

EXISTING MAIN MA EXISTING CIRCLE K EXISTING HARRIS TI EXISTING CHAPEL H EXISTING K&W CAF EXISTING FIRST HOP APPROVED 5/3 BAN PHASE 1A-MF 1BR

PHASE 1A-MF 2BR PHASE 1A-MF 3BR PHASE 1A-MF 4BR PHASE 1A-RETAIL /IAIN MALL DEMOL PHASE 1A-PARKING

PHASE 1B+1C

UNIVERSITY PLACE

201 S ESTES DRIVE CHAPEL HILL, NORTH CAROLINA, 27514

PHASE 1B + 1C ZONING COMPLIANCE PERMIT PROJECT NUMBER: RAM-19000 DATE: MAY 26, 2022 REVISED: MAY 20, 2024

UNIVERSITY PLACE SHARED PARKING SUMMARY

PLACES	EXISTING SPACES	PROPOSED SPACES	BUILDING S		REQUIRE	D RATES	REQUIRED RATE DESCRIPTION	REQUIRE	D SPACES
					MIN	MAX		MIN	MAX
1ALL	1417		341024	SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	1,136.7	1705.1
K GAS STATION	20		1697	SF	1/375	1/250	OTHER CONVENIENCE BUSINESS	4.5	6.8
TEETER	200		53651	SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	178.8	268.3
HILL TIRE			7200	SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	24.0	36.0
AFETERIA	57		10989	SF	1/150	1/75	BUSINESS, CONVENIENCE RESTAURANT	73.3	146.5
ORIZON BANK	18		2488	SF	1/250	1/150	BANK	10.0	16.6
ANK	24		2254	SF	1/250	1/150	BANK	9.0	15.0
3	-249 ⁽¹⁾	271	185	UNITS	1	1 1/4	DWELLING, MULTIFAMILY	185.0	232.0
२			68	UNITS	1 1/4	1 3/4	DWELLING, MULTIFAMILY	85.0	119.0
२			0	UNIS	1 3/4	2 1/4	DWELLING, MULTIFAMILY	0.0	0.0
3			0	UNITS	2	2 1/2	DWELLING, MULTIFAMILY	0.0	0.0
		151	9932	SF	1/300	1/200	RETAIL	33.0	50.0
OLITION			-112,103 ⁽²⁾	SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	-373.7	-560.5
IG FIELD	-45 ⁽¹⁾	9						0.0	0.0
	-140							0	0
	1,7	733						1365.6	2034.8
							30% SHARED PARKING REDUCTION	-409.7	N/A
	1,7	733						955.9	2034.8

(1) INCLUDES REMOVAL OF 249 SPACES WITHIN FOOTPRINT OF PROPOSED PHASE 1A MF BUILDING, AND 42 NORTH OF 5/3 BANK. (2) REDUCTION IN BUILDING SQUARE FOOTAGE FROM DEMOLITION OF EXISTING MALL. (3) REDUCTION IN BUILDING SQUARE FOOTAGE FROM DEMOLITION OF K&W CAFETERIA

UNIVERSITY PLACE USE SUMMARY

USE	EXISTING	FIFTH THIRD	PROPOSED PHASE 1A	PROPOSED PHASE 1A MALL DEMO	PROPOSED PHASE 1B+1C	TOTAL
RESIDENTIAL	0	0	253	0	0	253 DU
COMMERCIAL	419,258 SF	-922 SF	9,932 SF	-112,103 SF	0	316,165 SF
OFFICE	0	0	0	0	0	0 SF
HOTEL	0	0	0	0	0	0 ROOMS

UNIVERSITY PLACE IMPERVIOUS TRACKING TABLE

DEVELOPMENT	EXISTING IMPERVIOUS (SFT)	DEMOLITION (SFT)	PROPOSED IMPERVIOUS (SFT)	FINAL IMPERVIOUS (SFT)	FINAL IMPERVIOUS (%)	SUP COMMITMENT TO REMOVE IMPERVIOUS (%)
EXISTING (2008)	1,472,295	0	0	1,472,295	77.89%	-2.89%
PREVIOUS PROJECTS (1)	1,472,295	-3,257	0	1,469,038	77.72%	-2.72%
PHASE 1A - MULTIFAMILY	1,469,038	-146,091	0	1,322,947	69.99%	5.01%
PHASE 1B + 1C	1,322,947	-24,164	0	1,298,783	68.71%	6.29%
FUTURE ⁽²⁾	1,298,783	0	118,899	1,417,682	75%	0.00%
MAX IMPERVIOUS = 1,417,682			S = 1,417,682	(75%)		

(1) PREVIOUS PROJECTS INCLUDES ALL PROJECTS DIRECTLY ADJACENT TO THE SHOPPING CENTER, I.E. SILVERSPOT, BARTACO, ETC. FHIS ALSO INCLUDES REVISION TO LOADING AREA BEHIND HARRIS TEETER AND RIGHT IN RIGHT OUT FROM 15/501.

(2) PROJECTED IMPERVIOUS WITH FUTURE PHASE SUBMITTALS. FINAL IMPERVIOUS VALUES WILL BE UPDATED WITH SUBSEQUENT SUBMITTALS. THIS IMPERVIOUS ASSUMPTION IS NOT APPROVED WITH THIS SUBMITTAL.

C8.04-1B/1C L1

L3 14 L5 L6 17

L2

1B 2A-1 2B-1 THRU 2B-2 4 THRU 8 TMP-1 THRU TMP-3 PMP-1 THRU PMP-6 SIGN-1 THRU SIGN-7 EC-1 THRU EC-13 X-1 THRU X-14

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 Know what's **below**. THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". Call before you dig. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



SHEET INDEX	
C0.00-1B/1C	PROJECT NOTES
C0.01-1B/1C	AREA MAP
C1.01-1B/1C	EXISTING CONDITIONS - INSET 'A'
C1.02-1B/1C	EXISTING CONDITIONS - INSET 'B'
C1.03-1B/1C	EXISTING CONDITIONS - INSET 'C'
C1.04-1B/1C	EXISTING CONDITIONS - INSET 'D'
C1.05-1B/1C	OVERALL DEMOLITION PLAN
C1.08-1B/1C	DEMOLITION PLAN - INSET 'C'
C1.09-1B/1C	DEMOLITION PLAN - INSET 'D'
C2.00-1B/1C	OVERALL SITE PLAN
C2.00A-1B/1C	OVERALL PHASING PLAN
C2.03-1B/1C	SITE PLAN - INSET 'C'
C2.04-1B/1C	SITE PLAN - INSET 'D'
C2.13-1B/1C	PAVEMENT PLAN - INSET 'C'
C2.14-1B/1C	PAVEMENT PLAN - INSET 'D'
C3.00-1B/1C	OVERALL GRADING PLAN
C3.03-1B/1C	GRADING AND STORM DRAINAGE PLAN - INSET 'C'
C3.04-1B/1C	GRADING AND STORM DRAINAGE PLAN - INSET 'D'
C4.00-1B/1C	OVERALL UTILITY PLAN
C4.03-1B/1C	UTILITY PLAN - INSET 'C'
C4.04-1B/1C	UTILITY PLAN - INSET 'D'
C6.01-1B/1C	EROSION CONTROL & CM NOTES
C6.02-1B/1C	EROSION CONTROL & CM PLAN - STAGE 1
C6.03-1B/1C	EROSION CONTROL & CM PLAN - STAGE 2
C6.04-1B/1C	EROSION CONTROL & CM PLAN - STAGE 3
C6.05-1B/1C	EROSION CONTROL & CM PLAN - STAGE 4
C6.06-1B/1C	EROSION CONTROL DETAILS
C7.01-1B/1C	SOLID WASTE PLAN
C8.00-1B/1C	SITE DETAILS
C8.01-1B/1C	STORM DRAINAGE DETAILS
C8.02-1B/1C	STORM DRAINAGE DETAILS
C8.03-1B/1C	OWASA DETAILS
C8.04-1B/1C	OWASA DETAILS

LAND DESIGN SHEET INDEX

GENERAL MATERIALS LAYOUT (NOT INCLUDED) GRADING REQUIRED PLANTING SUPPLEMENTAL PLANTING (NOT INCLUDED) LIGHTING SITE SECTIONS + DETAILS

RAMEY KEMP ASSOCIATES SHEET INDEX

TITLE SHEET CONVENTIONAL PLAN SHEET SYMBOLS TYPICAL SECTIONS DETAIL SHEETS PLAN SHEETS TRAFFIC MANAGEMENT PLANS PAVEMENT MARKING PLANS SIGNING PLANS **EROSION CONTROL PLANS CROSS SECTIONS**



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

FINAL DRAWING - RELEASED FOR CONSTRUCTION



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

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CLIENT

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PROJECT DIRECTORY

ARCHITECT BB+M 1435 WEST MOREHEAD STREET, SUITE 160 CHARLOTTE, NC 28208 PHONE: 704. 334. 1716

LANDSCAPE ARCHITECT LAND DESIGN 223 N CRAHAM STREET CHARLOTTE, NC 28202 PHONE: 704. 333. 0325

TRANSPORTATION RAMEY KEMP ASSOCIATE 5808 FARINGDON PLACE RALEIGH, NC 27609 PHONE: 919. 872. 5115

REVISIONS

N0.	DATE	
9	07. 14. 2023	FIRE HYDRANT REVISION
10	07. 28. 2023	WEST RIN/ROUT
11	08. 24. 2023	CHASE BANK EC PLANS
12	09. 18. 2023	NCDOT-SIDEWALK REVISION
13	09. 27. 2023	5-3 BANK SPOT GRADES
14	02. 28. 2024	CHASE BANK EC SUBMITTAL
15	05. 20. 2024	ZCP UPDATE

ZONING COMPLIANCE **PERMIT FOR:** UNIVERSITY PLACE PHASE 1B + 1C CHAPEL HILL, NORTH CAROLINA, 27514 PROJECT NUMBER: RAM-19000

GENERAL NOTES:

- CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES 7 DAYS PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.
- 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. SETBACKS ARE PROPOSED UNDER THE PLANNED DEVELOPMENT HOUSING PROVISION OF THE LUMO AND ARE NOTED ON THIS SHEET
- 5. ALL PARKING SHOWN 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.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS AND SPECIFICATIONS.
- 9. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 10. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29CER 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.

- 11. 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.
- 12. 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
- 13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES. TELEPHONE PEDESTALS, WATER METERS, ETC.).
- 14. 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.
- 15. 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.
- 16. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.
- 17. 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 REPAVED/RESURFACED
- 18. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.
- 19. 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 VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY
- 21. EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY TIMMONS. 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.
- 22. 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 DAMAGE.
- 23. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE EACH STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP.
- 24. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION PLUS 2 FEET.
- 25. A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED, REQUIRING ALL LINES TO BE BURIED SURROUNDING STRUCTURES.
- 26. BACK WASH WATER FROM THE POOL SHALL DISCHARGE INTO SANITARY SEWER AND NOT STORM SEWER.
- 27. 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 OCCUPANCY.

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 ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
- 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 FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW 3. 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 BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS 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.
- 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 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.

ORANGE WATER AND SEWER AUTHORITY UTILITY NOTES:

- 1. STANDARDS AND SPECIFICATIONS ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS ND SPECIFICATIONS LATEST REVISED EDITION.
- 2. PRECONSTRUCTION CONFERENCE A PRECONSTRUCTION CONFERENCE WITH THE OWASA CONSTRUCTION INSPECTOR IS REQUIRED BEFORE BEGINNING ANY UTILITY CONSTRUCTION.
- 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 ENGINEER'S CERTIFICATION OF PUBLIC WATER - ORIGINAL DOCUMENT
- ASSET LETTER ORIGINAL DOCUMENT 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 OR OVERFLOWS.
- 5. 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.
- 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 PLIRPOSE OF PERFORMING & PRESSURE TEAT FOR NEW MAIN INSTALLATION. IF CONTRACTOR FLECTS 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 CHIORINATED 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. DEWATERING OF THE POOL SHALL NOT DISCHARGE INTO STORM SYSTEM UNLESS DE-CHLORINATED PRIOR TO DEWATERING.
- 10. 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.
- 11. 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.
- 12. 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
- 13. BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
- 14. DOMESTIC SERVICE TO INCLUDE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- 15. FIRE SERVICE TO INCLUDE RPDA BACKFLOW DEVICE
- 16. FIRE PROTECTION SYSTEMS PRESSURE TESTING, CHLORINATION, AND PURITY TESTING SHALL BE COMPLETED BEFORE THE INSTALLATION OF THE RPDA UNIT.
- 17. 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.
- 18. 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.
- 19. 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 BUILDING.
- 20. 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.
- 21. 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 2
- 22. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA 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.
- 23. IF HYDRAULIC ELEVATORS ARE USED THE SUMP MUST BE PLUMBED TO SANITARY SEWER LINES.

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.
- 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
- 8. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCH INCLUDING MIXED CASE LETTERING, PROPOPER LETTER HEIGHTS, AND RETROREFLECTIVITY

ACCEPTANCE OF STREETS OR ISSUANCE OF 1ST CO.

6. ALL PAVEMENT MARKINGS ON PUBLIC STREETS SHALL BE THERMOPLASTIC AND ARE TO BE

GRADING & STORM DRAINAGE NOTES:

- 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
- 2. 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 JAMES HUGGINS WITH THE TOWN OF CHAPEL HILL AT 919-969-5088 (JHUGGINS@TOWNOFCHAPELHILL.ORG) TO POST EROSION CONTROL BOND PRIOR TO ANY LAND DISTURBANCE.
- 4. GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
- 5. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED TOWN OF CHAPEL HILL STANDARDS.
- GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY BULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS 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 BE HELD RESPONSIBLE FOR CURBING INSTALLED PRIOR TO PAVING THAT DOES NOT DRAIN PROPERLY.
- 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
- 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 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:

COMBUSTIBLE MATERIALS ON THE SITE.

- 1. SITE SHALL COMPLY WITH THE LATEST NATIONAL BUILDING AND FIRE CODES. 2. FUNCTIONAL FIRE PROTECTION SHALL BE PROVIDED PRIOR TO THE ARRIVAL OF
- 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 ROUTES SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYED AND MUST BE CAPABLE OF BEING OPERATED BY ONE PERSON, ALL GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE INSTALLED AND 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 (IEC 503.1.1)
- 6. ADDRESS NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH AND OF CONTRASTING COLOR TO THEIR BACKGROUND, REFLECTIVE NUMBERS ARE PREFERRED AND REQUIRED ON FRONT AND REAR DOORS OF STRIP SHOPPING CENTERS. WHEN THE DISTANCE FROM THE STREET OR FIRE DEPARTMENT ACCESS LANE TO THE FRONT OR ADDRESS SIDE OF THE BUILDING EXCEEDS 25 FEET, LARGER NUMBERS ARE REQUIRED. 26 FEET TO 50 FEET SHALL HAVE 8 INCH NUMBERS, 51 FEFT TO 75 FEFT SHALL HAVE 12 INCH NUMBERS, AND OVER 75 FEFT SHALL HAVE 18 INCH NUMBERS. WHERE ACCESS IS BY PRIVATE MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- 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).
- 8. FIRE RISER ROOM SHALL BE EQUIPPED WITH AN EXTERNAL LOCK BOX.
- 9. RISER ROOM SHALL HAVE ADEQUATE DRAINAGE FOR EMERGENCY RPZ DISCHARGE 10. PRIVATE FIRE SERVICE MAINS AND APPURTENCES SHALL BE INSTALLED IN ACCORDANCE
- WITH NFPA 24, NC FPC 507.2.1 11. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE WITH THE
- CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- THIS DEVELOPMENT IS PROHIBITED 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 PERMANENT SIGNS.
- 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.



12. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH

DEMOLITION NOTES

- 1. THE INFORMATION SHOWN WITHIN THE OVERALL PROJECT BOUNDARY WAS TAKEN FROM DESIGN DRAWINGS AND FIELD SURVEY WHEREVER POSSIBLE. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- 2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- 3. CONTRACTOR WILL CONTACT APPROPRIATE UTILITY OWNERS TO COORDINATE REMOVAL/RELOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. CONTACT NC 811 OR (811 OR 1-800-632-4949). THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES.
- 4. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- 5. ANY STRUCTURE THAT IS 500 SF OR LARGER THAT IS TO BE REMOVED OR DEMOLISHED MUST FIRST BE ASSESSED FOR DECONSTRUCTION POSSIBILITIES. CONTACT SOLID WASTE MANAGEMENT STAFF AT 919-968-2788 EXT 107 OR 109 TO ARRANGE FOR ASSESSMENT.
- 6. DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH, THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911. INCLUDING POSTING A WRITTEN ADDRESS IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION

LANDSCAPE PROTECTION NOTES:

- 1. PLAN SHOWS RARE AND SPECIMEN TREES IN ACCORDANCE WITH THE ORDINANCE THAT WAS IN EFFECT AT THE TIME OF APPROVAL.
- 2. LANDSCAPING ON EAST SIDE OF SITE ALONG THE ALTERNATIVE BUFFER SHALL BE COORDINATED TO PRESERVE EXISTING TREES AS MUCH AS POSSIBLE. PROPOSED PLANTINGS IN BUFFER MAY ENCROACH BEYOND "TREE PROTECTION" FENCE. CONFLICTS BETWEEN PROPOSED PLANTINGS AND EXISTING TREES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- 3. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLLERS THAT ACTIVATE THE SYSTEM ACCORDING TO A DESIRED FREQUENCY AND DURATION, AND SHALL ALSO BE EQUIPPED WITH RAIN OR SOIL MOISTURE SENSORS THAT WILL PREVENT IRRIGATION DURING PERIODS OF RAINFALL OR WHEN THERE IS SUFFICIENT MOISTURE IN THE GROUND FOR PLANT HEALTH AND SURVIVAL IN ACCORDANCE WITH THE LOCAL GOVERNMENT WATER CONSERVATION ORDINANCES.



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

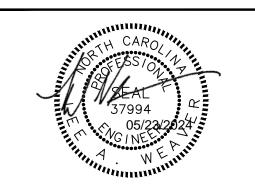
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RAM REALTY 2100 S. TRYON STREET SUITE 203 CHARLOTTE, NORTH CAROLINA 28203





REVISIONS

IO. DATE		DECRIPTION
9 07.14	. 2023	FIRE HYDRANT REVISION
.0 07.28	. 2023	WEST RIN/ROUT
.1 08.24	. 2023	CHASE BANK EC PLANS
.2 09.18	. 2023	NCDOT-SIDEWALK REVISION
.3 09. 27	. 2023	5-3 BANK SPOT GRADES
.4 02.28	. 2024	CHASE BANK EC SUBMITTAL
.5 05.20	. 2024	ZCP UPDATE

PLAN INFORMATION

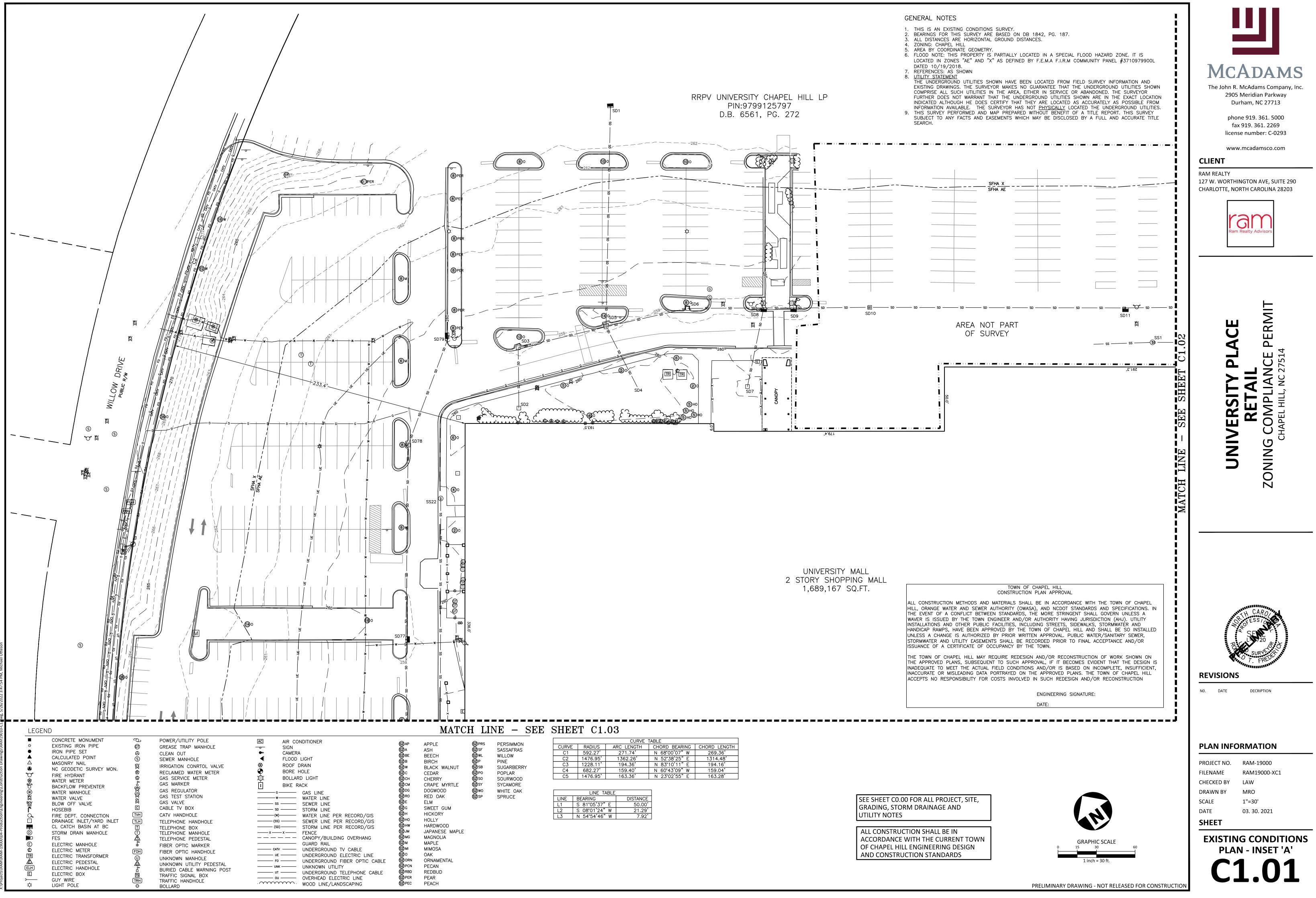
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DATE	09.18.2023
SCALE	N/A
DRAWN BY	MRO
CHECKED BY	LAW
FILENAME	RAM19000-N1
PROJECT NO.	RAM-19000

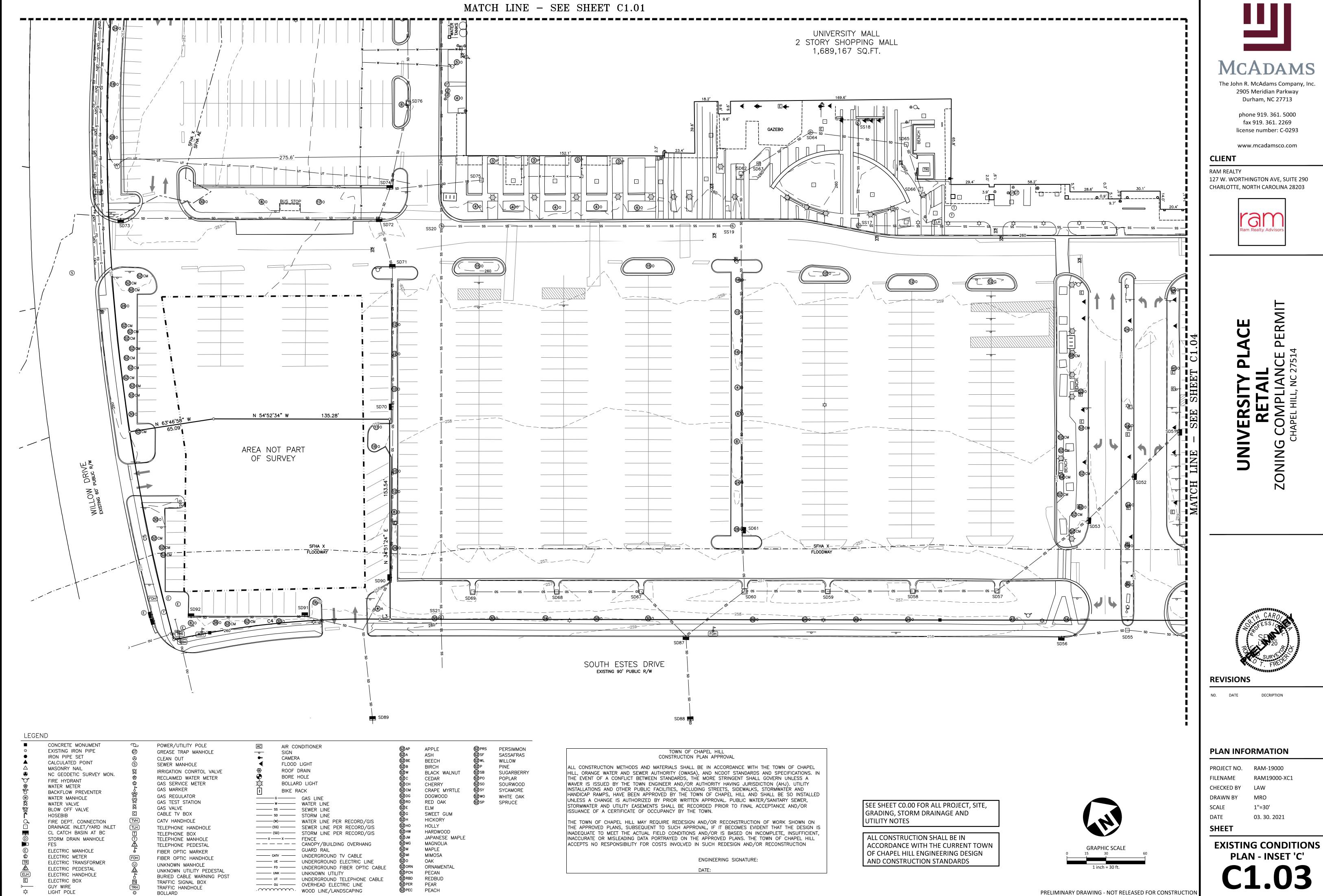
PROJECT NOTES

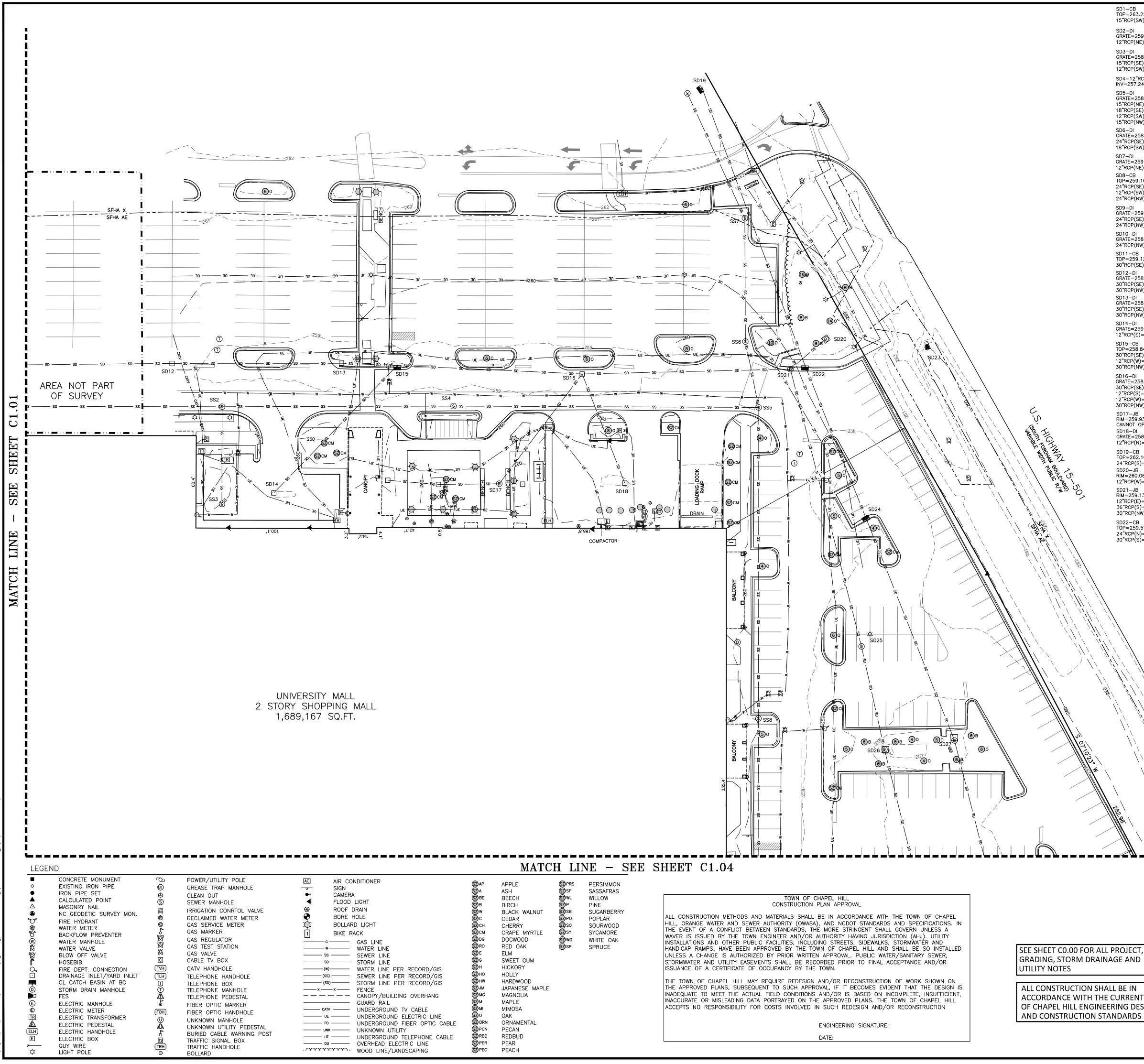
C0.00-1B/1C

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.**









SD1-CB TOP=263.22 15"RCP(SW)=259.25 SD2-DI GRATE=259.63 12"RCP(NE)=257.12

> SD3-DI GRATE=258.64 15"RCP(SE)=256.66 12"RCP(SW)=256.66 SD4-12"RCP

INV=257.24 SD5-DI GRATE=258.76

15"RCP(NE)=256.48 18"RCP(SE)=256.17 12"RCP(SW)=256.62 15"RCP(NW)=256.37

SD6-DI GRATE=258.58 24"RCP(SE)=255.99 18"RCP(SW)=255.96 SD7-DI

GRATE=259.39 12"RCP(NE)=257.24 SD8-CB TOP=259.16 24"RCP(SE)=255.56 12"RCP(SW)=255.58

24"RCP(NW)=255.58 SD9-DI GRATE=259.11 24"RCP(SE)=255.31 24"RCP(NW)=255.41

SD10-DI GRATE=258.50 24"RCP(NW)=254.95

SD11-CB TOP=259.12 30"RCP(SE)=254.29 SD12-DI

GRATE=258.40 30"RCP(SE)=253.76 30"RCP(NW)=253.86 SD13-DI

GRATE=258.34 30"RCP(SE)=253.12 30"RCP(NW)=253.21 SD14-DI GRATE=259.02

12"RCP(E)=257.02 SD15-CB TOP=258.84 30"RCP(SE)=253.04 12"RCP(W)=253.09

30"RCP(NW)=253.09 SD16-DI GRATE=258.44 30"RCP(SE)=252.89 12"RCP(S) = 254.17

12"RCP(W)=254.10 30"RCP(NW)=252.94 SD17–JB

RIM=259.93 CANNOT OPEN SD18-DI GRATE=258.98 12"RCP(N)=256.32

SD19-CB TOP=262.10 24"RCP(S)=256.92

SD20-JB RIM=260.06 12"RCP(W)=253.54

SD21-JB RIM=259.13 12"RCP(E)=253.25 36"RCP(S)=252.06

30"RCP(NW)=252.32 SD22-CB TOP=259.57 24"RCP(N)=256.15

30"RCP(S)=256.05

SD23-15"FES INV=259.51 SD24-CB FOP=255.09 30"RCP(N)=255.10 30"RCP(S)=255.09 SD25–JB RIM=258.75 36"RCP(N)=251.59 36"RCP(S)=251.50 SD26-JB RIM=258.60 36"RCP(N)=251.30 SD48-DI 36"RCP(S)=251.18 SD27-JB RIM=257.33 30"RCP(N)=253.91 30"RCP(S)=253.84 SD28-DI GRATE=256.94 30"RCP(N)=253.42 30"RCP(S)=252.91 SD29-DI GRATE=257.56 36"RCP(N)=250.25 36"RCP(S)=249.76 SD30-CB TOP=258.59 30"RCP(N)=252.71 36"CMP(SE)=252.29 15"RCP(W)=255.17 SD31-CB TOP=258.42 12"PVC(S)=252.12 SD32-CB TOP=258.33 36"CMP(SW)=252.53 36"CMP(NW)=253.13 15"RCP(SW)=253.36 SD33-CB TOP=259.04 12"PVC(N)=254.72 12"PVC(SW)=254.72 SD34-CB TOP=259.06 12"PVC(NE)=254.08 12"PVC(SE)=254.03 12"PVC(W)=254.18 SD35-DI GRATE=258.45 BOTTOM BOX=248.81 36"CMP(NE)=249.21 12"PVC(W)=254.03 SD36-CB TOP=258.83 FULL OF DEBRIS SD37-CB TOP=258.76 12"PVC(S)=255.22 SD38-CB TOP=258.74 12"PVC(N)=255.37 12"PVC(E)=255.10 SD39-CB TOP=258.97 12"PVC(E)=254.46 12"PVC(W)=254.47 SD40-JB RIM=258.81

36"RCP(N)=249.41 36"RCP(S)=249.41 SD41-CB TOP=257.58 15"RCP(NW)=254.01 SD42-CB TOP=257.60 15"RCP(SE)=252.84 18"RCP(W)=252.84

SD43-DI GRATE=256.32 18"RCP(E)=252.61 18"RCP(NW)=252.54 SD44–JB RIM=257.81 18"RCP(SE)=252.63

SD45-DI GRATE=256.18 24"RCP(N)=251.96 24"RCP(SE)=252.18 24"RCP(W)=251.94 SD46-CB TOP=257.32 24"RCP(NE)=252.67 24"RCP(S)=252.11 SD47-DI GRATE=259.74 NO ACCESS GRATE=259.16 18"RCP(NW)=254.25 18"RCP(S)=254.25 SD49-DI GRATE=259.40 18"RCP(SE)=255.06 12"RCP(SW)=255.09 SD50-DI GRATE=260.19 12"RCP(NE)=256.82 SD51-CB TOP=259.05 15"RCP(W)=255.58 SD52-CB TOP=258.67 15"RCP(E)=255.24

SD53-CB TOP=257.99 15"RCP(E)=254.99 15"RCP(W)=254.84 SD54-CB TOP=257.43 15"RCP(NW)=253.48 SD75-DI SD55-DI GRATE=257.01 15"RCP(SE)=254.19 15"RCP(NW)=254.25

SD56-CB TOP=257.81 15"RCP(SE)=254.44 SD57-DI GRATE=256.58 15"RCP(E)=254.81 2X12"RCP(NW)=254.68 SD78-DI GRATE=258.90 SD58-DI

GRATE=256.54 2X12"RCP(SE)=254.46 18"RCP(S)=256.09 2X12"RCP(NW)=254.46 SD79-CB SD59-DI GRATE=256.58 2X12"RCP(SE)=254.26 SD80-CB 12"RCP(NW)=254.12 SD60-DI GRATE=256.51 12"RCP(NE)=253.90 SD81-CB 12"RCP(SE)=253.93 12"RCP(W)=253.90 SD61-CB TOP=257.47 12"RCP(NE)=254.04 12"RCP(SW)=254.02 SD62-DI GRATE=259.69 18"RCP(E)=255.22 18"RCP(SW)=255.19 SD63-DI

GRATE=259.39 18"RCP(E)=255.41 18"RCP(W)=255.35 SD64-JB RIM=260.26 18"RCP(SE)=255.96 18"RCP(W)=255.96 SD65-DI GRATE=259.50 12"CPP(S)=256.18 15"RCP(NW)=253.90

SD66-DI GRATE=259.34 12"CPP(N)= SD67-DI GRATE=256.55 12"RCP(S)=253.79 12"RCP(NW)=254.09 SD68-DI GRATE=256.58

SD87-CB TOP=258.62

BOTTOM BOX=253.45

SD88-CB

TOP = 258.43

NO ACCESS

SD89-CB

SD90-CB

TOP=257.74

SD91-CB TOP=258.28

SD92-CB

SD93-CB

BOTTOM

TOP=259.07

TOP=250.73

BOX=248.78

24"RCP(NE)=254.05

15"RCP(SE)=254.22

15"RCP(NW)=254.07

18"RCP(SE)=255.20

TOP=258.91

NO ACCESS 12"RCP(SE)=254.20 12"RCP(NW)=254.21 SD69-DI GRATE=256.63 24"RCP(SW)=253.99 12"RCP(SE)=254.56 SD70-CB TOP=258.79

24"RCP(N)=254.59 24"RCP(S)=254.54 SD71-CB TOP=259.54 24"RCP(N)=255.27

24"RCP(S)=254.92 SD72-CB TOP=259.54 24"RCP(N)=255.23 24"RCP(S)=255.15 18"RCP(NW)=255.42

SD73-CB TOP=261.48 18"RCP(SE)=256.65 SD74-CB TOP=259.59 24"RCP(N)=255.27 12"RCP(E)=255.27

24"RCP(S)=255.07 GRATE=260.12 12"RCP(W)=257.58 SD76-DI GRATE=259.01

24"RCP(N)=255.51 24"RCP(S)=255.34 SD77-CB TOP=259.10 18"RCP(N)=255.78 24"RCP(S)=255.90

15"RCP(N)=256.09 TOP=260.09 15"RCP(S)=256.81 TOP=259.87

BOX=248.34 TOP=261.08 BOTTOM BOX=247.96 SD82-CB TOP=257.84 BOX=249.74

SD83-CB

TOP=260.08 BOTTOM BOX=248.99 SD84-CB TOP=257.30 BOTTOM BOX=252.00 SD85-CB TOP = 257.42BOTTOM BOX=251.20 SD86-CB

TOP=257.57 15"RCP(NE)=253.08 RIM=259.44 12"VCP(SE)=254.07

12"VCP(NW)=254.07 12"VCP(S)=250.04 SS2 RIM=253.55 12"VCP(SE)=253.56 8"VCP(SE)=251.71 10"VCP(SW)=253.62 8"VCP(WW)=251.80 12"VCP(NW)=253.55 SS14 SS3 RIM=259.53

SS4 RIM=259.41 12"VCP(SE)=253.26 RIM=259.47

SS5 RIM=259.50 6"VCP(N)=253.20 12"VCP(SW)=252.51 12"VCP(NW)=252.52 RIM=260.28

SS6 RIM=259.27 6"VCP(N)=256.23 6"VCP(S)=256.18

SS7 RIM=261.01 6"VCP(N)=257.05 6"VCP(S)=256.98

SS8 RIM=259.99 12"VCP(NE)=251.95 8"VCP(NE)= 12"VCP(SW)=251.80 8"VCP(SE)= SS9

RIM=259.49 12"VCP(NE)=251.09 RIM=258.50 12"VCP(SW)=250.97

SS10 RIM=259.32 12"VCP(SW)=250.80 8"VCP(NW)=250.77

SS11 RIM=258.23 12"VCP(NE)=250.69

8"VCP(SW)=252.68 12"VCP(SW)=250.59

SS13 RIM=259.33 RIM=259.71 8"VCP(NE)=252.52 10"VCP(NE)=254.19 8"VCP(SE)=252.19 8"VCP(NW)=252.23 SS15 12"VCP(NW)=253.21 8"VCP(SW)=252.61 SS16 RIM=259.99

RIM=257.33

12"VCP(NE)=250.12

SS17 8"VCP(NE)=254.20 8"VCP(SE)=254.15 SS18 RIM=260.15 8"VCP(SW)=254.97

6"VCP(NE)=254.49

RIM=259.22 8"VCP(NW)=254.42 RIM=259.46

SS19

8"VCP(SW)= SS21

8"VCP(NE)=253.17 12"VCP(NW)=251.12 8"VCP(SW)=253.07 SS22 RIM=259.69 12"VCP(NE)=250.83 8"VCP(SW)=255.27

REVISIONS

DECRIPTION

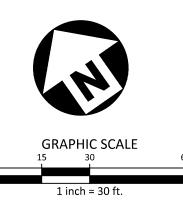
PLAN INFORMATION

PROJECT NO. RAM-19000 FILENAME RAM19000-XC1 CHECKED BY LAW DRAWN BY MRO SCALE 1"=30' 03. 30. 2021

EXISTING CONDITIONS PLAN - INSET 'B' C1.02

SEE SHEET CO.00 FOR ALL PROJECT, SITE,

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



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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CLIENT

RAM REALTY 127 W. WORTHINGTON AVE, SUITE 290 CHARLOTTE, NORTH CAROLINA 28203



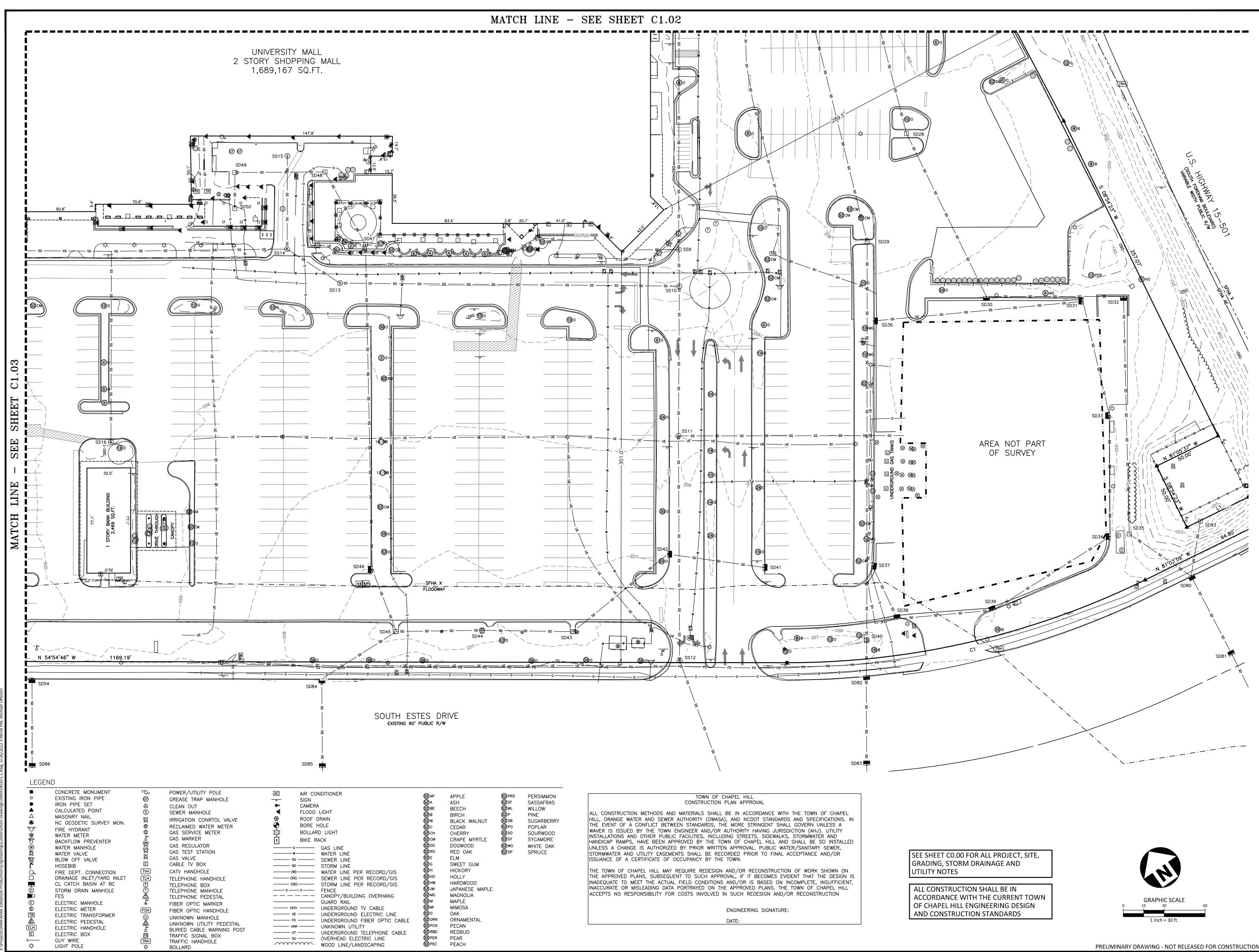
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DATE	[





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

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

www.mcadamsco.com

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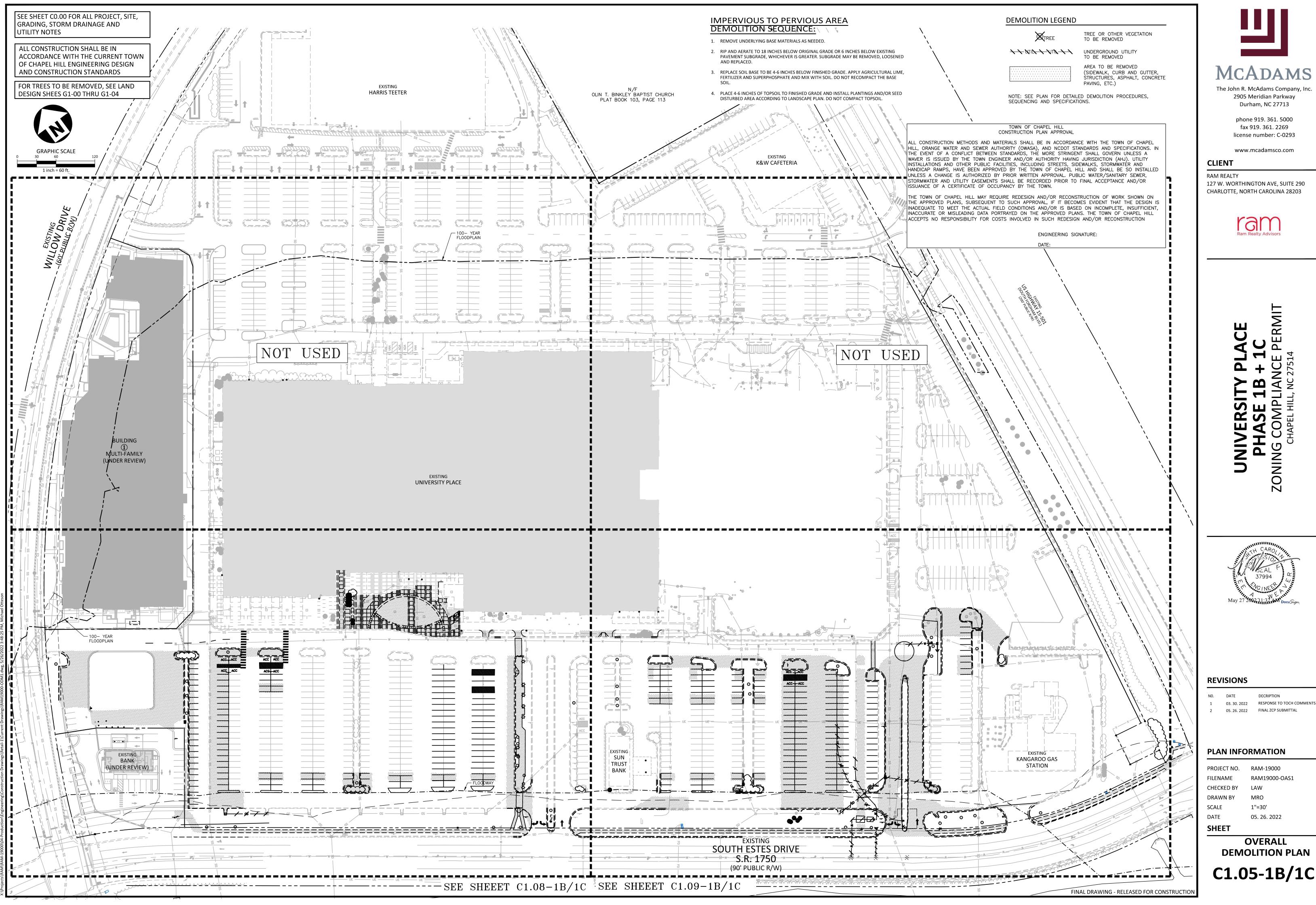
NO. DATE

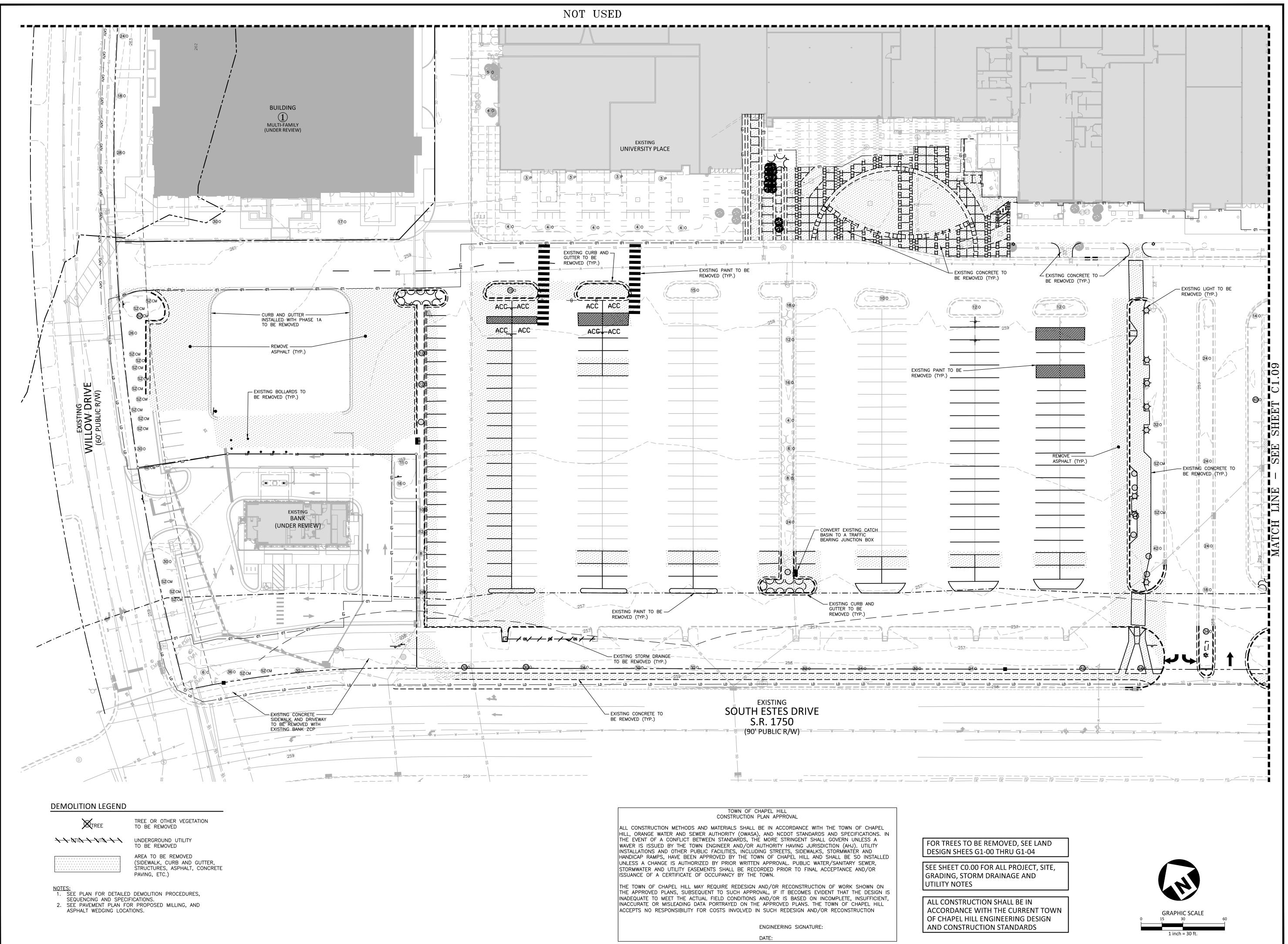
DECRIPTION

PLAN INFORMATION

PROJECT NO. RAM-19000 FILENAME RAM19000-XC1 CHECKED BY LAW DRAWN BY MRO 1"=30' SCALE DATE 03. 30. 2021 SHEET







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NO. DATE 2 05. 26. 2022 FINAL ZCP SUBMITTAL

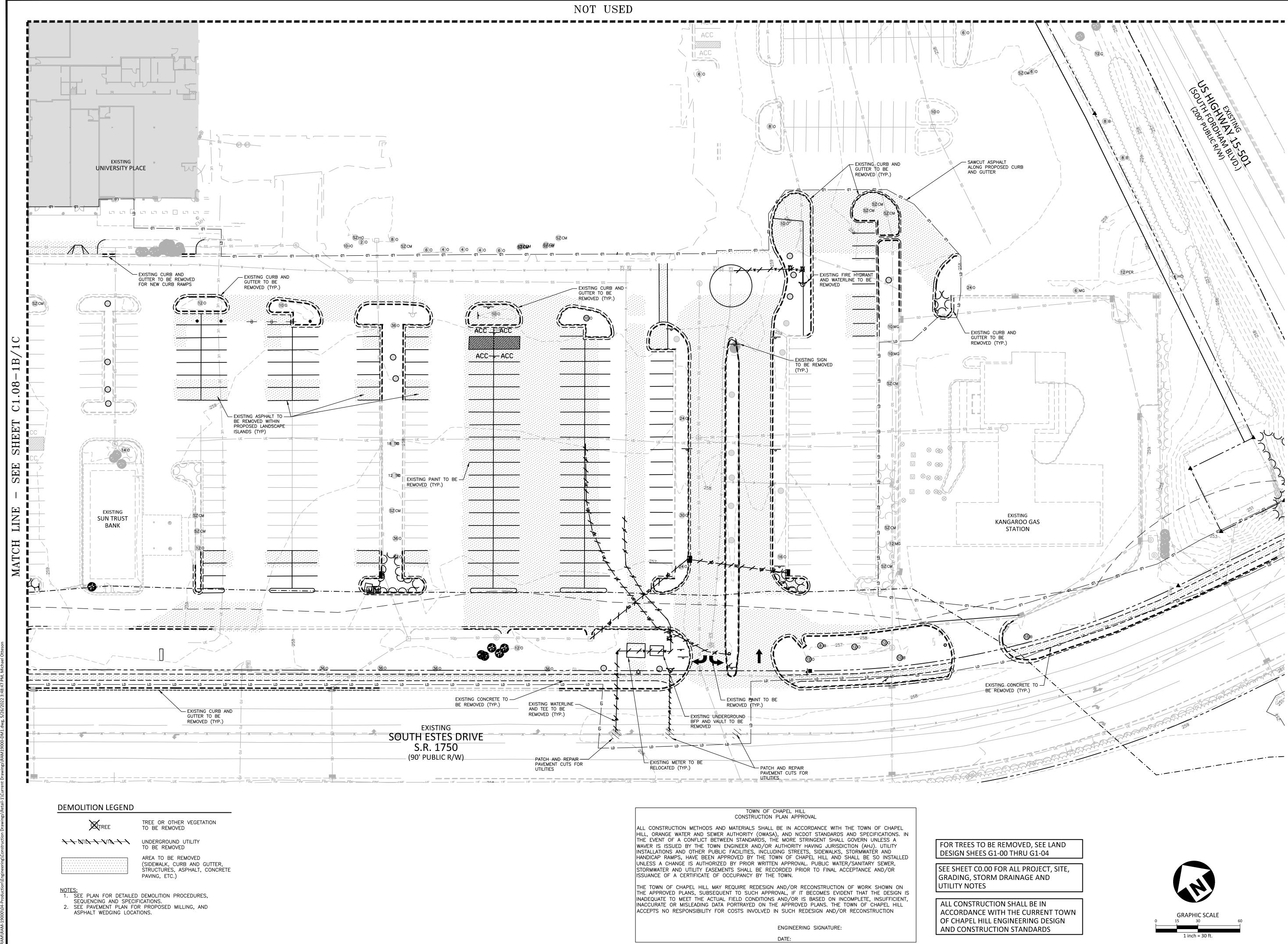
DECRIPTION 03. 30. 2022 RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

DLITION PLAN -
05. 26. 2022
1"=30'
MRO
LAW
RAM19000-OAS1
RAM-19000

C1.08-1B/1C

FINAL DRAWING - RELEASED FOR CONSTRUCTION





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REVISIONS

NO. DATE 05. 26. 2022 FINAL ZCP SUBMITTAL

DECRIPTION 03. 30. 2022 RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

DEMOLITION PLAN - INSET 'D'					
SHEET					
DATE	05. 26. 2022				
SCALE	1"=30'				
DRAWN BY	MRO				
CHECKED BY	LAW				
FILENAME	RAM19000-OAS1				
PROJECT NO.	RAM-19000				

C1.09-1B/1C

