

CHAPEL HILL COOPERATIVE PRESCHOOL SITE PLAN APPROVAL

104, 106, 108 & 110 MT. CARMEL CHURCH ROAD
2016-08-24

PREPARED FOR:
OWNER/DEVELOPER

CHAPEL HILL COOPERATIVE PRESCHOOL

106 PUREFOY ROAD
CHAPEL HILL, NC, 27514
(919) 942-3955

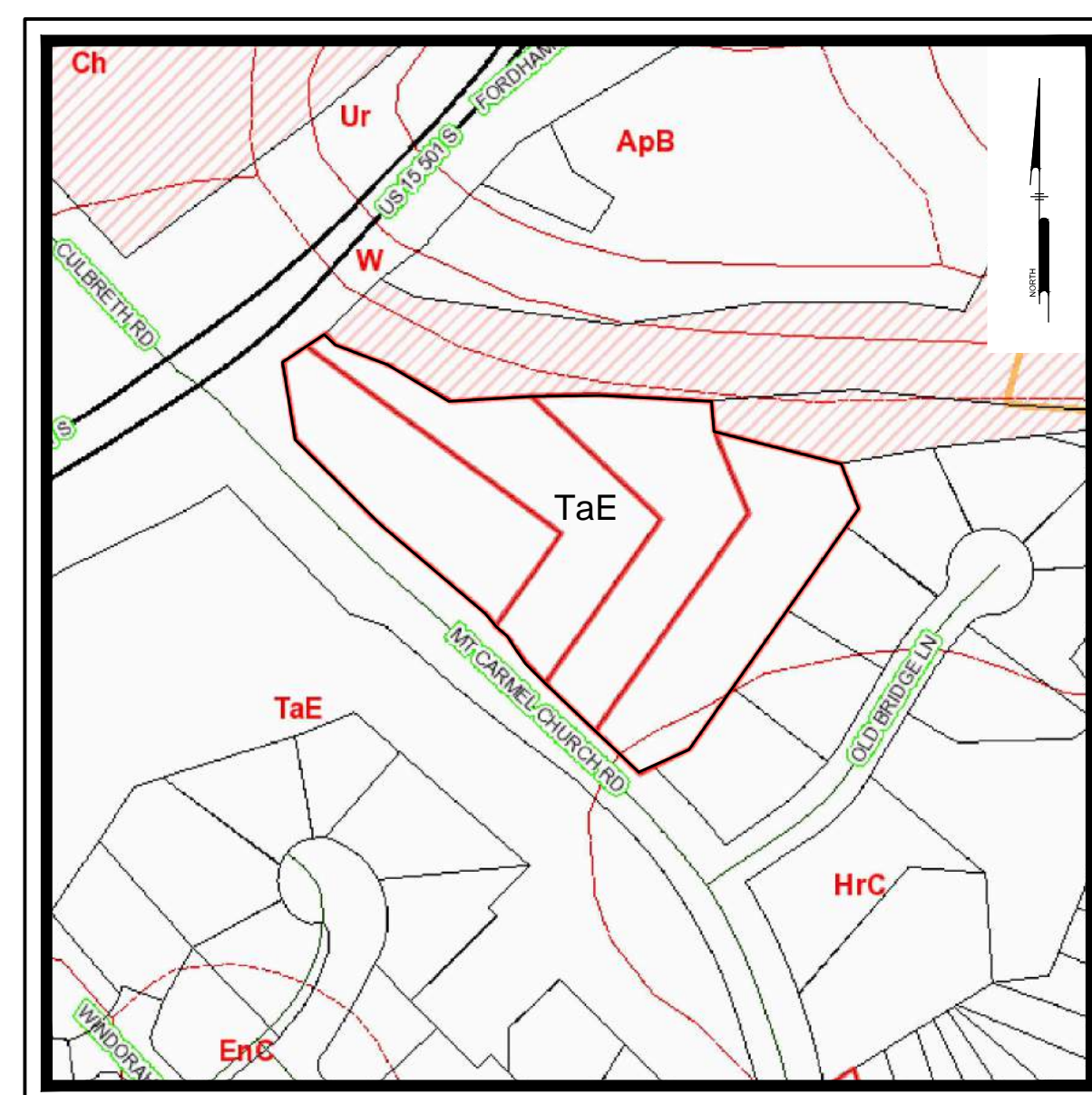
SHEET LIST TABLE	
SHEET	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SLOPE ANALYZE
4	DEMOLITION PLAN
5	PLAT
6	SITE PLAN
7	GRADING AND DRAINAGE PLAN
8	UTILITY PLAN
9	LANDSCAPE & LIGHTING PLAN
10	SITE DETAILS
11	EROSION CONTROL PLAN
12	CONSTRUCTION MANAGEMENT PLAN

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

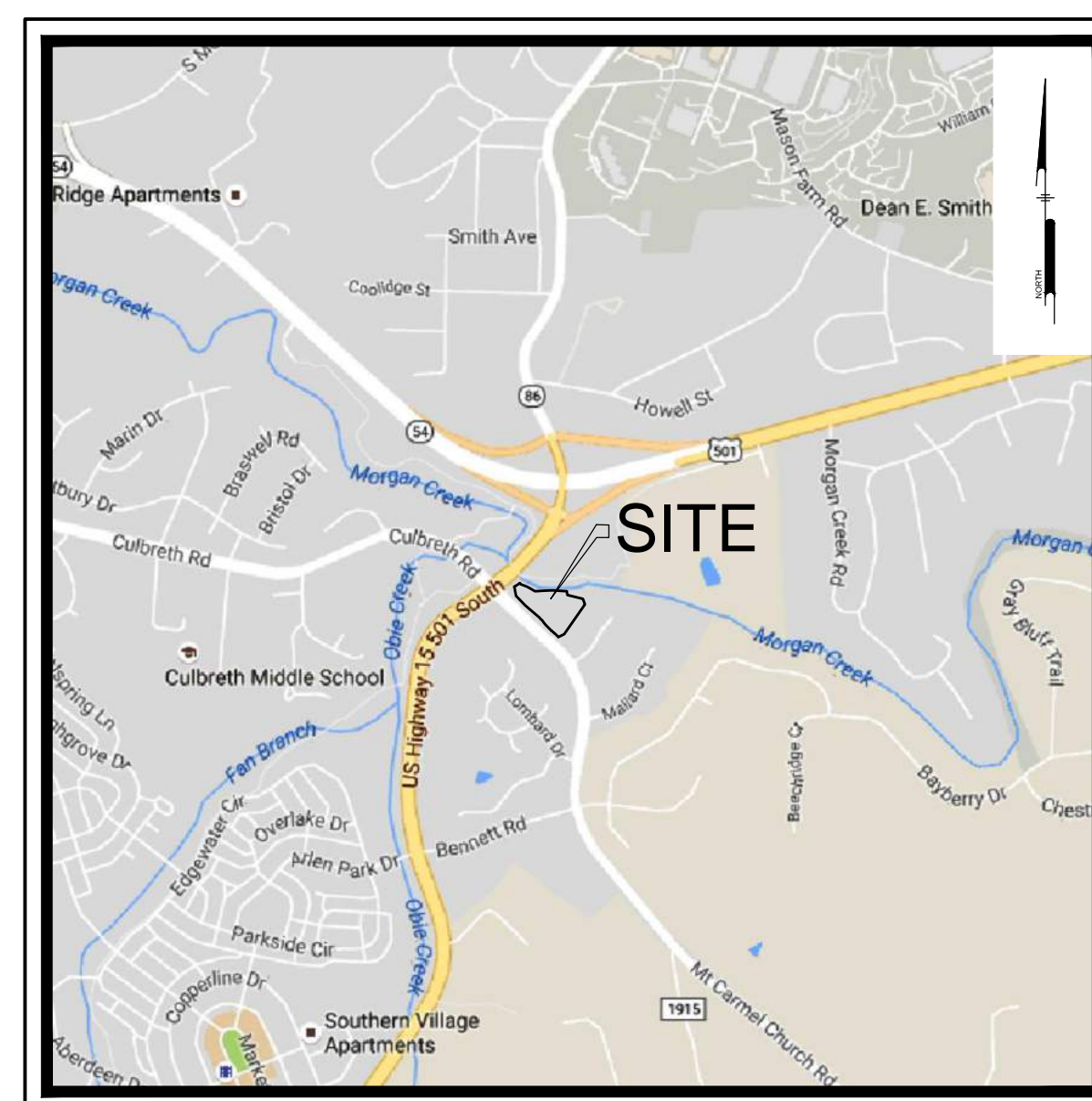
CHAPEL HILL COOPERATIVE PRESCHOOL
104, 106, 108 & 110 MT. CARMEL CHURCH ROAD
CHAPEL HILL, NC 27514

COVER SHEET

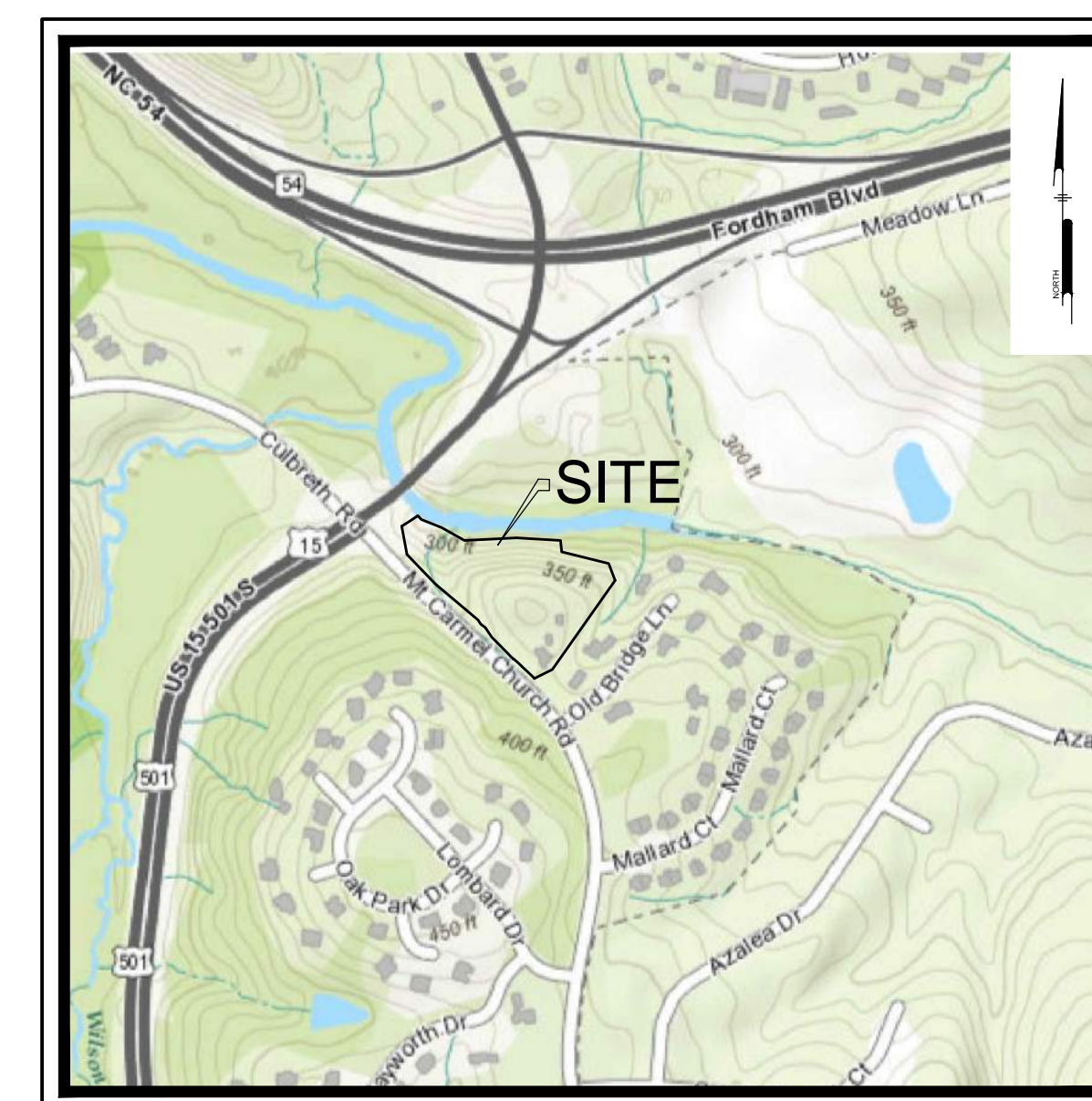
CHAPEL HILL COOPERATIVE PRESCHOOL
106 PUREFOY ROAD
CHAPEL HILL, NC, 27514



SOILS MAP
Scale: 1" = 250'



LOCATION MAP
Scale: 1" = 2000'



USGS MAP
Scale: 1" = 700'

PREPARED BY:

**PHILIP POST
& ASSOCIATES**

A Division of **Pennoni** Firm License F-1267

401 Providence Road #200
Chapel Hill, NC 27514
T 919.929.1173
F 919.493.6548

PLOTTED: 8/25/2016 10:51 AM BY: Dwayne Chiny PROJECT STATUS: SITE PLAN APPROVAL

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NO.	DATE	REVISIONS	BY

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PROJECT	CHCP1601
DATE	2016-08-24
DRAWING SCALE	N/A
DRAWN BY	DC
APPROVED BY	PCB

CS0001
SHEET 1 OF 12

NOT FOR CONSTRUCTION

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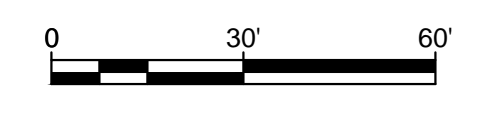
- NOTES:**
1. TOPOGRAPHIC INFORMATION OBTAINED FROM ORANGE COUNTY GIS
 2. SUBJECT LOTS ARE LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT.

LEGEND

	EXISTING 2' CONTOURS
	EXISTING OVERHEAD UTILITY LINES
	EXISTING UNDERGROUND UTILITY LINES
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING TREE LINE
	EXISTING CONIFER TREE AND CANOPY
	EXISTING DECIDUOUS TREE AND CANOPY
	100 YEAR FLOOD PLAIN LINE
	MANAGED USE ZONE

PARCEL CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	2487.85'	00°47'42"	34.52'	17.26'	34.52'	N 47°54'22" W
C2	2310.18'	00°12'23.4"	55.48'	27.74'	55.48'	N 46°47'59" W
C3	1318.46'	00°37'17"	60.37'	30.19'	60.36'	N 58°44'46" E



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CHAPEL HILL COOPERATIVE PRESCHOOL
 104, 106, 108 & 110 MT. CARMEL CHURCH ROAD
 CHAPEL HILL, NC 27514

EXISTING CONDITIONS PLAN

CHAPEL HILL COOPERATIVE PRESCHOOL
 106 PUREFOY ROAD
 CHAPEL HILL, NC, 27514

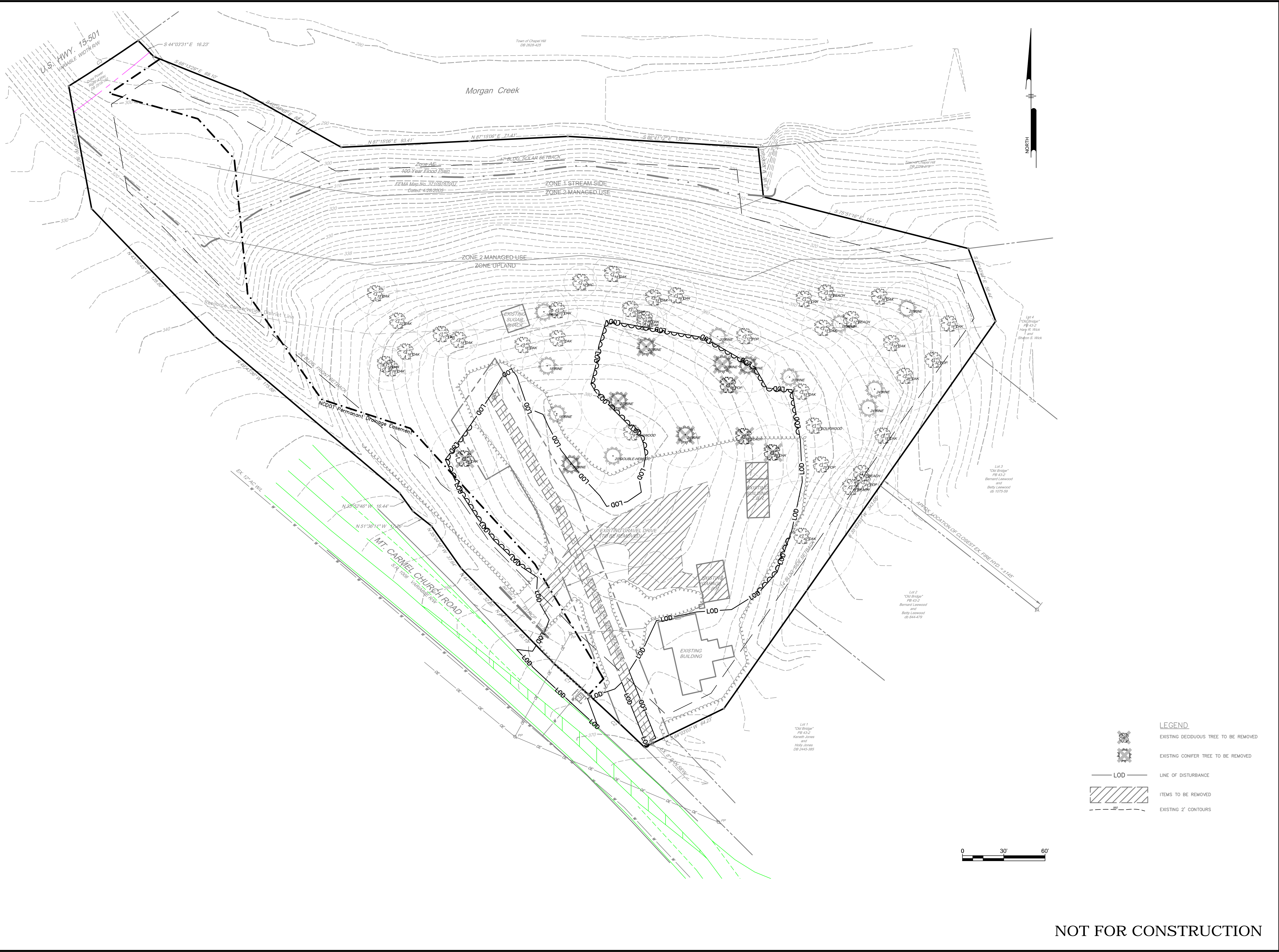
NO.	DATE	BY	REVISIONS

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PROJECT: CHCP1601
 DATE: 2016-08-24
 DRAWING SCALE: 1" = 30'
 DRAWN BY: DC
 APPROVED BY: PCB

NOT FOR CONSTRUCTION

P:\Projects\CS0501\CS0501.dwg, BY: David Chiu, PLOT DATE: 08/24/2016 10:41 AM, BY: David Chiu, PLOT DATE: 08/24/2016 10:41 AM, PROJECT STATUS: SITE PLAN APPROVAL



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CHAPEL HILL COOPERATIVE PRESCHOOL
 104, 106, 108 & 110 MT. CARMEL CHURCH ROAD
 CHAPEL HILL, NC 27514
DEMOLITION PLAN
 CHAPEL HILL COOPERATIVE PRESCHOOL
 106 PUREFOY ROAD
 CHAPEL HILL, NC, 27514

NO.	DATE	REVISIONS	BY

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PROJECT: CHCP1601
 DATE: 2016-08-24
 DRAWING SCALE: 1" = 30'
 DRAWN BY: DC
 APPROVED BY: PCB

CS0501
 SHEET 4 OF 12

NOT FOR CONSTRUCTION

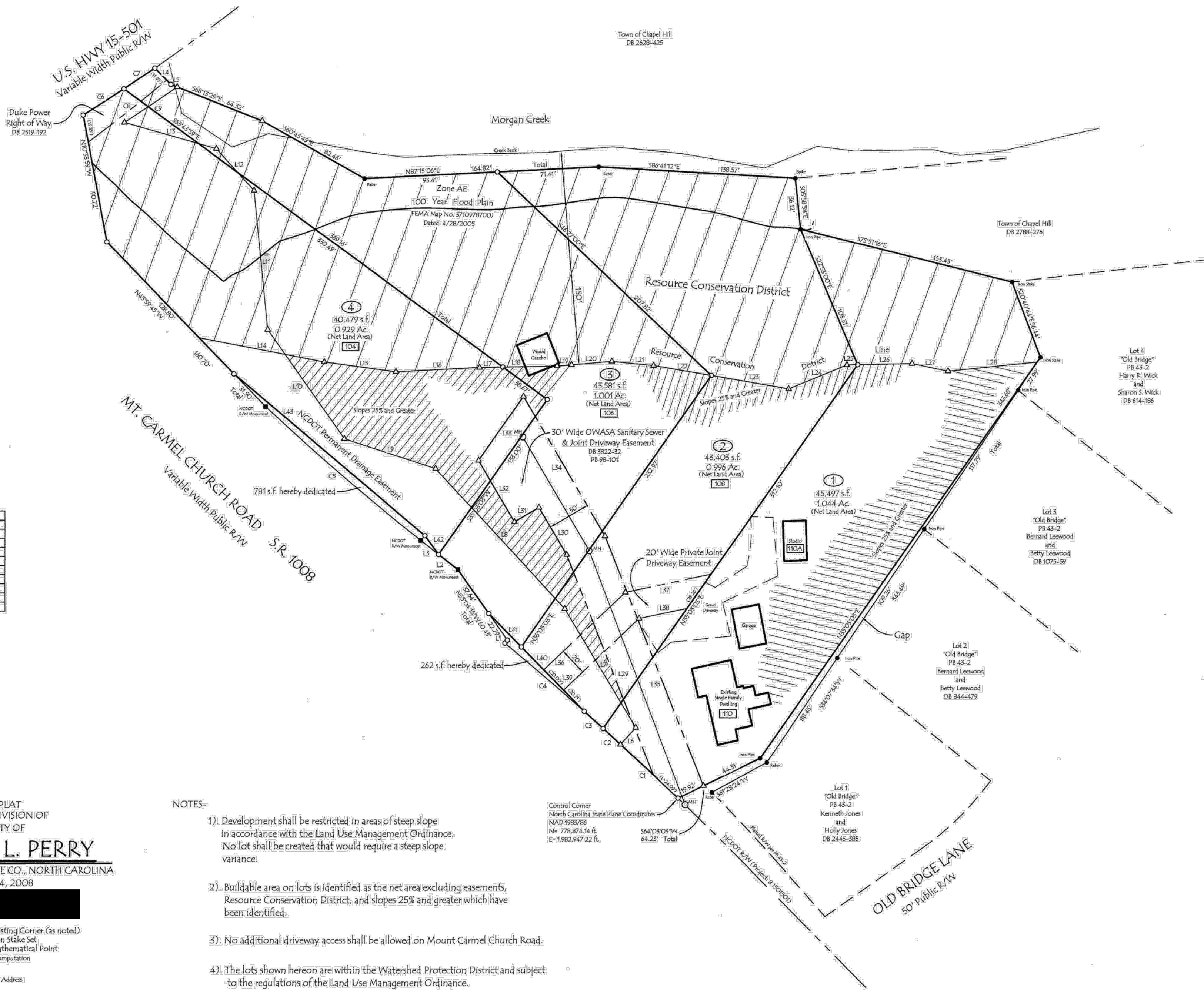
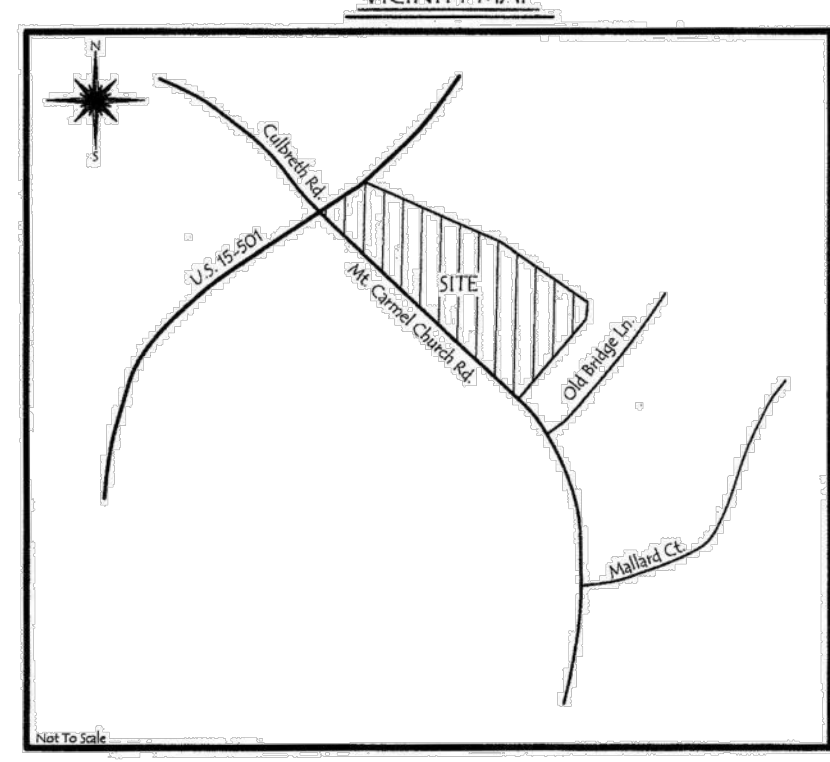
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PROJECT NAME
 PROJECT ADDRESS
 PROJECT CITY, PROJECT STATE
EXISTING PLAT
 CLIENT NAME
 CLIENT ADDRESS
 CLIENT CITY, CLIENT STATE, ZIP

NO.	DATE	REVISIONS	BY

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PROJECT: ----
 DATE: YYYY-MM-DD
 DRAWING SCALE: 1" = 50'
 DRAWN BY: FML
 APPROVED BY: FML



LINE TABLE

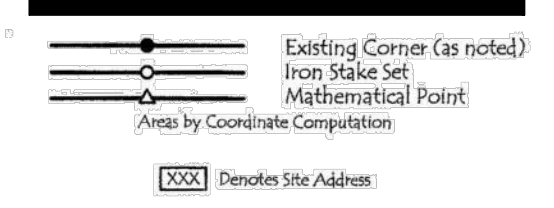
LINE	BEARING	DISTANCE
L1	S39°49'56"W	2.74
L2	S51°36'11"E	17.26
L3	S37°56'11"E	14.05
L4	N44°09'31"W	16.23
L5	N68°13'29"W	4.78
L6	S42°30'41"W	15.92
L7	N42°30'51"W	99.97
L8	N75°59'08"W	67.27
L9	S70°30'20"E	89.50
L10	S52°16'18"E	50.94
L11	N87°10'37"E	38.74
L12	N89°01'38"E	16.46
L13	N89°01'38"E	38.50
L14	N86°11'12"E	50.22
L15	N86°11'12"E	28.54
L16	S64°21'48"E	29.50
L17	S60°07'46"E	41.22
L18	S80°07'46"E	55.38
L19	N87°45'07"E	44.45
L20	N89°03'48"E	7.51
L21	N89°03'48"E	38.27
L22	S70°30'41"E	25.76
L23	N84°18'13"E	65.05
L24	S12°30'25"E	165.99
L25	S50°15'21"E	38.41
L26	N59°44'39"E	20.00
L27	S80°15'21"E	30.00
L28	N50°30'35"E	55.05
L29	S50°15'21"E	115.89
L30	S71°30'25"E	188.59
L31	N48°40'27"E	79.22
L32	S78°10'01"W	61.58
L33	S78°10'01"W	34.38
L34	N48°40'27"E	73.52
L35	N44°16'59"W	43.19
L36	N44°16'59"W	53.85
L37	N85°32'48"W	19.44
L38	N48°45'39"W	173.88

CURVE DATA

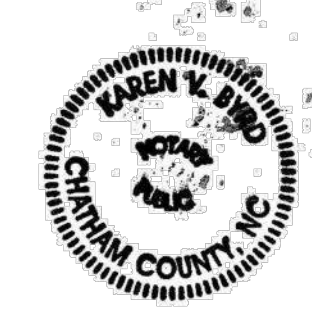
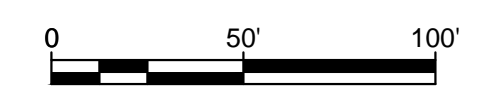
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	172°24'	230.78	35.49	27.74	N44°47'39"W	35.48
C2	0°24'52"	230.78	18.49	8.25	N47°15'17"W	18.49
C3	0°24'50"	230.78	18.05	8.01	N48°07'18"W	18.05
C4	149°28'	230.78	73.54	36.77	N49°13'21"W	73.53
C5	4°45'57"	230.78	144.71	72.50	S69°51'11"E	144.07
C6	172°24'	185.81	34.07	17.05	N57°18'05"E	34.06
C7	170°25'	185.81	26.50	13.15	N58°00'13"E	26.30
C8	171°48'	185.81	70.58	35.19	N55°42'56"E	70.35
C9	158°22'	185.81	44.64	22.32	N56°09'29"E	44.64

1- 9787-39-0045
 2- 9787-29-9047
 3- 9787-29-7266
 4- 9787-29-6199
 OWNER:
 Richard L. Perry
 486 Walnut Branch
 Chapel Hill, NC 27516
 SITE REFERENCES:
 DB 3144-575; PB 98-101
 PIN 9787-29-8200; TM 7.126.D.10 (PARENT PIN)
 CURRENT ZONING: R-1

FINAL PLAT
 MINOR SUBDIVISION OF
 PROPERTY OF
RICHARD L. PERRY
 CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA
 FEBRUARY 14, 2008



- NOTES-**
- 1). Development shall be restricted in areas of steep slope in accordance with the Land Use Management Ordinance. No lot shall be created that would require a steep slope variance.
 - 2). Buildable area on lots is identified as the net area excluding easements, Resource Conservation District, and slopes 25% and greater which have been identified.
 - 3). No additional driveway access shall be allowed on Mount Carmel Church Road.
 - 4). The lots shown hereon are within the Watershed Protection District and subject to the regulations of the Land Use Management Ordinance.
 - 5). The impervious surface of each lot shown hereon shall not exceed 50 percent of the gross land area for each lot.



Provided that the applicant has filed this plat with the County Clerk of Orange County, North Carolina, within 30 days of final approval. Approved by: *[Signature]* Date: *02/18/2008*

Certification of Dedication and Maintenance
 The undersigned owner hereby dedicates all rights-of-way easements, streets, recreation area, open space, common use, utilities, and other improvements to public or private common use as shown on this plat, and further assumes full responsibility for the maintenance and control by an appropriate public body or by an incorporated neighborhood or homeowners' association or similar entity.
 Owner: *Richard L. Perry* Date: *02/18/2008*

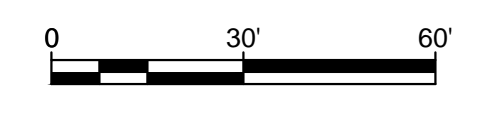
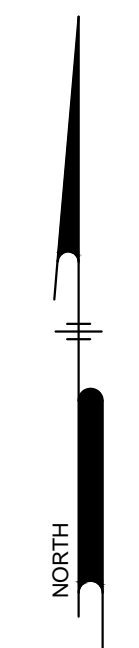
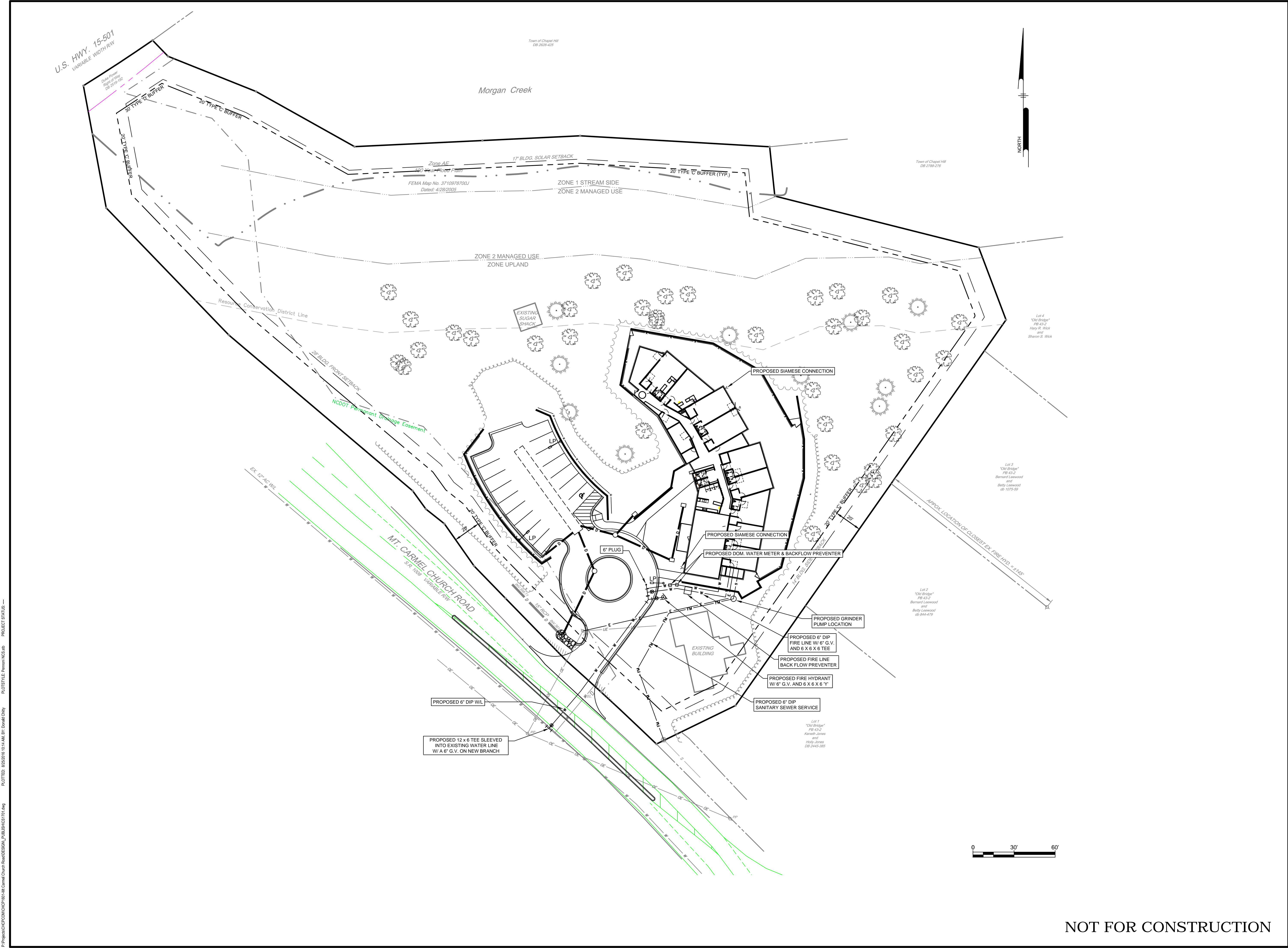
North Carolina, Chatham County
 I, Karen V. Bly, a Notary Public of the County and State aforesaid, do hereby certify that Richard L. Perry personally appeared before me this day and acknowledged the execution of the foregoing certificate.
 Witness my hand and seal, this 14 day of February, 2008.
[Signature]
 Notary Public
 My commission expires 5/4/2011

REVIEW OFFICER CERTIFICATION
 State of North Carolina
 County of Orange
 I, Michael A. Burton, Sr., Review Officer of Orange County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.
 Review Officer: *[Signature]*
 Date of Certification: 02/18/2008

I, Terry L. Westendorf, L-3232, certify that this plat was drawn from an actual field survey performed under my direction and supervision; the date of precision is 3/25/2008; I, Terry L. Westendorf, am the author, compiler, and plotter of the information shown on this map; this map was prepared in accordance with G.S. 47-30; in accordance with this survey, a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, license number, and seal:
[Signature] Date: 02/18/2008
 Terry L. Westendorf, PLS

MITCHELL WESTENDORF, P.A.
 ENGINEERING & SURVEYING
 1709 LEBRON ROAD, SUITE 301, CHAPEL HILL, NC 27517
 919.933.4367 WWW.MITCHELLWESTENDORF.COM



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PENNONI ASSOCIATES, INC.
 Firm License F-1287
 401 Providence Road #200
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PROJECT NAME
 PROJECT ADDRESS
 PROJECT CITY, PROJECT STATE
SITE UTILITY PLAN

CLIENT NAME
 CLIENT ADDRESS
 CLIENT CITY, CLIENT STATE ZIP

NO.	DATE	REVISIONS	BY

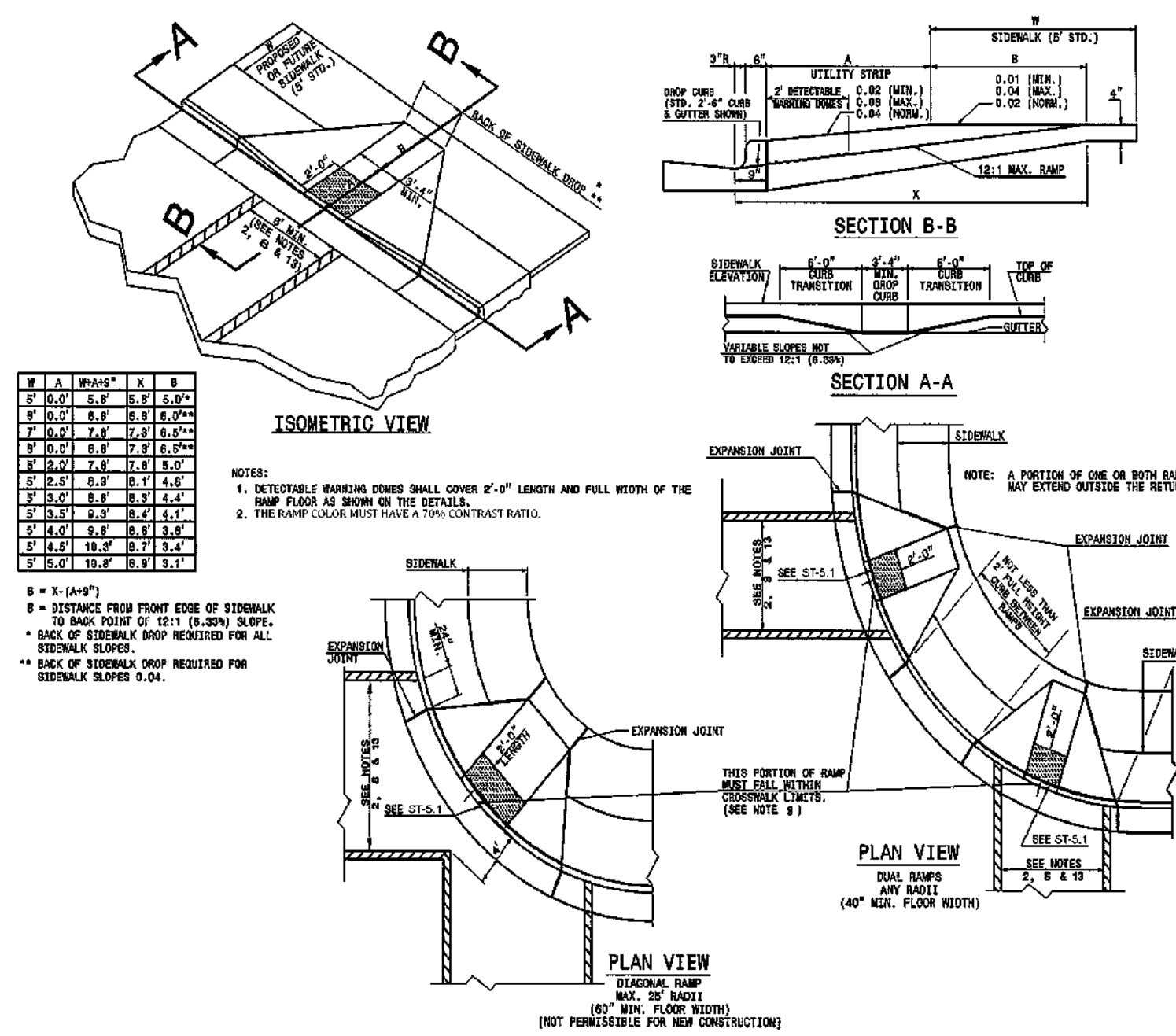
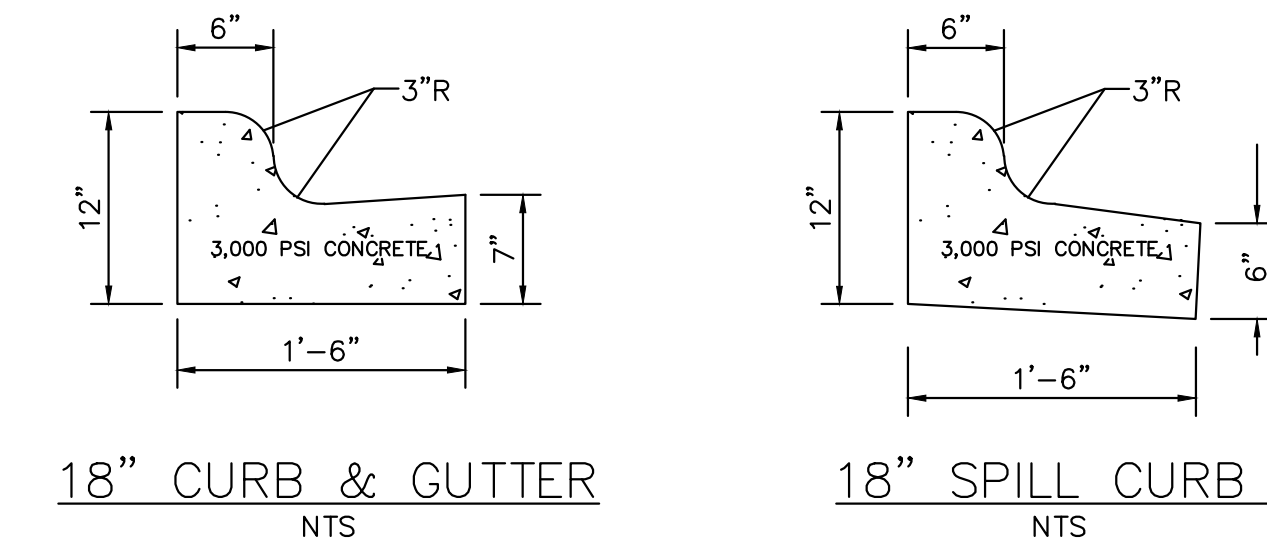
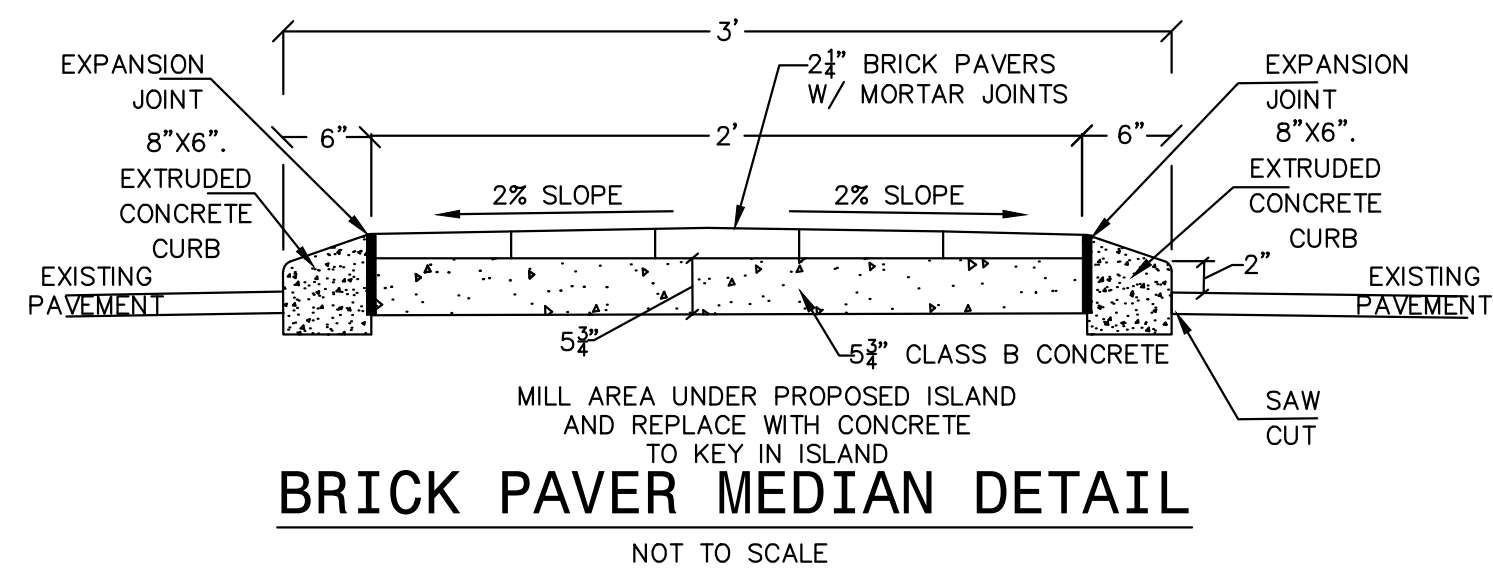
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PROJECT: ----
 DATE: YYYY-MM-DD
 DRAWING SCALE: 1"=1'
 DRAWN BY: FML
 APPROVED BY: FML

CS1701
 SHEET 8 OF 12

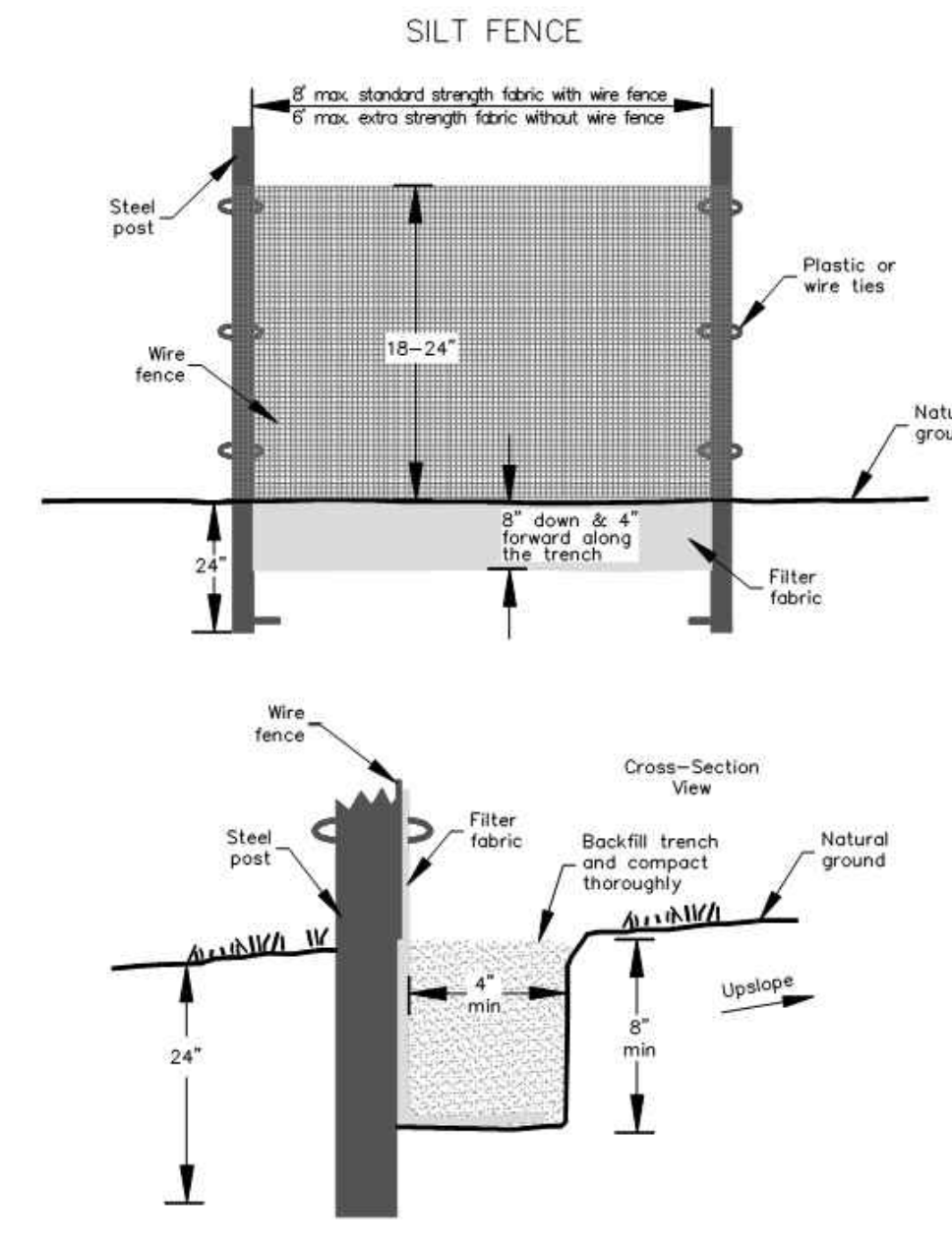
NOT FOR CONSTRUCTION

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 PLOTTED: 8/25/2016 10:17 AM BY: David Chilly
 PROJECT STATUS: ---
 PLOT STYLE: Pennoni\NCS.ctb



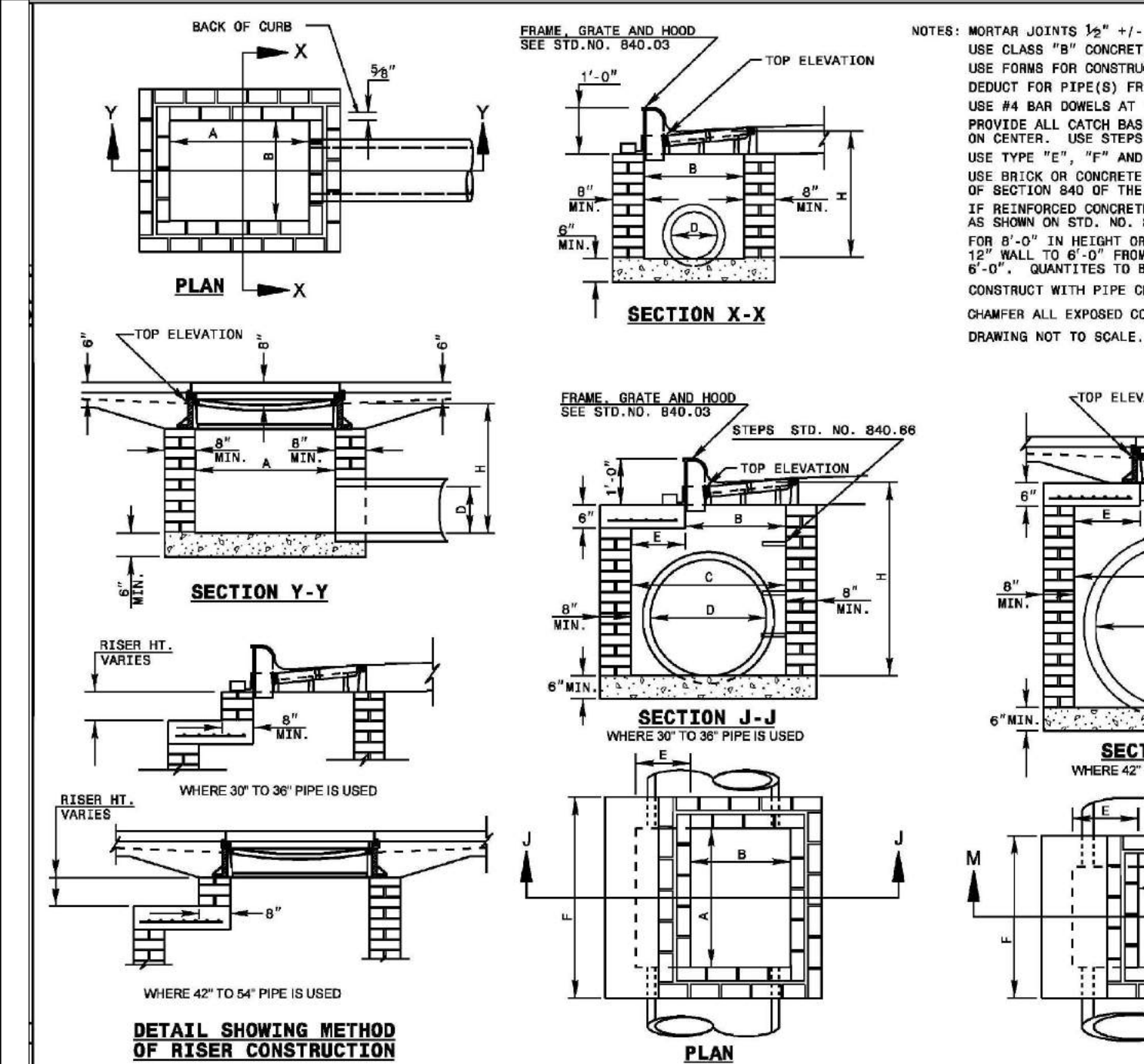
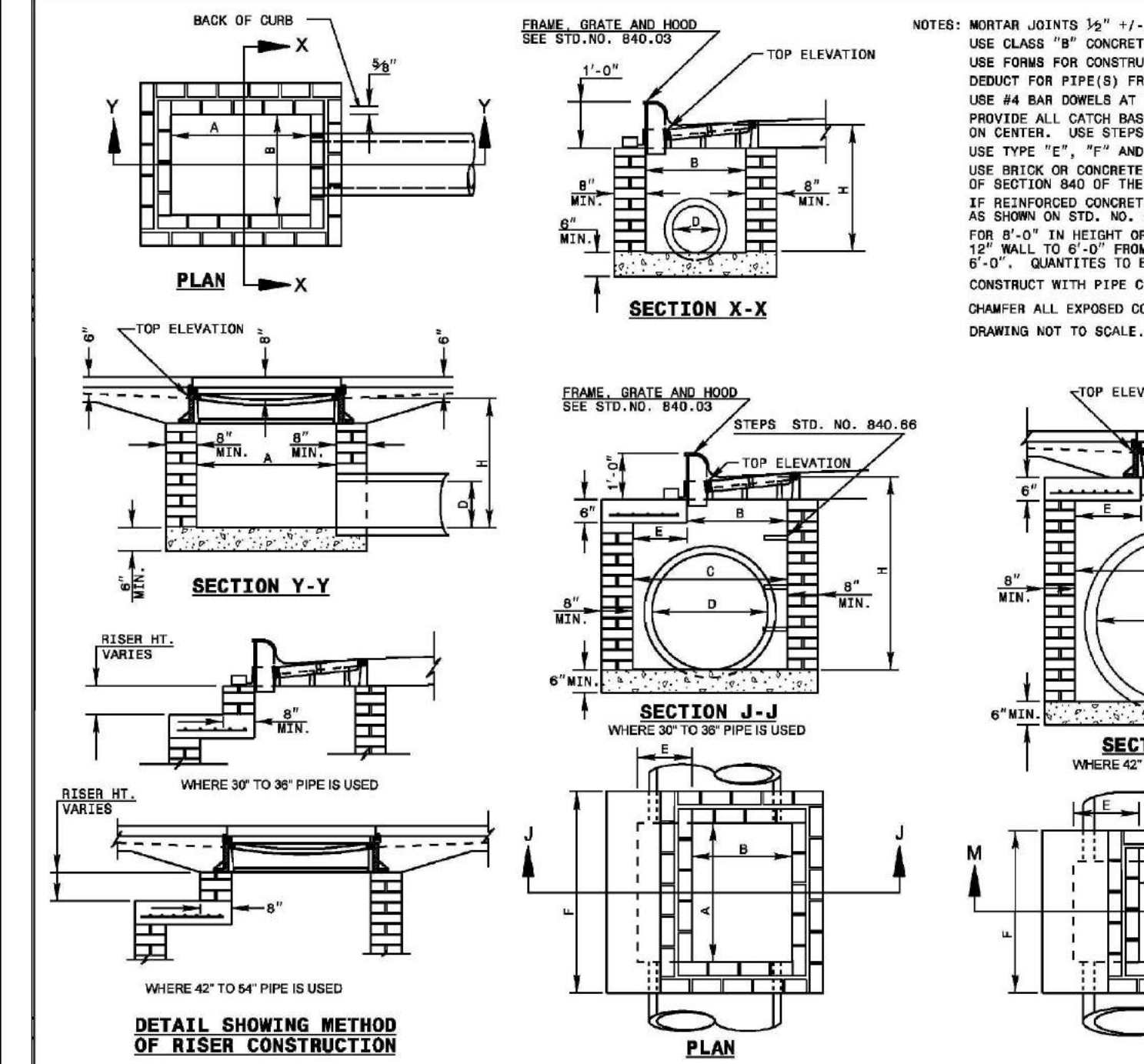
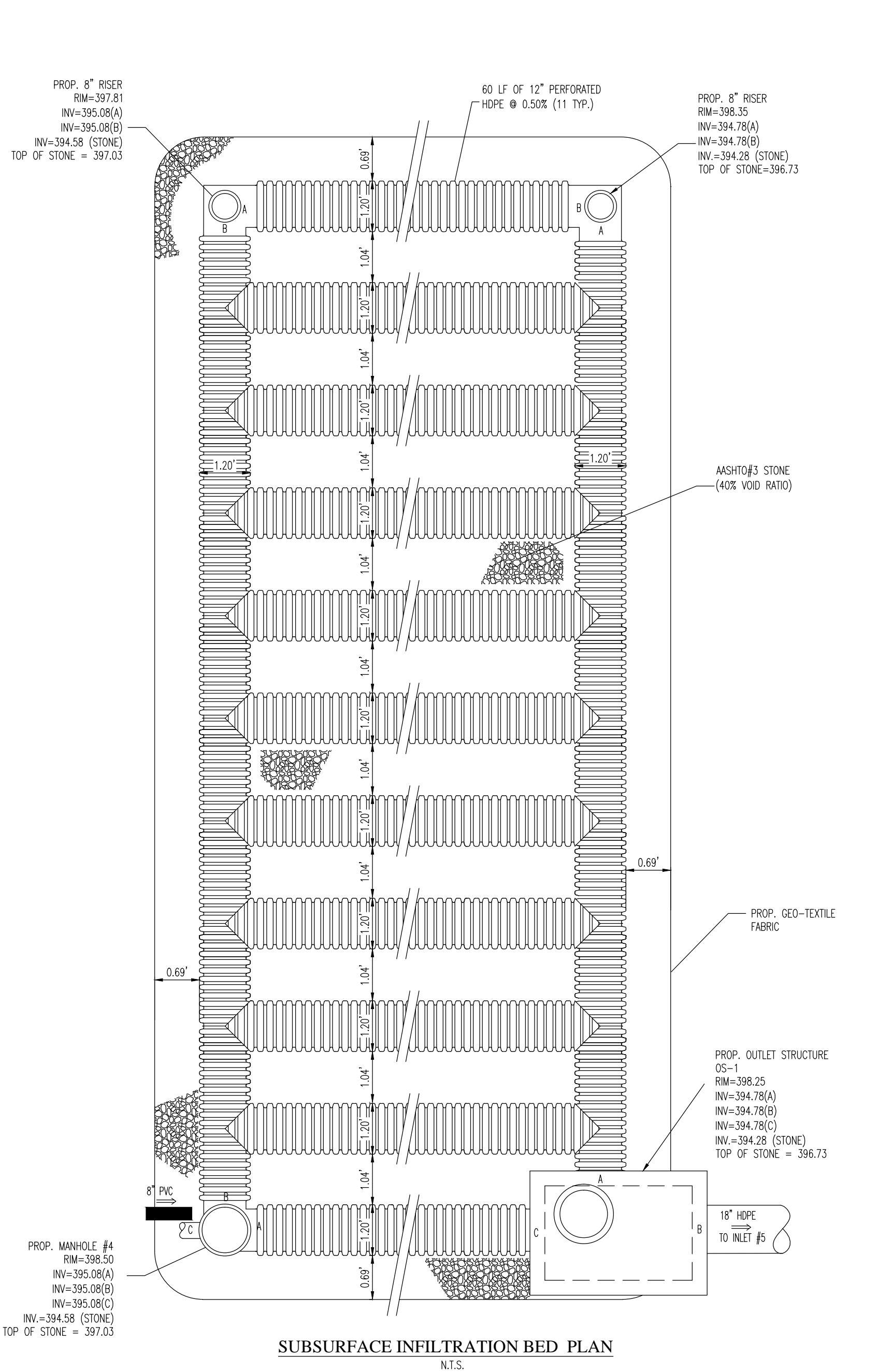
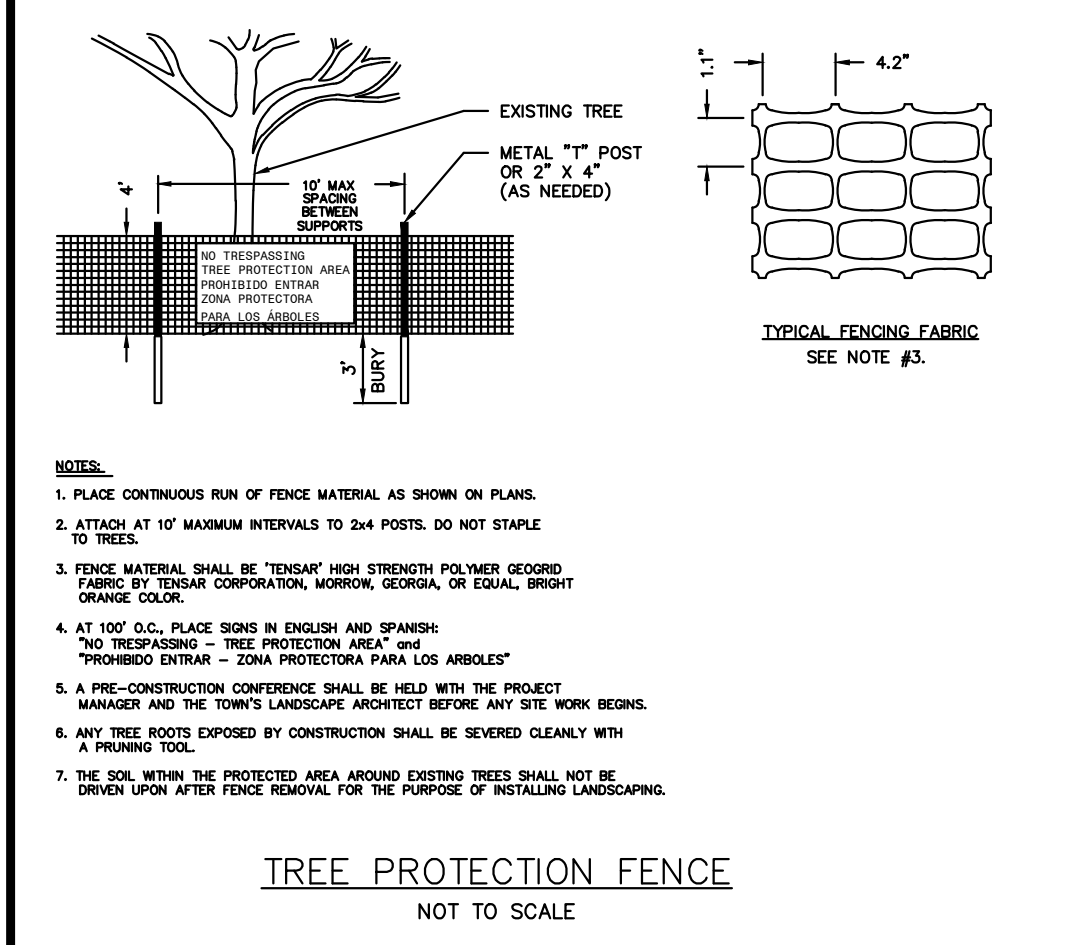
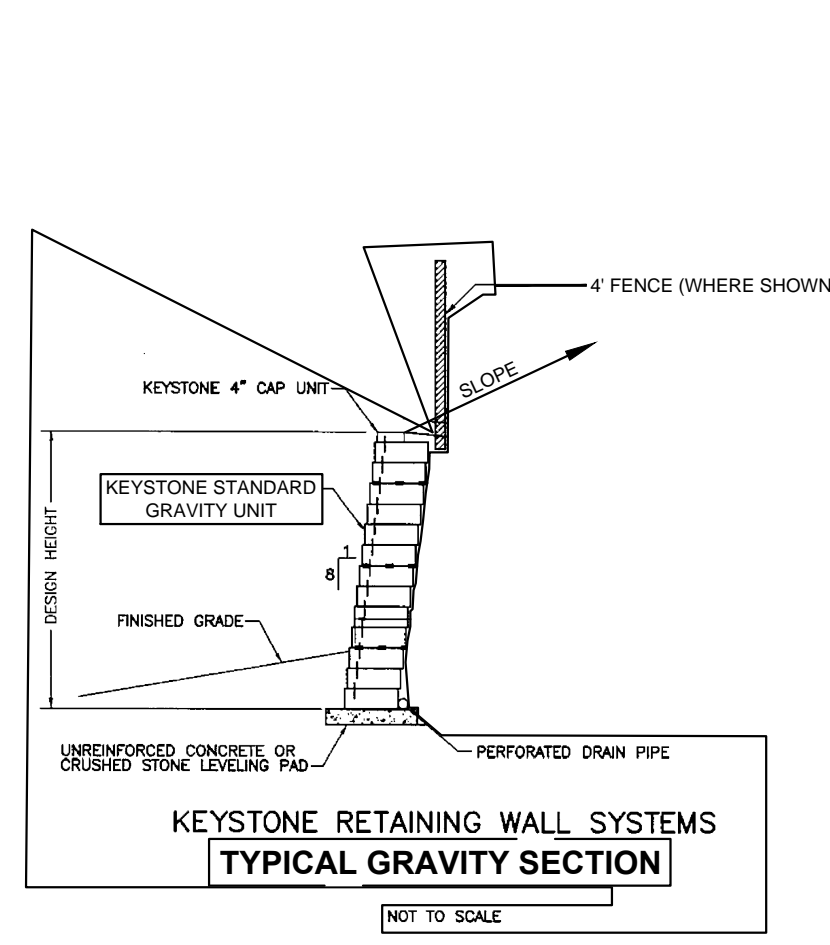
TITLE:	REVISIONS	DET. NO.
ACCESSIBLE RAMP	09/03 02/08	JH ER
		ST - 5.3

TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS



TITLE:	REVISIONS	DET. NO.
SILT FENCE	08/13 15	JH ER
		SD-18

TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS



TITLE:	REVISIONS	DET. NO.
BRICK CATCH BASIN	08/13 15	JH ER
		SD-18

TITLE:	REVISIONS	DET. NO.
BRICK CATCH BASIN	08/13 15	JH ER
		SD-18

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CHAPEL HILL COOPERATIVE PRESCHOOL
104, 106, 108 & 110 MT. CARMEL CHURCH ROAD
CHAPEL HILL, NC 27514

DATE	NO.	BY	REVISIONS

PROJECT: CHCP1601
DATE: 2016-08-24
DRAWING SCALE: AS NOTED
DRAWN BY: DC
APPROVED BY: PCB

CS6001
SHEET 10 OF 12

P:\Projects\CHCP1601\CHCP1601.dwg, Created: Cheryl Reed/08/08/16, PUBLISHED: 08/08/16
PLOTTED: 8/25/16 10:40 AM BY: Daniel Chilly
PROJECT STATUS: SITE PLAN APPROVAL



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EROSION CONTROL PLAN

CHAPEL HILL COOPERATIVE PRESCHOOL
 106 PUREFOY ROAD
 CHAPEL HILL, NC, 27514

NO.	DATE	REVISIONS	BY

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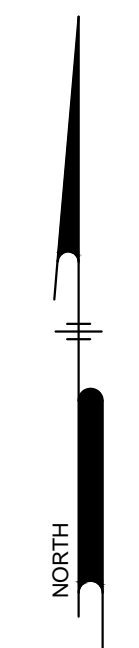
CS8001
 SHEET 11 OF 12

DISTURBED AREA CALC'S
 ON-SITE DISTURBED AREA = 39,885 SF
 EXISTING BUILDING CREDIT = 3053 SF
 PROJECT DISTURBED AREA: 39,885-3,053 = 36,832 SF

TOTAL DISTURBED AREA = 39,885 S.F. (9.16 AC.)

NOT FOR CONSTRUCTION

P:\Projects\CHCP\CHCP1601\A-C\Drawn\Chapel Hill\Road\DESIGN_PUBLIC\CS8001.dwg
 PLOTTED: 8/25/2016 10:27 AM BY: David Chilly
 PROJECT STATUS: SITE PLAN APPROVAL
 PLOT STYLE: Pennoni\NCS.ctb



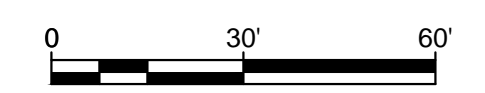
CONSTRUCTION STAGING / STORAGE AND PARKING AREA #2

CONSTRUCTION STAGING / STORAGE AND PARKING AREA #1

EMERGENCY VEHICLE AND TRAVEL ROUTE ACCESS

EXISTING BUILDING TO BE UTILIZED AS CONSTRUCTION TRAILER

NOTE:
AREA #1 WILL BE UTILIZED UNTIL INITIAL SITE IMPROVEMENTS HAVE BEEN PREPARED AND STABILIZED. ONCE THIS HAS OCCURED, AREA #2 WILL BE UTILIZED TO ALLOW BUILDING CONSTRUCTION TO START.



PHILIP POST & ASSOCIATES
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

CHAPEL HILL COOPERATIVE PRESCHOOL
104, 106, 108 & 110 MT. CARMEL CHURCH ROAD
CHAPEL HILL, NC 27514

CONSTRUCTION MANAGEMENT PLAN

CHAPEL HILL COOPERATIVE PRESCHOOL
106 PUREFOY ROAD
CHAPEL HILL, NC, 27514

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: **CHCP1601**
DATE: 2016-08-24
DRAWING SCALE: 1" = 30'
DRAWN BY: DC
APPROVED BY: PCB

CS8002
SHEET 12 OF 12


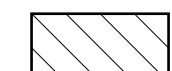
NOT FOR CONSTRUCTION

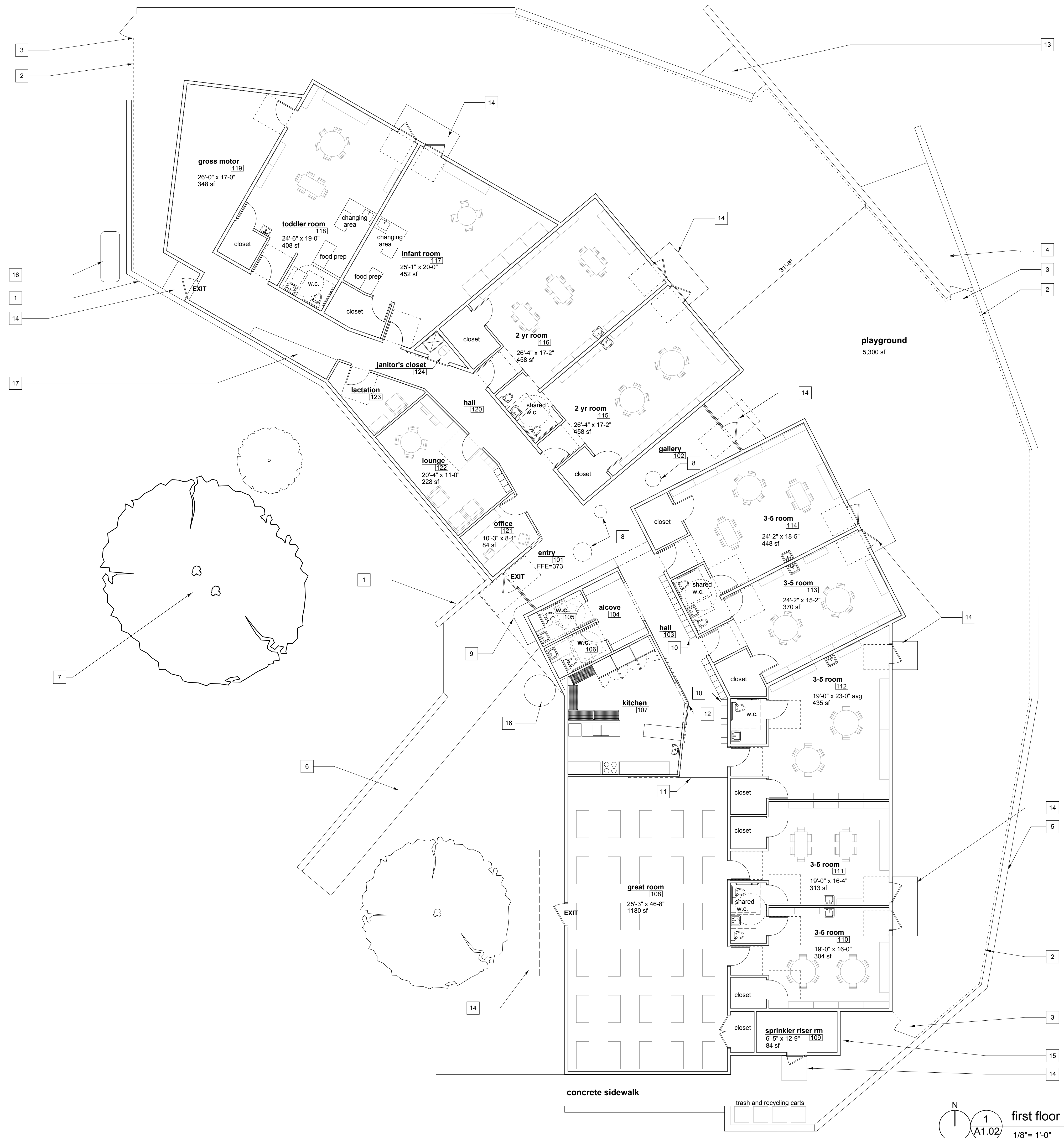
P:\Projects\CHCP\CHCP1601\A-C\Drawings\CHCP1601-12-Construction Management Plan.dwg PLOTFILE: Pennoni\NCS.dwg PLOTFILE: Pennoni\NCS.dwg PROJECT STATUS: SITE PLAN APPROVAL

floor plan key notes

- 1 concrete retaining wall
- 2 fence around playground
- 3 gate in fence
- 4 mulch ramp into natural area; see site plan for grading here
- 5 retaining wall to make level area for playground
- 6 concrete path to front entry, see site plan for additional path to parking
- 7 existing double 20" hemlock tree to remain
- 8 round skylight above
- 9 wood bench wraps around corner and extends into building
- 10 cubbies
- 11 8' wide sliding barn style door
- 12 pair of sliding barn style doors
- 13 sloped planting bed between retaining walls to help connect playground level with natural area, fence remains continuous
- 14 concrete pad/stoop
- 15 utility services to come in to building here, meters mounted in this vicinity
- 16 cistern for rainwater harvesting
- 17 storage for car seats

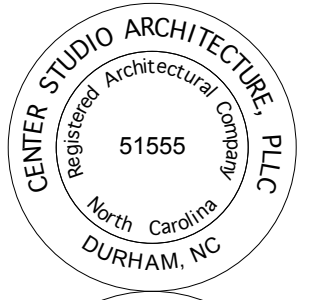
floor plan legend

-  indicates new frame wall
-  no work in this area



1 first floor plan
A1.02
1/8" = 1'-0"

heated, finished area = 8,945 sf



not for construction

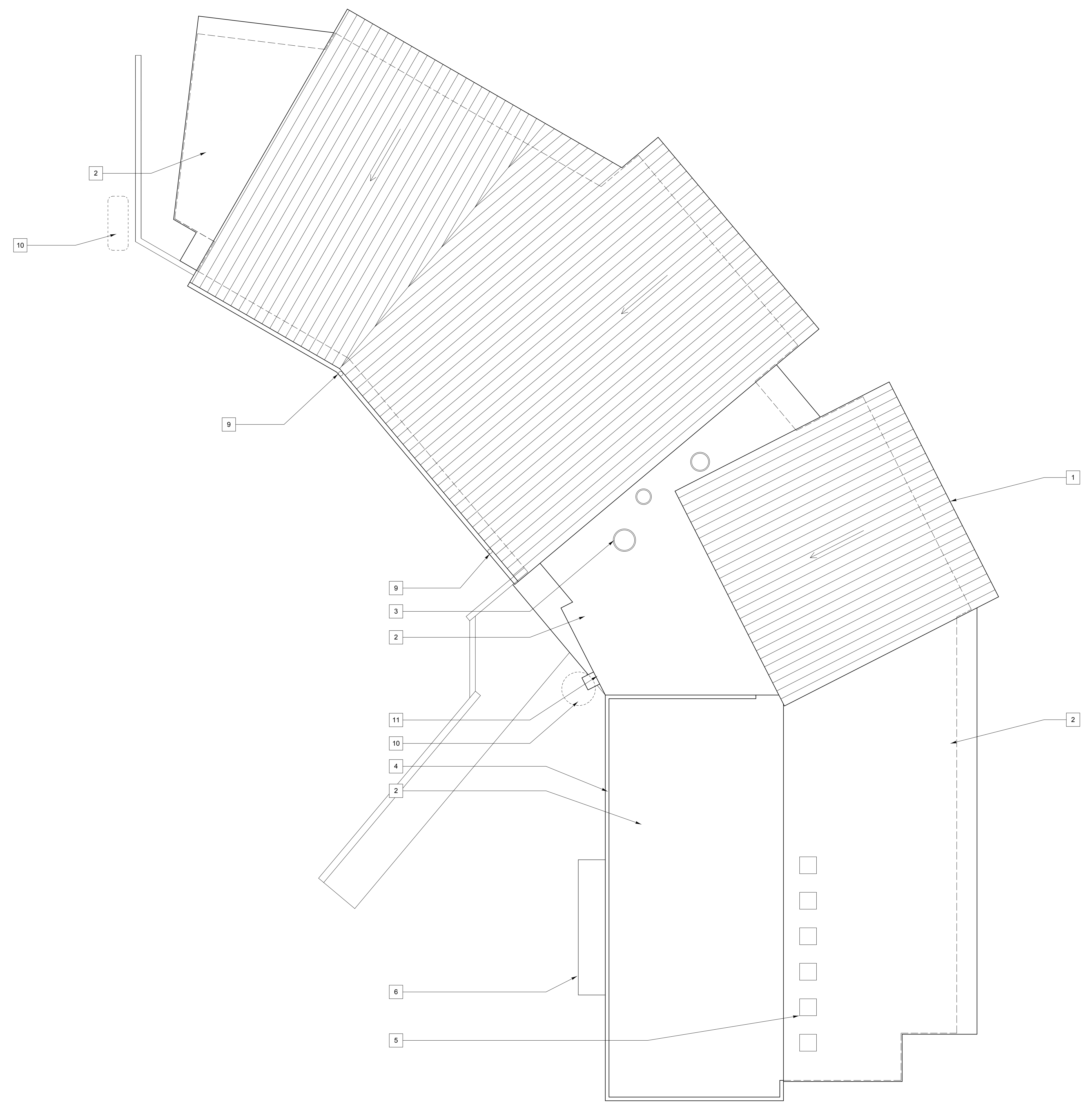
preliminary 08.24.2016

roof plan key notes

- 1 standing seam galvalume roof
- 2 white TPO roof
- 3 round skylights
- 4 parapet wall
- 5 hvac equipment mounted on roof
- 6 wood awning below
- 7 existing double 20" hemlock tree to remain
- 8 round skylight above
- 9 downspout
- 10 cistern below for rainwater harvesting
- 11 scupper

roof plan legend

- indicates extent of roof
- - - indicates exterior wall below



1 roof plan
A1.03
1/8" = 1'-0"

elevation key notes

- 1 wood siding installed as rain screen; cypress or similar; parapet wall is 15'-6" above finished floor and average grade around building
- 2 aluminum storefront windows and doors
- 3 concrete retaining wall, painted or stained
- 4 hvac equipment mounted on roof
- 5 vinyl windows, various sizes
- 6 fiber cement siding, various types including 4" lap, 4" shiplap, monolithic panels with aluminum reveal trim
- 7 existing double 20" hemlock on hilltop to remain
- 8 galvalume standing seam roof
- 9 white TPO roof
- 10 mosaic tile wall finish
- 11 parking lot
- 12 circular driveway, drop off



1 aerial view, looking north
A2.01 no scale



2 approach to building, looking north
A2.01 no scale



3 elevation, looking east
A2.01 no scale



not for construction

preliminary 08.24.2016

elevation key notes

- 1 wood siding installed as rain screen; cypress or similar; parapet wall is 15'-6" above finished floor and average grade around building
- 2 aluminum storefront windows and doors
- 3 concrete retaining wall, painted or stained
- 4 hvac equipment mounted on roof
- 5 vinyl windows, various sizes
- 6 fiber cement siding, various types including 4" lap, 4" shiplap, monolithic panels with aluminum reveal trim
- 7 existing double 20" hemlock on hilltop to remain
- 8 galvalume standing seam roof
- 9 white TPO roof
- 10 mosaic tile wall finish
- 11 parking lot
- 12 circular driveway, drop off



1 aerial view, looking southwest
A2.02 no scale



2 building elevation, looking southwest
A2.02 no scale