


11SIXTY5 WEAVER DAIRY ROAD

1165 WEAVER DAIRY ROAD, CHAPEL HILL, NC 27514

SPECIAL USE PERMIT



Coulter Jewell Thames RA

111 West Main Street
Durham, N.C. 27701
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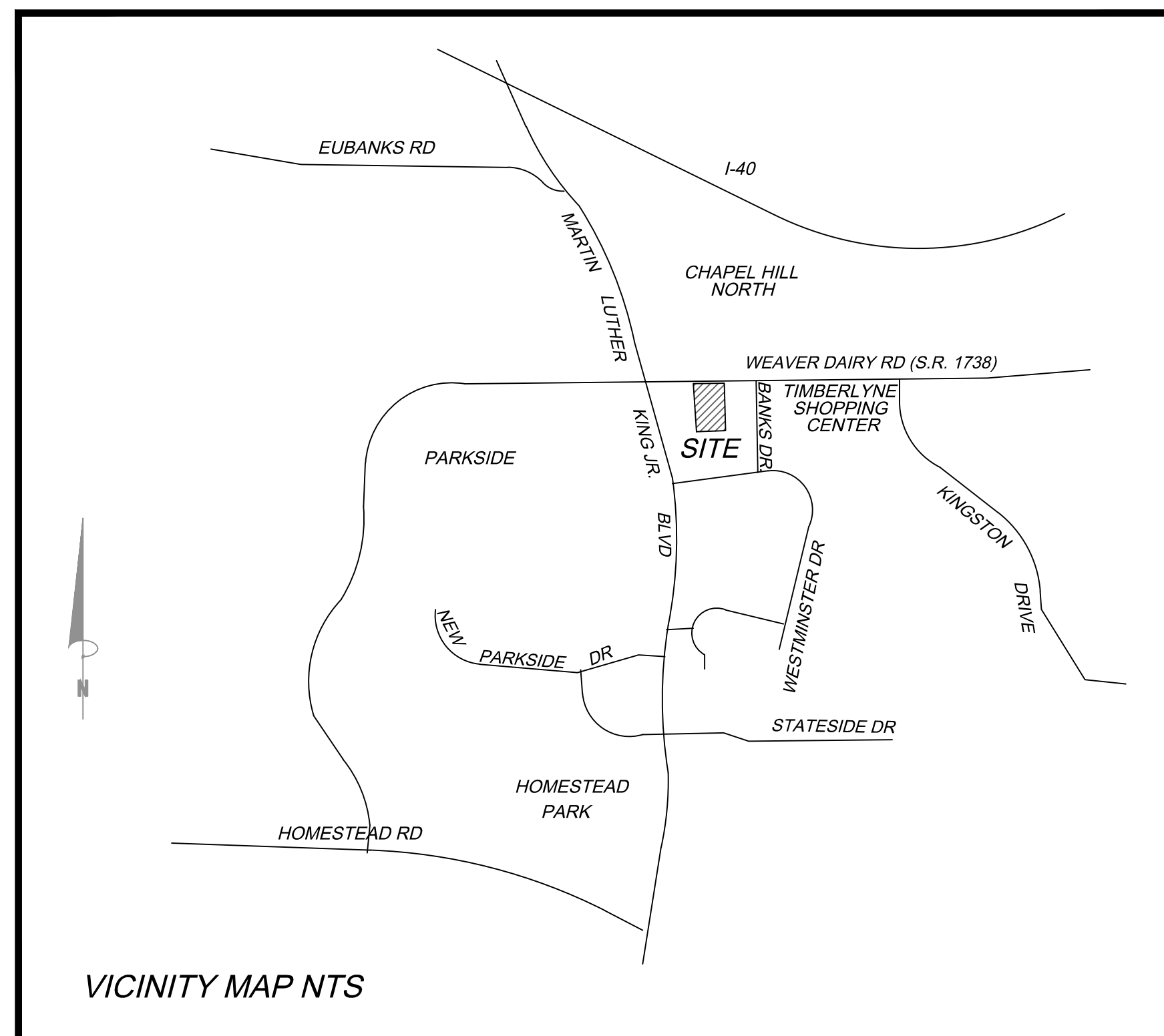
501 WASHINGTON STREET, SUITE G
DURHAM, NORTH CAROLINA 27701
P. 919.682.5300
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ALL 2030 Commitment | SUSTAINABILITY

PROJECT DATA

PROPERTY ADDRESS	1165 WEAVER DAIRY ROAD
PROPERTY OWNER	COMPROP LLC
PIN	9880350595
DEED REFERENCE	BOOK 6055 PAGE 580
EXISTING USE	VACANT LAND
PROPOSED USE	RETAIL, OFFICE, MEDICAL CLINIC
USE GROUP	B, C
LAND AREA	78,557 SF
GROSS LAND AREA =	78,557 SF X 1.10 = 86,412 SF
PROJECT AREA	1.91 ACRES
ONSITE DISTURBED AREA	1.8 ACRES
OFFSITE DISTURBED AREA	0.11 ACRES
EXISTING ZONING	MU-01-1
PROPOSED ZONING	01-3
PIN	9880350595
FAR (01-3)	.566
MAXIMUM BUILDING SIZE	48,909 SF
EXISTING BUILDING SIZE	0 SF (FORMER BUILDING ALREADY REMOVED)
PROPOSED BUILDING SIZE	48,624 SF (EXCLUDING PARKING DECK)
REQUIRED PARKING	NOT SPECIFIED IN 01-3 ZONE IN NON-TOWN CENTER ZONES REQUIRED PARKING WOULD BE:
	MINIMUM MAXIMUM
	2,557 SF REST/RETAIL 9 34
	13,820 SF GEN BUSINESS/CLINIC 54 69
	32,247 SF OFFICE 92 129
	TOTAL SPACES 155 232
PROPOSED PARKING	1 PER 216 BUILT SF
	1 H/C SURFACE SPACE
	4 STANDARD SURFACE SPACES
	6 H/C SPACES IN PARKING DECK
	+ 214 STANDARD SPACES IN PARKING DECK
	225 SPACES TOTAL PLUS MOPED AND MOTORCYCLE SPACES
REQUIRED LOADING SPACES	2
PROPOSED LOADING SPACE	1 FULL SIZE ON-SITE 1 IN PARKING DECK FOR BOX TRUCKS
REQUIRED BICYCLE PARKING	NOT SPECIFIED IN 01-3 ZONE IN NON-TOWN CENTER ZONES THE MINIMUM BICYCLE PARKING WOULD BE 20 SPACES
PROPOSED BICYCLE PARKING	20 TOTAL 2 SPACES (1 LOOP) IN ENTRY PLAZA 2 SPACES (1 LOOP) IN OPEN PARKING DECK 16 SPACES (8 LOOPS) LONG-TERM IN SECURED AREA IN PARKING DECK

VICINITY MAP



LIST OF SHEETS

C-0	COVER SHEET
C-0.1	AREA MAP
C-1.0	EXISTING CONDITIONS, DEMOLITION AND TREE PROTECTION PLAN, AND SITE ANALYSIS
C-1.1	CONSTRUCTION MANAGEMENT PLAN
C-2.0	SITE PLAN
C-2.1	PEDESTRIAN CONNECTIVITY PLAN
C-3.0	GRADING AND STORMWATER PLAN
C-4.0	NOT USED (reserved for Erosion Control Plan)
C-5.0	UTILITY PLAN
C-6.0	NOT USED (reserved for Lighting Plan)
C-7.0	SITE DETAILS
L-1.0	LANDSCAPE AND TREE COVERAGE PLAN
A101D	FLOOR PLAN PARKING LEVELS 1 & 2
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A203	PARKING DECK ELEVATIONS
A204	PARKING DECK ELEVATIONS
A205	COMPOSITE EAST + WEST ELEVATIONS

DESIGN TEAM

OWNER/DEVELOPER	COMPROP LLC 727 EASTOWN DRIVE, SUITE 300-D, CHAPEL HILL NC 27514 PETE SLOMANYK 919-949-1014
LANDSCAPE ARCHITECT	COULTER JEWELL THAMES PA 111 WEST MAIN STREET, DURHAM NC 27701 WENDI RAMSDEN 919-682-0368
CIVIL ENGINEER	COULTER JEWELL THAMES PA 111 WEST MAIN STREET, DURHAM NC 27701 VINCE CHIRICHELLA 919-682-0368
ARCHITECT	MHA WORKS 501 WASHINGTON STREET, SUITE G, DURHAM NC 27701 SCOTT LAPORTE 919-682-2870

PROJECT NOTES

- GENERAL NOTES:
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
 - BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
 - PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
 - BECAUSE THERE MAY BE REGULATED RECYCLABLE MATERIALS (METAL, WOOD, CARDBOARD) IN SOME OF THE DEMOLITION WORK IN EXCESS OF 500 SQUARE FEET (EXISTING BUILDING) AS WELL AS IN THE NEW CONSTRUCTION OF THE PROPOSED FACILITY, THE APPLICANT WILL NEED TO CONTACT SOLID WASTE MANAGEMENT STAFF TO CONDUCT A PRE-DEMOLITION ASSESSMENT BEFORE BEGINNING WORK. IN ADDITION, THE APPLICANT WILL BE REQUIRED TO OBTAIN A REGULATED RECYCLABLE MATERIALS PERMIT FROM THE TOWN OF CHAPEL HILL.
- FIRE PROTECTION:
- ADDRESS NUMBERS MUST BE 4" TALL WITHIN 25' OF WEAVER DAIRY ROAD AND 8" TALL IF 26'-50' FROM THE STREET. ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM THE STREET AND OF CONTRASTING COLOR TO THEIR BACKGROUND.
- SOLID WASTE:
- TOWN OF CHAPEL HILL TRASH COLLECTION IS DONE ONE TIME PER WEEK. IF BUILDING OPERATIONS PRODUCE MORE TRASH THAN CAN BE ACCOMMODATED IN THE DUMPSTER FACILITY, THE OWNER WILL BE REQUIRED TO CONTRACT WITH A PRIVATE COLLECTION COMPANY WHO CAN ACCOMMODATE MORE FREQUENT PICKUP.

Project:

**11SIXTY5
Weaver Dairy
Road**

1165 Weaver Dairy Rd.
Chapel Hill, NC 27514

PIN:
9880350595



NOT ISSUED FOR
CONSTRUCTION

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Revisions	1-25-18 TRT COMMENT REVISIONS

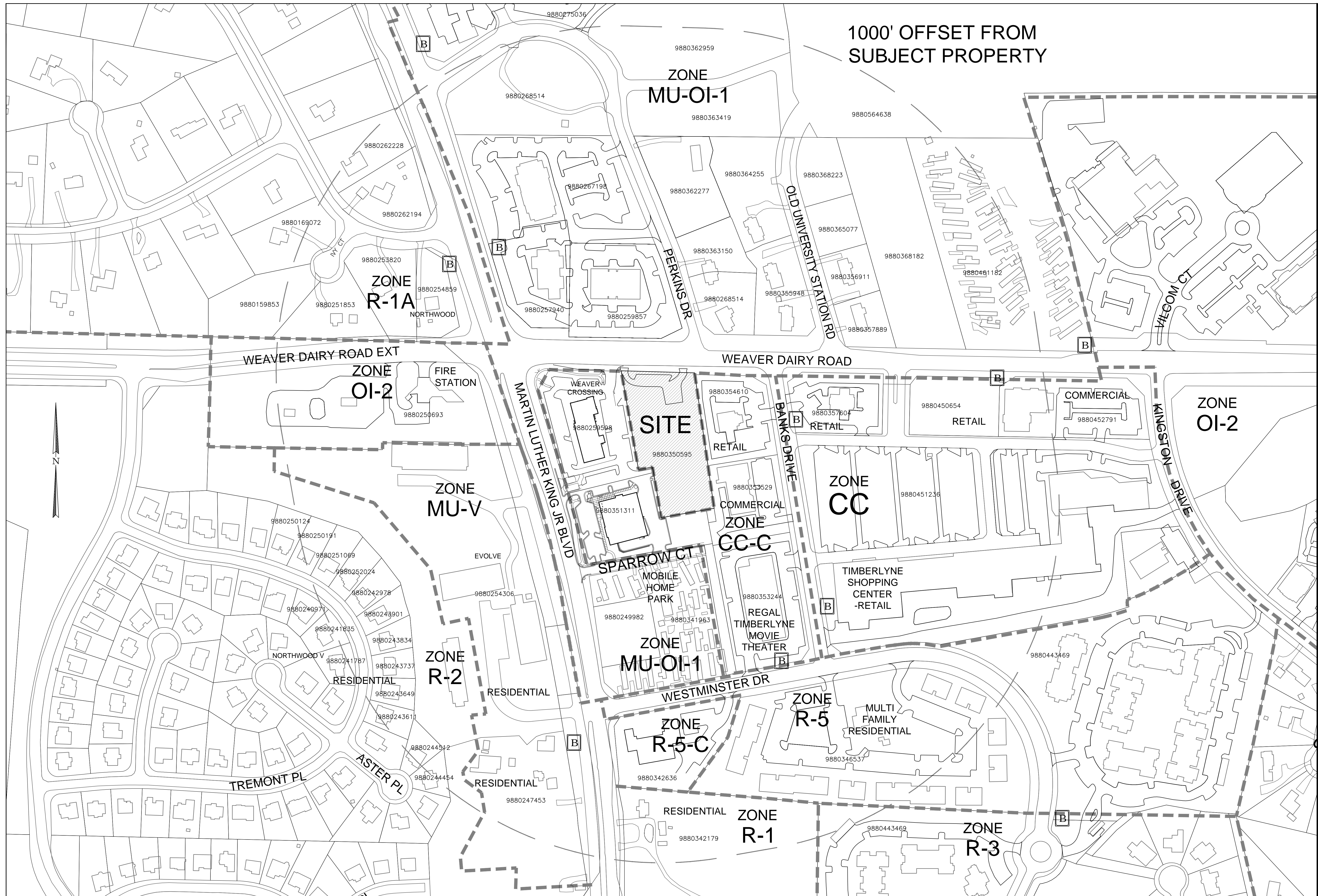
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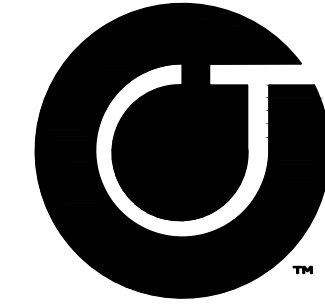
**COVER
SHEET**

Sheet Number

C-0



1000' OFFSET FROM SUBJECT PROPERTY



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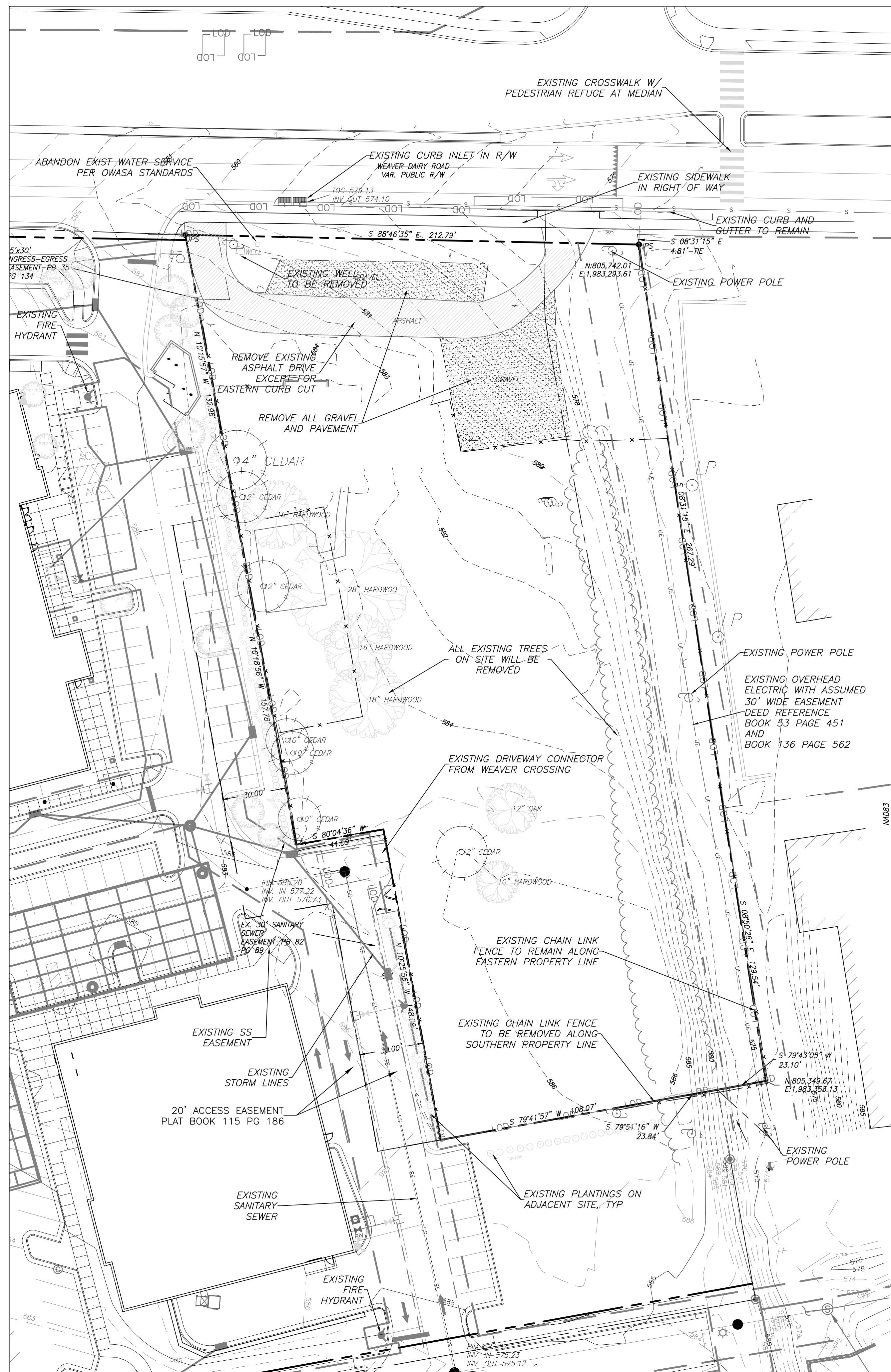
AREA MAP

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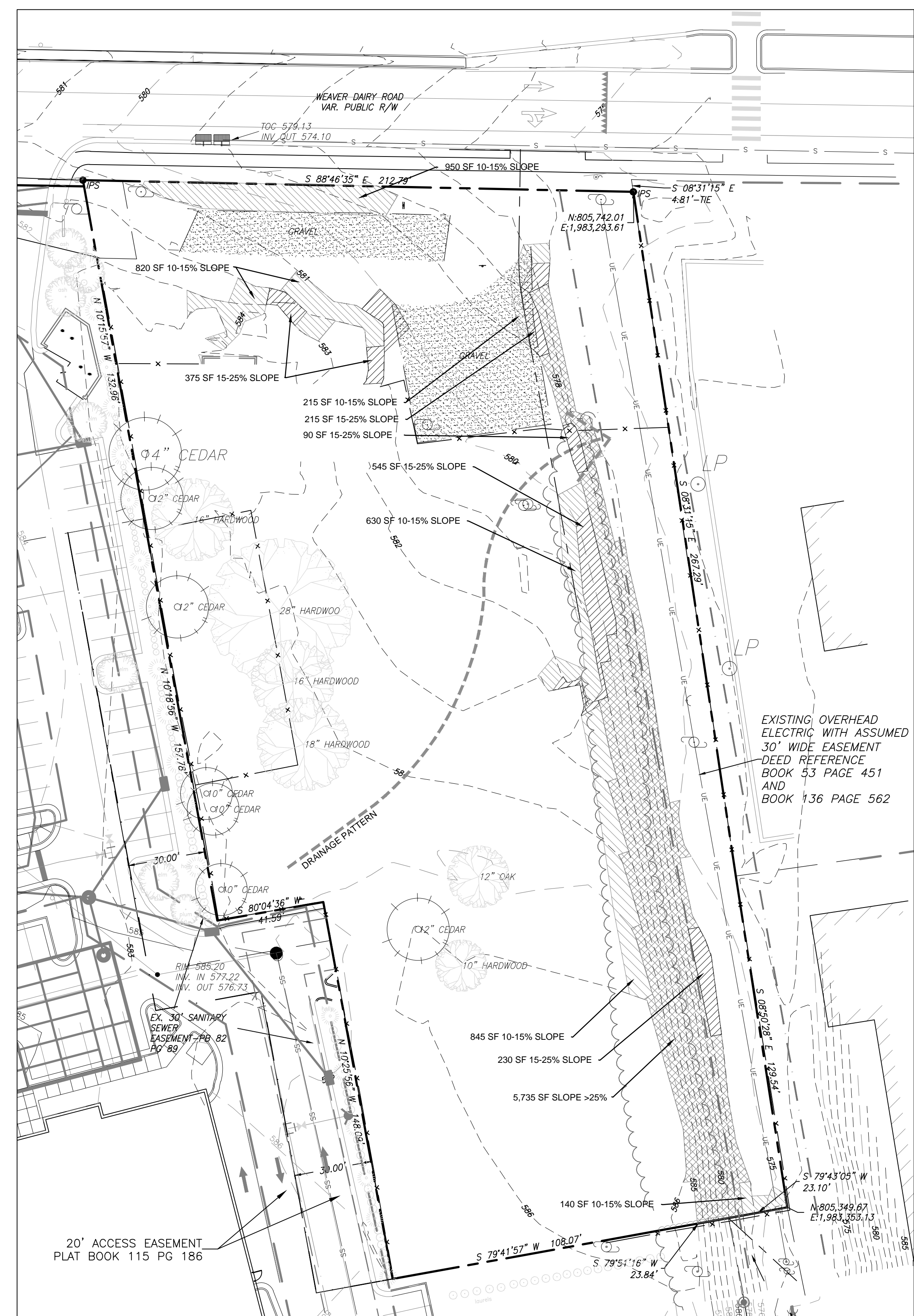
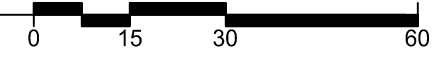
C-0.1

1
C-0.1
AREA MAP
1" = 120'-0"





1
C-1.0
EXISTING CONDITIONS
1" = 30'



GENERAL:

THE SITE IS CURRENTLY VACANT WITH FEW SPECIMEN TREES. THERE IS A 40' WIDE ELECTRIC POWER EASEMENT ALONG THE EASTERN PROPERTY LINE.

HYDROLOGICAL FEATURES/DRAINAGE

THERE ARE NO WATER FEATURES ON THE SITE. THE SITE SITS ON HIGH GROUND AND GENERALLY DRAINS FROM SOUTHWEST TO NORTHEAST.

SOIL TYPES

THE USDA / NRCS WEB SOIL SURVEY CLASSIFIES TWO SOILS ON THIS SITE. THE NORTHERN HALF OF THE SITE IS Hrc, A HERDON SILT LOAM WITH 6%-10% SLOPES. THE SOUTH HALF OF THE SITE IS GeB A GEORVILLE SILT LOAM WITH 2%-6% SLOPES.

FEMA FLOODPLAIN INFORMATION.

THERE IS NO MAPPED FLOODPLAIN ON SITE. FEMA PANEL 9880.

TOPOGRAPHY/SLOPES:

EIGHTY PERCENT OF THE SITE IS FAIRLY FLAT, WITH AN AVERAGE SLOPE OF ABOUT 3%. THE NORTH PORTION OF THE SITE IS A LITTLE STEEPER AT ABOUT 5-6% SLOPE, AND THE BACK OF THE SITE HAS A FLATTER 2-3% SLOPE.

THE SITE SLOPES FROM SOUTHWEST TO NORTHEAST, AND DROPS APPROXIMATELY 11 FEET OVER THE LENGTH OF THE PARCEL. THE DEVELOPMENT WILL TAKE ADVANTAGE OF THIS DROP BY SETTING PARKING DECK LEVELS TO ACCESS WEAVER DAIRY ROAD GRADES, AND A DIFFERENT ACCESS POINT TO THE ADJACENT WEAVER CROSSING DEVELOPMENT.

THERE ARE STEEP SLOPES ON THE SITE WITHIN THE ELECTRIC EASEMENT. THESE APPEAR TO HAVE BEEN CREATED WHEN THE SITE WAS LEVELED TO BUILD THE FORMER SCHOOL AND / OR EXISTING SHOPPING PLAZA.

EXISTING SLOPES:

10-15% = 3,600 SF (4.6% OF THE SITE)
 15-25% = 1,365 SF (1.7% OF THE SITE)
 >25% = 5,735 SF (7.3% OF THE SITE)
 86.4% OF THE SITE HAS <10% SLOPE

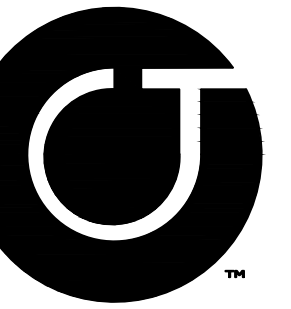
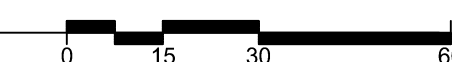
EXISTING STEEP SLOPES >25% TO BE REMOVED: 5,735 SF - 100%

SUN/SHADE PATTERNS

THE SUN WILL PASS AROUND THE BACK SIDE OF THE BUILDING AND PARKING STRUCTURE DURING THE COURSE OF THE DAY. THE RETAIL ENTRIES AND THE PLAZA ON THE NORTH SIDE WILL BE IN THE SHADE MOST OF THE DAY. THE OFFICE AND CLINIC ENTRIES ON THE EAST WILL GET THE MORNING SUN. THEY WILL HAVE CANOPIES TO PROTECT PEDESTRIANS FROM SUN AND RAIN. TREES WILL BE ADDED TO THE EAST AND WEST BUILDING FACADE AREAS, AS WELL AS THROUGHOUT THE PEDESTRIAN PLAZA AND ALONG THE SOUTH SIDE OF THE PUBLIC SIDEWALK ON WEAVER DAIRY ROAD.

THE MAJORITY OF PARKING WILL BE IN A DECK. THE FEW SURFACE PARKING SPACES WILL BE SHADED MUCH OF THE DAY BY THE PARKING DECK, AND FROM THE HOT WEST AFTERNOON SUN BY THE BUILDING.

2
C-1.0
SITE ANALYSIS
1" = 30'



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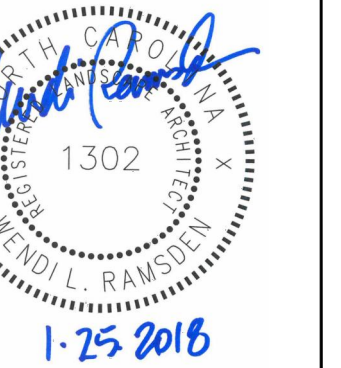
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AIA 20300 Commitment SUSTAINABILITY

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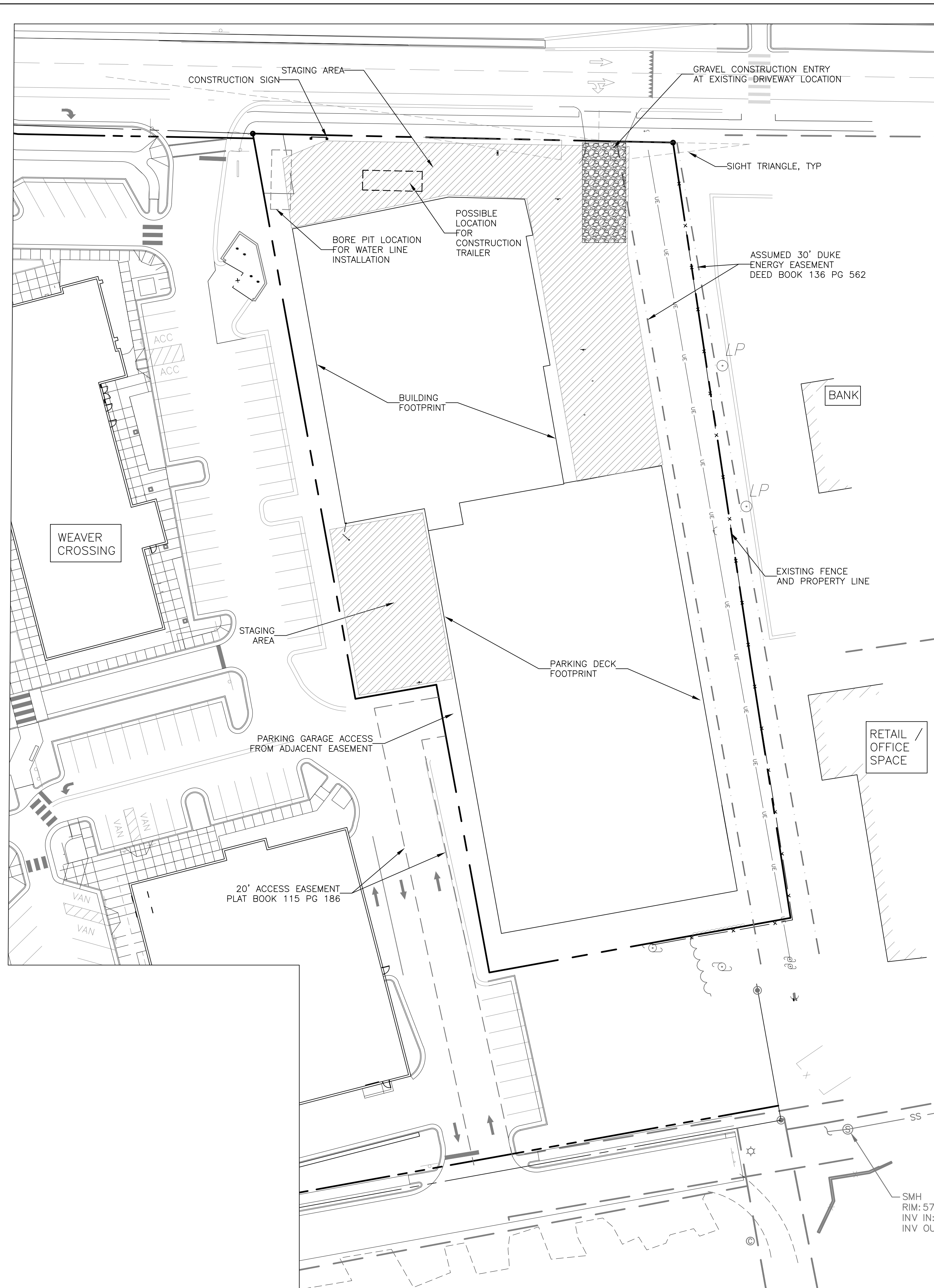
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Sheet Title:

EXISTING
CONDITIONS and
SITE ANALYSIS

Sheet Number

C-1.0



1
C-1.1
CONSTRUCTION MANAGEMENT PLAN

1" = 30'



TOWN NOISE ORDINANCE:

—COMPLIANCE WITH THE TOWN NOISE ORDINANCE IS REQUIRED DURING THE CONSTRUCTION OF THIS PROJECT.

GENERAL CONSTRUCTION NOTES:

—A NCDOT ENCROACHMENT AGREEMENT IS REQUIRED PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

—ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NCBC 2012 CH 11 AND ICC A 117.1. CONTACT TOWN FOR INSPECTION OF FORMS PRIOR TO PLACING CONCRETE FOR CURB CUTS AND ACCESSIBLE ROUTES. IN ACCORDANCE WITH THESE REGULATIONS, ANY SIDEWALK EXCEEDING 5% SLOPE WILL BE CONSIDERED A RAMP.

ON SITE CONSTRUCTION NOTE:

—CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE IS LIMITED TO 1.8%.

CONSTRUCTION PARKING NOTE:

—CONSTRUCTION PARKING IS ALLOWED IN CONSTRUCTION STAGING AREAS AND IN THE CONSTRUCTION AREAS ON THE PROJECT SITE DURING THE PROJECT. CONSTRUCTION PARKING WILL NOT BE ALLOWED ON ADJACENT RESIDENTIAL STREETS.

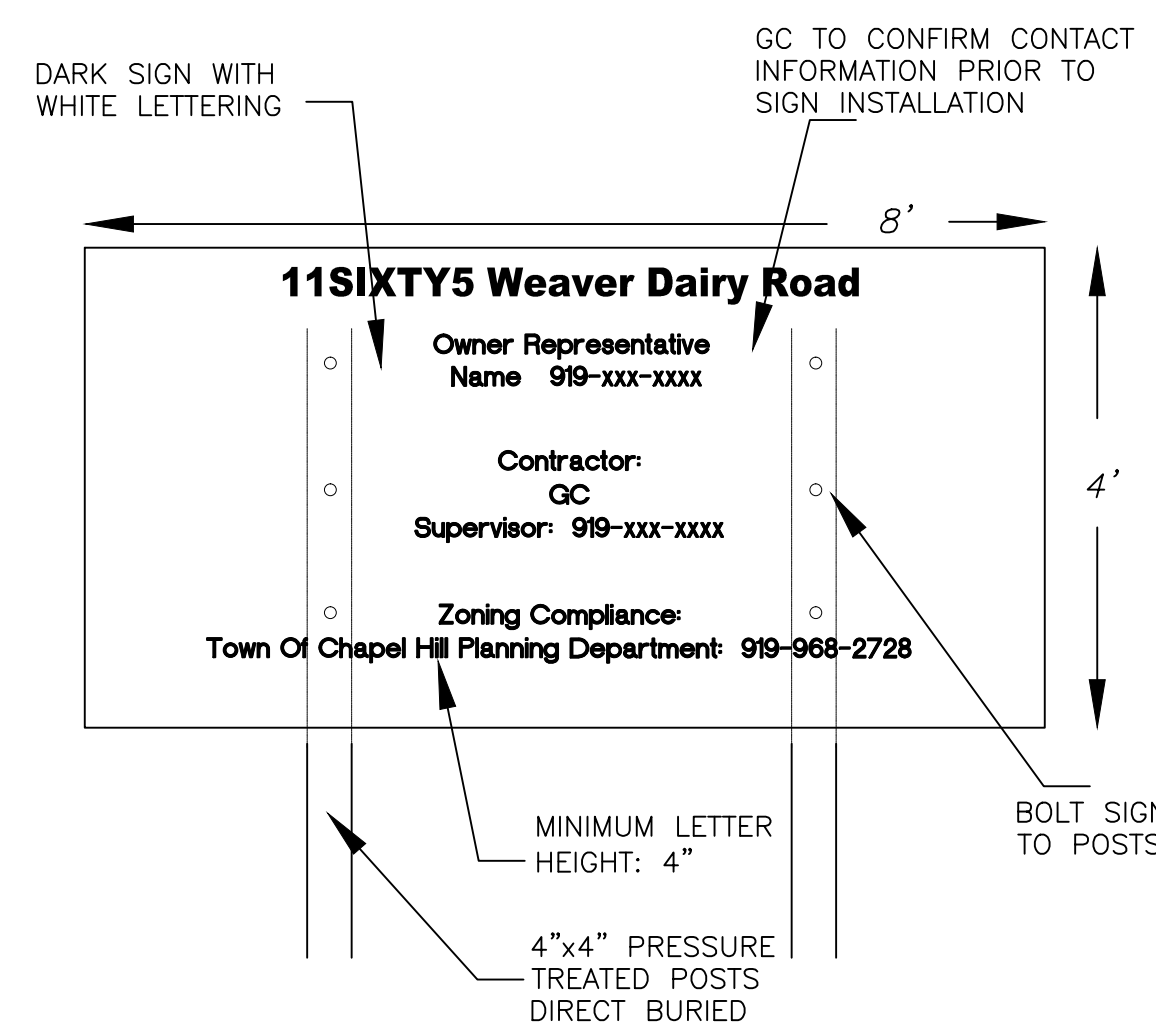
CONSTRUCTION STAGING NOTES

1. CONTRACTOR IS TO ARRANGE FOR CONSTRUCTION PARKING WITHIN THE STAGING AREA OR OFF SITE. NO CONSTRUCTION PARKING WILL BE ALLOWED ON ADJACENT RESIDENTIAL STREETS.

2. FIRE HYDRANTS MUST BE FULLY OPERATIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT INTO THE SITE.

2
C-1.1
CONSTRUCTION NOTES

NTS



NOTES:

- SIGN IS TO INCLUDE THE FOLLOWING INFORMATION: PROJECT NAME, OWNER CONTACT, CONTRACTOR CONTACT, ZONING COMPLIANCE CONTACT.
- SIGN IS TO BE A MAXIMUM OF 4' X 8'
- SIGN IS TO BE REMOVED AT PROJECT COMPLETION

3
C-1.1
CONSTRUCTION SIGN

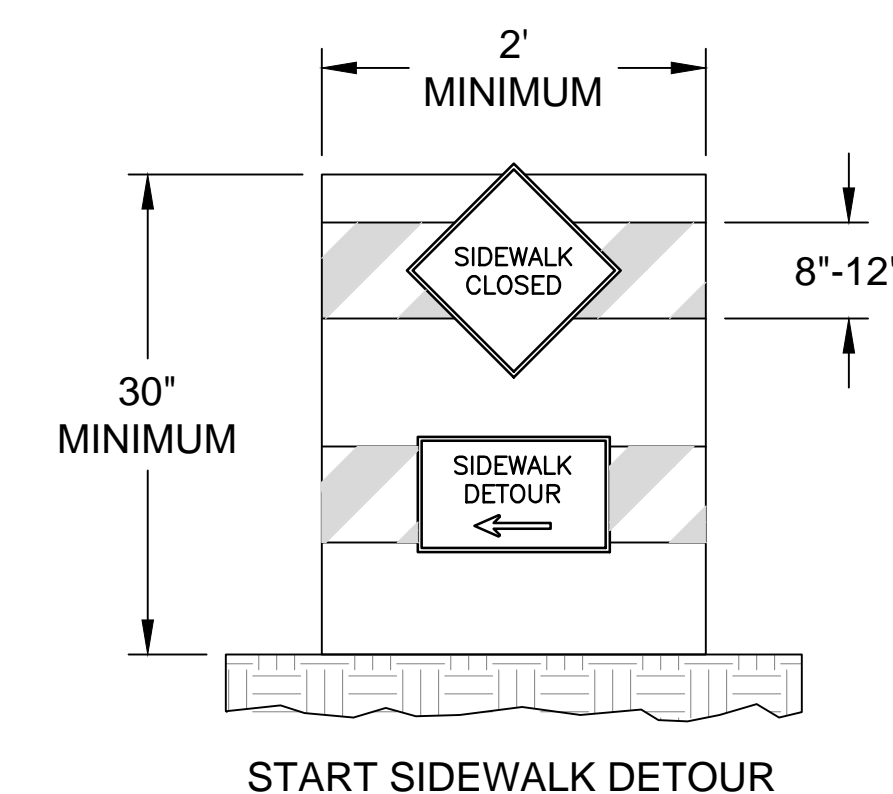
NTS

FIRE PROTECTION NOTES

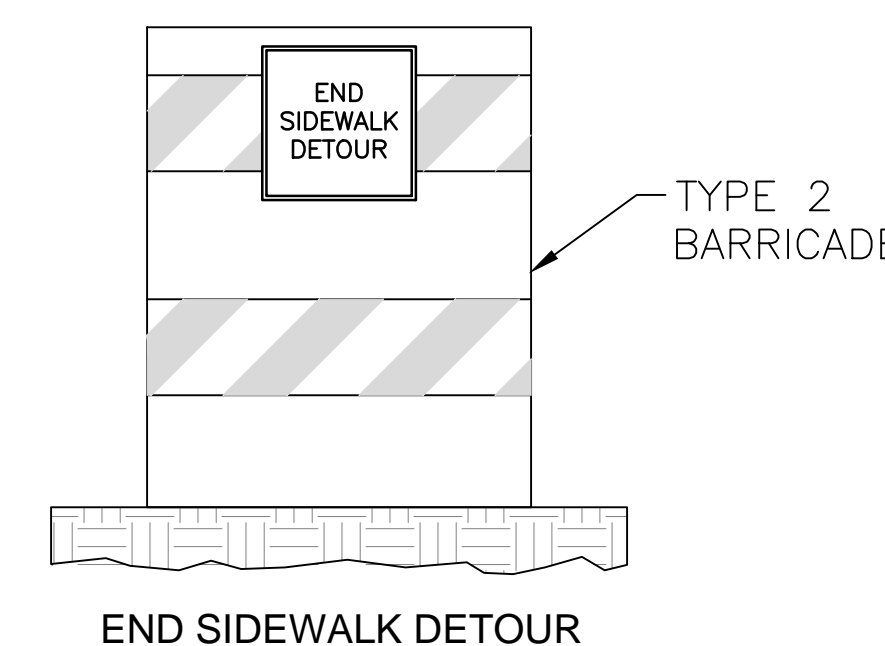
- EMERGENCY ACCESS FOR APPARATUS SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES.
- DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, A WRITTEN ADDRESS SHALL BE POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION 1404
- ALL CONSTRUCTION AND DEMOLITION SHALL COMPLY WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC (FIRE CODE).
- ANY PERMANENT OR TEMPORARY GATES ACROSS FIRE ACCESS DRIVES SHALL BE A MINIMUM WIDTH OF 20', EITHER SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, AND SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYS, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200 NC FPC 2012.

TRAFFIC/PEDESTRIAN CONTROL NOTES

- SIGNS SHOWN ON THIS PLAN ARE REQUIRED DURING THE CONSTRUCTION OF THIS PROJECT.
- CONSTRUCTION WILL REQUIRE TEMPORARY SIDEWALK AND LANE CLOSURES ON WEAVER DAIRY ROAD.
- NOTIFY TOWN OF CHAPEL HILL ENGINEERING DEPARTMENT AT 919-968-2833, MINIMUM 72 HOUR NOTICE IS REQUIRED.
- ALL WORK ZONE SIGNAGE SHALL COMPLY WITH APPLICABLE M.U.T.C.D. STANDARDS AND DETAILS.
- TEMPORARY LANE CLOSURES ARE ONLY ALLOWED DURING DAYLIGHT HOURS AND A FLAGMAN MUST BE PRESENT AT ALL TIMES WHEN WORK IS OCCURRING IN THE TRAFFIC LANES.
- PRIOR TO ANY TRAFFIC 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.
- SIGNS AND TEMPORARY BARRICADES AS SHOWN BELOW WILL BE PLACED TO DIRECT PEDESTRIANS WHEN SIDEWALKS ARE IN THE CONSTRUCTION AREAS.



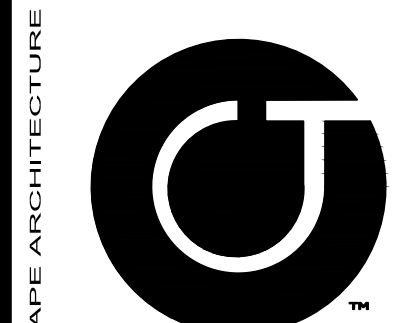
START SIDEWALK DETOUR



END SIDEWALK DETOUR

3
C-1.1
TEMPORARY SIDEWALK CLOSURE SIGN

NTS



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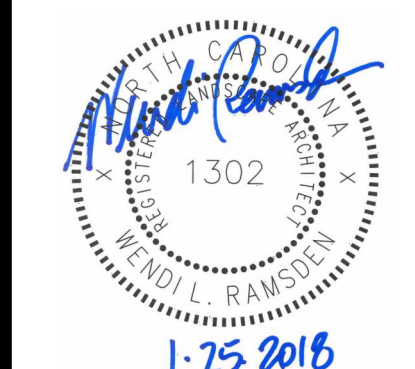
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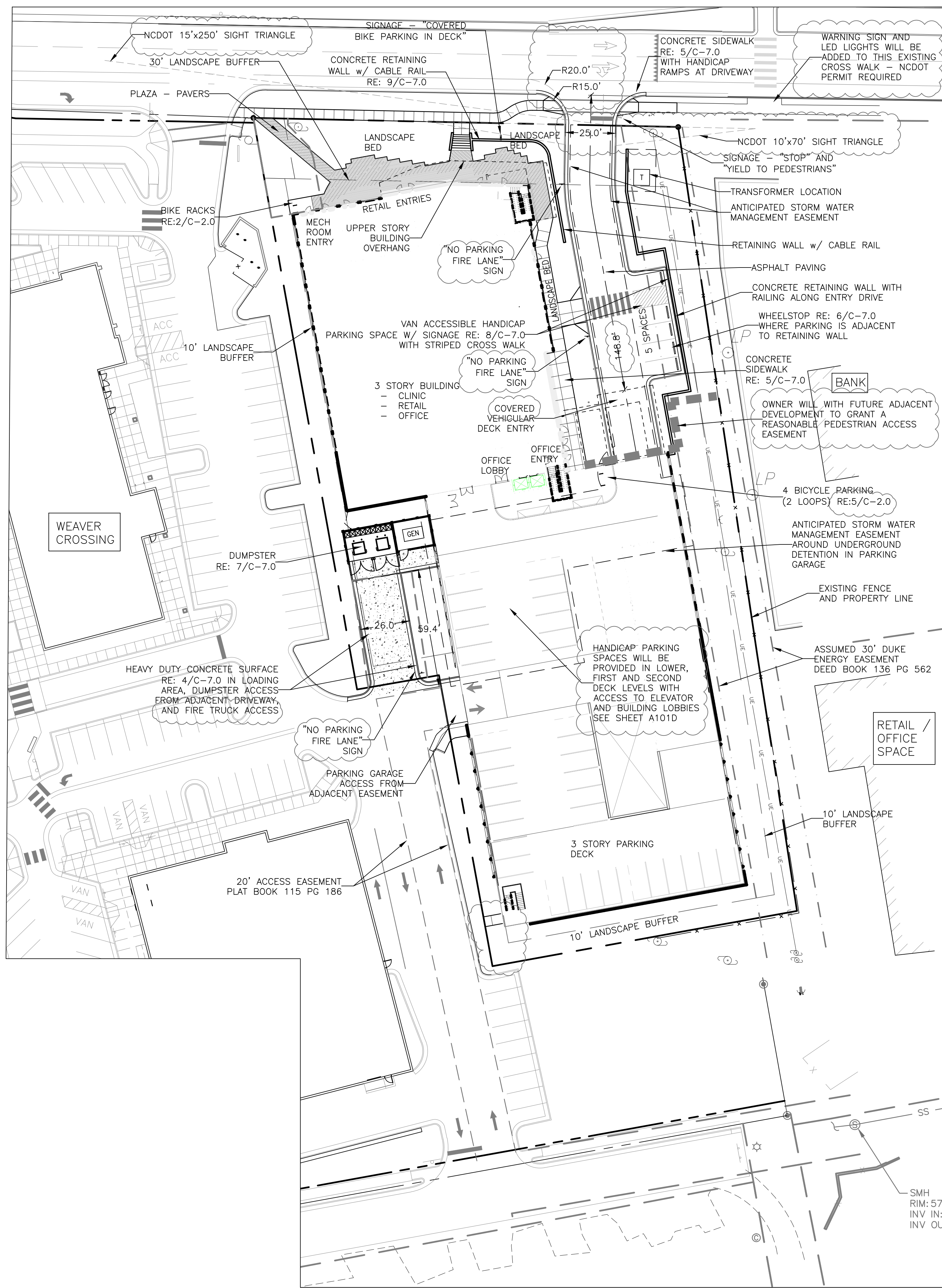
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Sheet Title:

CONSTRUCTION MANAGEMENT PLAN

Sheet Number

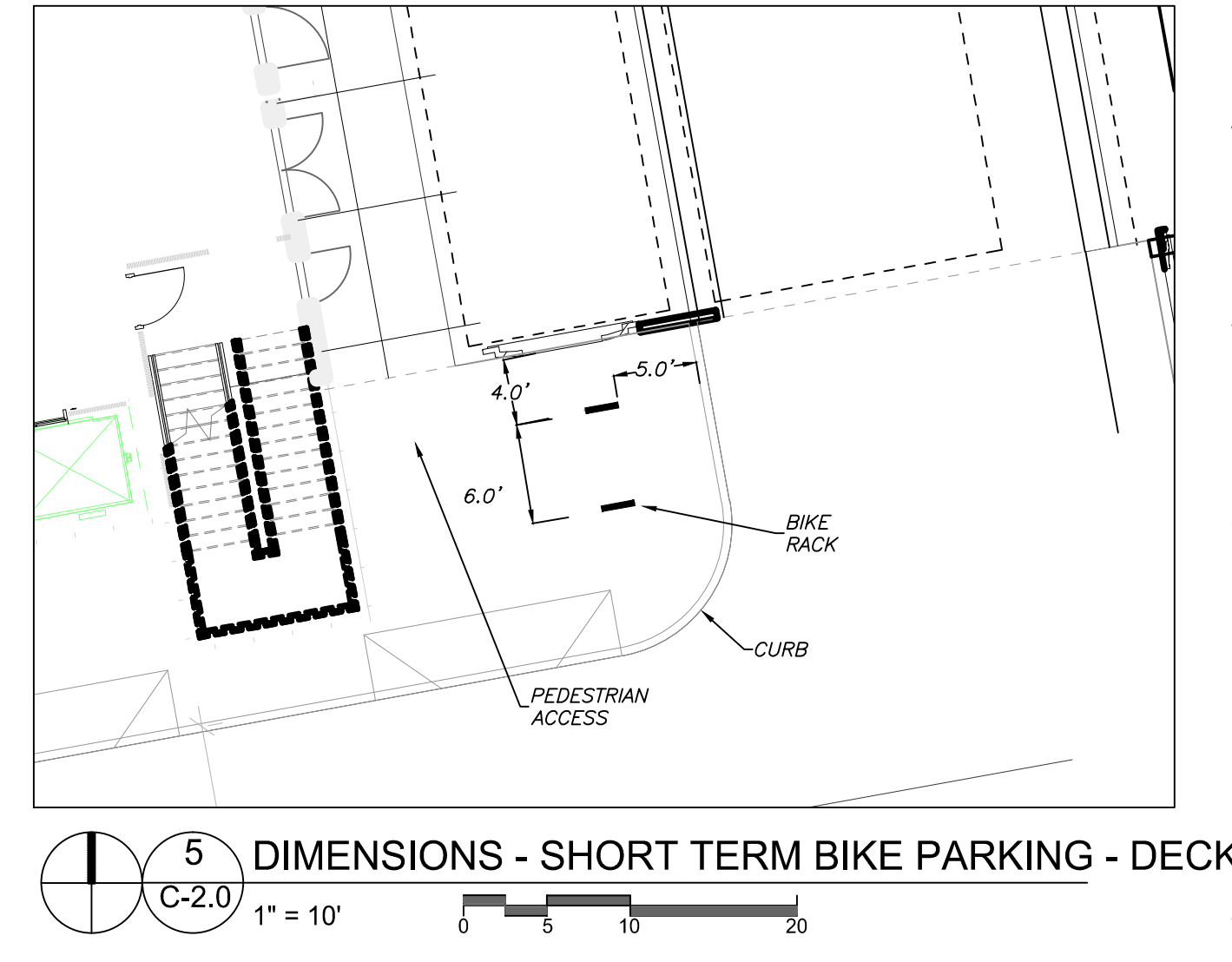
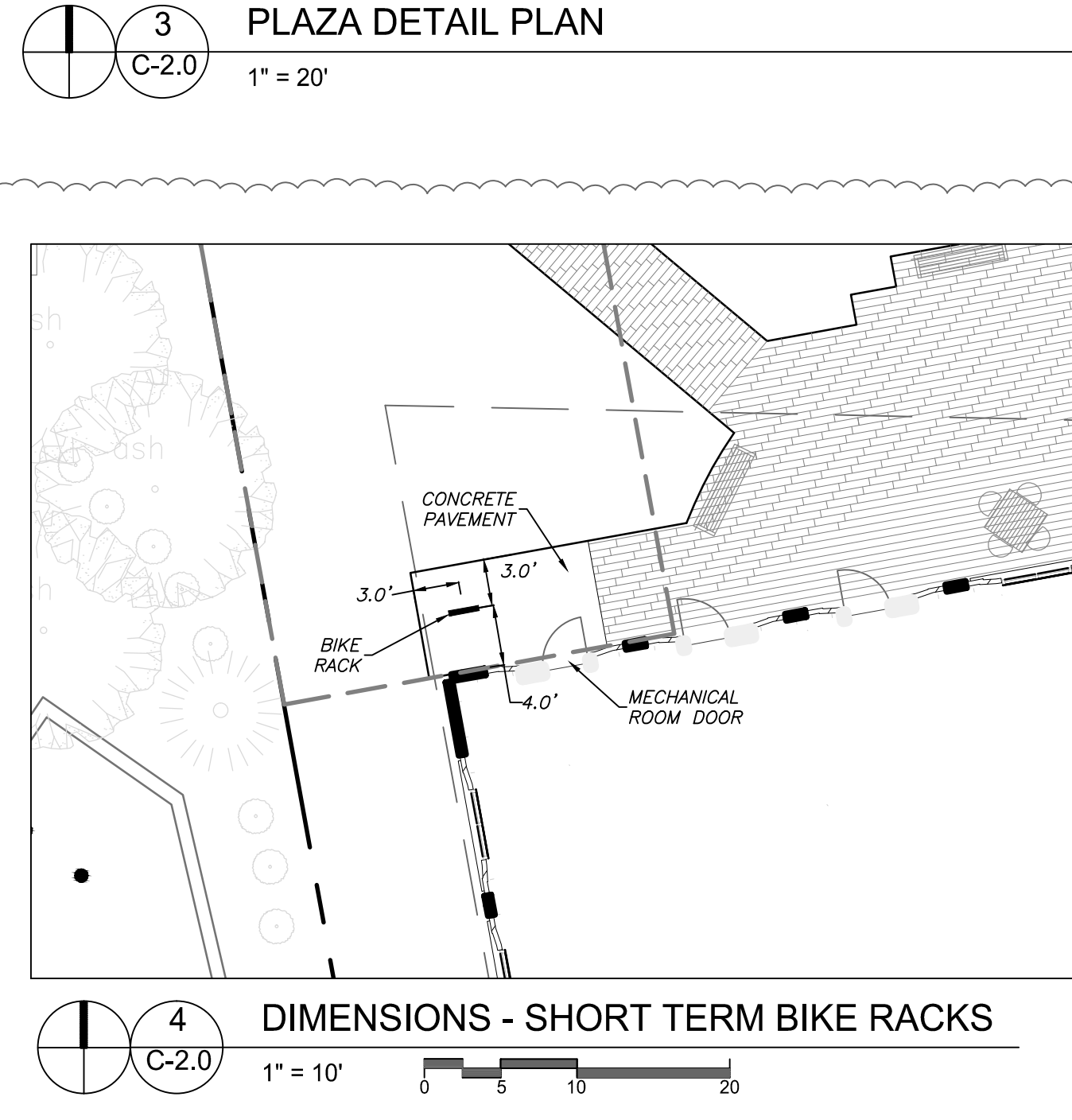
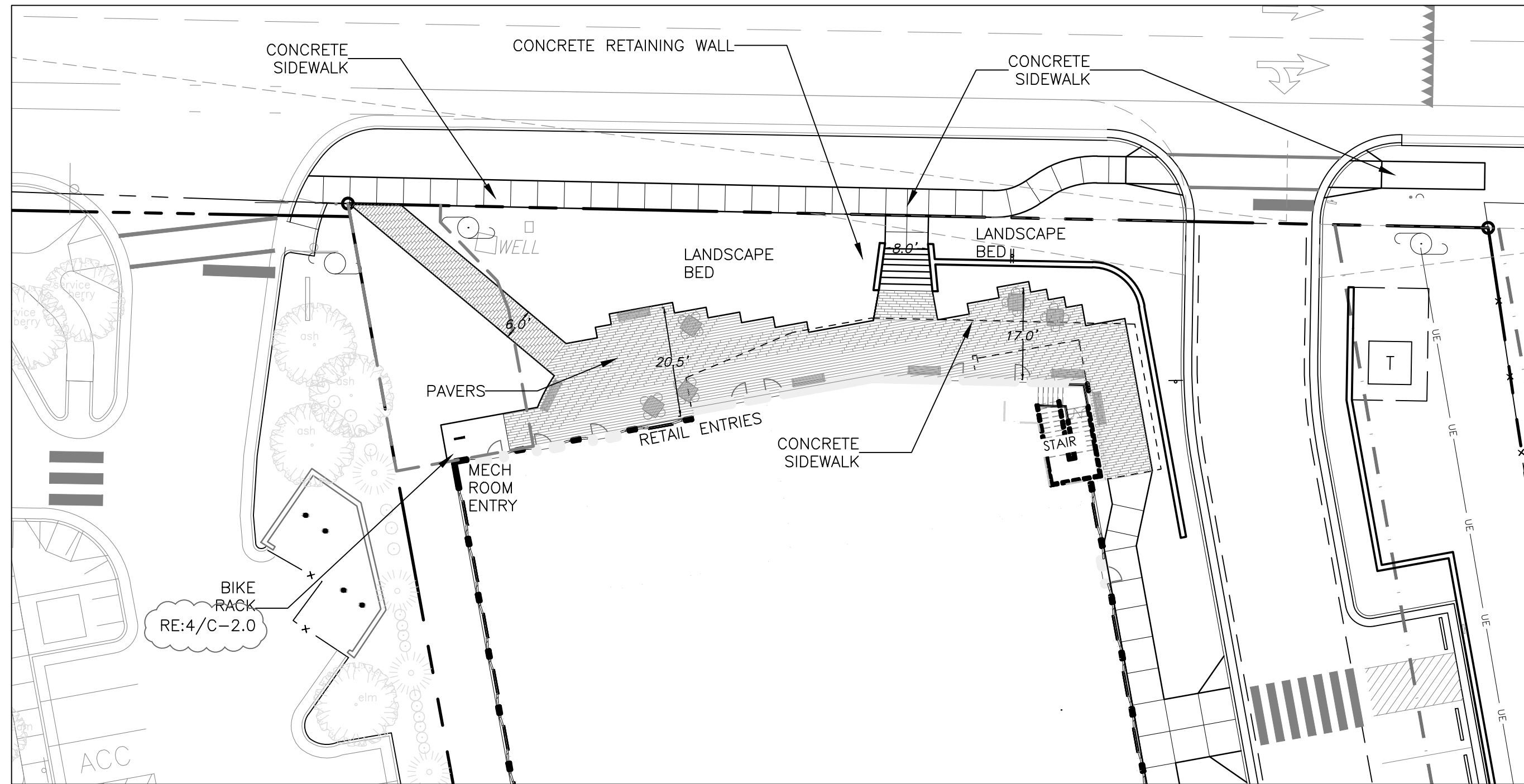
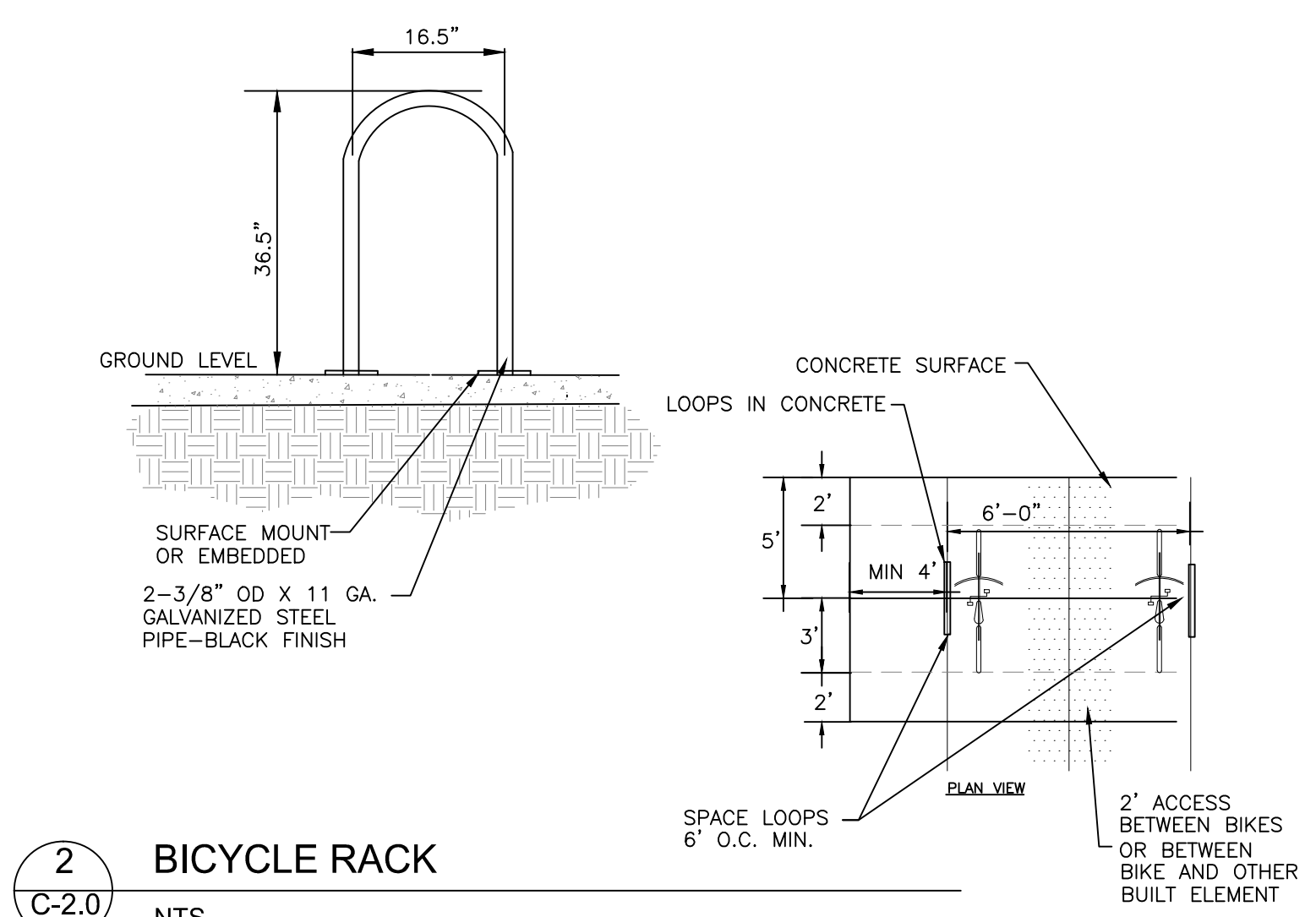
C-1.1



SITEPLAN NOTES

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
- LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
- ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8B MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
- THREE EV CHARGING STATIONS SERVICING 6 PARKING SPACES WILL BE INSTALLED IN THE PARKING DECK. EACH STATION WILL SERVE ONE STANDARD PARKING SPACE AND ONE HANDICAP PARKING SPACE. THE LOCATIONS WILL BE SPECIFIED IN THE ZCP PLANS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.



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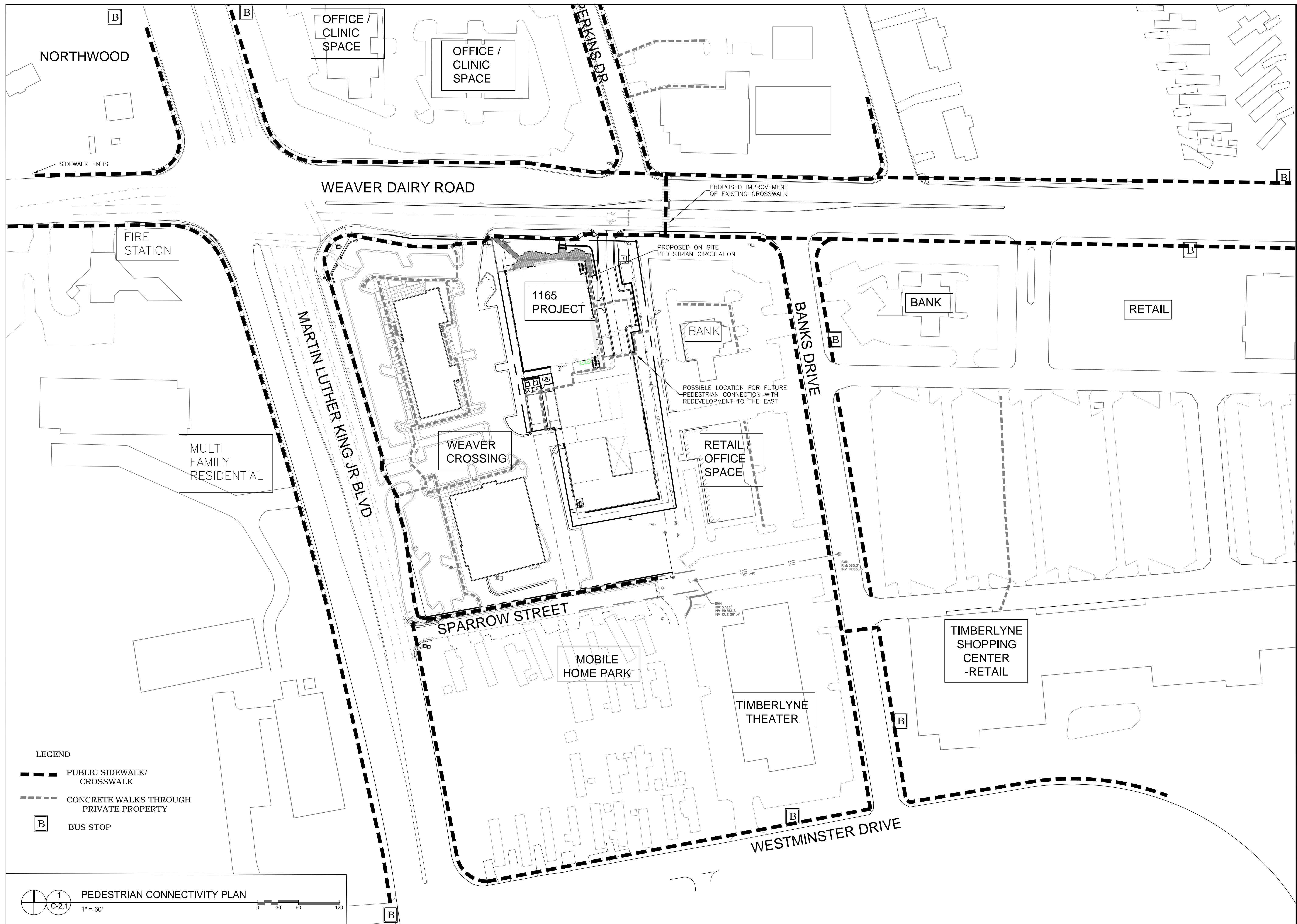
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1302
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SITE PLAN
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- LEGEND**
- PUBLIC SIDEWALK/ CROSSWALK
 - CONCRETE WALKS THROUGH PRIVATE PROPERTY
 - BUS STOP



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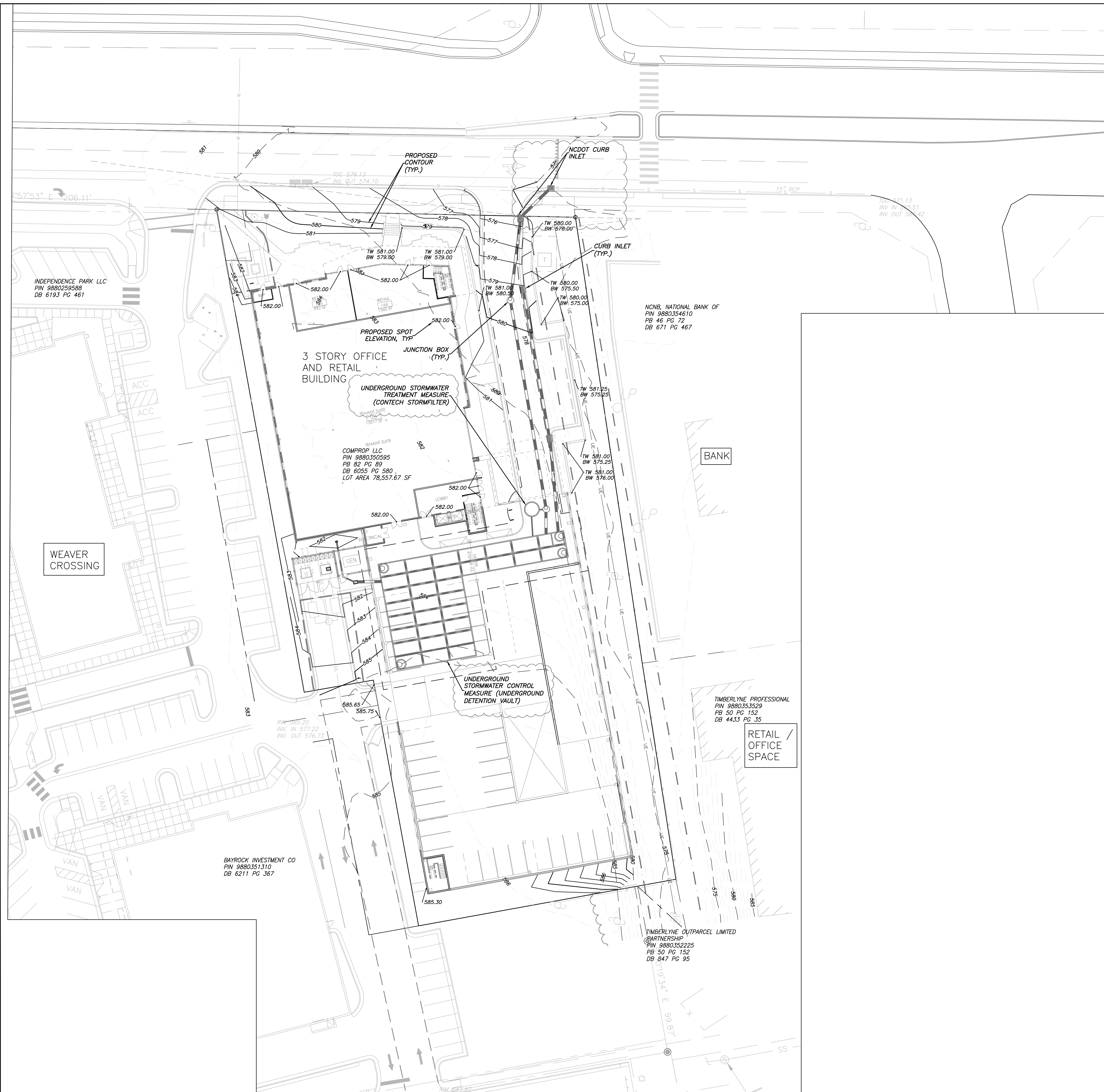
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Sheet Title:

PEDESTRIAN CONNECTIVITY PLAN

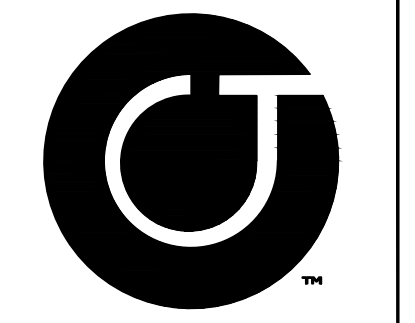
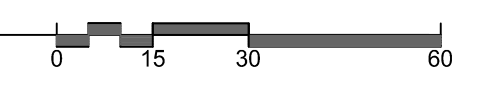
Sheet Number

C-2.1



storm drainage notes

1. PARKING GARAGE DRAINAGE:
 - A. DRAINAGE FROM THE TOP LEVEL SHALL DRAIN TO THE STORMWATER CONTROL MEASURE.
 - B. ALL OTHER DRAINAGE SHALL DRAIN TO SANITARY SEWER.
 - C. PARKING GARAGE DRAINAGE PLANS WILL BE PROVIDED AT ZCP.
2. BUILDING DRAINAGE:
 - A. ALL BUILDING ROOF DRAINAGE SHALL DRAIN TO THE STORMWATER CONTROL MEASURE.
 - B. BUILDING ROOF DRAINAGE PLANS WILL BE PROVIDED AT ZCP.



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ALL 2030 Commitment

Project:

**11SIXTY5
Weaver Dairy
Road**

1165 Weaver Dairy Rd.
Chapel Hill, NC 27514

PIN:
9880350595



NOT ISSUED FOR
CONSTRUCTION

Job Number: 1529

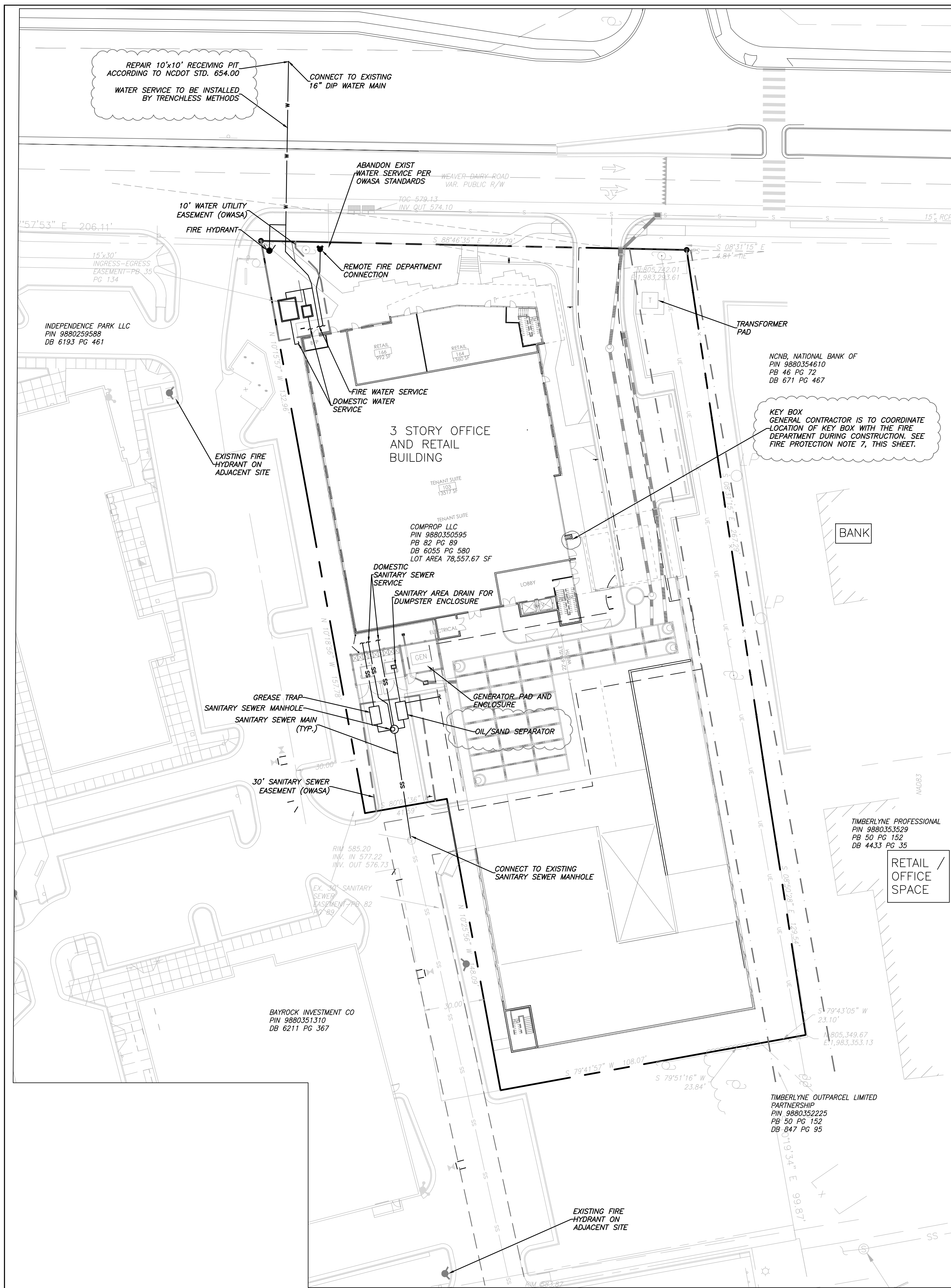
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Checked	WLR, VJC
Date	11-30-17
Revisions	1-25-18 TRT COMMENT REVISIONS

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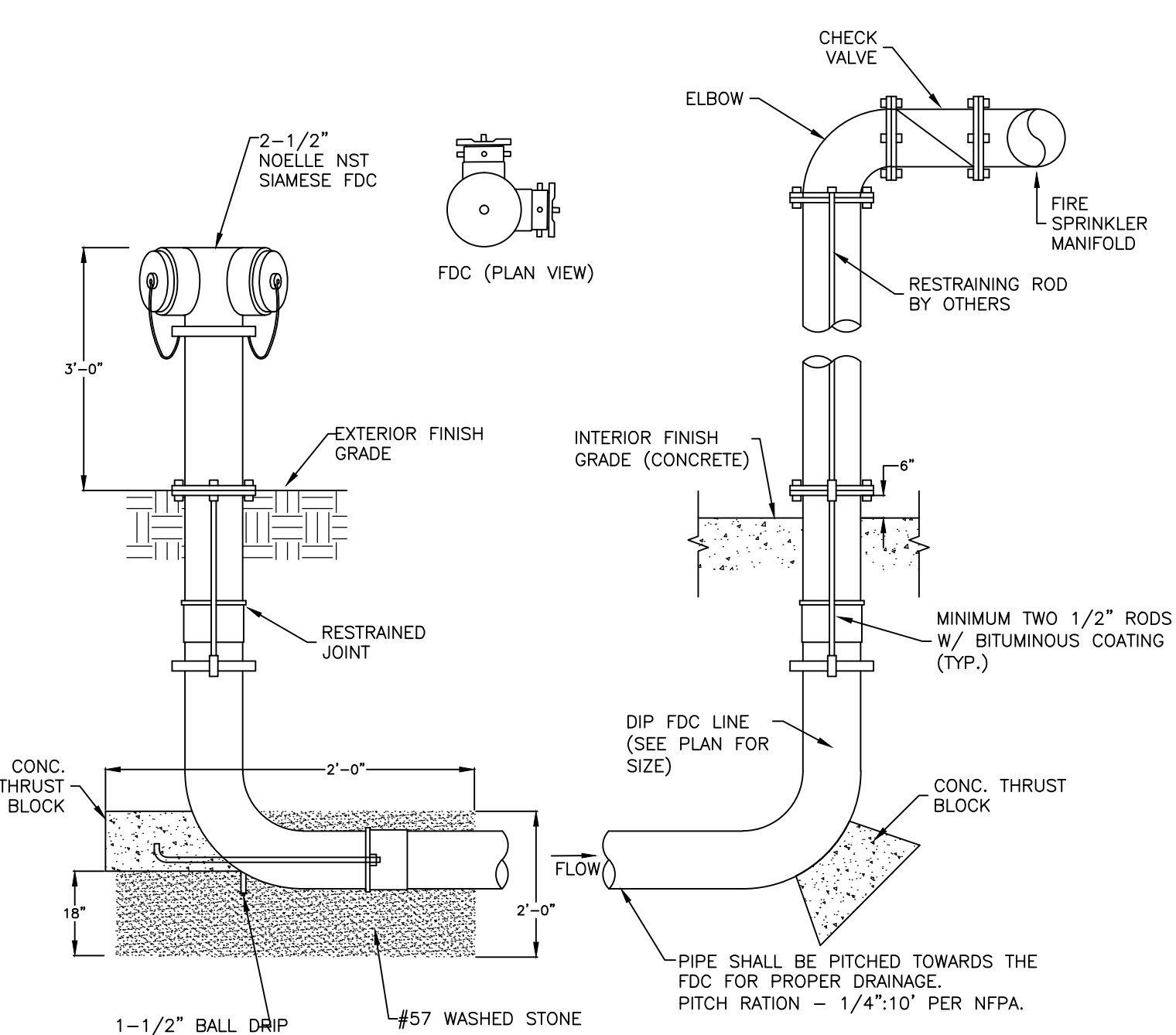
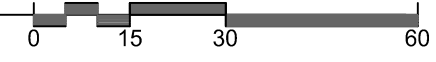
Sheet Title:

**GRADING
PLAN**

Sheet Number
C-3.0



1 UTILITY PLAN
C-5.0
1" = 30'



THE LOW POINT DRAIN SHALL BE CORROSION RESISTANT AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. THE DRAIN ARRANGEMENT SHALL BE SUBMITTED AS PART OF THE SITE PLAN UTILITY DETAIL AND APPROVED BY FIRE PREVENTION AND ENGINEERING. A DRAINAGE PIT TWO FEET IN DIAMETER SHALL BE EXCAVATED BELOW EACH DRAIN AND FILLED COMPLETELY WITH CRUSHED STONE MIXED WITH COURSE SAND UNDER AND AROUND THE DRAIN TO A LEVEL 6 INCHES ABOVE THE DRAIN. PITS SHALL NEITHER BE CONNECTED TO A STORM OR SANITARY SEWER NOR LOCATED WITHIN THE RIGHT-OF-WAY OR ANY EASEMENT AREA.

1 REMOTE FIRE DEPARTMENT CONNECTION (FDC)
C-5.0 N.T.S.

utility notes

GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CHAPEL HILL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN:
 - TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY.
 - N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PAVING CURB AND GUTTER).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

SANITARY SEWER:

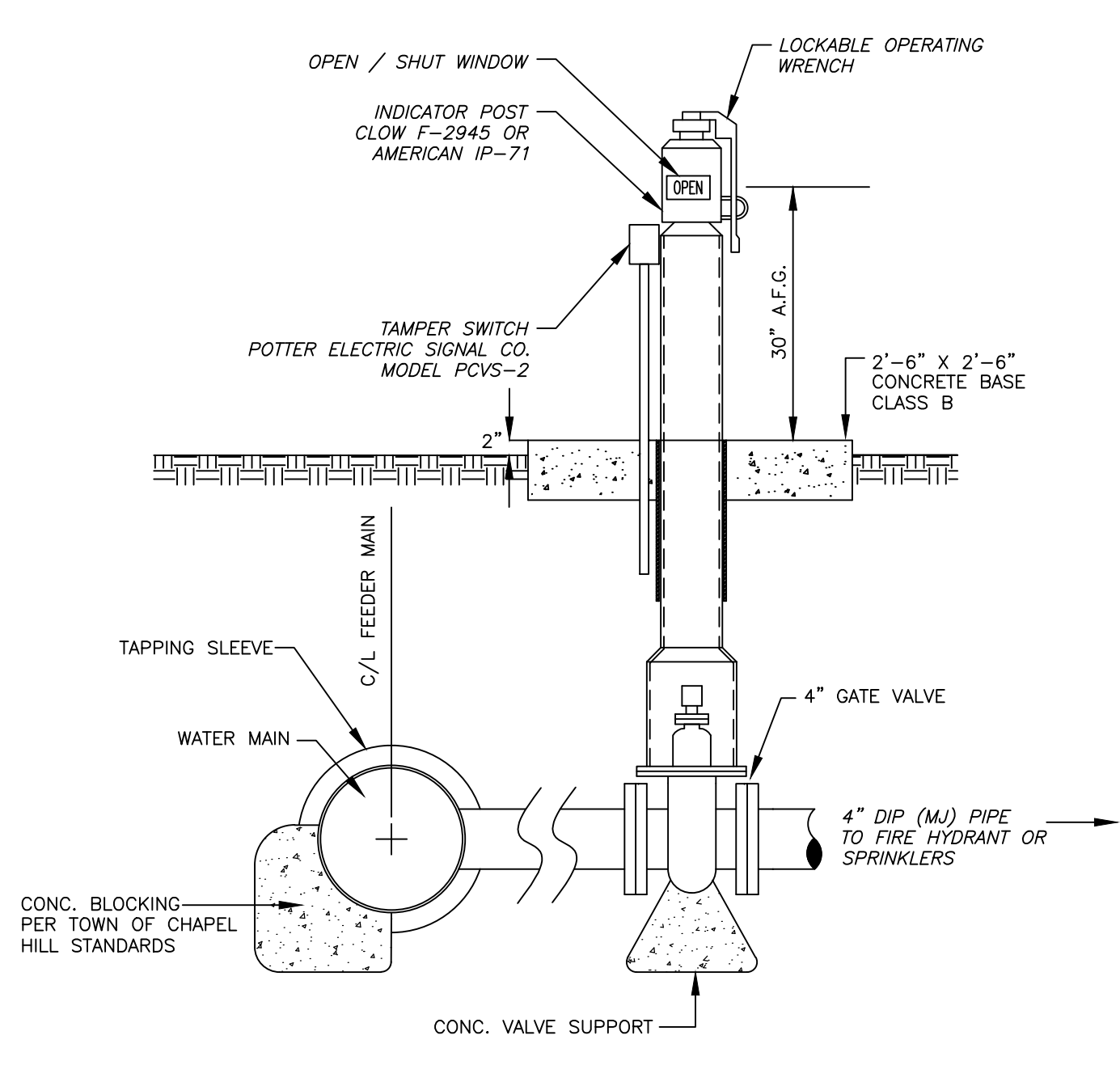
- MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF THE-IN TO EXISTING LINES.
- ALL FDC(S) AND HYDRANT(S) SHALL BE SIAMESE CONNECTIONS AND MEET TOWN OF CHAPEL HILL AND OWASA STANDARDS.

electrical

- A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP. NC ELECTRICAL CODE 230.2(A)2014

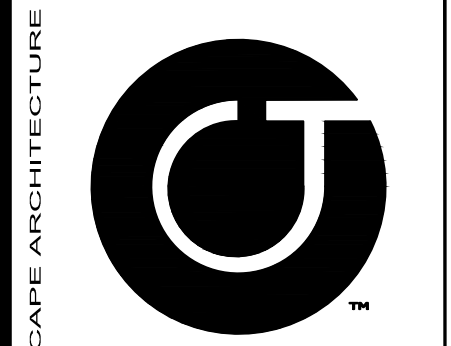


NOTES:
1. COMPLY WITH NFPA 13 AND NFPA 24 FOR INSTALLATION.
2. PROVIDE TAR PAPER BETWEEN HYDRANT AND HYDRANT THRUST BLOCK.
3. ALL THRUST BLOCKS AND SUPPORTING CONCRETE TO BE CLASS B.
4. THE CONTRACTOR IS REQUIRED TO RUN UNDERGROUND CONDUITS TO THE POST INDICATOR VALVE, SO THAT IT CAN BE MONITORED VIA TAMPER SWITCH BY THE FIRE ALARM SYSTEM. PROVIDE (2) 1" CONDUITS FROM SPRINKLER VALVE ROOM TO PIV.

2 POST INDICATOR VALVE (PIV)
C-5.0 N.T.S.

fire protection notes

- PROVIDE EMERGENCY VEHICLE ACCESS TO THE SITE DURING CONSTRUCTION.
- WHEN FENCING IS PROVIDED AROUND PROJECTS DURING CONSTRUCTION, PROVIDE A MINIMUM OF 20' SWING OR SLIDE GATE FOR EMERGENCY VEHICLE ACCESS.
- FIRE APPARATUS ACCESS ROADS SHALL BE ALL WEATHER AND DESIGNED TO CARRY THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM WIDTH OF 20' WITH AN OVERHEAD CLEARANCE OF AT LEAST 13'-6" FOR STRUCTURES NOT EXCEEDING 30' IN HEIGHT AND SHALL PROVIDE ACCESS TO WITHIN 150' OF ALL EXTERIOR PORTIONS OF THE BUILDING.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE.
- PRIVATE FIRE MAINS SERVING THE SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA 24. THE FIRE MAIN SHALL BE FLUSHED PER NFPA 24 AND WITNESSED BY A FIRE INSPECTOR FROM CHAPEL HILL FIRE DEPARTMENT PRIOR TO COVERING THE LINE.
- KEY BOX WILL BE REQUIRED FOR THIS PROJECT. PLEASE CONTACT CHRIS KEARNS AT CHFD FOR PROPER ORDER FORM. THE EMERGENCY CONTRACTOR WILL CONSULT WITH THE CHAPEL HILL FIRE DEPARTMENT DURING CONSTRUCTION TO ENSURE THE BOX IS APPROPRIATELY SIZED AND LOCATED.



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Project:

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Weaver Dairy
Road

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Chapel Hill, NC 27514

PIN:
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NOT ISSUED FOR CONSTRUCTION

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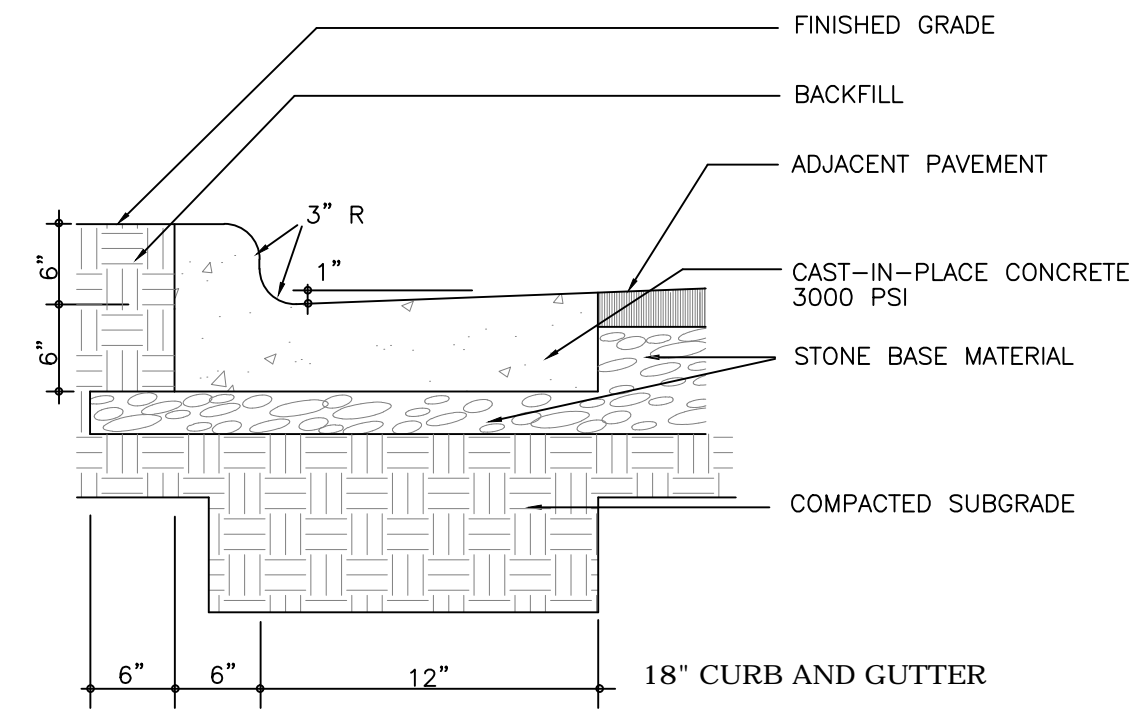
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UTILITY PLAN

Sheet Number

C-5.0

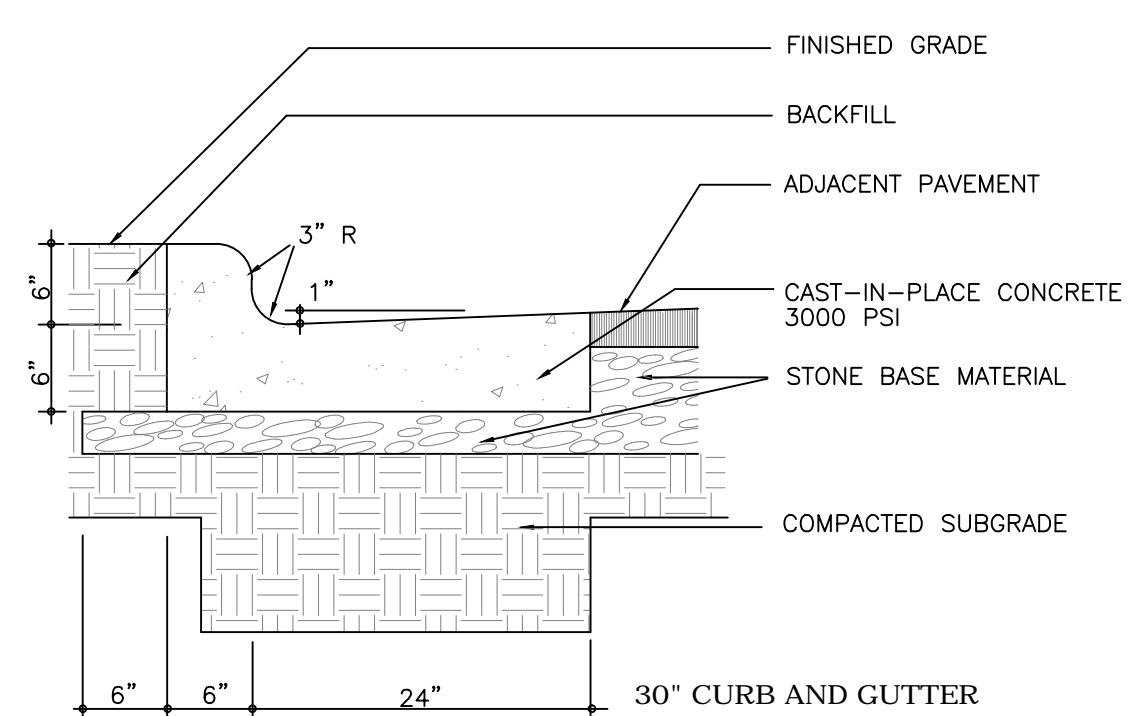
-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
 -CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
 -ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
 -JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ADJUTING SIDEWALK.
 -EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



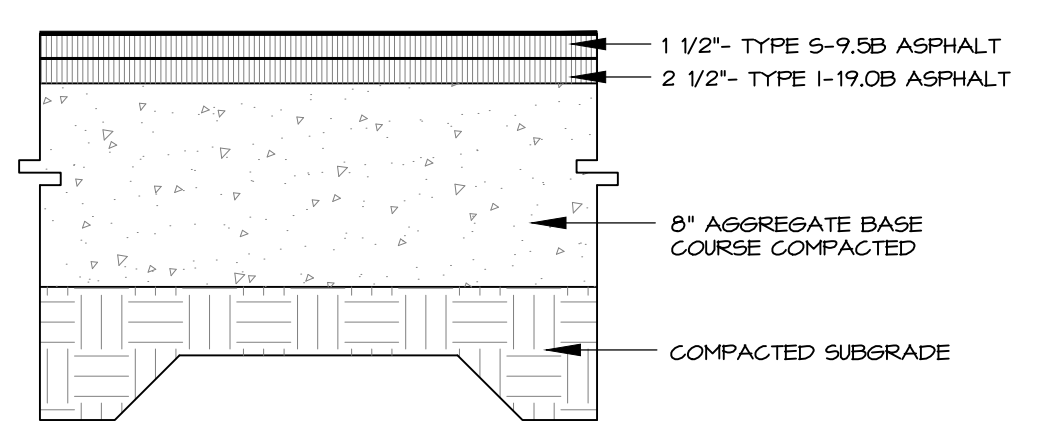
NOTE THAT THIS DETAIL DOES NOT MEET NC DOT REQUIREMENTS. ANY CURB AND GUTTER TO BE CONSTRUCTED IN THE OLD MASON FARM ROAD RIGHT OF WAY IS TO FOLLOW NC DOT STANDARDS RE: 2/C700

1 ON SITE CURB AND GUTTER
C-7.0 NTS

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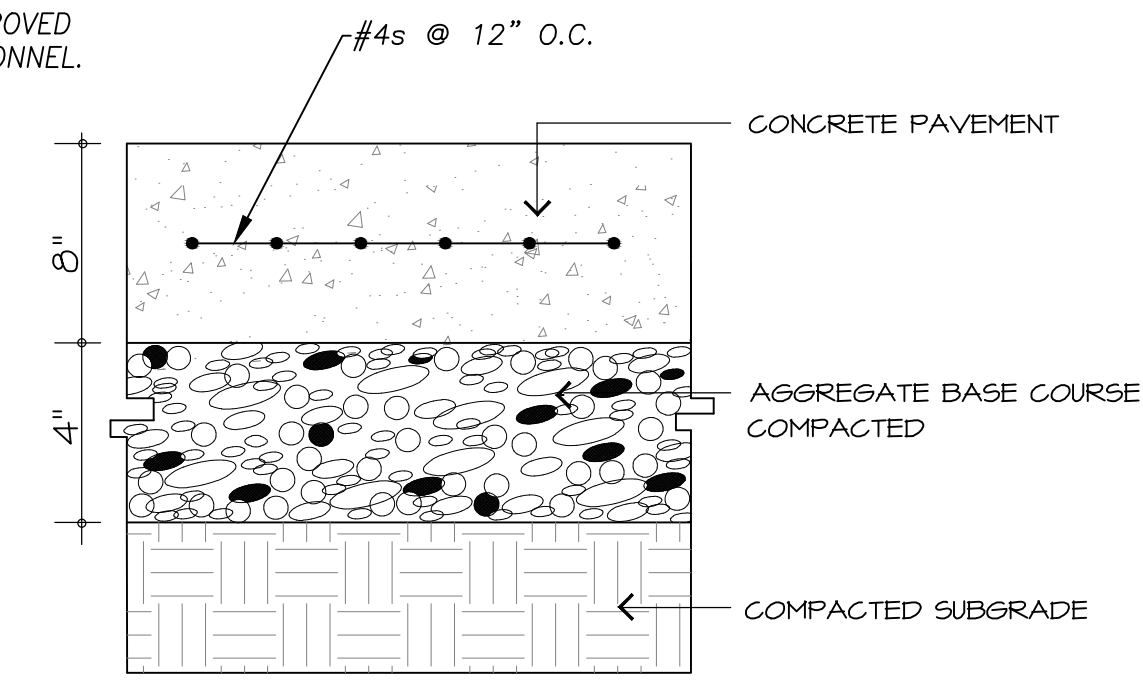
2 NCDOT CURB AND GUTTER
C-7.0 NTS



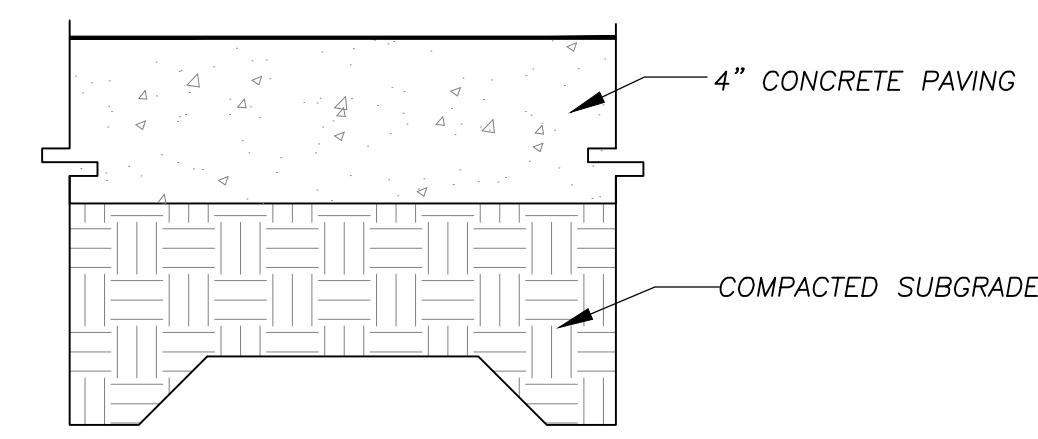
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3 ASPHALT PAVING
C-7.0 NTS

NOTES:
 1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.
 2. CABC BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-698 STD. PROCTOR MDD AND PROOFROLLED AND APPROVED BY GEOTECHNICAL PERSONNEL.

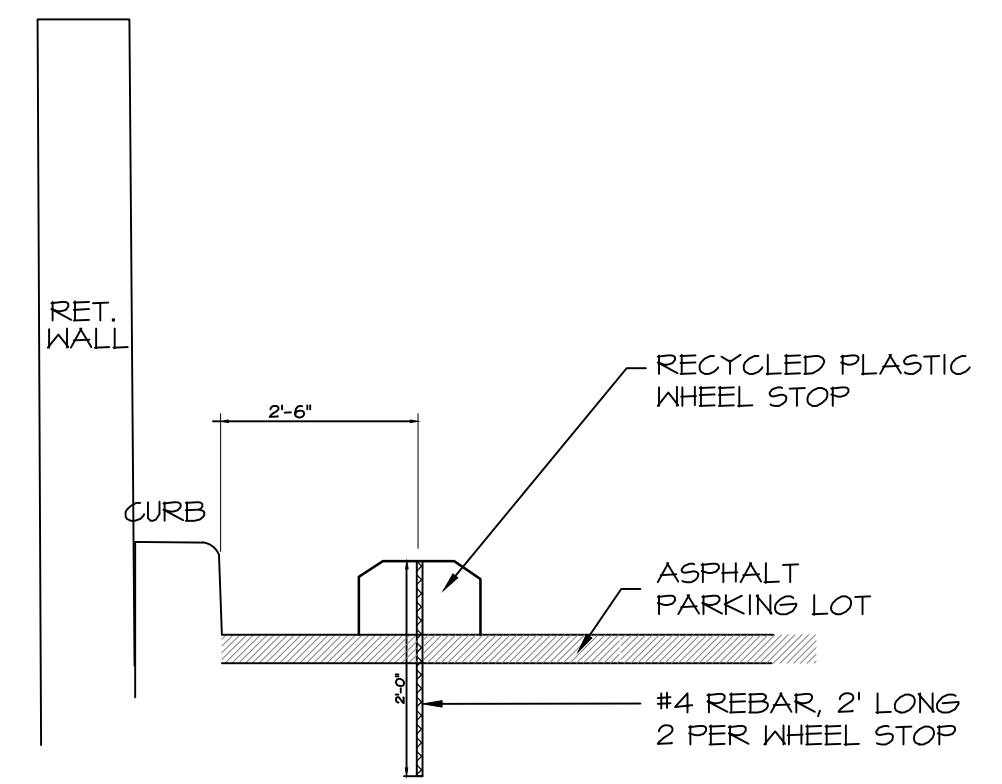


4 HEAVY DUTY CONCRETE PAVING
C-7.0 NTS

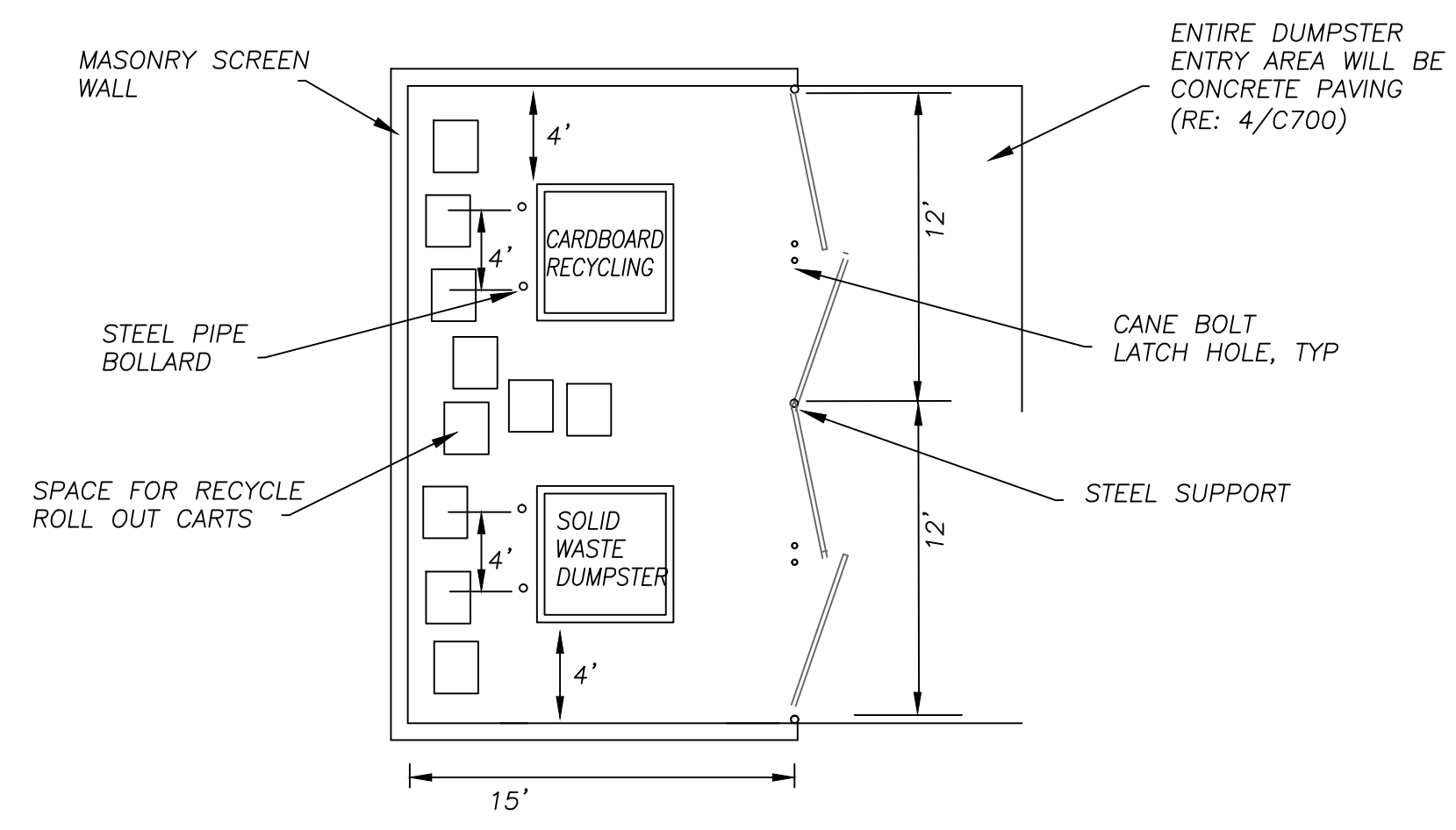


NOTES:
 1. ALL CONCRETE 3000 PSI.
 2. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
 3. BROOM FINISH
 4. SIDEWALKS ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2.0%.

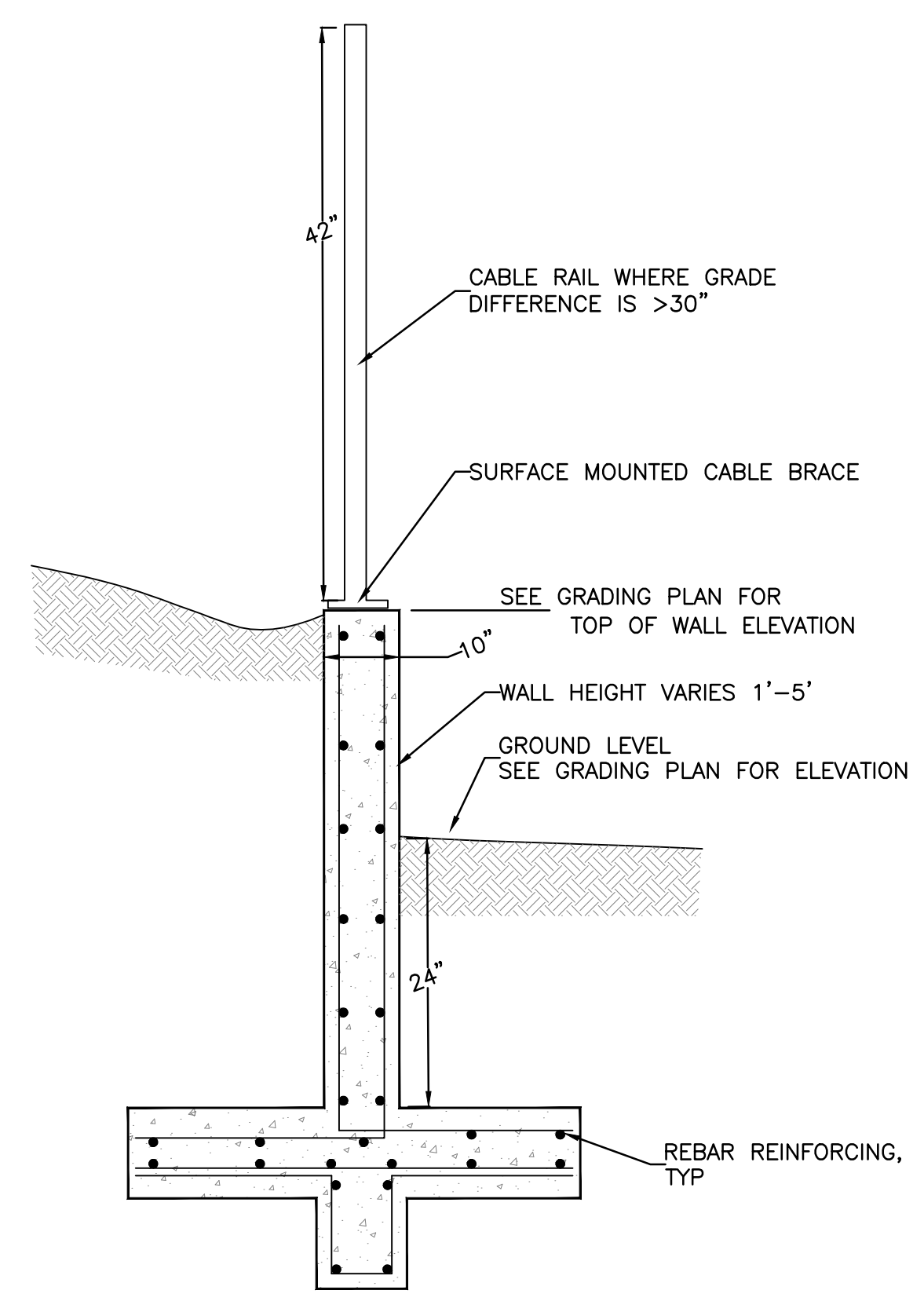
5 SIDEWALK
C-7.0 NTS



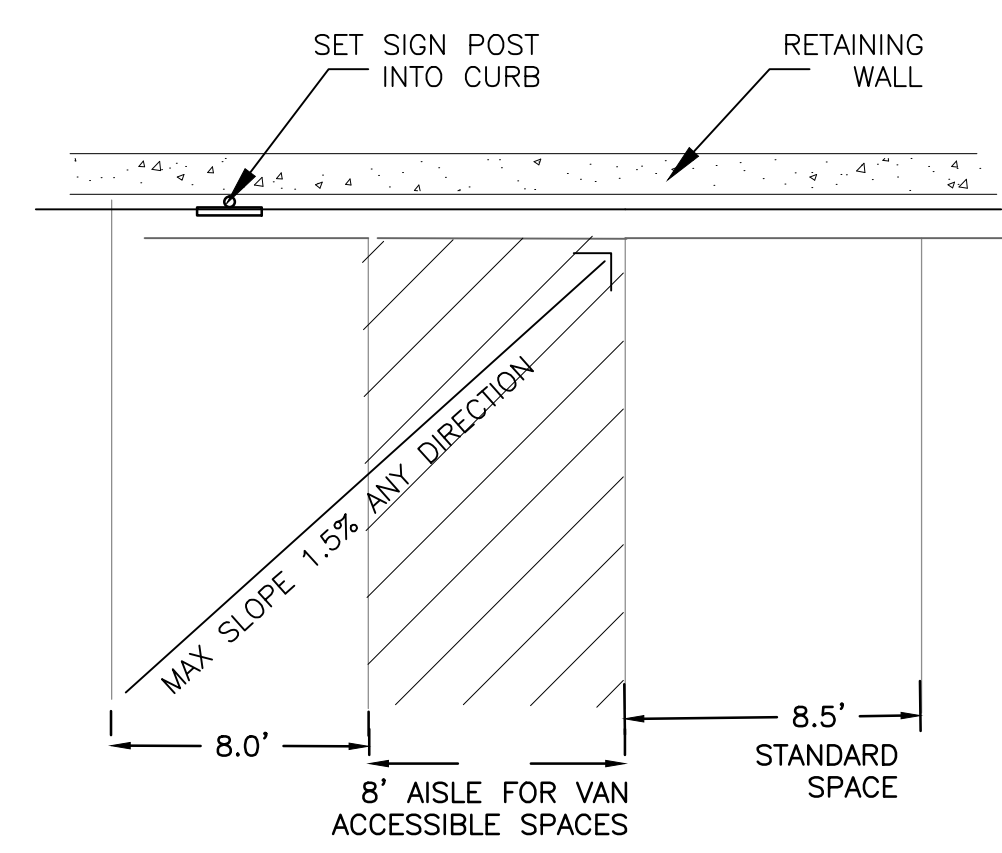
6 WHEEL STOP
C-7.0 NTS



7 DUMPSTER ENCLOSURE
C-7.0 NTS

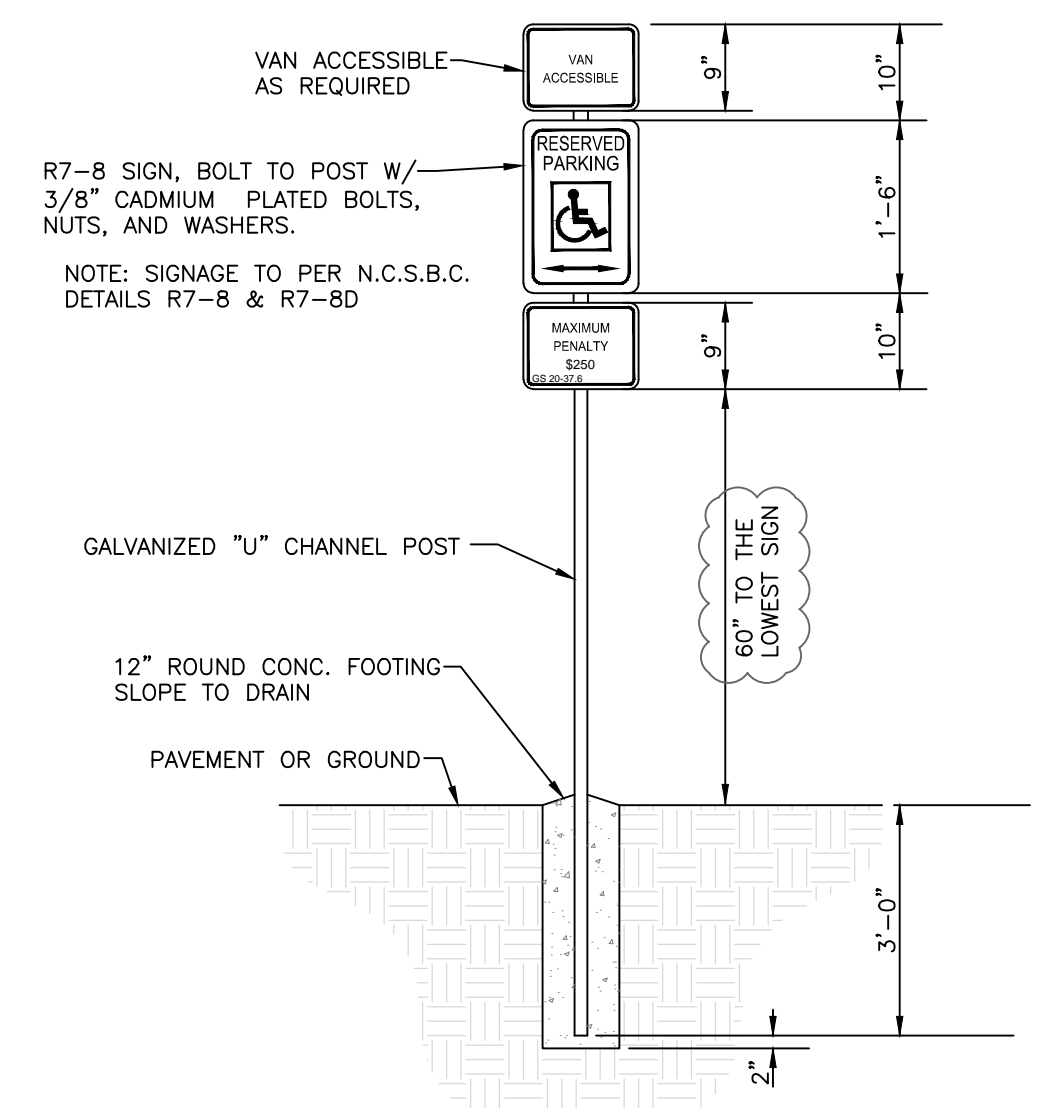


10 RETAINING WALL WITH RAILING
C-7.0 NTS



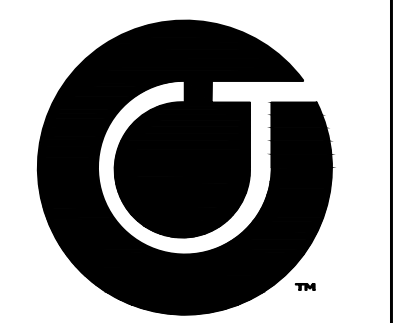
PLAN VIEW

8 SURFACE HANDICAP PARKING
C-7.0 NTS



GENERAL NOTES:
 1. REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY.
 2. NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS.
 3. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; BLUE COLORING IS NOT NECESSARY NOR REQUIRED.
 4. STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT. (N.C.D.O.T.)

9 NOT USED
C-7.0



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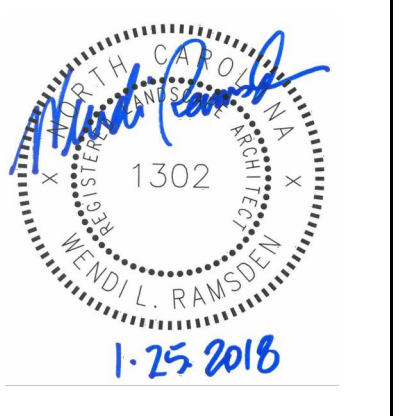
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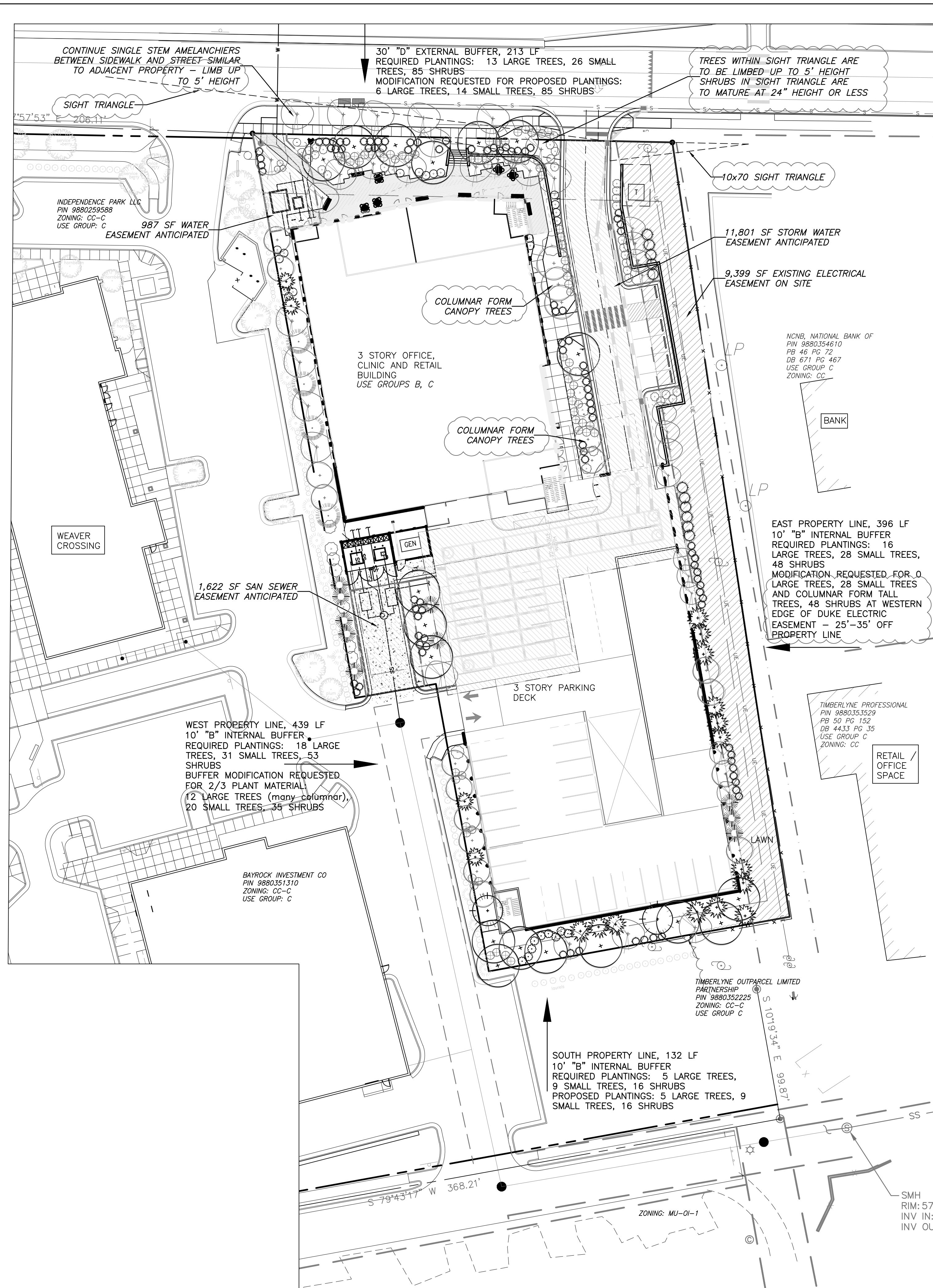
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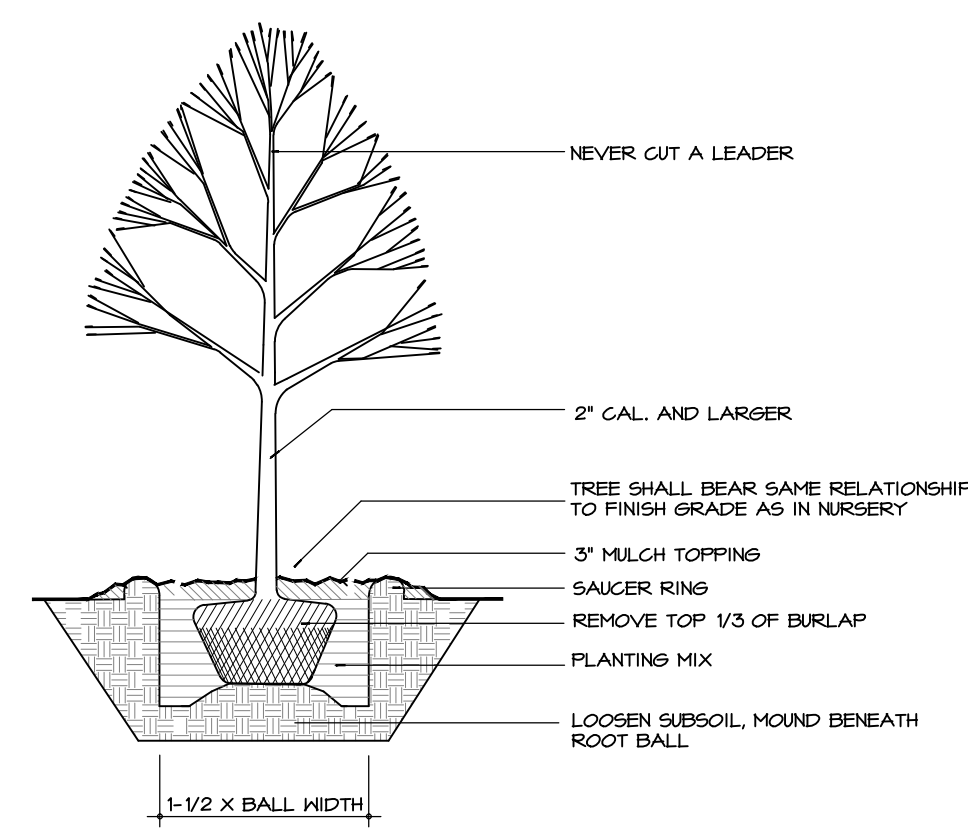
Sheet Title:

SITE DETAILS

Sheet Number
C-7.0



1 LANDSCAPE PLAN
1" = 30'



2 TREE PLANTING DETAIL
L-1.0 NTS

- LANDSCAPE BUFFER PLAZA / PLANTINGS WILL INCLUDE A SELECTION FROM:**
- CANOPY TREES:**
 ACER RUBRUM 'AUTUMN BLAZE' - Autumn Blaze Red Maple
 ACER SACCHARUM 'Legacy' - Legacy Sugar Maple
 CARPINUS BETULUS 'Fastigiata' - Upright Hornbeam
 LIQUIDAMBER STYRACIFLUA 'Rotundiloba' - Fruitless Sweet Gum
 QUERCUS NUTALLII - Nuttall Oak
 ULMUS AMERICANA 'Princeton' - Princeton Elm
- INSTALLATION SIZE WILL BE MIN 2 1/2" CALIPER**
- UNDERSTORY TREES:**
 AMELANCHIEIR SPP AUTUMN BRILLIANCE - Autumn Brilliance Serviceberry
 CORNUS FLORIDA 'White Cloud' - White Flowering Dogwood
 CORNUS KOUSA - Kousa Dogwood
 ILEX CORNUTA 'Steads' - Steeds Holly
 LAGERSTROEMIA FAUREI - Crape Myrtle
 PRUNUS LAUROCERASUS - Cherry Laurel
 MYRICA CERIFERA - Southern Wax Myrtle
 THUJA STANDISH x PLICATA 'Green Giant' - Green Giant Arborvitae
 VITEX AGNUS-CASTUS - Chaste Tree
- INSTALLATION SIZE WILL BE MIN 6" HEIGHT**
- SHRUBS/GROUND COVER:**
 ABELIA X GRANDIFLORA - Glossy Abelia
 BUXUS - Boxwood varieties
 CAMELLIA JAPONICA - Japanese Camellia
 CALLICARPA AMERICANA - American Beautyberry
 CEPHALOTAXUS HARRINGTONIA 'Fastigiata' - Upright Plum Yew
 EUONYMUS JAPONICUS 'Moness' - Silver Princess Euonymus
 GARDENIA JASMINOIDES - Gardenia varieties
 HELLEBORUS ORIENTALIS - Lenten Rose
 ILEX GLABRA - Inkberry
 ILEX VERTICILLATA - Deciduous Holly
 ILLICIUM PARVIFLORUM - Anise
 LIRIOPE MUSCARI - Liriope
 MUHLENBERGIA CAPILLARIS - Pink Muhly Grass
 MYRICA CERIFERA - Southern Waxmyrtle
 PANICUM - Switchgrass
 ROSA - Drift Roses
- INSTALLATION SIZE WILL VARY:
 24"-30" ht for larger shrubs
 12"-15" ht for low growing / spreading shrubs**

4 PLANT LIST
L-1.0

TREE COVERAGE CALCULATIONS

NET LAND AREA:
 = 78,557 SF

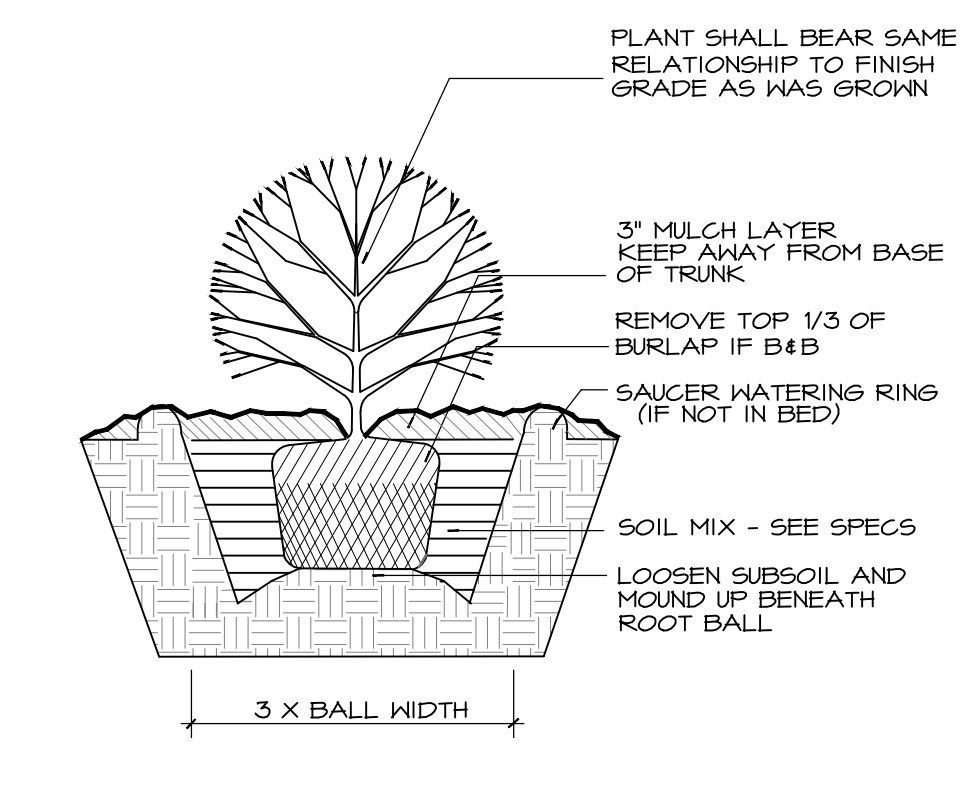
LESS OVERHEAD UTILITY EASEMENT OF 9,399 SF
LESS ANTICIPATED STORM EASEMENT OF 11,801 SF
LESS ANTICIPATED SANITARY SEWER EASEMENT OF 1,622 SF
LESS ANTICIPATED WATER EASEMENT OF 987 F

NET SITE SIZE = 54,748 SF

REQUIRED TREE COVERAGE
 30% OF SITE = 16,424 SF

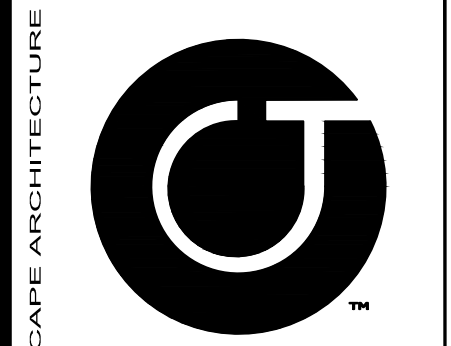
PROVIDED TREE COVERAGE:
 NO EXISTING CANOPY COVERAGE RETAINED
 33 NEW CANOPY TREES
 FOR 16,500 SF COVERAGE CREDIT

5 TREE COVERAGE SUMMARY
L-1.0



3 SHRUB PLANTING DETAIL
L-1.0 NTS

- LANDSCAPE BUFFER PLANTINGS IN DUKE ENERGY EASEMENT WILL INCLUDE A SELECTION FROM:**
- UNDERSTORY TREES:**
 AMELANCHIEIR CANADENSIS - Serviceberry
 CHIONANTHUS VIRGINICUS - Fringe Tree
 HAMAMELIS VERNALIS - Vernal Nitch Hazel
 ILEX CORNUTA 'Steads' - Steeds Holly
 MAGNOLIA STELLATA - Star Magnolia
 MAGNOLIA GRANDIFLOR 'Little Gem' - Little Gem Magnolia
 VITEX AGNUS-CASTUS - Chaste Tree
- INSTALLATION SIZE WILL BE MIN 6" HEIGHT**
- SHRUBS/GROUND COVER:**
 ABELIA X GRANDIFLORA - Glossy Abelia
 BUXUS - Boxwood varieties
 CAMELLIA JAPONICA - Japanese Camellia
 CALLICARPA AMERICANA - American Beautyberry
 CEPHALOTAXUS HARRINGTONIA 'Fastigiata' - Upright Plum Yew
 ILEX GLABRA - Inkberry
 ILLICIUM PARVIFLORUM - Anise
 MYRICA CERIFERA - Southern Waxmyrtle
- INSTALLATION SIZE: 24"-36" ht**
- PARKING LOT PLANTINGS WILL INCLUDE A SELECTION FROM:**
- CANOPY TREES:**
 ACER RUBRUM 'October Glory' - October Glory Red Maple
 CARPINUS BETULUS 'Fastigiata' - Columnar Hornbeam
 ULMUS PARVIFOLIA - Chinese Elm
 ZELKOVA SERRATA 'Village Green' - Village Green Zelkova
 INSTALLATION SIZE WILL BE MIN. 2 1/2" CALIBER
- SHRUBS/GROUND COVER:**
 ILEX - small hollies
 JUNIPERUS SARGENTII - Low growing Juniper
 LOROPETALUM CHINENSIS - low growing varieties Loropetalum
 MUHLENBERGIA CAPILLARIS - Pink Muhly Grass
 PANICUM VIRGATUM 'Shenandoah' - Shenandoah Switchgrass
- INSTALLATION SIZE WILL VARY
 18"-30" ht for large shrubs, 12"-15" ht for small/spreading shrubs**



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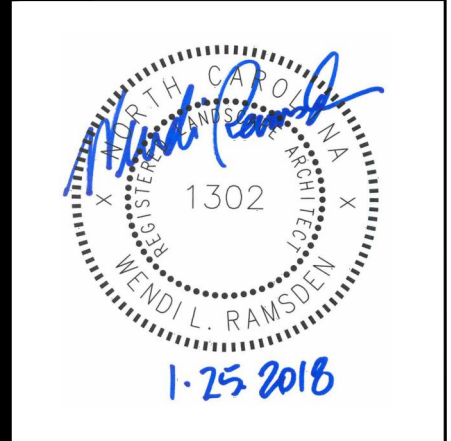
AB 2030 Commitment | SUSTAINABILITY

Project:

11SIXTY5 Weaver Dairy Road

1165 Weaver Dairy Rd.
 Chapel Hill, NC 27514

PIN: 9880350595



NOT ISSUED FOR CONSTRUCTION

Job Number: 1529

Drawn	WLR, MTC, VJC
Checked	WLR, VJC
Date	11-30-17
Revisions	1-25-18 TRT COMMENT REVISIONS

SPECIAL USE PERMIT

Sheet Title:
LANDSCAPE AND TREE CANOPY PLAN

Sheet Number:
L-1.0