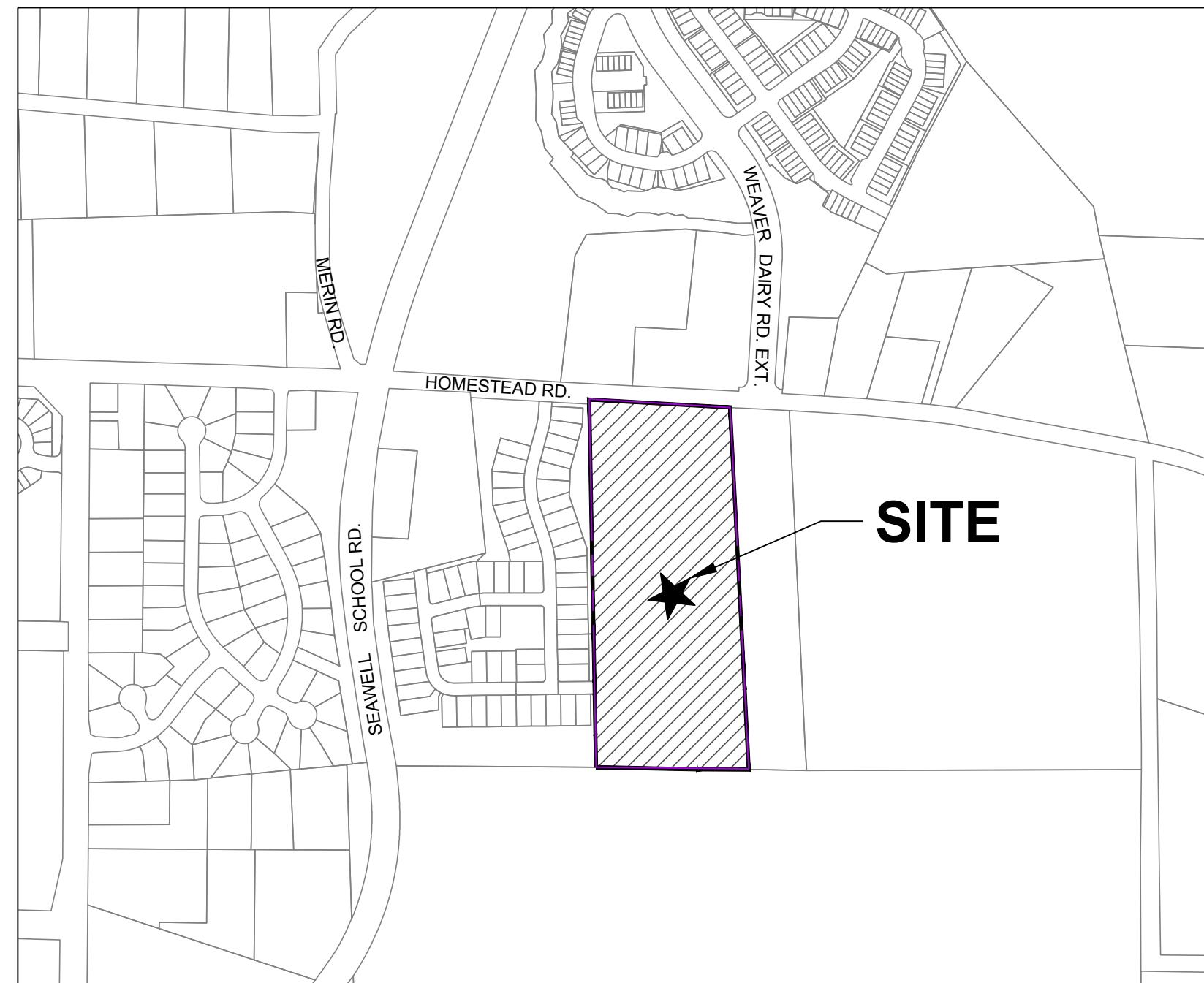


INDEPENDENT SENIOR HOUSING CHAPEL HILL

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



VICINITY MAP
SCALE: 1" = 500'



SITE 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.

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): MULTI - 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): MULTI - 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) = 109 + 114 = 223 SPACES MAX REQUIRED (TOTAL) = 137 + 142 = 279 SPACES					

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

APARTMENT UNIT BREAKDOWN									
NAME	UNIT			LEVELS				TOTAL	%
	NSF	GSF		1	2	3	4		
A1	1BD	598	598	8	10	14	14	46	109
A2	1BD	680	729	8	9	9	9	35	57.37%
A3	1BD	836	893	7	7	7	7	28	
B1	2BD	1042	1102	8	9	11	11	39	81
B2a	2BD	1250	1322	5	6	8	8	27	
B4	2BD+ST	1373	1566	3	4	4	4	15	42.63%
TOTAL				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
C2.00	DEMOLITIONS PLAN
C3.00	SITE PLAN
C3.01	SITE PLAN ENLARGEMENT (NORTH)
C3.02	SITE PLAN ENLARGEMENT (SOUTH)
C3.03	FUTURE RECREATIONAL PLAN
C3.40	CONSTRUCTION MANAGEMENT PLAN
C4.00	EROSION CONTROL NOTES
C4.01	EROSION CONTROL PLAN (PHASE I)
C4.02	EROSION CONTROL PLAN (PHASE II)
C4.03	EROSION CONTROL PLAN (PHASE III)
C5.00	GRADING PLAN
C5.20	STORMWATER MANAGEMENT PLAN (SCM-01)
C6.00	UTILITIES PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.10	EROSION CONTROL DETAILS
L1.00	LANDSCAPE PROTECTION PLAN
L1.01	LANDSCAPE PROTECTION PLAN
L1.10	PLANTING PLAN
L1.11	PLANTING PLAN SCHEDULE
L1.20	STEEP SLOPE PLAN
L2.00	LANDSCAPE DETAILS
L2.01	LANDSCAPE DETAILS
L2.02	LANDSCAPE DETAILS

APPLICANT/OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

ARCHITECTS



STEWART

101 W. MAIN STREET
DURHAM, NC 27701
T 919.380.8752
FIRM LICENSE # C-1051
WWW.STEWARTINC.COM
PROJECT # C17104

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

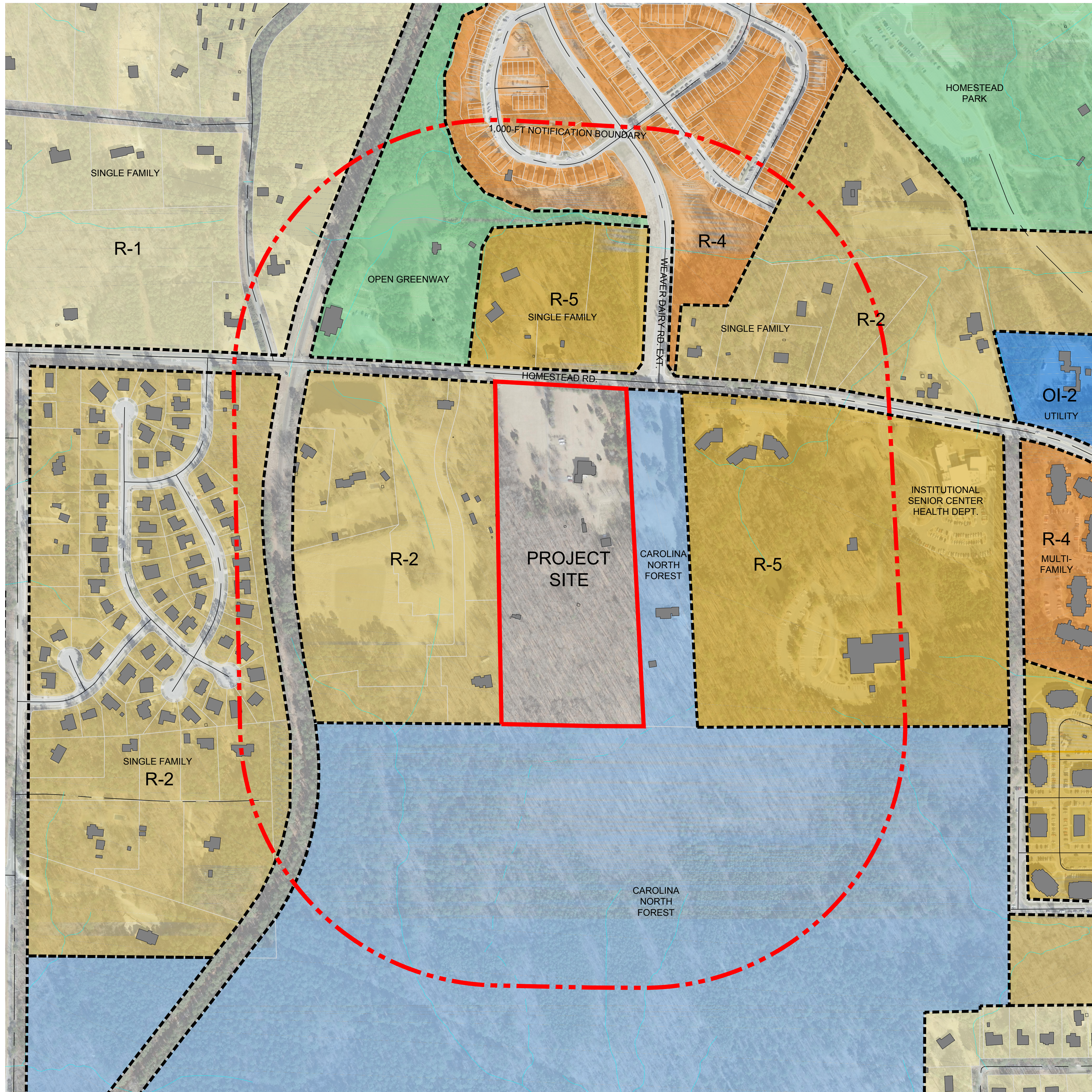
STEWART INC. - CIVIL
CONTACT: ADAM PIKE, PE
PROJECT MANAGER
919.866.4805 (T)
919.380.8752 (F)
APIKE@STEWARTINC.COM

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CONTACT: CHRISTOPHER J. MILLER, PLA
LANDSCAPE ARCHITECT
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CMILLER@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: FRANK G. MUNDY, II, PLS
DIRECTOR OF GEOMATICS
919.866.4806 x 206 (T)
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FMUNDY@STEWARTINC.COM

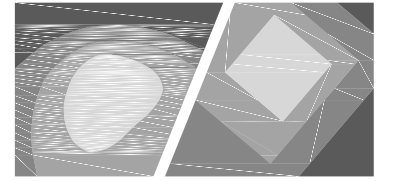
STEWART INC. - GEOTECHNICAL
CONTACT: DON BROWN, PE, LEED AP
MANAGER OF CONSTRUCTION SERVICES
919.866.4842 x 242 (T)
919.380.8752 (F)
DBROWN@STEWARTINC.COM

GURLITZ ARCHITECTURAL
121 S. ESTES DRIVE, SUITE 100
CHAPEL HILL, NC 27514
CONTACT: NATHAN HARMS
919.489.9000 (T)
NATHAN@GURLITZARCHITECTS.COM



LEGEND

- - - - - 1000' NOTIFICATION
- PROPERTY LINES
- — — — — PERENNIAL STREAM
- - - - - EPHEMERAL STREAM
- ZONING BOUNDARY



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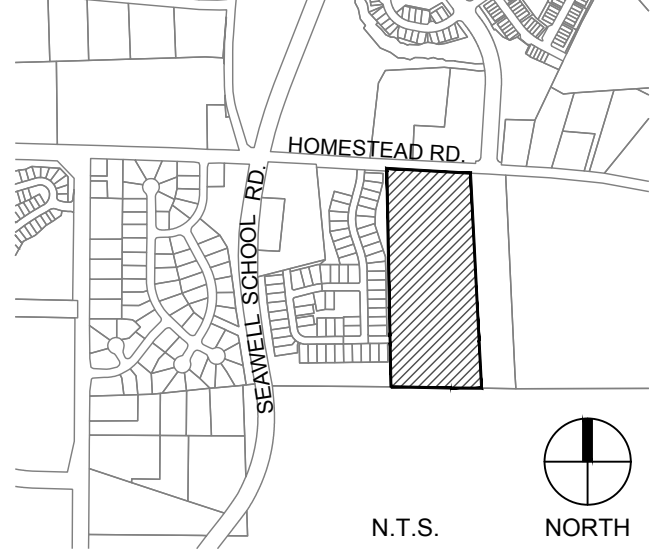
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 CHAPEL HILL, NC 27514

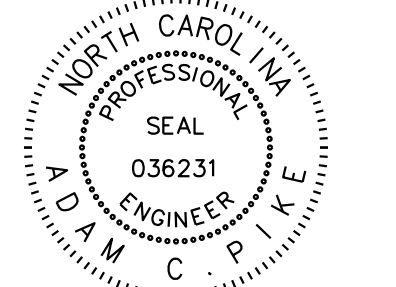
Project:

**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**

Vicinity map:



Seal:

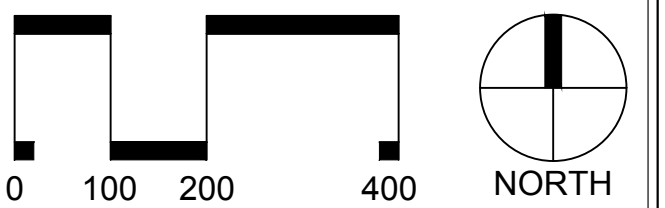


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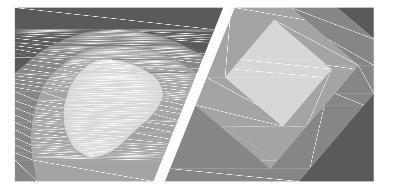


SCALE: 1"=200'

Title:

AREA MAP

Project number: C17004 Sheet:
 Date: 09.27.2017
 Drawn by: RS
 Approved by: ACP **C1.01**



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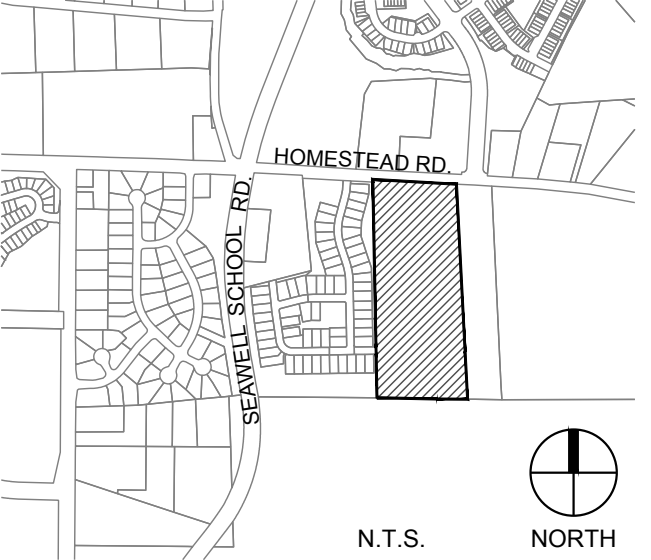
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CHAPEL HILL, NC 27514

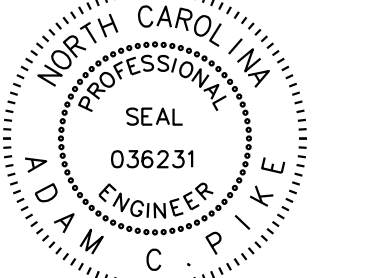
Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



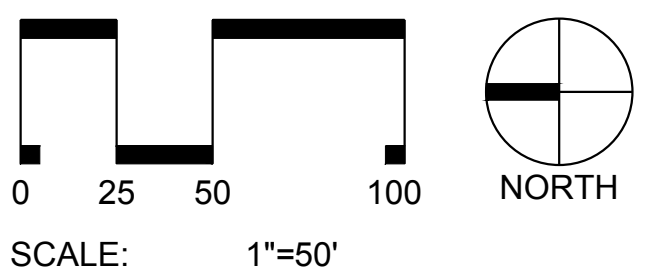
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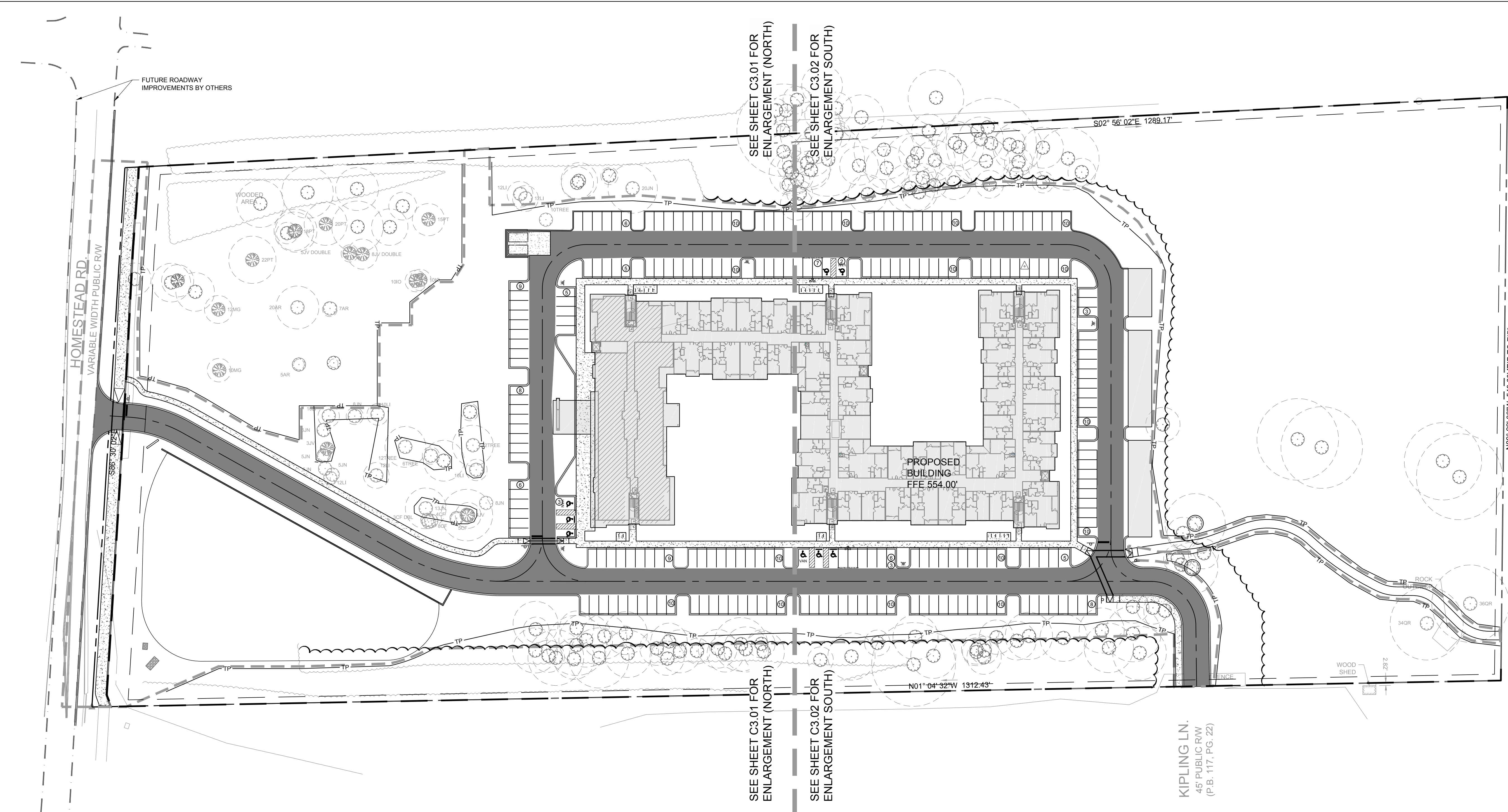
No.	Date	Description



Title:

SITE PLAN

Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: RS
Approved by: ACP **C3.00**



GENERAL NOTES:

- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD

TOWN OF CHAPEL HILL INSPECTION NOTES:

- 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.
- A COMPLETE FIRE SPRINKLER SYSTEM WILL BE REQUIRED.
- FIRE HYDRANTS MUST BE FULLY OPERATIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ONTO THE SITE.
- 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.
- 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.
- 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.
- 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
- SUBDIVISION INTERCONNECTION VIA KEPLING LANE SHALL BE ESTABLISHED EARLY FOR EMERGENCY VEHICLE ACCESS.
- 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:

- 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.
- 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.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURBS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- 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.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN

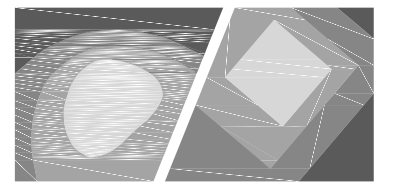
SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED 6' WIDE STANDARD CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED CIP WALL
- PROPOSED WHEEL STOP
- PROPOSED ASPHALT TRAIL
- PROPOSED LIGHT
- PROPOSED BIKE RACK
- LIMITS OF DISTURBANCE
- FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

GENERAL NOTES:

- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE 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.
- 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.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE 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.
- SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
- 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 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.
- 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.

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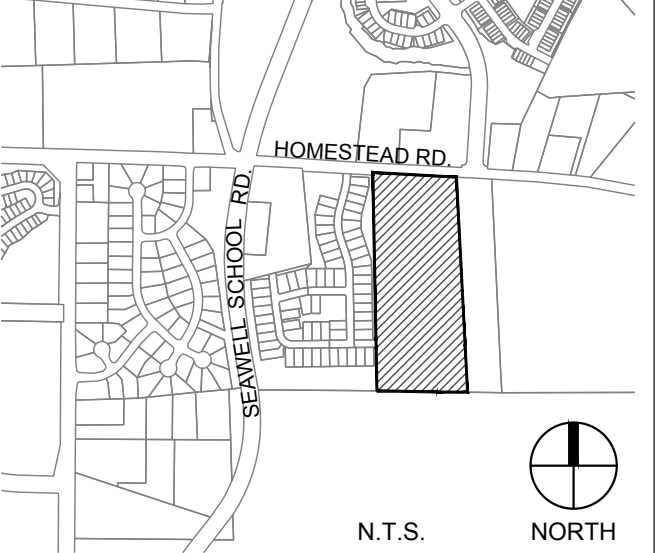
Client:

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

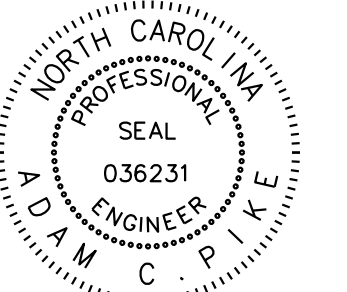
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INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



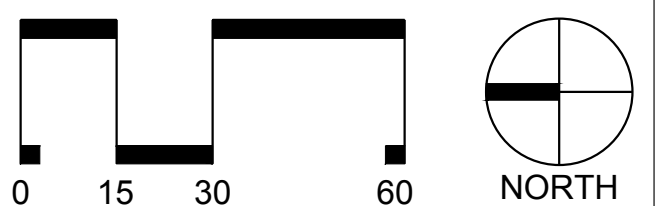
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No. Date Description

No.	Date	Description



SCALE: 1"=30'

Title:

SITE PLAN ENLARGEMENT (SOUTH)

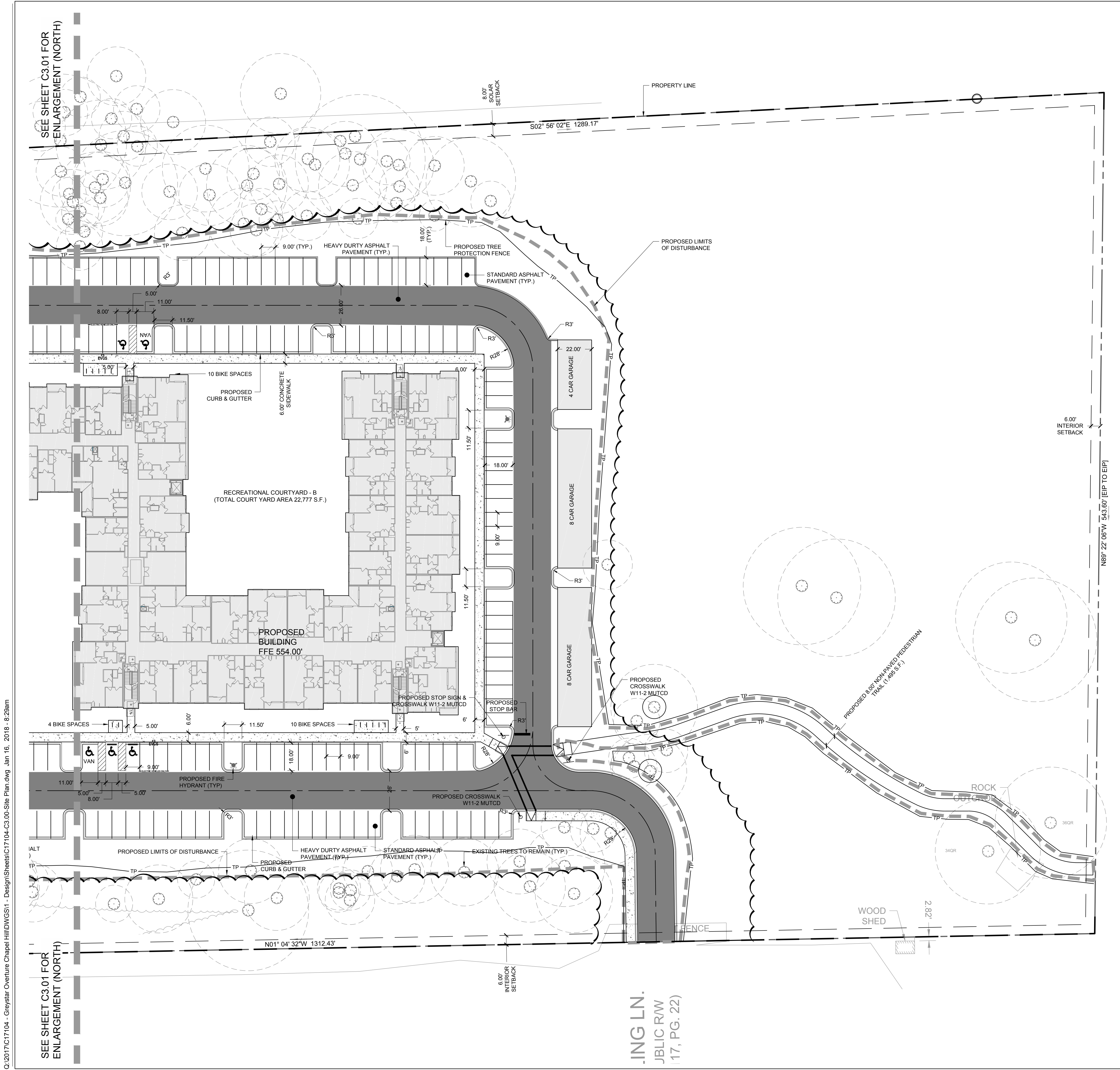
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Date: 09.27.2017

Drawn by: RS

Approved by: ACP

C3.02

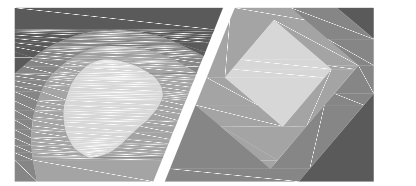


- SITE LEGEND**
- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CURB & GUTTER
 - PROPOSED STOP BAR
 - PROPOSED 6' WIDE STANDARD CROSSWALK
 - PROPOSED SIGN
 - PROPOSED ADA PARKING SPACE
 - PROPOSED CIP WALL
 - PROPOSED WHEEL STOP
 - PROPOSED ASPHALT TRAIL
 - PROPOSED LIGHT
 - PROPOSED BIKE RACK
 - LIMITS OF DISTURBANCE
 - FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

- NOTES:**
- SEE SHEET C3.00 FOR GENERAL AND SITE NOTES.

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ING LN.
JBLIC R/W
(17, PG. 22)



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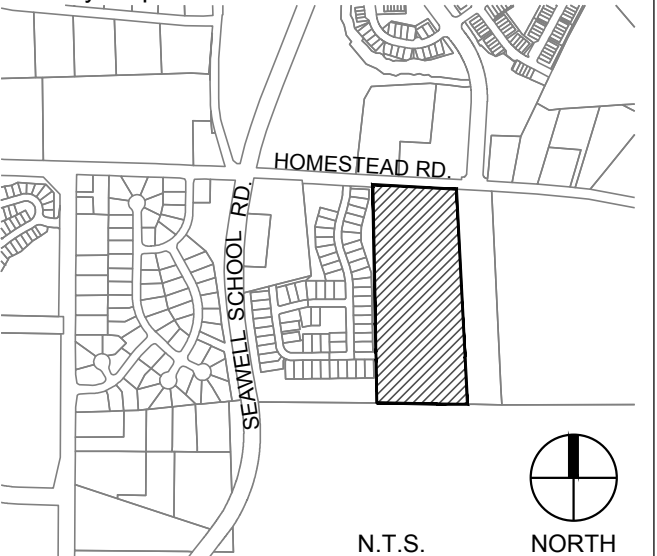
Client:

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

Project:

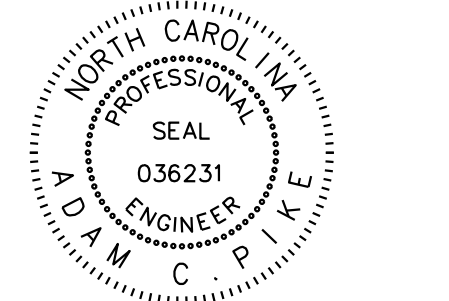
INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



N.T.S. NORTH

Seal:

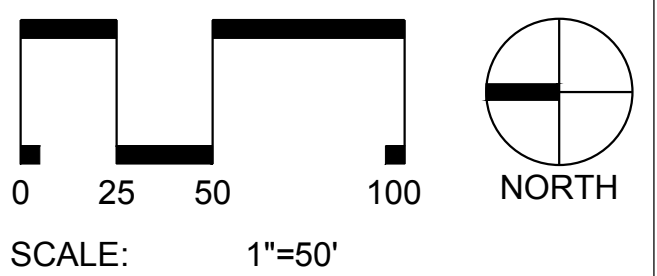


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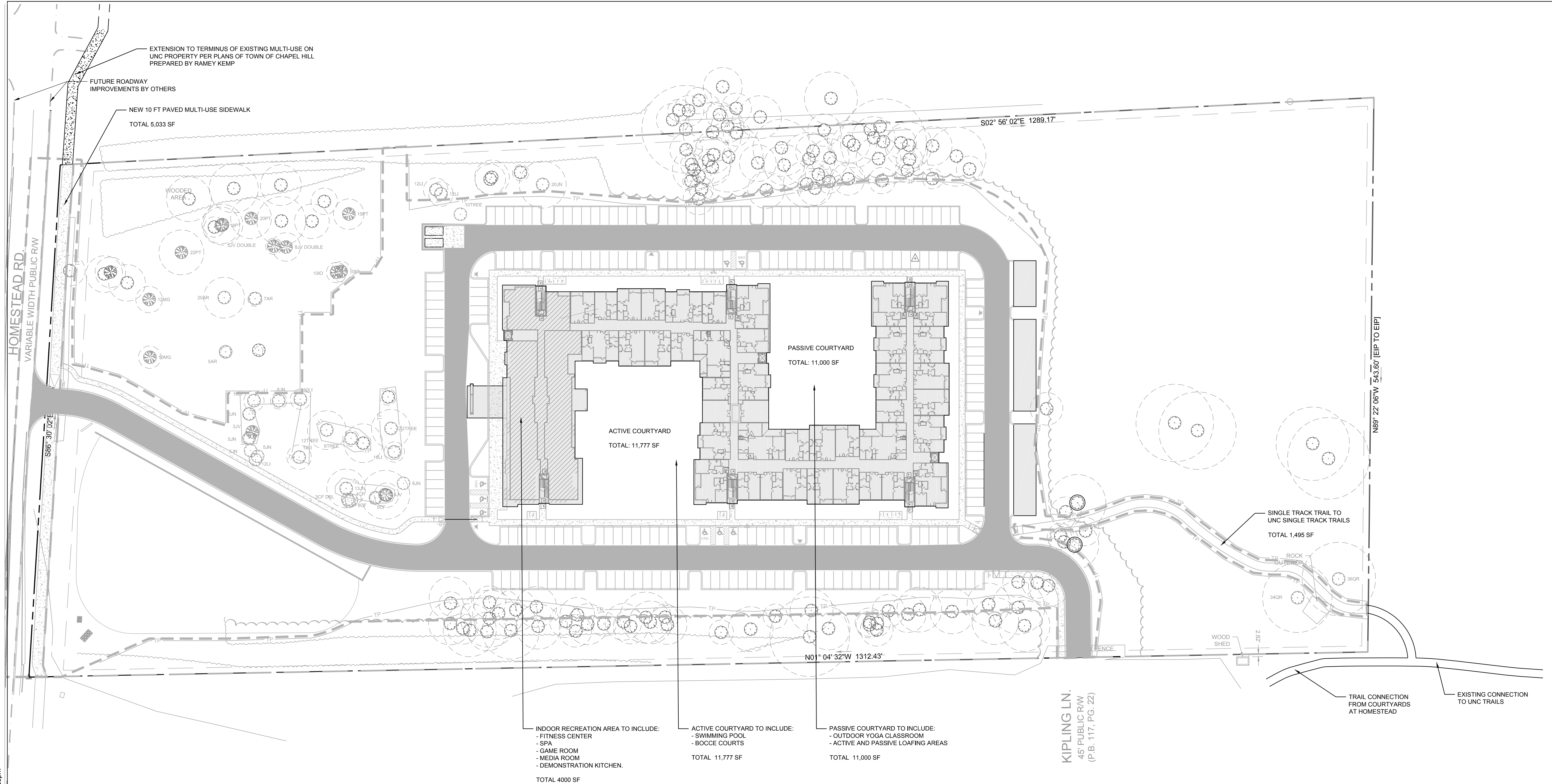
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Title:

FUTURE RECREATIONAL PLAN

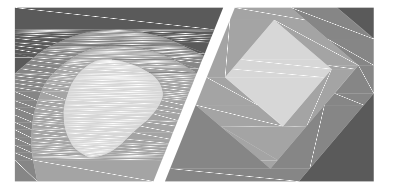
Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: RS
Approved by: ACP **C3.03**



SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED 6' WIDE STANDARD CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED CIP WALL
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- PROPOSED ASPHALT TRAIL
- PROPOSED LIGHT
- PROPOSED BIKE RACK
- LIMITS OF DISTURBANCE
- FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

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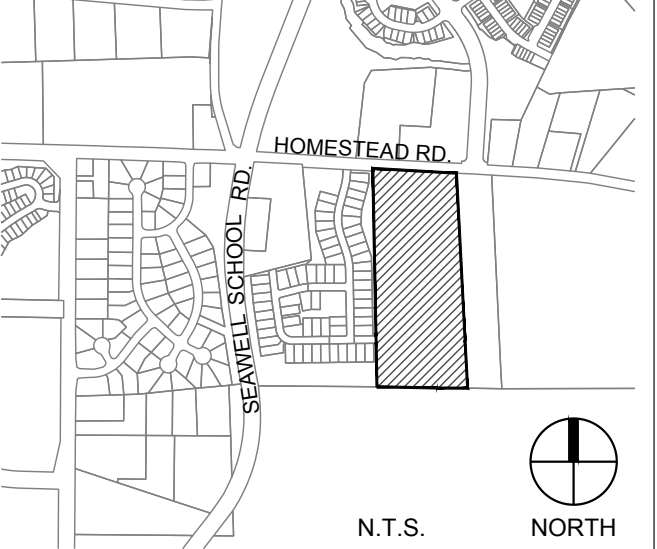
Client:

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

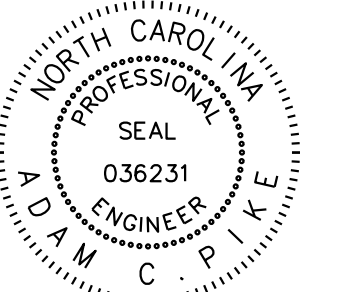
Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



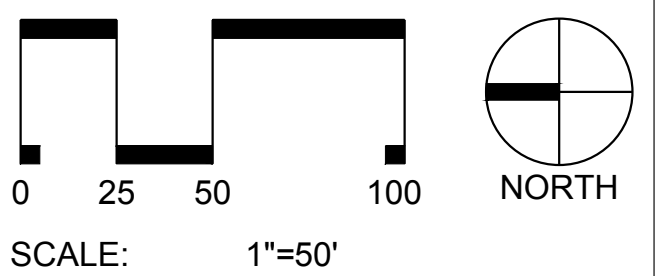
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No. Date Description

No.	Date	Description



Title:

EROSION CONTROL PLAN (PHASE II)

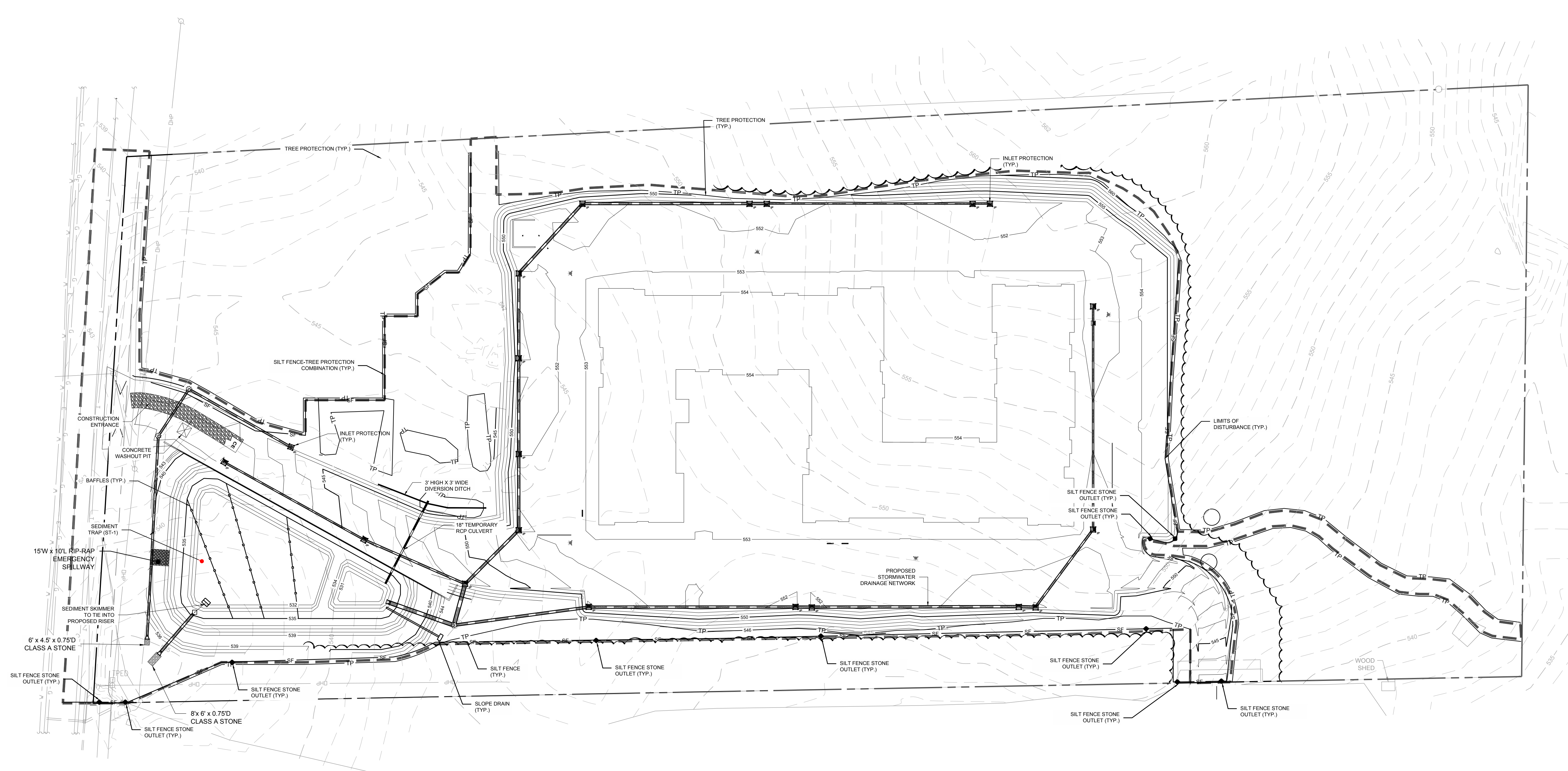
Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: RS/DCB

Approved by: ACP

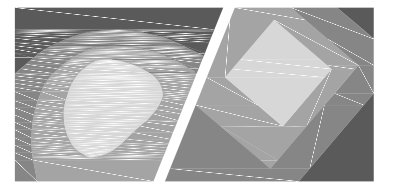
C4.02



EROSION CONTROL LEGEND

- SILT FENCE
- TREE PROTECTION
- DIVERSION DITCH
- LIMITS OF DISTURBANCE
- BLOCK & GRAVEL INLET PROTECTION
- SILT FENCE AND WIRE INLET PROTECTION
- HORSE SHOE INLET PROTECTION
- SILT FENCE OUTLET
- CHECK DAM
- FLARED END SECTION (FES)
- SEDIMENT TRAP
- RIPRAP DISSIPATER
- TEMPORARY CONSTRUCTION ENTRANCE
- 100 YR FLOOD ELEV.

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



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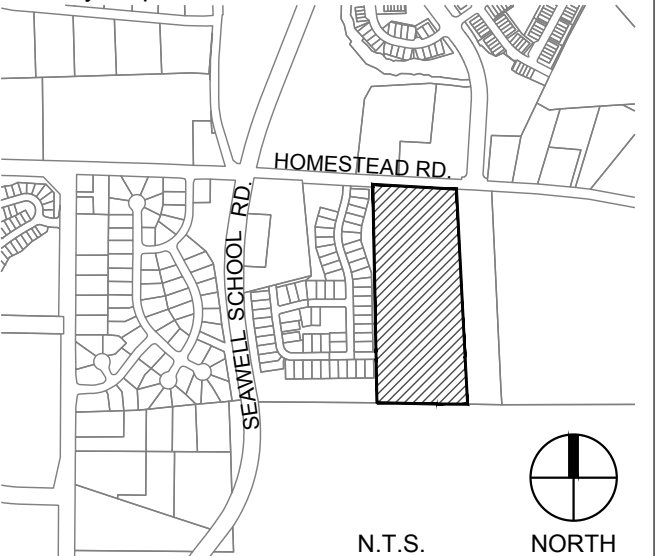
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GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

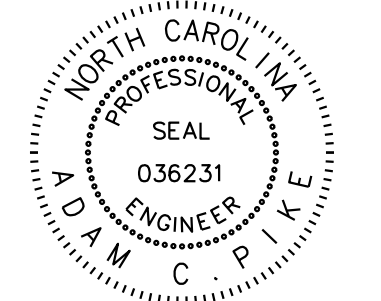
Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:

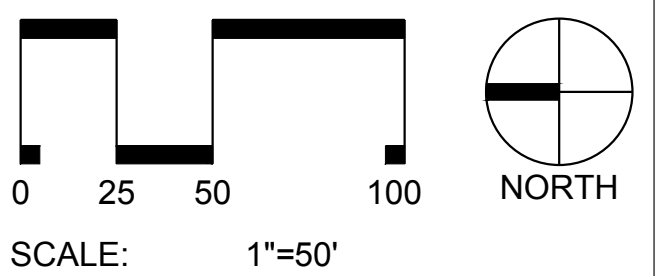


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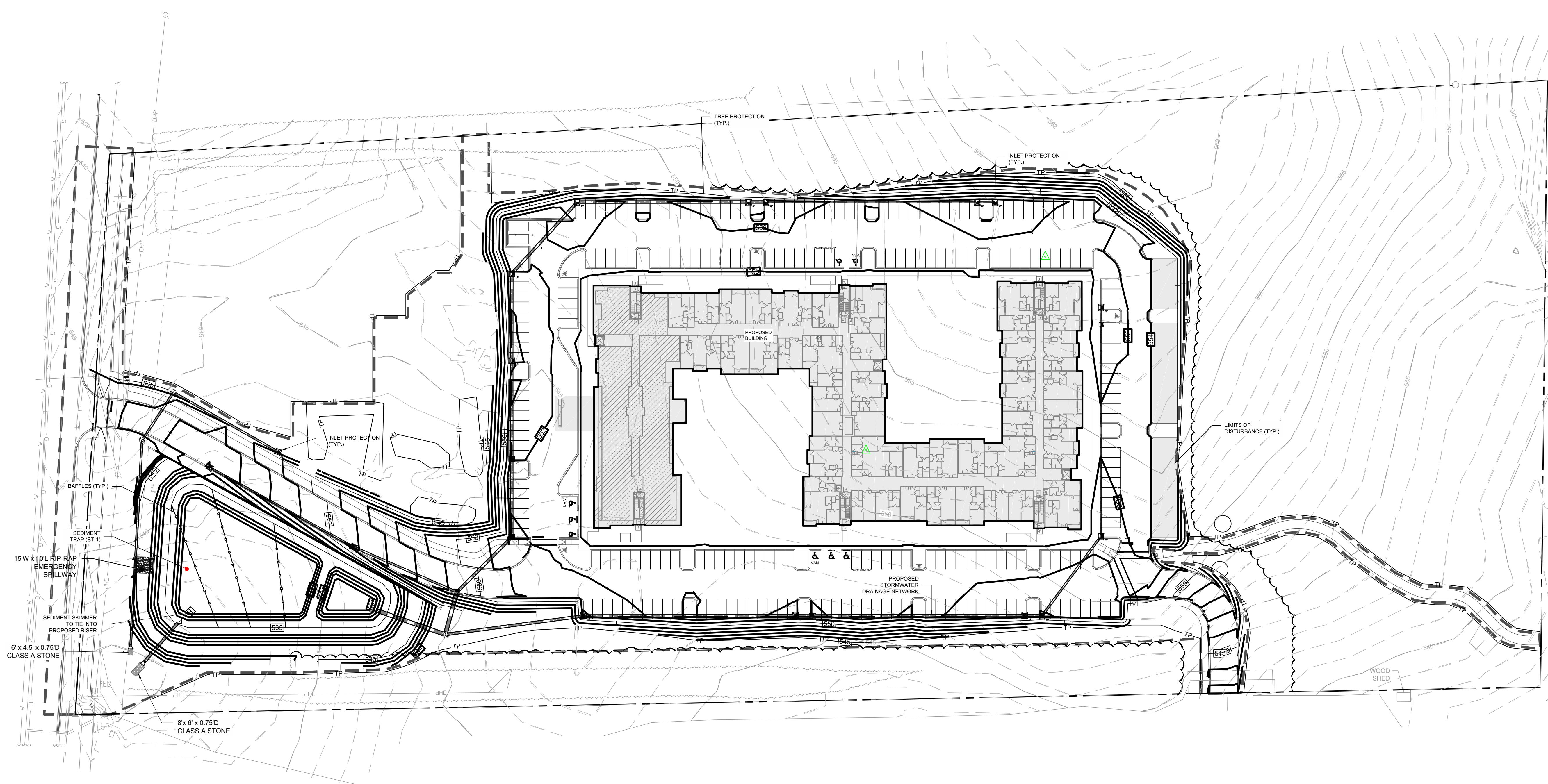
No.	Date	Description



Title:

EROSION CONTROL PLAN (PHASE III)

Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: RS/DCB
Approved by: ACP **C4.03**



EROSION CONTROL LEGEND

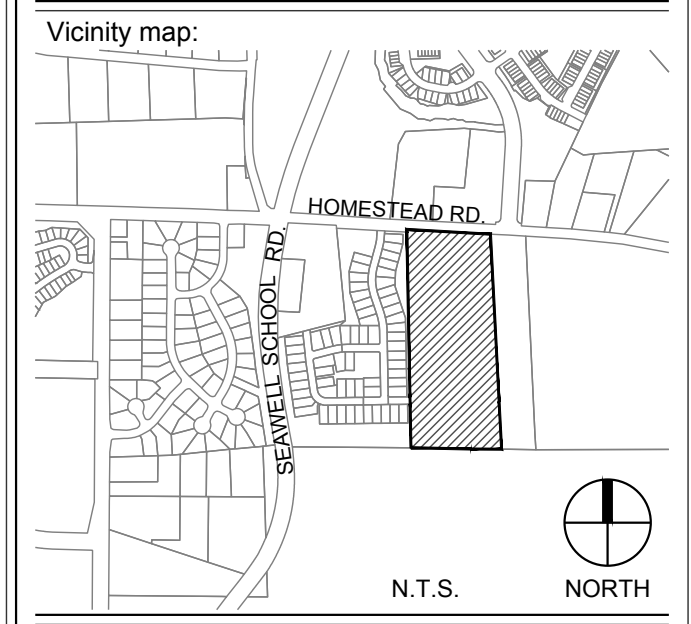
- SILT FENCE
- TREE PROTECTION
- DIVERSION DITCH
- LIMITS OF DISTURBANCE
- BLOCK & GRAVEL INLET PROTECTION
- SILT FENCE AND WIRE INLET PROTECTION
- HORSE SHOE INLET PROTECTION
- SILT FENCE OUTLET
- CHECK DAM
- FLARED END SECTION (FES)
- SEDIMENT TRAP
- RIPRAP DISSIPATER
- TEMPORARY CONSTRUCTION ENTRANCE
- 100 YR FLOOD ELEV.

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



Client:
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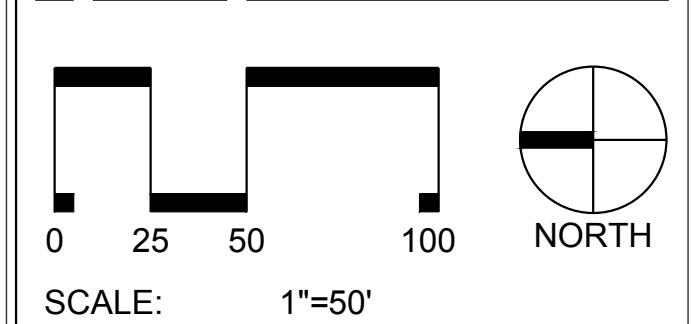
INDEPENDENT SENIOR HOUSING CHAPEL HILL



Seal:
 NORTH CAROLINA PROFESSIONAL SEAL
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 ENGINEER
 A. D. W. H. C. P. I. K.
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No.	Date	Description



Title:

GRADING PLAN

Project number: C17004 Sheet:
 Date: 09.27.2017
 Drawn by: DCB/RS
 Approved by: ACP
C5.00

- ### GRADING & STORM DRAINAGE NOTES:
- REFER TO SHEET C3.00 FOR GENERAL NOTES.
 - CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
 - 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.
 - ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.
 - 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.
 - 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.
 - REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION
 - 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 WASHOUT.
 - INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT POONDING.
 - 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.
 - MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.
 - 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.
 - SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE 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.
 - CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
 - CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
 - TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.
 - BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

IMPERVIOUS LEGEND

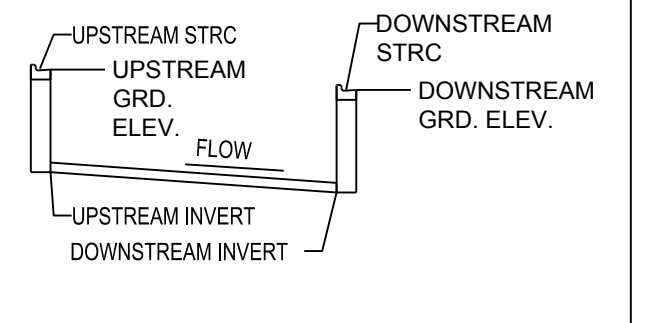
- EXISTING BUILDING IMPERVIOUS = 6,098 SF
- EXISTING SIDEWALK IMPERVIOUS = 7,045 SF
- EXISTING PARKING / DRIVEWAY IMPERVIOUS = 436 SF
- EXISTING WOODED AREA TO REMAIN UNDISTURBED DRAINAGE AREA

GRADING LEGEND

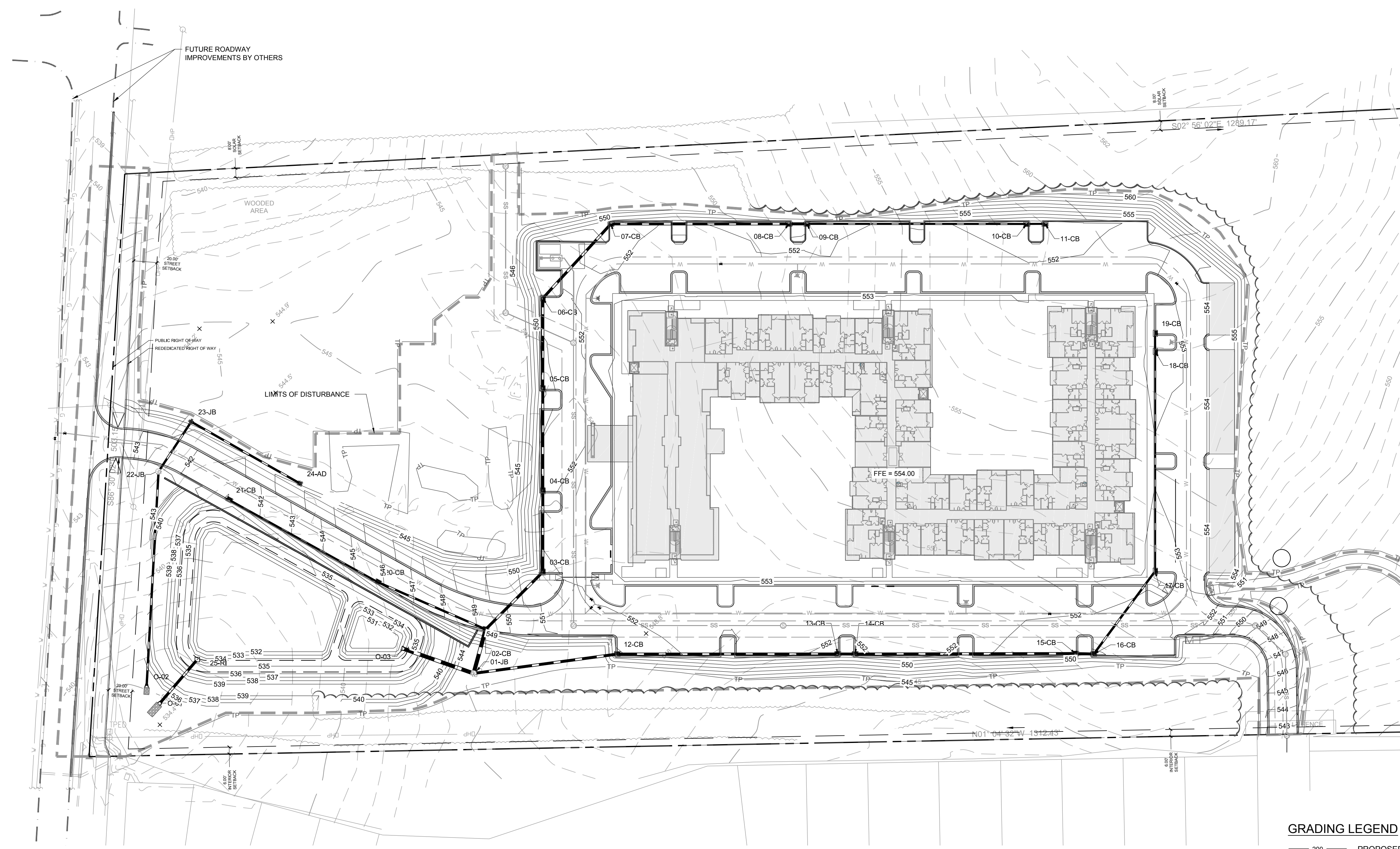
- 200 PROPOSED MAJOR CONTOUR
- 200 PROPOSED MINOR CONTOUR
- 200 EXISTING MAJOR CONTOUR
- 200 EXISTING MINOR CONTOUR
- PROPOSED STORM DRAINAGE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX
- PROPOSED AREA DRAIN
- 44.50 PROPOSED ELEVATION
- TC 44.50 BC 44.00 TOP/BOTTOM OF CURB
- TW 46.00 BW 44.00 TOP/BOTTOM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

STORM DRAINAGE NETWORK

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



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



STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
01-JB	RIM = 541.13 INV IN = 535.12 INV OUT = 534.22	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 OUT = 535.61	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 = 537.86 INV OUT = 537.56	05-SP, 24" RCP INV IN = 537.86	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 IN = 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 INV OUT = 541.72	15-SP, 24" RCP INV IN = 541.82	14-SP, 24" RCP INV OUT = 541.72

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 IN = 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 IN = 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 IN = 538.66	N/A	24-SP, 18" RCP INV OUT = 538.66
25-RI	RIM = 537.55 INV IN = 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

START STRUCTURE	END STRUCTURE	START INVERT	END INVERT	SIZE	LENGTH	SLOPE	MATERIAL
02-CB	00-JB	534.61	534.22	36"	39.37'	1.00%	RCP
12-CB	00-JB	539.47	535.12	24"	124.96'	3.48%	RCP
20-CB	00-CB	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	537.86	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'	0.95%	RCP

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