



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

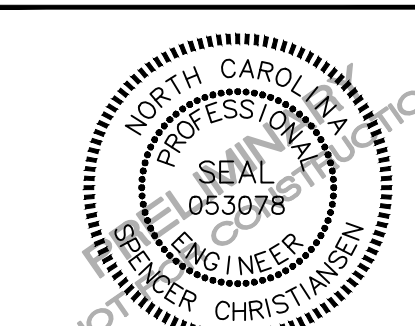
www.mcadamsco.com

CLIENT

TOLL BROTHERS APARTMENT LIVING
1140 VIRGINIA DR
FORT WASHINGTON, PA, 19034
Contact
PHONE: 202.577.6491



**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517**



REVISIONS

| NO. | DATE | REVISION |
|-----|------------|------------------------------|
| 1 | 11.23.2022 | REVISED PER 1ST CZP COMMENTS |

PLAN INFORMATION

| | |
|-------------|--------------|
| PROJECT NO. | TLA-22001 |
| FILENAME | TLA22001-SS1 |
| CHECKED BY | SJC |
| DRAWN BY | WHM |
| SCALE | 1" = 40' |
| DATE | 09.29.2022 |

SHEET

STEEP SLOPES PLAN

C1.01



OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

N/F
NC DEPT OF TRANSPORTATION
PIN:9798-72-78-8288
PID:211060
D.B. 327, PG. 554

N/F
DUB PROPERTIES
PIN:9798-82-28-6920
PID:141873
D.B. 7876, PG. 177
P.B. 199, PG. 189

15' PRIVATE UTILITY
EASEMENT
P.B. 199, PG. 189

PEARL LANE
25' PRIVATE DRIVE (GRAVEL)
D.B. 1095, PG. 138 & 141
P.B. 101, PG. 181

BARBEE CHAPEL ROAD
VARIABLE WIDTH PUBLIC R/W (PAVED)
P.B. 152, PG. 109

EXEMPT MANMADE SLOPES
ASSOCIATED WITH ROAD &
PARKING CONSTRUCTION

30' ACCESS AND UTILITY EASEMENT
D.B. 1081, PG. 200

10' GAS EASEMENT
D.B. 2150, PG. 73

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-60-8392
PID:141884
D.B. 9440, PG. 209
P.B. 177, PG. 378

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-21-3916
PID:141876
D.B. 9533, PG. 198

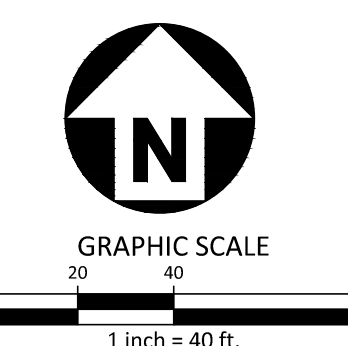
N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-65-2259
PID:141871
D.B. 9440, PG. 209
P.B. 177, PG. 378

STEEP SLOPE LEGEND

- SLOPES 0% - 10% (10.16 AC) (442,918 SF)
- SLOPES 10% - 15% (0.15 AC) (6,548 SF)
- SLOPES 15% - 25% (0.06 AC) (2,651 SF)
- SLOPES >25% (0.00 AC) (0 SF)
- EXEMPT MANMADE SLOPES >25% (0.09 AC) (3,724 SF)

GENERAL NOTES:

1. THERE WILL BE NO DISTURBANCE OF STEEP SLOPES REQUIRING A MODIFICATION REQUEST ON THIS PROJECT.



SEE SHEET C0.00 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT TOWN
OF CHAPEL HILL AND NCDOT ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TLA\TLA22001\04-Production\Engineering\Construction\Drawings\Current\Drawings\3 - CZP\Drawings\TLA22001-SS1.dwg, 11/23/2022 1:24:28 PM, Spencer Christianisen



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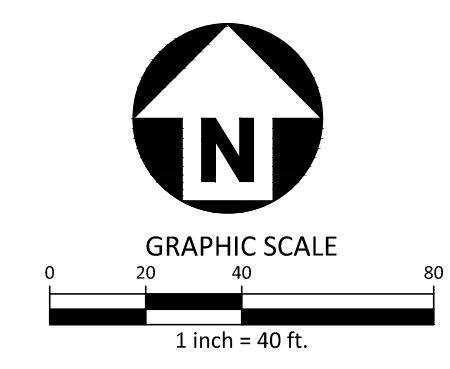
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SHEET

SITE PLAN

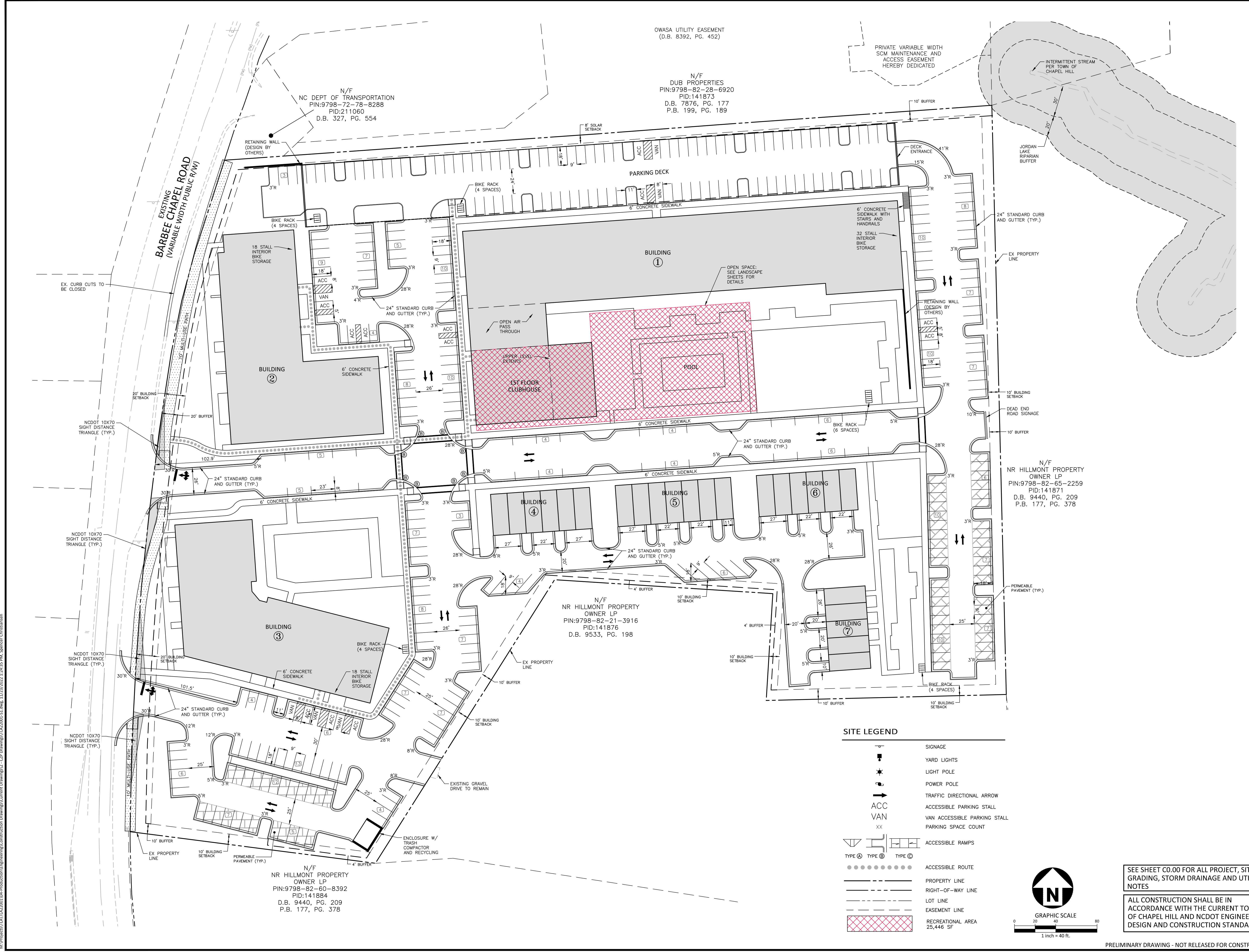
C2.00

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SITE LEGEND

| | |
|--|--------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | RECREATIONAL AREA 25,446 SF |



OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

N/F
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PID:141873
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N/F
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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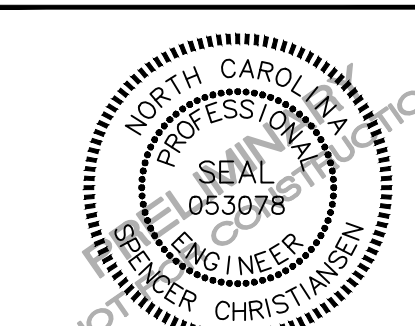
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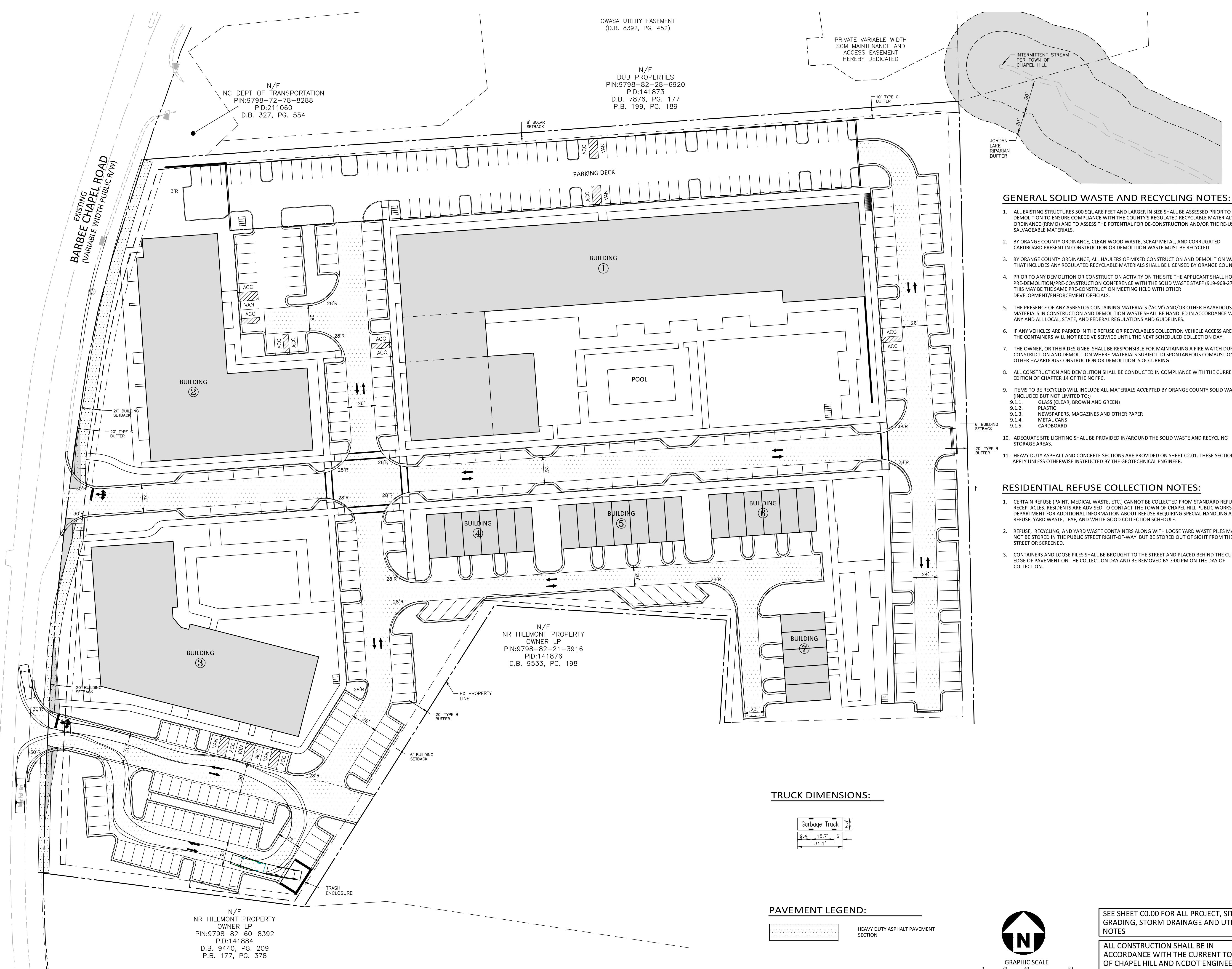
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SHEET

SOLID WASTE PLAN

C2.01



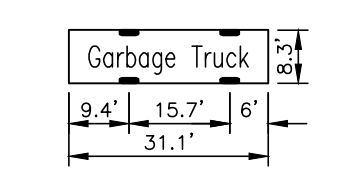
GENERAL SOLID WASTE AND RECYCLING NOTES:

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLE COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO):
 - 9.1.1. GLASS (CLEAR, BROWN AND GREEN)
 - 9.1.2. PLASTIC
 - 9.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - 9.1.4. METAL CANS
 - 9.1.5. CARDBOARD
- ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.
- HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C2.01. THESE SECTIONS APPLY UNLESS OTHERWISE INSTRUCTED BY THE GEOTECHNICAL ENGINEER.

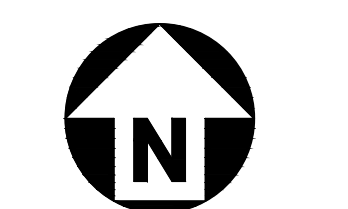
RESIDENTIAL REFUSE COLLECTION NOTES:

- CERTAIN REFUSE (PAINT, MEDICAL WASTE, ETC.) CANNOT BE COLLECTED FROM STANDARD REFUSE RECEPTACLES. RESIDENTS ARE ADVISED TO CONTACT THE TOWN OF CHAPEL HILL PUBLIC WORKS DEPARTMENT FOR ADDITIONAL INFORMATION ABOUT REFUSE REQUIRING SPECIAL HANDLING AND REFUSE, YARD WASTE, LEAF, AND WHITE GOOD COLLECTION SCHEDULE.
- REFUSE, RECYCLING, AND YARD WASTE CONTAINERS ALONG WITH LOOSE YARD WASTE PILES MAY NOT BE STORED IN THE PUBLIC STREET RIGHT-OF-WAY BUT BE STORED OUT OF SIGHT FROM THE STREET OR SCREENED.
- CONTAINERS AND LOOSE PILES SHALL BE BROUGHT TO THE STREET AND PLACED BEHIND THE CURB OR EDGE OF PAVEMENT ON THE COLLECTION DAY AND BE REMOVED BY 7:00 PM ON THE DAY OF COLLECTION.

TRUCK DIMENSIONS:



PAVEMENT LEGEND:



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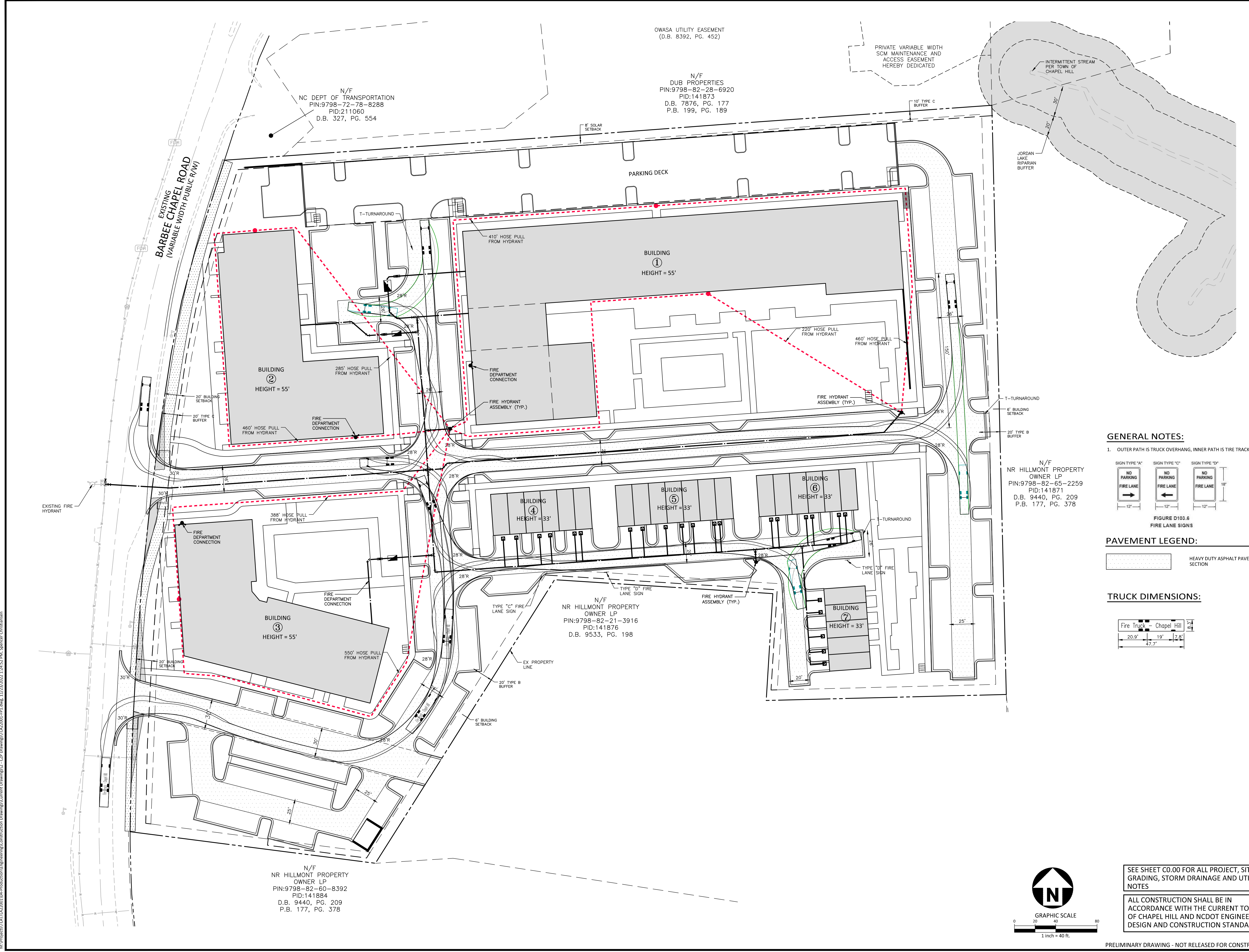
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| FILENAME | TLA22001-FP1 |
| CHECKED BY | SJC |
| DRAWN BY | WHM/LIL |
| SCALE | 1" = 40' |
| DATE | 09.29.2022 |

**SHEET
FIRE PROTECTION PLAN**

C2.02



GENERAL NOTES:

- 1. OUTER PATH IS TRUCK OVERHANG, INNER PATH IS TIRE TRACKING

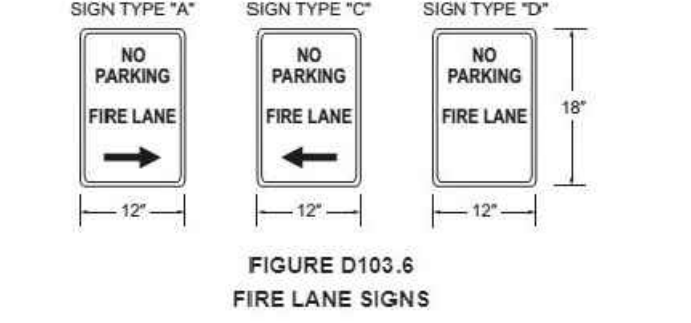
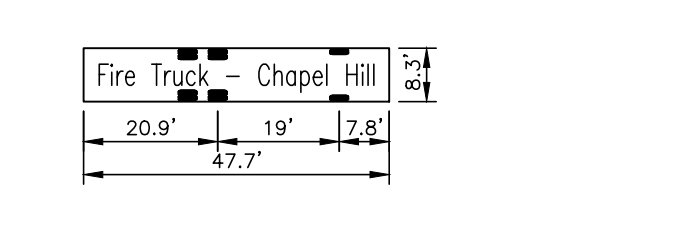


FIGURE D103.6
FIRE LANE SIGNS

PAVEMENT LEGEND:



TRUCK DIMENSIONS:



N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-65-2259
PID:141871
D.B. 9440, PG. 209
P.B. 177, PG. 378

N/F
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OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

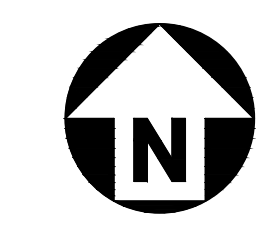
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N/F
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PRIVATE VARIABLE WIDTH
SCM MAINTENANCE AND
ACCESS EASEMENT
HEREBY DEDICATED

INTERMITTENT STREAM
PER TOWN OF
CHAPEL HILL

JORDAN
LAKE
RIPARIAN
BUFFER



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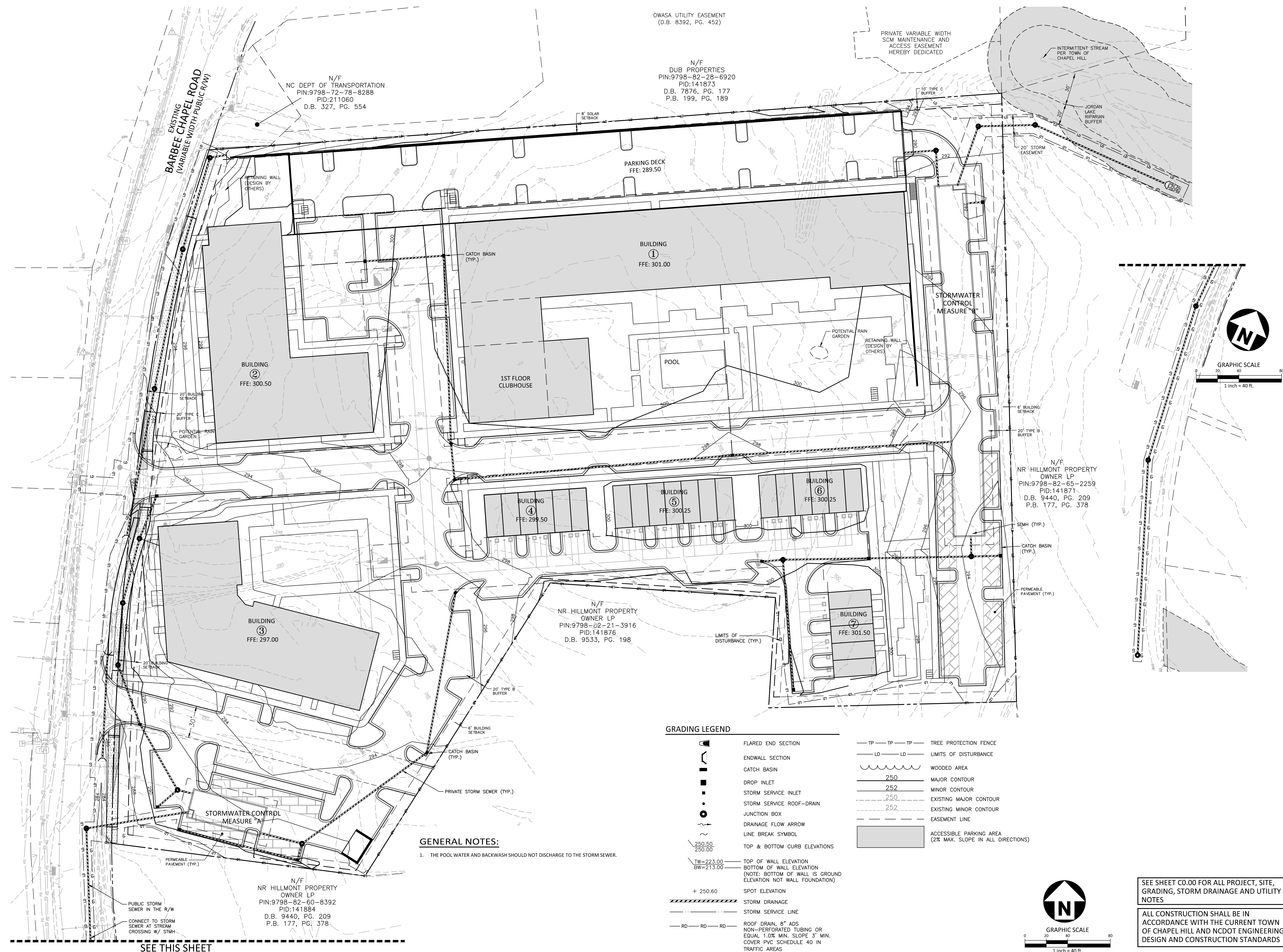
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SHEET

GRADING PLAN

C3.00



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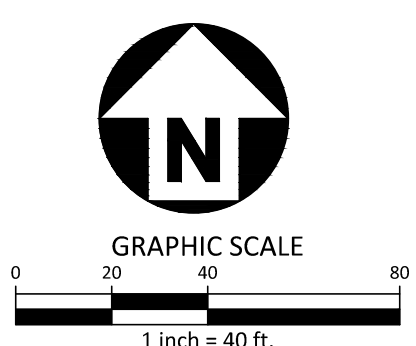
GRADING LEGEND

| | | | |
|--|--|--|--|
| | FLARED END SECTION | | TREE PROTECTION FENCE |
| | ENDWALL SECTION | | LIMITS OF DISTURBANCE |
| | CATCH BASIN | | WOODED AREA |
| | DROP INLET | | MAJOR CONTOUR |
| | STORM SERVICE INLET | | MINOR CONTOUR |
| | STORM SERVICE ROOF-RAIN | | EXISTING MAJOR CONTOUR |
| | JUNCTION BOX | | EXISTING MINOR CONTOUR |
| | DRAINAGE FLOW ARROW | | EASEMENT LINE |
| | LINE BREAK SYMBOL | | ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS) |
| | TOP & BOTTOM CURB ELEVATIONS | | |
| | TOP OF WALL ELEVATION | | |
| | BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION) | | |
| | SPOT ELEVATION | | |
| | STORM DRAINAGE | | |
| | STORM SERVICE LINE | | |
| | ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS | | |

GENERAL NOTES:
1. THE POOL WATER AND BACKWASH SHOULD NOT DISCHARGE TO THE STORM SEWER.

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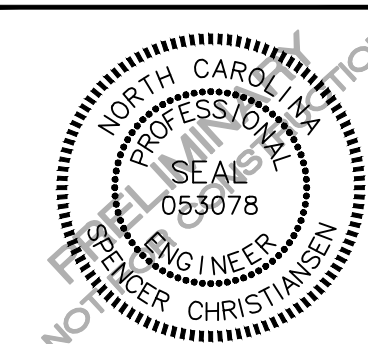
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UTILITY PLAN

C4.00

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BARBEE CHAPEL ROAD
(VARIABLE WIDTH PUBLIC R/W)

BUILDING ②

BUILDING ①

1ST FLOOR CLUBHOUSE

POOL

BUILDING ③

BUILDING ④

BUILDING ⑤

BUILDING ⑥

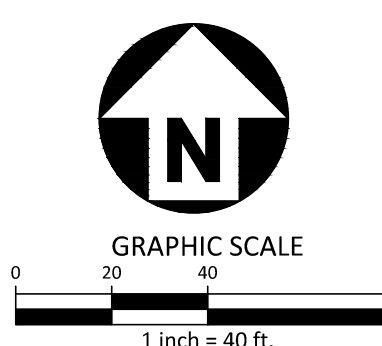
BUILDING ⑦

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P.B. 177, PG. 378

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



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OF CHAPEL HILL AND NCDOT ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TLA\TLA22001\04-Production\Engineering\Construction Drawings\Current Drawings\3 - CZP Drawings\TLA22001-U1.dwg, 11/23/2022 1:25:11 PM, Spencer Christensen



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**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS**
**5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517**



REVISIONS

| NO. | DATE | REVISION |
|-----|------------|------------------------------|
| 1 | 11.23.2022 | REVISED PER 1ST CZP COMMENTS |

PLAN INFORMATION

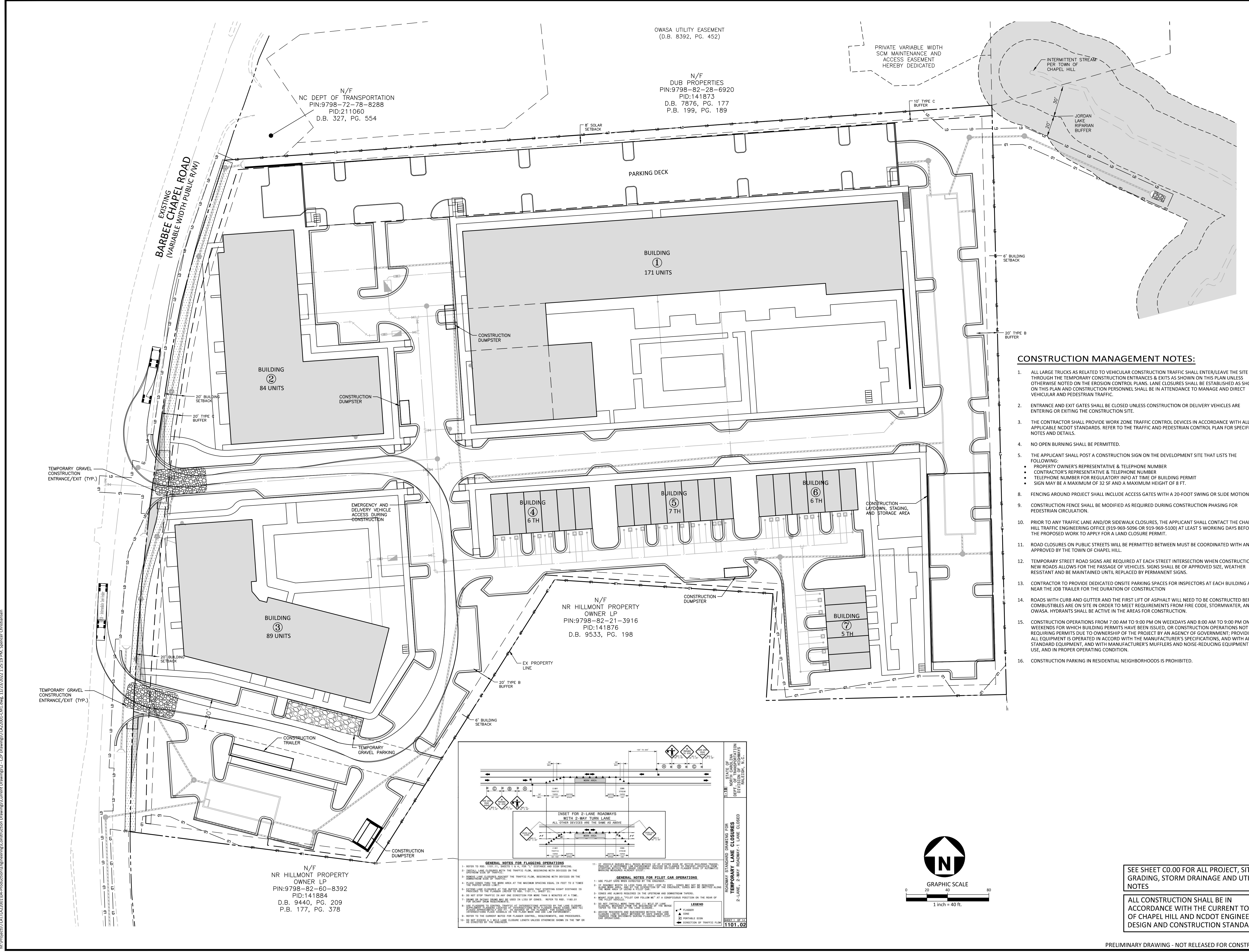
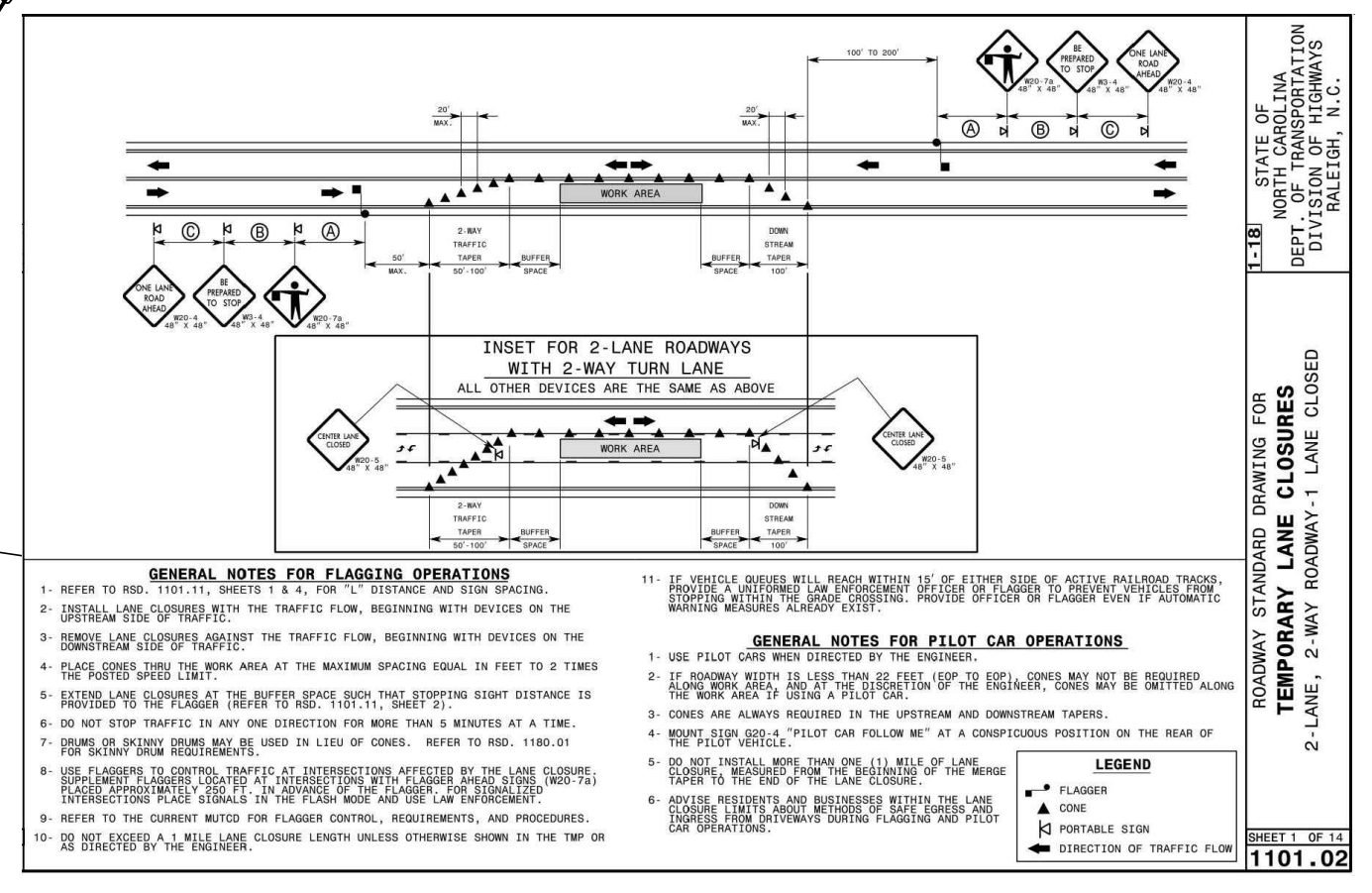
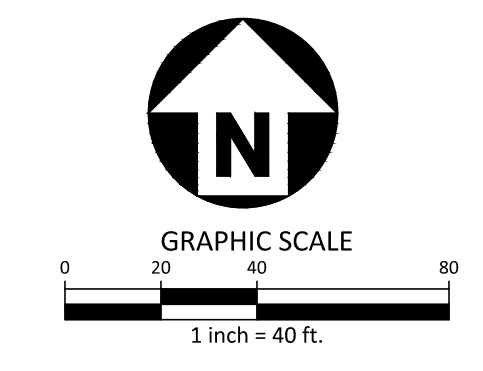
PROJECT NO. TLA-22001
FILENAME TLA22001-CM1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 40'
DATE 09.29.2022

**CONSTRUCTION
MANAGEMENT PLAN
C7.00**

- CONSTRUCTION MANAGEMENT NOTES:**
- ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED ON THE EROSION CONTROL PLANS. LANE CLOSURES SHALL BE ESTABLISHED AS SHOWN ON THIS PLAN AND CONSTRUCTION PERSONNEL SHALL BE IN ATTENDANCE TO MANAGE AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
 - ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE CONSTRUCTION SITE.
 - THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ALL APPLICABLE NCDOT STANDARDS. REFER TO THE TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
 - NO OPEN BURNING SHALL BE PERMITTED.
 - THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
 - FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FOOT SWING OR SLIDE MOTION.
 - CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING FOR PEDESTRIAN CIRCULATION.
 - PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING OFFICE (919-969-5096 OR 919-969-5100) AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LAND CLOSURE PERMIT.
 - ROAD CLOSURES ON PUBLIC STREETS WILL BE PERMITTED BETWEEN MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.
 - TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
 - CONTRACTOR TO PROVIDE DEDICATED ONSITE PARKING SPACES FOR INSPECTORS AT EACH BUILDING AND NEAR THE JOB TRAILER FOR THE DURATION OF CONSTRUCTION
 - ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE CONSTRUCTED BEFORE COMBUSTIBLES ARE ON SITE IN ORDER TO MEET REQUIREMENTS FROM FIRE CODE, STORMWATER, AND OWASA. HYDRANTS SHALL BE ACTIVE IN THE AREAS FOR CONSTRUCTION.
 - CONSTRUCTION OPERATIONS FROM 7:00 AM TO 9:00 PM ON WEEKDAYS AND 8:00 AM TO 9:00 PM ON THE WEEKENDS FOR WHICH BUILDING PERMITS HAVE BEEN ISSUED, OR CONSTRUCTION OPERATIONS NOT REQUIRING PERMITS DUE TO OWNERSHIP OF THE PROJECT BY AN AGENCY OF GOVERNMENT; PROVIDING ALL EQUIPMENT IS OPERATED IN ACCORD WITH THE MANUFACTURER'S SPECIFICATIONS, AND WITH ALL STANDARD EQUIPMENT, AND WITH MANUFACTURER'S MUFFLERS AND NOISE-REDUCING EQUIPMENT IN USE, AND IN PROPER OPERATING CONDITION.
 - CONSTRUCTION PARKING IN RESIDENTIAL NEIGHBORHOODS IS PROHIBITED.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

N/F
DUB PROPERTIES
PIN:9798-82-28-6920
PID:141873
D.B. 7876, PG. 177
P.B. 199, PG. 189

N/F
NC DEPT OF TRANSPORTATION
PIN:9798-72-78-8288
PID:211060
D.B. 327, PG. 554

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-21-3916
PID:141876
D.B. 9533, PG. 198

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-60-8392
PID:141884
D.B. 9440, PG. 209
P.B. 177, PG. 378

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