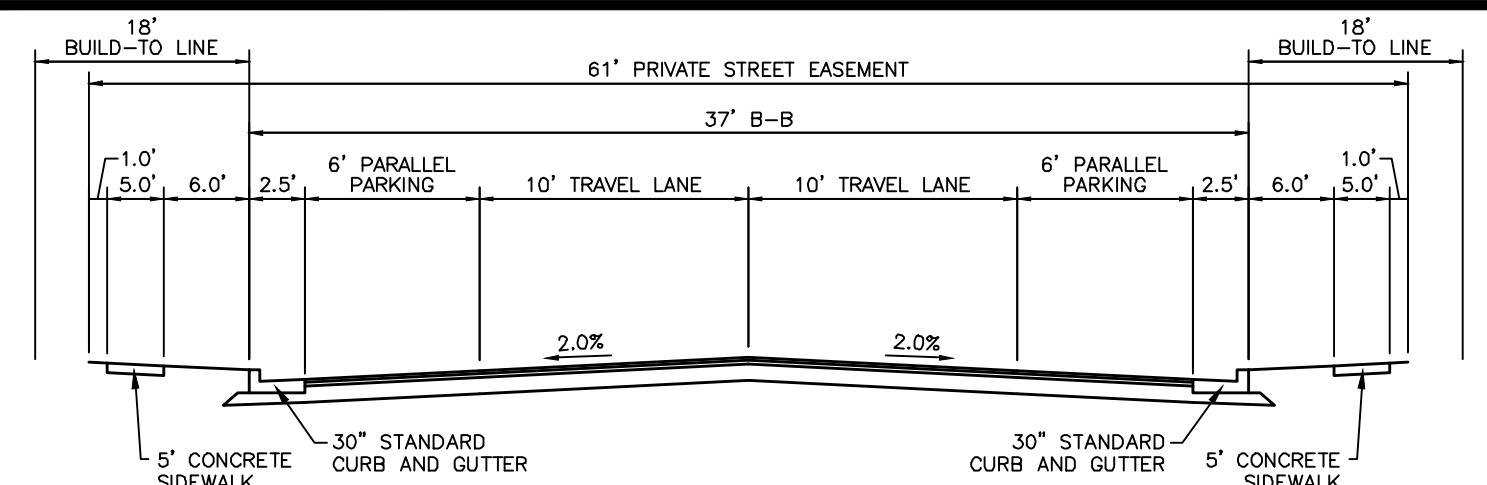
**OWASA
TYPICAL UTILITY LOCATIONS
NTS**



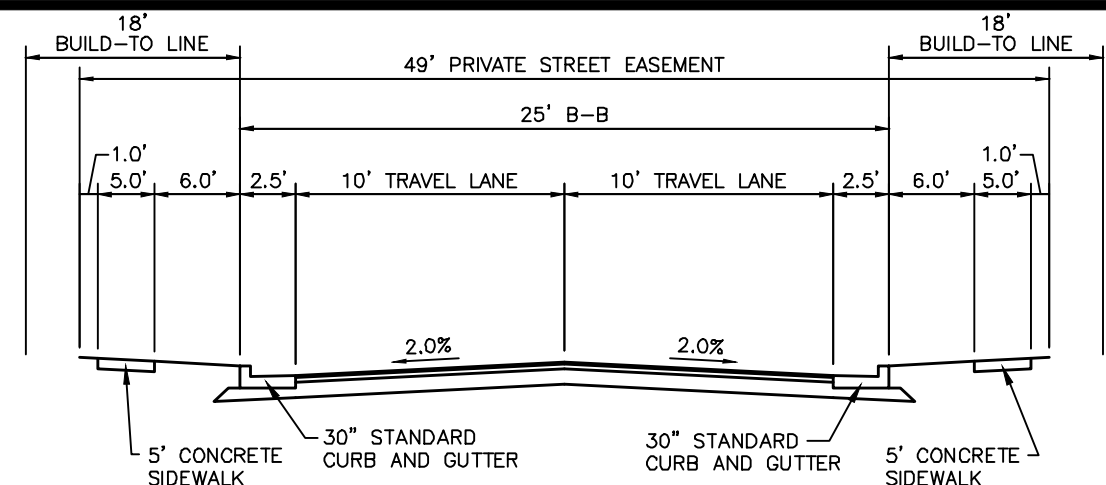
**TYPICAL SECTION
STREET 2
EUBANKS ROAD TO STREET 1
(77' R/W, 49' B-B)**



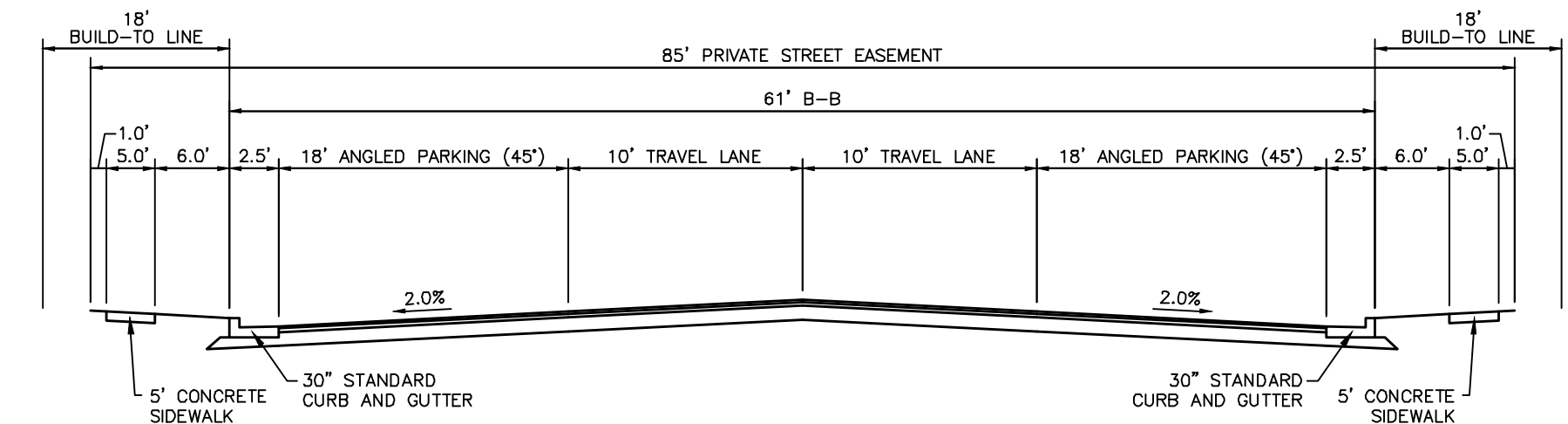
**TYPICAL SECTION
STREET 1 (EUBANKS ROAD THRU RCD)
(57' R/W, 29' B-B)**



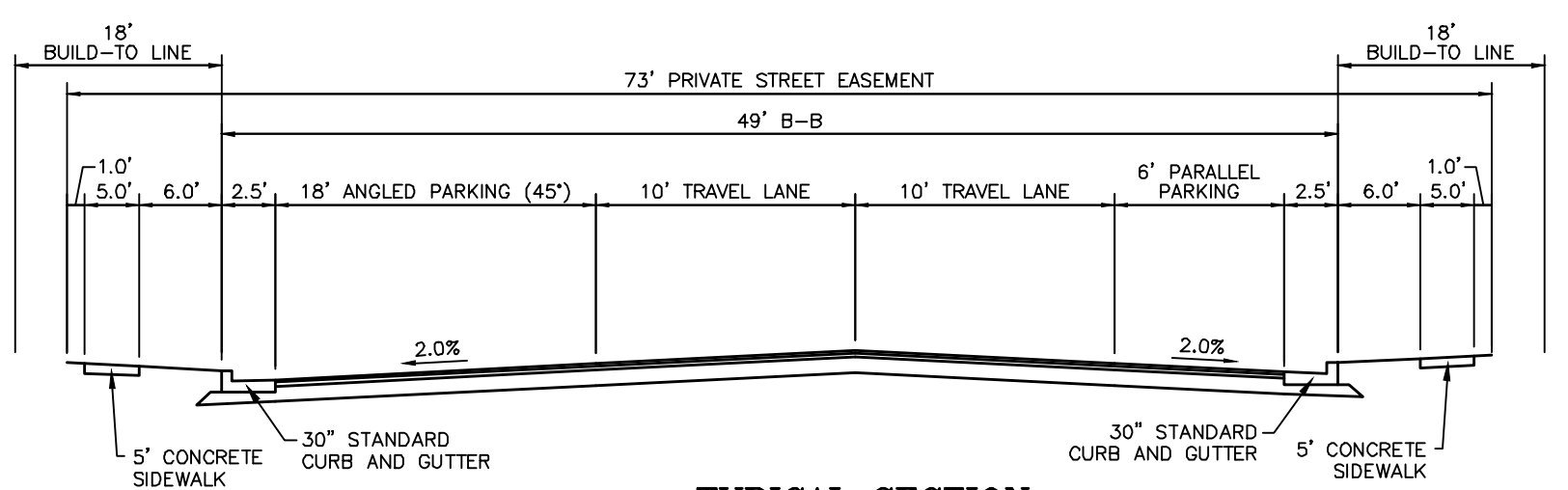
**TYPICAL SECTION
PRIVATE STREET (WITH PARALLEL PARKING)
(37' B-B)**



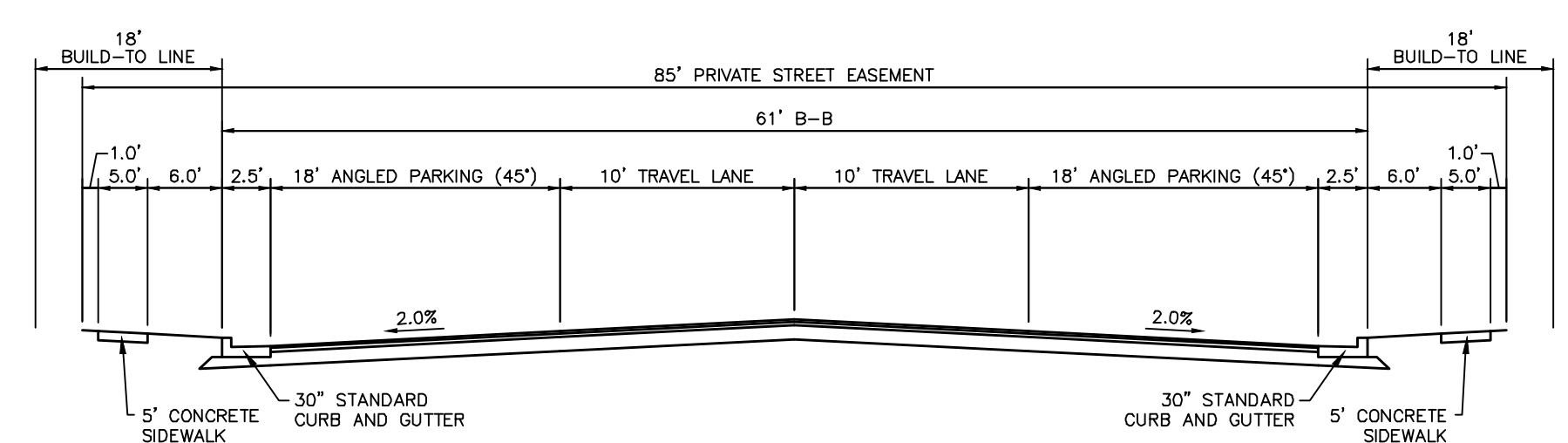
**TYPICAL SECTION
PRIVATE STREET (NO PARKING)
(25' B-B)**



**TYPICAL SECTION
STREET 1 (RCD TO STREET 2 INTERSECTION)
(61' B-B)**



**TYPICAL SECTION
PRIVATE STREET (WITH 45° AND PARALLEL PARKING)
(61' B-B)**



**TYPICAL SECTION
PRIVATE STREET (WITH 45° ANGLED PARKING)
(61' B-B)**

**STREETS 1, 3, AND 4
(STREET SECTION MAY VARY ALONG EACH STREET DEPENDING ON BLOCK FRONTAGE TYPE)**

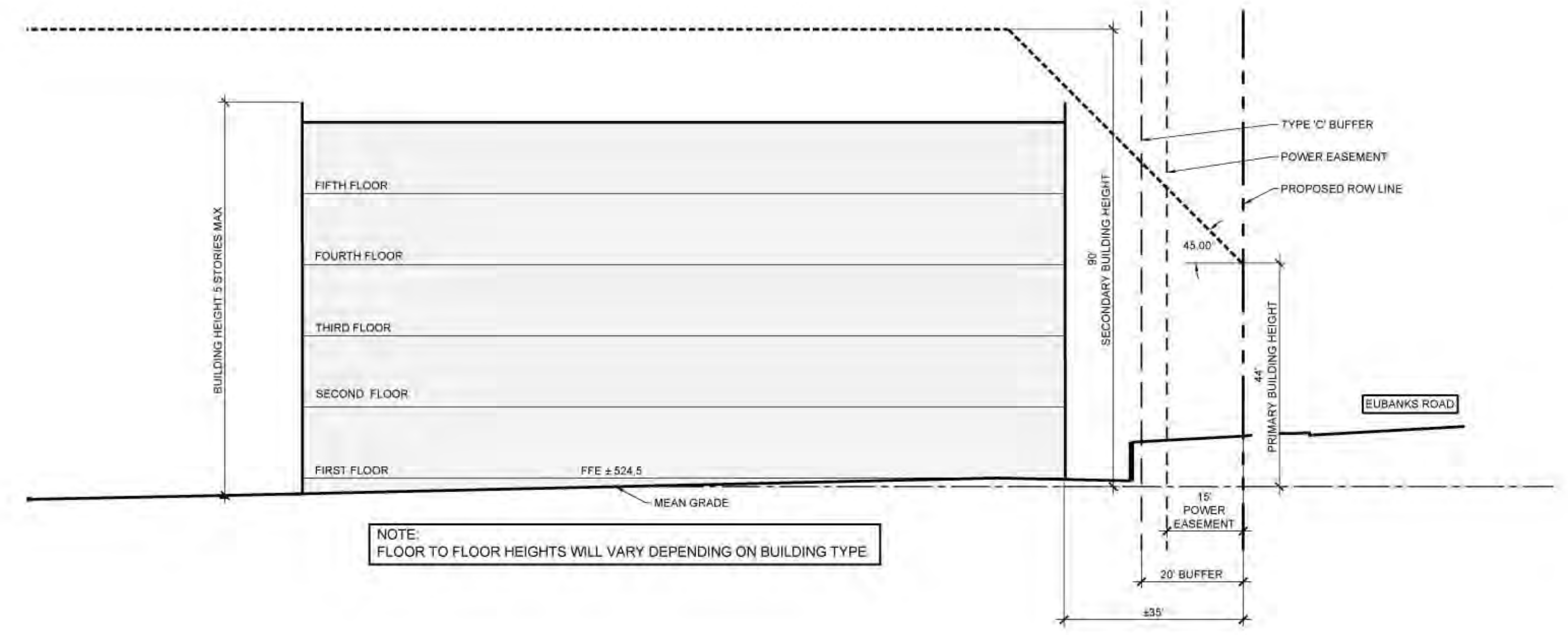
REVISIONS:

DEVELOPER:
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4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3886

the EDGE
CHAPEL HILL, NORTH CAROLINA
TYPICAL STREET SECTIONS

PROJECT NO. RAV-13000
FILENAME: RAV13000-TSI
DESIGNED BY: -
DRAWN BY: -
SCALE: N.T.S.
DATE: 02-25-14
SHEET NO. C-6





Eubanks Road East Section Elevation at Block 'E'

Scale: 1" = 20'

02

Special Use Permit

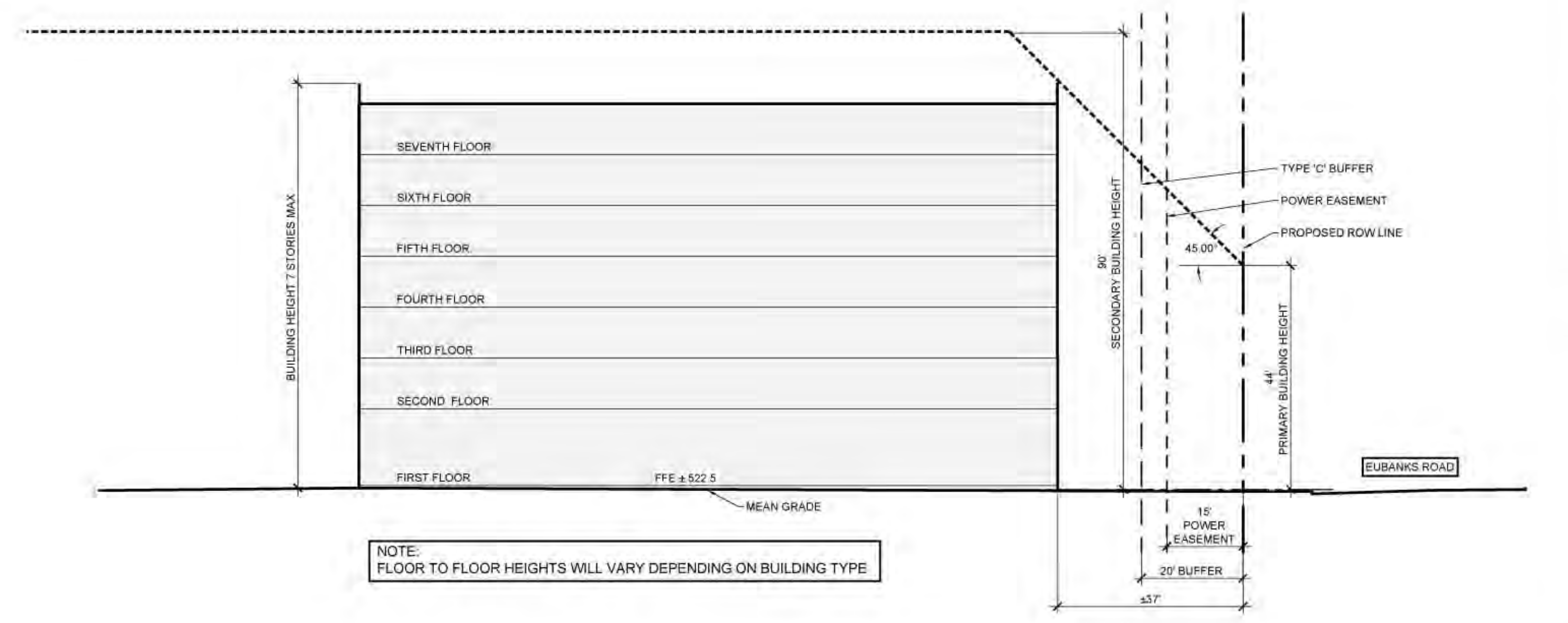
Not For Construction

Not For Construction

PROJECT: 013050
 DATE: 02.25.2014
 REVISIONS: DATE

DRAWN BY: SF
 CHECKED BY: M

Building
 Elevation
 Outline



Eubanks Road East Section Elevation at Block 'A'

Scale: 1" = 20'

01

C-7

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TOWN OF CHAPEL HILL
OPERATIONS CENTER

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809160

100 YEAR
FLOODPLAIN

OWASA SANITARY
SEWER PUMP
STATION

SWMF #1

BLOCK
'H'

75' PIEDMONT
ELECTRIC MEMBERSHIP
CORP. TRANSMISSION
LINE EASEMENT

RCD

SWMF #2

68' DUKE POWER
TRANSMISSION LINE
EASEMENT

1/2 - 20' TYPE 'C'
BUFFER

MELANIE DAWSON
JACKSON
D.B. 5122, PG. 486
P.B. 74, PG. 161
PIN 9870892007

EXISTING PUMP STATION
ACCESS DRIVE TO BE
RELOCATED

10' TYPE 'C'
BUFFER

PUBLIC STREET A

EUBANKS ROAD
PARK & RIDE

TOWN OF CHAPEL HILL
D.B. 1191, PG. 497
P.B. 70, PG. 83
PIN 9870887284

EXISTING
TYPE 'C'
BUFFER

CHAPEL HILL
INDUSTRIAL PARK

RALCOR CORP.
D.B. 910, PG. 324
PIN 9870883323

BLOCK
'F'

STREET 4

BLOCK
'E'

BLOCK
'G'

STREET 3

20' TYPE 'C'
BUFFER

EXISTING 40'
WATERLINE

BLOCK
'C'

20' TYPE 'C'
BUFFER

STREET 1

BLOCK
'D'

START PERENNIAL
STREAM CHANNEL

STREET 1

BLOCK
'B'

20' TYPE 'C'
BUFFER

BLOCK
'A'

SWMF #3

RCD

PROPERTY LINE (TYP)

1/2 - 100' TYPE
'E' BUFFER

M.K. BLVD.

I-40

NM CHAPEL WATCH
VILLAGE
PIN 9870875224

CHAPEL WATCH VILLAGE

NM CHAPEL WATCH
VILLAGE
PIN 9870971229

LAURA E. HILL
P.B. 53, PG. 112
PIN 9870978235

EUBANKS ROAD

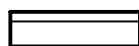
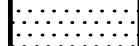




NORTHWOOD DRIVE

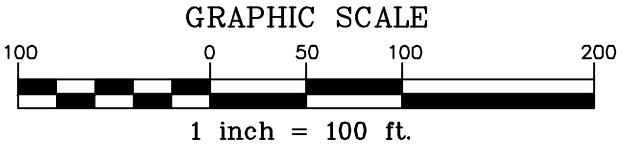
NORTHWOOD SUBDIVISION

NOTES

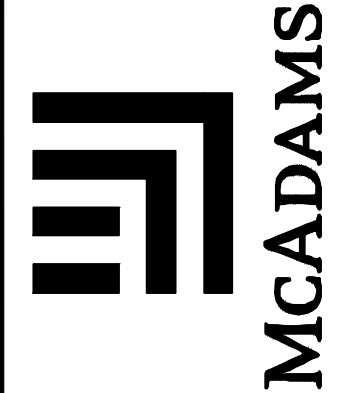
1. PROPOSED GRADING IS PRELIMINARY AND WILL REQUIRE MODIFICATION WITH PREPARATION OF FINAL PLANS.
2. LIMITS OF DISTURBANCE ARE SHOWN. TREE PROTECTION FENCING TO BE PROVIDED ALONG ADJACENT PROPERTIES AND UNDISTURBED BUFFERS.
3. RCD IMPACTS ARE PROPOSED FOR CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND A PORTION OF STREET B. SEE SUP ATTACHMENTS FOR DETAILS.
4. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF CHAPEL HILL. SEE STORMWATER IMPACT ANALYSIS.
5. SITE IS WITHIN THE CAPE FEAR RIVER BASIN. RCD AND STREAM BUFFER IMPACTS TO BE APPROVED BY THE TOWN OF CHAPEL HILL.

LEGEND

-  FLOODWAY
-  100 YEAR FLOODPLAIN
-  RCD BUFFER
-  TREE PROTECTION FENCE
-  PROJECT BOUNDARY
-  RCD ENCROACHMENT



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www.mcadamsco.com



REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

the EDGE
CHAPEL HILL, NORTH CAROLINA
GRADING AND STORMWATER MANAGEMENT PLAN

| | |
|-------------|-------------|
| PROJECT NO. | RAV-13000 |
| FILENAME | RAV13000-G1 |
| DESIGNED BY | |
| DRAWN BY | |
| SCALE | 1"=100' |
| DATE | 02-25-14 |
| SHEET NO. | C-8 |



**TOWN OF CHAPEL HILL
OPERATIONS CENTER**

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809160

NOTES

1. WATER AND SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT OWASA STANDARDS AND SPECIFICATIONS.
2. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY. FINAL SIZES AND LOCATIONS WILL BE DETERMINED WITH PREPARATION OF FINAL PLANS.
3. WATER AND SEWER DESIGN WITHIN EACH DEVELOPMENT BLOCK TO BE DETERMINED ONCE FINAL BLOCK LAYOUT IS DETERMINED.
4. SEE TYPICAL UTILITY LOCATIONS SHOWN ON TYPICAL STREET SECTION, THIS SHEET.

FIRE NOTES

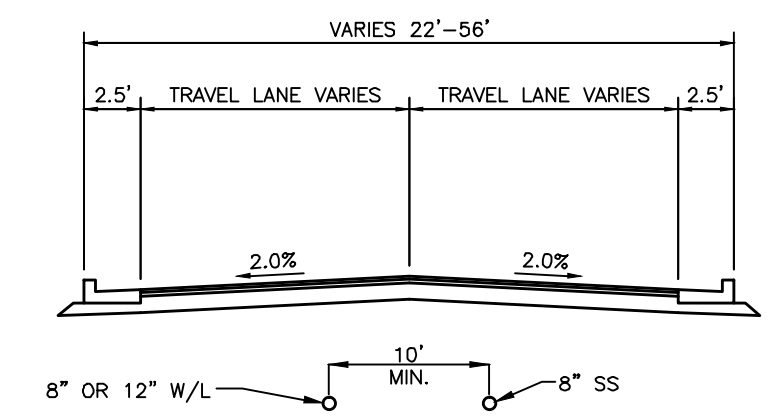
1. FIRE HYDRANTS TO BE LOCATED WITHIN 200' OF THE PERIMETER OF PROPOSED BUILDINGS.
2. FIRE HYDRANT LOCATIONS AND FIRE ACCESS ROUTES WILL BE PROVIDED WITHIN EACH BLOCK. ACCESS ROUTES WILL BE DEVELOPED IN COOPERATION WITH THE TOWN OF CHAPEL HILL FIRE MARSHALL AS THE BLOCK LAYOUTS ARE DESIGNED.

RELATION OF WATER MAINS TO SEWERS

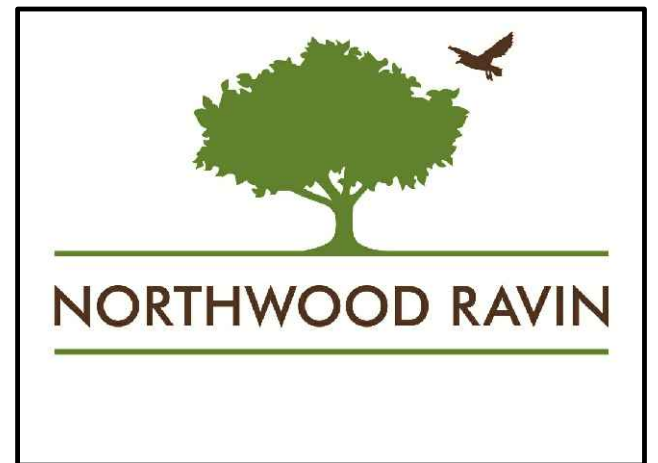
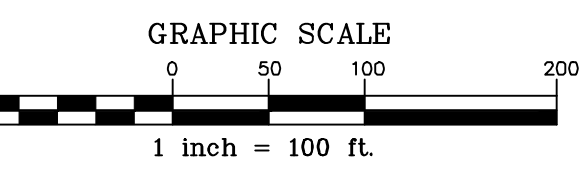
1. WATER MAINS SHALL BE LAID AT LEAST 10 FT. LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FT. LATERAL SEPARATION, IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 IN. ABOVE THE TOP OF THE SEWER, OR,
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 IN. ABOVE THE TOP OF THE SEWER. CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 IN. ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 IN. VERTICAL SEPARATION — IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FT. ON EACH SIDE OF THE POINT OF CROSSING.
2. CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FT. ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
3. CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN, WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE THE SEWER LINE SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 24 IN. CLEAR SEPARATION DISTANCE (NCAAC 27 RULES), OR THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FT. ON EITHER SIDE OF THE CROSSING PER NCAAC 025 0.0305.

LEGEND

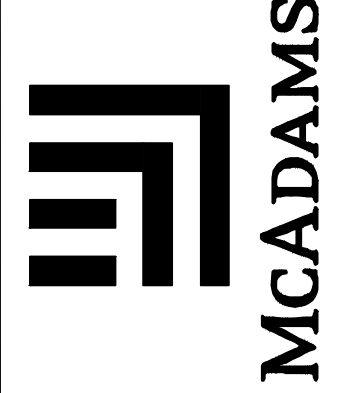
- FLOODWAY
- 100 YEAR FLOODPLAIN
- RCD BUFFER
- EXISTING WATERLINE
- PROJECT BOUNDARY
- WATERLINE
- SANITARY SEWER (FLOW DIRECTION)
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE



**OWASA
TYPICAL UTILITY LOCATIONS
NTS**



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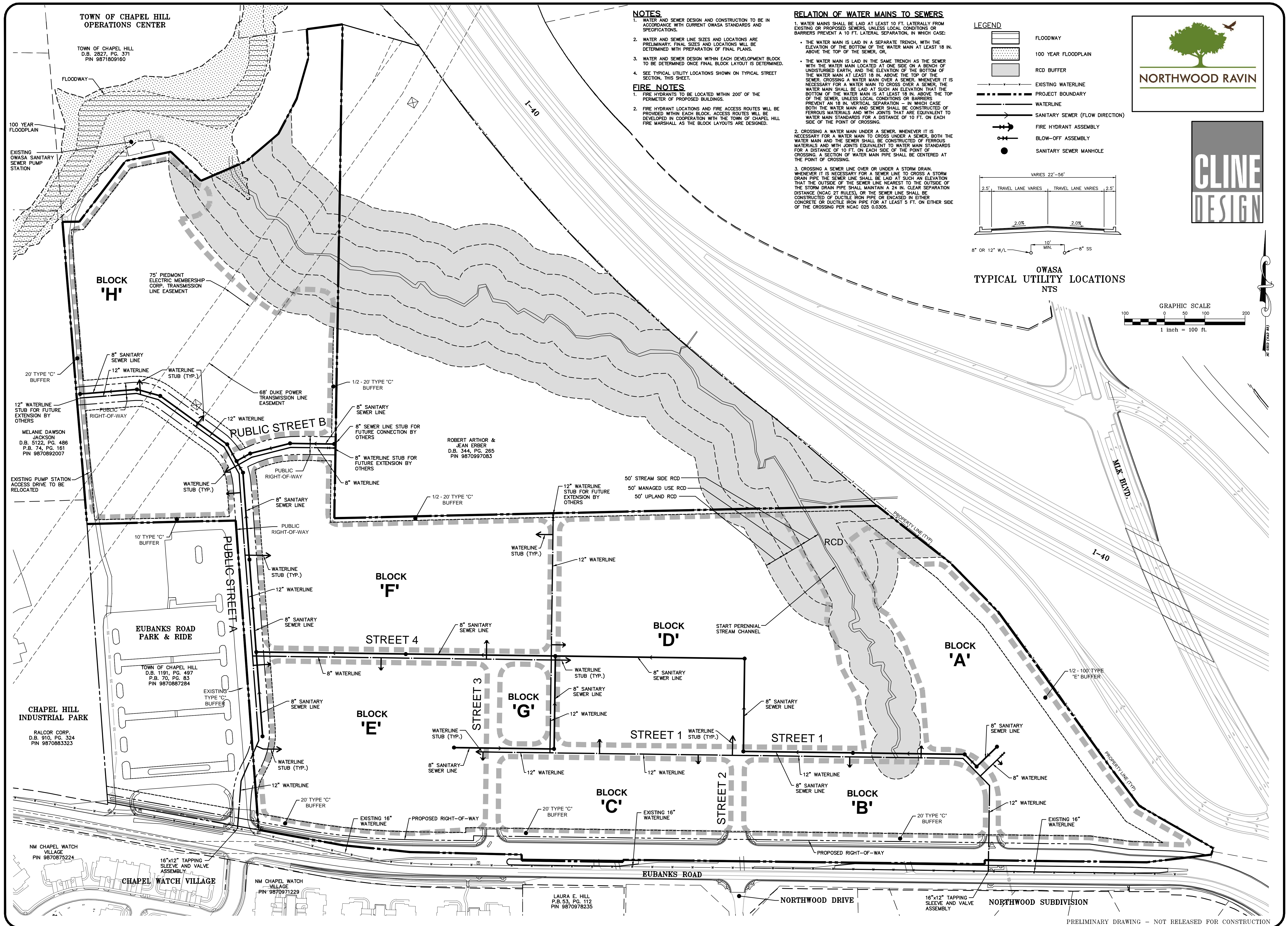


REVISIONS:

DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
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PHONE: 919-354-3886

the EDGE
CHAPEL HILL, NORTH CAROLINA
UTILITY INFRASTRUCTURE PLAN

PROJECT NO. RAV-13000
FILENAME: RAV13000-U11
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO. C-9



LAURA E. HILL
P.B. 53, PG. 112
PIN 9870978235

NM CHAPEL WATCH
VILLAGE
PIN 9870971229

CHAPEL WATCH VILLAGE
16"x12" TAPPING
SLEEVE AND VALVE
ASSEMBLY

CHAPEL HILL
INDUSTRIAL PARK
RALCOR CORP.
D.B. 910, PG. 324
PIN 9870863323

EUBANKS ROAD
PARK & RIDE
TOWN OF CHAPEL HILL
D.B. 1191, PG. 497
P.B. 70, PG. 83
PIN 9870887284

MELANIE DAWSON
JACKSON
D.B. 5122, PG. 486
P.B. 74, PG. 161
PIN 9870892007

ROBERT ARTHOR &
JEAN ERBER
D.B. 344, PG. 285
PIN 9870997083

100 YEAR
FLOODPLAIN

EXISTING
OWASA SANITARY
SEWER PUMP
STATION

BLOCK
'H'

75' PIEDMONT
ELECTRIC MEMBERSHIP
CORP. TRANSMISSION
LINE EASEMENT

PUBLIC STREET B

PUBLIC STREET A

EUBANKS ROAD
PARK & RIDE

BLOCK
'F'

BLOCK
'E'

BLOCK
'G'

BLOCK
'D'

BLOCK
'C'

BLOCK
'B'

BLOCK
'A'

STREET 1

STREET 2

STREET 3

STREET 4

EUBANKS ROAD

NORTHWOOD DRIVE

NORTHWOOD SUBDIVISION

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

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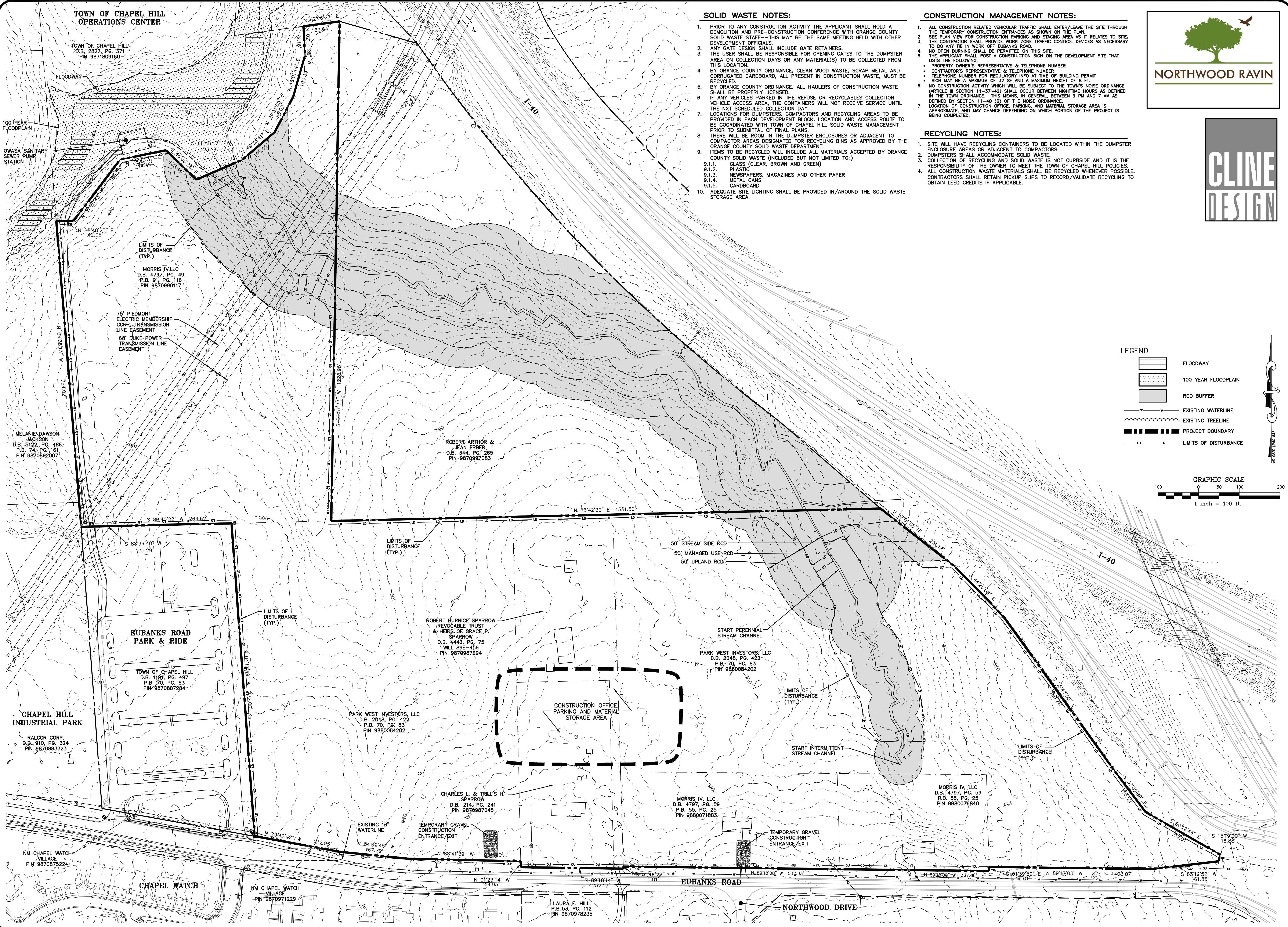
PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP.)

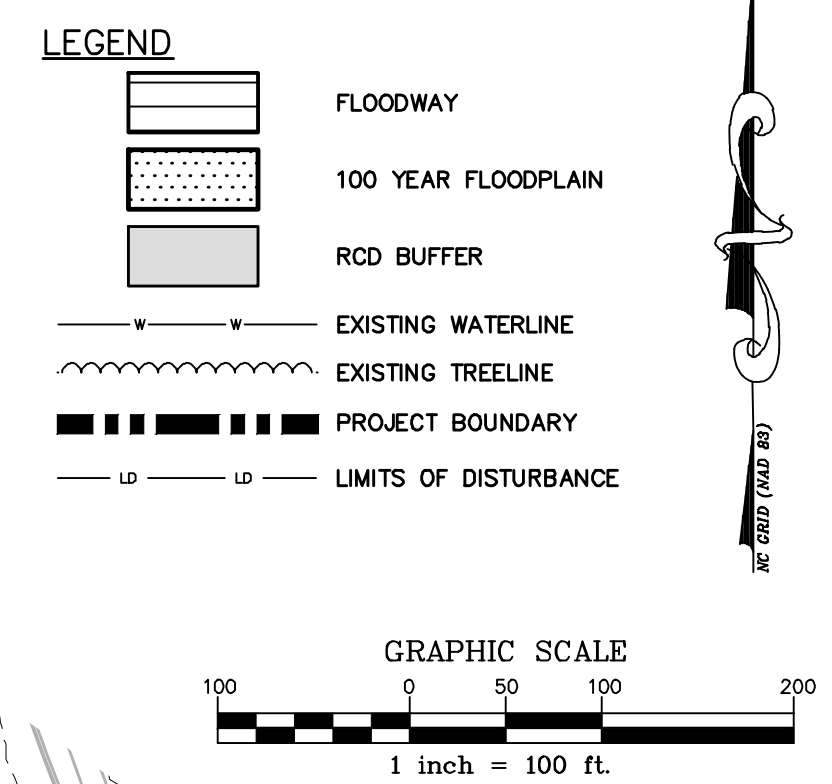
PROPERTY LINE (TYP.)



- SOLID WASTE NOTES:**
1. PRIOR TO ANY CONSTRUCTION ACTIVITY THE APPLICANT SHALL HOLD A DEMOLITION AND PRE-CONSTRUCTION CONFERENCE WITH ORANGE COUNTY SOLID WASTE STAFF--THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
 2. ANY GATE DESIGN SHALL INCLUDE GATE RETAINERS.
 3. THE USER SHALL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OR ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION.
 4. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
 5. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE SHALL BE PROPERLY LICENSED.
 6. IF ANY VEHICLES PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 7. LOCATIONS FOR DUMPSTERS, COMPACTORS AND RECYCLING AREAS TO BE PROVIDED IN EACH DEVELOPMENT BLOCK. LOCATION AND ACCESS ROUTE TO BE COORDINATED WITH TOWN OF CHAPEL HILL SOLID WASTE MANAGEMENT PRIOR TO SUBMITTAL OF FINAL PLANS.
 8. THERE WILL BE ROOM IN THE DUMPSTER ENCLOSURES OR ADJACENT TO COMPACTOR AREAS DESIGNATED FOR RECYCLING BINS AS APPROVED BY THE ORANGE COUNTY SOLID WASTE DEPARTMENT.
 9. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:):
 - 9.1.1. GLASS (CLEAR, BROWN AND GREEN)
 - 9.1.2. PLASTIC
 - 9.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - 9.1.4. METAL CANS
 - 9.1.5. CARDBOARD
 10. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE STORAGE AREA.

- CONSTRUCTION MANAGEMENT NOTES:**
1. ALL CONSTRUCTION RELATED VEHICULAR TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN.
 2. SEE PLAN VIEW FOR CONSTRUCTION PARKING AND STAGING AREA AS IT RELATES TO SITE.
 3. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES AS NECESSARY TO DO ANY TIE IN WORK OFF EUBANKS ROAD.
 4. NO OPEN BURNING SHALL BE PERMITTED ON THIS SITE.
 5. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT THE TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
 6. NO CONSTRUCTION ACTIVITY WHICH WILL BE SUBJECT TO THE TOWN'S NOISE ORDINANCE (ARTICLE III SECTION 11-37-42) SHALL OCCUR BETWEEN NIGHTTIME HOURS AS DEFINED IN THE TOWN ORDINANCE. THIS MEANS, IN GENERAL, BETWEEN 9 PM AND 7 AM AS DEFINED BY SECTION 11-40 (b) OF THE NOISE ORDINANCE.
 7. LOCATION OF CONSTRUCTION OFFICE, PARKING, AND MATERIAL STORAGE AREA IS APPROXIMATE, AND MAY CHANGE DEPENDING ON WHICH PORTION OF THE PROJECT IS BEING COMPLETED.

- RECYCLING NOTES:**
1. SITE WILL HAVE RECYCLING CONTAINERS TO BE LOCATED WITHIN THE DUMPSTER ENCLOSURE AREAS OR ADJACENT TO COMPACTORS.
 2. DUMPSTERS SHALL ACCOMMODATE SOLID WASTE.
 3. COLLECTION OF RECYCLING AND SOLID WASTE IS NOT CURBSIDE AND IT IS THE RESPONSIBILITY OF THE OWNER TO MEET THE TOWN OF CHAPEL HILL POLICES.
 4. ALL CONSTRUCTION WASTE MATERIALS SHALL BE RECYCLED WHENEVER POSSIBLE. CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING TO OBTAIN LEED CREDITS IF APPLICABLE.



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MCADAMS

REVISIONS:

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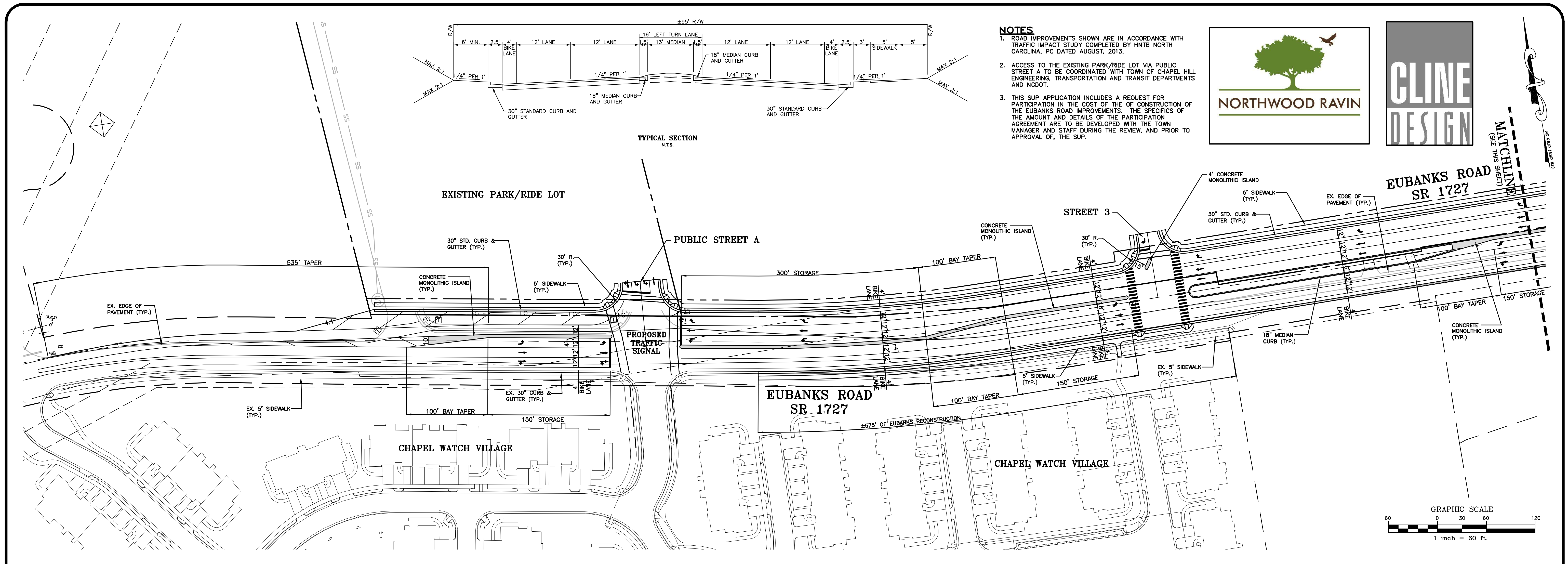
DEVELOPER:
NORTHWOOD RAVIN
EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

PROJECT NO.: RAV-13000
FILENAME: RAV13000-CM1
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO.: C-10

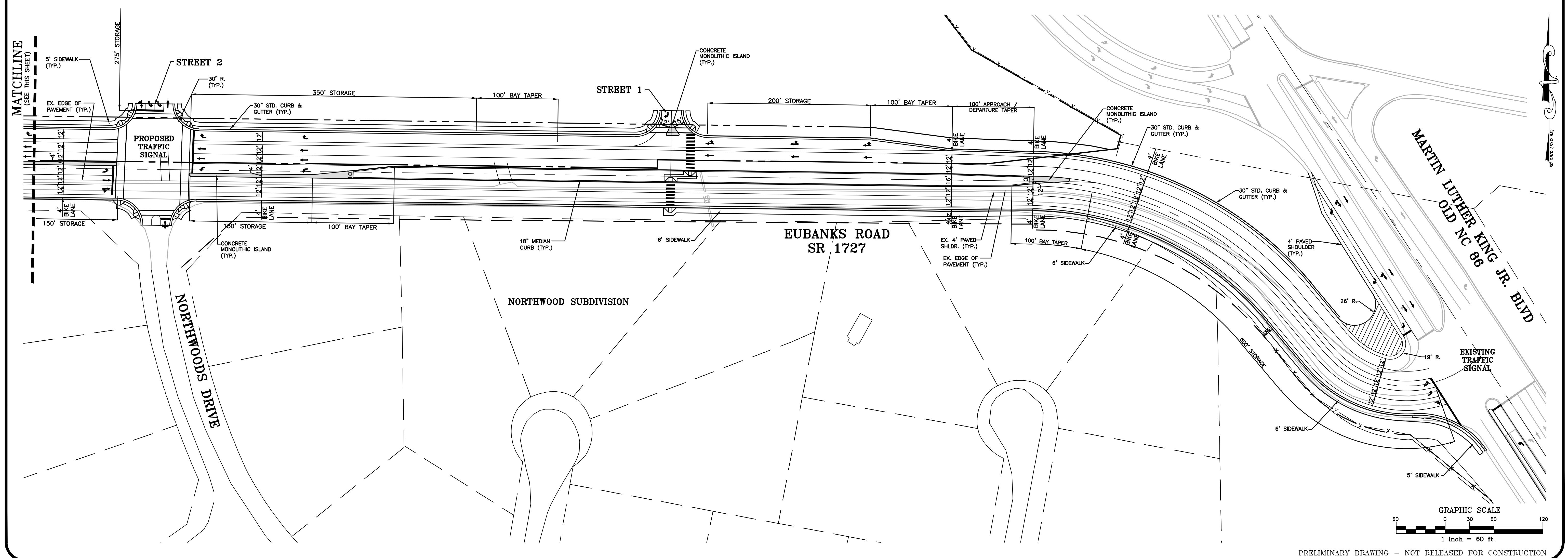
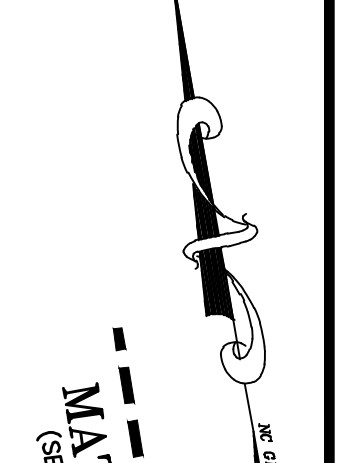
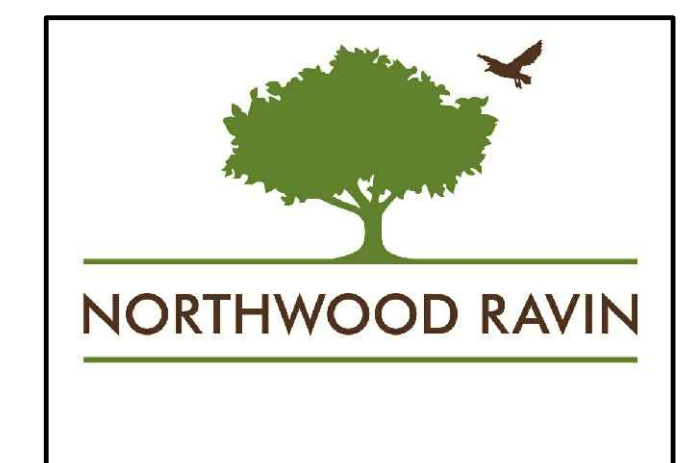
the EDGE
CHAPEL HILL, NORTH CAROLINA
SOLID WASTE/CONSTRUCTION MANAGEMENT PLAN

McADAMS

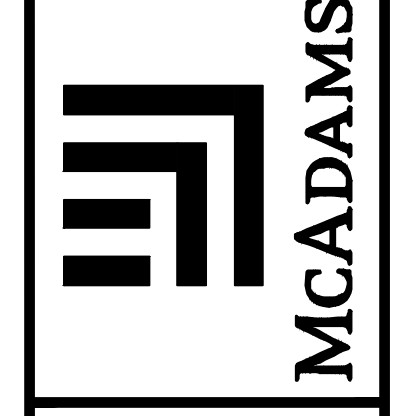
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



- NOTES**
1. ROAD IMPROVEMENTS SHOWN ARE IN ACCORDANCE WITH TRAFFIC IMPACT STUDY COMPLETED BY HNTB NORTH CAROLINA, PC DATED AUGUST, 2013.
 2. ACCESS TO THE EXISTING PARK/RIDE LOT VIA PUBLIC STREET A TO BE COORDINATED WITH TOWN OF CHAPEL HILL ENGINEERING, TRANSPORTATION AND TRANSIT DEPARTMENTS AND NCDOT.
 3. THIS SUP APPLICATION INCLUDES A REQUEST FOR PARTICIPATION IN THE COST OF CONSTRUCTION OF THE EUBANKS ROAD IMPROVEMENTS. THE SPECIFICS OF THE AMOUNT AND DETAILS OF THE PARTICIPATION AGREEMENT ARE TO BE DEVELOPED WITH THE TOWN MANAGER AND STAFF DURING THE REVIEW, AND PRIOR TO APPROVAL OF, THE SUP.



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Tel: 919-286-5646
(800) 733-5646 • McAdamsCo.com



REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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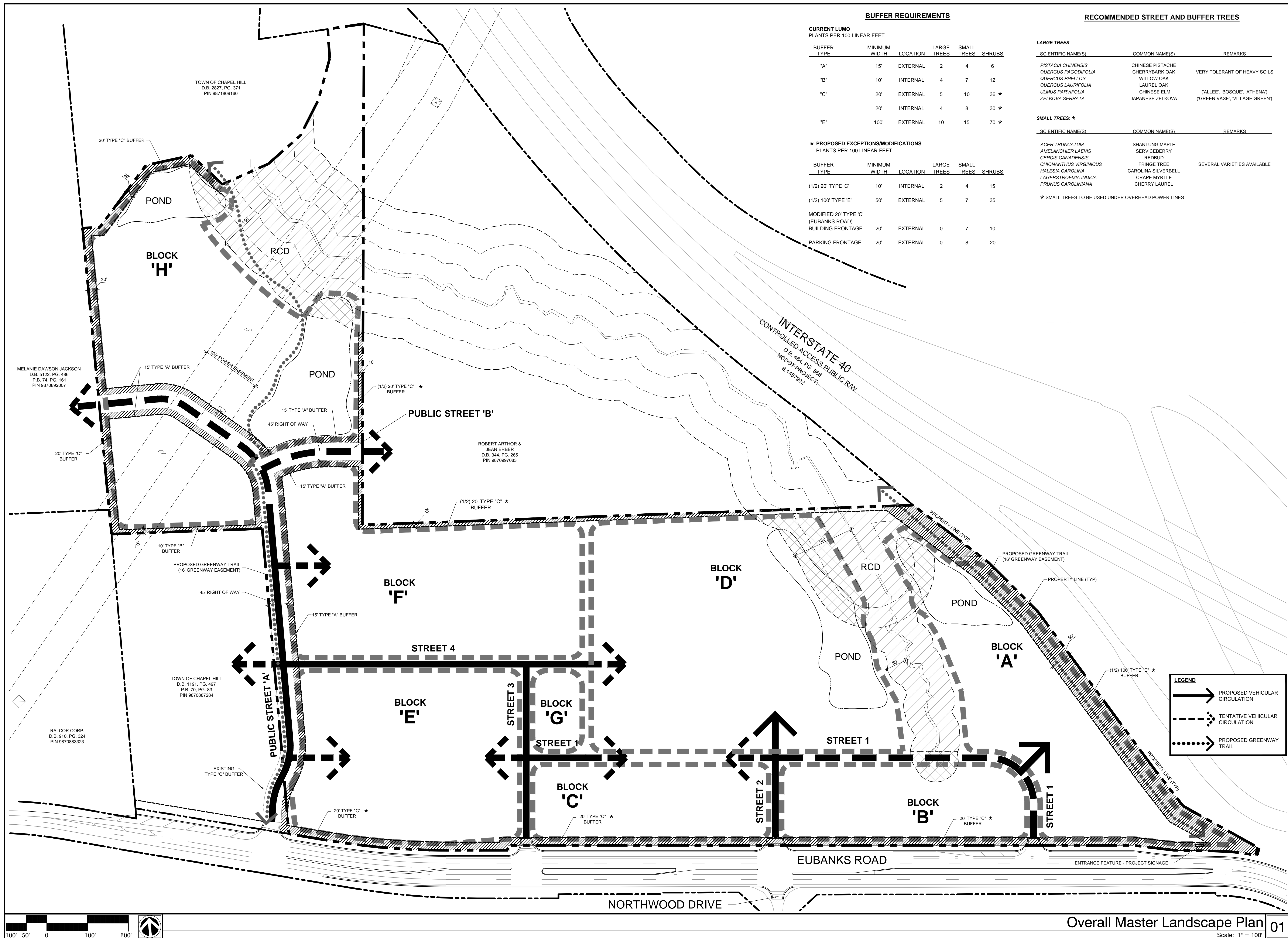
DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

the EDGE
CHAPEL HILL, NORTH CAROLINA

EUBANKS ROAD IMPROVEMENTS

PROJECT NO. RAV-13000
FILENAME: RAV13000-RW1
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO. C-11

McAdams



BUFFER REQUIREMENTS

| CURRENT LUMO PLANTS PER 100 LINEAR FEET | | | | | | |
|---|---------------|----------|-------------|-------------|--------|--|
| BUFFER TYPE | MINIMUM WIDTH | LOCATION | LARGE TREES | SMALL TREES | SHRUBS | |
| "A" | 15' | EXTERNAL | 2 | 4 | 6 | |
| "B" | 10' | INTERNAL | 4 | 7 | 12 | |
| "C" | 20' | EXTERNAL | 5 | 10 | 36 * | |
| | 20' | INTERNAL | 4 | 8 | 30 * | |
| "E" | 100' | EXTERNAL | 10 | 15 | 70 * | |

*** PROPOSED EXCEPTIONS/MODIFICATIONS PLANTS PER 100 LINEAR FEET**

| BUFFER TYPE | MINIMUM WIDTH | LOCATION | LARGE TREES | SMALL TREES | SHRUBS | |
|--|---------------|----------|-------------|-------------|--------|--|
| (1/2) 20' TYPE 'C' | 10' | INTERNAL | 2 | 4 | 15 | |
| (1/2) 100' TYPE 'E' | 50' | EXTERNAL | 5 | 7 | 35 | |
| MODIFIED 20' TYPE 'C' (EUBANKS ROAD) BUILDING FRONTAGE | 20' | EXTERNAL | 0 | 7 | 10 | |
| PARKING FRONTAGE | 20' | EXTERNAL | 0 | 8 | 20 | |

RECOMMENDED STREET AND BUFFER TREES

LARGE TREES:

| SCIENTIFIC NAME(S) | COMMON NAME(S) | REMARKS |
|----------------------------|------------------|------------------------------|
| <i>PISTACIA CHINENSIS</i> | CHINESE PISTACHE | |
| <i>QUERCUS PAGODIFOLIA</i> | CHERRYBARK OAK | VERY TOLERANT OF HEAVY SOILS |
| <i>QUERCUS PHELLOS</i> | WILLOW OAK | |
| <i>QUERCUS LAURIFOLIA</i> | LAUREL OAK | |
| <i>ULMUS PARVIFOLIA</i> | CHINESE ELM | (ALLEE', BOSQUE', ATHENA') |
| <i>ZELKOVA SERRATA</i> | JAPANESE ZELKOVA | (GREEN VASE', VILLAGE GREEN) |

SMALL TREES: *

| SCIENTIFIC NAME(S) | COMMON NAME(S) | REMARKS |
|-------------------------------|---------------------|-----------------------------|
| <i>ACER TRUNCATUM</i> | SHANTUNG MAPLE | |
| <i>AMELANCHIER LAEVIS</i> | SERVICEBERRY | |
| <i>CERCIS CANADENSIS</i> | REDBUD | |
| <i>CHIONANTHUS VIRGINICUS</i> | FRINGE TREE | SEVERAL VARIETIES AVAILABLE |
| <i>HALESIA CAROLINA</i> | CAROLINA SILVERBELL | |
| <i>LAGERSTROEMIA INDICA</i> | CRAPE MYRTLE | |
| <i>PRUNUS CAROLINIANA</i> | CHERRY LAUREL | |

* SMALL TREES TO BE USED UNDER OVERHEAD POWER LINES



Special Use Permit

Not For Construction

Not For Construction

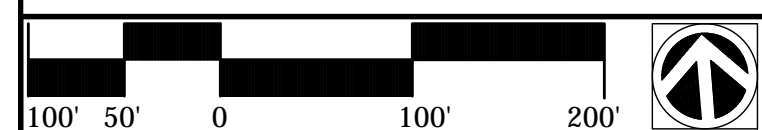
LEGEND

- PROPOSED VEHICULAR CIRCULATION
- - - - - TENTATIVE VEHICULAR CIRCULATION
- PROPOSED GREENWAY TRAIL

PROJECT: 013050
DATE: 02.25.2014
REVISIONS: _____ DATE

DRAWN BY: _____ SP
CHECKED BY: _____ ML

Overall Master Landscape Plan



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Special Use Permit

Not For Construction

Not For Construction

PROJECT: 013050

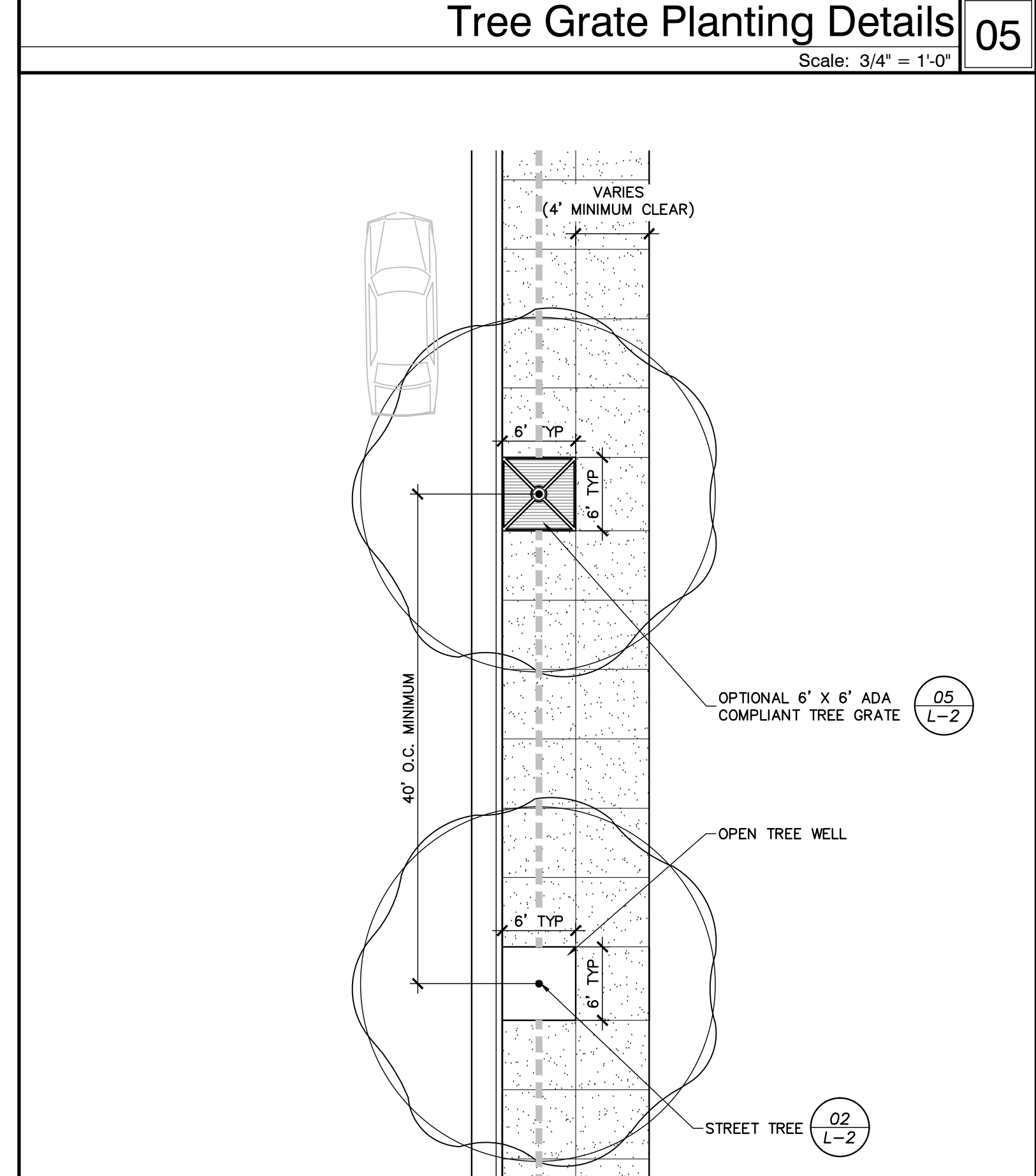
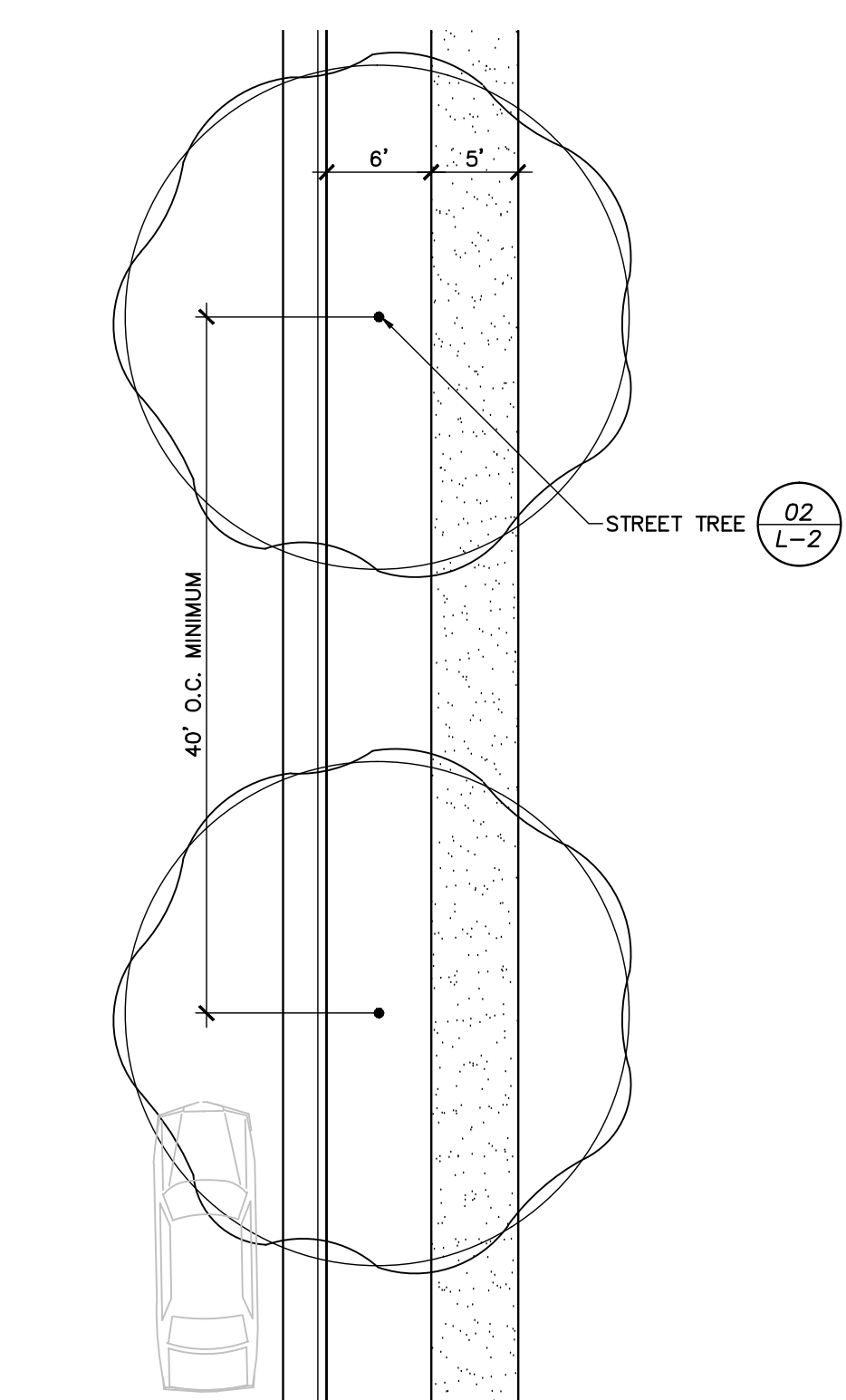
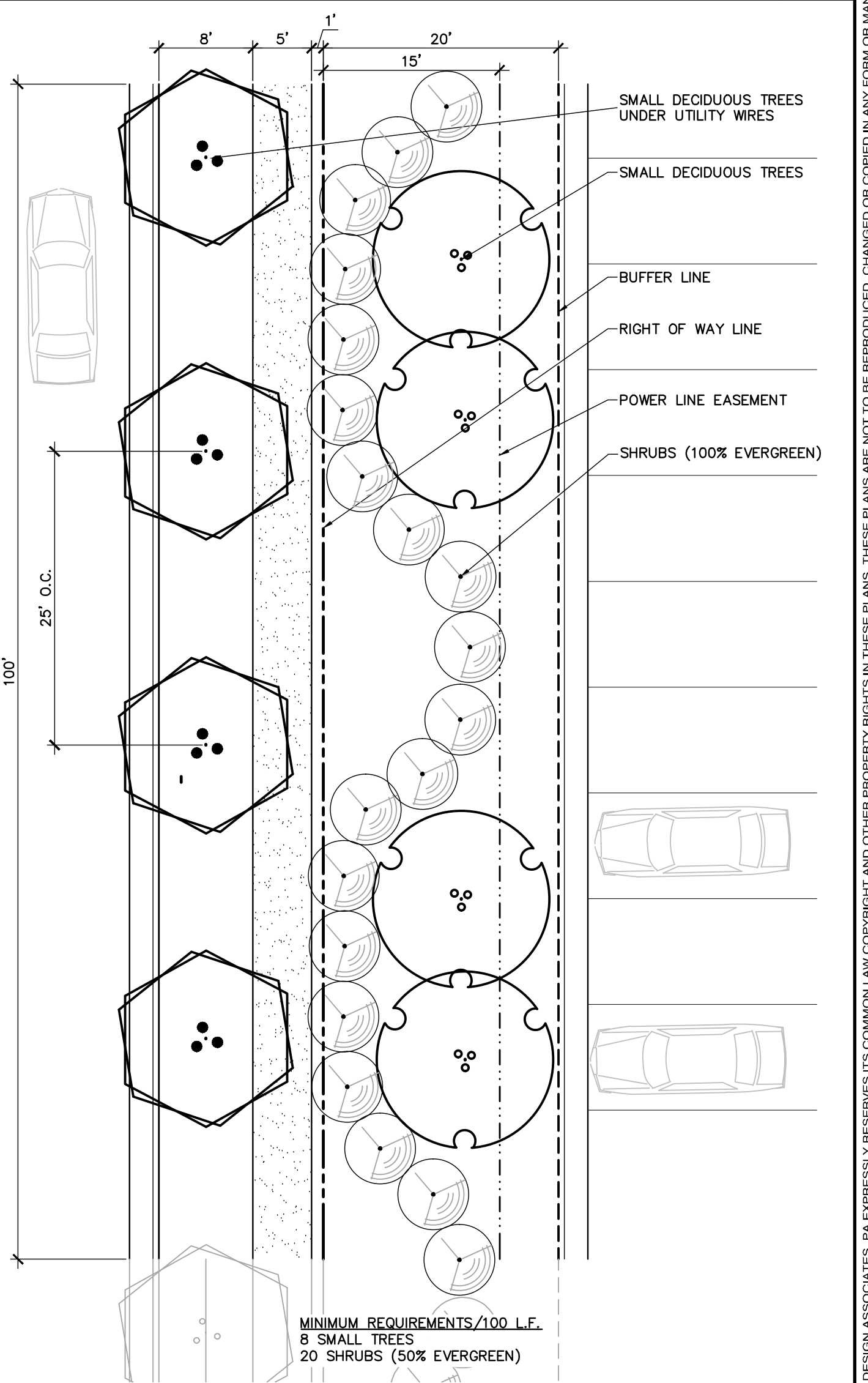
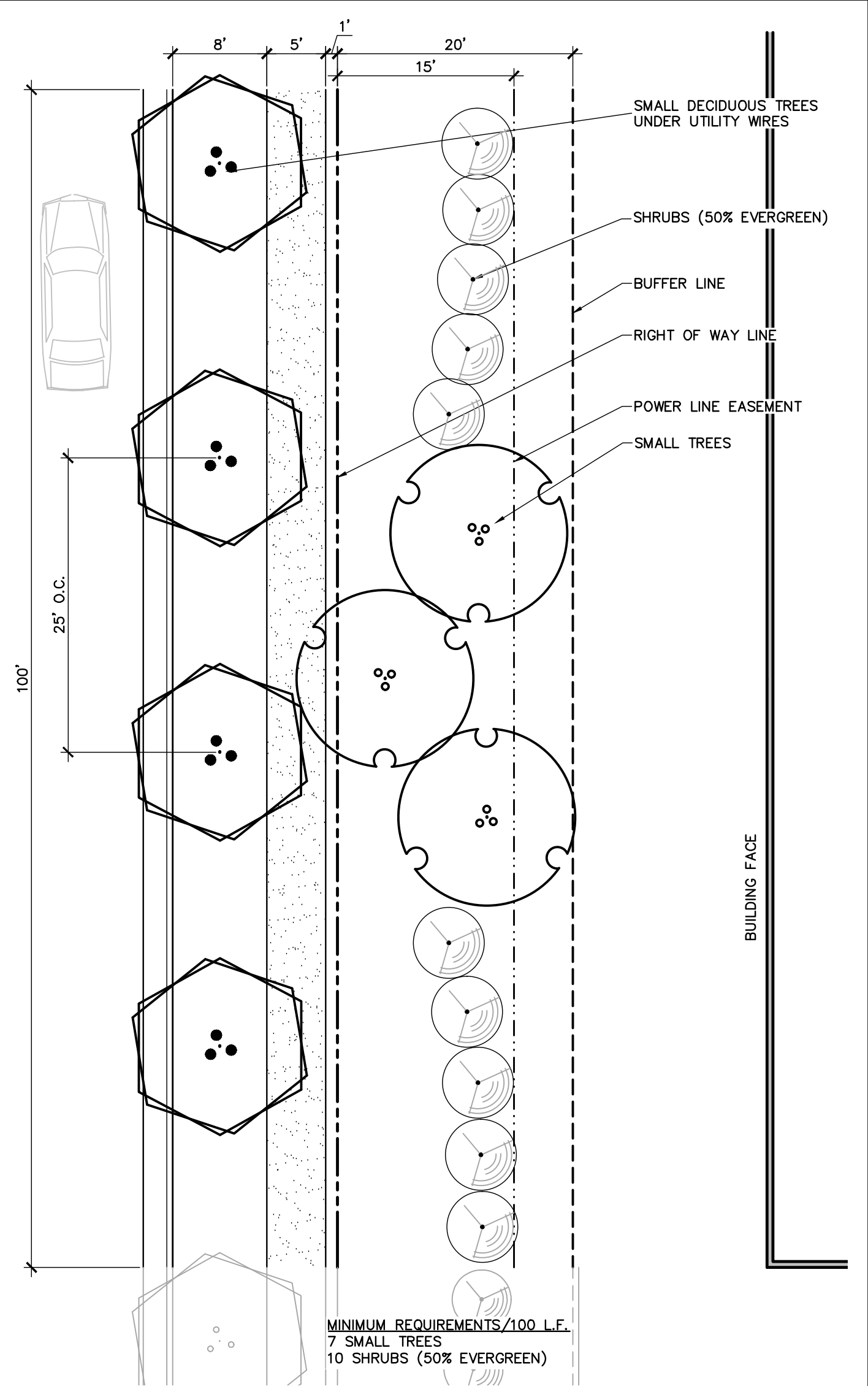
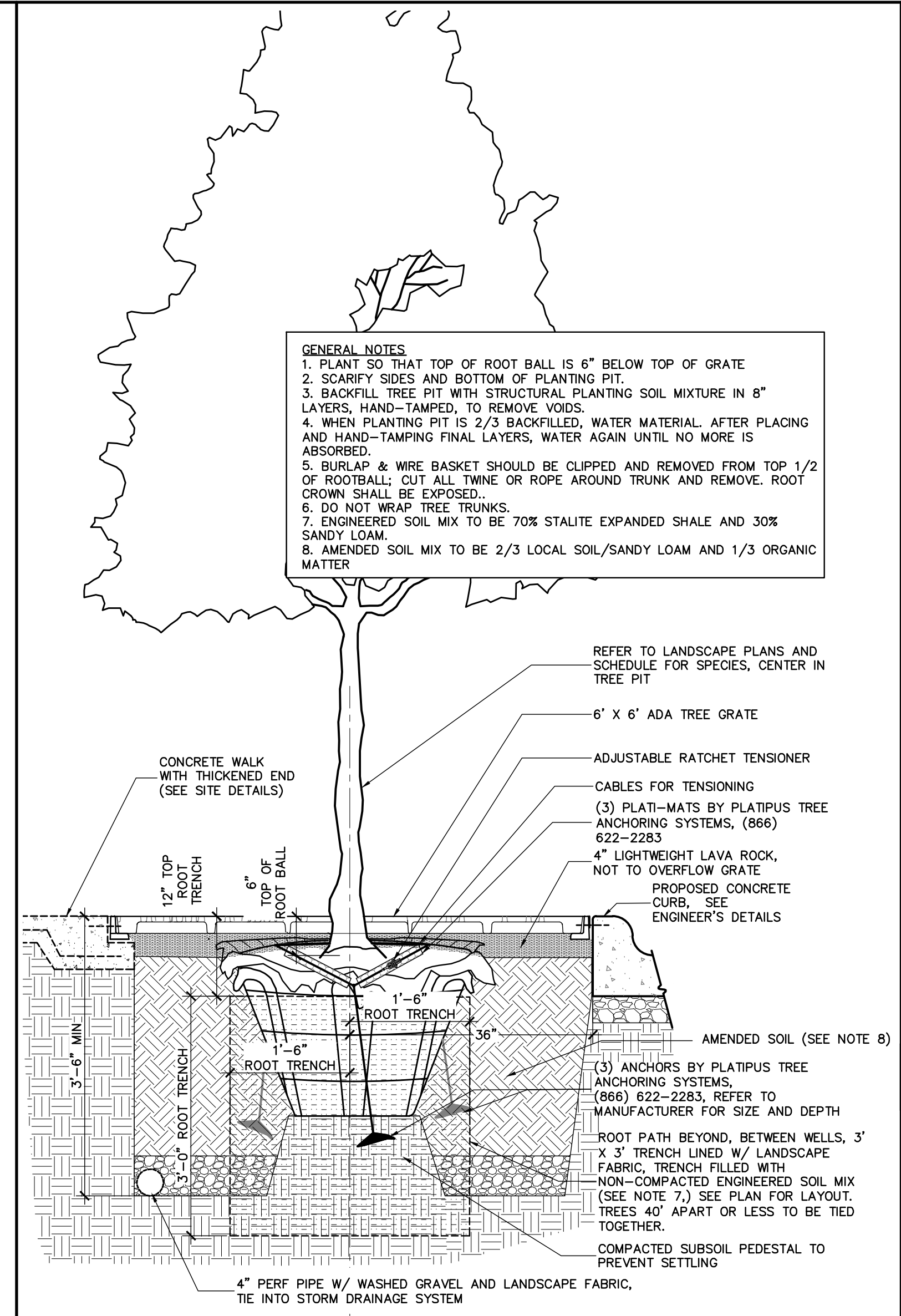
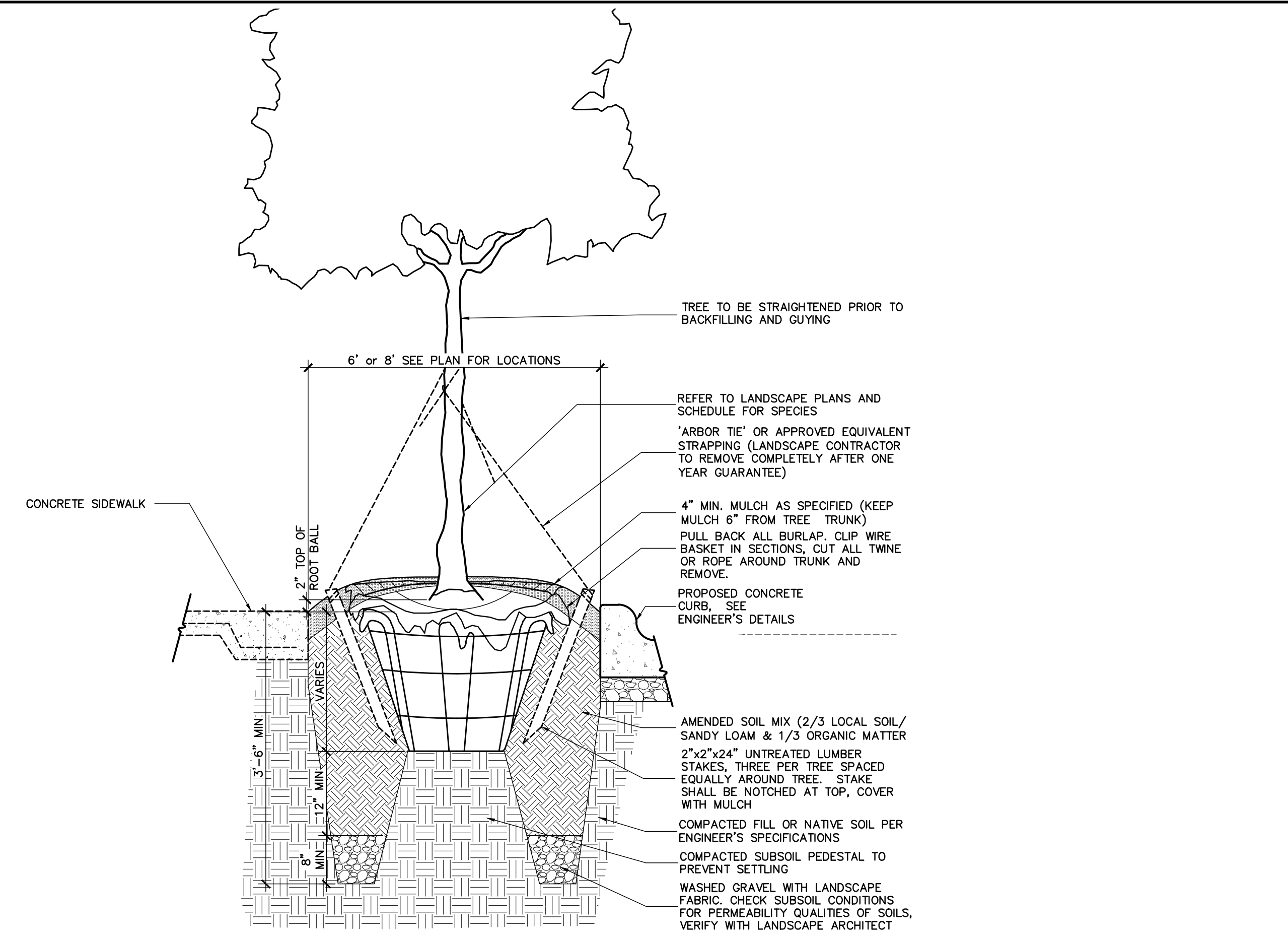
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Planting
Details



Internal Private Street - Planting Strip 06
Scale: 1" = 10'

Internal Private Street - Tree Well Options 04
Scale: 1" = 10'

Eubanks Road Modified 20' Type "C", Building Frontage 03
Scale: 1" = 10'

Eubanks Road Modified 20' Type "C", Parking Frontage 01
Scale: 1" = 10'