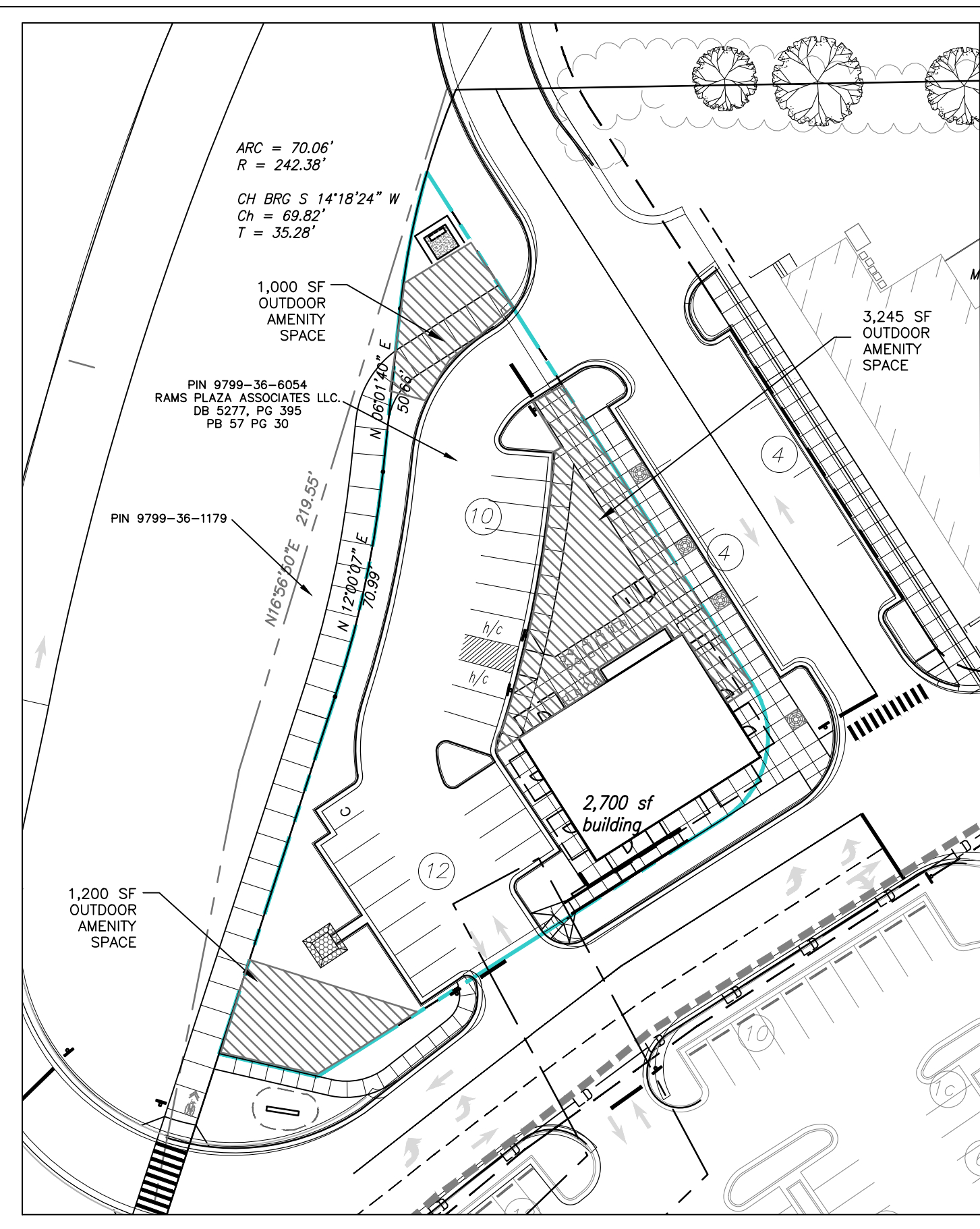


LEGEND

- 000--- EXISTING CONTOUR
- S- EXISTING STORM LINE
- SS-SS- EXISTING SANITARY SEWER LINE
- OU- EXISTING OVERHEAD UTILITY WIRE
- LD- EXISTING TREE LINE
- LD- PROPOSED LIMITS OF DISTURBANCE
- TP- TREE PROTECTION FENCE
- 275 PROPOSED CONTOUR

| | |
|------------------------------------|--------------|
| NET OUTBUILDING PROJECT AREA | 22,057 SF |
| GROSS PROJECT AREA | 24,263 SF |
| REQUIRED OUTDOOR AMENITY SPACE 20% | 4,853 SF |
| OUTDOOR AMENITY SPACE PROVIDED | 5,445 SF |
| AMOUNT FOR PAYMENT IN LIEU | NOT REQUIRED |

2/C200 OUTDOOR AMENITY CALCULATIONS
Scale: 1" = 40'



GENERAL CONDITIONS

- THE OUTPARCEL DEVELOPMENT SHALL HAVE FULL AND CONTINUOUS ACCESS TO THE SOLID WASTE AND RECYCLING FACILITIES BEHIND THE BUILDING TO THE EAST INDICATED AS BUILDING A. SHOULD THAT FACILITY BE UNAVAILABLE DUE TO CONSTRUCTION OR REDEVELOPMENT, AN ALTERNATIVE FACILITY ON THE RAMS PLAZA SITE SHALL BE MADE AVAILABLE.

CONDITIONS DURING CONSTRUCTION

- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TEMPORARY REGULATORY SIGNS PRIOR TO OCCUPANCY.
- OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
- DURING THE CONSTRUCTION PHASE, ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED IF THE PROPOSED MEASURES DO NOT CONTAIN THE SEDIMENT. SEDIMENT LEAVING THE PROPERTY IS A VIOLATION OF THE TOWN'S EROSION AND SEDIMENT CONTROL ORDINANCE. THE APPLICANT SHALL INSPECT EROSION AND SEDIMENT CONTROL DEVICES DAILY, MAKE NECESSARY ADJUSTMENTS TO THE DEVICES AND MAINTAIN INSPECTION LOGS DOCUMENTING INSPECTIONS AND REPAIRS.
- PRIOR TO ANY LANE CLOSURES, IT WILL BE NECESSARY TO CONTACT ERNIE ROGERS AT 919-968-2833, OF THE CHAPEL HILL ENGINEERING DIVISION, AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.
- ALL REQUIRED FIRE HYDRANTS MUST BE INSTALLED, ACTIVE, AND ACCESSIBLE FOR THE FIRE DEPARTMENT USE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIALS ON SITE. FIRE PROTECTION SYSTEMS SHALL BE INSTALLED ACCORDING TO TOWN ORDINANCE, THE NC FIRE CODE, AND NFPA 13.
- EXISTING IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION (SIDEWALKS, CURB & GUTTER, PAVEMENTS, TREES, PROPERTY CORNERS, ECT) WILL BE PROTECTED DURING CONSTRUCTION. IF DAMAGED BY THE CONTRACTOR, ANY DAMAGE WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL DEMOLITION WORK IS TO FOLLOW CHAPTER 14 OF THE NC FIRE PREVENTION CODE. THE GENERAL CONTRACTOR MUST ASSIGN ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
- DURING CONSTRUCTION, FIRE DEPARTMENT ACCESS MUST BE MAINTAINED AT ALL TIMES. A 20' WIDE GATE MUST BE PROVIDED FOR VEHICULAR ACCESS INTO ANY FENCED AREAS.
- CONFIRM THAT SIGNAGE ON THIS PLAN CONFORMS TO FINAL CONSTRUCTION ROAD DRAWINGS BY KIMLEY HORN APPROVED BY TOWN OF CHAPEL HILL AND NCDOT.

CONDITIONS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

- PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED INFRASTRUCTURE ACCORDING TO AMERICANS WITH DISABILITIES ACT AND ASSOCIATED CODES AND STANDARDS.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, IT WILL BE NECESSARY TO REPAIR ALL DAMAGE FOR WORK IN THE PUBLIC RIGHT-OF-WAY, TO THE SATISFACTION OF THE TOWN, RELATED TO THE CONSTRUCTION OF THIS PROJECT, WHICH MAY INCLUDE PAVEMENT MILLING AND OVERLAY.
- LANDSCAPING SHALL ADHERE TO THE STANDARDS FOR SECTION 5.9.6 (a-d) OF THE LAND USE MANAGEMENT ORDINANCE.
- PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT IS TO DISCUSS SAFETY CONSIDERATIONS WITH THE CHAPEL HILL POLICE DEPARTMENT REGARDING: VISIBILITY AND APPROPRIATE TRIMMING OF LANDSCAPE MATERIALS, LIMITED ACCESS CONTROL INCLUDING PROVISION OF LOCKS AND SAFETY STANDARDS, AND USE OF ALARMS AND CAMERAS AS APPROPRIATE.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, NC FIRE CODE (SECTION 1410.1 REQUIRED ACCESS), VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES INCLUDING VEHICLE ACCESS TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS AND HYDRANTS. VEHICLES ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLES LOADING UNDER ALL WEATHER CONDITIONS.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A SECURE KEY BOX MOUNTED ON THE ADDRESS SIDE OF THE BUILDING NEAR THE MAIN ENTRANCE, SHALL BE PROVIDED TO ENSURE ADEQUATE ACCESS TO THE BUILDING BASED ON LIFE SAFETY, AND /OR FIRE PROTECTION CODES.
- PREMISE IDENTIFICATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPROVED BUILDING ADDRESS NUMBERS ARE REQUIRED TO BE PLACED ON THE BUILDING IN AN ACCEPTABLE POSITION TO THE FIRE CODE OFFICIAL.
- OWNER WILL PROVIDE A CONCRETE SIDEWALK CONNECTION FROM THE MULTI-MODAL PATH TO THE BUS STOP LOCATION ON FORDHAM BLVD.

3/C200 SPECIAL CONDITIONS

CONSTRUCTION WASTE:

- ALL EXISTING STRUCTURES 500 SF AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ACCESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO AND DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION / PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT / ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ("ACM") AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

ARGUS
DEVELOPMENT GROUP

March 31, 2015

Town of Chapel Hill
405 Martin Luther King, Jr Blvd.
Chapel Hill, NC 27514

Re: Proposed Rams Plaza Outparcel Building (Project #14-085)
Rams Plaza
Chapel Hill, NC

Gentlemen,

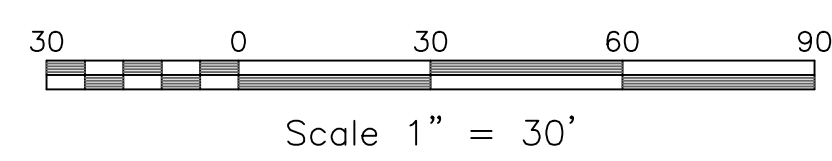
As owner of Rams Plaza, this letter shall serve as acknowledgement and agreement that the future 2,700 square feet building shown on the attached plan will share the trash, cardboard, and mixed recycling facilities with other Rams Plaza occupants in the area behind Building A indicated on the attached plan.

Please do not hesitate to contact us should you have any questions.

Sincerely,
Ted S. Barnes
Ted S. Barnes
Rams Plaza Associates LLC

2908 OAK LAKE BOULEVARD, SUITE 203 CHARLOTTE, NC 28208
(704) 376-9848 FAX (704) 376-3918 WWW.ARGUSDEVELOPMENTGROUP.COM

5/C200 SHARED TRASH FACILITY DOCUMENT



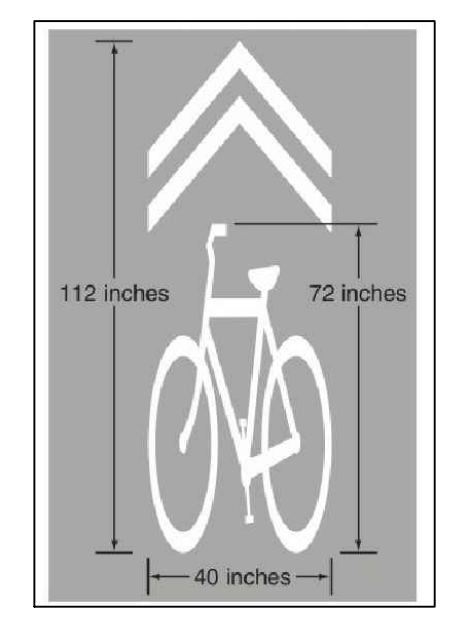
GROUND FLOOR ELEVATION CALCULATIONS

LESS THAN 1' ALONG NORTH AND EASTERN SIDES
2' ALONG SOUTH SIDE
1' ALONG WESTERN SIDE

LAND DISTURBANCE CALCULATIONS

LAND DISTURBANCE WITHIN THE OUTPARCEL SITE: 20,234 SF

LAND DISTURBANCE IN THE RIGHT OF WAY RELATED TO THE CONNECTOR DRIVE AND NEW ENTRY CONSTRUCTION: 38,105 SF



USE WHITE THERMO PLASTIC PAINT TO MARK BIKE LANES

6/C200 SHARED LANE MARKING

1/C200 SITE PLAN
Scale: 1" = 30'

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS
LICENSE NO C-1209

NC BOARD OF LANDSCAPE ARCHITECTS
LICENSE NO C-104

FACILITY RENOVATION FOR
RAMS PLAZA OUTPARCEL REDEVELOPMENT
1728 Fordham Boulevard
Chapel Hill, NC

PIN 9799-36-6054
9799-35-1647
9799-36-1179

Owner:
Rams Plaza Associates LLC

NOT ISSUED FOR CONSTRUCTION FORM DISTRICT PERMIT APPLICATION

SITE PLAN

ISSUE DATE: 03.16.2015
REVISION DATE: 05.20.2015
CJT PROJECT #: 1458
DRAWN BY: WLR, PBR, MTC
SHEET NUMBER:



Rams Plaza Retail Outparcel

Chapel Hill, NC

May 19, 2015

Conceptual View 1

FINLEY DESIGN
ARCHITECTURE + INTERIORS

ARGUS
ASSOCIATES



Rams Plaza Retail Outparcel

Chapel Hill, NC

May 19, 2015

Conceptual View 2





Rams Plaza Retail Outparcel

Chapel Hill, NC

May 19, 2015

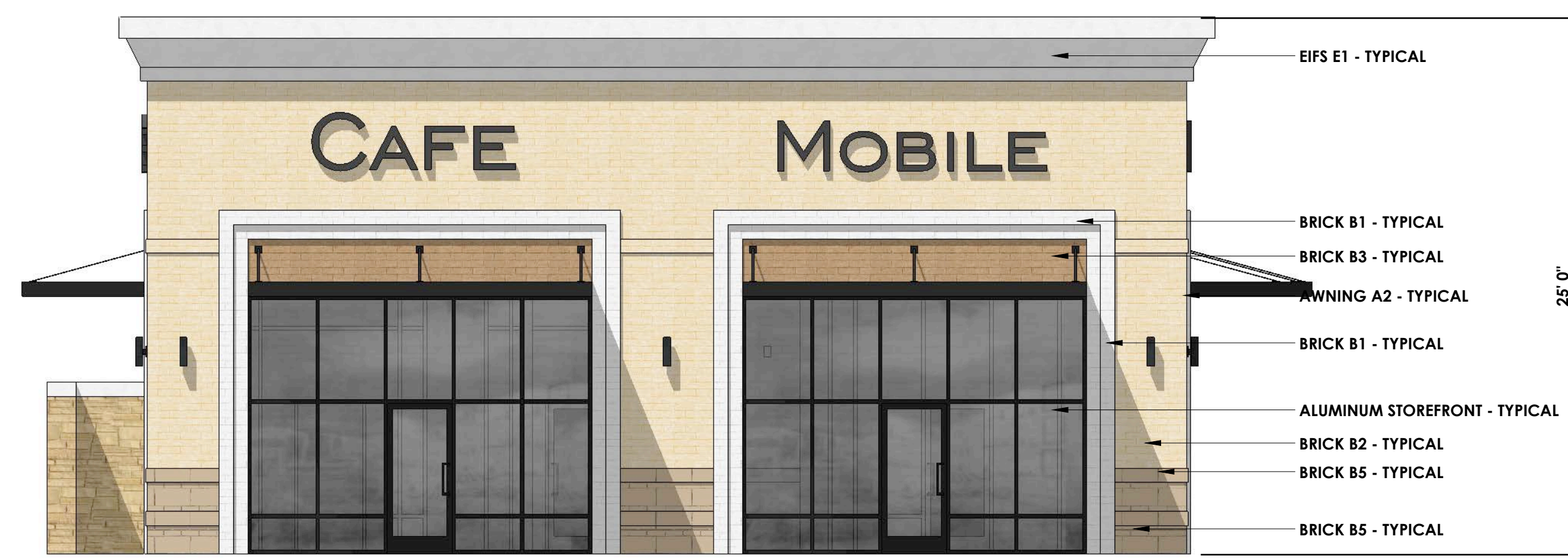
Conceptual View 3

FINLEY DESIGN
ARCHITECTURE + INTERIORS

ARGUS
ASSOCIATES

MATERIAL CALCULATIONS

| | |
|---|--------------|
| FRONT ELEVATION | |
| TOTAL WALL AREA: | 1,063 SF |
| GLASS AREA REQUIRED: 783 SF X 0.6 | 290 SF 60% |
| GLASS AREA PROVIDED: | 384 SF 80% |
| HIGH QUALITY MATERIALS REQUIRED: (1063-384) X 0.75 | 509 SF 75% |
| HIGH QUALITY MATERIALS PROVIDED: | 534 SF 79% |
| RIGHT ELEVATION | |
| TOTAL WALL AREA: | 1,413 SF |
| GLASS AREA REQUIRED: 613 SF X 0.6 | 368 SF 60% |
| GLASS AREA PROVIDED: | 432 SF 70% |
| HIGH QUALITY MATERIALS REQUIRED: (1,413-432) X 0.75 | 735 SF 75% |
| HIGH QUALITY MATERIALS PROVIDED: | 735 SF 75% |
| LEFT ELEVATION | |
| TOTAL WALL AREA: | 1,413 SF |
| GLASS AREA REQUIRED: 613 SF X 0.6 | 368 SF 60% |
| GLASS AREA PROVIDED: | 216 SF 81% |
| HIGH QUALITY MATERIALS REQUIRED: (1,413-216) X 0.75 | 689 SF 75% |
| HIGH QUALITY MATERIALS PROVIDED: | 1,197 SF 85% |
| BACK ELEVATION | |
| TOTAL WALL AREA: | 1,005 SF |
| GLASS AREA REQUIRED: 456 SF X 0.6 | 274 SF 60% |
| GLASS AREA PROVIDED: | 360 SF 79% |
| HIGH QUALITY MATERIALS REQUIRED: (1005-360) X 0.75 | 484 SF 75% |
| HIGH QUALITY MATERIALS PROVIDED: | 484 SF 75% |



3 FRONT ELEVATION
3/16" = 1'-0"



4 BACK ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"



1 LEFT ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND

- BRICK TYPE B1** - WHITE TO MATCH EXISTING
- BRICK TYPE B2** - YELLOW TO MATCH EXISTING
- BRICK TYPE B3** - CAMELOT TO MATCH EXISTING
- BRICK TYPE B4** - BROWN TO MATCH EXISTING
- BRICK TYPE B5** - PRECAST MASONRY TO MATCH EXISTING
- EIFS TYPE E1** - WHITE TO MATCH EXISTING
- EIFS TYPE E2** - TAN TO MATCH EXISTING
- EIFS TYPE E3** - DARK BRONZE TO MATCH EXISTING
- METAL M1** - KYNAR "BONE WHITE"
- METAL M2** - BROWN TO MATCH B2
- AWNING A1** - FABRIC AWNING (YELLOW) TO MATCH EXISTING
- AWNING A2** - FABRIC AWNING (BLACK) TO MATCH EXISTING
- STOREFRONT** - ALUMINUM STOREFRONT TYPICAL
- GLASS** - DARK BRONZE ANODIZED
- ROOF TYPE R1** - LOW E CLEAR TYPICAL
- ROOF TYPE R2** - WHITE SINGLE PLY MEMBRANE

ALL ROOFTOP HVAC UNITS SHALL BE SCREENED BY PARAPETS

SIGNS SHOWN FOR REFERENCE AND ARE SUBJECT TO CHANGE