

SI	TE DATA
PROJECT NAME:	GREYSTAR OVERTURE CHAPEL HILL
SITE ADDRESS:	2217 HOMESTEAD ROAD CHAPEL HILL NC 27516
COUNTY:	ORANGE COUNTY
PARCEL PIN #:	9870907548
PARCEL OWNER:	WILLIAM BAINSTER WOOD & VIRGINIA WOOD
PARCEL AREA:	15.73 ACRES
TOTAL DISTURBED/ PROJECT AREA:	387,684 SQUARE FEET (8.90 ACRES)
CURRENT ZONING:	R2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED USE:	AGE RESTRICTED RENTAL APARTMENTS
FLOODPLAIN:	NONE
JORDAN RIPARIAN BUFFER ZONE:	NO
WETLANDS:	NONE
WATER SHED:	JORDAN LAKE
RIVER BASIN:	CAPE FEAR RIVER BASIN
STREAMS:	NONE
CONSTRUCTION TYPE:	NEW CONSTRUCTION
MIN. REQUIRED STREET SETBACK	20
MIN. REQUIRED INTERIOR SET BACK (NEIGHBORING PROPERTY LINE)	6
MIN. REQUIRED SOLAR SETBACK (NORTHERN PROPERTY LINE)	8
MAX BUILDING HEIGHT:	
PROPOSED BUILDING HEIGHT:	
EXISTING IMPERVIOUS AREA:	13,140 S.F.
PROPOSED IMPERVIOUS AREA:	194,940 S.F.

INDEPENDENT SENIOR HOUSING CHAPEL HILL

217 HOMESTEAD ROAD CHAPEL HILL, NC 27516

TOWN OF CHAPEL HILL
SPECIAL USE PERMIT SUBMITTAL

SUBMITTED ON SEPTEMBER 27, 2017 RESUBMITTED ON JANUARY 16, 2018

OVERALL PARKING SUMMARY							
PROVIDED PARKING	SOUTH	NORTH	EAST	WEST	TOTAL		
REGULAR 9'X20' SPACES	23	28	88	88	227		
REGULAR ADA ACCESSIBLE SPACES	-	3	2	3	9		
TOTAL VEHICULAR PARKING SPACES	23	31	90	91	235		
BIKE PARKING	-	-	20	18	38		
PARKING RATIO (1 BEDROOM): MUTI - FAMILY (PER LUMO 5.9.7) = 1 SPACES PER DWELLING UNTIL (MIN) / 1.25 SPACES PER DWELLING UNIT (MAX) - BEDROOM (109 BEDROOMS) PARKING RATIO (2 BEDROOM): MUTI - FAMILY (PER LUMO 5.9.7) = 1.4 SPACES PER DWELLING UNTIL (MIN) / 1.75 SPACES PER DWELLING UNIT (MAX) - BEDROOM (81 BEDROOMS)							
MIN REQUIRED (TOTAL) =	MIN REQUIRED (TOTAL) = 109 + 114 = 223 SPACES MAX REQUIRED (TOTAL) = 137 + 142 = 279 SPACES						

UTILITIES IMPROVEMENTS QTY	
PRIVATE SEWER	
?" SEWER SERVICE	605 LF
PRIVATE WATER	
?" WATER MAIN	LF

	APARTMENT UNIT BREAKDOWN								
UNIT LEVELS									
NA	ME	NSF	GSF	1	2	3	4	TOTAL	%
A1	1 BD	598	598	8	10	14	14	46	109
A2	1 BD	680	729	8	9	9	9	35	57.37%
А3	1 BD	836	893	7	7	7	7	28	37.37%
B1	2BD	1042	1102	8	9	11	11	39	81
B2a	2 BD	1250	1322	5	6	8	8	27	61
B4	2 BD+ST	1373	1566	3	4	4	4	15	42.63%
	TO	ΓAL		39	45	53	53	190	100.00%

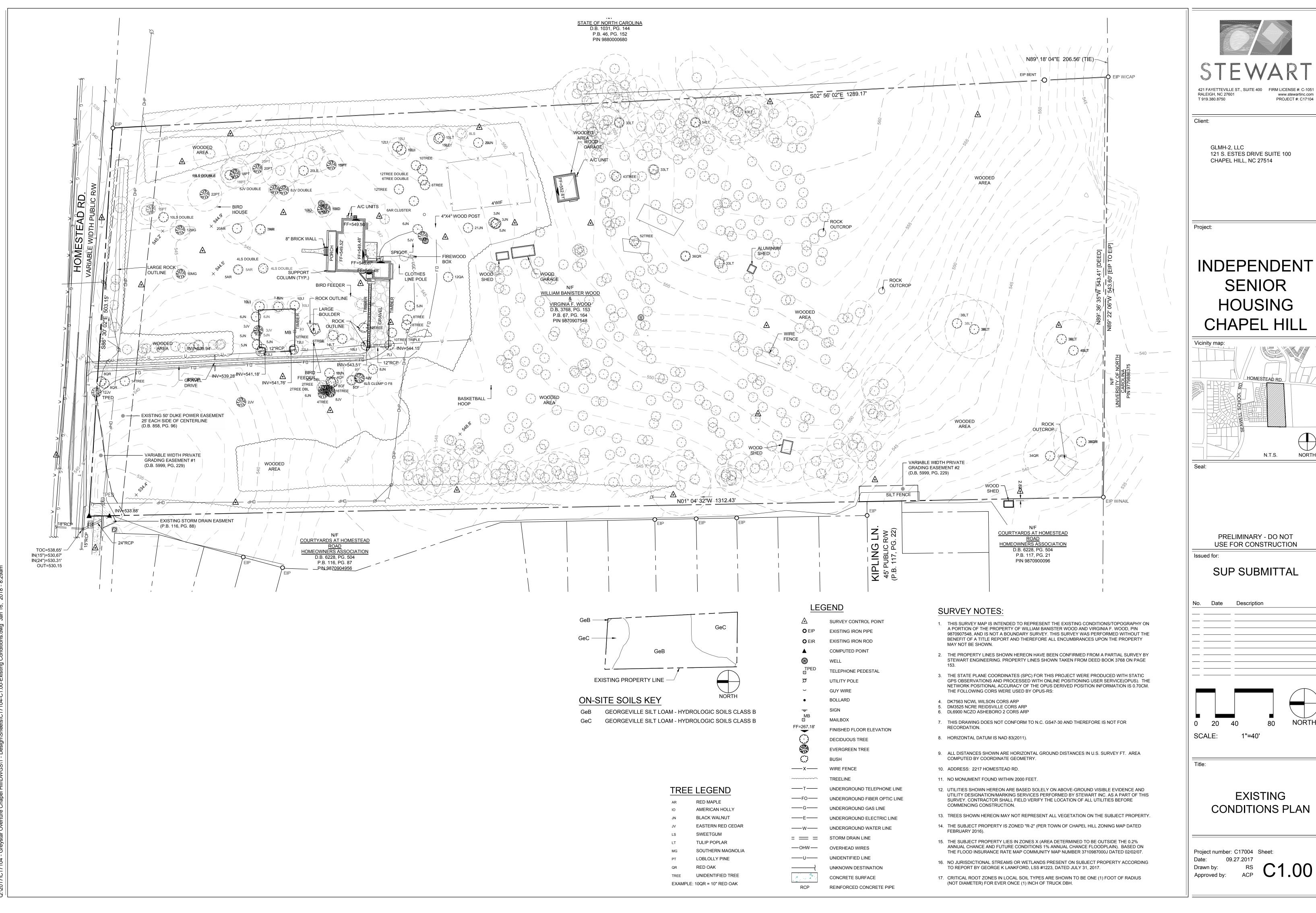
SHEET INDEX					
SHEET # SHEET NAME					
C0.00	COVER SHEET				
C1.00	EXISTING CONDITIONS PLAN				
C1.01	AREA MAP				
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L2.00	LANDSCAPE DETAILS				
L2.01	LANDSCAPE DETAILS				
L2.02	LANDSCAPE DETAILS				

APPLICANT/OWNER

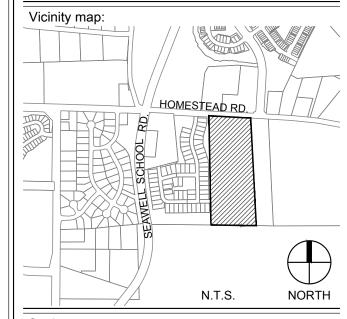
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

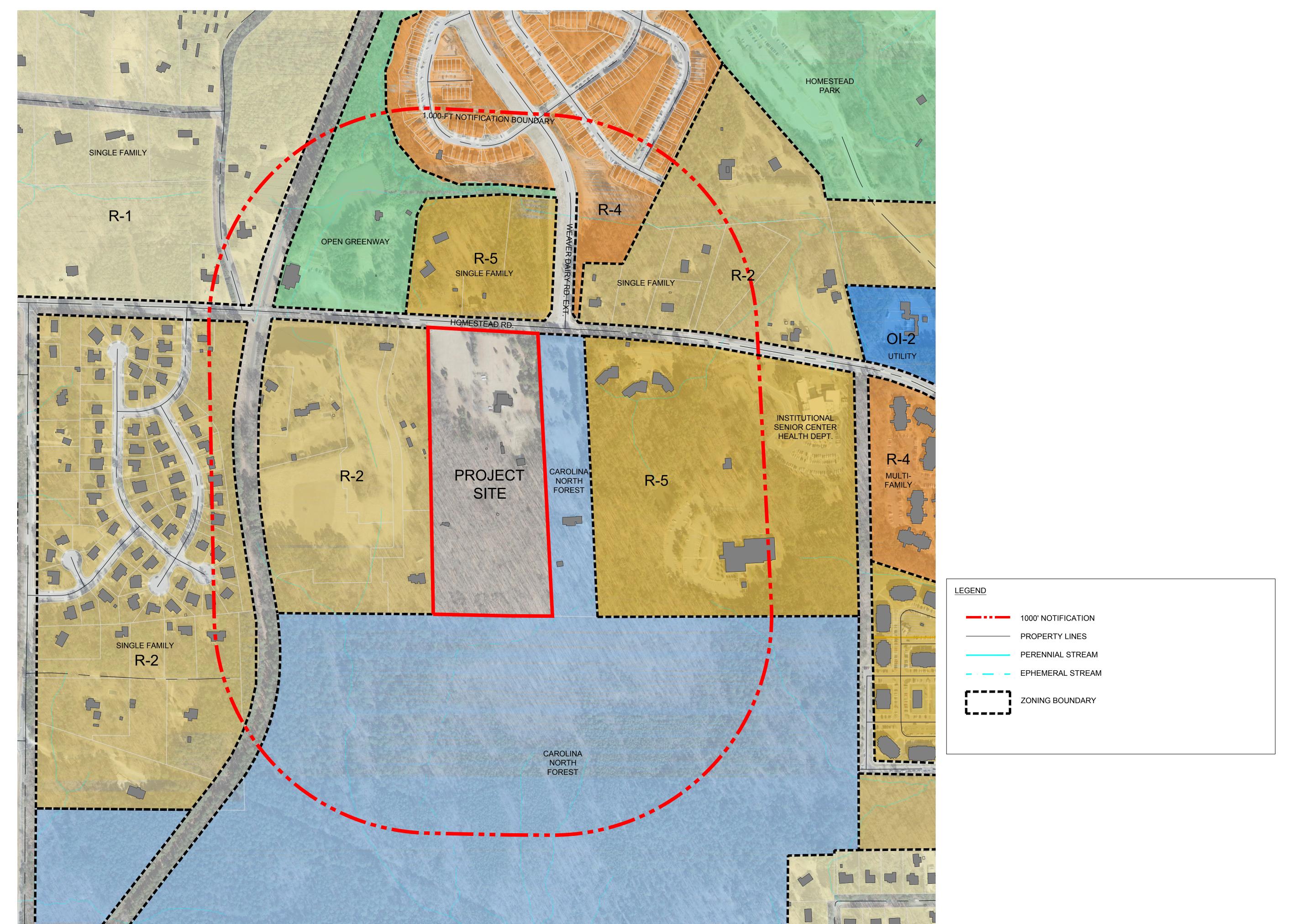
ARCHITECTS





INDEPENDENT





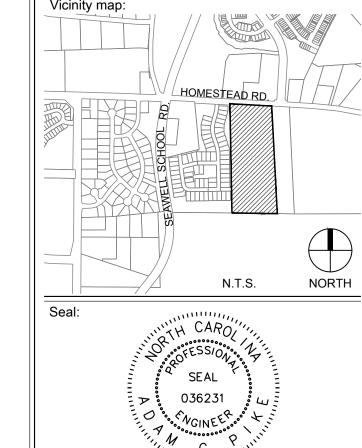


Client

GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

Projec

INDEPENDENT SENIOR HOUSING CHAPEL HILL



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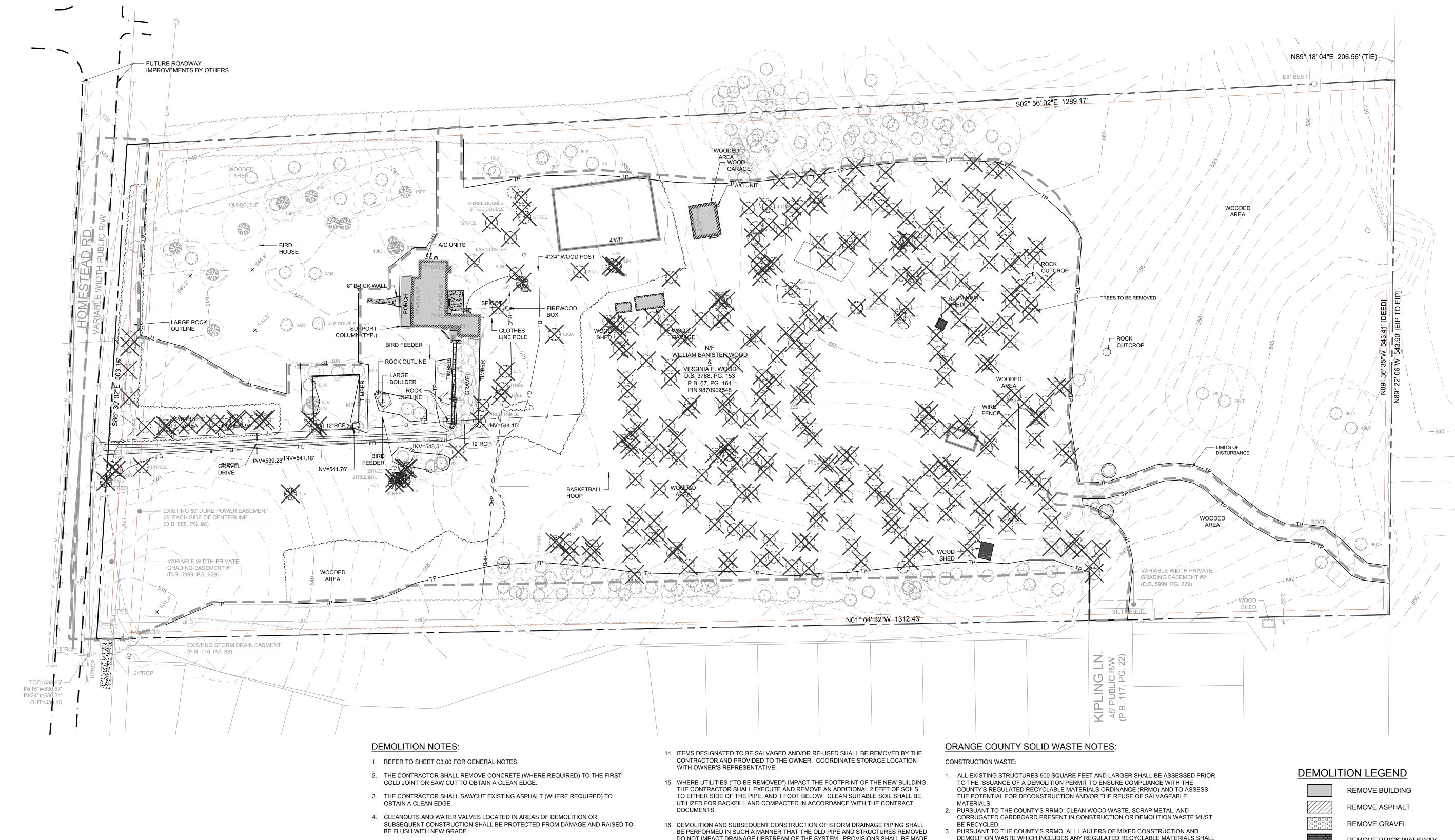
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SCALE: 1"=200'

Title

AREA MAP

Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: RS



- 5. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
- 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA
- 7. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- 8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE
- 9. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- 10. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION
- PLAN AND REQUIREMENTS. 11. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL
- 12. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION OR CLEARING.

JURISDICTIONAL CODES OR REQUIREMENTS.

13. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.

- DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.
- 17. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.
- 19. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 20. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- 21. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE
- 22. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 23. PRIOR TO DEMOLITION OF EXISTING BUILDINGS, INDIVIDUAL DEMOLITION PERMITS, FROM THE CHAPEL HILL BUILDING INSPECTIONS DEPARTMENT, WILL BE REQUIRED FOR EACH BUILDING BEING REMOVED. A COPY OF AN ASBESTOS TEST FOR EACH BUILDING WILL BE REQUIRED PRIOR TO REMOVING BUILDING(S) FROM SITE.

DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY. 4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT

SHALL HOLD A PRE-DEMOLITION / PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE

DEVELOPMENT/ENFORCEMENT OFFICIALS. 5. THE PRESENCE IF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES. (OC SOLID WASTE)

STAFF. THIS MAY BE THE SAME PRE-CONTRUCTION MEETING HELD WITH OTHER

REMOVE BRICK WALKWAY

REMOVE CONCRETE REMOVE RIPRAP

REMOVE VEGETATION REMOVE WATER LINE SS REMOVE SANITARY SEWER LINE

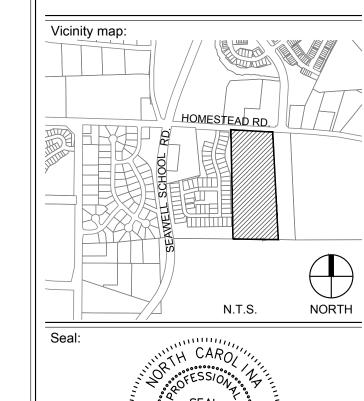
REMOVE STORM DRAINAGE REMOVE FENCE —— TP —— TREE PROTECTION FENCE LIMITS OF DISTURBANCE COORDINATE LIGHT POLE REMOVAL

REMOVE TREE REMOVE TREELINE

REMOVE WHEEL STOP REMOVE CURB & GUTTER REMOVE SIGN

GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

INDEPENDENT **SENIOR** HOUSING **CHAPEL HILL**

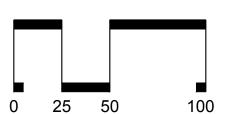


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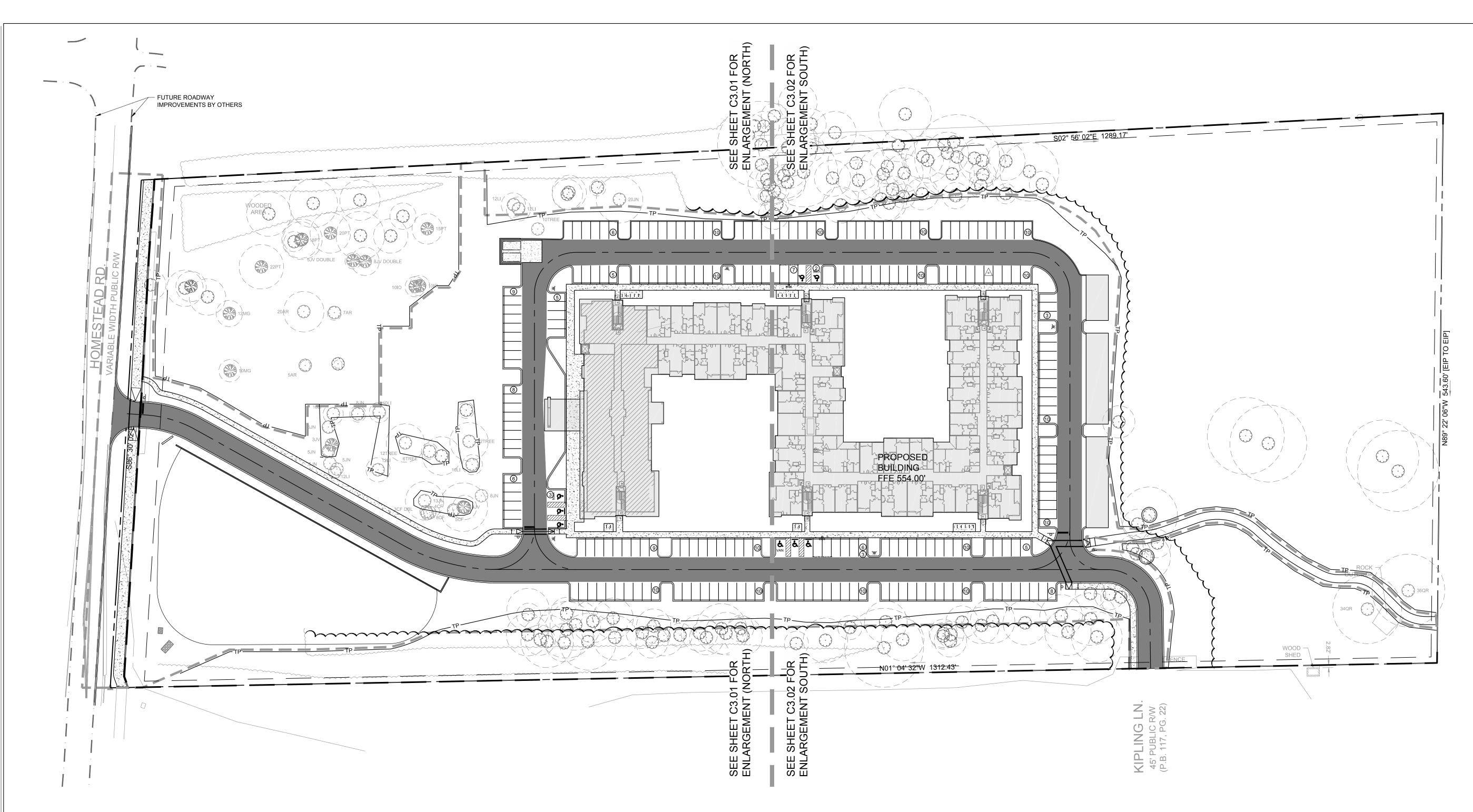
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Issued for:

DEMOLITIONS PLAN

Project number: C17004 Sheet:

Drawn by:





- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- 4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- 7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD

- THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- 8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- 11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE

PROJECT AS SET FORTH IN THESE PLANS.

- 12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- 13. THIS BUILDING WILL REQUIRE SUBMITTAL TO THE NC DEPARTMENT OF INSURANCE FOR REVIEW AND APPROVAL PRIOR TO OFFICIAL BUILDING PERMIT SUBMITTAL PER TABLE 104.1 OF THE NC ADMINISTRATION AND ENFORCEMENT CODE. A CONCURRENT REVIEW WILL NOT BE CONDUCTED.

TOWN OF CHAPEL HILL INSPECTION NOTES:

- 1. THE FIRE DEPARTMENT CONNECTION SHALL BE ON THE FRONT OF THE BUILDING (HOMESTEAD ROAD SIDE) AND WITHIN 100 FEET OF A FIRE HYDRANT AS THE FIRE HOSE IS PULLED, NOT AS THE CROW FLIES.
- 2. A COMPLETE FIRE SPRINKLER SYSTEM WILL BE REQUIRED.
- 3. FIRE HYDRANTS MUST BE FULLY OPERATIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ONTO THE SITE.
- 4. PRIVATE FIRE MAINS THAT FEED THE SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA 24. THE LINE SHALL BE FLUSHED PER NFPA 24 AND WITNESSED BY A FIRE INSPECTOR FROM THE CHAPEL HILL FIRE DEPARTMENT PRIOR TO COVERING THE LINE.
- 5. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURAL WITH EXCEPTION OF THE FIRE PUMP. ARTICLE 230.2 (1) 2014 EDITION OF NORTH CAROLINA ELECTRIC CODE.
- 6. KEY BOXES SHALL BE REQUIRED ON ANY BUILDING THAT HAS A FIRE ALARM, A FIRE SPRINKLER SYSTEM, AN ELEVATOR, OR SPECIAL LOCKING ARRANGEMENTS. THE KEY BOX SHALL BE OF AN APPROVED TYPE AS REQUIRED FROM CHAPEL HILL FIRE DEPARTMENT. THE SIZE OF THE KEY BOX WILL BE DETERMINED BY THE NUMBER OF KEYS NECESSARY TO MITIGATE ANY EMERGENCY SITUATION BASED ON THE BUILDING AND ITS OCCUPANCY. AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. KEYS SHALL BE CHANGED OUT IMMEDIATELY IF THE LOCKS ARE CHANGED OR REKEYED.
- 7. FIRE APPARATUS ACCESS ROADS AND ANY OTHER ACCESSWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BUT NOT LIMITED TO FENCES, GATES, PARKING OF VEHICLES, AND CONSTRUCTION MATERIALS OR EQUIPMENT. REQUIRED GATES SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES. ELECTRIC GATES MUST COMPLY WITH UL 325 AND POSSIBLY ASTM F 2200, ALSO APPROVED KEY BOXES CAN BE OBTAINED FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE FOR IMMEDIATE ACCESS TO LIFE-SAVING OR FIRE-FIGHTING PURPOSES. FIREMARSHALS@TOWNOFCHAPELHILL.ORG
- 8. SUBDIVISION INTERCONNECTION VIA KEPLING LANE SHALL BE ESTABLISHED EARLY FOR EMERGENCY VEHICLE ACCESS.
- 9. DUE TO THE SIZE OF BUILDING, A BIDIRECTIONAL AMPLIFIER WILL BE NEEDED INSIDE ON ALL FLOORS TO ENSURE THE RADIOS OF EMERGENCY RESPONDERS WILL WORK PROPERLY.

SITE NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- 2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- 3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM _ UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- 4. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION. 5. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF
- BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED. 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND

COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S

7. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM

REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.

- 8. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- 9. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- 10. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN

- 11. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- SHOWN ON PLAN. 13. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE

12. ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE

- EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- 14. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
- GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
- 16. SIGHT TRIANGLES NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- PROJECT APPROVAL 18. HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE
- 19. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

SITE LEGEND

PROPOSED BUILDING PROPOSED CONCRETE SIDEWALK

PROPOSED CURB & GUTTER

PROPOSED HEAVY DUTY PAVEMENT

PROPOSED STOP BAR PROPOSED 6' WIDE STANDARD CROSSWALK

■ | ■ | ■ | ■ FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

PROPOSED SIGN H/C PROPOSED ADA PARKING SPACE 15. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE

> PROPOSED CIP WALL PROPOSED WHEEL STOP PROPOSED ASPHALT TRAIL

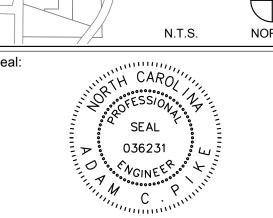
□→ PROPOSED LIGHT 17. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO PROPOSED BIKE RACK ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR LIMITS OF DISTURBANCE

DETAILS AND GRADING SPOT ELEVATIONS, IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.

EWARI GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

> INDEPENDENT **SENIOR** HOUSING

CHAPEL HILL



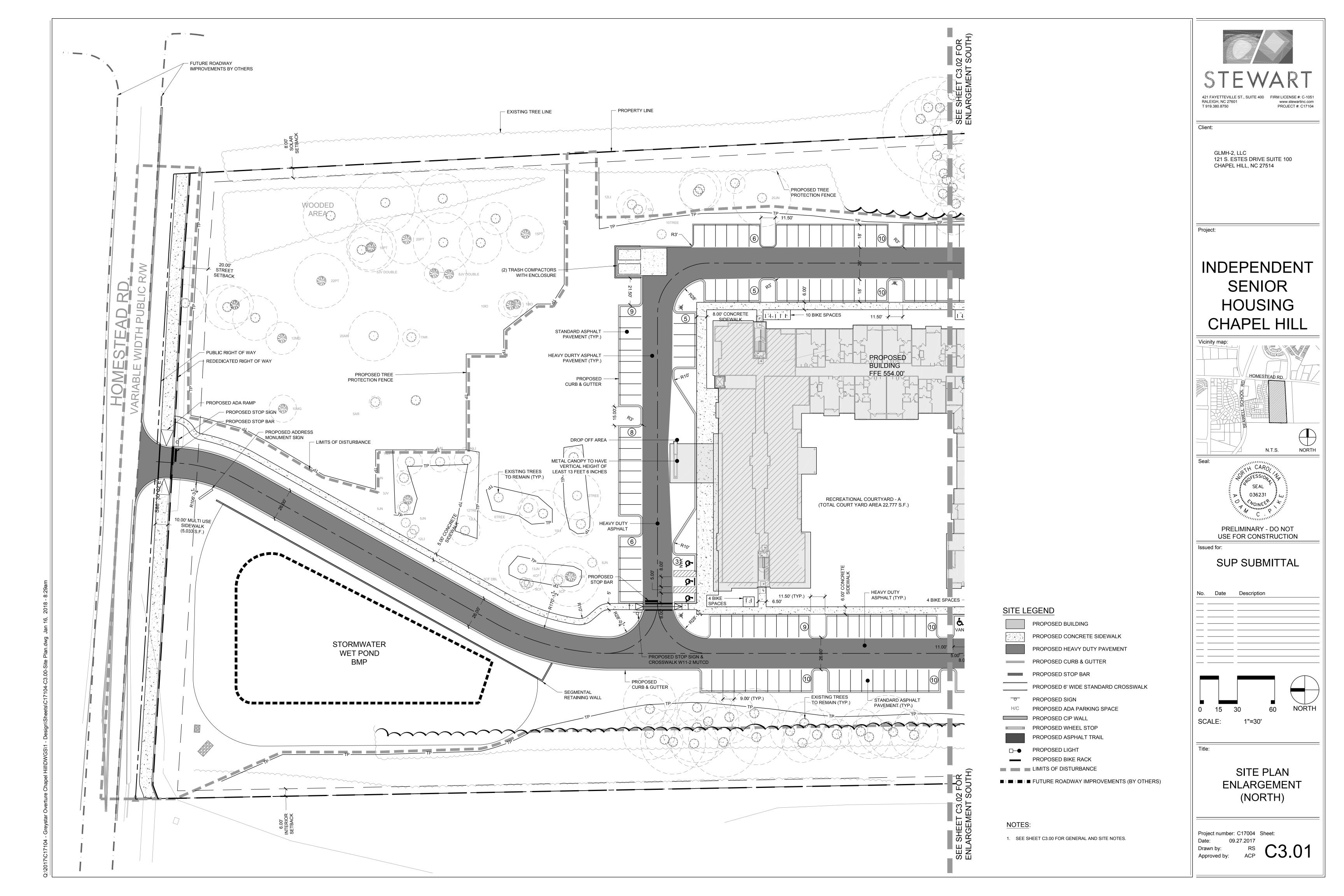
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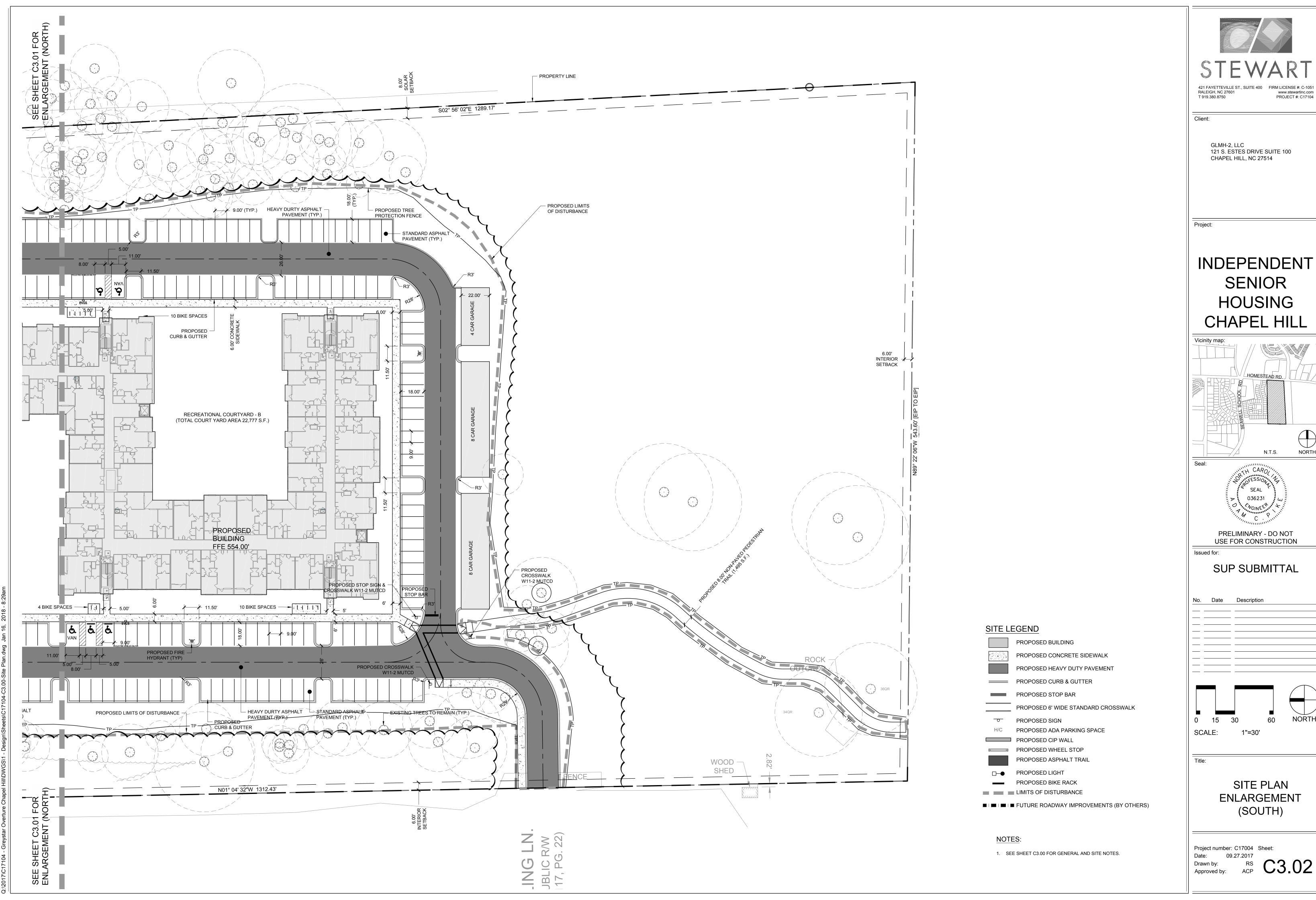
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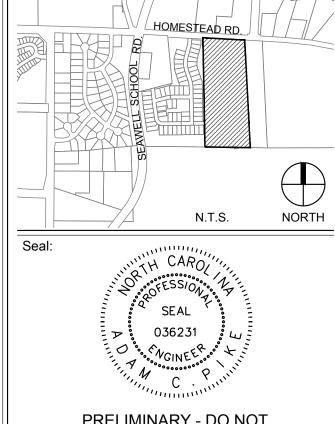
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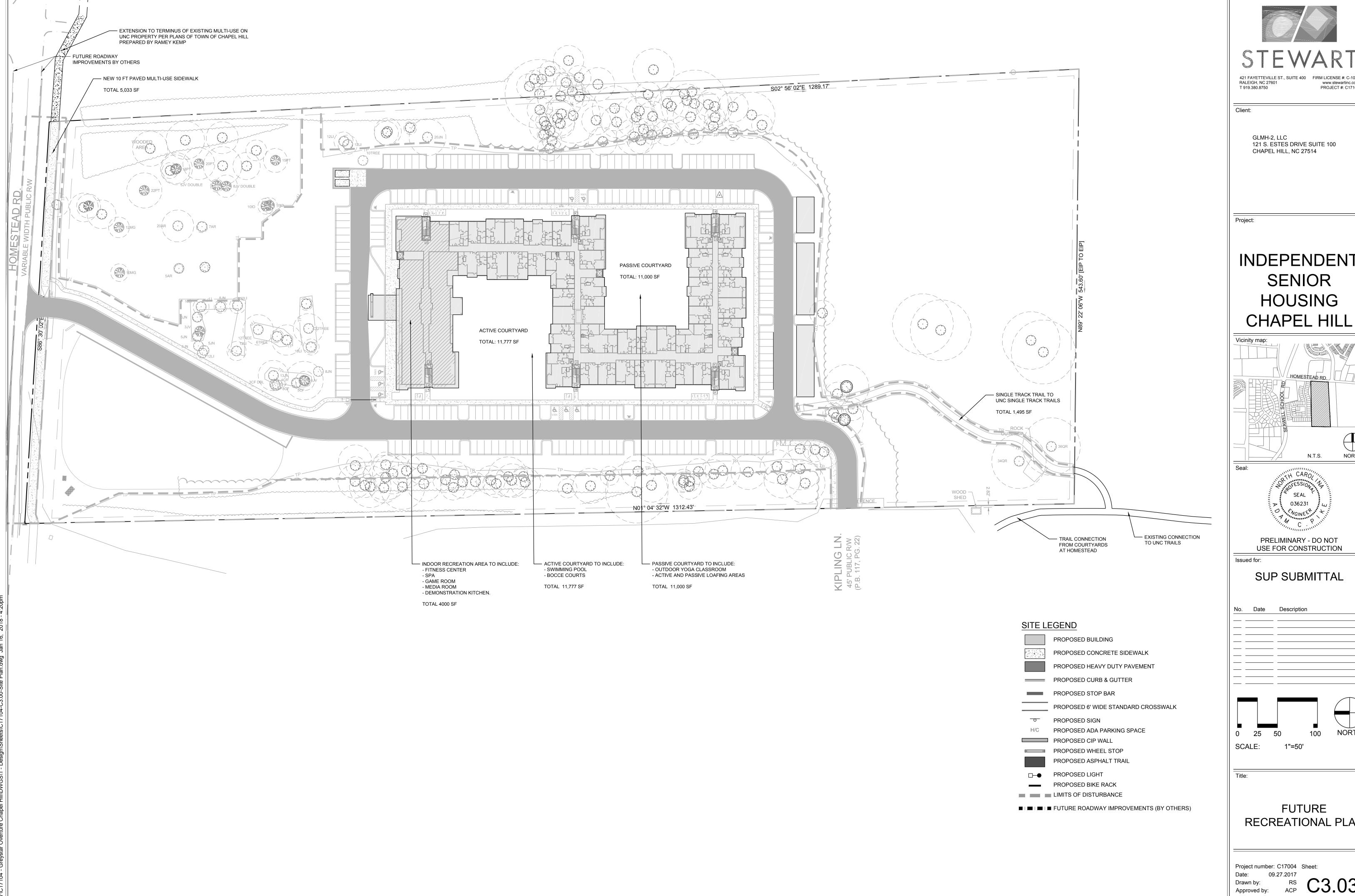
SITE PLAN

Project number: C17004 Sheet:



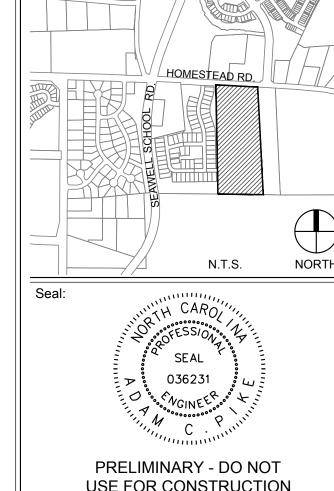




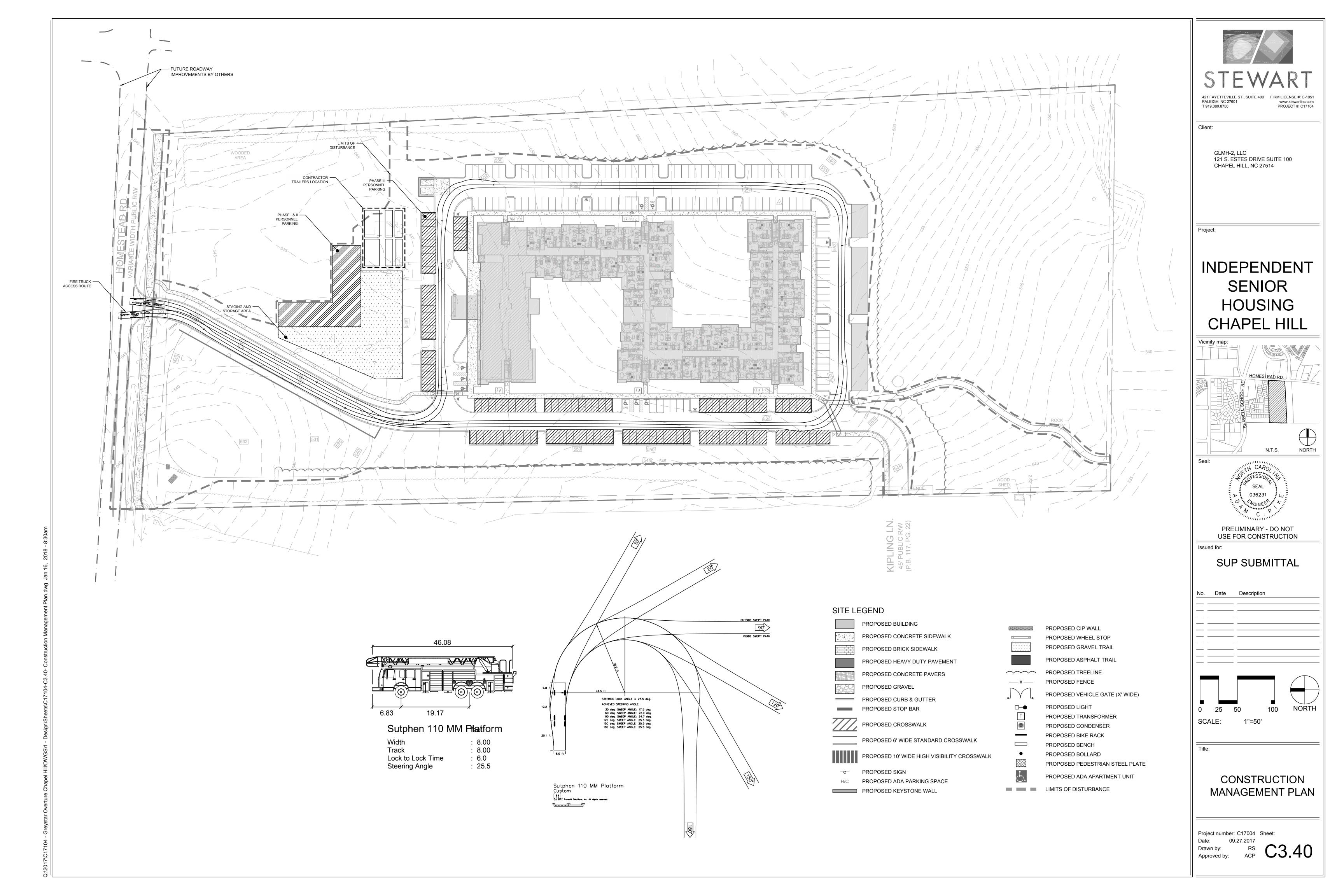


STEWART 421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE #: C-1051
RALEIGH, NC 27601 www.stewartinc.com
T 919.380.8750 PROJECT #: C17104

INDEPENDENT



RECREATIONAL PLAN



1. REFER TO C3.00 FOR GENERAL NOTES.

- 2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN BEST LOCATION BASED ON FIELD CONDITIONS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONSTRUCTION ENTRANCES AS NECESSARY TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE, IF ANY PERMANENT METHODS ARE REQUIRED.
- 5. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- 6. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 7. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE LIMITS OF DISTURBANCE (L.O.D.) SHALL BE PERMITTED. THE L.O.D.
- SHALL BE MAINTAINED BY THE ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION. 8. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO
- AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- 9. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES. ETC.).
- 10. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT. COPIES OF THE WRITTEN INSPECTION REPORTS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE TWICE PER WEEK AND AFTER RAINS OF GREATER THAN 0.5". RAIN GAUGE REQUIRED ON SITE.
- 11. ANY AREAS OF EXPOSED SOILS THAT WILL NOT BE DISTURBED FOR FOURTEEN DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- 12. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- 13. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER
- 14. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT
- 15. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE A MINIMUM THICKNESS OF 2 TO 3 INCHES.
- 16. INTERIM SLOPES MAY BE GRADED TO A MAXIMUM SLOPE OF 2:1 (HORIZONTAL: VERTICAL); CUT SLOPES SHALL BE LIMITED TO A MAXIMUM
- 17. THE SURFACE OF AREAS SLOPES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL THAT ARE TO RECEIVE INTERIM FILL SHALL BE PLOWED. FURROWED, TILLED OR BROKEN UP PRIOR TO PLACING FILL SO THAT FILL MATERIAL WILL BOND WITH EXISTING . " SURFACE. INTERIM FILL SHALL BE PLACED AS SPECIFIED FOR PERMANENT FILLS AND IN LIFTS NOT GREATER THAN 6".
- 18. PROVIDE DUST CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, WETTING DOWN TO CONTROL DUST ON SITE, IN ORDER TO PREVENT ANNOYANCE/AND OR DAMAGE TO ADJACENT SITES. CALCIUM CHLORIDE OR ANY OTHER CHEMICAL MATERIAL MAY NOT BE USED ON SUBGRADES OF AREAS TO BE SEEDED OR PLANTED.
- 19. SEDIMENT LADEN RUNOFF FROM EXCAVATIONS SHALL NOT BE PUMPED DIRECTLY TO STORM DRAINAGE.
- 20. INSPECTOR REFERS TO LOCAL JURISDICTIONAL (NCDENR OR LOCAL) LAND QUALITY INSPECTOR OR HIS REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE
- 21. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES LAND QUALITY SECTION EROSION AND SEDIMENT CONTROL PLANNING LAND DESIGN MANUAL.
- 22. NOTIFICATION OF LAND RESOURCES SEDIMENT AND EROSION CONTROL SELF-INSPECTION PROGRAM: THE PERSON RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES IS REQUIRED TO INSPECT THE PROJECT AFTER EACH PHASE OF THE PROJECT AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ACCORDANCE WITH NCGS 113A-54.1 AND 15A NCAC 4B.0131 TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. THE SELF-INSPECTION REPORT FORM IS AVAILABLE AS AN EXCEL SPREADSHEET FORM HTTP://WWW.DLR.ENR.STATE.NC.US/PAGES/SEDIMENTATION NEW.HTML

MAINTENANCE NOTES

STABILIZE PROPERLY.

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- 2. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT, HEALTH AND NATURAL RESOURCES LAND QUALITY SECTION EROSION AND SEDIMENT CONTROL PLANNING LAND DESIGN MANUAL.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONSTRUCTION ENTRANCES AS NECESSARY TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE. IF ANY PERMANENT METHODS ARE REQUIRED.
- 4. THE CONTRACTOR IS ALSO REQUIRED TO MET THE BELOW REQUIREMENTS FOR EACH EROSION CONTROL MEASURE, AS NOTED IN THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY - EROSION CONTROL MANUAL. THESE REQUIREMENTS ARE
- 4.1. CONSTRUCTION ENTRANCE MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE. AFTER EACH RAINFALL EVENT, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, WASHED, OR TRACKED OFF THE CONSTRUCTION SITE OR ONTO PUBLIC ROADWAYS.
- 4.2. SILT FENCE INSPECT TEMPORARY SEDIMENT TRAPS AT LEAST WEEEKLY AND AFTER EACH SIGNIFICANT (INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT, AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN THE DESIGNATED DISPOSAL AREA, AND REPLACE THE PART OF THE GRAVEL FACING THAT IS IMPAIRED BY SEDIMENT. CHECK THE STRUCTURE FOR DAMAGE FROM EROSION OR PIPING. PERIODICALLY CHECK THE DEPTH OF THE SPILLWAY TO ENSURE IT IS A MINIMUM OF 1.5 FT BELOW THE LOW POINT OF THE EMBANKMENT. IMMEDIATELY FILL AN SETTLEMENT OF THE EMBANKMENT TO SLIGHTLY ABOVE DESIGN GRADE. ANY RIPRAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY. AFTER ALL SEDIMENT-PRODUCING AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS, AND
- 4.3. SILT FENCE STONE OUTLET INSPECT OUTLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (\$\frac{1}{2}\$ INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE NO. 57 WASHED STONE AS NEEDED.
- 4.4. DROP INLET PROTECTION INSPECT THE BARRIER AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (INCH OR GREATER) RAINFALL AND MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED, REMOVE ALL MATERIALS AND ANY UNSTABLE SOIL, AND EITHER SALVAGE OR DISPOSE OF IT PROPERLY. BRING THE DISTURBED AREA TO PROPER GRADE, THEN SMOOTH AND COMPACT IT. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET.
- 4.5. CONCRETE WASHOUT PIT -MAXIMUM WATER AND SEDIMENT DEPTH IS 12". PIT MUST BE EXCAVATED AND RE-LINED WHEN DEPTH OF SEDIMENT REACHES 12" OR COMBINED WATER/SEDIMENT DEPTH EXCEEDS 12" FOLLOWING WASHOUT OF CONCRETE TRUCK. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING PIT. WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 50' TO DRAINS, INLETS, OR SURFACE WATERS. AT COMPLETION OF PROJECT, WASHOUT AREA TO BE BACKFILLED AND GRADED TO BE LEVEL WITH EXISTING GRADE.
- 4.6. TEMPORARY BERM/DIVERSION DITCH DETAIL- INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVED THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT. MACHINE COMPACTION OF ALL FILL IS REQUIRED. ALLOW AT LEAST 10% SETTLEMENT FOR THE TOTAL FILL HEIGHT. DIVERSIONS SUFFICIENT TO DIRECT ALL SEDIMENT- LADEN STORMWATER SEDIMENT CONTROL DEVICE MUST BE INSTALLED PRIOR TO INTO A CLEARING AND GRUBBING OF THE AREA. DIVERSIONS SHOULD BE LOCATED TO MINIMIZE DAMAGE DURING CONSTRUCTION OPERATIONS. DIVERSIONS SHALL BE SEEDED AND MULCHED IF THEY ARE REMAIN TO IN PLACED OVER 30 DAYS.CHECK DEVICE AFTER EACH RAIN, BUT ONCE A WEEK REGARDLESS. REPAIR AS NECESSARY.
- 4.7. INSPECT ROCK PIPE INLET PROTECTION AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (⅓ INCH OR GREATER) RAINFALL EVENT AND REPAIR IMMEDIATELY. REMOVE SEDIMENT AND RESTORE THE SEDIMENT STORAGE AREA TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. PLACE THE SEDIMENT THAT IS REMOVED IN THE DESIGNATED DISPOSAL AREA AND REPLACE THE CONTAMINATED PART OF THE GRAVEL FACING. CHECK THE STRUCTURE FOR DAMAGE. ANY RIPRAP DISPLACED FROM THE STONE HORSESHOE MUST BE REPLACED IMMEDIATELY. AFTER ALL THE SEDIMENT-PRODUCING ARES HAVE BEEN PERMANENTLY STABILIZED, REMOVE THE STRUCTURE AND ALL THE UNSTABLE SEDIMENT. SMOOTH THE AREA TO BLEND WITH THE ADJOINING AREAS AND PROVIDE PERMANENT GROUND COVER.

SEQUENCE OF CONSTRUCTION ACTIVITIES

- 1. OBTAIN GRADING PERMIT.
- 2. DETERMINE AND MARK LIMITS OF DISTURBANCE.
- 3. A PRECONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ARCHITECT, ENGINEER, AND CONTRACTOR SHALL BE PRESENT TO SATISFY REQUIREMENTS.
- 4. INSTALL CONSTRUCTION ENTRANCE, TREE PROTECTION FENCING, SILT FENCE, PERIMETER EROSION CONTROL DEVICES AND ALL REQUIRED BASINS AND TRAPS.
- 5. SCHEDULE SITE INSPECTION.
- 6. UPON APPROVAL TO PROCEED BY THE EROSION CONTROL INSPECTOR, HARVEST ANY TIMBER.
- 7. CONSTRUCT REMAINING EROSION CONTROL MEASURES AS REQUIRED.
- 8. REMOVE AND/OR STORE TOPSOIL.
- 9. BEGIN GRADING OPERATIONS.
- 10. CLEAN SEDIMENT BASINS/TRAPS WHEN ONE-HALF FULL.
- 11. ALL STREETS SURROUNDING THE PROJECT SHALL BE KEPT CLEAN AT ALL TIMES. 12. PLACE TEMPORARY SEEDING ON ALL DISTURBED AREAS THAT WILL BE IDLE 14 DAYS OR LONGER.
- 13. PERMANENT SURFACE STABILIZATION SHALL BE INSTALLED FOR ALL AREAS WITHIN 14 DAYS AFTER FINAL GRADE HAS BEEN REACHED. AS NECESSARY, FERTILIZE, WATER AND RESEED AS REQUIRED TO ESTABLISH AND MAINTAIN A VIGOROUS STAND OF
- 14. AFTER COMPLETION OF CONSTRUCTION AND THE SITE IS STABILIZED. REMOVE ALL ACCUMULATED SEDIMENT FROM SEDIMENT TRAPPING MEASURES AND DISPOSE BY MEANS DEEMED ACCEPTABLE BY THE ENGINEER. SCHEDULE SITE INSPECTION. UPON APPROVAL BY THE EROSION CONTROL INSPECTOR, REMOVE TEMPORARY EROSION CONTROL MEASURES, SMOOTH AREA AND APPLY APPROPRIATE STABILIZATION.
- 15. STORMWATER PERMIT INSPECTION REPORTS SHALL BE PERFORMED BY THE CONTRACTOR UNTIL NOTIFIED OTHERWISE BY THE

- 1. INSPECTOR REFERS TO LOCAL JURISDICTIONAL (NCDENR OR LOCAL) LAND QUALITY INSPECTOR OR HIS REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE
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TREE PROTECTION NOTES:

- 1. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT. OR OBTAIN A GRADING PERMIT THEN TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND
- 2. TREE PROTECTION FENCING SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE ON THE TREE ROOTS OUTSIDE OF THE TREE SAVE AREA. THIS SHALL OCCUR AT THE SAME TIME THAT OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE.
- 4. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE
- 5. TREE PROTECTION AREA: EQUALS ONE FOOT OF RADIUS FOR EVERY INCH OF DIAMETER OF EXISTING TREES, OR SIX FOOT RADIUS, WHICHEVER IS GREATER. NO DISTURBANCE ALLOWED WITHIN THIS AREA.

ADMIXTURES

AGRICULTURAL LIMESTONE: 2 TONS/ACRE

FERTILIZER: 1,000 LBS/ACRE - 10-10-10

SUPERPHOSPHATE: 500 LBS/ACRE - 20% ANALYSIS

MULCH: 2 TONS/ACRE - SMALL GRAIN STRAW

ANCHOR: ASPHALT EMULSION AT 300 GALS/ACRE

SEEDING SCHEDULE

SHOULDERS, SIDE DITCHES, SLOPES (Max 3:1)

DATE	TYPE	PLANTING RATE
AUG 15 - NOV 1 NOV 1 - MAR 1	TALL FESCUE TALL FESCUE	300 LBS/ACRE 300 LBS/ACRE
MAR 1 - APR 15	& ABRUZZI RYE TALL FESCUE	25 LBS/ACRE 300 LBS/ACRE
APR 15 - JUN 30 JUL 1 - AUG 15	HULLED COMMON BERMUDAGRASS TALL FESCUE AND	25 LBS/ACRE 120 LBS/ACRE
	***BROWNTOP MILLET ***OR SORGHUM-SUDAN HYBRIDS	35 LBS/ACRE 30 LBS/ACRE

SLOPES (3:1 to 2:1)

DATE	TYPE	PLANTING RATE
MAR 1 - JUN 1	***BROWNTOP MILLET	50 LBS/ACRE
(MAR 1 - APR 15)	ADD TALL FESCUE	120 LBS/ACRE (MAR 1 - JUN 30)
	OR ADD HULLED COMMON BERMUDAGRASS	25 LBS/ACRE
JUN 1 - SEP 1	***TALL FESCUE AND	120 LBS/ACRE
	***BROWNTOP MILLET	35 LBS/ACRE
	***OR SORGHUM-SUDAN HYBRIDS	30 LBS/ACRE
SEP 1 - MAR 1	ANNUAL RYE	70 LBS/ACRE
	AND TALL FESCUE	120 LBS/ACRE (NOV 1 - MAR 1)
	ADD ABRUZZI RYE	25 LBS/ACRE

CONSULT CONSERVATION ENGINEER OR SOIL CONSERVATION SERVICE FOR ADDITIONAL INFORMATION CONCERNING OTHER ALTERNATIVES FOR VEGETATION OF DENUDED AREAS. THE ABOVE VEGETATION RATES ARE THOSE WHICH DO WELL UNDER LOCAL CONDITIONS; OTHER SEEDING RATE COMBINATIONS ARE POSSIBLE.

***TEMPORARY - RESEED ACCORDING TO OPTIMUM SEASON FOR DESIRED PERMANENT VEGETATION. DO NOT ALLOW TEMPORARY COVER TO GROW OVER 12" IN HEIGHT BEFORE MOWING, OTHERWISE FESCUE MAY BE SHADED OUT.

TEMPORARY SEEDBED PREPARATION

- 1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL THREE INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
- RIP THE ENTIRE AREA TO SIX INCHES DEEP.
- 3. REMOVE ALL LOOSE ROCK, ROOTS AND OTHER OBSTRUCTIONS, LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- 4. APPLY AGRICULTURAL LIME, FERTILIZER AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE ADMIXTURE BELOW).
- 5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED FOUR TO SIX INCHES DEEP. 6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
- 7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- 8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE MORE THAN 60% DAMAGED, RE-ESTABLISH FOLLOWING THE ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- 9. CONSULT S&EC ENVIRONMENTAL ENGINEERS ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS

SEEDBED PREPARATION

- 1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONED, IF AVAILABLE.
- RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
- 3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
- 4. APPLY ALL AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW).
- 5. CONTINUE TILLAGE UNTIL A WELL PULVERIZED, FIRM, REASONABLY UNIFORM 4 TO 6 INCHES DEEP SEEDBED IS PREPARED.
- 6. SEED ON A FRESHLY PREPARED SEED BED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER
- 7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
- 8. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESENDING WITHIN THE PLANTING SEASON, IF POSSIBLE, IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
- 9. INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESENDING WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 50% DAMAGED , REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES AND LANDSCAPING PLANS
- 10. SEE LANDSCAPING PLANS FOR PERMANENT SEEDING, MULCHING, AND FERTILIZING RATES. ALL AREAS NOT DESIGNATED TO RECEIVE PLANTS SHALL BE SEEDED PER THE LANDSCAPING PLANS.

DIVERSION DITCH INFORMATION



Diversion Channel Dimension Table

				Top Width		Channel	
Channel	Bottom Wid	dth (Y)	Sideslope (M)	(W)	Lining	Depth (FT)	Velocity
DD-01	0.00	FT	2 :1	5 FT	STRAW SINGLE NET BLANKET	1 FT	6.01 FT/S
DD-02	0.00	FT	2 :1	4 FT	STRAW SINGLE NET BLANKET	0.75 FT	3.19 FT/S

SEDIMENT TRAP INFORMATION

Sediment Basin Summary:	Basin ID	=	ST-1	
	Bottom Width	=	77.5 ft	
	Bottom Length	=	167 ft	
	Surface Width	=	89.5 ft	
	Surface Length	=	179 ft	
	Top Width	=	98.5 ft	
	Top Length	=	188 ft	
	Stone Outlet Width	=	15 ft	
	Outlet Sideslopes	=	2:1	
	Storage Depth	=	2 ft	
	Dam Height	=	3.5 ft	
	Sideslopes	=	3 :1	
	Skimmer Size	=	4 in	
	Head on Skimmer	=	0.333 ft	
	Orifice Size	=	2.50 in	

the North Carolina Erosion and Sedimentation Planning and Design Manual.

STABILIZATION TABLE

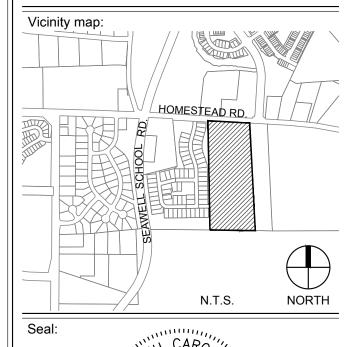
Area	SITE AREA	STABILIZATION	STABILIZATION TIME
AICa	DESCRIPTION	TIME FRAME	FRAME EXCEPTION
	Perimeter dikes,		
1	swales, ditches	7 days	None
	and slopes		
			If slopes are 10' or less
2	2 Slopes Steeper than 3:1	7 days	in length and are not
2			steeper than 2:1, 14
			days are allowed
	Slopes 3:1 or		7-days for slopes
3	flatter	14 days	greater than 50 feet in
	ilattei		length
	All other area		None (except as
4	with slopes	14 days	shown in chart)
	flatter than 4:1		Shown in chart)

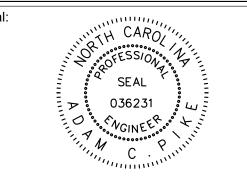
TOTAL AREA OF DISTURBANCE 8.90 AC



GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

INDEPENDENT





SUP SUBMITTAL

PRELIMINARY - DO NOT

USE FOR CONSTRUCTION

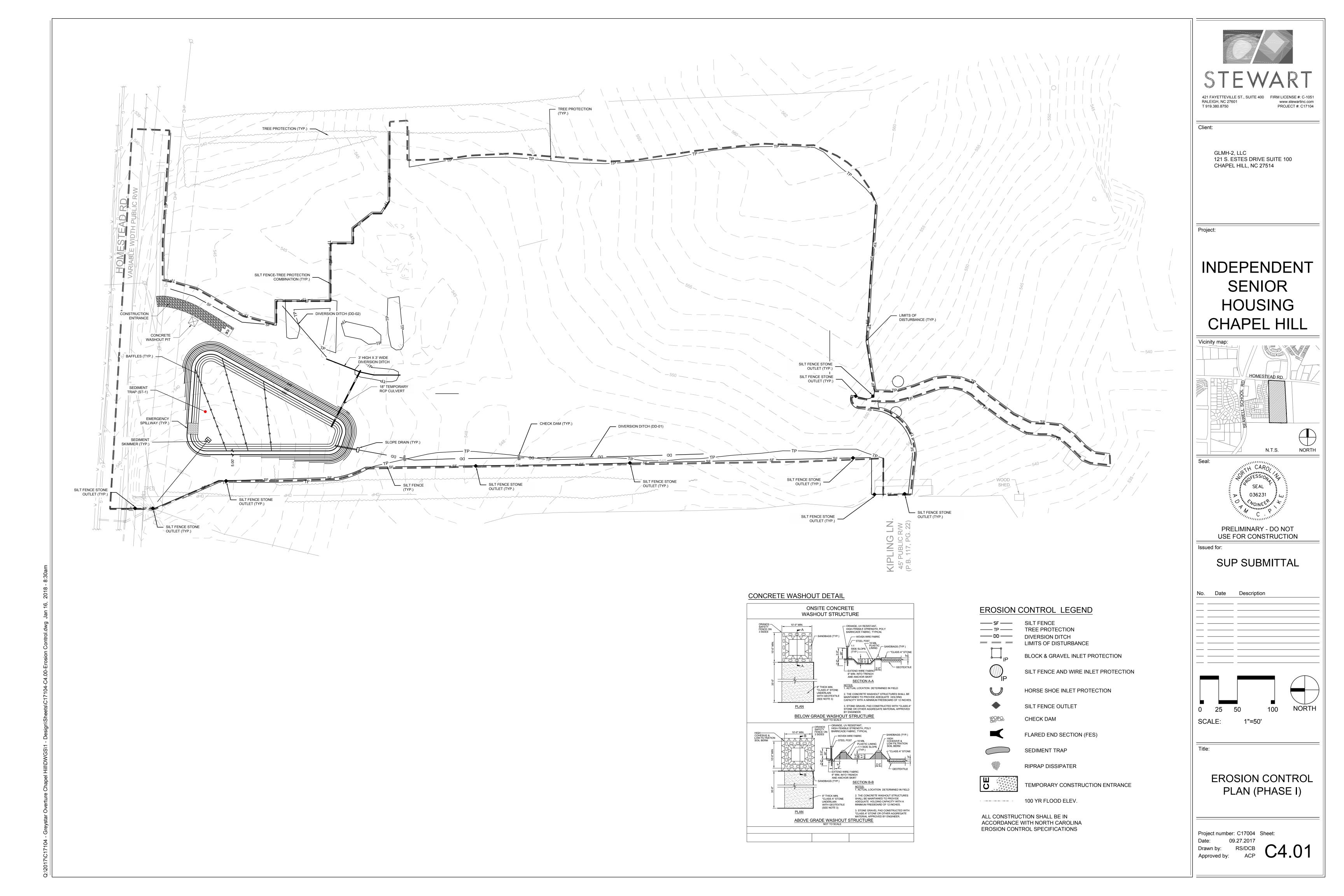
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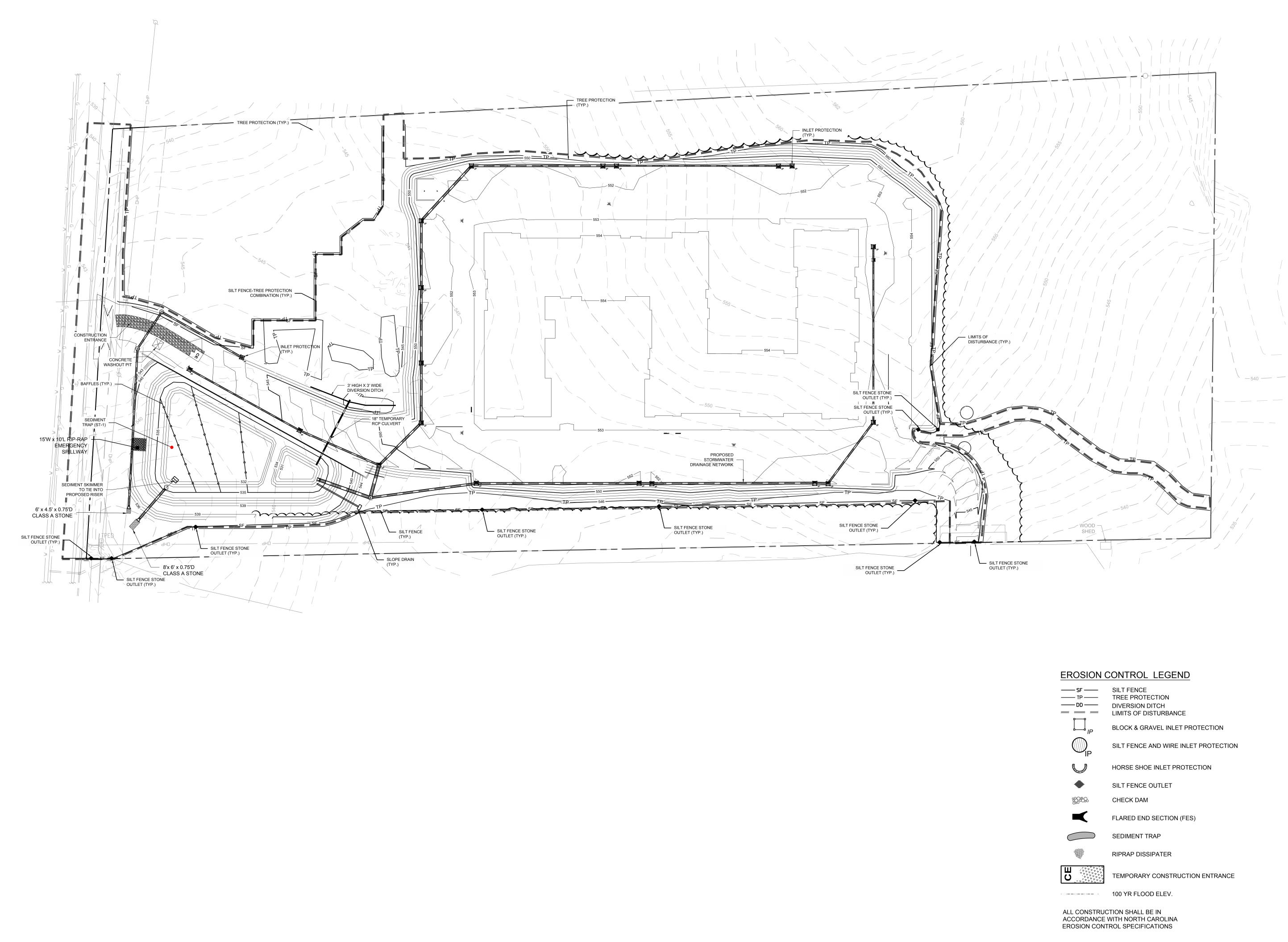
Issued for:

EROSION CONTROL

Project number: C17004 Sheet:

Drawn by:

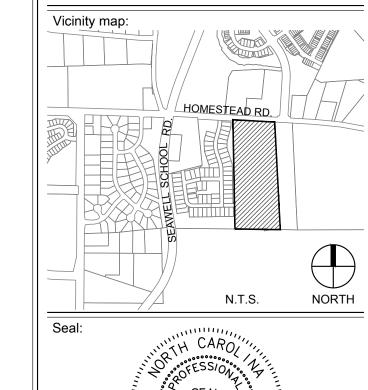






GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

INDEPENDENT SENIOR HOUSING CHAPEL HILL



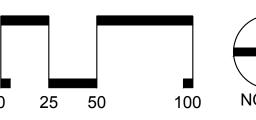
Issued for:

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PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SUP SUBMITTAL

No. Date Description



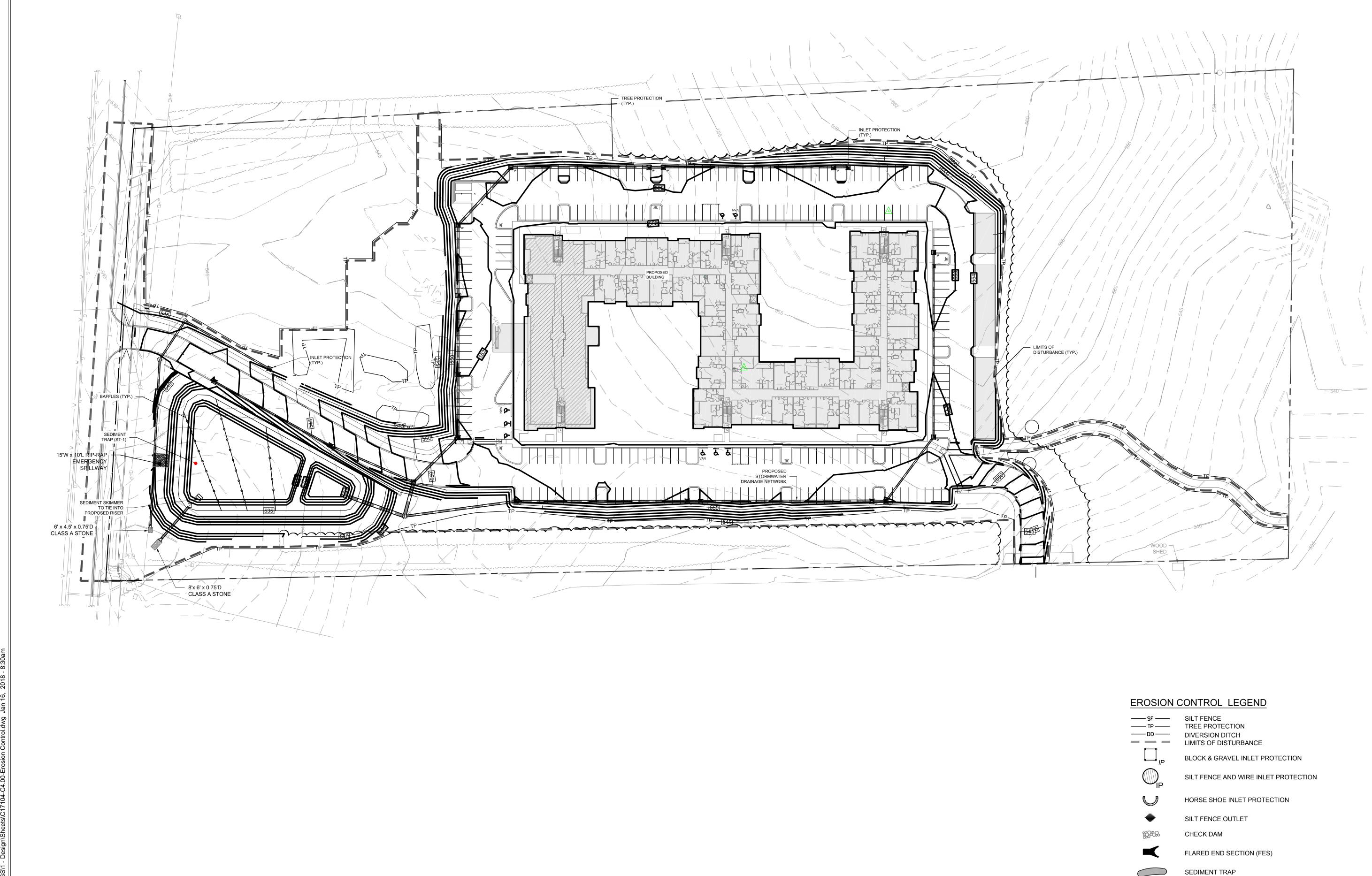
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SCALE:

EROSION CONTROL PLAN (PHASE II)

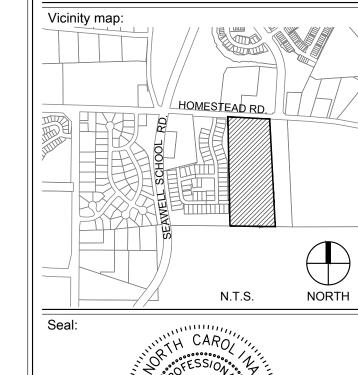
Project number: C17004 Sheet: Date: 09.27.2017

Drawn by: RS/DCB Approved by: ACP C4.02



GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

INDEPENDENT SENIOR HOUSING CHAPEL HILL

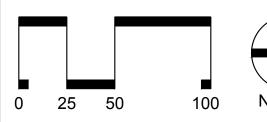


PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SUP SUBMITTAL

No. Date Description

Issued for:



SCALE:

RIPRAP DISSIPATER

100 YR FLOOD ELEV.

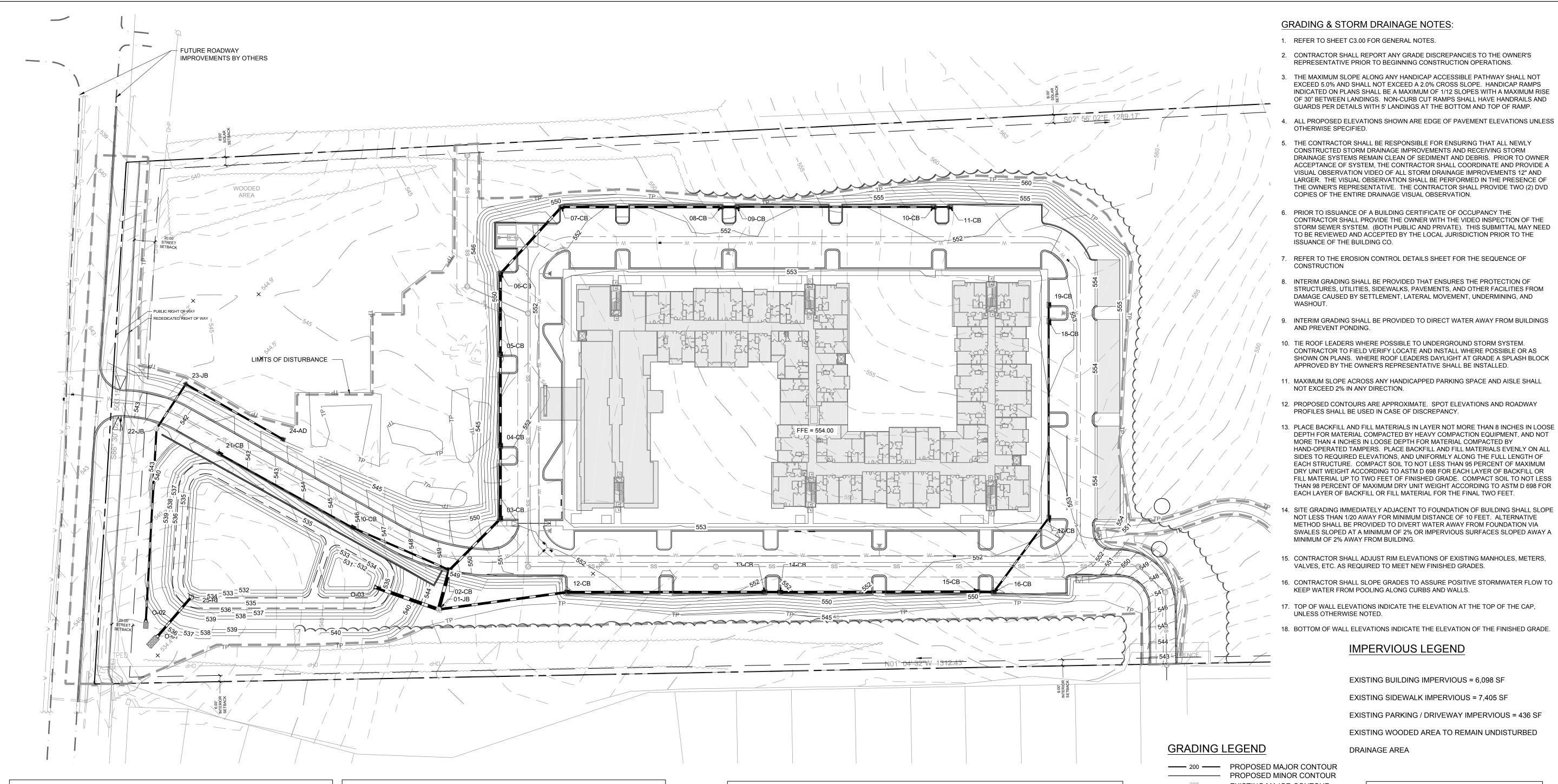
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA EROSION CONTROL SPECIFICATIONS

TEMPORARY CONSTRUCTION ENTRANCE

EROSION CONTROL PLAN (PHASE III)

Project number: C17004 Sheet: Date: 09.27.2017

Drawn by: RS/DCB Approved by: ACP C4.03



STRUCTURE TABLE					
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT		
01-JB	RIM = 541.13 INV IN = 535.12 INV IN = 534.22 INV OUT = 534.12	12-SP, 24" RCP INV IN =535.12 02-SP, 36" RCP INV IN =534.22	01-SP, 36" RCP INV OUT =534.12		
02-CB	RIM = 549.73 INV IN = 536.11 INV IN = 535.61 INV OUT = 534.61	20-SP, 18" RCP INV IN =536.11 03-SP, 24" RCP INV IN =535.61	02-SP, 36" RCP INV OUT =534.61		
03-CB	RIM = 551.72 INV IN = 536.86 INV OUT = 536.76	04-SP, 24" RCP INV IN =536.86	03-SP, 24" RCP INV OUT =536.76		
04-CB	RIM = 551.73 INV IN = 537.66 INV OUT = 537.56	05-SP, 24" RCP INV IN =537.66	04-SP, 24" RCP INV OUT =537.56		
05-CB	RIM = 550.34 INV IN = 538.64 INV OUT = 538.54	06-SP, 24" RCP INV IN =538.64	05-SP, 24" RCP INV OUT =538.54		
06-CB	RIM = 551.49 INV IN = 539.52 INV OUT = 539.42	07-SP, 24" RCP INV IN =539.52	06-SP, 24" RCP INV OUT =539.42		
07-CB	RIM = 551.16 INV IN = 540.49 INV OUT = 540.39	08-SP, 24" RCP INV IN =540.49	07-SP, 24" RCP INV OUT =540.39		
08-CB	RIM = 551.10 INV IN = 542.12 INV OUT = 542.03	09-SP, 24" RCP INV IN =542.12	08-SP, 24" RCP INV OUT =542.03		
09-CB	RIM = 551.30 INV IN = 543.03 INV OUT = 542.28	10-SP, 15" RCP INV IN =543.03	09-SP, 24" RCP INV OUT =542.28		
10-CB	RIM = 551.02 INV IN = 545.02 INV OUT = 544.92	11-SP, 15" RCP INV IN =545.02	10-SP, 15" RCP INV OUT =544.92		
11-CB	RIM = 551.02 INV OUT = 545.18	N/A	11-SP, 15" RCP INV OUT =545.18		
12-CB	RIM = 550.88 INV IN = 539.57 INV OUT = 539.47	13-SP, 24" RCP INV IN =539.57	12-SP, 24" RCP INV OUT =539.47		
13-CB	RIM = 551.60 INV IN = 541.57 INV OUT = 541.47	14-SP, 24" RCP INV IN =541.57	13-SP, 24" RCP INV OUT =541.47		
14-CB	RIM = 551.67 INV IN = 541.82	15-SP, 24" RCP INV IN =541.82	14-SP, 24" RCP INV OUT =541.72		

INV OUT = 541.72

STRUCTURE TABLE					
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT		
15-CB	RIM = 551.08 INV IN = 543.82 INV OUT = 543.72	16-SP, 24" RCP INV IN =543.82	15-SP, 24" RCP INV OUT =543.72		
16-CB	RIM = 550.88 INV IN = 544.08 INV OUT = 543.97	17-SP, 18" RCP INV IN =544.08	16-SP, 24" RCP INV OUT =543.97		
17-CB	RIM = 552.12 INV IN = 545.07 INV OUT = 544.97	18-SP, 15" RCP INV IN =545.07	17-SP, 18" RCP INV OUT =544.97		
18-CB	RIM = 552.12 INV IN = 547.06 INV OUT = 546.96	19-SP, 15" RCP INV IN =547.06	18-SP, 15" RCP INV OUT =546.96		
19-CB	RIM = 552.12 INV OUT = 547.22	N/A	19-SP, 15" RCP INV OUT =547.22		
20-CB	RIM = 545.79 INV IN = 535.82 INV OUT = 537.13	21-SP, 15" RCP INV IN =535.82	20-SP, 18" RCP INV OUT =537.13		
21-CB	RIM = 541.03 INV OUT = 537.28	N/A	21-SP, 15" RCP INV OUT =537.28		
22-JB	RIM = 543.37 INV IN = 536.70 INV OUT = 536.60	23-SP, 18" RCP INV IN =536.70	22-SP, 18" RCP INV OUT =536.60		
23-JB	RIM = 539.79 INV IN = 537.58 INV OUT = 537.48	24-SP, 18" RCP INV IN =537.58	23-SP, 18" RCP INV OUT =537.48		
24-AD	RIM = 542.00 INV OUT = 538.66	N/A	24-SP, 18" RCP INV OUT =538.66		
25-RI	RIM = 537.55 INV OUT = 534.80	N/A	25-SP, 24" RCP INV OUT =534.80		
O-01	RIM = N/A INV IN = 533.99	25-SP, 24" RCP INV IN =533.99	N/A		
O-02	RIM = N/A INV IN = 534.74	22-SP, 18" RCP INV IN =534.74	N/A		
O-03	RIM = N/A INV IN = 533.50	01-SP, 36" RCP INV IN =533.50	N/A		

PIPE TABLE							
START STRUCTURE	END STRUCTURE	START INVERT	END INVERT	SIZE	LENGTH	SLOPE	MATERIAL
02-CB	0 0-2 B	534.61	534.22	36"	39.37'	1.00%	RCP
12-CB	0 ⊅√ JB	539.47	535.12	24"	124.96'	3.48%	RCP
20-CB	0 2∙3 B	537.13	536.11	18"	101.33'	1.00%	RCP
03-CB	02-CB	536.76	535.61	24"	69.77'	1.65%	RCP
04-CB	03-CB	537.56	536.86	24"	69.98'	1.00%	RCP
05-CB	04-CB	538.54	537.66	24"	88.02'	1.00%	RCP
06-CB	05-CB	539.42	538.64	24"	77.95'	1.00%	RCP
07-CB	06-CB	540.39	539.52	24"	86.84'	1.00%	RCP
08-CB	07-CB	542.03	540.49	24"	153.50'	1.00%	RCP
09-CB	08-CB	542.28	542.12	24"	15.48'	1.00%	RCP
10-CB	09-CB	544.92	543.03	15"	189.41'	1.00%	RCP
11-CB	10-CB	545.18	545.02	15"	15.60'	1.00%	RCP
13-CB	12-CB	541.47	539.57	24"	189.91'	1.00%	RCP
14-CB	13-CB	541.72	541.57	24"	15.06'	1.00%	RCP
15-CB	14-CB	543.72	541.82	24"	189.96'	1.00%	RCP
16-CB	15-CB	543.97	543.82	24"	15.55'	1.00%	RCP
17-CB	16-CB	544.97	544.08	18"	88.89'	1.00%	RCP
18-CB	17-CB	546.96	545.07	15"	189.43'	1.00%	RCP
19-CB	18-CB	547.22	547.06	15"	15.54'	1.00%	RCP
21-CB	20-CB	537.28	535.82	15"	146.45'	1.00%	RCP
23-JB	22-JB	537.48	536.70	18"	51.30'	1.53%	RCP
24-AD	23-JB	538.66	537.58	18"	107.81'	1.00%	RCP
25-RI	O-01	534.80	533.99	24"	49.44'	1.63%	RCP
22-JB	O-02	536.60	534.74	18"	185.61'	1.00%	RCP
01-JB	O-03	534.12	533.50	36"	63.99'	0.96%	RCP

GRADING & STORM DRAINAGE NOTES:

1. REFER TO SHEET C3.00 FOR GENERAL NOTES.

2. CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.

3. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.

- 4. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.
- 6. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
- 7. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF
- 8. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND
- 9. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.
- 10. TIE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.
- 11. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 12. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
- 13. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
- NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.
- 15. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- 16. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
- 17. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
- 18. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

IMPERVIOUS LEGEND

EXISTING BUILDING IMPERVIOUS = 6,098 SF EXISTING SIDEWALK IMPERVIOUS = 7,405 SF EXISTING PARKING / DRIVEWAY IMPERVIOUS = 436 SF

EXISTING WOODED AREA TO REMAIN UNDISTURBED

DRAINAGE AREA

	PROPOSED MINOR CONTOUR
200	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED STORM DRAINAGE
	PROPOSED CATCH BASIN
	PROPOSED JUNCTION BOX
	PROPOSED AREA DRAIN
44.50	PROPOSED ELEVATION
TC 44.50 BC 44.00	TOP/BOTTOM OF CURB
TW 46.00 BW 44.00	TOP/BOTTOM OF WALL
	RIPRAP DISSIPATOR

EXISTING IMPERVIOUS				
BUILDING	6,098 SF			
SIDEWALK	7,045 SF			
PARKING / DRIVE	436 SF			

PROPOSED IMPERVIOUS			
BUILDING	67.897 SF		
SIDEWALK	32,968 SF		
PARKING / DRIVE	94,075 SF		

STORM DRAINAGE NETWORK

FLOW DIRECTION

LIMITS OF DISTURBANCE

AD FES SEC JB RI	E CODE: = AREA DRAIN = FLARED END TION = JUNCTION BOX = RISER	TYPE CODE: L-AD = AREA DRAIN L-JB = JUNCTION BOX L-TD = TRENCH DRAIN L-CO = CLEANOUT
ΥI	= YARD INLET	
CB CI	= CATCH BASIN = CURB INLET	
I		

_DOWNSTREAM /--UPSTREAM STRC — UPSTREAM — DOWNSTREAM GRD. ELEV. FLOW GRD. ELEV. UPSTREAM INVERT DOWNSTREAM INVERT

CO = CLEANOUT TD = TRENCH DRAIN

- STRUCTURES WITHIN NCDOT RIGHT-OF-WAY SHALL BE TO NCDOT STANDARDS.
- STRUCTURES NOT WITHIN RIGHT OF WAY SHALL EITHER ALL BE TO NCDOT STANDARDS OR SHALL ALL BE TO LOCAL JURISDICTIONAL STANDARDS.
- ALL STORM PIPES TO BE CLASS III RCP UNLESS OTHERWISE NOTED.



T 919.380.8750

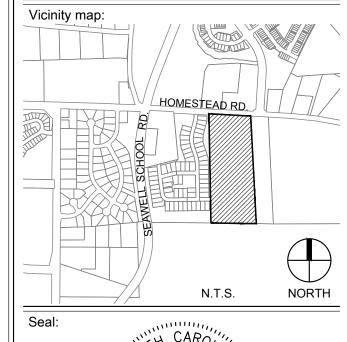
GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

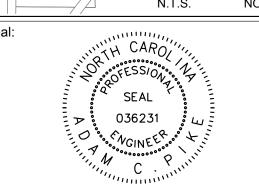
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PROJECT #: C17104

Project:

INDEPENDENT SENIOR HOUSING **CHAPEL HILL**





USE FOR CONSTRUCTION Issued for:

PRELIMINARY - DO NOT

SUP SUBMITTAL



SCALE:

GRADING PLAN

Project number: C17004 Sheet: 09.27.2017

