# CHAPEL HILL LIFE SCIENCES CENTER

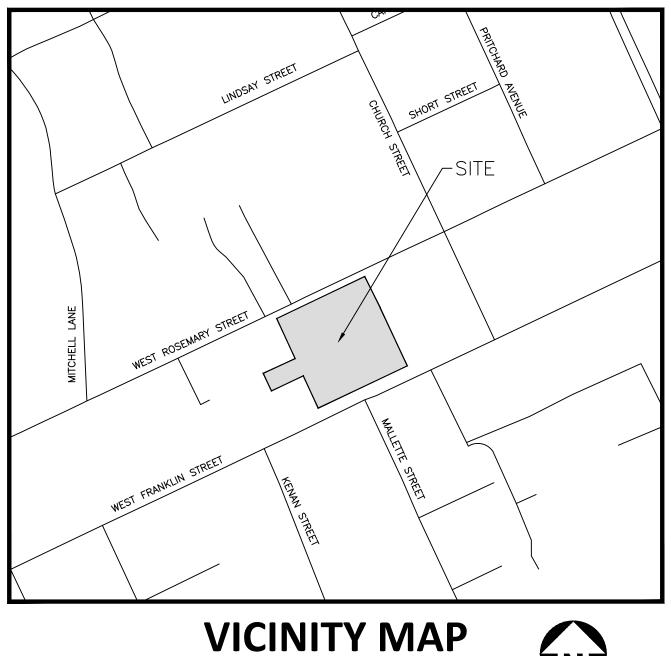
306 W. FRANKLIN STREET CHAPEL HILL, NORTH CAROLINA 27604

# **CONDITIONAL ZONING PERMIT**

PROJECT NUMBER: LFR22002 DATE: JUNE 13, 2023

### SITE DATA

PIN	9788-26-0736, 9788-26-1802, 9788-26-2823, 9788-26-2905, 9788-27-2090, 9788-26-2798, 9788-26-3876		
SITE AREA	101,823 SF / 2.34 AC		
GROSS LAND AREA	101,823 SF + 10%(101,823 SF) = 112,006 SF / 2.57 AC		
FLOOR AREA RATIO (FAR)	REQUIRED	3.70	
	PROPOSED	4.00	
ZONING	EXISTING	TC-2	
	PROPOSED	TC-3	
RIVER BASIN	CAPE FEAR		
WATERSHED	JORDAN LAKE		
WATERSHED PROTECTION	N/A		
EXISTING USE	COMMERCIAL		
PROPOSED USE	OFFICE/LABORATORY		
IMPERVIOUS AREA	EXISTING	94,236 SF / 2.16 AC (84.05%)	
	MAX ALLOWED	112,006 SF / 2.57 AC (100 %)	
VEHICULAR PARKING	REQUIRED	N/A	
	PROPOSED	118 SPACES	
ACCESSIBLE PARKING	REQUIRED	5 SPACES	
	PROPOSED	7 SPACES	
BIKE PARKING	REQUIRED	4 SPACES	
	PROPOSED	170 SPACES	
BUILDING HEIGHT SETBACK	ALLOWED	44'	
	PROPOSED	BUILDING 1 = 100'	
		BUILDING 2 = 126'	
BUILDING HEIGHT CORE	ALLOWED	120'	
	PROPOSED	140'	
SETBACKS	REQUIRED	STREET = 0' INTERIOR = 0'	
BUFFERS	REQUIRED	NONE REQUIRED FOR TC ZONING DISTRICT	
DISTURBED AREA		2.57 AC (111,804 SF)	



1" = 300'



# SHEET INDEX

CO.00 PROJECT NOTES

CO.01 AREA MAP

C1.00 EXISITNG CONDITIONS

C2.00 SITE PLAN

C2.01 SOLID WASTE PLAN

C2.02 FIRE PROTECTION C3.00 STORM DRAINAGE PLAN

C4.00 UTILITY PLAN

C7.00 CONSTRUCTION MANAGEMENT PLAN

C8.00 SITE DETAILS

# ADDITIONAL SHEETS (BY OTHERS)

AREA SUMMARY

**OVERALL FLOOR PLAN - GARAGE OVERALL FLOOR PLAN - 1ST** 

A-102 OVERALL FLOOR PLAN - 2ND

OVERALL FLOOR PLAN - 3RD

A-104 OVERALL FLOOR PLAN - 4TH

OVERALL FLOOR PLAN - 5TH

**OVERALL FLOOR PLAN - 6TH** 

A-107 OVERALL FLOOR PLAN - 7TH - PH-1 **OVERALL FLOOR PLAN - PH-2** 

A-109 OVERALL ROOF PLAN

A-200 ZONING ELEVATIONS

TREE PROTECTION PLAN

L130 SITE PLAN



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#### CLIENT

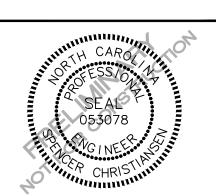
LONGFELLOW REAL ESTATE PARTNERS, LLC 300 MORRIS ST, SUITE 280 **DURHAM, NORTH CAROLINA 27701** PHONE: 919-300-5200



#### **PROJECT DIRECTORY**

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#### **REVISIONS**

#### **CONDITIONAL ZONING PERMIT FOR:**

CHAPEL HILL LIFE SCIENCES CENTER 306 W. FRANKLIN STREET CHAPEL HILL, NORTH CAROLINA 27604 PROJECT NUMBER: LFR22002

#### ORANGE COUNTY SOLID WASTE STANDARD PLAN **NOTES (CONSTRUCTION WASTE):**

- 1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO
- 2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- 3. PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND 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 STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- 5. THE PRESENCE OF 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

#### PAVEMENT MARKING/SIGNAGE NOTES:

- 1. ALL SIGNAGE SHALL BE COORDINATED WITH THE TOWN OF CHAPEL HILL.
- 2. ALL SIGNAGE SHALL MEET MUTCD STANDARDS AND SPECIFICATIONS.
- 3. ALL SIGNAGE SHALL MEET NCDOT PEDESTRIAN SAFETY SPECIFICATIONS
- 4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 5. ALL SIGNS SHALL BE PRISMATIC AND ADHERE TO THE MINIMAL RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST VERSION OF THE MUTCD.
- 6. ALL PAVEMENT MARKINGS ON PUBLIC STREETS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE 2012 NCDOT DETAILS (1205.01~1205.12)
- 7. SIGN DESIGNS FOR STREET NAME SIGNS SHALL BE APPROVED BY TRANSPORTATION/ENGINEERING DEPARTMENT STAFF TO ENSURE COMPLIANCE WITH MUTCD SPECIFICATIONS. DESIGNS MUST BE APPROVED BY TOWN STAFF PRIOR TO ACCEPTANCE OF STREETS OR ISSUANCE OF 1ST CO.
- 8. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPOPER LETTER HEIGHTS. AND RETROREFLECTIVITY

#### **RETAINING WALL NOTES**

- THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS AND ASSOCIATED FOOTERS ARE NOT LOCATED IN ANY STREAM BUFFERS. AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED
- 2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY PRIOR TO CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE FLEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- 5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
- 7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
- STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

#### CONSTRUCTION MANAGEMENT NOTES:

- 1. 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. 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.
- 3. 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
- 4. NO OPEN BURNING SHALL BE PERMITTED.
- 5. 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.
- 8. FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FOOT SWING OR SLIDE MOTION.
- 9. CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING FOR PEDESTRIAN
- 10. 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.
- 11. ROAD CLOSURES ON PUBLIC STREETS MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF
- 12. 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.
- 13. CONTRACTOR TO PROVIDE DEDICATED ONSITE PARKING SPACES FOR INSPECTORS AT EACH BUILDING AND NEAR THE JOB TRAILER FOR THE DURATION OF CONSTRUCTION
- 14. 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.

#### **GENERAL NOTES:**

- 1. CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES 7 DAYS PRIOR TO STARTING CONSTRUCTION.
- 2. CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY
- 3. GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC PROPERTIES AFFECTED BY THE PROPOSED ROAD CLOSURES IF REQUIRED TO ENSURE CONTINUOUS ACCESS TO THE AFFECTED PROPERTIES.
- 4. ALL SHOWN PARKING SPACE MARKINGS SHALL BE PER THE TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
- MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- 7. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS
- 8. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 9. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- 10. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- 11. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- 12. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS,
- 13. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL ENGINEERING DEPARTMENT, ORANGE COUNTY SOIL AND EROSION DEPARTMENT, ENGINEER, AND OWNER/REPRESENTATIVE.
- 14. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 15. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.
- 16. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE
- 17. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.
- 18. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIEV FIELD. CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY
- 20. EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY SUMMIT. EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND THE BEST AVAILABLE RECORDS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 21. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE
- 22. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION PLUS 2 FEET.
- 23. A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED, REQUIRING ALL LINES TO BE BURIED SURROUNDING STRUCTURES.
- 24. IF APPLICABLE, BACK WASH WATER FROM THE POOL SHALL DISCHARGE INTO THE SANITARY SEWER SYSTEM, NOT STORM SEWER, AND SHALL NOT EXCEED 50 GALLONS PER MINUTE.
- 25. CONTRACTOR TO CONTACT THE CHAPEL HILL STORMWATER MANAGEMENT DIVISION AT 919-969-7246 TO SCHEDULE SITE INSPECTION AT LEAST TEN (10) DAYS IN ADVANCE OF REQUESTING THE CERTIFICATE OF
- 26. IMPROVEMENTS, STRUCTURES, FIXTURES, SIGNS, TABLES, CHAIRS, PLANTERS, OR ANY OTHER OBJECT SHALL NOT BE PLACED IN SIDEWALK AREAS FOR ANY PERIOD OF TIME.
- 27. HVAC CONDENSATE AND FLOOR DRAINS FROM THE ROOFED PARKING AREA SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM. NO ELEVATOR SUMP PUMP DISCHARGE MAY ENTER THE STORM SEWER SYSTEM.
- 28. ANY ROOF DRAINS OR OTHER PLUMBING INTENDED TO DISCHARGE TO THE STORM SEWER SYSTEM NOT SHOWN ON THE APPROVED PLANS ARE NOT APPROVED. ANY DISCHARGE DIRECTED TO THE STORM SEWER SYSTEM THAT IS NOT APPROVED WILL NEED TO APPROVAL FROM THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION.
- 29. THE NORTH CAROLINA DEPARTMENT OF INSURANCE SHALL REVIEW AND APPOVE ANY PROJECTS LISTED IN TABLE 104.1 OF THE NORTH CAROLINA ADMINISTRATION AND POLICIES CODE BEFORE THE TOWN OF CHAPEL HILL WILL BEGIN ITS BUIDILNG PERMIT REVIEW.
- 30. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP, IN ACCORDANCE WITH ARTICLE 230.2(A) OF THE 2017 NORTH CAROLINA ELECTRICAL CODE.
- 31. CURB AND GUTTER AND ATLEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE PLACED PRIOR TO THE START OF CONSTRUCTION.
- 32. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES. RAMPS. CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO THE AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AND TOWN STANDARD.
- A. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH NCBC 2018 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION. SIGNAGE SHALL BE PLACES IN ACCORDANCE WITH NCBC 2018 REQUIREMENTS, MUTCD AND ACC A 117.1.
- B. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 EDITION. CROSS SLOPE LIMITED TO 2%. CALL TOWN OF CHAPEL HILL BUILDING INSPECTIONS OFFICE FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.
- C. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.
- 33. FINAL LOCATION OF GAS LINE INSTALLED BY DOMINION ENERGY TO BE VERIFIED IN FIELD PRIOR TO THE INSTALLATION OF ANY FURNISHINGS REQUIRING GAS CONNECTIONS, INCLUDING BUT NOT LIMITED TO FIRE PITS, FIRE TABLES AND OUTDOOR GRILLING STATIONS. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY, LANDSCAPE ARCHITECT, ARCHITECT AND OWNER FOR CONNECTIONS TO GAS LINE. CONNECTIONS TO BE PROVIDED BY A LICENSED GAS FITTER/TECHNICIAN AND SHALL CONFIRM TO ALL LOCAL AND STATE

- CONTRACTOR SHALL NOTIFY NC 811 (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NC 811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOIL AND EROSION CONTROL OFFICER, TOWN OF CHAPEL HILL STORM WATER MANAGEMENT DIVISION, AND OWNER'S REP/ENGINEER.
- 3. CONTRACTOR TO CONTACT ERNEST ODEI-LARBI WITH THE TOWN OF CHAPEL HILL AT 919-969-5084 TO POST EROSION CONTROL BOND, ALONG WITH A PERFORMANCE GUARANTEE PER, PRIOR TO ANY LAND
- 4. GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
- 6. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS. IT IS

BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED TOWN OF CHAPEL HILL STANDARDS.

5. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED

- THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS. 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT
- 8. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN

BE HELD RESPONSIBLE FOR CURBING INSTALLED PRIOR TO PAVING THAT DOES NOT DRAIN PROPERLY.

- 9. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- 10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY
- 11. PIPE SPECIFIED AS RCP MAY BE SUBSTITUTED IF APPROVED BY THE TOWN OF CHAPEL HILL WITH APPROVED MATERIALS PER THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS OUTSIDE OF PUBLIC RIGHT OF WAY AND EASEMENTS. ALL BEDDING FOR ALTERNATE MATERIALS SHALL CONFORM TO NCDOT, AASHTO AND ASTM SPECIFICATIONS
- 12. THE MINIMUM PIPE SIZE WITHIN A PUBLIC RIGHT-OF-WAY IS 15".
- 13. FOR ALL PIPE OUTLETS 60" AND GREATER (SINGLE) AND 36" (MULTIPLE) HEADWALLS/ENDWALLS SHALL BE USED AND A 4' HIGH BLACK POLY COATED CHAIN LINK FENCE PLACED OVER THE WALL
- 14. FOR NPDES PERMIT COMPLIANCE: ALL SLOPES 3:1 AND STEEPER MUST BE STABILIZED WITHIN 7 DAYS, ALL OTHER AREAS MUST BE STABILIZED WITHIN 14 DAYS.
- 15. ALL STORM PIPE SPECIFIED AS REINFORCED CONCRETE (RCP) SHALL BE MINIMUM CLASS III PIPE
- 16. ALL STORM PIPE SHALL BE LAID AT LEAST 10' HORIZONTALLY OR 18" VERTICALLY FROM ANY WATER MAIN AND 24" VERTICALLY FROM ANY SEWER MAIN. REFER TO NCAC 02T RULES FOR EXEMPTIONS
- 17. GEOTEXTILE FABRIC OR APPROVED EQUIVALENT ARE REQUIRED AT ALL DISSIPATOR PADS.

#### FIRE DEPARTMENT NOTES:

- 1. SITE SHALL COMPLY WITH THE LATEST NATIONAL BUILDING AND FIRE CODES.
- 2. FUNCTIONAL FIRE PROTECTION SHALL BE PROVIDED PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIALS ON
- 3. FIRE ACCESS ROUTE SHALL HAVE A MINIMUM RADIUS OF 28' (FACE OF CURB) TO ALLOW FIRE APPARATUS ACCESS THROUGH SITE (IFC 503.2.4).
- 4. ANY GATES ACROSS FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 20', BE OF SWINGING OR SLIDING TYPE AND HAVE AN EMERGENCY MEANS OF OPERATION. ALL GATES IN FIRE TRUCK APPARATUS ACCESS

ROLITES SHALL BE OPERABLE BY FITHER FORCIBLE ENTRY OR KEYED AND MUST BE CAPABLE OF BEING

MAINTAINED ACCORDING TO UL375 AND ASTM F2200 5. ALL PORTIONS OF THE FIRST FLOOR OF THE BUILDING MUST BE WITHIN 150' OF THE FIRE ACCESS ROUTE (IFC

OPERATED MY ONE PERSON. ALL GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE INSTALLED AND

- 6. BUILDING ADDRESSES SHALL BE PLACED ON BOTH SIDES OF THE BUILDING ON A CLEARLY VISIBLE PLACARD FOR LOCATION PURPOSES.
- 7. ALL FIRE TRUCK ACCESSIBLE ROUTES SHALL BE RATED FOR 80,000 LB AND HAVE A MINIMUM CLEAR WIDTH OF
- 26' (IFC 503.2.1) UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL. 8. FIRE RISER ROOM SHALL BE EQUIPPED WITH AN EXTERNAL LOCK BOX.

503.1.1). UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

- 9. RISER ROOM SHALL HAVE ADEQUATE DRAINAGE FOR EMERGENCY RPZ DISCHARGE.
- 10. PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, NC
- 11. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF 2018 NC FIRE CODE CHAPTER 33.
- 12. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS
- 13. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED, TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANCE AND MAINTAINED UNTIL REPLACED BY
- 14. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
- ALL SIDES EXCEPT FOR WALL MOUNTED FDC'S UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. THE FDC'S WHERE REQUIRED MUST BE PHYSICALLY PROTECTED BY AN APPROVES BARRIER FROM IMPACTS. 16. ANY REQUIRED FDC'S FOR ANY BUILDING SHALL MEET THE DESIGN AND INSTALLATION REQUIREMENTS FOR THE CURRENT, APPROVED EDITION OF NFPA 13, 13D, 13R, OR 14 OF THE NCFC 2018 AND TOWN ORDINANCES;

7-38 FOR LOCATIONS. FDC'S SHALL BE INSTALLED ON THE STREET/ADDRESS SIDE OF THE BUILDING AND WITHIN

15. A WORKING SPACE OF NOT LESS THAN 36" IN WIDTH AND DEPTH AND 78" IN HEIGHT SHALL BE PROVIDED ON

OBSTRUCTED OR HINDERED BY PARKING OR LANDSCAPING. 17. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL

BE 26 FEET (7925 mm), EXCLUSIVE OF SHOULDERS (SEE FIGURE D103.1).

AND APPENDIX D.

100' OF A HYDRANT OR UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL AND SHALL NOT BE

- 18. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTIONS 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 2018 NCFC 503.4 (FIRE)
- 19. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING-FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED ORE REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. 2018 NCFC SECTION 503.3 AND APPENDIX D D 103.6, D 103.6.1, D 103.6.2.
- 20. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE THE INSTALLATION AND MAINTENANCE OF GATES OR OTHER APPROVED BARRICADES ACROSS FIRE APPARATUS ACCESS ROADS, TRAILS, OR OTHER ACCESSWAYS; NOT INCLUDING PUBLIC STREETS, ALLEYS, OR HIGHWAYS. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. 2018 NCFC SECTION 503 AND APPENDIX D103.
- 21. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS. 503.2.8 ANGLES OF APPROACH AND DEPARTURE. THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS. D 103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. EXCEPTION: GRADES STEEPER THAN 10 PERCENT AS APPROVED BY THE FIRE CHIEF. 2018 NCFC SECTION 503

# ORANGE WATER AND SEWER AUTHORITY UTILITY

- 1. STANDARDS AND SPECIFICATIONS ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS
- 2. PRECONSTRUCTION CONFERENCE A PRECONSTRUCTION CONFERENCE WITH THE OWASA CONSTRUCTION INSPECTOR IS REQUIRED BEFORE BEGINNING ANY UTILITY CONSTRUCTION.
- 3. PROJECT ACCEPTANCE IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION
- INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS:
- ENGINEER'S CERTIFICATION OF PUBLIC SEWER ORIGINAL DOCUMENT FNGINFER'S CERTIFICATION OF PUBLIC WATER - ORIGINAL DOCUMENT
- ASSET LETTER ORIGINAL DOCUMENT

AND SPECIFICATIONS LATEST REVISED EDITION.

- LETTER OF DEDICATION ORIGINAL DOCUMENT AS BUILT DRAWINGS (INCLUDING 1"=100' SCALE SITE PLAN) AS BUILTS
- OF SEWER CONSTRUCTION SUBJECT TO REVIEW AND APPROVAL BY NCDENR DIVISION OF WATER QUALITY.
- MANHOLE DATA SHEETS RECORDED PLAT
- ORIGINAL RECORDED WATER AND SEWER DEEDS OF EASEMENT -PREPARED USING OWASA'S STANDARD FORM.
- 4. SEWER STATEMENT SEWER LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A MECHANICAL PLUG AT THE FIRST MANHOLE UPSTREAM FROM THE POINT OF CONNECTION. PLUG SHALL BE PLACED IN THE OUTLET CONNECTION AND SECURED WITH STEEL CABLE. PLUG SHALL REMAIN IN PLACE UNTIL ACCEPTANCE OF LINES BY OWASA, WATER, STONE, DIRT, OR ANY OTHER DEBRIS SHALL NOT BE ALLOWED TO ENTER THE OWASA SANITARY SEWER SYSTEM DURING FLUSHING OPERATIONS OR AT ANY OTHER TIME. CONSTRUCTION TAKING PLACE IN THE VICINITY OF ANY EXISTING OWASA SEWER LINES OR MANHOLES SHALL NOT CAUSE ANY INFLOW OF SURFACE WATER OR DEBRIS TO ENTER THE REMAIN ACCESSIBLE AT ALL TIMES. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED TO THE OWASA SANITARY SEWER SYSTEM AND FINES IMPOSED BY THE STATE OF NORTH CAROLINA DIVISION OF WATER QUALITY DUE TO SEWER SPILLS
- SEWER SERVICES SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR OWASA SEWER EASEMENTS MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FROM THE TAP UP TO AND INCLUDING THE FIRST CLEAN-OUT. EXCEPT FOR DEAD END MANHOLES, ALL 4" INCH SEWER SERVICES MUST BE TAPPED INTO THE SEWER MAIN. ALL 6" SERVICES MUST BE CONNECTED TO A MANHOLE. CLEANOUTS SHALL BE SPACED NO MORE THAN 75 FEET APART. CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
- 6. BLOCKING AND RODDING RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS IN ADDITION TO RODDING AND BLOCKING.
- 7. EXISTING VALVES CONTRACTOR RESPONSIBLE FOR VERIFYING THAT EXISTING VALVE AT THE POINT OF CONNECTION TO THE OWASA SYSTEM IS ADEQUATE FOR PERFORMING AND PASSING HYDROSTATIC PRESSURE AND LEAKAGE TEST. CONTRACTOR, AT HIS EXPENSE, MAY OPTIONALLY REPLACE VALVE OR INSTALL A NEW VALVE FOR THE PURPOSE OF PERFORMING A PRESSURE TEAT FOR NEW MAIN INSTALLATION. IF CONTRACTOR ELECTS TO PRESSURE TEST AGAINST EXISTING VALVE. CONTRACTOR ACCEPTS RESPONSIBILITY FOR ENSURING PASSING PRESSURE TEST IN ACCORDANCE WITH OWASA REQUIREMENTS. IN ANY CASE, NO CLAIM WHATSOEVER SHALL BE MADE AGAINST OWASA FOR FAILURE OF PRESSURE TEST. EXISTING WATER VALVES SHALL BE OPERATED BY OWASA PERSONNEL ONLY. VALVES THAT SEPARATE PURITY APPROVED WATER AND UNAPPROVED WATER ARE TO REMAIN CLOSED AT ALL TIMES. VALVES MAY BE TEMPORARILY OPENED FOR LOADING AND FLUSHING BY THE OWASA INSPECTOR ONLY.
- 8. DECHLORINATION REQUIREMENTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEUTRALIZATION OF CHLORINATED WATER AT THE POINT OF DISCHARGE FROM THE MAIN BEING TESTED. THIS SHALL OCCUR FOLLOWING CHLORINATED TO DISINFECT A MAIN OR ANY OTHER TIME WHEN ELEVATED LEVELS OF CHLORINE COULD POTENTIALLY BE DISCHARGED INTO THE ENVIRONMENT BY THE CONTRACTOR. AT THE TIME THE DISINFECTION AND PURITY TESTING PROCEDURES ARE DISCUSSED WITH THE OWASA CONSTRUCTION INSPECTOR, THE PROCEDURE FOR DECHLORINATION WILL BE COVERED. ABSOLUTELY NO FLUSHING, DISINFECTION, OR PURITY SAMPLING IS TO TAKE PLACE WITHOUT PRIOR APPROVAL OF A SAMPLING PLAN BY THE OWASA INSPECTOR.
- 9. PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICIES, STANDARDS, AND SPECIFICATIONS ONLY. ALL OTHER MATTERS PERTAINING TO THIS PROJECT ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER, OWASA APPROVAL DOES NOT PRECLUDE THE DEVELOPER, PROJECT ENGINEER, CONTRACTOR, OR OTHER AGENTS OR PARTIES ACTING ON THEIR BEHALF FROM FULL COMPLIANCE WITH OWASA CURRENT STANDARDS, SPECIFICATIONS, AND PROCEDURES OR FROM COMPLYING WITH ANY AND ALL STATUES, RULES, REGULATIONS, AND ORDINANCES WHICH MAY BE IMPOSED BY OTHER GOVERNMENT AGENCIES (LOCAL, STATE, AND FEDERAL) WHICH MAY HAVE JURISDICTION. VIOLATIONS WILL RESULT IN THE OWASA PROJECT APPROVAL BEING RESCINDED.
- 10. CONTACT NC 811 (811 OR 1-800-632-4949) AND OWASA (919-968-4421) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION TO HAVE EXISTING UTILITIES LOCATED
- 11. DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE. A GREASE INTERCEPTOR SHALL BE PROVIDED WHEN IN THE OPINION OF OWASA IT IS NECESSARY FOR THE PROPER HANDLING OF WASTEWATER CONTAINING EXCESSIVE AMOUNTS OF GREASE. ALL INTERCEPTION UNITS MUST BE OF THE TYPE AND CAPACITY WHICH IS CERTIFIED BY THE PROJECT ENGINEER AS MEETING THE REQUIREMENTS OF OWASA.
- 12. BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL
- ORDINANCE AND MANUAL. 13. DOMESTIC SERVICE TO INCLUDE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- 14. FIRE SERVICE TO INCLUDE RPDA BACKFLOW DEVICE.

BEFORE THE INSTALLATION OF THE RPDA UNIT

MATERIALS CAN BE BROUGHT ON TO THE SITE.

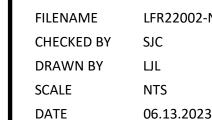
- 15. FIRE PROTECTION SYSTEMS PRESSURE TESTING, CHLORINATION, AND PURITY TESTING SHALL BE COMPLETED
- 16. REMOTE READ-OUT DEVICES RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER TO BE PURCHASED FROM OWASA AND INSTALLED BY THE CONTRACTOR. CONTACT THE OWASA CONSTRUCTION INSPECTOR FOR DETAILS OF THIS INSTALLATION.
- 17. FOR FIRE SERVICE BACKFLOW DEVICES, USE A DOUBLE CHECK DETECTOR, REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE DEVICE IN AN INTERNAL RISER ROOM WITH EXTERNAL ACCESS. CLEARANCES SHALL COMPLY WITH THE OWASA CROSS CONNECTION CONTROL ORDINANCES AND MANUAL. ACCESS TO RISER ROOM FROM OUTSIDE SHALL INCLUDE PROVISIONS FOR THE FIRE DEPARTMENT SUCH AS A KNOX BOX.
- 18. ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING IN AN ABOVE GROUND LOCATION ADJACENT TO THE OUTSIDE WALL WHERE THE WATERLINE ENTERS THE
- 19. FOR IRRIGATION SERVICE BACKFLOW DEVICE, USE A REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE IRRIGATION DEVICE INSIDE AN ABOVE GROUND HOT BOX.
- 20. UNDERGROUND VAULTS FOR METERS SHALL BE DRAINED BY PVC SCHEDULE 40 DRAINS TO DAYLIGHT INTO SLOPES, CONNECTION TO STORM STRUCTURES IS ONLY ALLOWED WITH THE CONSENT OF OWASA, DRAIN SIZES SHALL BE 2" DIAMETER FOR METERS OR DEVICES LESS THAN 2" AND SHALL BE 4" DIAMETER FOR DEVICES OVER

STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT, IF

PAVEMENT CUT IS REQUIRED. CONTRACTOR SHALL PATCH PAVEMENT IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND PROPER GEOTECHNICAL INFORMATION FOR SOIL LOADING.

21. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA

22. IF HYDRAULIC ELEVATORS ARE USED THE SUMP MUST BE PLUMBED TO SANITARY SEWER LINES. 23. FIRE HYDRANTS MUST BE FULLY FUNCTIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE



SHEET

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

ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING

ALL CONSTRUCTION SHALL BE IN DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

The John R. McAdams Company, In

621 Hillsborough Street

Suite 500 Raleigh, NC 27603 phone 919. 361. 5000

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

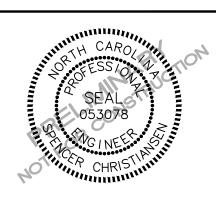
www.mcadamsco.com

#### CLIENT

LONGFELLOW REAL ESTATE PARTNERS, LLC 300 MORRIS ST, SUITE 280 **DURHAM, NORTH CAROLINA 27701** 

PHONE: 919-300-5200





# **REVISIONS**

NO. DATE

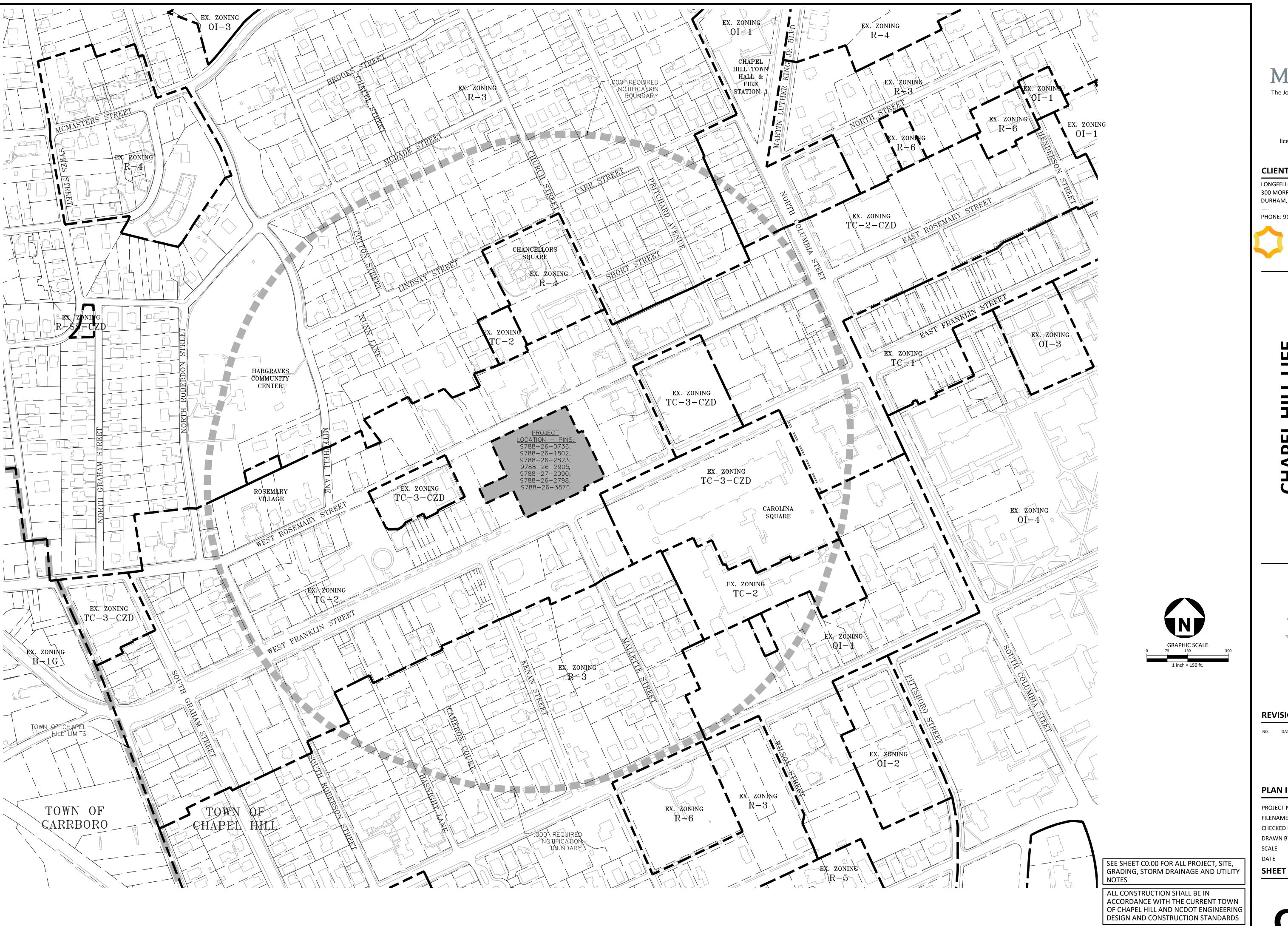
PLAN INFORMATION PROJECT NO. LFR22002 LFR22002-N1

**PROJECT NOTES** 

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

- NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.

# **GRADING & STORM DRAINAGE NOTES:**





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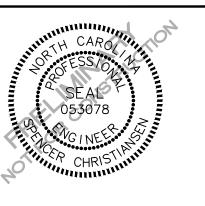
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# **REVISIONS**

NO. DATE

#### PLAN INFORMATION

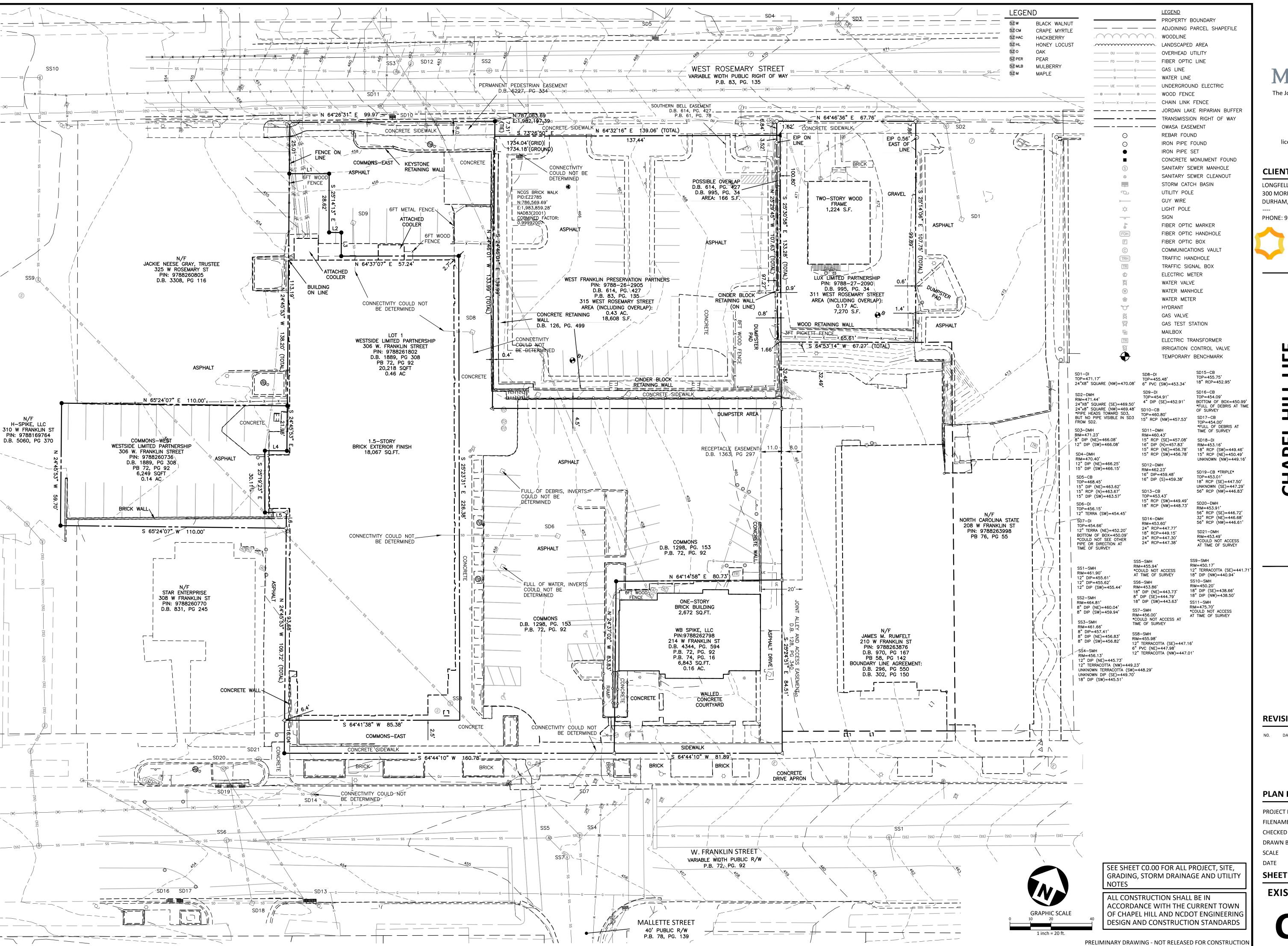
PROJECT NO. LFR22002 FILENAME CHECKED BY DRAWN BY SCALE 1" = 150'

DATE 06.13.2023

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**AREA MAP** 

CO.01





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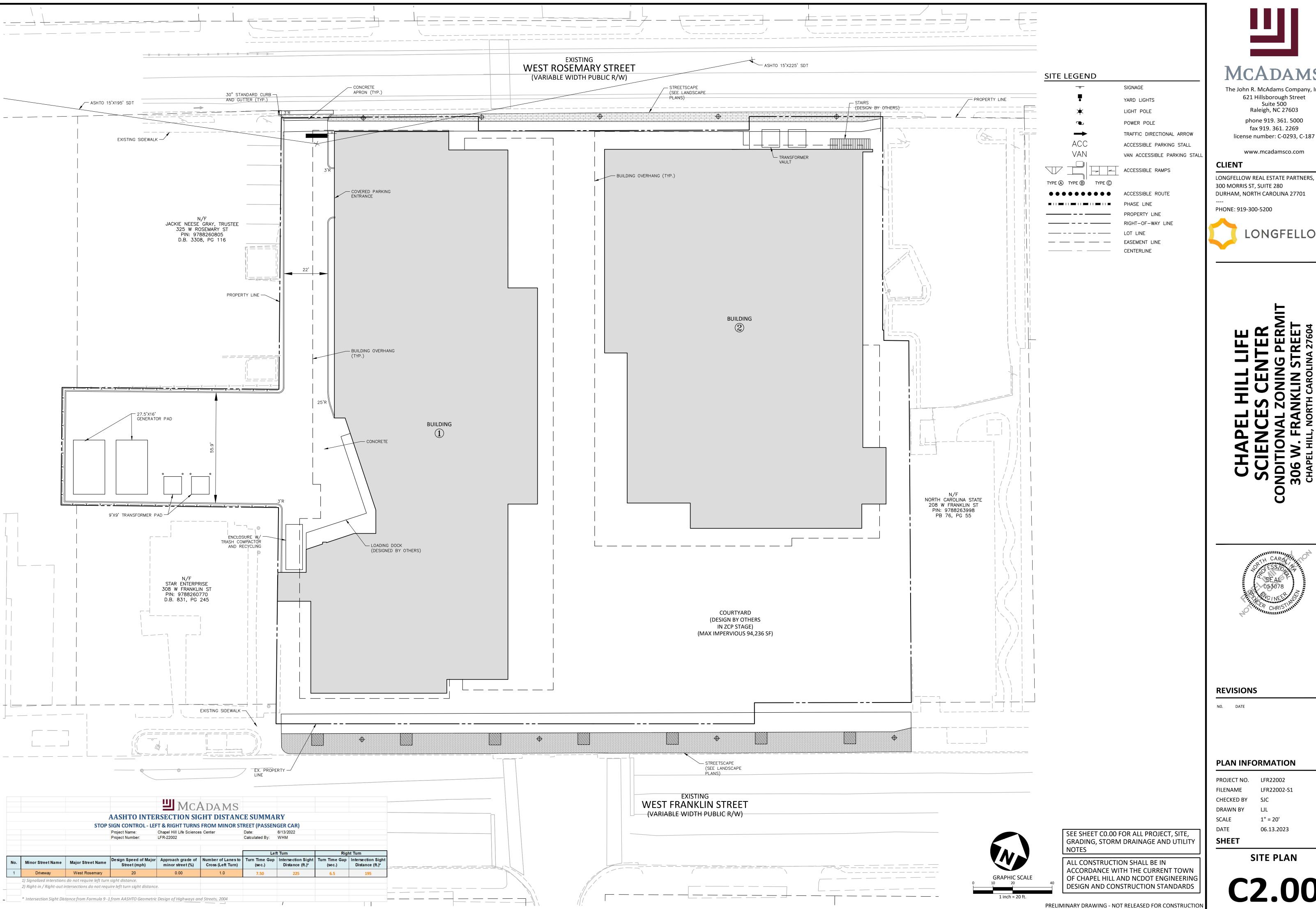
NO. DATE

# PLAN INFORMATION

PROJECT NO. LFR22002 FILENAME LFR22002-XC1 CHECKED BY DRAWN BY 1" = 20'

06.13.2023

**EXISITNG CONDITIONS** 





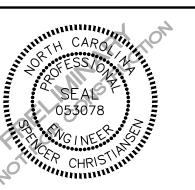
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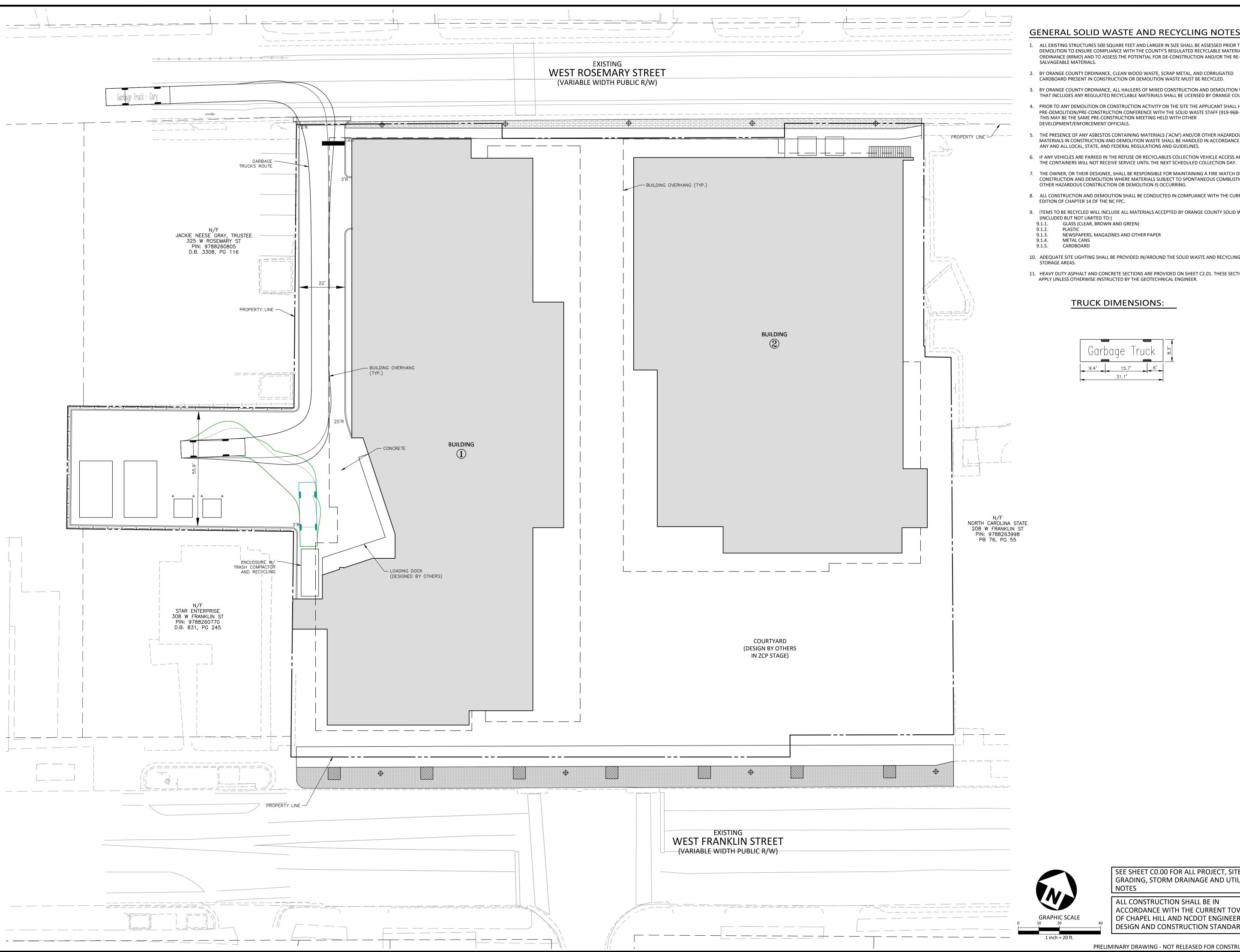


# PLAN INFORMATION

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06.13.2023

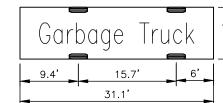
SITE PLAN



#### **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
- 2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- 3. 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
- 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.
- 6. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA,
- 7. 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.
- 8. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- 9. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE
- 9.1.1. GLASS (CLEAR, BROWN AND GREEN)
- NEWSPAPERS, MAGAZINES AND OTHER PAPER
- 10. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING
- 11. HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C2.01. THESE SECTIONS APPLY UNLESS OTHERWISE INSTRUCTED BY THE GEOTECHNICAL ENGINEER.

#### TRUCK DIMENSIONS:





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Raleigh, NC 27603 phone 919. 361. 5000

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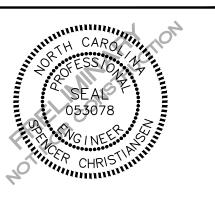
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#### **CLIENT**

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# **REVISIONS**

NO. DATE

#### PLAN INFORMATION

PROJECT NO. LFR22002 FILENAME LFR22002-SW1 CHECKED BY DRAWN BY 1" = 20' SCALE

06.13.2023

SHEET

**SOLID WASTE PLAN** 

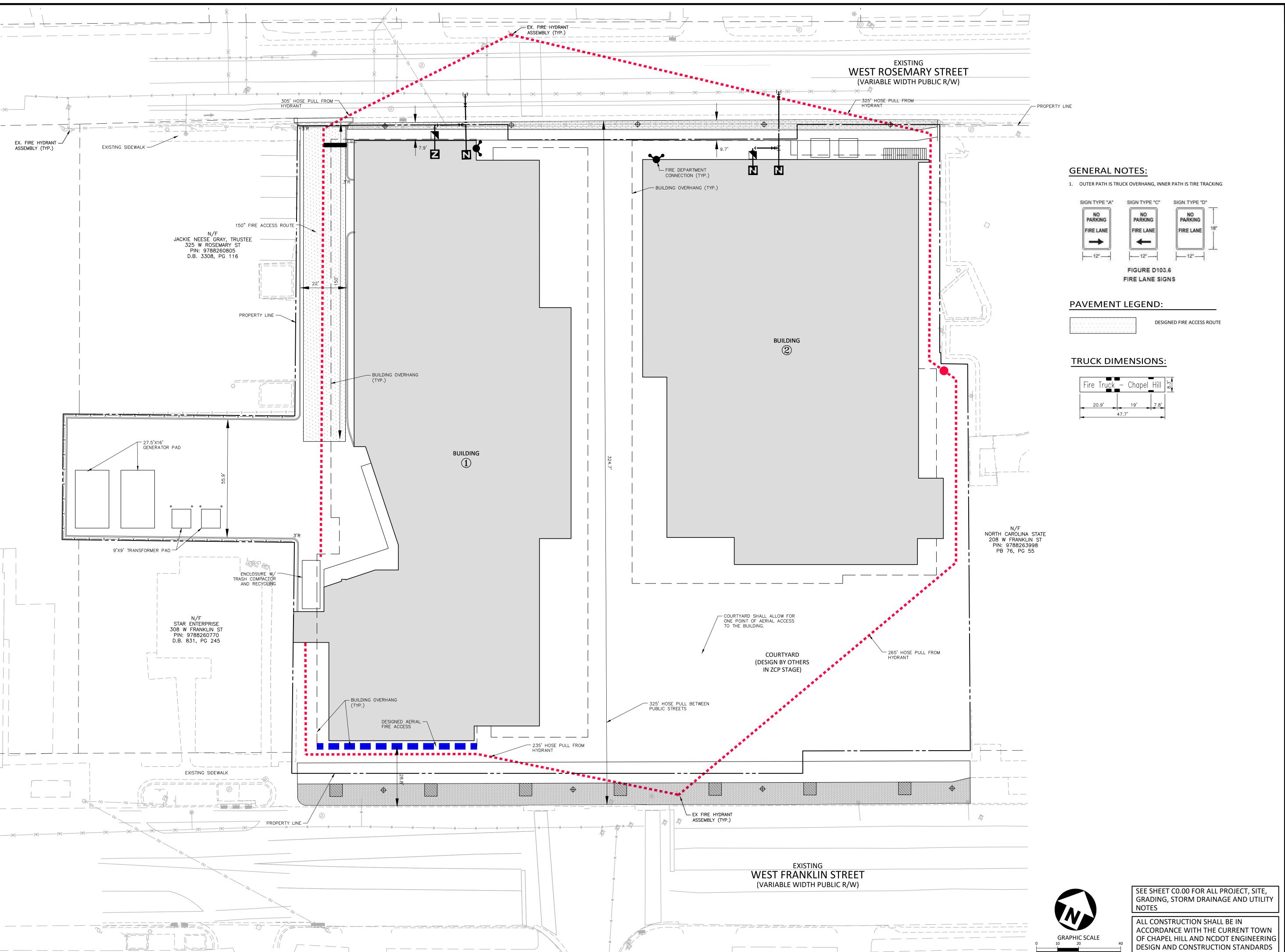
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN

SEE SHEET CO.00 FOR ALL PROJECT, SITE,

GRADING, STORM DRAINAGE AND UTILITY

ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS





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# **REVISIONS**

NO. DATE

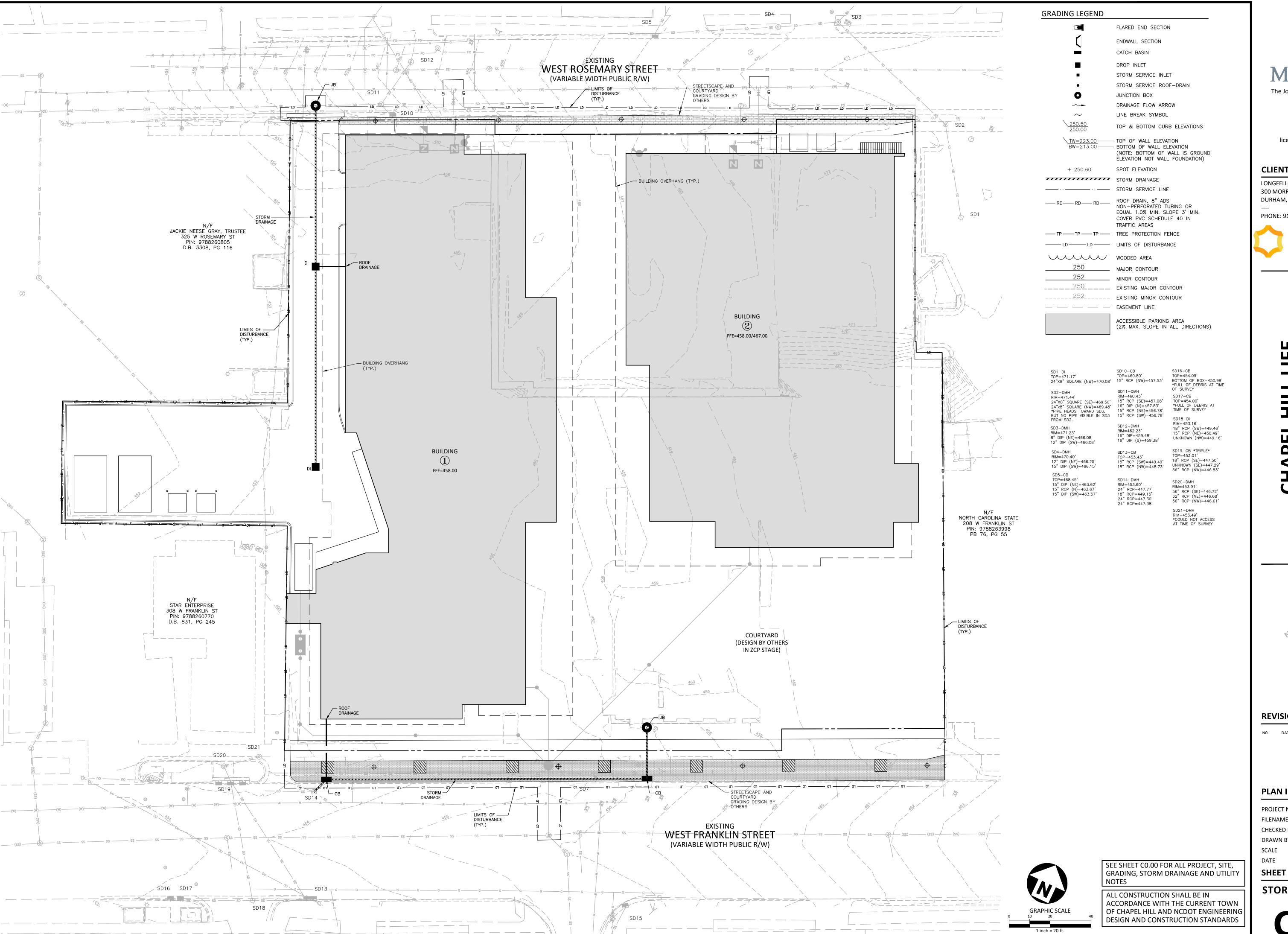
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PROJECT NO. LFR22002 LFR22002-FP1 FILENAME CHECKED BY DRAWN BY SCALE 1" = 20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

06.13.2023 SHEET

FIRE PROTECTION





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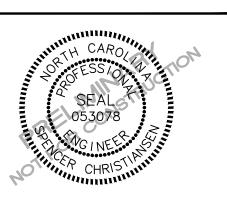
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# **REVISIONS**

NO. DATE

# PLAN INFORMATION

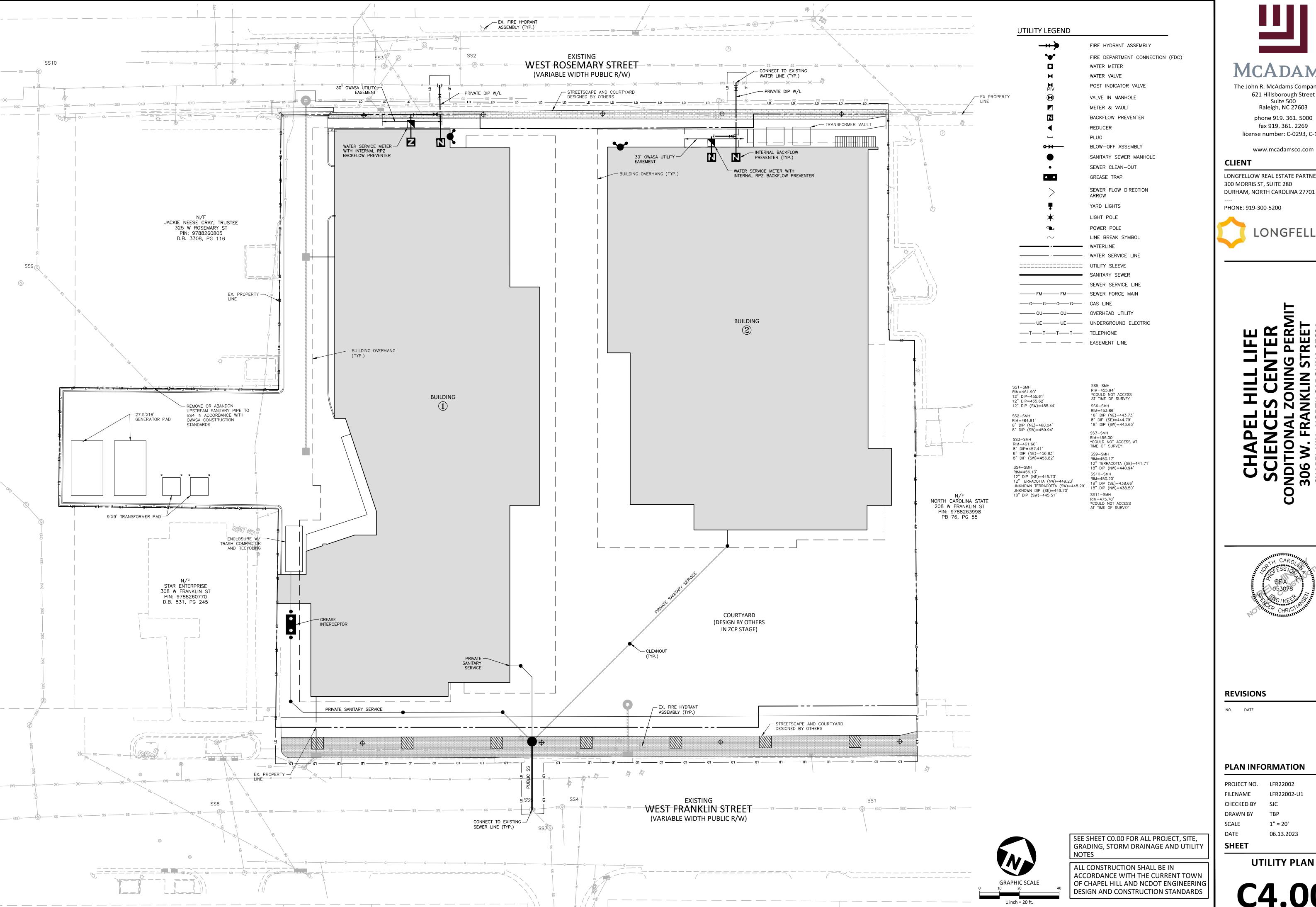
PROJECT NO. LFR22002 FILENAME CHECKED BY DRAWN BY 1" = 20' SCALE

06.13.2023

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

STORM DRAINAGE PLAN

C3.00





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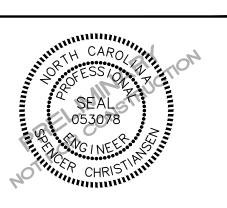
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**CLIENT** 

LONGFELLOW REAL ESTATE PARTNERS, LLC



**REVISIONS** 

NO. DATE

PLAN INFORMATION

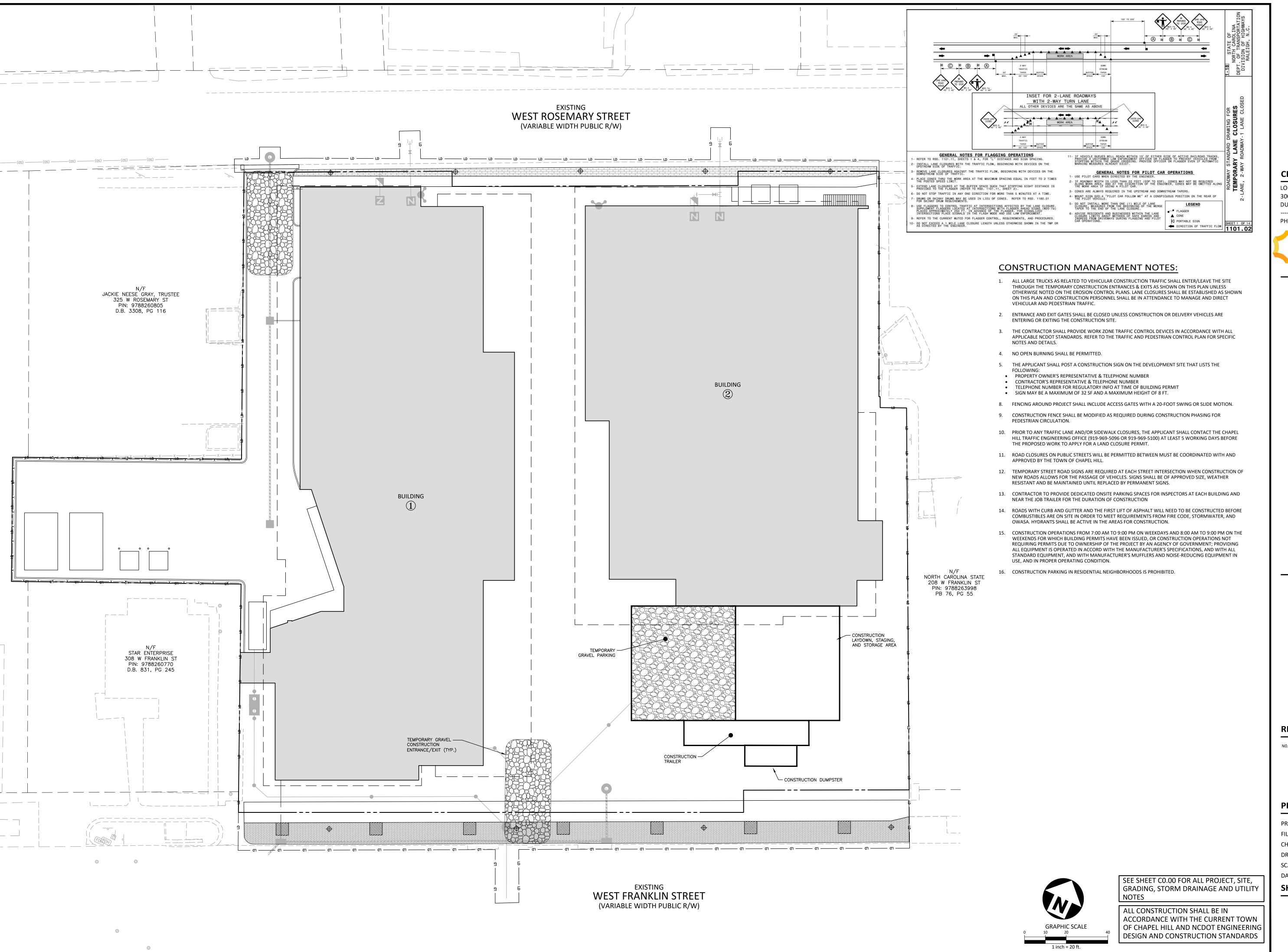
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DRAWN BY SCALE 1" = 20' 06.13.2023

SHEET

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**UTILITY PLAN** 





# McAdam

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PHONE: 919-300-5200



# SCIENCES CENTER NDITIONAL ZONING PERMIT 306 W. FRANKLIN STREET CHAPEL HILL, NORTH CAROLINA 27604



# REVISIONS

NO. DATE

#### PLAN INFORMATION

PROJECT NO. LFR22002

FILENAME LFR22002-CM1

CHECKED BY SJC

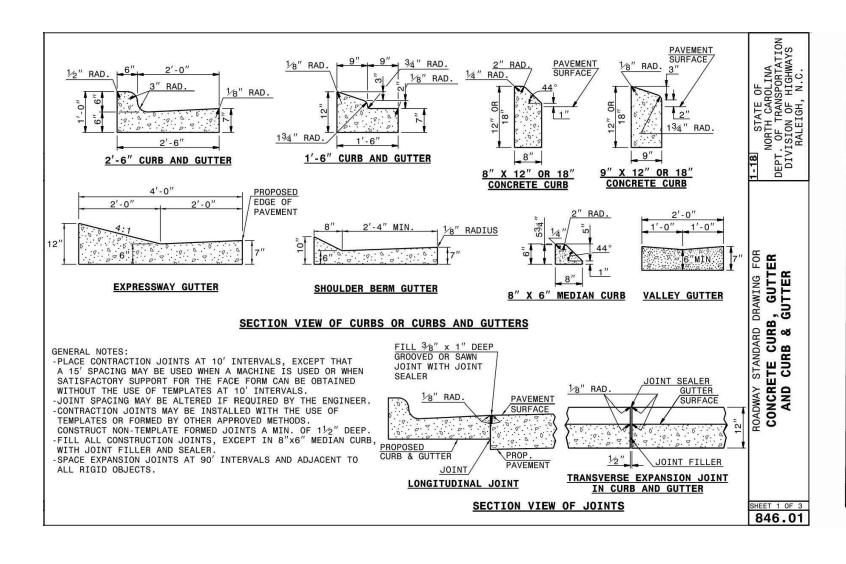
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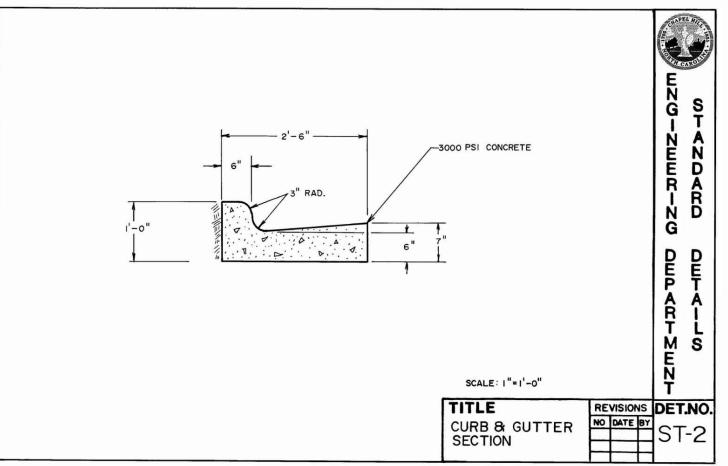
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DATE 06.13.2023

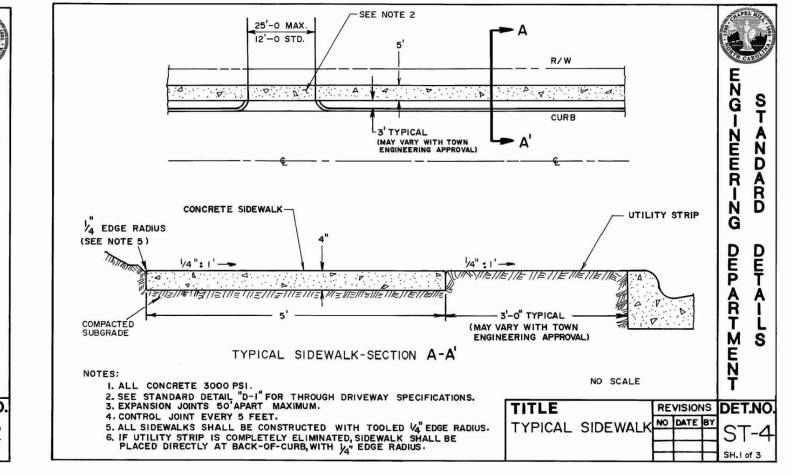
SHEET

CONSTRUCTION MANAGEMENT PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION









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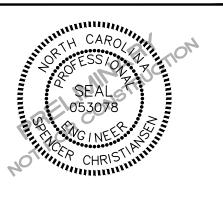
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#### **CLIENT**

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PHONE: 919-300-5200





# **REVISIONS**

NO. DATE

#### PLAN INFORMATION

PROJECT NO. LFR22002 LFR22002-D1 FILENAME CHECKED BY DRAWN BY

SCALE DATE 06.13.2023

SHEET SITE DETAILS

C8.00

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

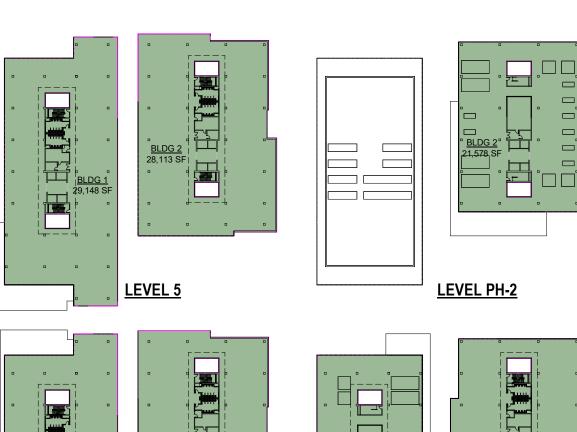
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

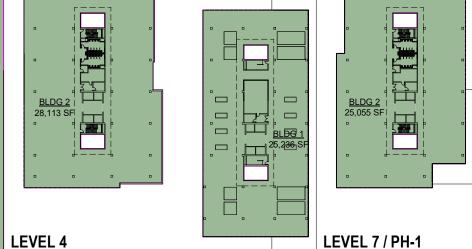


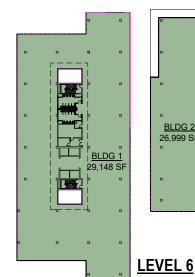
34,482 SF

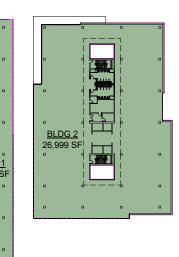
BLDG 2 28,113 SF

LEVEL 3









# **FLOOR AREA TOTAL**

LEVEL	AREA
LEVEL 00 (446')	3,220 SF
LEVEL 0 (456')	14,052 SF
LEVEL 1 (458')	37,061 SF
LEVEL 1.5A (467')	3,533 SF
LEVEL 2 (476')	50,626 SF
LEVEL 3 (491')	62,594 SF
LEVEL 4 (506')	60,067 SF
LEVEL 5 (521')	57,261 SF
LEVEL 6 (536')	56,148 SF
LEVEL 7 / PH	50,292 SF
(551')	
MECH PH (566')	21,578 SF
TOTAL	416,432 SF

FLOOR A PHAS BUILD	E 1	FLOOR AREA PHASE 2 BUILDING		
LEVEL	AREA	LEVEL	AREA	
LEVEL 00 (446')	1,794 SF	LEVEL 00 (446')	1,426 SF	
LEVEL 0 (456')	12,946 SF	LEVEL 0 (456')	1,105 SF	
LEVEL 1 (458')	12,292 SF	LEVEL 1 (458')	24,770 SF	
LEVEL 1.5A (467')	3,533 SF	LEVEL 2 (476')	24,213 SF	
LEVEL 2 (476')	26,413 SF	LEVEL 3 (491')	28,113 SF	
LEVEL 3 (491')	34,482 SF	LEVEL 4 (506')	28,113 SF	
LEVEL 4 (506')	31,954 SF	LEVEL 5 (521')	28,113 SF	
LEVEL 5 (521')	29,148 SF	LEVEL 6 (536')	26,999 SF	
LEVEL 6 (536')	29,148 SF	LEVEL 7 / PH	25,055 SF	
LEVEL 7 / PH	25,236 SF	(551')		
(551')		MECH PH (566')	21,578 SF	

206,947 SF

TOTAL

BUILDABLE (FAR) 416,432 SF based on 2.39 acres (104,108 SF)

"FLOOR AREA" PER TOWN OF CHAPEL HILL ORDINANCE IS The sum of enclosed areas on all floors of a building or buildings measured from the outside faces of the exterior walls, including halls, lobbies, arcades, stairways, elevator shafts, enclosed porches and balconies, and any below-grade floor areas used for access and storage. Not countable as floor area are open terraces, patios, atriums, balconies, carports, garages, breezeways, and screened porches.

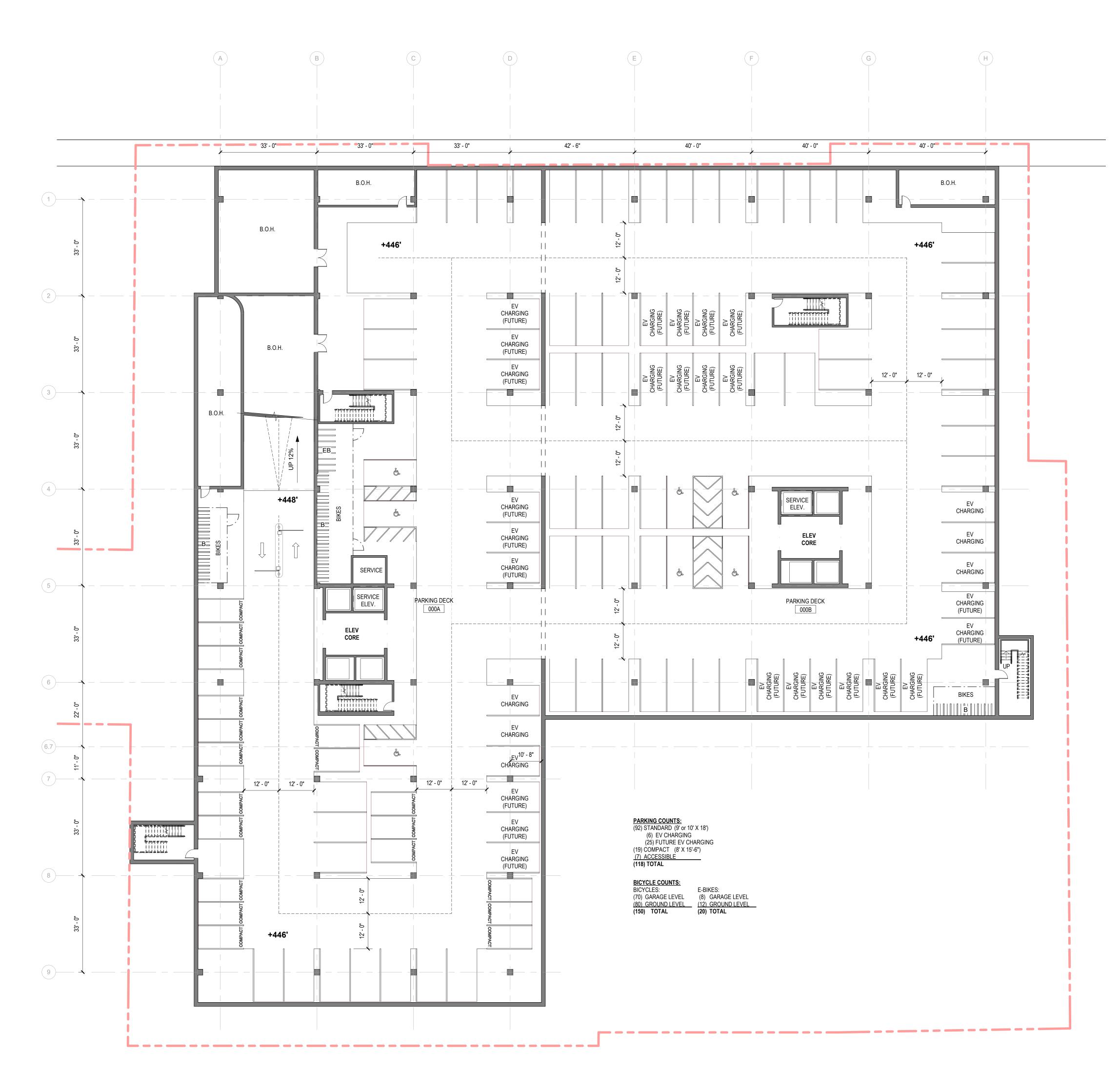
TOTAL

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG



**NOT FOR CONSTRUCTION** 

209,485 SF



' 8' 16' 32' 48' SCALE : 1/16" = 1'-0"

PERKINS—
EASTMAN
555 Fayetteville St., Suite 300

Owner:

LONGFELLOW REAL ESTATE PARTNERS
300 MORRIS ST, SUITE 280
DURHAM, NC 27701

Raleigh, NC 28202

Civil / Site:

McADAMS

2905 MERIDIAN PKWY

DURHAM, NC 27713

Structural:

LYNCH MYKINS

301 N WEST ST, STE. 105

RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical: **NV5**3300 REGENCY PKWY, STE. 100
CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

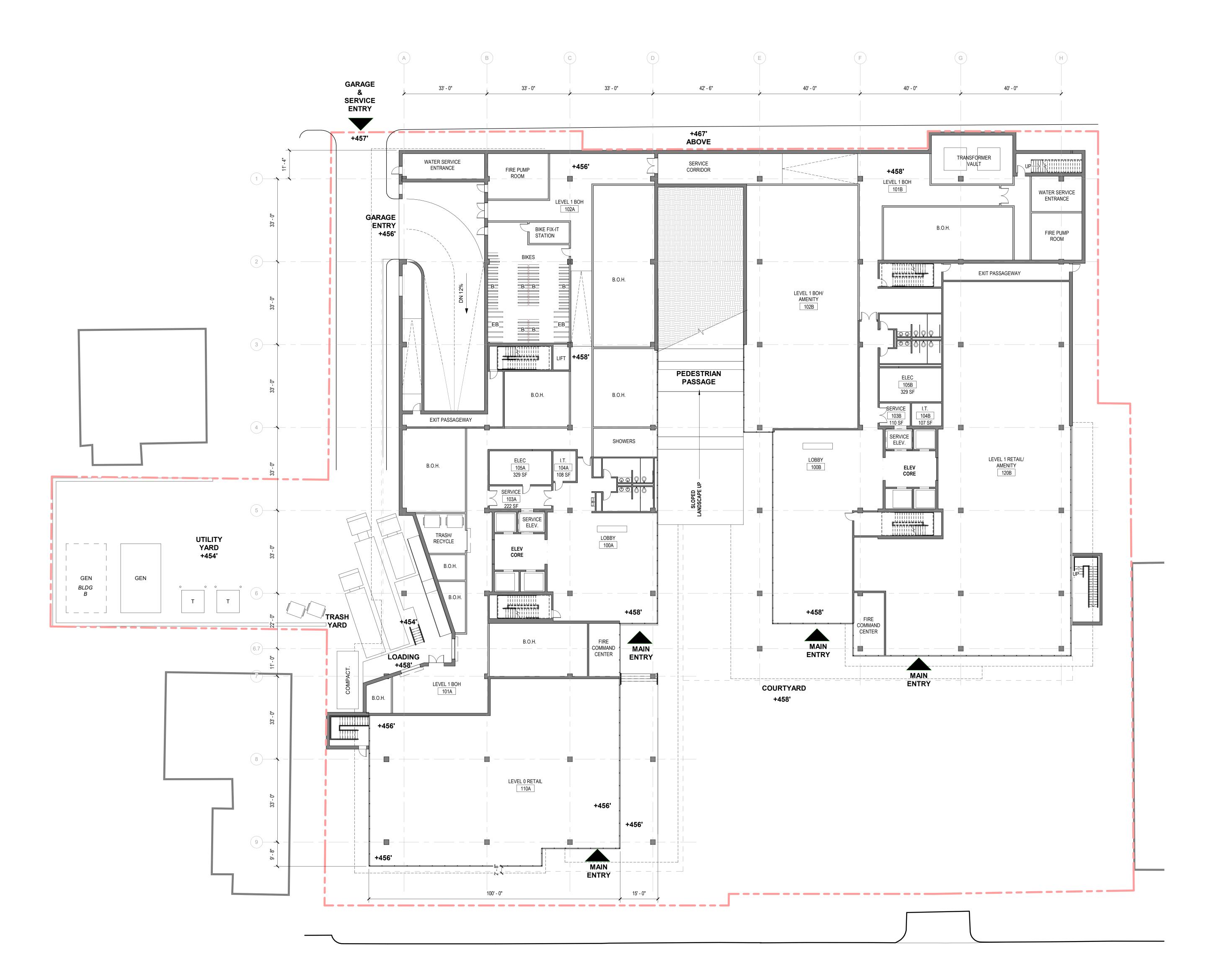
306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL FLOOR
PLAN - GARAGE

SCALE: 1/16" = 1'-0"

**A-100** 



SCALE : 1/16" = 1'-0"

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS
300 MORRIS ST, SUITE 280
DURHAM, NC 27701

Civil / Site: McADAMS

2905 MERIDIAN PKWY DURHAM, NC 27713 Structural: LYNCH MYKINS

Mechanical, Plumbing, & Electrical: 3300 REGENCY PKWY, STE. 100 CARY, NC 27518

301 N WEST ST, STE. 105 RALEIGH, NC 27603

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

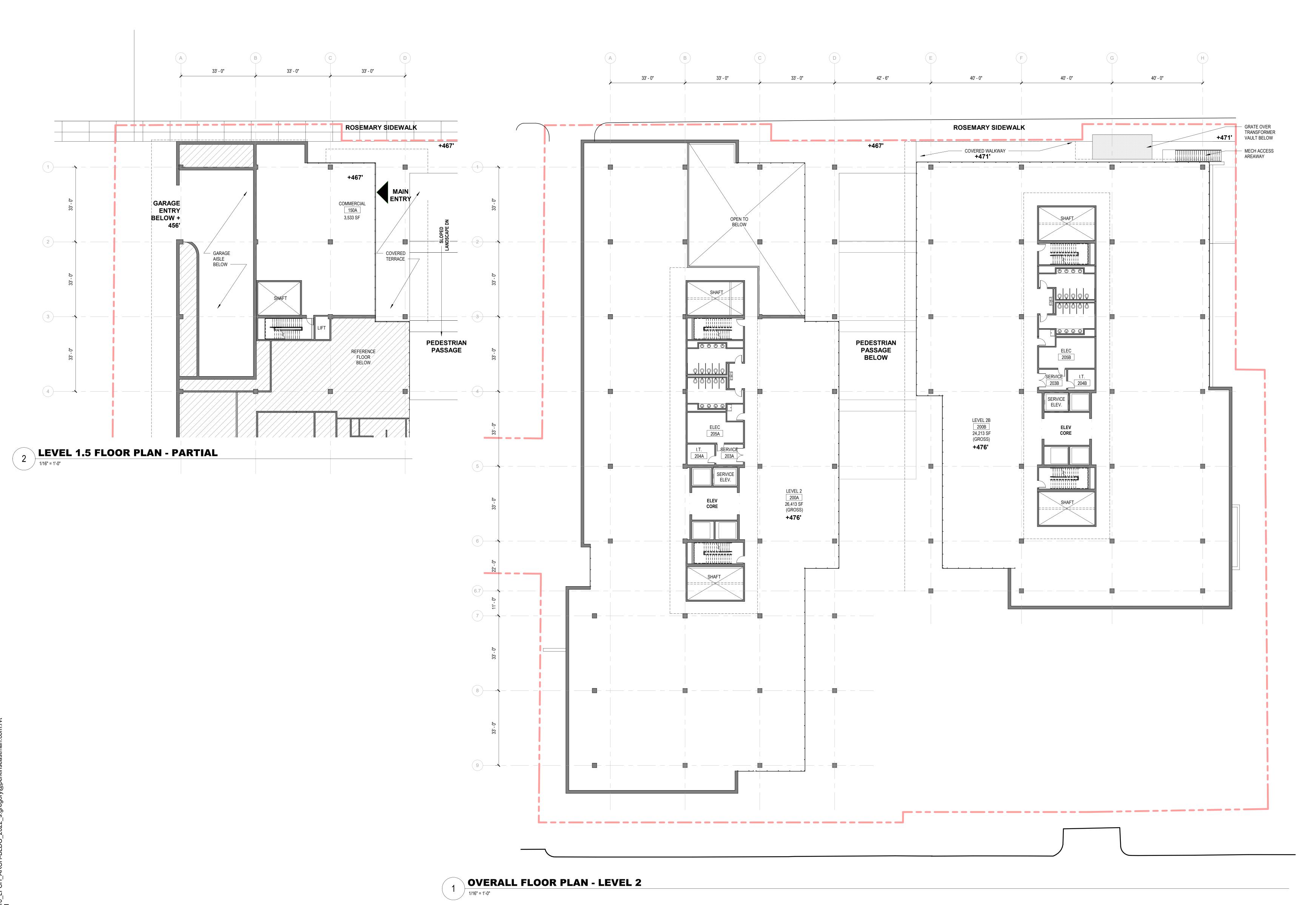
306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

DRAWING TITLE: OVERALL FLOOR PLAN - 1ST

SCALE: 1/16" = 1'-0"

**A-101** 



0' 8' 16' 32' 48' SCALE : 1/16" = 1'-0"

KEY P

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS 300 MORRIS ST, SUITE 280 DURHAM, NC 27701

Civil / Site: **McADAMS** 2905 MERIDIAN PKWY DURHAM, NC 27713

2905 MERIDIAN PKWY DURHAM, NC 27713 Structural: LYNCH MYKINS 301 N WEST ST, STE. 105 RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical: **NV5**3300 REGENCY PKWY, STE. 100
CARY, NC 27518

PROJECT TITLE:

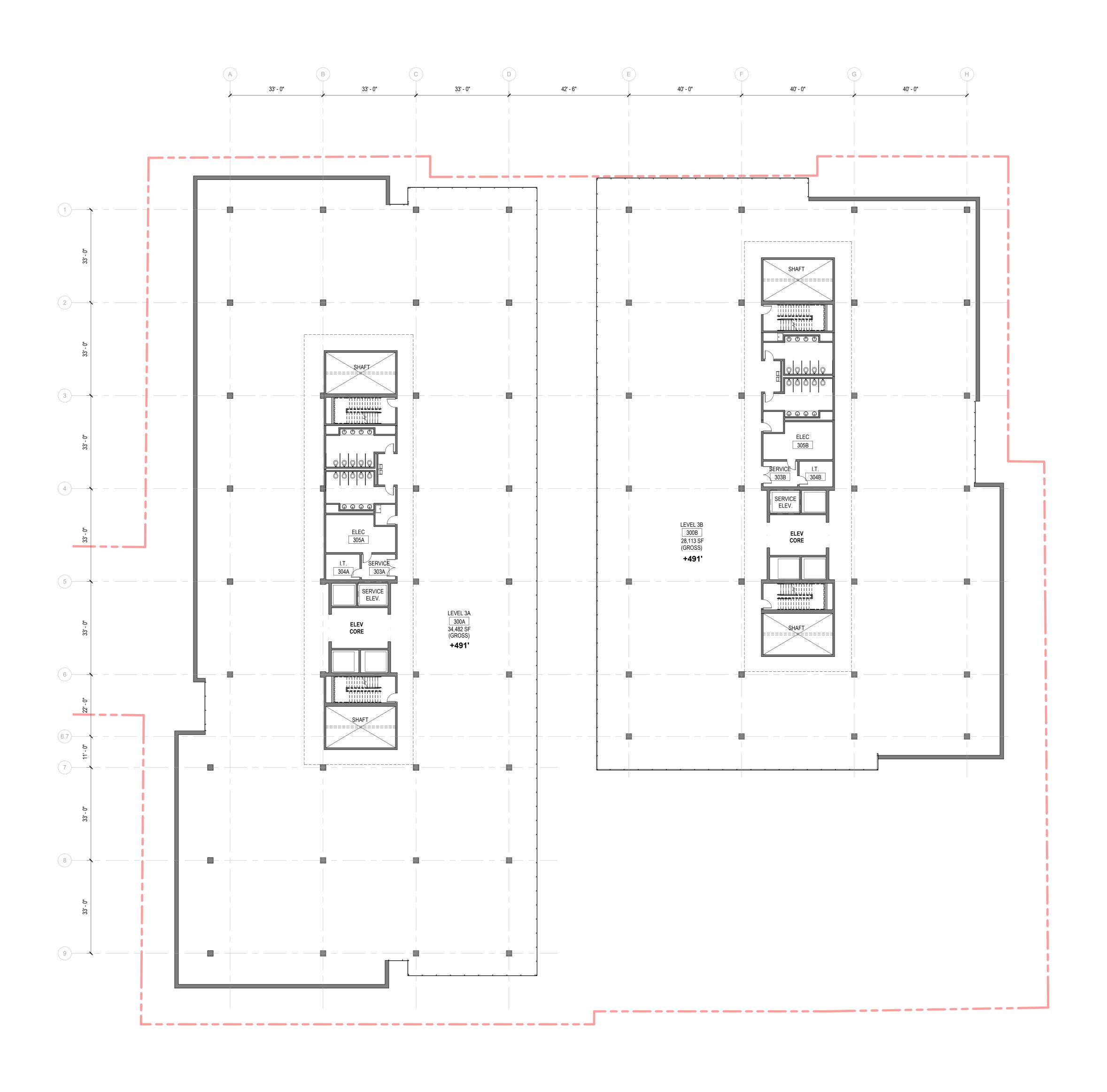
LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL FLOOR
PLAN - 2ND

**A-102** 



0' 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

S

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS
300 MORRIS ST, SUITE 280
DURHAM, NC 27701

Civil / Site:

McADAMS
2905 MERIDIAN PKWY

2905 MERIDIAN PKWY DURHAM, NC 27713 Structural: LYNCH MYKINS 301 N WEST ST, STE. 105 RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical: **NV5**3300 REGENCY PKWY, STE. 100
CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

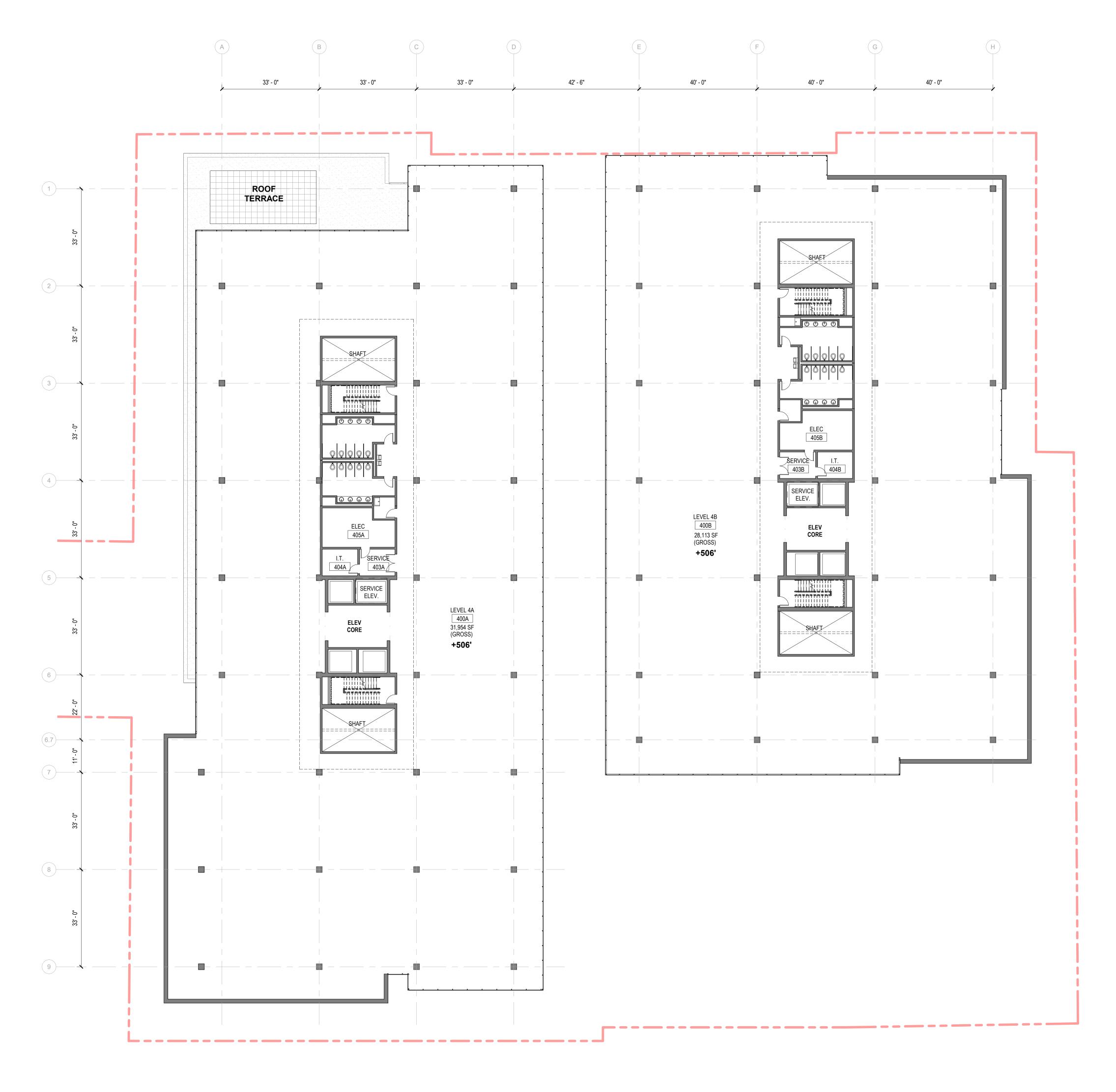
306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL FLOOR
PLAN - 3RD

SCALE: 1/16" = 1'-0"

**A-103** 



0' 8' 16' 32' 48' SCALE : 1/16" = 1'-0"

KEY PLAI

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS 300 MORRIS ST, SUITE 280 DURHAM, NC 27701

Civil / Site:

McADAMS

2905 MERIDIAN PKV

2905 MERIDIAN PKWY DURHAM, NC 27713 Structural: LYNCH MYKINS

301 N WEST ST, STE. 105
RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical:
NV5

**NV5** 3300 REGENCY PKWY, STE. 100 CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

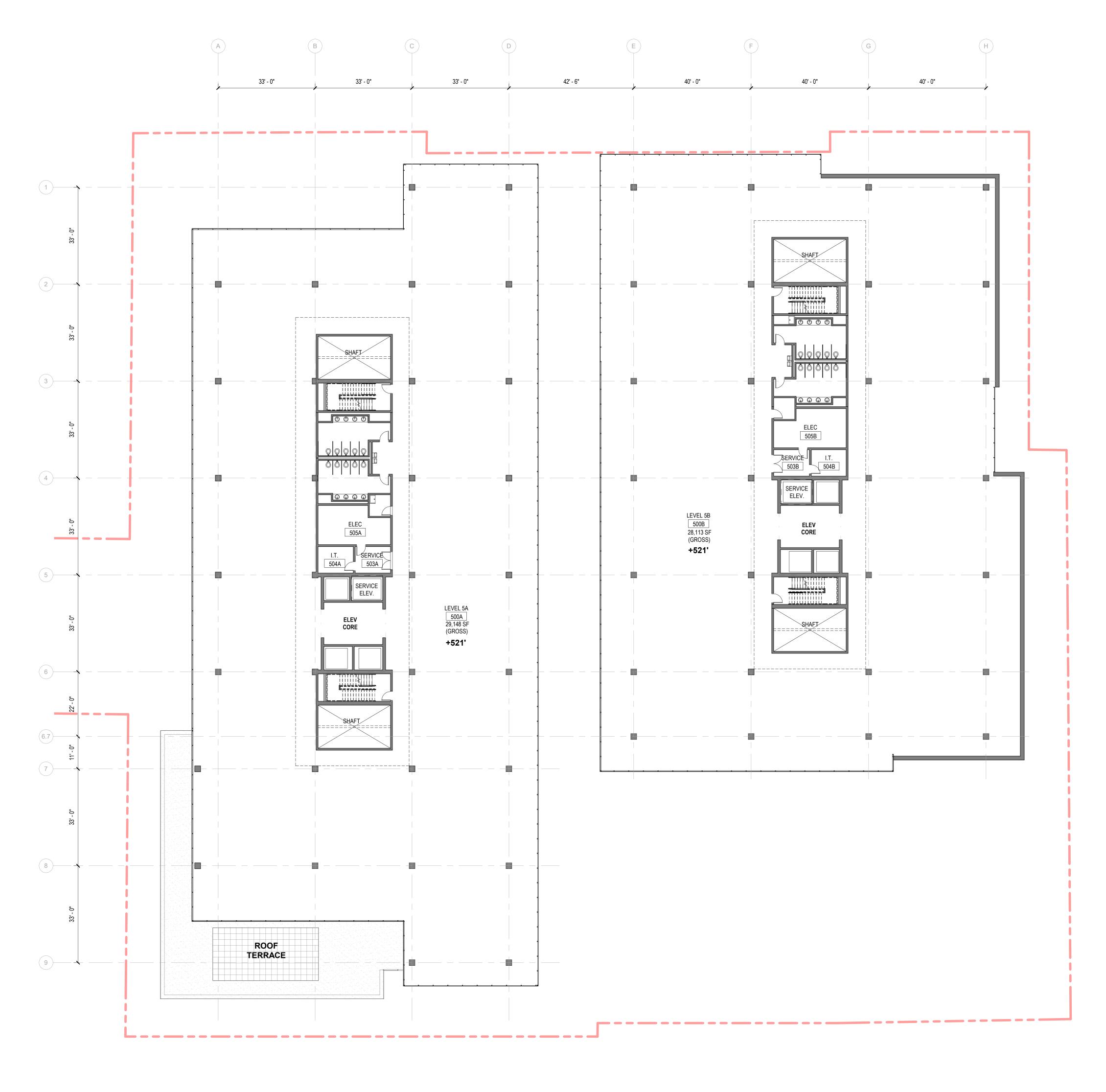
306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL FLOOR
PLAN - 4TH

SCALE: 1/16" = 1'-0"

**A-104** 



0' 8' 16' 32' 48'

SCALE : 1/16" = 1

SI

KEY PLAI

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

**LONGFELLOW REAL ESTATE PARTNERS** 300 MORRIS ST, SUITE 280 DURHAM, NC 27701

Civil / Site:

McADAMS
2905 MERIDIAN PKWY

DURHAM, NC 27713

Structural:

LYNCH MYKINS
301 N WEST ST, STE. 105
RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical: **NV5**3300 REGENCY PKWY, STE. 100
CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

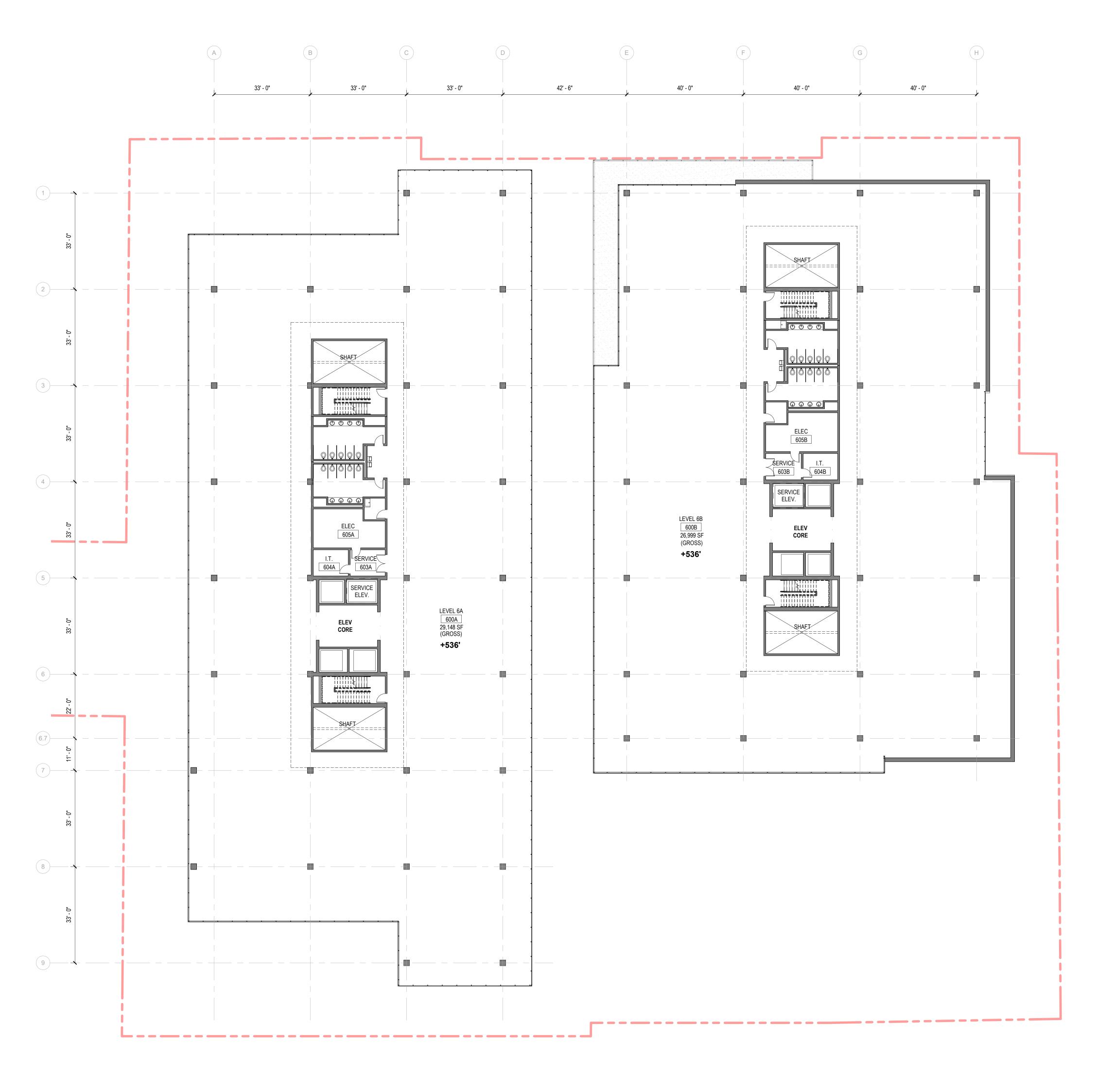
306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL FLOOR
PLAN - 5TH

SCALE: 1/16" = 1'-0"

**A-105** 



0' 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS
300 MORRIS ST, SUITE 280
DURHAM, NC 27701

Civil / Site:

McADAMS

2905 MERIDIAN PKWY
DURHAM, NC 27713

Structural: **LYNCH MYKINS**301 N WEST ST, STE. 105
RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical: **NV5**3300 REGENCY PKWY, STE. 100
CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

306 W FRANKLIN ST CHAPEL HILL, NC 27516

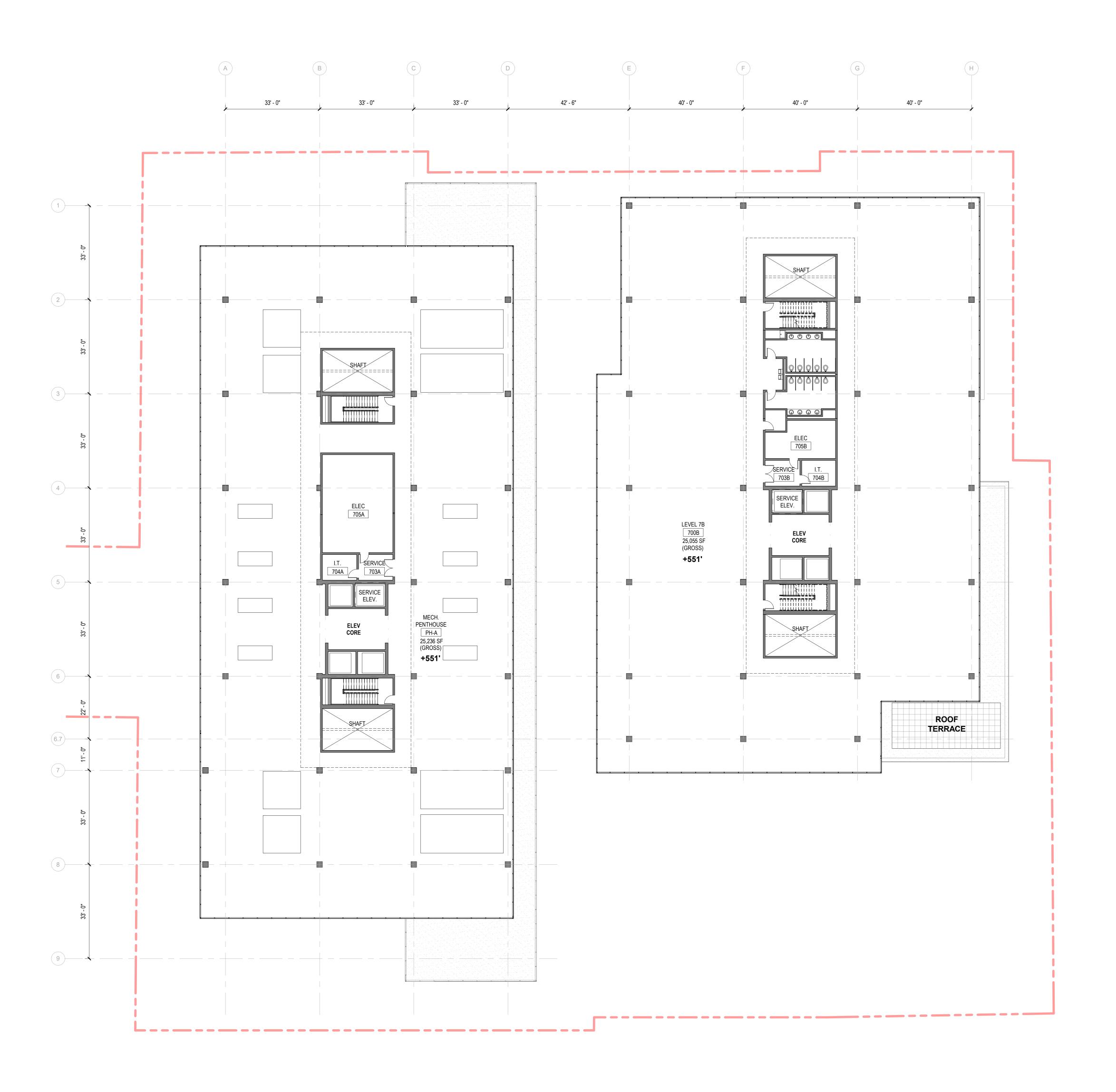
PROJECT No: 95410.00

DRAWING TITLE:

OVERALL FLOOR PLAN - 6TH

SCALE: 1/16" = 1'-0"

A-106



0' 8' 16' 32' 48'

SE

KEY PLAN

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS 300 MORRIS ST, SUITE 280 DURHAM, NC 27701

Civil / Site:

McADAMS

2905 MERIDIAN PKV

2905 MERIDIAN PKWY DURHAM, NC 27713 Structural: LYNCH MYKINS

301 N WEST ST, STE. 105
RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical:

NV5

**NV5** 3300 REGENCY PKWY, STE. 100 CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL FLOOR
PLAN - 7TH / PH-1

SCALE: 1/16" = 1'-0"

**A-107** 

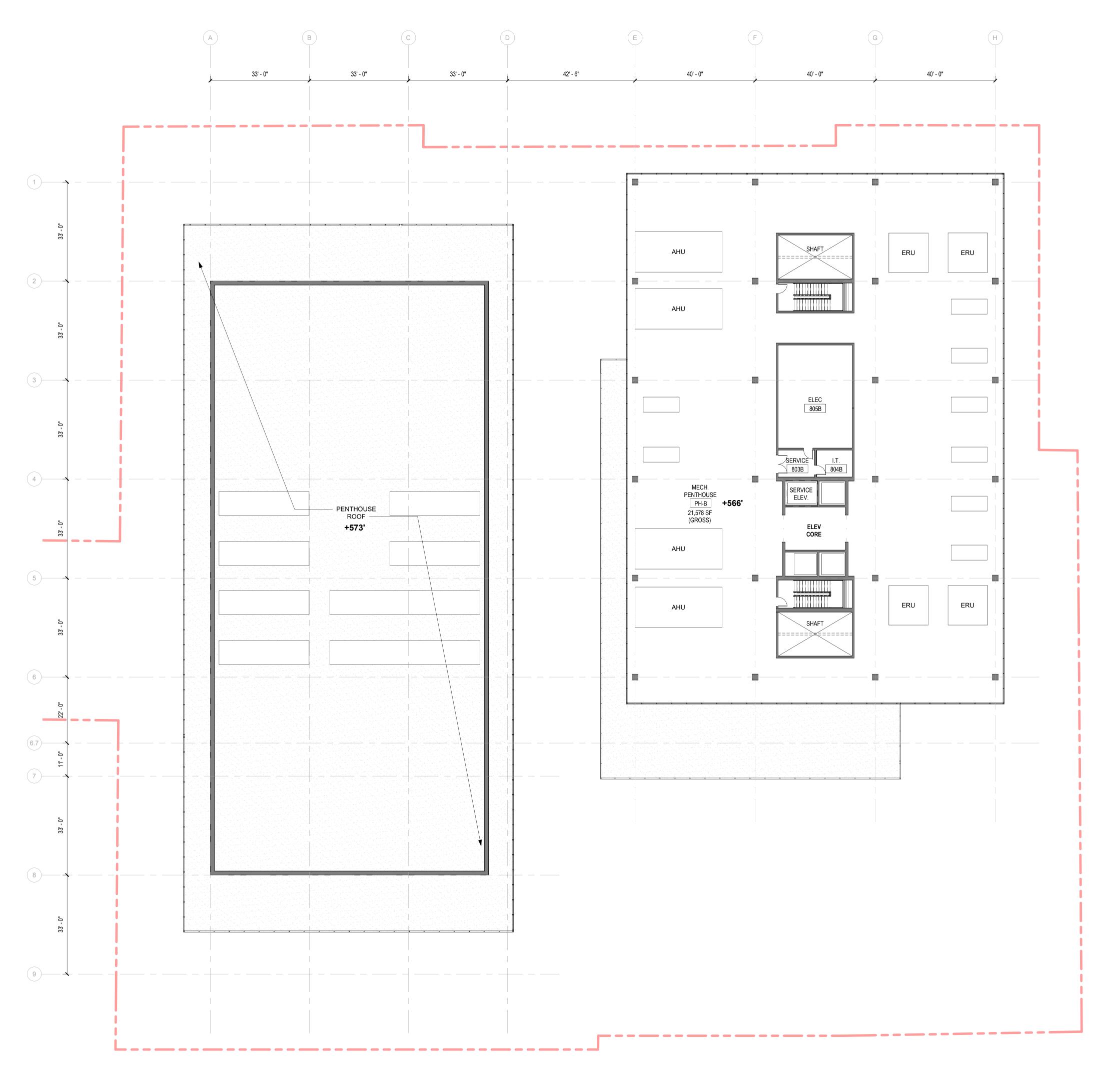
CONCEPT DESIGN

NOT FOR CONSTRUCTION

JUNE 13, 2023

OVERALL FLOOR PLAN - LEVEL 7 / MECH PH-1

1/16" = 1'-0"



0' 8' 16' 32' 48'

SCALE : 1/16" = 1'-0

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS
300 MORRIS ST, SUITE 280
DURHAM, NC 27701

Civil / Site: **McADAMS** 2905 MERIDIAN PKWY DURHAM, NC 27713

2905 MERIDIAN PRWY DURHAM, NC 27713 Structural: LYNCH MYKINS 301 N WEST ST, STE. 105 RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical: **NV5**3300 REGENCY PKWY, STE. 100
CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

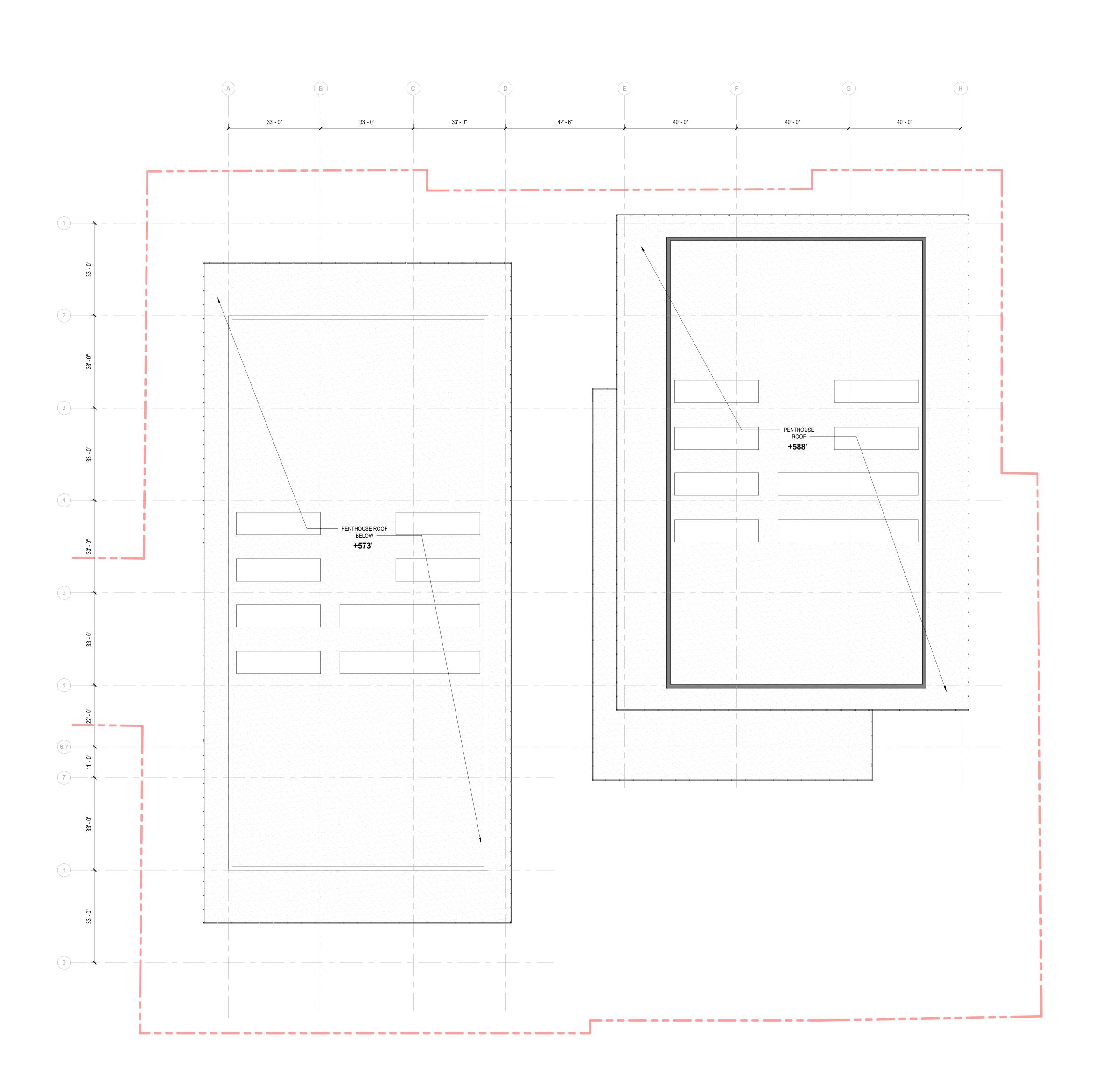
306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL FLOOR
PLAN - PH-2

SCALE: 1/16" = 1'-0"

**A-108** 



0' 8' 16' 32' 48

PERKINS— EASTMAN 555 Fayetteville St., Suite 300 Raleigh, NC 28202

LONGFELLOW REAL ESTATE PARTNERS
300 MORRIS ST, SUITE 280
DURHAM, NC 27701

Civil / Site: **McADAMS** 2905 MERIDIAN PKWY DURHAM, NC 27713

DURHAM, NC 27713

Structural:

LYNCH MYKINS

301 N WEST ST, STE. 105

RALEIGH, NC 27603

Mechanical, Plumbing, & Electrical: **NV5**3300 REGENCY PKWY, STE. 100
CARY, NC 27518

PROJECT TITLE:

LONGFELLOW | CHAPEL HILL LAB-OFFICE BLDG

306 W FRANKLIN ST CHAPEL HILL, NC 27516

PROJECT No: 95410.00

OVERALL ROOF
PLAN

SCALE: 1/16" = 1'-0"

**A-109** 

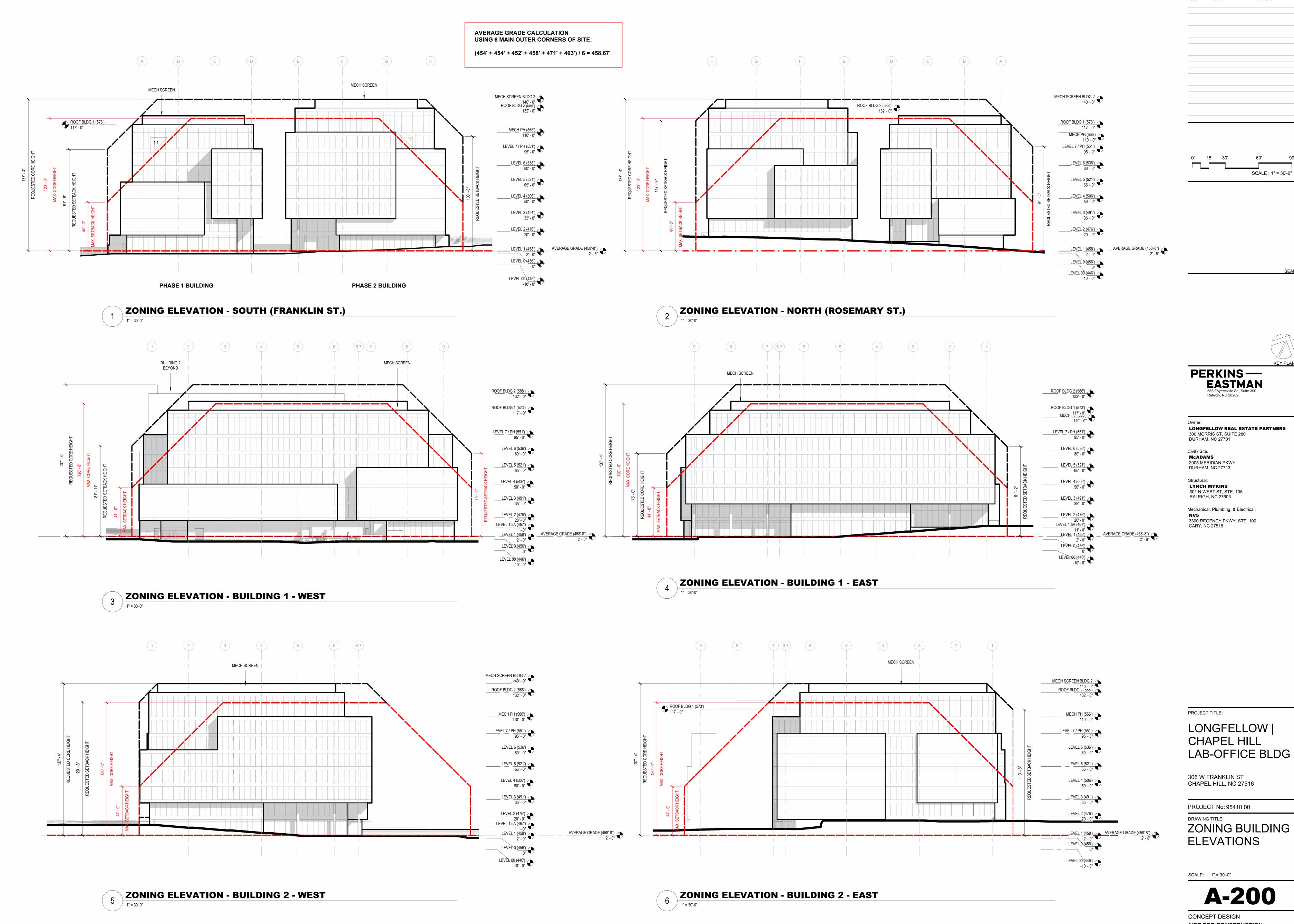
CONCEPT DESIGN

NOT FOR CONSTRUCTION

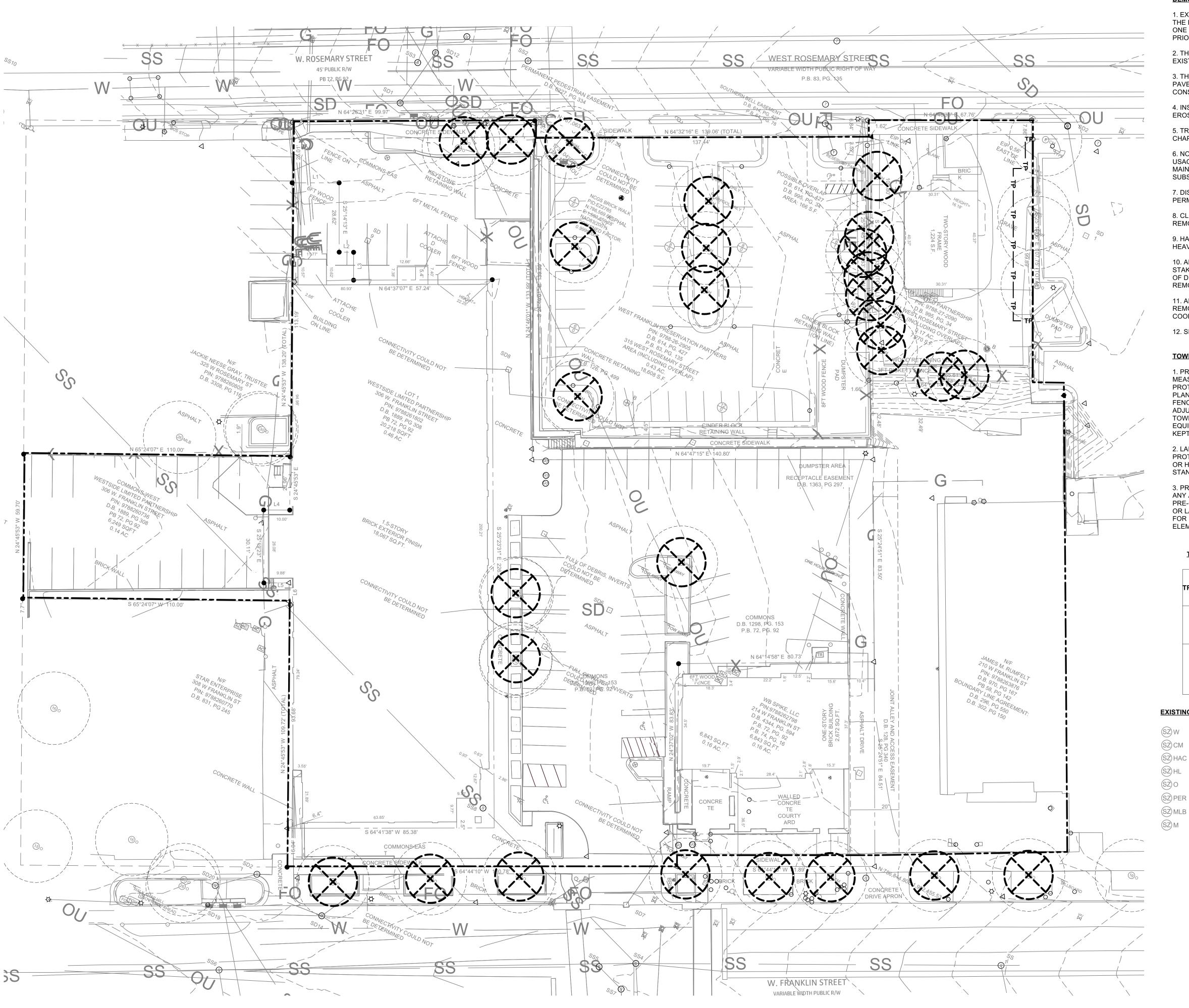
JUNE 13, 2023

/8/2023 1:34:29 PM

1 OVERALL ROOF PLAN
1/16" = 1'-0"



NOT FOR CONSTRUCTION JUNE 13, 2023



#### **DEMOLITION NOTES**

1. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

2. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGED PAVEMENTS OR UTILITIES ON AND OFFSITE DURING CONSTRUCTION DUE TO CONSTRUCTION ACTIVITY.

4. INSTALL TEMPORARY TREE PROTECTION AND INSTALL TEMPORARY EROSION CONTROLS PROTECTION PRIOR TO CONSTRUCTION.

5. TREE PROTECTION FENCING TO BE INSTALLED ACCORDING TO TOWN OF CHAPEL HILL STANDARDS.

6. NO GRADING, STAGING, PARKING, STORAGE OR OTHER CONTRACTOR USAGE WITHIN THE TREE PROTECTION FENCE. BARRIERS SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND REMOVED AFTER SUBSTANTIAL COMPLETION.

7. DISPOSAL OF DEMOLISHED MATERIALS OFF-SITE PER ALL APPLICABLE PERMITS AND JURISDICTIONAL REQUIREMENTS.

8. CLEAR AND GRUB ALL TREES, SHRUBS, AND VEGETATION TO BE REMOVED. REMOVE ALL DEBRIS FROM SITE.

9. HAND TOOL ONLY WITHIN LIMITS OF TREE PROTECTION FENCING; NO HEAVY EQUIPMENT TO BE USED WITHIN LIMITS OF TPF.

10. ALL AREAS OF ASPHALT PARTIAL DEMOLITION AND SAWCUT ARE TO BE STAKED OUT FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO START OF DEMOLITION WORK. DAMAGE TO AREAS OF ASPHALT BEYOND SCOPE OF REMOVAL SHOWN ARE TO BE REPLACED AT NO COST TO THE OWNER.

11. ALL SITE FURNISHINGS WITHIN LIMITS OF DISTURBANCE ARE TO BE REMOVED/RELOCATED PRIOR TO START OF WORK; CONTRACTOR TO COORDINATE WITH OWNER.

12. SEE TO CIVIL DRAWINGS FOR UTILITY DEMOLITION

#### **TOWN OF CHAPEL HILL REQUIRED NOTES**

1. PROTECTIVE FENCING. FENCES, OR OTHER EQUALLY EFFECTIVE MEASURES AS DETERMINED BY THE TOWN MANAGER, SHALL BE USED TO PROTECT AREAS IDENTIFIED ON AN APPROVED LANDSCAPE PROTECTION PLAN DURING DEMOLITION AND CONSTRUCTION ACTIVITY. PROTECTIVE FENCING SHALL BE INSTALLED ACCORDING TO TOWN STANDARDS. FIELD ADJUSTMENTS MAY BE ALLOWED SUBJECT TO PRIOR APPROVAL BY THE TOWN MANAGER. ALL LAND DISTURBING ACTIVITY, STORAGE OF EQUIPMENT, BUILDING MATERIAL, SOIL, AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE PROTECTED AREAS.

2. LANDSCAPING ACTIVITIES TAKING PLACE AFTER THE REMOVAL OF PROTECTIVE FENCING SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR AND IN ACCORDANCE WITH THE TOWN'S LANDSCAPING STANDARDS AND SPECIFICATIONS.

3. PRE-CONSTRUCTION CONFERENCE, PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A ZONING COMPLIANCE PERMIT, A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN'S URBAN FORESTER OR LANDSCAPE ARCHITECT SHALL TAKE PLACE TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL PROTECTED LANDSCAPE ELEMENTS IDENTIFIED ON THE LANDSCAPE PROTECTION PLAN.

#### TREE PROTECTION LEGEND



#### EXISTING TREE SPECIES LEGEND TREE CANOPY CALCULATIONS

OAK

PEAR

**MAPLE** 

**MULBERRY** 

**BLACK WALNUT** 

HACKBERRY

EXISTING TREE CANOPY COVERAGE: 14,823.48 SF TREE CANOPY COVERAGE TO BE DEMOLISHED: 8527.73 SF

CRAPE MYRTLE TREE CANOPY COVERAGE PROVIDED: PROJECT WILL MEET STANDARDS OF REQUIRED TREE COVERAGE BASED ON AVAILABLE NON-BUILDING OPEN HONEY LOCUST SPACE FOR SITE

> **EXISTING STREET TREES TO BE DEMOLISHED:** 8 STREET TREES TO BE PROVIDED: 8

**REVISIONS** 

NO. DATE

PROJECT NO. FILENAME CHECKED BY

CB LCB DRAWN BY

**PLAN INFORMATION** 

The John R. McAdams Company, Inc.

621 Hillsborough Street Suite 500

Raleigh, NC 27603

phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293, C-187

www.mcadamsco.com

LONGFELLOW REAL ESTATE PARTNERS, LLC

MORRISVILLE, NORTH CAROLINA 27560

5223 DAVIS DRIVE, SUITE 150

PHONE: 919. 354. 1332

**CLIENT** 

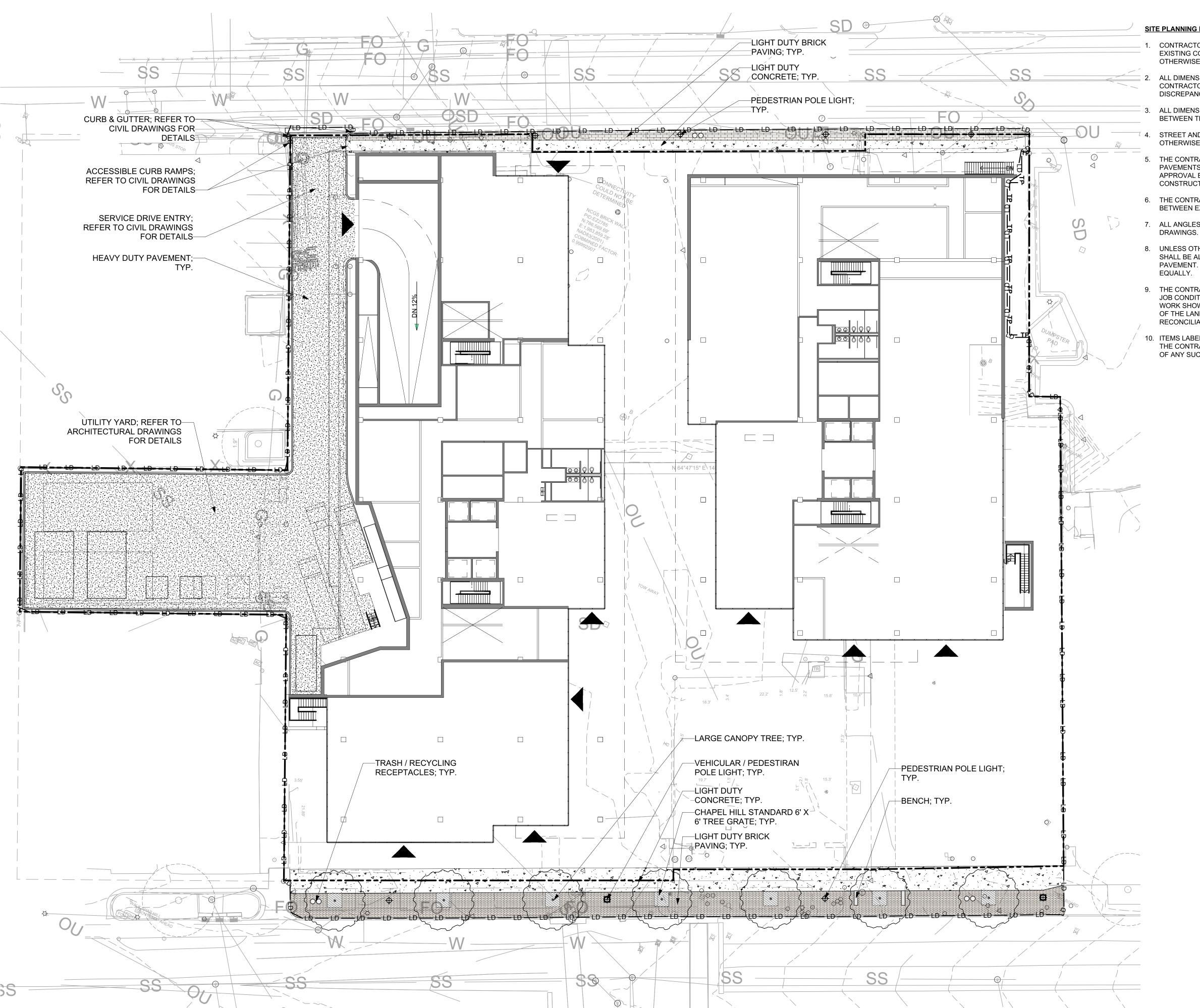
SCALE DATE

2023.06.09 SHEET

L120

TREE PROTECTION PLAN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





- CONTRACTOR SHALL PROVIDE SAW CUTS AT THE UNION BETWEEN EXISTING CONDITIONS AND PROPOSED CONSTRUCTION UNLESS OTHERWISE NOTED. REFER TO PLANS FOR ADDITIONAL INFORMATION.
- ALL DIMENSIONS INDICATING "VERIFY" SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION - REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- ALL DIMENSIONS LABELED "EQ" ARE TO INDICATE EQUAL MEASUREMENTS BETWEEN THE DIMENSIONS END POINTS ON THE DRAWING.
- STREET AND PARKING DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE INDICATED.
- 5. THE CONTRACTOR SHALL STAKE THE LAYOUT AND ALIGNMENT OF ALL PAVEMENTS, WALLS, AND OTHER SITE FEATURES IN THE FIELD FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION.
- 6. THE CONTRACTOR SHALL PROVIDE SMOOTH LAYOUT ALIGNMENTS BETWEEN EXISTING CONDITIONS AND PROPOSED SITE IMPROVEMENTS.
- 7. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED ON THE
- 8. UNLESS OTHERWISE NOTED, CONCRETE SCORE AND EXPANSION JOINTS SHALL BE ALIGNED WITH BUILDING FEATURES AND WITH CORNERS OF PAVEMENT. SPACE THE ADDITIONAL JOINTS BETWEEN THESE POINTS EQUALLY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL EXISTING JOB CONDITIONS. ANY ADVERSE EXISTING CONDITIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR POSSIBLE CLARIFICATION OR RECONCILIATION.
- 10. ITEMS LABELED AS "BY OTHERS" OR "NIC" ARE FOR COORDINATION ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ANY SUCH ITEMS WITH THE OWNER'S REPRESENTATIVE.

MATERIALS	<u>LEGEND</u>
	HEAVY DUTY PAVEMENT
	LIGHT DUTY CONCRETE
	LIGHT DUTY BRICK PAVING
00	TRASH / RECYCLE RECEPTACLES
	BENCH
•	PEDESTRIAN LIGHT POLE
•	VEHICULAR / PEDESTRIAN LIGHT POLE

NOTE:

1. ALL STREETSCAPE PAVING & FURNISHINGS TO BE DESIGNED IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS 2. REFER TO ARCHITECTURAL DRAWINGS FOR BICYCLE RACKS

3. REFER TO CIVIL DRAWINGS FOR REQUIRED IMPERVIOUS / PERVIOUS AREA FOR AREAS INSIDE OF THE R.O.W.

The John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603

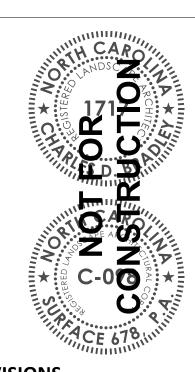
phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

#### **CLIENT**

LONGFELLOW REAL ESTATE PARTNERS, LLC 5223 DAVIS DRIVE, SUITE 150 MORRISVILLE, NORTH CAROLINA 27560

PHONE: 919. 354. 1332



# **REVISIONS**

NO. DATE

#### **PLAN INFORMATION**

PROJECT NO. FILENAME

CHECKED BY DRAWN BY

SCALE DATE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

2023.06.09 SHEET

L130

SITE PLAN

CB

LCB