SITE DATA:

ZONING: EF (WX-7 & WX-5)
MAX. HEIGHT LIMIT: WX-5 = 60 FT.; WX-7 = 90 FT.

PROPOSED HEIGHTS: BUILDING 1 = 69.3 FT.; BUILDING 2 = 55.5 FT.

REQUIRED SETBACKS: TYP. A FRONTAGE 0' MIN./10' MAX.

PROPOSED SETBACKS: TYP. B FRONTAGE 0' MIN/85' MAX.

BUILD TO ZONE DISTANCES:
FORDHAM BLVD. SERVICE RD.
(536' OF R/W x .60=322' REQUIRED BUILDING FACADE IN THE BTZ; 400' PROVIDED)

PROPOSED COLLECTOR STREET
(946.5 OF R/W x .80=758' REQUIRED BUILDING FACADE IN THE BTZ; 596' PROVIDED)

LEGION ROAD
(250' OF R/W x .60=150' REQUIRED BUILDING FACADE IN THE BTZ; 227' PROVIDED)

AREA: NLA = 286,102 SF; GLA = 314,712 SF

PROPOSED DISTURBED AREA = 313,632 SF

IMPERVIOUS SURFACE AREA: 168,463 (EXISTING); 193,246 SF (PROPOSED)

ACTIVE RECREATION AREA SPACE: 37,766 SF (REQUIRED); 40,422 SF (PROVIDED)

PROPOSED FLOOR AREA = 388,088 SF

PROPOSED TOTAL # UNITS = 323

PROPOSED VEHICLE PARKING = 455 SPACES

PROPOSED BICYCLE PARKING = 162 SPACES

HILLSTONE CHAPEL HILL

SITE PLAN DRAWINGS

TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA
2016-12-07

PREPARED FOR:
OWNER/DEVELOPER

LEON CAPITAL GROUP

5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

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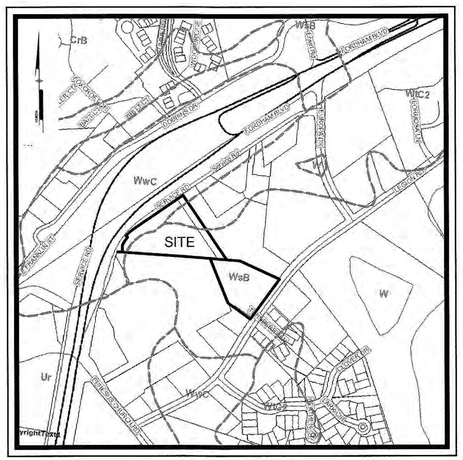
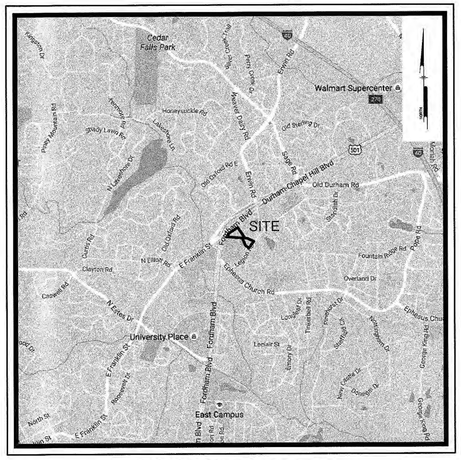
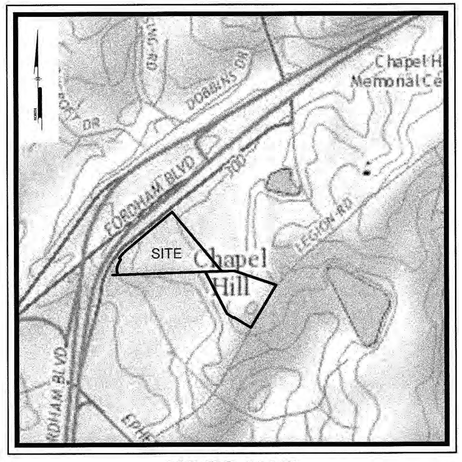
LA5.01		PEDESTRIAN GATEWAY 1 & PEDETSRIAN CONNECTOR 1 LAYOUT PLAN		
LA5.04		PEDESTRIAN PLAZA LAYOUT PLAN		
LA5.07		PEDESTRIAN CONNECTOR 2 LAYOUT PLAN		
LA5.10		PEDESTRIAN GATEWAY 2, LEGION RD. & PEDESTRIAN COLLECTOR STREET EAST LAYOUT PLAN		
LA5.13		COLLECTOR STREET WEST LAYOUT PLAN		
LA5.16		FORDHAM BLVD. SERVICE ROAD LAYOUT PLAN		



SOILS MAP
Scale: 1" = 500'



LOCATION MAP
1" = 3000'



USGS MAP
Scale: 1" = 500'

PREPARED BY:

LEON Capital Group

PHILIP POST & ASSOCIATES
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JDAVIS

North Carolina 811 www.nc811.org

NOT FOR CONSTRUCTION

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030617 TIMOTHY A. PHILLIPS 12-8-16

HILLSTONE CHAPEL HILL
1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

COVER SHEET

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	LCGR1602
DATE	DECEMBER 7, 2016
DRAWING SCALE	AS NOTED
DRAWN BY	WRA
APPROVED BY	TAS

CS0001

SHEET 1 OF 21

P:\Projects\CORCOM\LCGR1602-Apartment Site\DESIGN_BUILD\SHEETS\CS0001.dwg PLOTTED: 12/8/2016 8:06 AM BY: William Akin PLOTSTYLE: Pennoni.NCtab PROJECT STATUS: DESIGN DEVELOPMENT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CABLE TV, JUNCTION BOX
		CABLE TV, MANHOLE
OC — OC	OC — OC	CABLE TV, OVERHEAD
		CABLE TV, PANEL BOX
		CABLE TV, PEDESTAL
		CABLE TV, STUB OUT
UC — UC	UC — UC	CABLE TV, UNDERGROUND
		CABLE TV, WITNESS POST
		CHANNEL
		COMMUNICATION, HANDHOLE
		COMMUNICATION, JUNCTION BOX
		COMMUNICATION, MANHOLE
OC — OC	OC — OC	COMMUNICATION, OVERHEAD
		COMMUNICATION, PANEL BOX
		COMMUNICATION, PEDESTAL
		COMMUNICATION, STUB OUT
UC — UC	UC — UC	COMMUNICATION, UNDERGROUND
		COMMUNICATION, WITNESS POST
		CONTROL, BENCHMARK
		CONTROL, GPS
		CONTROL, MAPPING
		CONTROL, REFERENCE
		CONTROL, TRAVERSE
		CURB
		CURB DEPRESSION
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		FIBER OPTIC, HANDHOLE
		FIBER OPTIC, JUNCTION BOX
		FIBER OPTIC, MANHOLE
FO — FO	FO — FO	FIBER OPTIC, OVERHEAD
		FIBER OPTIC, PANEL BOX
		FIBER OPTIC, PEDESTAL
		FIBER OPTIC, STUB OUT
FO — FO	FO — FO	FIBER OPTIC, UNDERGROUND
		FIBER OPTIC, WITNESS POST
		FLOODPLAIN
		FUEL, MANHOLE
OFG — OFG	OFG — OFG	FUEL, OVERHEAD
		FUEL, PLUG
		FUEL, PUMP
UFG — UFG	UFG — UFG	FUEL, UNDERGROUND
		GUIDE RAIL
		MARKING, HANDICAP PARKING
		NATURAL GAS, METER
		NATURAL GAS, MANHOLE
OG — OG	OG — OG	NATURAL GAS, OVERHEAD
		NATURAL GAS, STUB OUT
		NATURAL GAS,VALVE
UG — UG	UG — UG	NATURAL GAS, UNDERGROUND
		NATURAL GAS, WITNESS POST
		PHONE, HANDHOLE
		PHONE, JUNCTION BOX
		PHONE, MANHOLE
OT — OT	OT — OT	PHONE, OVERHEAD
		PHONE, PANEL BOX
		PHONE, PEDESTAL
		PHONE, STUB OUT
UT — UT	UT — UT	PHONE, UNDERGROUND
		PHONE, WITNESS POST
		POWER, GUY POLE
		POWER, GUY WIRE
		POWER, HANDHOLE
		POWER, JUNCTION BOX
		POWER, SINGLE HEAD LIGHT
		POWER, DOUBLE HEAD LIGHT
		POWER, THREE HEAD LIGHT
		POWER, FOUR HEAD LIGHT
		POWER, LIGHT
		POWER, SPOT LIGHT
		POWER, LIGHT POLE SINGLE
		POWER, LIGHT POLE DOUBLE
		POWER, MANHOLE
OE — OE	OE — OE	POWER, OVERHEAD
		POWER, METER
		POWER, PANEL BOX
		POWER, PEDESTAL
		POWER, STUB OUT
		POWER, TRANSFORMER
UE — UE	E — E	POWER, UNDERGROUND
		POWER, UTILITY POLE
		POWER, WITNESS POST
		POWER, YARD LIGHT
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, CORNER FOUND (OTHERS)
		PROPERTY, CONCRETE MONUMENT
		PROPERTY, ADJOINING LINED
		PROPERTY, LINE RESERVED
		RAIL, MILE MARKER
		RAIL, PANEL BOX
		RAIL, TRACK
		SITE, AIR COMPRESSOR
		SITE, AIR CONDITIONER
		SITE, BOLLARD
		SITE, BORING LOCATION
		BUILDING
		SITE, FLAG POLE
		SITE, HEAD STONE
		SITE, MAIL BOX
		SITE, MONITOR WELL
		SITE, PARKING METER
		SITE, POST
		SITE, SIGN POST AND BOARD
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
WaC		SOIL LABEL

GENERAL NOTES:

1. APPLICANT:
LEON CAPITAL GROUP, LLC
5970 FAIRVIEW ROAD, SUITE 200
CHARLOTTE, NORTH CAROLINA 28212

RESPONSIBLE OFFICER:
BRIAN NICHOLSON

2. EXISTING TOPOGRAPHIC FEATURES WERE TAKEN FROM A TOPOGRAPHIC SURVEY PLAN PROVIDED BY PHILIP POST & ASSOC. DATED: 6/03/2016.

3. UTILITY NOTES:
   A. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   B. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
   C. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.

4. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, NC, MAP #3710979900K, EFFECTIVE DATE 2/2/2007 THE SITE AREA PROPOSED TO BE DEVELOPED LIES WITHIN "ZONE X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

5 FIRE WATCH; 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, SHALL A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION 1404.

6. CONSTRUCTION/DEMOLITION; ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.

7. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY APPLICANT SHALL REPLACE ANY TREES SHOWN AS PRESERVED-PROTECTED ON THE LANDSCAPE PROTECTION PLAN THAT HAVE DIED OR ARE IN POOR HEALTH AS A RESULT OF LAND DISTURBING ACTIVITIES.

8. PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT APPLICANT SHALL RECORD A RECOMBINATION PLAT FOR THE FOUR PROPERTIES WITH THE ORANGE COUNTY REGISTRY. AN EXEMPT PLAT APPLICATION TO BE REVIEWED AND APPROVED BY THE TOWN IS REQUIRED FOR THIS ACTION.

9. SITE DISTURBANCE 7.20 AC.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER, CLEAN-OUT
FM — FM	FM — FM	SANITARY SEWER, FORCE MAIN
		SANITARY SEWER, FORCE MAIN MANHOLE
		SANITARY SEWER, FORCE STUB OUT
S — S — S		SANITARY SEWER, LATERAL
		SANITARY SEWER, MANHOLE
S — S	S — S	SANITARY SEWER, UNDERGROUND (4" DIA TO 10" DIA)
		SANITARY SEWER, SEPTIC TANK
		SANITARY SEWER, STUB OUT
		SANITARY SEWER, VALVE
		SANITARY SEWER, WITNESS POST
		STREAM
		STORM SEWER, INLET
		STORM SEWER,HEADWALL
		STORM SEWER, MANHOLE
D — D		STORM SEWER, UNDERGROUND
		STORM SEWER, ROOF DRAIN
		STORM SEWER, STAND PIPE
		STORM SEWER, CLEAN-OUT
		STORM SEWER, WITNESS POST
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
x 100.5	100.5	SPOT ELEVATION
	T.B.R.	TO BE REMOVED
		TRAFFIC, PAVEMENT MARKING, BIKE LANE
		TRAFFIC, PAVEMENT MARKING, TURN ARROWS
		TRAFFIC, PAVEMENT MARKING, HOV LANE
		TRAFFIC, HAND HOLE
		TRAFFIC, JUNCTION BOX
		TRAFFIC, MANHOLE
		TRAFFIC, PANEL BOX
		TRAFFIC, PEDESTAL
		TRAFFIC, PEDESTRIAN SIGNAL
		TRAFFIC, SIGNAL POLE
		TRAFFIC, SIGNAL POLE & LIGHT ARM
		TRAFFIC, STUB OUT
		VEGETATION, SHRUB
		VEGETATION, STUMP
		VEGETATION, DECIDUOUS SHOWING CANOPY
		VEGETATION, CONIFEROUS SHOWING CANOPY
		VEGETATION, TREE LINE
		WATER, HOSE BIB
		WATER, FIRE HYDRANT
		WATER, IRRIGATION HEAD
		WATER, IRRIGATION VALVE BOX
		WATER, MANHOLE
		WATER, METER
		WATER, POST INDICATOR VALVE
		WATER, SIAMESE CONNECTION
		WATER, STUB OUT
W — W	W — W	WATER, UNDERGROUND
F — F	F — F	WATER, UNDERGROUND FIRE
		WATER, VALVE
		WATER, WITNESS POST

GENERAL CONSTRUCTION AND GRADING NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND OSHA STANDARDS ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING NOT BUT NOT LIMITED TO:
   - EROSION AND SEDIMENTATION CONTROL PLAN
   - STORMWATER MANAGEMENT PLAN.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERROR THEY DISCOVER IN THE PLANS.
4. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE OF THE WORK TO BE UNACCEPTABLE.
5. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND APPLICANT.
7. TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION IN ACCORDANCE WITH CURRENT AND NCDOT STANDARDS.
8. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, FENCING AND OTHER APPROPRIATE SAFETY ITEMS/MEASURES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA CONSTRUCTION ACTIVITIES.
9. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC., WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)
11. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONALLY BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
12. BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, A) REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR B) REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
14. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
15. SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND TO THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
16. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
17. ALL PAVEMENT MARKINGS AND REGULATORY SIGNS ON PRIVATE PROPERTY SHALL CONFORM TO CURRENT MUTCD STANDARDS.

WATER AND SEWER SERVICE NOTES:

1. HORIZONTAL AND VERTICAL SEPARATION

1.1. SANITARY SEWERS SHALL BE LAID AT LEAST 10-FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10-FOOT SEPARATION, THE PUBLIC WORKS SUPPLY MAY ALLOW DEVIATION A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION ON MAY ALLOW THE INSTALLATION OF THE SANITARY SEWER CLOSER TO A WATER MAIN, PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SANITARY SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18-INCHES ABOVE THE TOP OF THE SEWER.

1.2. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANYTIME THE SANITARY SEWER IS OVER THE WATER MAIN, BOTH THE WATER MAIN AND SANITARY SEWER MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH THE PUBLIC WATER SUPPLY DESIGN STANDARDS AND BE PRESSURE TESTED TO 150PSI TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.

1.3. A 24-INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR FERROUS PIPE SPECIFIED. A 12-INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND WATER MAIN.

1.3.1. IF A 12-INCH VERTICAL SEPARATION IS NOT MAINTAINED AT A CROSSING BETWEEN STORM SEWER AND WATER MAINS (OR PRESSURE SEWERS). THE WATER MAIN SHALL BE CONSTRUCTED OF FERROUS PIPE AND A CONCRETE COLLAR SHALL BE POURED AROUND WATER MAINS AND STORM SEWER TO IMMOBILIZE THE CROSSING.

2. CROSSINGS

1.1. SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.

1.2. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:

1.1.1. THE SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND SHALL BE PRESSURE TESTED AT 150-PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING, OR

1.1.2. EITHER THE WATER MAIN OR THE SANITARY SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE, WHICH EXTENDS 10-FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN. THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE PUBLIC WATER SUPPLY FOR USE IN WATER MAIN CONSTRUCTION.

GENERAL UTILITY NOTES:

1. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATION AND PROTECTION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
5. CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES FOR CONSTRUCTION. REFER TO COVER SHEET FOR AVAILABLE UTILITY COMPANY LIST.
6. CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.
7. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUB-GRADE.
8. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
9. ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
10. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. SOILS TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. THE SOILS ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
12. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH TRENCH FOR WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
14. COMPACTION OF THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
15. RUNOFF FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE SANITARY SEWER NOR ONTO ADJACENT PROPERTIES.
16. ALL JOINTS ON THE STORM WATER CONVEYANCE SYSTEM SHALL BE WATERTIGHT.
17. ALL CONSTRUCTION ASSOCIATED WITH WATER AND SANITARY SEWER SHALL BE IN ACCORDANCE WITH O.W.A.S.A. STANDARDS AND SPECIFICATIONS.
18. ALL ELECTRICAL SERVICE LINES TO OR AROUND THE PROPOSED STRUCTURE SHALL BE UNDERGROUND.

ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE(S), PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
2. CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
3. LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
4. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REGULATIONS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
5. DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY COD.)
6. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN WRITING OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
7. THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.
8. THE SITE SHALL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 -2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
9. ACCESSIBILITY REQUIREMENTS: THAT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES, RAMPS, AND CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE ANSI CODE, AND TOWN STANDARD.1. 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 PERCENT IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS, MUT-CD AND ICC A 117.1.2. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE LIMITED TO 2 PERCENT, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE. A SLOPE GREATER THAN 5 PERCENT REQUIRES CONSTRUCTION AS A RAMP.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ORANGE COUNTY SOLID WASTE NOTES

1. CONSTRUCTION WASTE
   a. 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..
   b. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
   c. 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.
   d. 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.
   e. THE PRESENCE IF 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 GUIDELINES.

INSPECTION NOTES

1. ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES HIGH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. REFLECTIVE NUMBERS ARE PREFERRED. 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, 51-75 FEET SHALL HAVE 12 INCH NUMBERS AND OVER 75 FEET 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.
2. KEY BOXES SHALL BE REQUIRED ON ANY BUILDING THAT HAS A FIRE ALARM SYSTEM, A FIRE SPRINKLER SYSTEM, AN ELEVATOR, OR SPECIAL LOCKING ARRANGEMENTS. THE KEY BOX SHALL BE OF AN APPROVED TYPE AS REQUIRED FROM THE CHAPEL HILL FIRE DEPARTMENT. THE SIZE OF THE KEY BOX WILL BE DETERMINED BY THE NUMBER OF KEYS NECESSARY TO MITIGATE ANY EMERGENCY SITUATION BASED ON THE BUILDING AND ITS OCCUPANCY. AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. KEYS SHALL BE CHANGED OUT IMMEDIATELY IF THE LOCKS ARE CHANGED OR REKEYED
3. OWASA REQUIRES A LEAD-FREE RPZ WITH BYPASS FOR THE BACKFLOW PROTECTION. ENSURE AT LEAST 18 INCHES OF WORKING CLEARANCE IS PROVIDED AROUND OR MORE IF MANUFACTURER'S INSTRUCTIONS REQUIRE MORE.
4. DEMOLITION OF THE EXISTING STRUCTURES WILL REQUIRE AN ASBESTOS TEST PRIOR TO DEMOLITION AND A SECOND ASBESTOS TEST OF THE SOIL AFTER THEY HAVE BEEN REMOVED.
5. THE PROPOSED BUILDING SHALL BE PROTECTED BY NFPA 13 SPRINKLER SYSTEM

FIRE DEPARTMENT NOTES

1. FIRE APPARATUS ACCESS ROADS; ANY FIRE APPARATUS ACCESS ROADS, ANY PUBLIC/PRIVATE STREET, PARKING LOT ACCESS, FIRE LANES AND ACCESS ROADWAYS, USED FOR FIRE DEPARTMENT ACCESS SHALL BE ALL WEATHER AND DESIGNED TO CARRY THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS. FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM WIDTH OF 20' EXCLUSIVE OF SHOULDERS WITH AN OVERHEAD CLEARANCE OF AT LEAST 13'-6" FOR STRUCTURES NOT EXCEEDING 30' IN HEIGHT AND SHALL PROVIDE ACCESS TO WITHIN 150' OF ALL EXTERIOR PORTIONS OF THE BUILDING. STRUCTURES EXCEEDING 30' IN HEIGHT SHALL BE PROVIDED WITH AN AERIAL APPARATUS ACCESS ROAD 26' IN WIDTH IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF AND SHALL PROVIDE AT LEAST ONE OF THE REQUIRED ACCESS ROADS TO BE LOCATED NOT LESS THAN 15' AND NOT MORE THAN 30' FROM THE STRUCTURE PARALLEL TO ONE ENTIRE SIDE OF THE STRUCTURE. NC FPC 2012 502.1,503.1.1, 503.2.1, D102.1
2. GRADE AND APPROACH; FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE UNLESS APPROVED BY THE FIRE CHIEF AND ALL APPROACH AND DEPARTURE ANGLES SHALL BE WITHIN THE LIMITS ESTABLISHED BASED ON THE DEPARTMENT'S APPARATUS. NC FPC 2012, 503.2.7, 503.2.8 and D103.2
3. GATES AND BARRICADES; WHERE REQUIRED OR AUTHORIZED BY THE FIRE CODE OFFICIAL AND PERMANENT OR TEMPORARY CONSTRUCTION, ANY GATES ACROSS FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 20 FEET, BE OF SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, SHALL BE OPENABLE BY EITHER FORCIBLE ENTRY OR KEYED, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 and ASTM F 2200. NC FPC 2012, 503.5, 503.6, D103.5
4. FIRE LANES; WHERE REQUIRED, APPROVED MARKING SIGNS INCLUDING THE WORDS, NO PARKING-FIRE LANE SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS. NC FPC 2012, 503.3, D103.6, D103.6.1, D103.6.2
5. PREMISE IDENTIFICATION; APPROVED BUILDING ADDRESS NUMBERS, PLACED IN ACCEPTABLE POSITION TO THE FIRE CODE OFFICIAL, SHALL BE REQUIRED ON ALL NEW BUILDINGS. NC FPC 2012, 505.1
6. KEY BOXES; WHERE REQUIRED BY THE FIRE CODE OFFICIAL, A SECURE KEY BOX, MOUNTED ON THE ADDRESS SIDE OF THE BUILDING, NEAR THE MAIN ENTRANCE, SHALL BE PROVIDED TO ENSURE ADEQUATE ACCESS TO THE BUILDING BASED ON LIFE SAFETY AND/OR FIRE PROTECTION NEEDS. NC FPC 2012, 506
7. FIRE HYDRANTS; THE ADDITION OF ANY REQUIRED HYDRANTS TO SERVE THE SUBMITTED BUILDING MUST FLOW A MINIMUM OF 2500 GPM PER TOWN ENGINEERING STANDARDS UNLESS APPROVED BY THE FIRE CODE OFFICIAL. THE FARTHEST HYDRANT SERVING A PROPOSED STRUCTURE MUST BE NO MORE THAN 500 FEET DISTANT. A MAXIMUM DISTANCE OF 500 FEET SPACING BETWEEN HYDRANTS MUST BE MAINTAINED UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. LESSER SPACING DISTANCES MAY BE REQUIRED, A MINIMUM WORKING SPACE OF 3 FEET MUST BE MAINTAINED AROUND ALL HYDRANTS. WHERE HYDRANTS ARE SUBJECT TO PHYSICAL IMPACT, PHYSICAL PROTECTION MAY BE REQUIRED, NC FPC 2012, 507.5.6. THE MINIMUM NUMBER OF REQUIRED HYDRANTS AND THEIR SPACING MUST MEET NC FPC 2012, APPENDIX C, TABLE C 105.1
8. FIRE DEPARTMENT CONNECTIONS, LOCATIONS; ANY REQUIRED FDCS FOR ANY BUILDINGS SHALL MEET THE DESIGN AND INSTALLATION REQUIREMENTS FOR THE CURRENT, APPROVED EDITION OF NFPA 13, 13D, 13R, OR 14 OF THE NC FPC 2012 AND TOWN ORDINANCES; 7-38 FOR LOCATION. FDCS SHALL BE INSTALLED ON THE STREET/ ADDRESS SIDE OF THE BUILDING AND WITHIN 100' OF A HYDRANT OR UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL AND SHALL NOT BE OBSTRUCTED OR HINDERED BY PARKING OR LANDSCAPING. FDC'S SHALL BE EQUIPPED WITH NST.
9. FIRE DEPARTMENT CONNECTIONS, INSTALLATION; A WORKING SPACE OF NOT LESS THAN 36 INCHES IN WIDTH AND DEPTH AND A WORKING SPACE OF 78 INCHES IN HEIGHT SHALL BE PROVIDED ON ALL SIDES WITH THE EXCEPTION OF WALL MOUNTED FDC'S UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. THE FDC'S WHERE REQUIRED MUST BE PHYSICALLY PROTECTED BY AN APPROVED BARRIER FROM IMPACTS. NC FPC 2012, 912.1, 912.2 912.2.1, 912.3.2, 312

PUBLIC UTILITIES

ELECTRIC:
DUKE ENERGY CAROLINAS
DEVELOPMENT PLANNING
ATTN: PHONE: 1-800-454-3853
http://www.duke-energy.com/builders-developers/development-planning.asp

GAS:
PSNC
PROPERTY AND BUILDING
ATTN: psncbuildergroup@scana.com PHONE: 1-888-547-1288
https://www.psncenergy.com/for-my-business/property-buildng/builders-contractors

WATER/SEWER:
OWASA
ORANGE AND DURHAM COUNTIES
400 JONES FERRY ROAD
CARRBORO, NC 27510
ATTN: NICK PARKER (NParker@owasa.org) PHONE: 919-537-4201

CABLE TV: TIME WARNER
ATTN: TONY JORDAN (Tony.jordan@twcable.com) PHONE: 919-573-7077

TELEPHONE: AT&T+
ATTN: Att.nc.private.row@att.com PHONE:

TELEPHONE: GOOGLE (FIBER)
ATTN: https://fiber.google.com/properties/ PHONE:

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NORTH CAROLINA PROFESSIONAL SEAL 030517 ENGINEER TIMOTHY A. SMITH
12-8-16

HILLSTONE CHAPEL HILL
1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

GENERAL NOTES AND LEGEND

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

DATE	NO.	REVISIONS	BY

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PROJECT	LCGR1602
DATE	DECEMBER 7, 2016
DRAWING SCALE	NTS
DRAWN BY	BF
APPROVED BY	TAS

CS0002

P:\Projects\LCGRCOM\LCGR1602-Apartment Site\DESIGN_PUBLISH\CS0002.dwg PLOTTED: 12/8/2016 3:20 AM, BY: William Akin PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: DESIGN DEVELOPMENT

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C2	76.63'	77.00'	57°01'15"	73.51'	S05° 47' 29"W
C3	40.15'	537.00'	4°17'02"	40.14'	S36° 26' 32"W
C4	69.98'	287.00'	13°58'13"	69.80'	S48° 25' 29"W

LINE TABLE		
Line #	Length	Direction
L1	14.62'	S51° 24' 58"E

FORDHAM BLVD. (U.S. 15-501)

15-501 ON RAMP

U.S. 15-501 SERVICE ROAD
R/W WIDTH VARIES (PUBLIC)

LEGION ROAD
(65' PUBLIC R/W)

EXISTING ONE-STORY MASONRY BUILDING FF=299.05

LOT 1
109,692 SF
2.518 AC.
(BY COORDINATE GEOMETRY)

LOT 2
175,857 SF
4.037 AC.
(BY COORDINATE GEOMETRY)

HAMPTON/GHI ASSOCIATES NO. 1
DB 637, PG 482 PB 42, PG 126

DB 468, PG 75 PB 57, PG 30 RAMS PLAZA

MOYRA KILEFF DB 71, PG 74 PB 51, PG 85 BRIAN KILEFF &

TO CENTERLINE INTERSECTION OF EUROPA DRIVE

NORTH P.B. 71 PG. 74

0 40' 80'

SCALE: 1" = 40'

PHILIP POST & ASSOCIATES

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030517 TIMOTHY A. SMITH 12-8-16

HILLSTONE CHAPEL HILL
1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

EXISTING CONDITIONS PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

#	BY	REVISIONS	NO.	DATE
#	#	#	#	#

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PROJECT	LCGR1602
DATE	DECEMBER 7, 2016
DRAWING SCALE	1"=40'
DRAWN BY	WRA
APPROVED BY	TAS

CS0201

SHEET 3 OF 21

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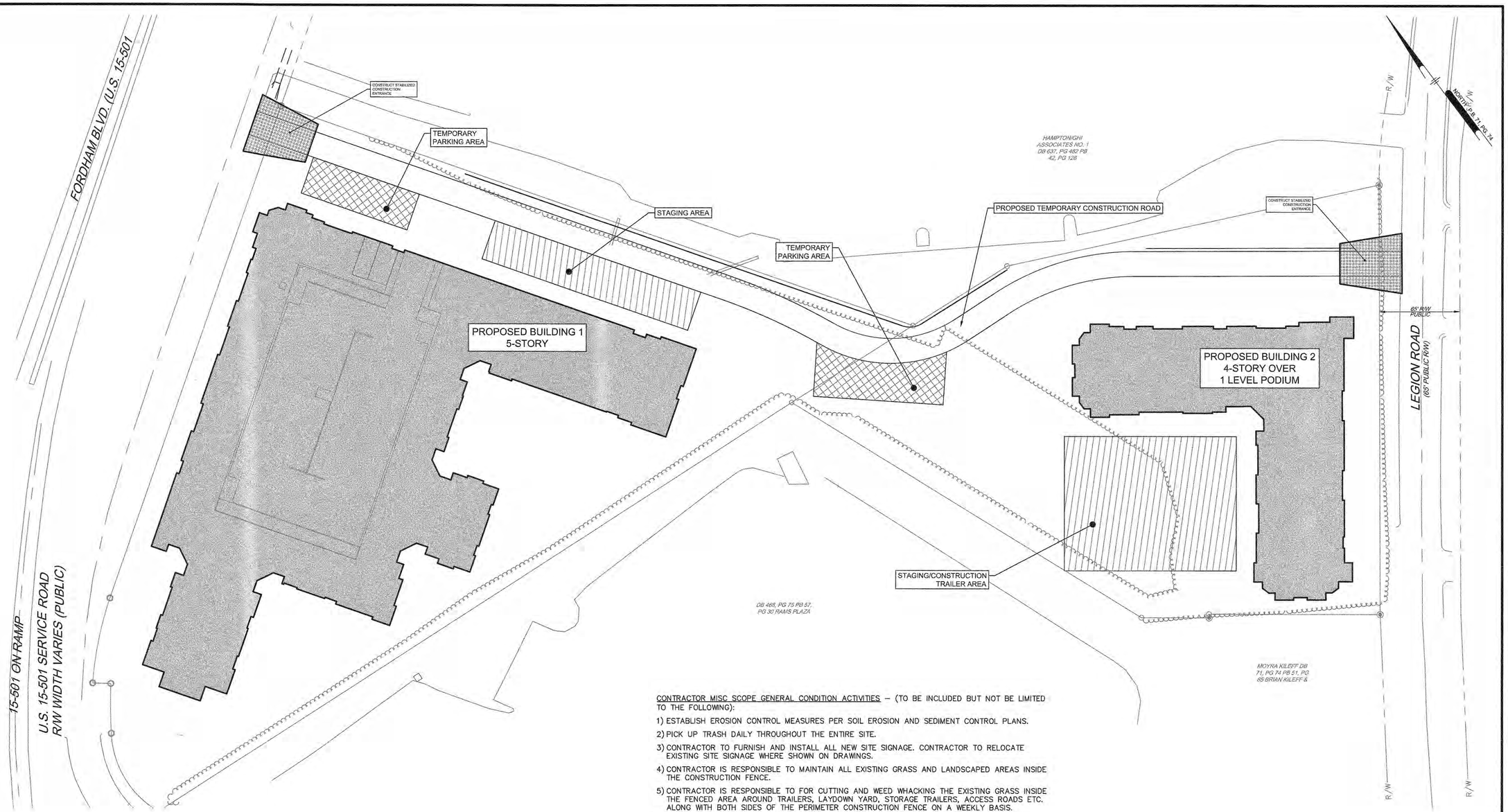

CONTRACTOR MISC SCOPE GENERAL CONDITION ACTIVITIES – (TO BE INCLUDED BUT NOT BE LIMITED TO THE FOLLOWING):

1) ESTABLISH EROSION CONTROL MEASURES PER SOIL EROSION AND SEDIMENT CONTROL PLANS.
2) PICK UP TRASH DAILY THROUGHOUT THE ENTIRE SITE.
3) CONTRACTOR TO FURNISH AND INSTALL ALL NEW SITE SIGNAGE. CONTRACTOR TO RELOCATE EXISTING SITE SIGNAGE WHERE SHOWN ON DRAWINGS.
4) CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL EXISTING GRASS AND LANDSCAPED AREAS INSIDE THE CONSTRUCTION FENCE.
5) CONTRACTOR IS RESPONSIBLE TO FOR CUTTING AND WEED WHACKING THE EXISTING GRASS INSIDE THE FENCED AREA AROUND TRAILERS, LAYDOWN YARD, STORAGE TRAILERS, ACCESS ROADS ETC. ALONG WITH BOTH SIDES OF THE PERIMETER CONSTRUCTION FENCE ON A WEEKLY BASIS.
6) CONTRACTOR TO FURNISH, INSTALL AND REMOVE (WHEN PROJECT IS COMPLETE) ALL CONSTRUCTION AND STORAGE TRAILERS SHOWN ON SITE LOGISTICS DRAWING.
7) THE CONTRACTOR SHALL DETECT, LOCATE, AND MARK–OUT ALL EXISTING UTILITIES AND SYSTEMS UNDERGROUND AT THEIR EXPENSE. ALL UTILITY INFORMATION SHOWN ON THE CONTRACT DOCUMENTS IS DIAGRAMMATIC IN NATURE AND SHALL NOT BE USED OR CONSIDERED EXACT. THE CONTRACTOR IS REQUIRED TO VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES TO BE CONNECTED TO OR DISCONNECTED.

SITE PRIORITY CONSTRUCTION ACTIVITIES – TO BE ACCOMPLISHED WITHIN THE FIRST 2 MONTHS OF THE PROJECT ALONG WITH SCHEDULED BUILDING ACTIVITIES.

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL TEMPORARY SEDIMENT BASINS.
- INSTALL OFFICE AND TRADE STORAGE TRAILERS.
- CONSTRUCT LAYDOWN, STAGING AND TRADE PARKING AREAS.
- MAINTAIN EXISTING SITE ELECTRIC POLES AND LINES FOR SITE LIGHTING AND FOR TEMPORARY ELECTRICAL CONNECTION TO OFFICE TRAILERS UNTIL TEMPORARY ELECTRICAL SERVICE IS CONNECTED TO TRAILERS.
- PROVIDE TEMPORARY SITE LIGHTING FOR CONSTRUCTION ACTIVITIES AND SITE SECURITY. THE LEVEL OF LIGHTING FOR THE TRAILERS, SITE LAYDOWN, BUILDINGS AND SURROUNDING AREAS INSIDE THE CONSTRUCTION FENCE WILL REQUIRE TO BE LIT ADEQUATE ENOUGH TO MAINTAIN A SECURE CONDITION THROUGHOUT THE NIGHT.
- DISCONNECT, CAP AND REMOVE EXISTING ABANDONED UNDERGROUND UTILITIES WHERE REQUIRED FOR NEW CONSTRUCTION TO TAKE PLACE. OTHERWISE DISCONNECT CAP AND ABANDONED IN PLACE EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE DIRECTED TO REMOVE ON SITE LOGISTICS DRAWING.

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PROFESSIONAL ENGINEER SEAL 030517 TIMOTHY A. SMITH 12-9-16

HILLSTONE CHAPEL HILL
1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

CONSTRUCTION MANAGEMENT PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

NO.	DATE	REVISIONS	BY
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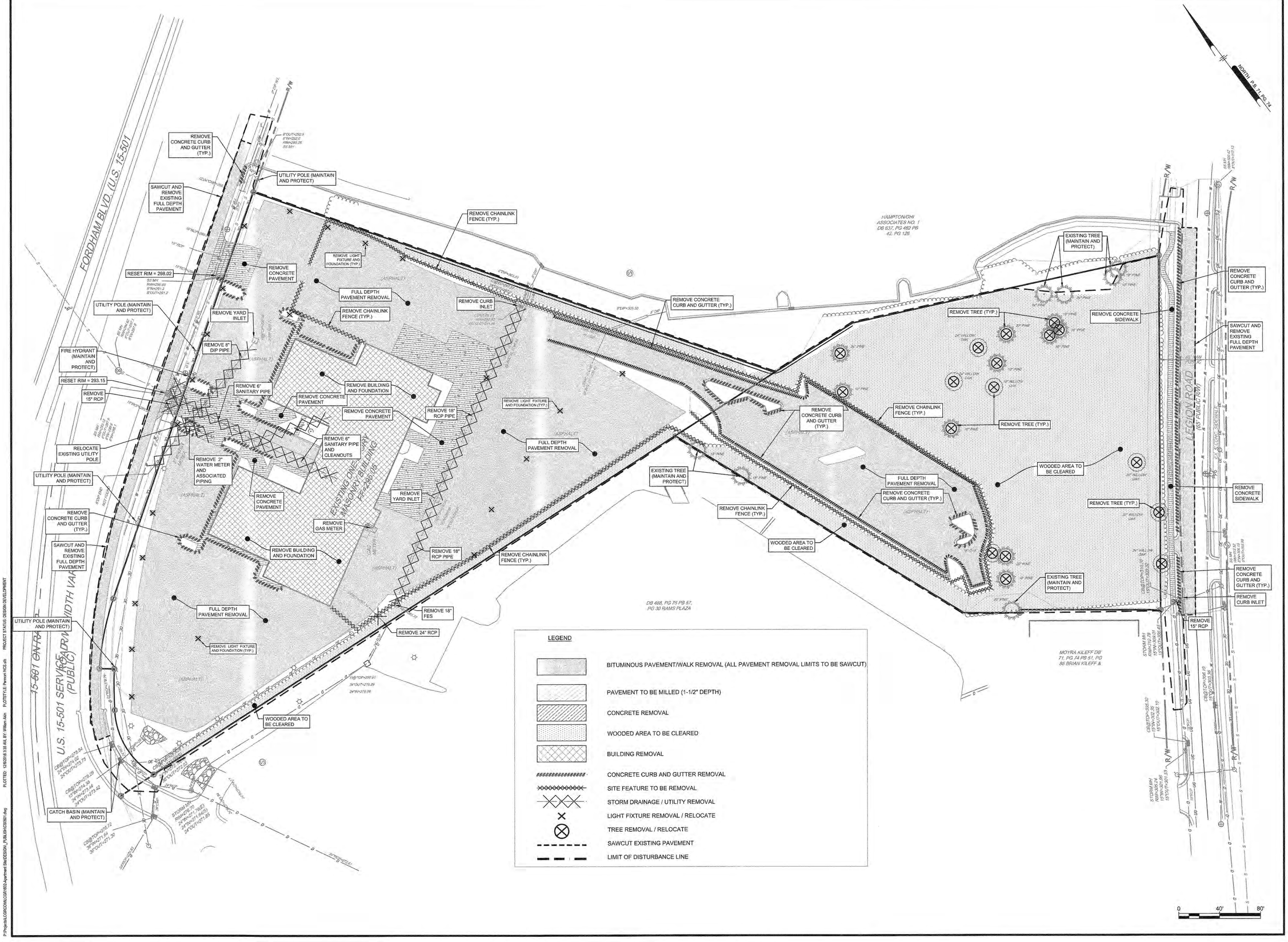
PROJECT	LCGR1602
DATE	DECEMBER 7, 2016
DRAWING SCALE	1" = 40'
DRAWN BY	WRA
APPROVED BY	TAS

CS0500

SHEET 4 OF 21

P:\Projects\LCGR\CONN\LCGR1602 Apartment Site\DESIGN_PUBLISH\CS0500.dwg PLOTTED: 12/8/2016 4:00 PM, BY: William Akin PLOTSTYLE: Pennoni.ctb PROJECT STATUS: DESIGN DEVELOPMENT



LEGEND

- BITUMINOUS PAVEMENT/WALK REMOVAL (ALL PAVEMENT REMOVAL LIMITS TO BE SAWCUT)
- PAVEMENT TO BE MILLED (1-1/2" DEPTH)
- CONCRETE REMOVAL
- WOODED AREA TO BE CLEARED
- BUILDING REMOVAL
- CONCRETE CURB AND GUTTER REMOVAL
- SITE FEATURE TO BE REMOVAL
- STORM DRAINAGE / UTILITY REMOVAL
- LIGHT FIXTURE REMOVAL / RELOCATE
- TREE REMOVAL / RELOCATE
- SAWCUT EXISTING PAVEMENT
- LIMIT OF DISTURBANCE LINE

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030517 TIMOTHY A. SMITH 12-8-16

HILLSTONE CHAPEL HILL
1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

DEMOLITION PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

NO.	DATE	REVISIONS	BY
**	**	**	**

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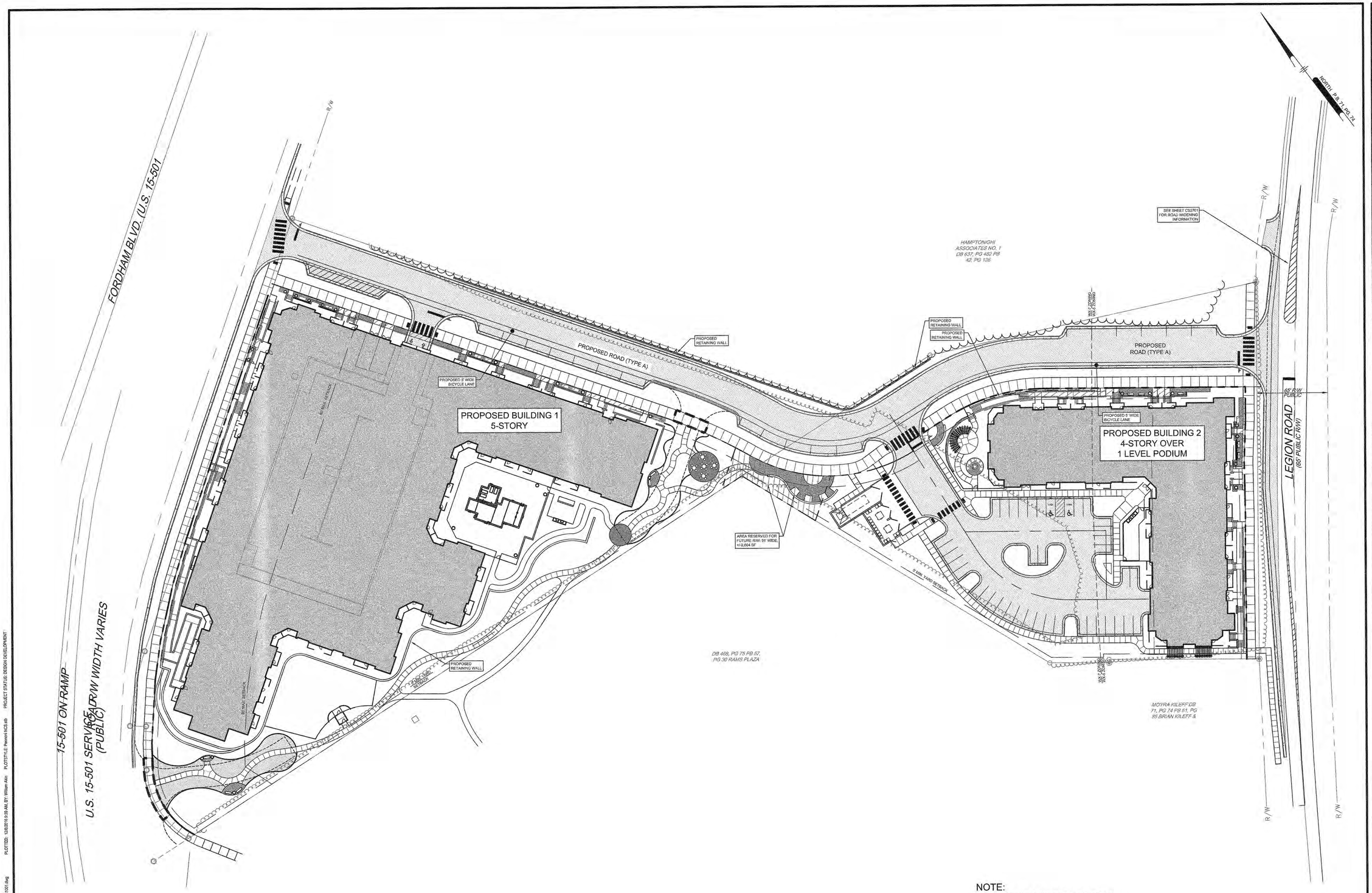
PROJECT	LCGR1602
DATE	DECEMBER 7, 2016
DRAWING SCALE	1"= 40'
DRAWN BY	WRA
APPROVED BY	TAS

CS0501

SHEET 5 OF 21

P:\Projects\LCGR\CIVIL\DGN\MCD-Apartment Site\DESIGN_PLANS\CS0501.dwg PLOTTED: 12/8/2016 3:55 AM, BY: William Akin PLOTSTYLE: Pennoni HCS.ctb PROJECT STATUS: DESIGN DEVELOPMENT



NOTE:
SEE SHEET CS1002 & CS1003
FOR DETAILED SITE INFORMATION

0 40' 80'

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030517 TIMOTHY A. SMITH

HILLSTONE CHAPEL HILL
1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

OVERALL SITE PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

NO.	DATE	REVISIONS	BY

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PROJECT	LCGR1602
DATE	DECEMBER 7, 2016
DRAWING SCALE	1"= 40'
DRAWN BY	BF
APPROVED BY	TAS

CS1001

SHEET 6 OF 21

P:\Projects\LCGR\DOMA\LCGR1602-Apartment Site\DESIGN_PUBLISH\CS1001.dwg PLOTTED: 12/6/2016 9:39 AM, BY: William Allin PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: DESIGN DEVELOPMENT

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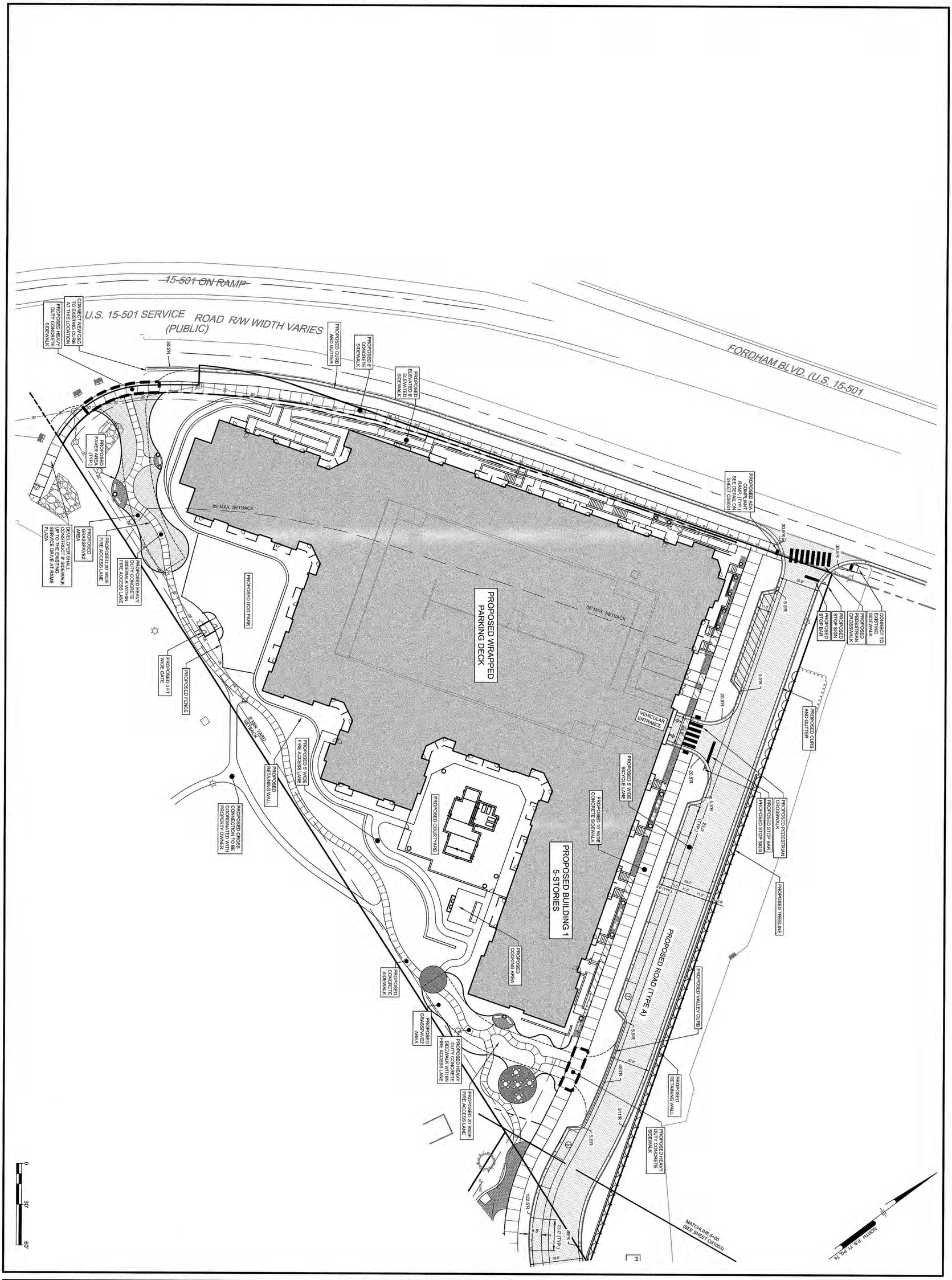

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PROJECT: LCGR1602
DATE: DECEMBER 7, 2016
DRAWING SCALE: 1" = 30'
DRAWN BY: BF
APPROVED BY: TAS

CS1002
SHEET 7 OF 21

HILLSTONE CHAPEL HILL

1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

SITE PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

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NORTH CAROLINA PROFESSIONAL SEAL 030517 ENGINEER TIMOTHY A. SMITH
12-8-16

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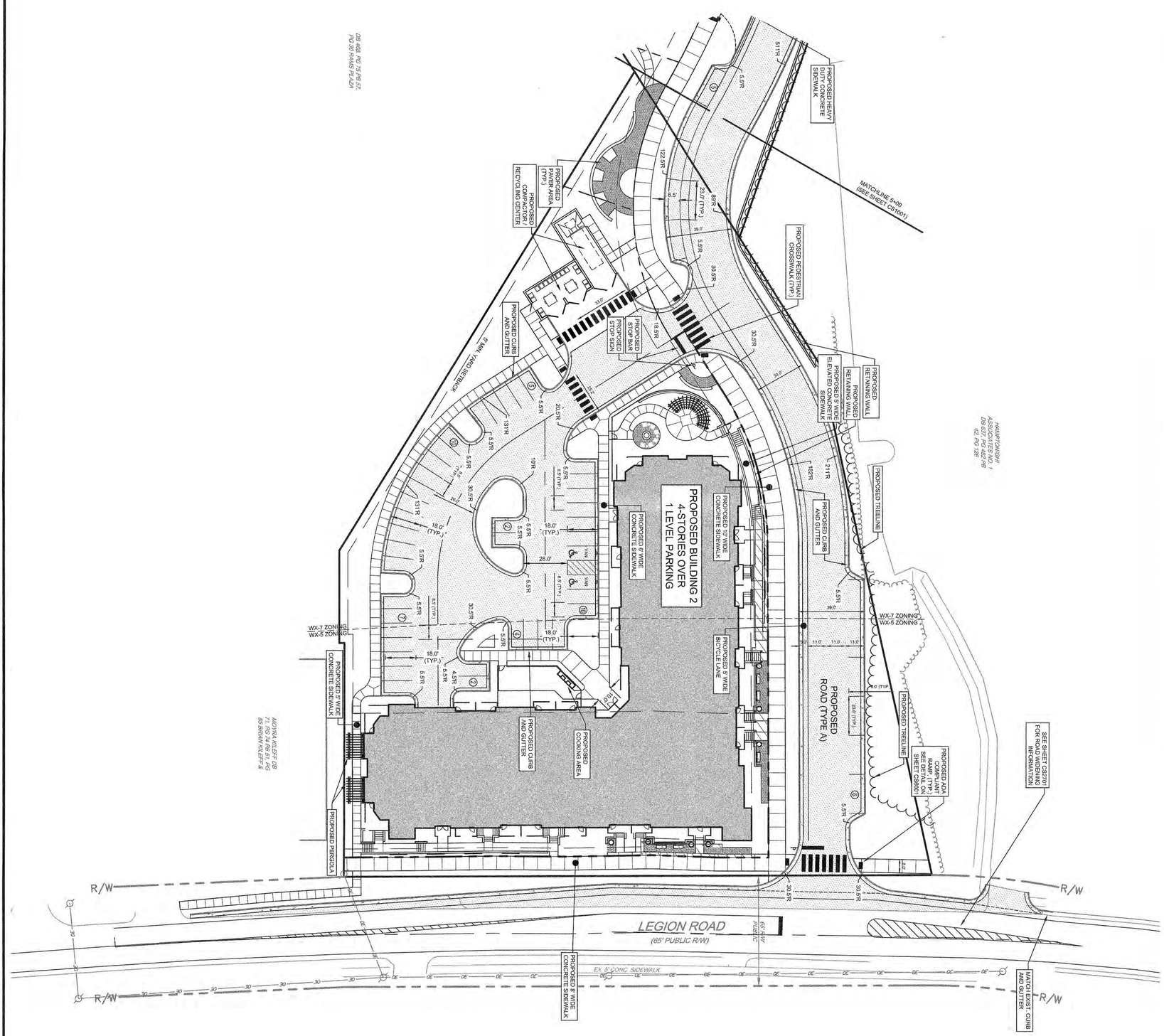

0 30' 60'

NORTH PB 77, PG 24

PROJECT	LCGR1602	ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.
DATE	DECEMBER 7, 2016	
DRAWING SCALE	1" = 30'	
DRAWN BY	WRA	
APPROVED BY	TAS	

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DATE	NO.	REVISIONS	BY

CS1003
SHEET 8 OF 21

HILLSTONE CHAPEL HILL
1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

SITE PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

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NORTH CAROLINA PROFESSIONAL SEAL 030517 ENGINEER TIMOTHY A. SMITH 12-8-16

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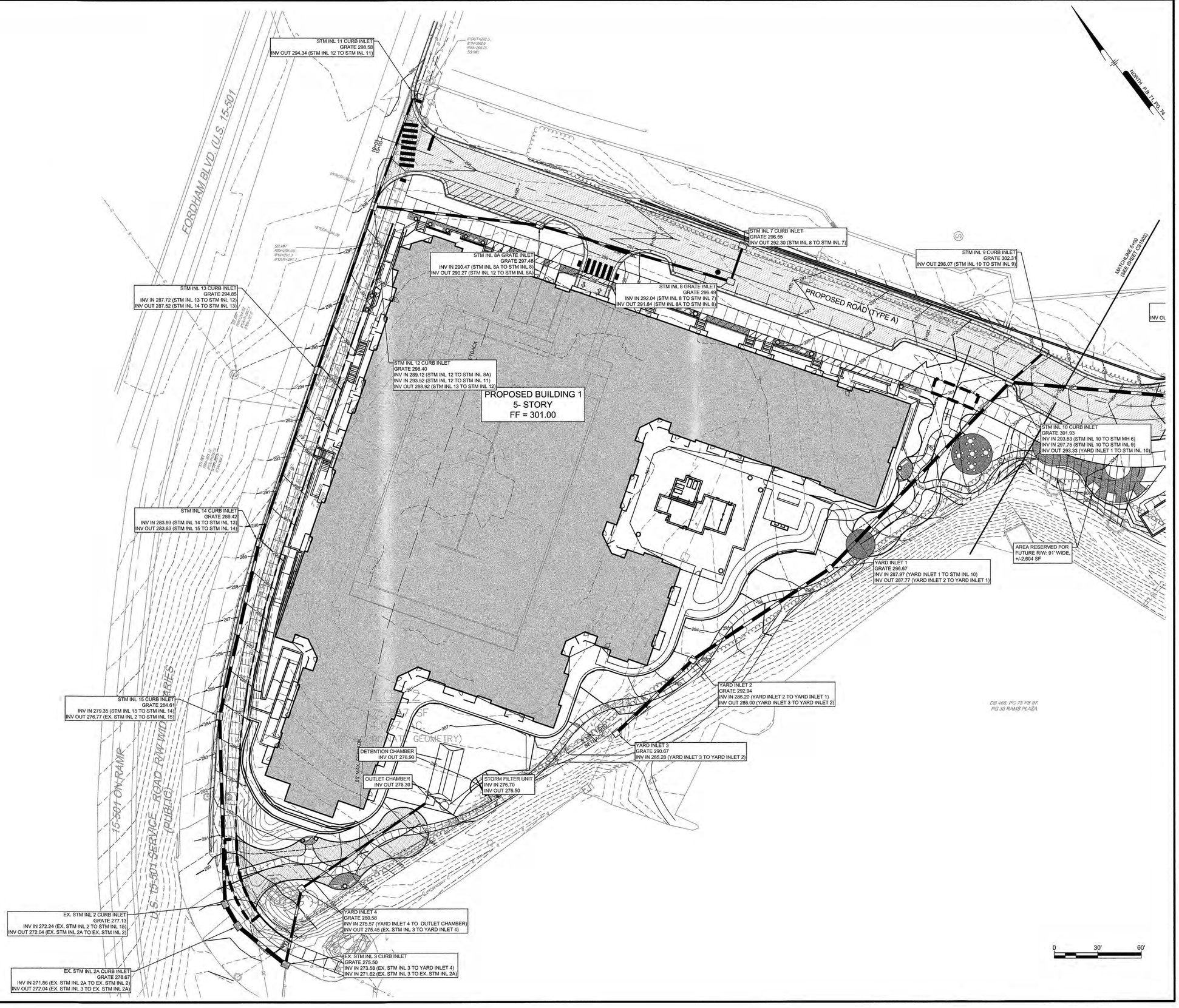

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 030517 TIMOTHY A. HILTON 12-9-16

HILLSTONE CHAPEL HILL

1730 FORDHAM BLVD.
CHAPEL HILL, NORTH CAROLINA 27514

GRADING PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NORTH CAROLINA 28210

NO.	DATE	REVISIONS	BY
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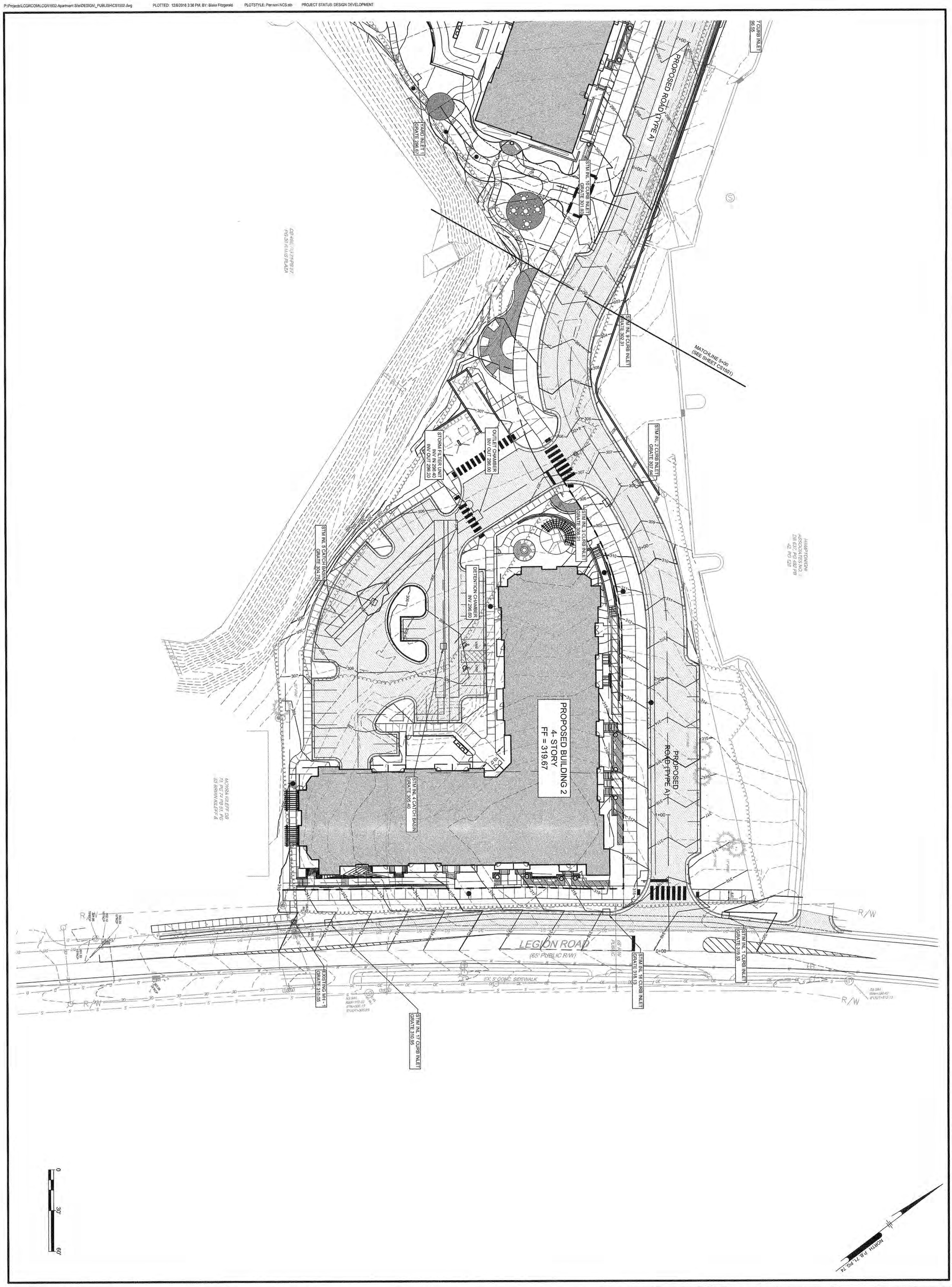
PROJECT	LCGR1602
DATE	DECEMBER 7, 2016
DRAWING SCALE	1"=30'
DRAWN BY	WRA
APPROVED BY	TAS

CS1501

SHEET 9 OF 21

P:\Projects\LCGR\CIVIL\LCGR1602 Apartment Site\ESIGN\PLANS\CS1502.dwg PLOTTED: 12/8/2016 3:31 PM, BY: Blake Fitzgerald PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: DESIGN DEVELOPMENT



PROJECT	LCGR1602	HILLSTONE CHAPEL HILL 1730 FORDHAM BLVD. CHAPEL HILL, NORTH CAROLINA 27514	ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK
DATE	DECEMBER 7, 2016	GRADING PLAN	SEAL 030517 ENGINEER TIMOTHY A. SMITH 12-8-16
DRAWING SCALE	1"=30'	LEON CAPITAL GROUP 5970 FAIRVIEW ROAD, SUITE 450 CHARLOTTE, NORTH CAROLINA 28210	PHILIP POST & ASSOCIATES A Division of Pennoni Firm License F-1267 PENNONI ASSOCIATES INC. 401 Providence Road #200 Chapel Hill, NC 27514 T 919.929.1173 F 919.493.6548
DRAWN BY	WRA		
APPROVED BY	TAS		

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DATE	NO.	REVISIONS		BY

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CS1502