1200 MILK

SPECIAL USE PERMIT APPLICATION

CHAPEL HILL, NORTH CAROLINA

OWNER / CLIENT:

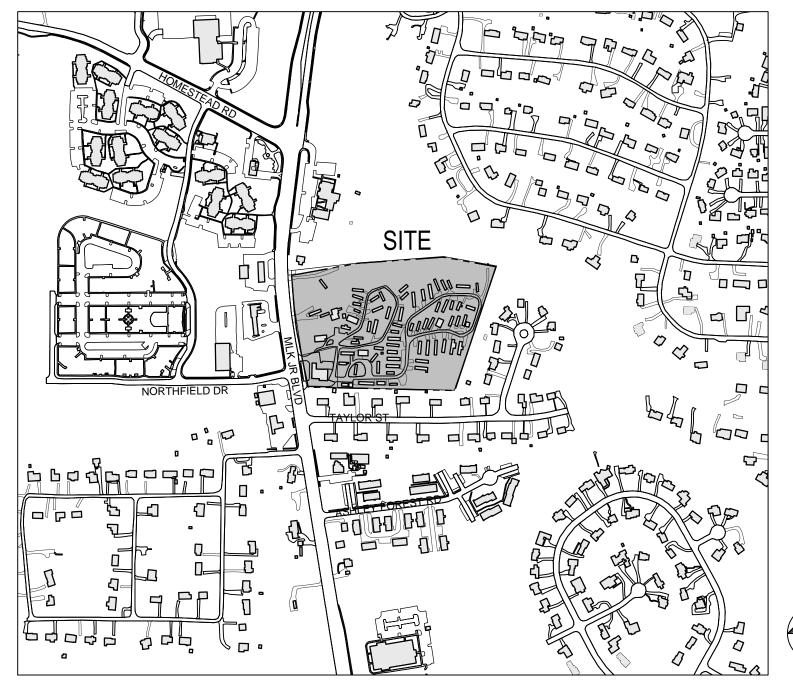
STACKHOUSE PROPERTIES, LLC PO BOX 14466 RTP, NC 27709 919-408-7150

APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER: COULTER JEWELL THAMES, PA 111 WEST MAIN STREET DURHAM, NC 27701 919-682-0368 CONTACT: JEREMY ANDERSON

ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: PRESTON ROYSTER

VICINITY MAP



1"=500'

C000

C100

C101

C102

C200

C300

C500

C600

C700

C800

C801

LIST OF SHEETS:

COVER SHEET

EXISTING CONDITIONS PLAN

AREA MAP

PLAN NOTES

UTILITY PLAN

SITE DETAILS

SITE DETAILS

GRADING PLAN

LIGHTING PLAN

LANDSCAPE PLAN

SITE PLAN

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:

THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS TO VERIFY THAT THE STREAM SHOWING UP ON THE ORANGE COUNTY SOIL SURVEY.

FLOODPLAIN PROTECTION:

THE SITE IS AN AREA AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978900 J (FEB. 2 2007).

STEEP SLOPE PROTECTION:
THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN
15% LOCATED ON SITE.

WETLANDS:
THERE ARE NO MAPPED WETLANDS ONSITE.

TREE PROTECTION:
REFER TO SHEET C101 AND C700.

TOWN OF CHAPEL HILL NOTES

- 1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
- 2. P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- 3. AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.
- 4. JORDAN SURETY: PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL POST A MAINTENANCE BOND OR OTHER SURETY INSTRUMENT SATISFACTORY TO THE TOWN MANAGER, IN AN AMOUNT EQUAL TO ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE CONSTRUCTION COST OF EACH STORMWATER MANAGEMENT FACILITY TO ASSURE MAINTENANCE, REPAIR, OR RECONSTRUCTION NECESSARY FOR ADEQUATE PERFORMANCE OF THE STORMWATER MANAGEMENT FACILITY, OR ESTABLISH A STORMWATER MAINTENANCE (SINKING FUND) BUDGET AND ESCROW ACCOUNT IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 5.19 OF THE LAND USE MANAGEMENT ORDINANCE.
- 5. STORMWATER FACILITIES, EASEMENTS, AND OPERATIONS AND MAINTENANCE PLANS: ALL STORMWATER DETENTION, TREATMENT AND CONVEYANCE FACILITIES LOCATED ON AND BELOW THE GROUND SHALL BE WHOLLY CONTAINED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A COPY OF THE FINAL PLAT OR EASEMENT EXHIBIT, SIGNED AND SEALED BY A NORTH CAROLINA-REGISTERED LAND SURVEYOR AND RECORDED BY THE COUNTY REGISTER OF DEEDS, AND CONTAINING THE FOLLOWING NOTES SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL ENGINEERED STORMWATER MANAGEMENT CONTROL, TREATMENT, AND CONVEYANCE STRUCTURES ON AND BELOW THE GROUND SHALL BE WHOLLY LOCATED WITHIN AN EASEMENT ENTITLED: "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE RESERVED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONSTRICT THE EFFECTIVE MANAGEMENT, CONTROL, AND CONVEYANCE OF STORMWATER FROM OR ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS. A SUITABLE MAINTENANCE ACCESS (MINIMUM 20' WIDE) TO ACCOMMODATE HEAVY EQUIPMENT FROM THE NEAREST PUBLIC RIGHT-OF-WAY TO THE RESERVED STORMWATER FACILITY EASEMENT MUST BE PROVIDED AND SHOWN ON THE PLANS.
- THE "RESERVED STORMWATER FACILITY EASEMENT(S)" AND THE FACILITIES IT/THEY PROTECT ARE CONSIDERED TO BE PRIVATE, WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR ALL REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER.
- THE RESERVED STORMWATER FACILITY EASEMENT AND THE OPERATIONS AND MAINTENANCE PLAN ARE BINDING ON THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.
- 6. JORDAN STORMWATER MANAGEMENT FOR NEW DEVELOPMENT: THAT PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT THE FINAL JORDAN ACCOUNTING TOOL SPREADSHEET, STORMWATER REPORT, AND PLANS FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE JORDAN STORMWATER MANAGEMENT REGULATIONS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE THE REQUIRED REDUCTIONS IN NITROGEN AND PHOSPHORUS LOADS FOR NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS.
- 7. STORMWATER MANAGEMENT PLAN: THAT PRIOR TO THE ISSUANCE OF A ZONING COMPLIANCE PERMIT, THE APPLICANT SHALL SUBMIT A STORMWATER MANAGEMENT PLAN FOR REVIEW AND APPROVAL BY THE TOWN MANAGER. THIS PROJECT MUST COMPLY WITH THE STORMWATER MANAGEMENT REQUIREMENTS OF THE LAND USE MANAGEMENT ORDINANCE TO PROVIDE FOR 85 PERCENT TOTAL SUSPENDED SOLIDS REMOVAL FROM THE INCREASED IMPERVIOUS AREA, RETENTION FOR 2-5 DAYS OF THE INCREASED VOLUME OF STORMWATER RUNOFF FROM THE 2-YEAR, 24-HOUR STORM, AND CONTROL OF THE STORMWATER RUNOFF RATE FOR THE 1-YEAR, 2-YEAR, AND 25-YEAR STORMS.
- 8. IF DETERMINED NECESSARY AT ZCP STAGE, A TRANSPORTATION MANAGEMENT PLAN WILL BE PREPARED.

PROJECT DATA:

EXISTING PARCELS

PARCEL A:

ADDRESS

PIN

ACREAGE

ZONE

ADDRESS

1200 MARTIN LUTHER KING JR. BLVD.

9789297279

32,068.98 SF / 0.736 AC

NC

PARCEL B:

ADDRESS

1204 MARTIN LUTHER KING JR. BLVD.

9789392409

PIN 9789392409 ACREAGE 574,173.80 SF / 13.181 AC ZONE R-4

GROSS LAND AREA: 606,242.78 SF / 13.917 AC

PROPOSED PARCELS RE: 2/C200

PARCEL 1:

ACREAGE

PROPOSED ZONE

68,739.55 SF / 1.578 AC

NC

PARCEL 2: 75,123.73 SF / 1.725 AC

PROPOSED ZONE OI-2
PARCEL 3:

ACREAGE 462,379.49 SF / 10.615 AC PROPOSED ZONE OI-2 WITH PLANNED DEVELOPMENT OVERLAY (PD-H)

GROSS LAND AREA: 606,242.78 SF / 13.917 AC

LAND USE:

EXISTING

PROPOSED

PARCEL 1

PARCEL 2

PARCEL 3

CONVENIENCE STORE & MOBILE HOME PARK

PRINCIPAL USE - CONVENIENCE STORE

ACCESSORY USE TO PARCEL 3 - SELF STORAGE

PRINCIPAL USE - MOBILE HOME PARK

ZONING:

EXISTING

PROPOSED

NC & R-4

NC - 68,739.55 SF / 1.578 AC

OI-2 - 537,503.22 SF / 12.339 AC

ALLOWABLE FAR FOR PROPOSED ZONE: .264

EXISTING BUILDINGS: 5,200 SF CONVENIENCE STORE TO BE REMOVED
EXISTING 73 MOBILE HOMES LOCATED IN PROJECT AREA TO BE

RELOCATED WITHIN PROJECT SITE

PROPOSED BUILDINGS:

CONVENIENCE STORE +/- 4,900 SF FOOTPRINT

SELF STORAGE +/- 33,600 SF FOOTPRINT (3 STORY / 100,800 SF OVERALL)

EX. RESIDENTIAL EXISTING 73 UNITS TO REMAIN (SOME WILL BE RELOCATED ONSITE)

VEHICULAR PARKING: REQUIRED

20 - CONVENIENCE STORE (1/250 SF = 4,900/250) + 40 - SELF STORAGE (MIN. 5 OR 1/100 UNITS, WHICHEVER IS GREATER)

= 60 SPACES REQUIRED

PROPOSED 73 SPACES

BICYCLE PARKING:

REQUIRED 6 - CONVENIENCE STORE (4 MIN + 2/2,500 SF)

+ 4 - SELF STORAGE = 10 SPACES REQUIRED

PROPOSED 10 SPACES (5 LOOPS)

Project:

1200 MLK

111 West Main Street Durham, N.C. 27701 p 919.682.0368 f 919.688.5646

NC BOARD OF EXAMINERS FOR

ENGINEERS AND SURVEYORS LIC # C-1209 NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

www.cjtpa.com

1200 & 1204 Martin Luther King Jr. Boulevard

Orange County, North Carolina

PIN: 9789297279

9789392409



PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1858

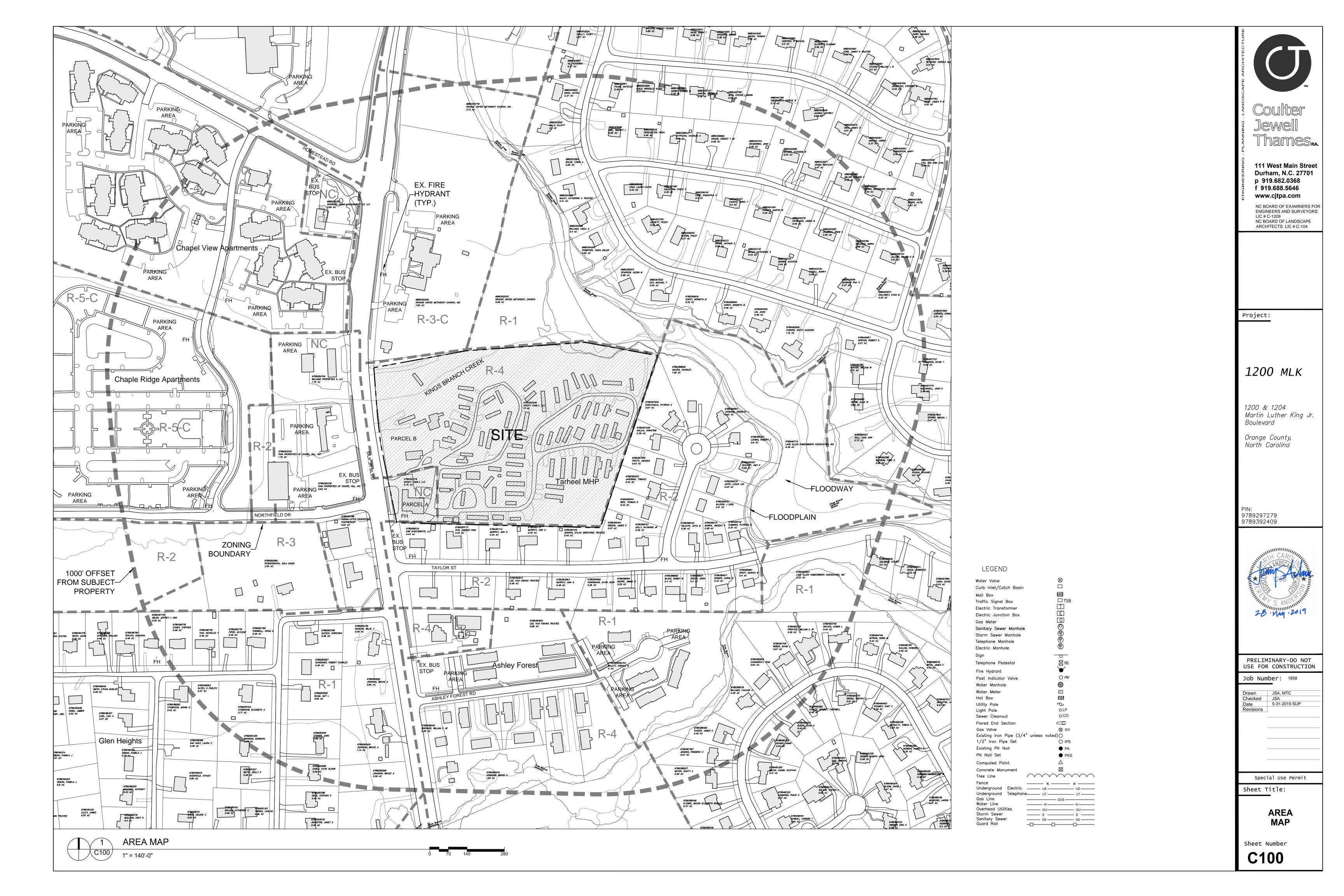
Drawn JSA, MTC
Checked JSA
Date 5-31-2019 SUP
Revisions

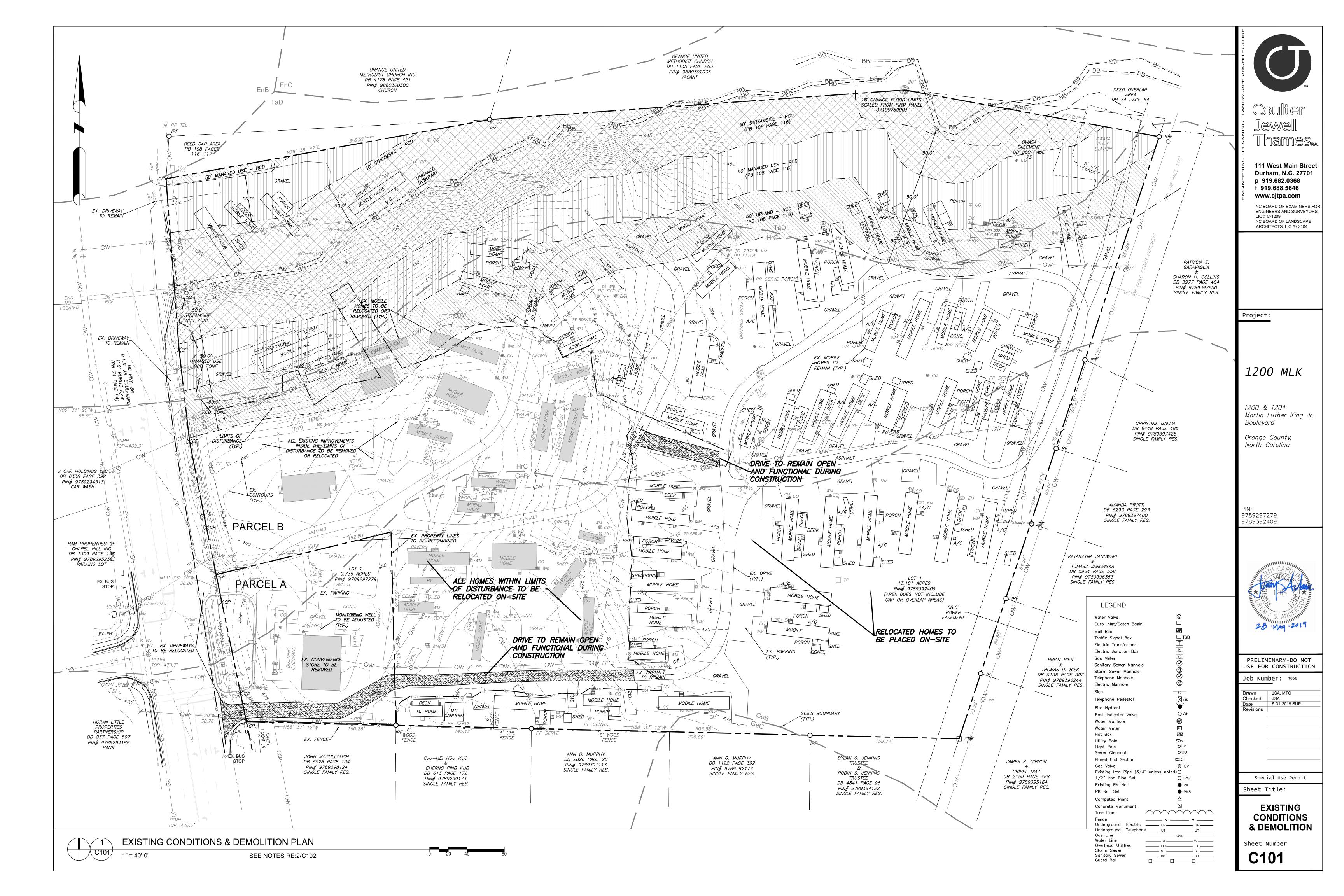
Special Use Permit

Sheet Title:

COVER SHEET

Sheet Number





ADA route notes apply to all sheets

FOR ALL SIDEWALKS THE FOLLOWING APPLIES:

- 1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
- 2. SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%. 3. MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
- 4. ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA PARKING SPACES AND AISLES. 5. ALL DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
- 6. PARKING NUMBER OF SPACES TO COMPLY WITH NCBC 2012 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE, NO SLOPE TO EXCEED 2% IN ANY DIRECTION. SIGNAGE PER NO
- REQUIREMENTS, MUT-CD AND ICC A 117.1 7. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE LIMITED TO 2%, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
- 8. SLOPE GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.

TOPOGRAPHY/SLOPES:

THE SITE SLOPES FROM SOUTHWEST TO NORTHEAST, AND DROPS APPROXIMATELY 44 FEET OVER THE LENGTH OF THE SITE.

THE SITE HAS SLOPES OF 1% TO OVER 25%. THE MAJORITY OF THE SITE HAS

SLOPES UNDER 10%.

EXISTING SLOPES: THERE ARE NO STEEP SLOPES TO NOTE ON THIS SITE.

HYDROLOGICAL FEATURES/DRAINAGE

THE SITE GENERALLY DRAINS FROM SOUTHWEST TO NORTHEAST, EVENTUALLY DRAINING INTO A TRIBUTARY OF KINGS BRANCH STREAM THAT RUNS ROUGHLY PARALLEL WITH THE NORTHERN PROPERTY LINE.

SOIL TYPES

- THE USDA / NRCS WEB SOIL SURVEY CLASSIFIES TWO SOIL TYPES ON THIS
- -TaD: TARRUS SILT LOAM
- -HrC: HERNDON SILT LOAM
- -GeB: GEORGEVILLE SILT LOAM (2-6% SLOPES) -GeC: GEORGEVILLE SILT LOAM (6-10% SLOPES)

SUN/SHADE PATTERNS

THE SUN WILL PASS AROUND THE SOUTH SIDE OF THE STRUCTURES DURING THE COURSE OF THE DAY. THE FRONT ENTRIES WILL GET MORNING SUN. EXISTING TREES WILL BE RETAINED SOUTH AND WEST OF THE BUILDING TO PROVIDE SHADE FOR THESE SIDES OF THE BUILDING.

TREES WILL BE ADDED TO THE NEW PARKING TO PROVIDE SHADE AND MEET MINIMUM REQUIREMENTS. TREES AND SHRUBS WILL BE ADDED TO ALL UNPAVED AREAS TO PROVIDE AS MUCH SHADE AND LANDSCAPING AS POSSIBLE.

FEMA FLOODPLAIN INFORMATION.

THERE IS MAPPED FLOODPLAIN ON SITE PER FEMA PANEL 3710978900J DATED 2/2/2007

SPECIAL FEATURES THIS PROPERTY HAS FRONTAGE ON MARTIN LUTHER KING JR. BLVD.

VEGETATION

THE SITE CONTAINS OF MIX OF VARIOUS HARDWOODS AND PINES.

GENERAL NOTES

- - ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION. 2. SEE SITE PLAN SHEET C101 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO
 - REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT, 3. UTILITIES: SEE UTILITY PLAN C500. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME
 - 4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT
 - AND GRADES 5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL STANDARDS. THIS
 - INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT. 6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF—SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH,
 - FENCING, OR BUILDING MATERIALS. 7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING
 - 8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM
 - CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
 - ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE. . ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.
 - 11. A DECONSTRUCTION ASSESSMENT WILL BE REQUIRED BEFORE A DEMOLITION PERMIT WILL BE ISSUED FOR THE EXISTING 2 STORY STRUCTURE. 12. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE
 - 13. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
 - 14. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
 - 15. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ('ACM') 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 16. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING
 - INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.

C102

DEMOLITION NOTES

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB. 3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION. 5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA
- 6. REFERENCE EXISTING CONDITION SHEET C101 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS,
- WALKWAYS, UTILITIES, AND VEGETATION.
- 7. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- 8. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED. 9. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE
- WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- 10. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ('ACM') 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.
- 11. MASONRY WALLS WILL NOT BE REPAIRED BY THE TOWN RESULTING FROM MAINTENANCE ON TOWN OF CHAPEL HILL AND OWASA MAINTAINED UTILITIES. 12. THERE WILL BE TWO CLASS 1 BIKE RACKS LOCATED INSIDE THE BUILDING. 13. KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS. 2012 NC FIRE CODE, SECTION
- 14. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.

SITE PLAN NOTES

- 1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON
- THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS 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 "NORTH CAROLINA ONE CALL".
- 4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIFLD 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.
- 6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE

- GEOTECHNICAL ENGINEER, ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
- 7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
- 8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
- 9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
- 10.CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY

ROAD RIGHT-OF-WAY.

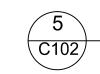
- 11. BW (BOTTOM OF WALL) ELEVATION IS FINISH GRADE, NOT THE FOOTING REFERENCE RETAINING WALL PLANS/DETAILS FOR DEPTH OF FOOTING. 12.ANY DISTURBANCE WITHIN THE FORESTED "NO LAND DISTURBANCE AREA"
- WILL REQUIRE AN UPDATE TO THE JORDAN ACCOUNTING TOOL. 13.AN TOWN OF CHAPEL HILL ENCROACHMENT AGREEMENT WILL BE NEEDED FOR THE ROUGH GRADING FOR THE FUTURE SIDEWALK WITHIN THE COLERIDGE
- 14.AN ENCROACHMENT AGREEMENT WILL BE NEEDED FOR THE ROUGH GRADING FOR THE FUTURE SIDEWALK WITHIN THE COLERIDGE ROAD RIGHT-OF-WAY.

GRADING NOTES

- 1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE
- 2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
- 3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH

PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.

- 4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
- 5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
- 6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS
- 7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A
- 8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE
- 9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100%
- 10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
- 11. RISER STRUCTURES WITH MULTIPLE BARREL SECTIONS SHALL HAVE GASKETTED JOINTS, AND EACH SECTION SHALL BE BOLTED TO ADJACENT SECTIONS WITH



STORM DRAINAGE NOTES

- EROSION CONTROL BOND: IF ONE (1) ACRE OR MORE IS UNCOVERED BY LAND-DISTURBING ACTIVITIES FOR THIS PROJECT, THEN A PERFORMANCE GUARANTEE IN ACCORDANCE WITH SECTION 5-97.1 BONDS OF THE TOWN CODE OF ORDINANCES SHALL BE REQUIRED PRIOR TO FINAL AUTHORIZATION TO BEGIN LAND-DISTURBING ACTIVITIES. THIS FINANCIAL GUARANTEE IS INTENDED TO COVER THE COSTS OF RESTORATION OF FAILED OR FAILING SOIL EROSION AND SEDIMENTATION CONTROLS, AND/OR TO REMEDY DAMAGES RESULTING FROM LAND-DISTURBING ACTIVITIES, SHOULD THE RESPONSIBLE PARTY OR PARTIES FAIL TO PROVIDE PROMPT AND EFFECTIVE REMEDIES ACCEPTABLE TO THE TOWN.
- 2. THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PERMIT FROM ORANGE COUNTY EROSION CONTROL DIVISION PRIOR TO RECEIVING A ZONING COMPLIANCE PERMIT, DURING THE CONSTRUCTION PHASE, ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED IF THE PROPOSED MEASURES DO NOT CONTAIN THE SEDIMENT. SEDIMENT LEAVING THE PROPERTY IS A VIOLATION OF THE TOWN'S EROSION AND SEDIMENT CONTROL ORDINANCE.
- 3. THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF WET OR DRY SILT ON ADJACENT PAVED ROADWAYS.
- 4. EROSION CONTROL INSPECTIONS: IN ADDITION TO THE REQUIREMENT DURING CONSTRUCTION FOR INSPECTION AFTER EVERY RAINFALL. THE APPLICANT SHALL INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES WEEKLY, MAKE ANY NECESSARY REPAIRS OR ADJUSTMENTS TO THE DEVICES, AND MAINTAIN INSPECTION LOGS DOCUMENTING THE DAILY INSPECTIONS AND ANY NECESSARY REPAIRS.



EROSION CONTROL NOTES

- 1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- 2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CHAPEL HILL.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- 5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
- 6. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 7. POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE
- 8. RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

SANITARY SEWER:

1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.

- 2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- 3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- 4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

- 1. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE
- 2. LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- 3. WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- 4. WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- 5. MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
- 6. ALL FDC(S) AND HYDRANT(S) SHALL BE SIAMESE CONNECTIONS AND MEET TOWN OF CHAPEL HILL AND OWASA STANDARDS.

LIGHTING CONDUIT

- LIGHTING CONDUIT SHALL MEET THE FOLLOWING GUIDELINES.
- 1. CONDUIT DESIGN MUST BE APPROVED BY DUKE ENERGY PRIOR TO INSTALLATION. CHANGING THE CONDUIT LAYOUT CAN CAUSE CONDUCTOR
- LENGTH TO EXCEED ACCEPTABLE VOLTAGE LEVEL WHICH WILL AFFECT THE LIGHT'S ABILITY TO OPERATE.
- 2. ALL CONDUITS ARE TO BE 2" SCHEDULE 40 GRAY ELECTRICAL PVC. 3. ALL JOINTS ARE TO BE GLUED. 4. ALL ENDS ARE TO BE MARKED WITH SCRAP CONDUIT OR A BOARD (PAINTING THE GROUND WITH MARKING PAINT IS NOT ACCEPTABLE). IT IS
- STRONGLY SUGGESTED THAT THE ENDS SHOULD BE IDENTIFIED BY GPS COORDINATES. 5. ALL ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
- 6. ALL CONDUITS MORE THAN 30' IN LENGTH SHALL HAVE A STRING INSTALLED. 7. TO COMPLY WITH NESC; ALL CONDUIT ARE TO BE INSTALLED AT A MINIMUM DEPTH OF 30" FROM FINISH GRADE TO TOP OF CONDUIT. CONDUITS THAT CAN NOT MEET THIS CRITERIA MUST BE INCASED IN 3" MINIMUM CONCRETE ENVELOPE. (FLOWABLE FILL IS ACCEPTABLE IN
- PLACE OF CONCRETE). 8. IF CONCRETE ENCASED CONDUIT IS REQUIRED AT ANY POINT, IT MUST BE ENCASED IN CONCRETE UNTIL PIPE IS BACK DOWN TO REQUIRED
- 9. PEDESTAL AREAS WHERE MULTIPLE CONDUIT ENDS TERMINATE ARE TO HAVE THE CONDUIT ENDS WITHIN 12" OF EACH OTHER.
- 10.DIRECT BURIED LIGHT POLE AREAS ARE TO HAVE CONDUITS TERMINATE 36" APART AND 12" BACK OF POLE LOCATION. 11.CONDUITS SERVING LIGHTS ON CONCRETE REVEALS ARE TO BE CONTINUOUS FROM REVEAL TO REVEAL.

LIGHTING NOTES

- 1. MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES AND GLARE TOWARD MOTOR VEHICLE OPERATORS. EXTERIOR LIGHTS SHALL BE SHIELDED SO THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE.
- 2. PROVIDE 2" PVC CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AS NECESSARY, AND AS DETERMINED BY DUKE ENERGY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES. COORDINATE WITH DUKE ENERGY TO FINALIZE CONDUIT LOCATIONS AND LENGTHS.

SPECIAL COORDINATION NOTES:

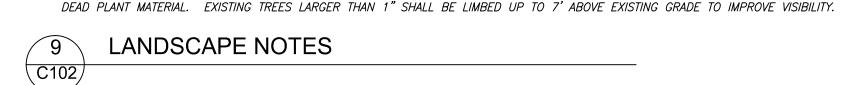
1. CONTRACTOR IS TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS WITH DUKE ENERGY PRIOR TO INSTALLATION OF WALLS AND PAVING. . ABOVE GROUND PEDESTALS AND LIGHT POLES WILL BE PROVIDED AND INSTALLED BY DUKE ENERGY. 3. CONTRACTOR IS TO REFER TO DUKE ENERGY SPECIFICATIONS FOR CONDUIT INSTALLATION.



4. CONDUIT IS TO BE FURNISHED AND INSTALLED BY CONTRACTOR.

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- 3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- 7. IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
- 8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION
- WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- 10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH. REMOVING ALL ROCKS AND DEBRIS. 11. MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- 12. ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- 13. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL
- SUPPLY QUANTITIES AS SHOWN ON THE PLANS. 14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
- 15. LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 7' ABOVE FINISHED GRADE.
- FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED. 17. THE AREA WITHIN THE SIGHT TRIANGLE AREA SHALL BE THINNED OF ALL SHRUBS, UNDERSTORY TREES UNDER 1" IN CALIPER, VINES, AND

16. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED



CONTAINER.

LANDSCAPE NOTES

111 West Main Street

NC BOARD OF EXAMINERS FOR **ENGINEERS AND SURVEYORS**

NC BOARD OF LANDSCAPE

ARCHITECTS LIC # C-104

Durham, N.C. 27701

p 919.682.0368

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www.cjtpa.com

LIC # C-1209

Project:

1200 MLK

Martin Luther King Jr.

1200 & 1204

Orange County,

North Carolina

Boulevard

9789297279

9789392409

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1858 JSA, MTC

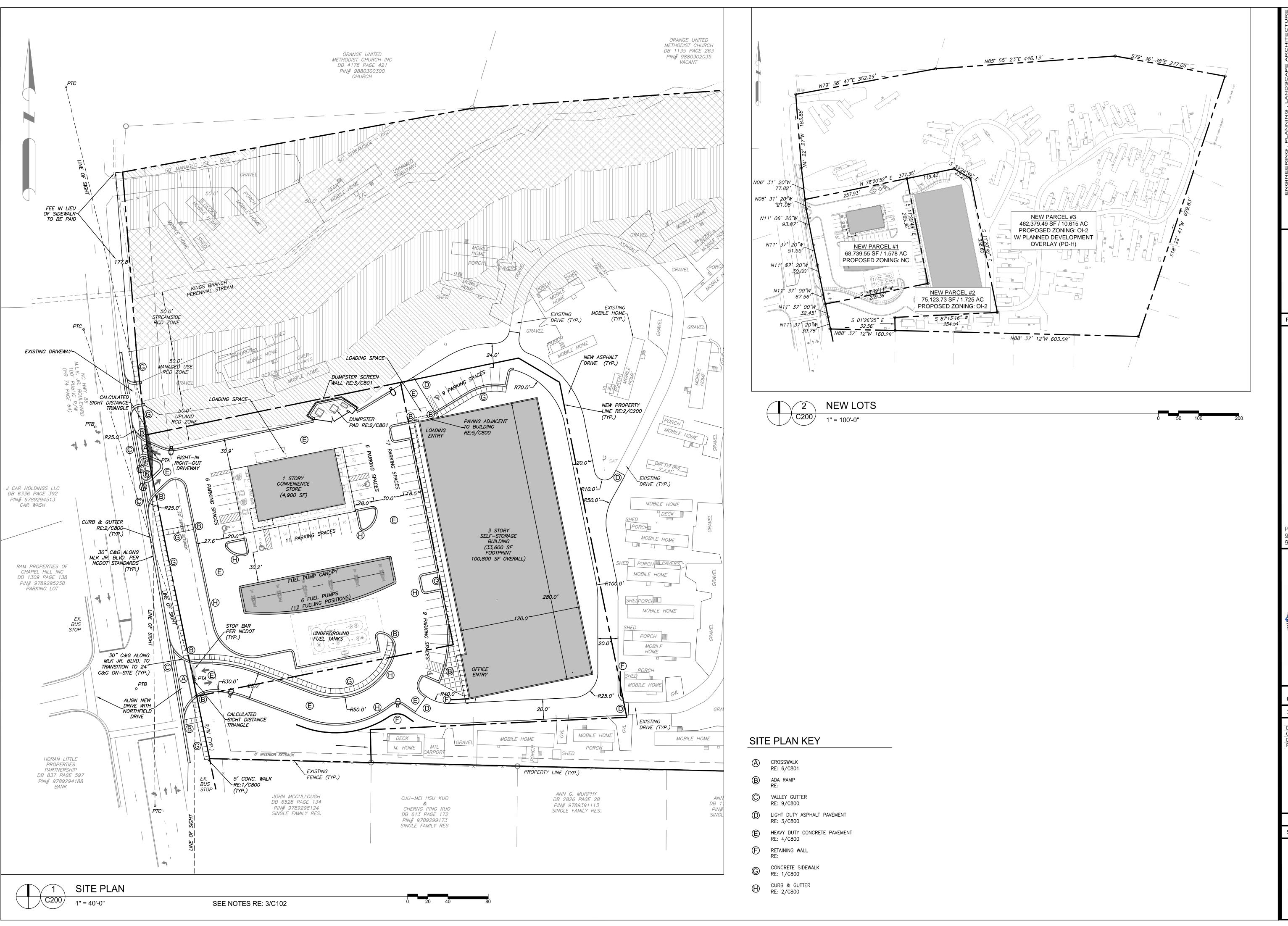
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JSA, MTC Checked JSA
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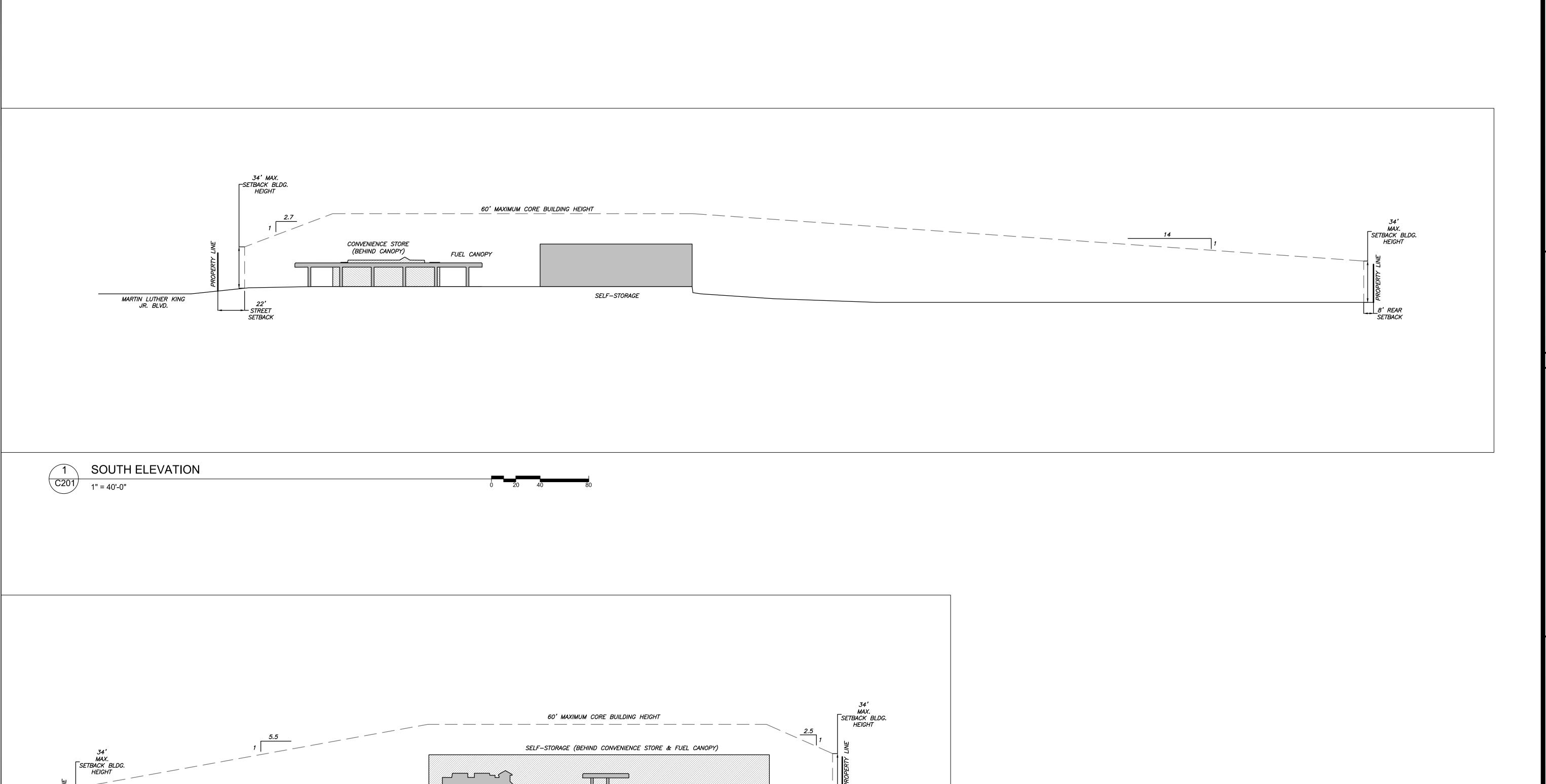
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Sheet Title:

SITE **PLAN**

Sheet Number

C200



INTERIOR SETBACK

CONVENIENCE STORE

9' SOLAR SETBACK

WEST ELEVATION

FUEL CANOPY

Coulter Jewell Thames.

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Checked JSA
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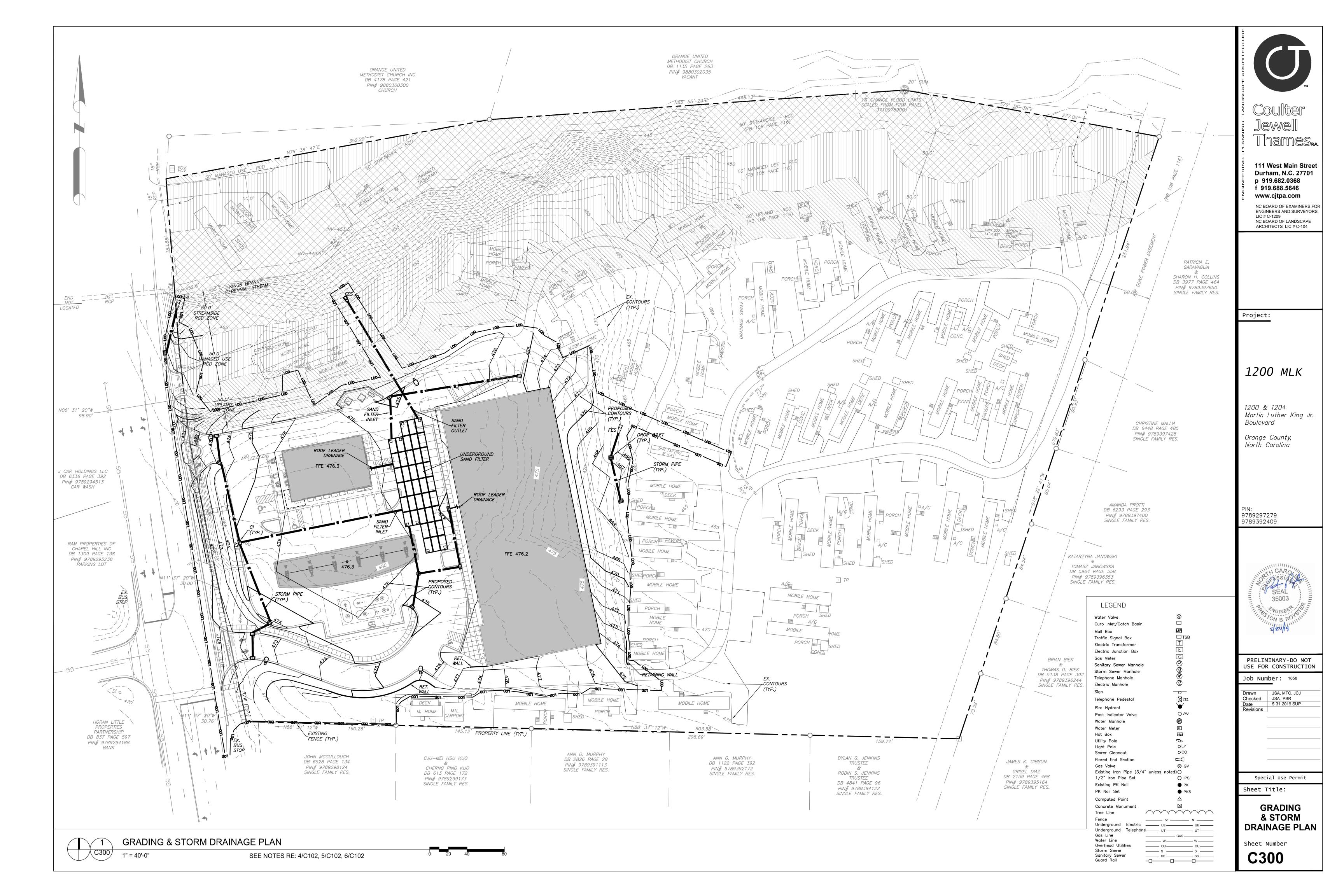
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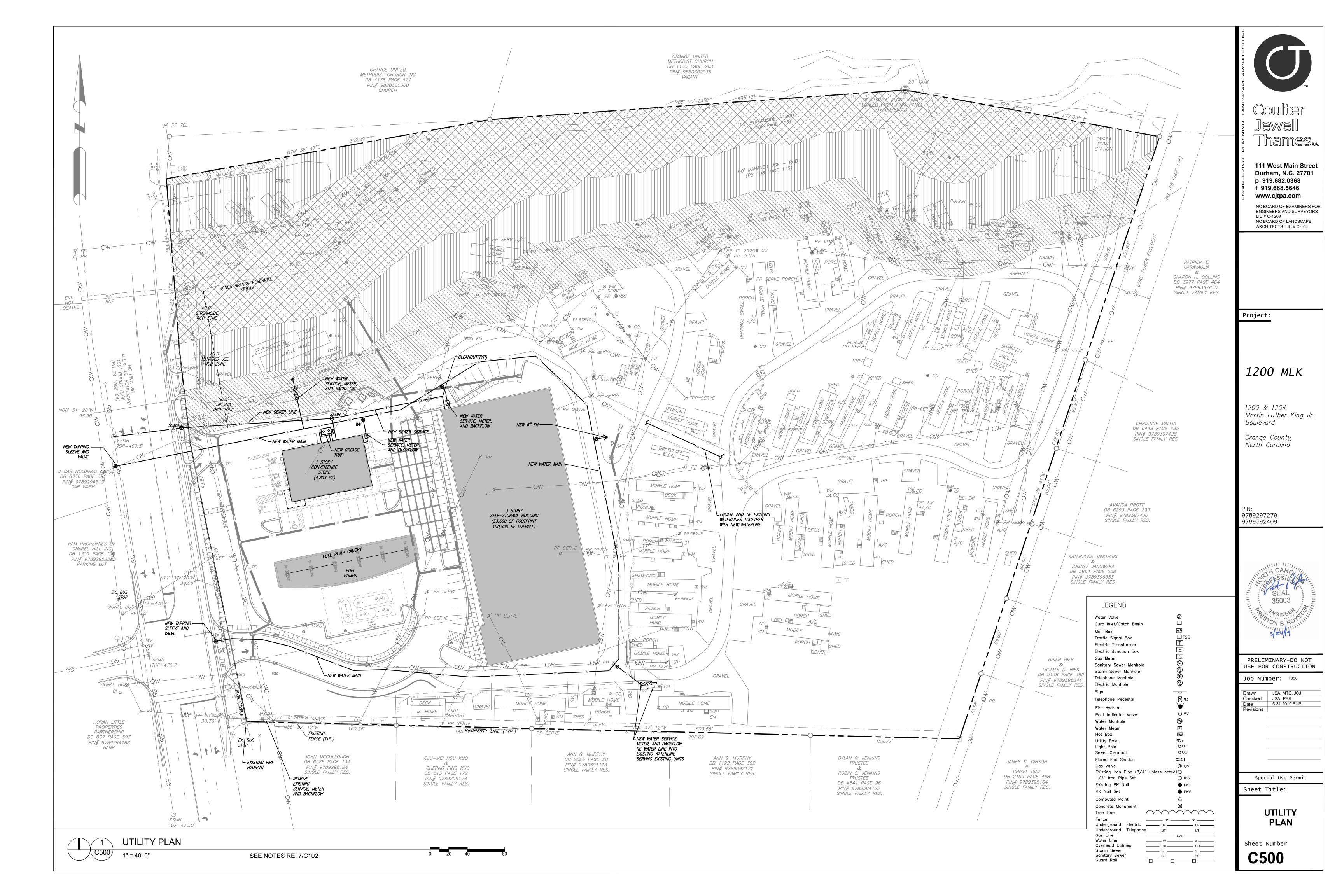
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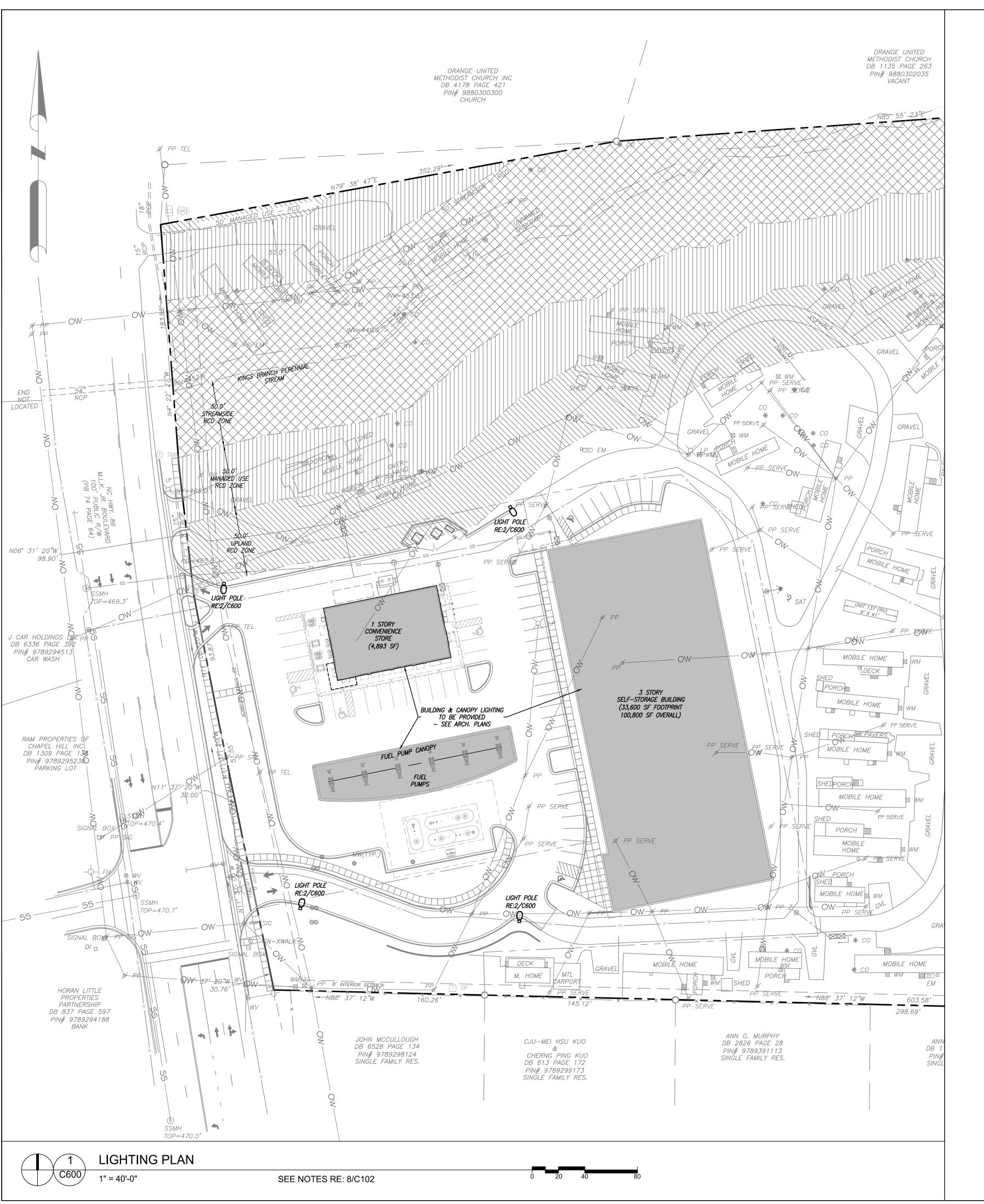
EXTERIOR ELEVATION MASSING

Sheet Number

C201







LEGEND

Water Valve Curb Inlet/Catch Basin Traffic Signal Box Electric Transformer Electric Junction Box Gas Meter Sanitary Sewer Manhole Storm Sewer Manhole Telephone Manhole Electric Manhole Telephone Pedestal Fire Hydrant Post Indicator Valve Water Manhole Utility Pole Sewer Cleanout Flared End Section Gas Valve Existing Iron Pipe (3/4" unless 1/2" Iron Pipe Set Existing PK Nail PK Nail Set Computed Point Concrete Monument $\sim\sim\sim\sim\sim\sim$ Tree Line Underground Electric —— UE —— UE —— Water Line Overhead Utilities

LIGHTING LEGEND

25' SINGLE LED SHOEBOX

—— SS ——— SS ——

The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four

> For additional information, visit us a duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417

fixtures per pole.

Shoebox LED

LED 205, 420, 530 watts (Light Emitting Diode)

Note: 35' pole available in black or bronze only.

Mounting heights 30', 35' Fiberglass (205W only, 1 or 2 fixtures per pole) Decorative square metal

DUKE ENERGY.

DUKE ENERGY.

Black (205W only, 1 or 2 fixtures per pole)

Meets industry standards and lighting ordinances

Eliminates high and unexpected repair bills

Provides hassle-free installation and service

A name you can trust today ... and tomorrow

Frees up capital for other projects

Less expensive than metered service

Convenience and savings for you

Benefits

Worry-free

Design services by lighting professionals included

*2' raised foundation available when required on metal poles only.

One low monthly cost on your electric bill

Backed by over 40 years of experience

Maintenance included

Electricity included

Warranty included

Turnkey operation

©2017 Duke Energy Corporation 170288 3/17

STANDARD LED 25' POLE HEIGHT



LIGHT FIXTURE



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Project:

1200 MLK

1200 & 1204 Martin Luther King Jr.

Orange County, North Carolina

Boulevard

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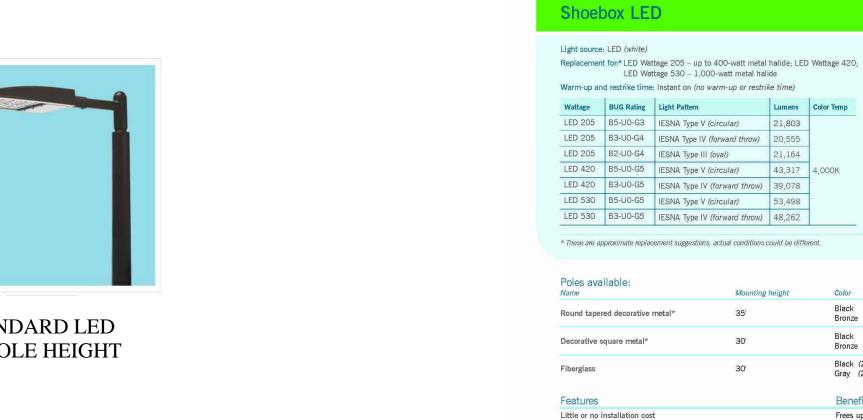
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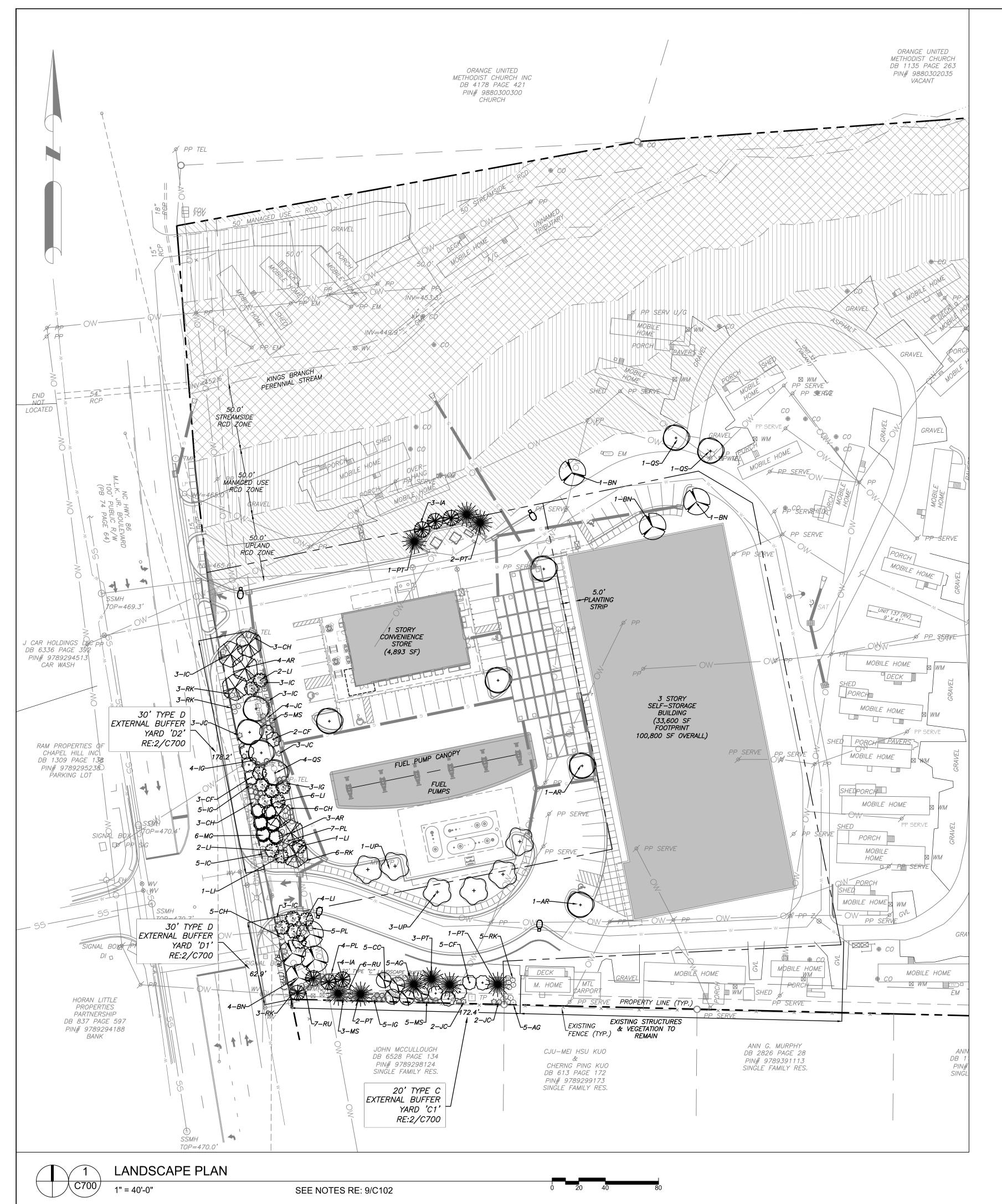
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LIGHTING **PLAN**

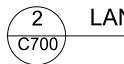
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C600





D (C C4	#B • 1 464			_			Existing		~ 1	
Buffer "C1"	# Required per 100	<u>)</u>		<u>Requ</u>	ired Plantings	<u>s:</u>	Planting	<u>s</u>	<u>Plan</u>	tings Provided
20' Wide	4 Large Tree	=	6.9	7	Large Trees	-	0	=	7	Large Trees
172.4 LF	8 Small Tree	=	13.8	14	Small Trees				14	Small Trees
(Internal)	30 Shrubs	=	51.8	52	Shrubs	-	0	=	52	Shrubs
<u>Buffer "D1"</u> 30' Wide	6 Largo Trao	_	3.8	4	Larga Troos		0	_	4	Larga Troos
	6 Large Tree			4	Large Trees	•	U	=		Large Trees
62.9 LF	12 Small Tree	=	7.6	8	Small Trees				8	Small Trees
(External)	40 Shrubs	=	25.2	26	Shrubs	-	0	=	26	Shrubs
Buffer "D2"										
30' Wide	6 Large Tree	=	10.7	11	Large Trees	-	0	=	11	Large Trees
178.2 LF	12 Small Tree	=	21.4	22	Small Trees				22	Small Trees
(External)	40 Shrubs	=	71.3	72	Shrubs	_	0	=	72	Shrubs

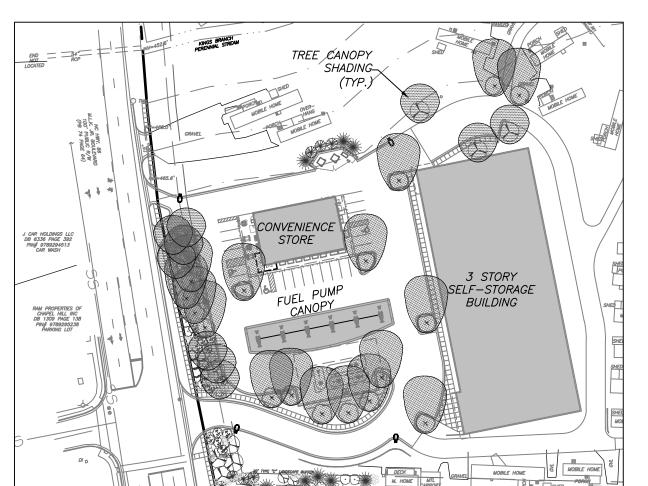


LANDSCAPE BUFFER CALCULATIONS

ΣΤΥ	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	S	IZE	SPACING	REMARKS
CANOPY	/ TREES				•	<u>'</u>		•	•
7		N	AR	Acer Rubrum	Red Maple	2.5" CAL.	14' ht.	AS SHOWN	SINGLE TRUNK & LEADER
7		N	BN	Betula nigra 'heritage'	Heritage River Birch	3" CAL tot	14' ht.	AS SHOWN	3 TRUNK MINIMUM
9		Υ	PT	Pinus tadea	Loblolly Pine	2" cal.	12' ht.	AS SHOWN	SINGLE TRUNK & LEADER
11		N	QS	Quercus shumardii	Shumard Oak	2.5" CAL.	12' ht.	AS SHOWN	SINGLE TRUNK & LEADER
6		N	UP	Ulmus parvifolia 'BSNUPF'	Everclear Lacebark Elm	2.5" CAL.	14' ht.	AS SHOWN	SINGLE TRUNK & LEADER
40	0%								
INDERS	TORY T	REES							
5		N	CC	Cercis chinensis 'Avondale'	Chinese Avondale Redbud	1" cal.	8' HT.	AS SHOWN	SINGLE TRUNK & LEADER
10		N	CF	Cornus florida	Dogwood	1" cal.			
7		Υ	IA	Ilex x attenuata 'Fosteri'	Foster Holly	1" cal.	6' HT.	8' O.C.	SINGLE TRUNK & LEADER
16		N	LI	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle		8-10' HT.	AS SHOWN	MULTI-TRUNK
6		Υ	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	1.5" cal.	8' ht.	10' O.C.	FULL AND MATCHING
44	0%								
HRUBS			_						
10		Υ	AG	Abelia x grandiflora 'Edward Goucher'	Edward Goucher Abelia	15" HT.		30" O.C.	FULL AND MATCHING
17		Υ	СН	Cotoneaster horizontalis	Rock Spray Contoneaster	12" HT.		30" O.C.	FULL AND MATCHING
0		Υ	CI	Cameillia japonica	Japanese Camellia	18" HT.		48" O.C.	FULL AND MATCHING
17		Υ	IC	Ilex cornuta 'carissa'	Carissa Holly	15" HT.		30" O.C.	FULL AND MATCHING
17		Υ	IG	Ilex glabra	Inkberry Holly	15" HT.		36" O.C.	FULL AND MATCHING
14		Υ	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" HT.		36" O.C.	FULL AND MATCHING
13		Υ	MS	Miscanthus sinenesis 'morning light'	Morning Light Miscanthus	15" HT.		36" O.C.	FULL AND MATCHING
0		Υ	MC	Myrica Cerfica	Southern Wax Myrtle	18" HT.		36" O.C.	FULL AND MATCHING
16		Υ	PL	Loropetalum chinense	Loropetalum	15" HT.		36" O.C.	FULL AND MATCHING
20		N	RK	Rosa 'Radrazz'	Knock Out Rose	15" HT.		36" O.C.	FULL AND MATCHING
13		Υ	RU	Raphiolepis umbellata	Indian Hawthorn	18" HT.		36" O.C.	FULL AND MATCHING
137	0%								
ROUN	DCOVE	₹					·		
٩R			LAWN	AS REQUIRED TO MATCH EXISTING					



PLANT LIST



PARKING LOT OUTSIDE ROW

TOTAL PAVED AREA: 47,015 SF

TOTAL SHADED AREAS: 17,586 SF = 37.4%

PROPOSED TREE CANOPY SHADING

1" = 100'-0"



Counce Jewell Thames

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Project:

1200 MLK

1200 & 1204 Martin Luther King Jr. Boulevard

Orange County, North Carolina

PIN: 9789297279 9789392409



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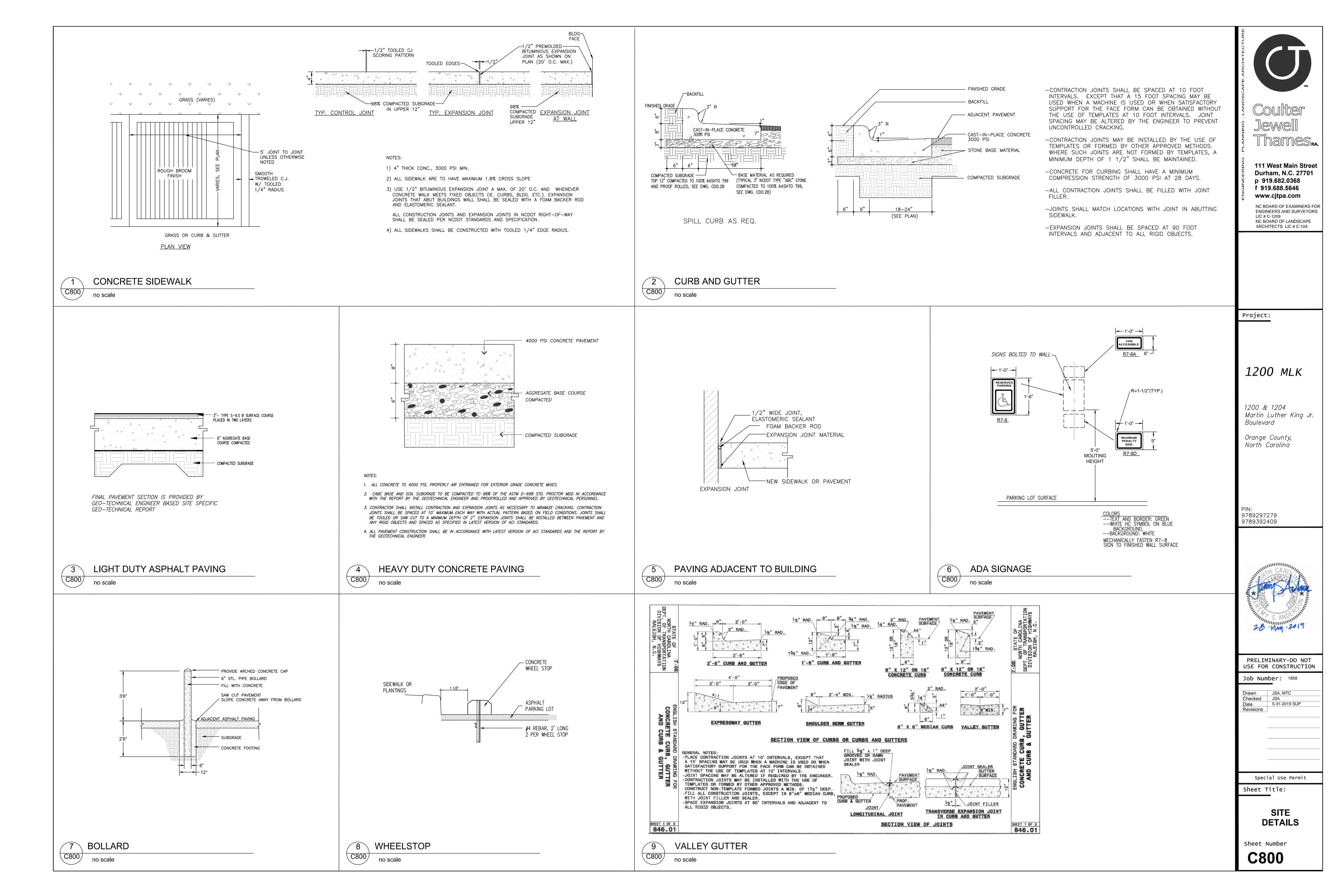
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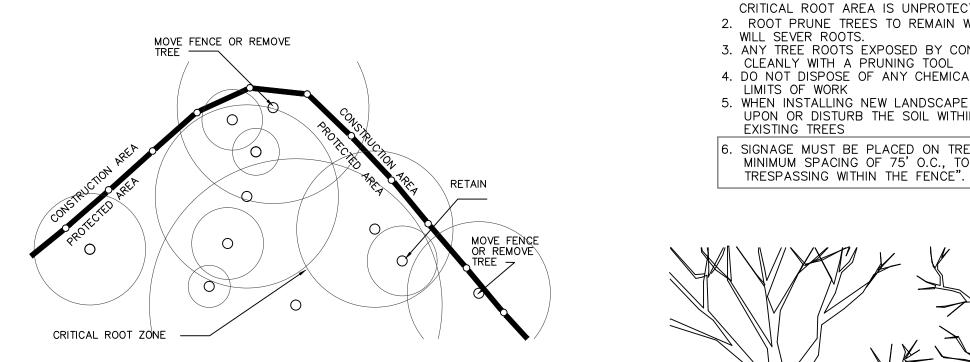
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Sheet Title:

LANDSCAPE PLAN

Sheet Number C700





PLANT SHALL BEAR SAME RELATIONSHIP TO

GROWN

BURLAP IF B&B

FINISH GRADE AS WAS

3" MULCH LAYER KEEP

AWAY FROM BASE OF

REMOVE TOP 1/3 OF

(IF NOT IN BED)

LOOSEN SUBSOIL AND

MOUND UP BENEATH

ROOT BALL

-SAUCER WATERING RING

SOIL MIX — SEE SPECS

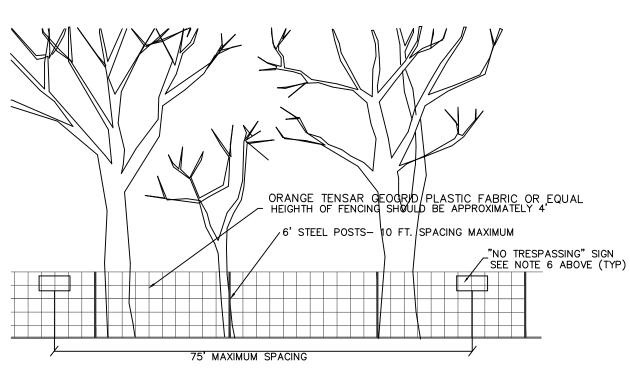
NOTES: 1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S

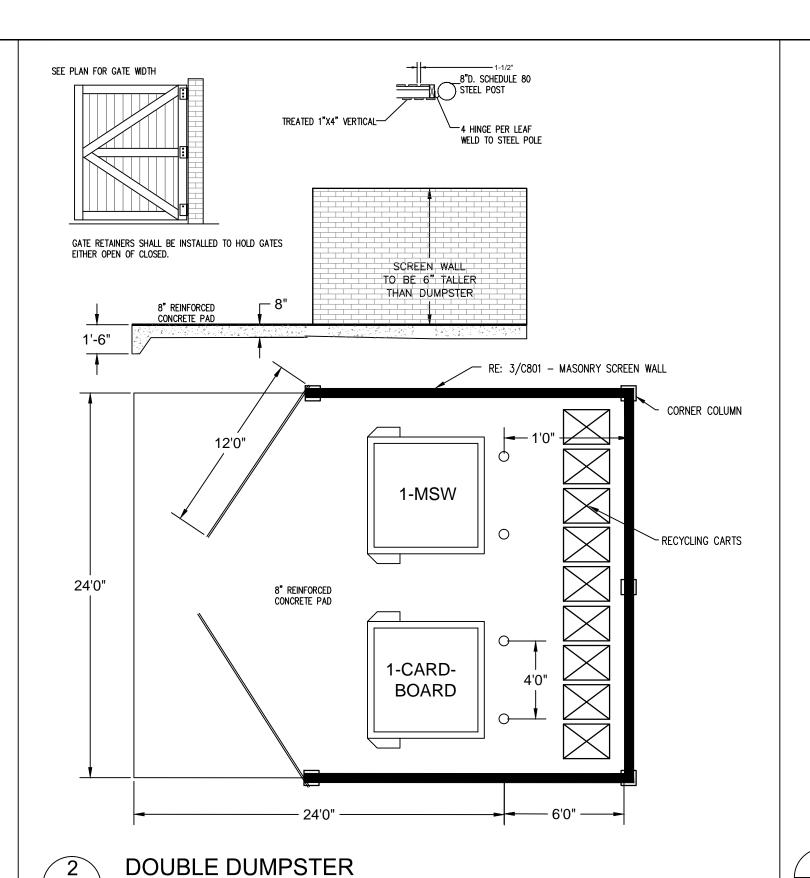
CRITICAL ROOT AREA IS UNPROTECTED. 2. ROOT PRUNE TREES TO REMAIN WHERE CONSTRUCTIONACTIVITIES WILL SEVER ROOTS.

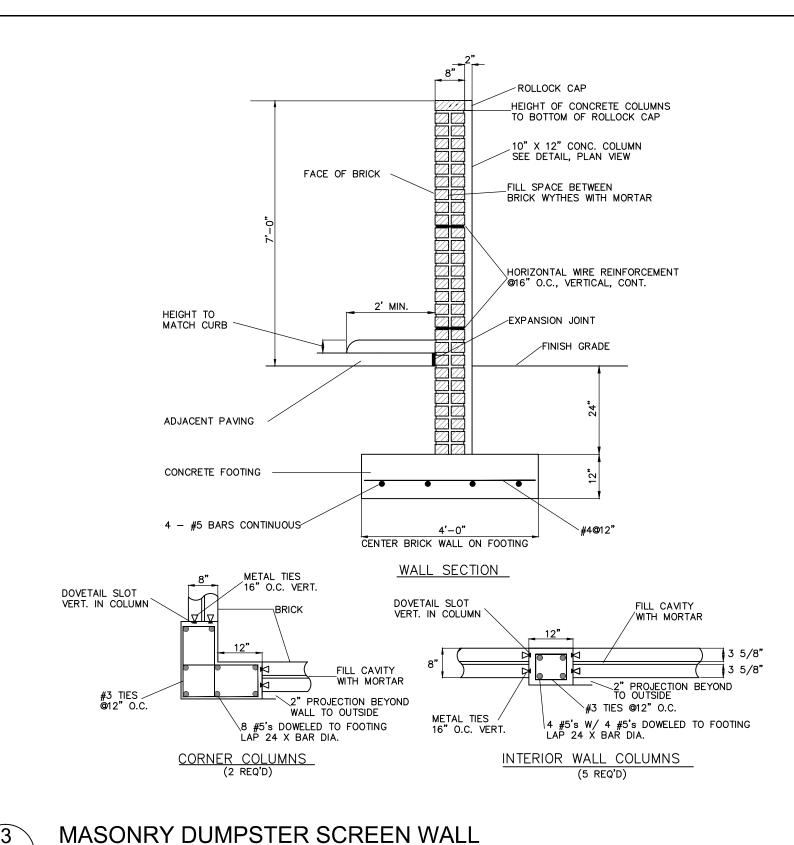
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL 4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE

5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF

EXISTING TREES 6. SIGNAGE MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM MINIMUM SPACING OF 75' O.C., TO READ "TREE PROTECTION AREA — NO







NOT TO SCALE

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Project:

1200 MLK

1200 & 1204 Martin Luther King Jr. Boulevard

Orange County, North Carolina

9789297279

9789392409

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1858

JSA, MTC Checked JSA
Date 5-31-2019 SUP
Revisions

Special Use Permit

Sheet Title:

SITE **DETAILS**

Sheet Number

C801



___ 3 X BALL WIDTH

SHRUB DETAIL

NO SCALE

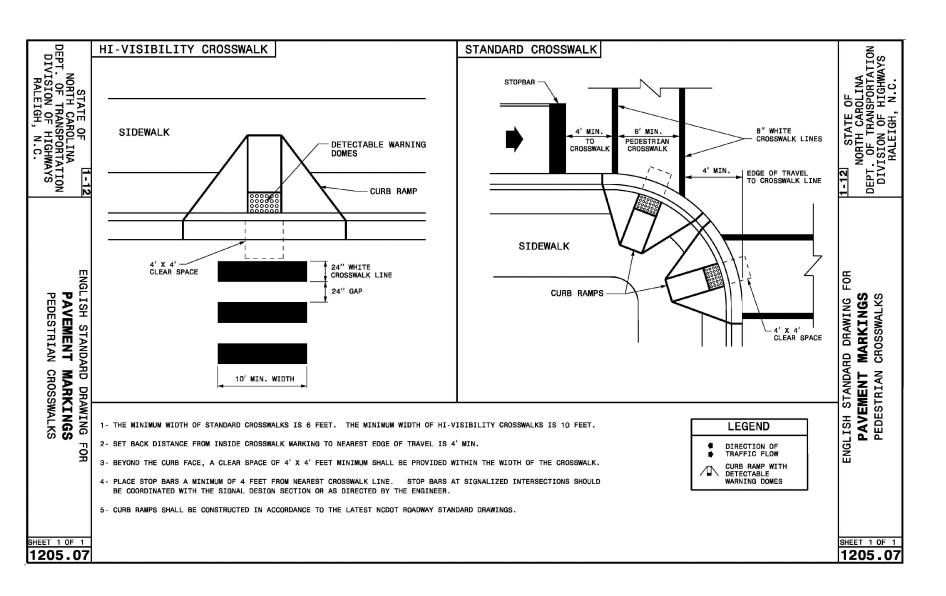
-NEVER CUT A LEADER — THIN CANOPY BY 1/3 TO 1/2, MAINTAIN NATURAL SHAPE WIRE ENCASED IN RUBBER HOSE 3 GUY WIRES SPACED EQUALLY - GALVANIZED TURNBUCKLE TYP KRAFT PAPER WRAP FOR TREES

2" CAL. AND LARGER 1/2" X 3' WHITE PVC SLEEVES OVER -GUYS IN LAWN AREAS TREE SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IN NURSERY - 3" MULCH TOPPING - SAUCER RING - REMOVE TOP 1/3 OF BURLAP _ PLANTING MIX METAL EARTH ANCHOR - LOOSEN SUBSOIL, MOUND BENEATH 1-1/2 X BALL WIDTH



TREE PLANTING DETAIL

NO SCALE





NOT TO SCALE