



**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

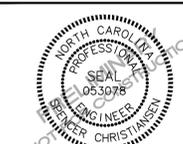
www.mcadamsco.com

**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
11.23.2022	REVISED PER 1ST CZP COMMENTS	
02.21.2023	REVISED PER 2ND 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

PRIVATE VARIABLE WIDTH  
SCM MAINTENANCE AND  
ACCESS EASEMENT  
HEREBY DEDICATED

INTERMITTENT STREAM  
PER TOWN OF  
CHAPEL HILL

JORDAN LAKE  
RIPARIAN  
BUFFER

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

EXEMPT MANMADE SLOPES TO  
CONSTRUCT DIVERSION BERM

EXISTING  
BARBEE CHAPEL ROAD  
(VARIABLE WIDTH PUBLIC R/W)

1 STORY  
WOOD FRAME

2 STORY  
WOOD FRAME

SPLIT LEVEL  
RANCH

1 STORY  
BRICK FRAME

2 STORY  
WOOD FRAME

1 STORY  
WOOD FRAME

1 STORY  
BRICK FRAME

1 STORY  
WOOD FRAME

1 STORY  
BRICK FRAME

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

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

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

BOUNDARY LINE AGREEMENT  
D.B. 1081, PG. 197

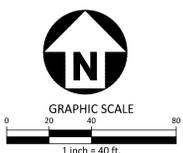
N/F  
NR HILLMONT PROPERTY  
OWNER LP  
PIN:9798-82-60-8392  
PID:141884  
D.B. 9440, PG. 209  
P.B. 177, PG. 378

**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\2 - CZP\Drawings\TLA22001-SS1.dwg, 2/21/2023, 5:13:06 PM, Spencer Christensen



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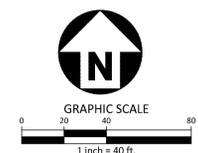
SHEET

SITE PLAN

C2.00

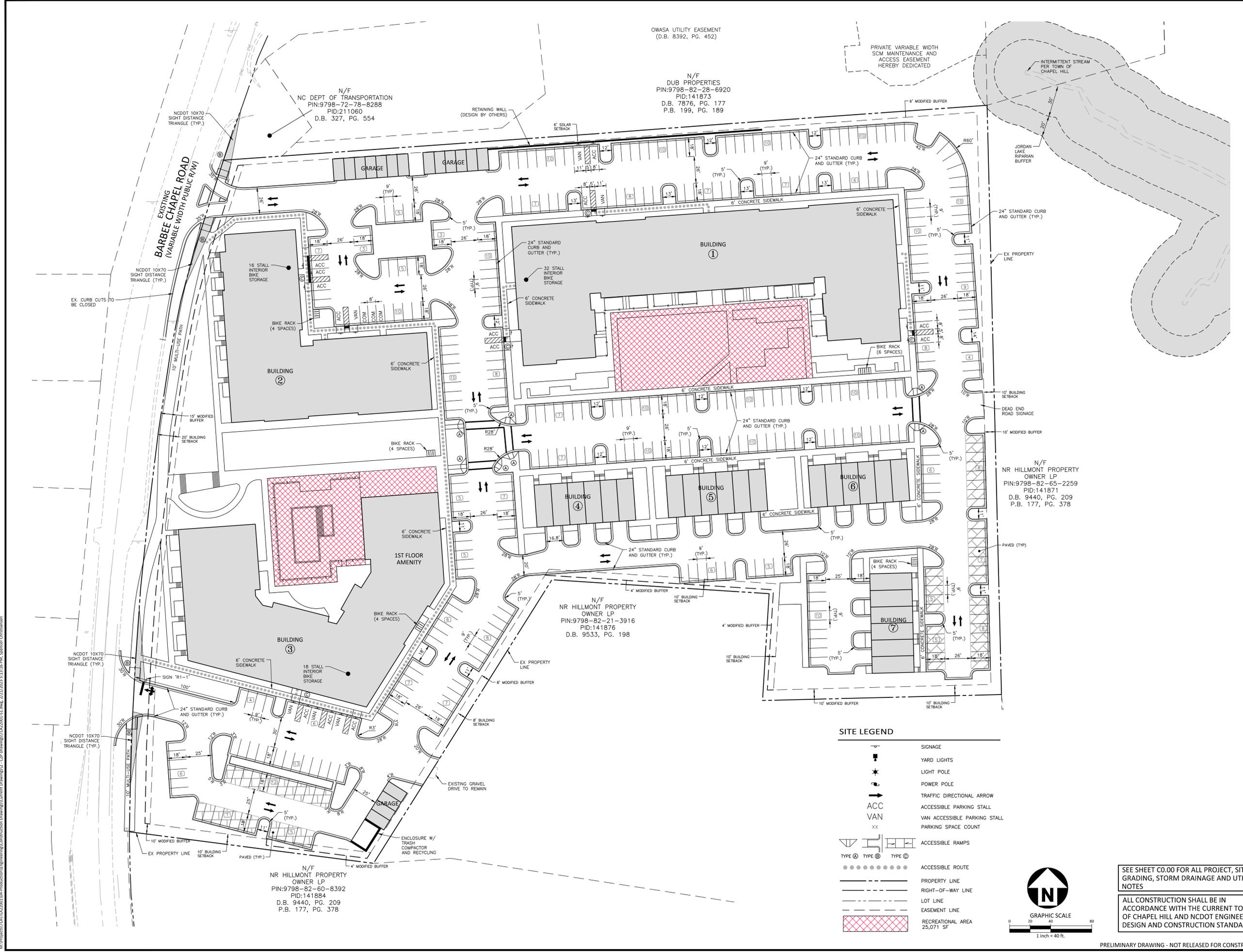
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**SITE LEGEND**

	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 25,071 SF



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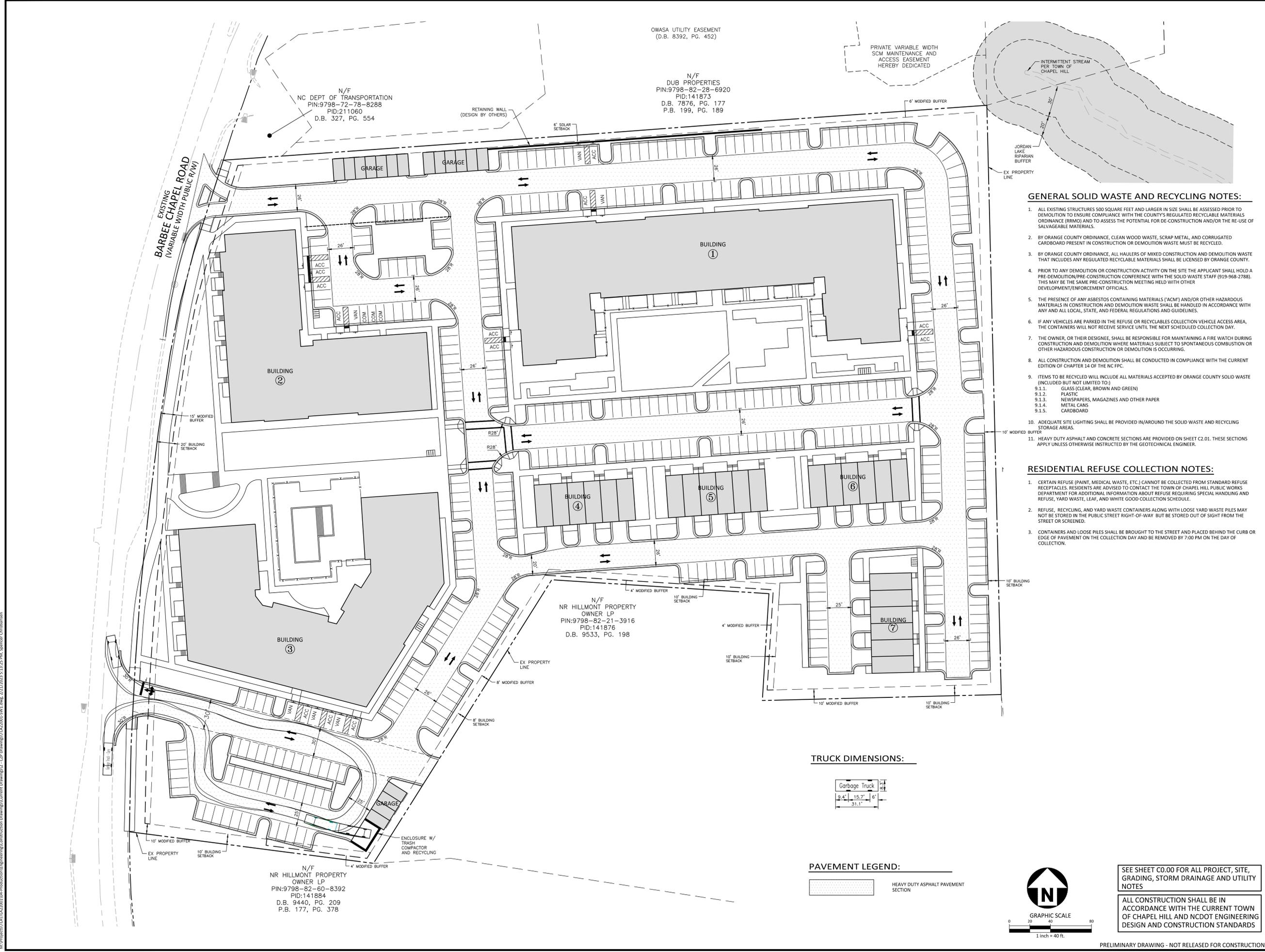
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PROJECT NO.	TLA-22001
FILENAME	TLA22001-SW1
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DRAWN BY	WHM/LIL
SCALE	1" = 40'
DATE	09.29.2022

**SHEET**

**SOLID WASTE PLAN**

**C2.01**



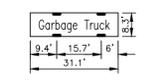
**GENERAL SOLID WASTE AND RECYCLING NOTES:**

- 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 (RMO) 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 RECYCLABLES 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.

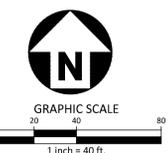
**RESIDENTIAL REFUSE COLLECTION NOTES:**

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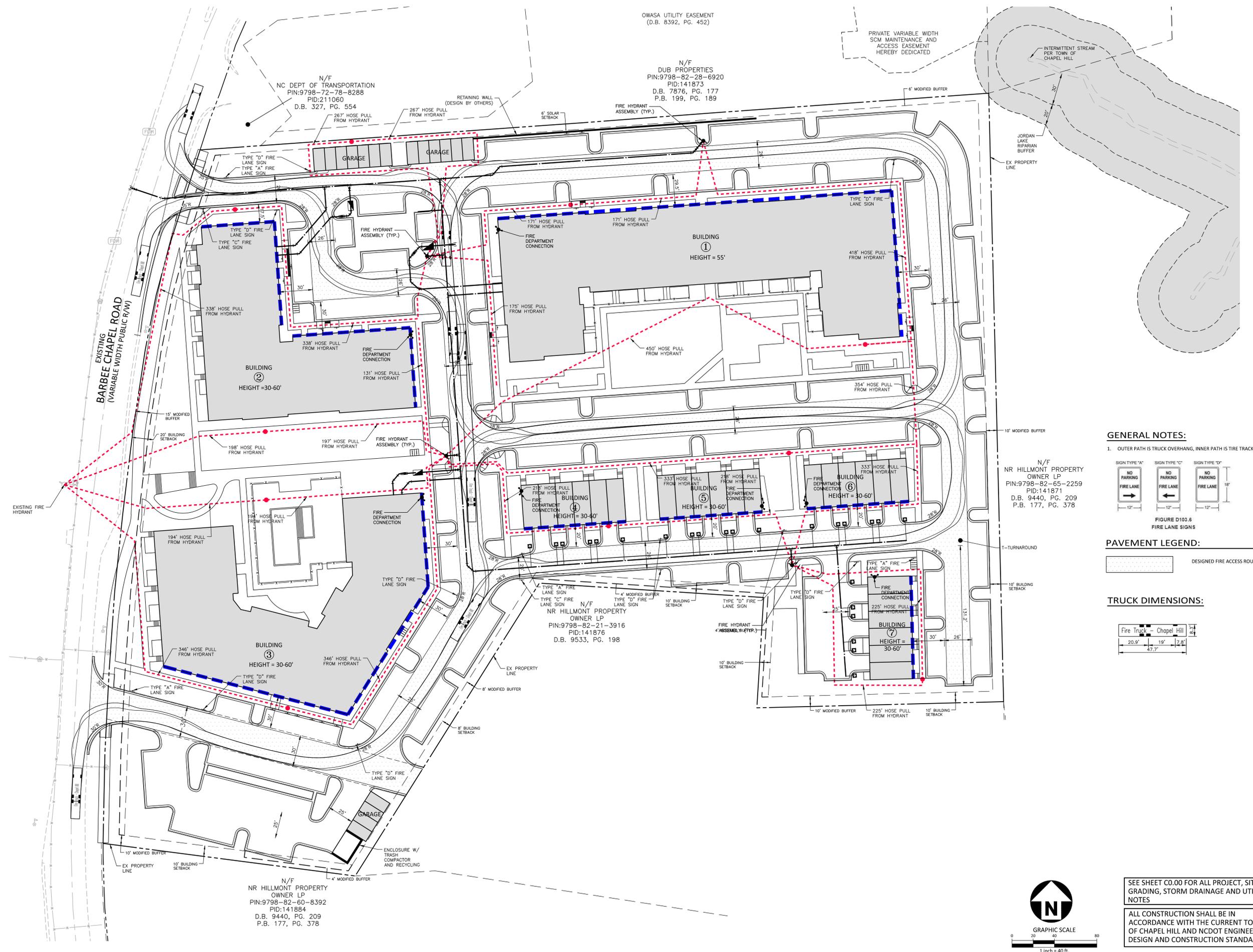
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FILENAME	TLA22001-FP1
CHECKED BY	SJC
DRAWN BY	WHM/JLL
SCALE	1" = 40'
DATE	09.29.2022

**SHEET  
FIRE PROTECTION PLAN**

**C2.02**



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

PRIVATE VARIABLE WIDTH  
SCM MAINTENANCE AND  
ACCESS EASEMENT  
HEREBY DEDICATED

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

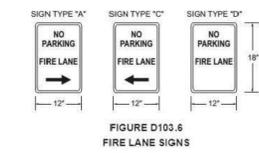
N/F  
NR HILLMONT PROPERTY  
OWNER LP  
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PID:141871  
D.B. 9440, PG. 209  
P.B. 177, PG. 378

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NR HILLMONT PROPERTY  
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**GENERAL NOTES:**

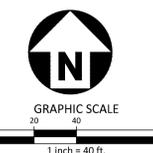
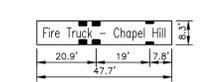
- OUTER PATH IS TRUCK OVERHANG, INNER PATH IS TIRE TRACKING



**PAVEMENT LEGEND:**



**TRUCK DIMENSIONS:**



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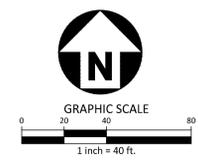
**SHEET**

**GRADING PLAN**

**C3.00**

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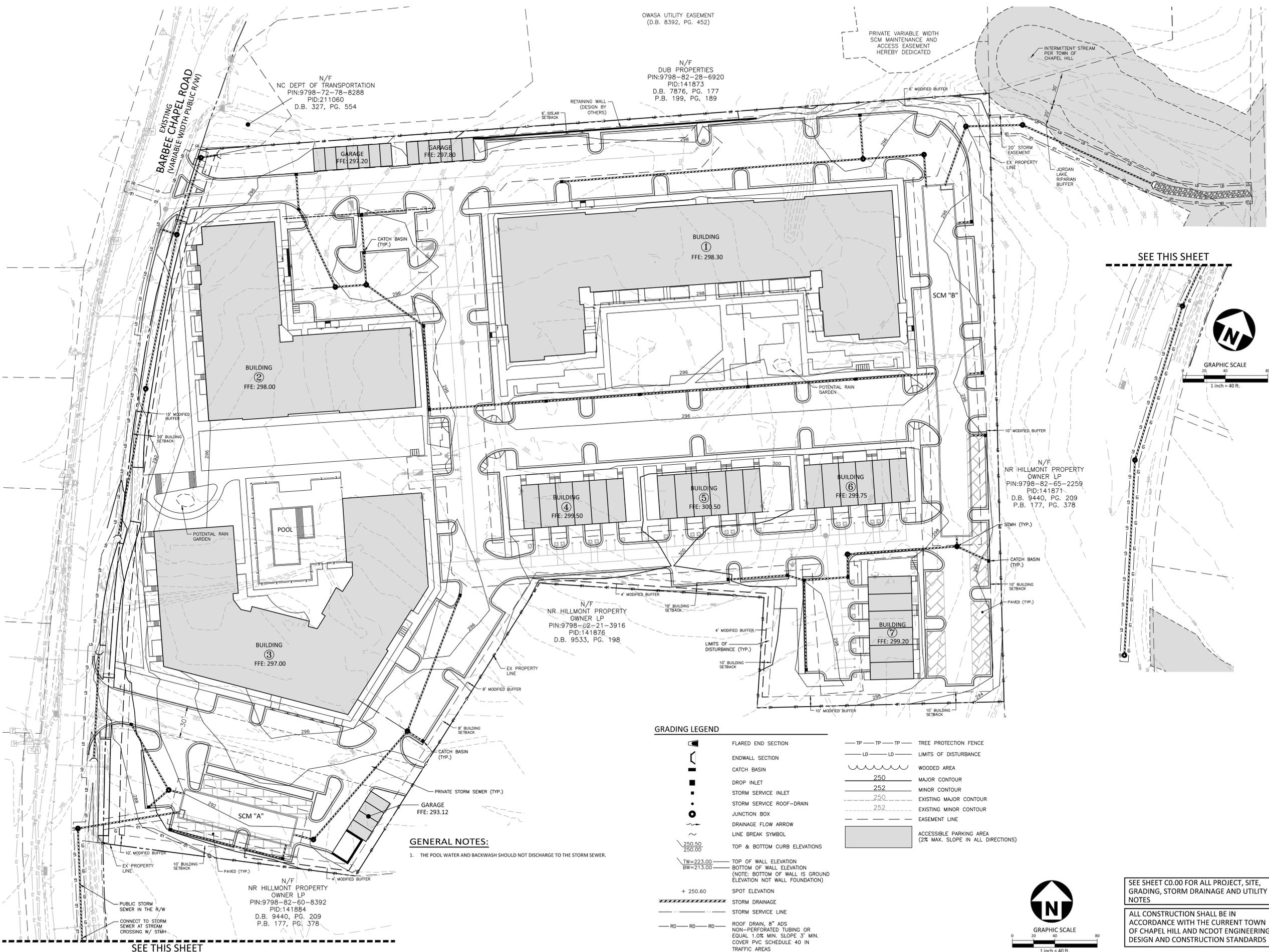
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PER TOWN OF  
CHAPEL HILL



**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-DRAIN   |  | EXISTING MAJOR CONTOUR                                       |
|  | JUNCTION BOX   |  | EXISTING MINOR CONTOUR                                       |
|  | DRAINAGE FLOW ARROW  |  | EASEMENT LINE  |
|  | LINE BREAK SYMBOL  |  | ACCESSIBLE PARKING AREA<br>(2% MAX. SLOPE IN ALL DIRECTIONS) |
|  | TOP & BOTTOM CURB ELEVATIONS   |  |  |
|  | TOP OF WALL ELEVATION  |  |  |
|  | BOTTOM OF WALL ELEVATION<br>(NOTE: BOTTOM OF WALL IS GROUND<br>ELEVATION NOT WALL FOUNDATION)                                |  |  |
|  | SPOT ELEVATION   |  |  |
|  | STORM DRAINAGE   |  |  |
|  | STORM SERVICE LINE   |  |  |
|  | ROOF DRAIN, 8" ADS<br>NON-PERFORATED TUBING OR<br>EQUAL 1.0% MIN. SLOPE 3' MIN.<br>COVER PVC SCHEDULE 40 IN<br>TRAFFIC AREAS |  |  |

**GENERAL NOTES:**

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

SEE THIS SHEET

SEE THIS SHEET

M:\Projects\TLA\TLA22001\04-Production\Engineering\Construction Drawings\Current Drawings\3 - CZP Drawings\TLA22001-G1.dwg, 2/21/2023 5:13:40 PM, Spencer Christensen

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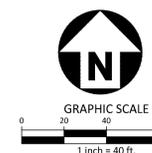
SHEET

UTILITY PLAN

C4.00

UTILITY LEGEND

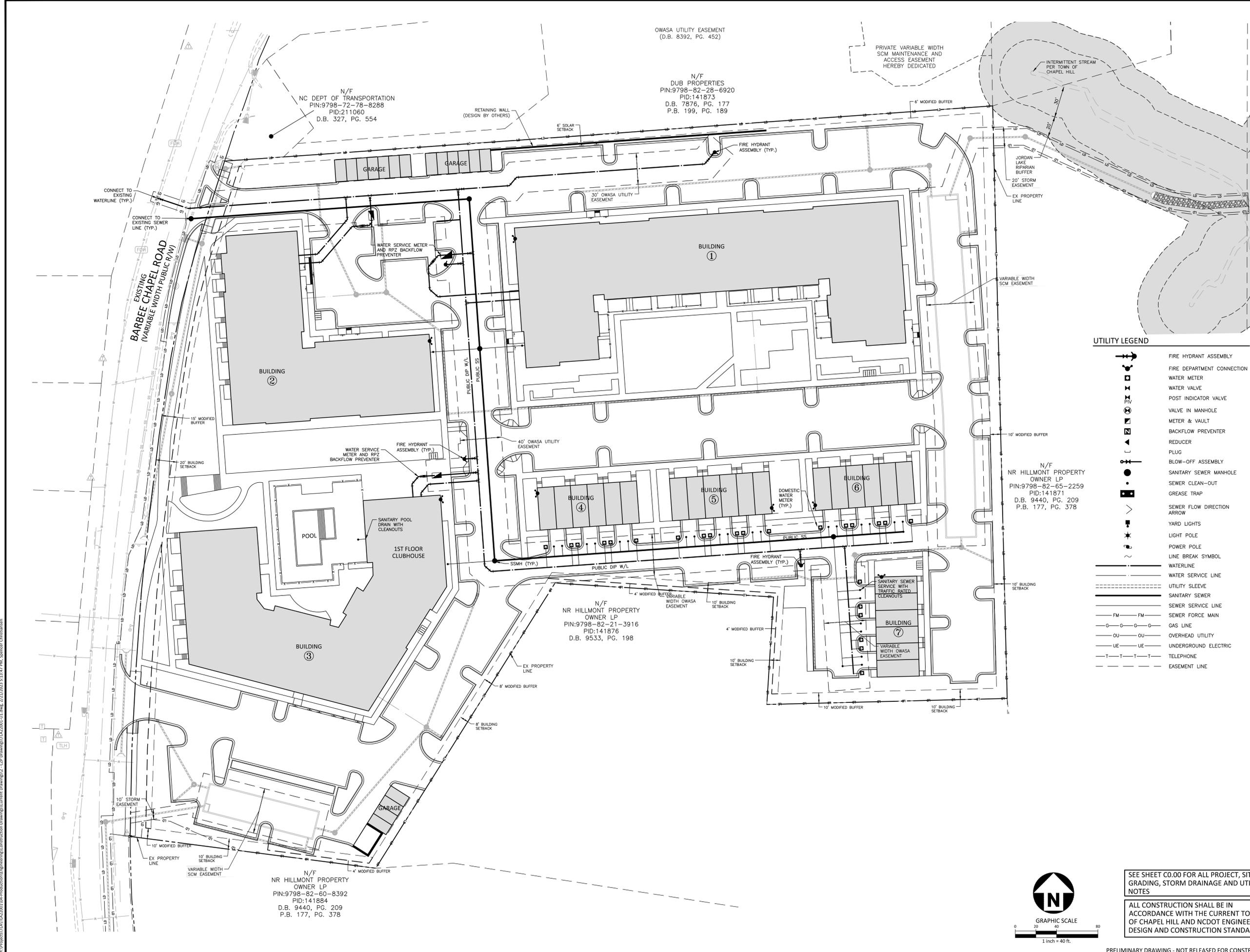
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- 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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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

M:\Projects\TLA\22001\04-Production\Engineering\Construction Drawings\Current Drawings\3 - CZP Drawings\TLA22001-U1.dwg, 2/21/2023 5:13:47 PM, Spencer Christensen