

MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 POPE ROAD, DURHAM, NC 27707

1st SUP SUBMITTAL: FEBRUARY 23, 2017
2nd SUP SUBMITTAL: JULY 21, 2017



**Coulter
Jewell
Thames** P.A.

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

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



Project:
**MONTESSORI
COMMUNITY
SCHOOL
CAMPUS
EXPANSION**

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill
Planning Jurisdiction

Durham County,
North Carolina

PIN:
0709-03-04-0858

PRELIMINARY - NOT
FOR CONSTRUCTION

Job Number: 1337

| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2/23/2017 |
| Revisions | 1, 7-21-17 |
| | |
| | |
| | |
| | |
| | |

SPECIAL USE PERMIT

Sheet Title:

cover sheet

Sheet Number
C000

PROJECT DATA

| | |
|---|--|
| SITE INFORMATION | MONTESSORI COMMUNITY SCHOOL INC. 0709-03-04-0858 576,262 SF / 13.23 AC 576,262 SF x 1.10 = 633,889 SF / 14.55 AC 574,167 SF / 13.18 AC |
| OWNER | |
| PIN | |
| LAND AREA (NET) | |
| LAND AREA (GROSS) | |
| LAND AREA (AFTER ROW DEDICATION) | |
| DISTURBED AREA | 200,836 SF / 4.61 AC |
| SITE AREA IN 100 YEAR FLOOD PLAIN (INCLUDES FLOODWAY) | N/A |
| EXISTING USE | ELEMENTARY AND MIDDLE SCHOOL |
| PROPOSED USE | ELEMENTARY AND MIDDLE SCHOOL (NO CHANGE) |
| SITE/PROJECT ADDRESS | 4512 POPE ROAD, DURHAM, NC 27707 |
| RIVER BASIN | CAPE FEAR, LITTLE CREEK WATERSHED |
| ZONING INFORMATION | |
| EXISTING ZONING DISTRICT | OI-2 - 410,271 NET SF / 451,298 GROSS SF R-2 - 165,991 NET SF / 182,591 GROSS SF |
| FAR | OI-2 > .264 R-2 > .093 |
| MAX. BLDG. AREA (BASED ON GROSS LOT SIZE) | (451,298 x .264) + (182,591 x .093) = 136,124 SF |
| USE GROUP: | B |
| BUILDING INFORMATION | |
| EXISTING BUILDING SF | 5,850 SF |
| MIDDLE SCHOOL BLDG | 5,100 SF |
| MUSIC & ARTS BLDG | 2,950 SF |
| EXISTING GYM BLDG | 3,870 SF |
| ADMIN/CLASSRM BLDG | 1,050 SF |
| CLASSROOM BLDG | 4,220 SF |
| CLASSROOM BLDG | 4,820 SF |
| CLASSROOM BLDG | 30 SF |
| PORTABLE SHEDS (5) | 700 SF |
| BARN (UNOCCUPIED) | 28,890 SF |
| TOTAL EXISTING | |
| PROPOSED BUILDING SF | 3,000 SF |
| ADMINISTRATION BLDG | 15,000 SF |
| GYM/ASSEMBLY BLDG | 4,000 SF |
| SENIOR CLASS BLDG | 1,500 SF |
| MAINTENANCE BLDG | |
| REPLACE 330 SF | |
| SHEDS WITH 380 SF | 50 SF |
| BUILT STORAGE SPACE | 23,550 SF |
| TOTAL PROPOSED | |
| PROPOSED TOTAL BUILDING AREA | 52,440 SF |
| EXISTING STUDENT COUNT | 270 |
| PROPOSED STUDENT COUNT | 300 |
| PROPOSED TEACHER COUNT | 50 |
| SITE INFORMATION | |
| VEHICULAR PARKING SPACES REQUIRED: | 1 PER TEACHER = 50 SPACES MINIMUM: MAXIMUM: 1.25 PER TEACHER = 62 SPACES |
| EXISTING: | 93 SPACES |
| ADDITIONAL PROPOSED: | 40 SPACES |
| TOTAL VEHICULAR PARKING SPACES: | 133 TOTAL SPACES INCLUDING 7 ADA SPACES, 126 REGULAR SPACES |
| BICYCLE PARKING SPACES | |
| REQUIRED: | 1 PER 10 STUDENTS = 30 SPACES |
| PROPOSED: | 4 CLASS I SPACES (10% REQUIRED) (LOCATED IN GYMATORIUM) 26 CLASS II SPACES (13 EXTERIOR LOOPS) |
| IMPERVIOUS SURFACE | |
| EXISTING: | 111,314 SF |
| TOTAL IMPERVIOUS SURFACE: | 170,694 SF |
| TREE CANOPY COVERAGE | RE: C701 TREE COVERAGE PLAN |

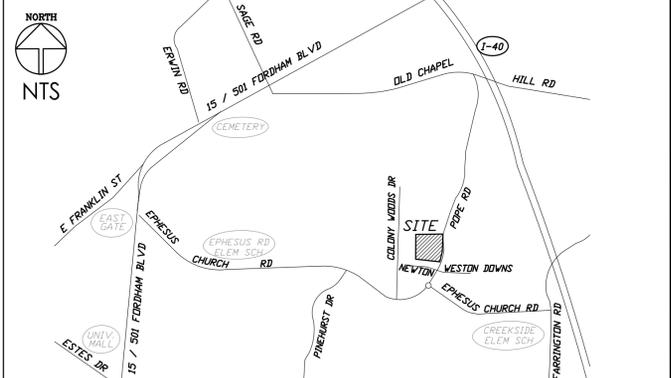
OVERALL SITE MAP



TOWN OF CHAPEL HILL NOTES

-ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.

VICINITY MAP



PROJECT NOTES

- TOPOGRAPHIC INFORMATION BASED ON SURVEY BY CDK GEOMATICS, PC DATED MARCH 26, 2013.
- SPECIMEN TREE SURVEY AND TOPOGRAPHIC SURVEY OF EX. STORM BASIN TO BE MODIFIED BY C.J.T. DATED DECEMBER 8, 2016.

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE ARE NO STREAMS LOCATED ON-SITE PER NORTH CAROLINA DIVISION OF WATER RESOURCES DETERMINATION PERFORMED ON 11/30/2016. AS SUCH NO JORDAN BUFFERS ARE REQUIRED. THERE IS A 50' TOWN OF CHAPEL HILL RCD BUFFER AROUND THE EXISTING STORMPOND SOUTHWEST CORNER OF THE SITE.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3720070900 K (PRELIMINARY ISSUE DATE 3/31/2015) AND 3710979900 L (PRELIMINARY ISSUE DATE 8/30/2013).

STEEP SLOPE PROTECTION:
STEEP SLOPE AREAS ARE LABELED ON SHEET C100.

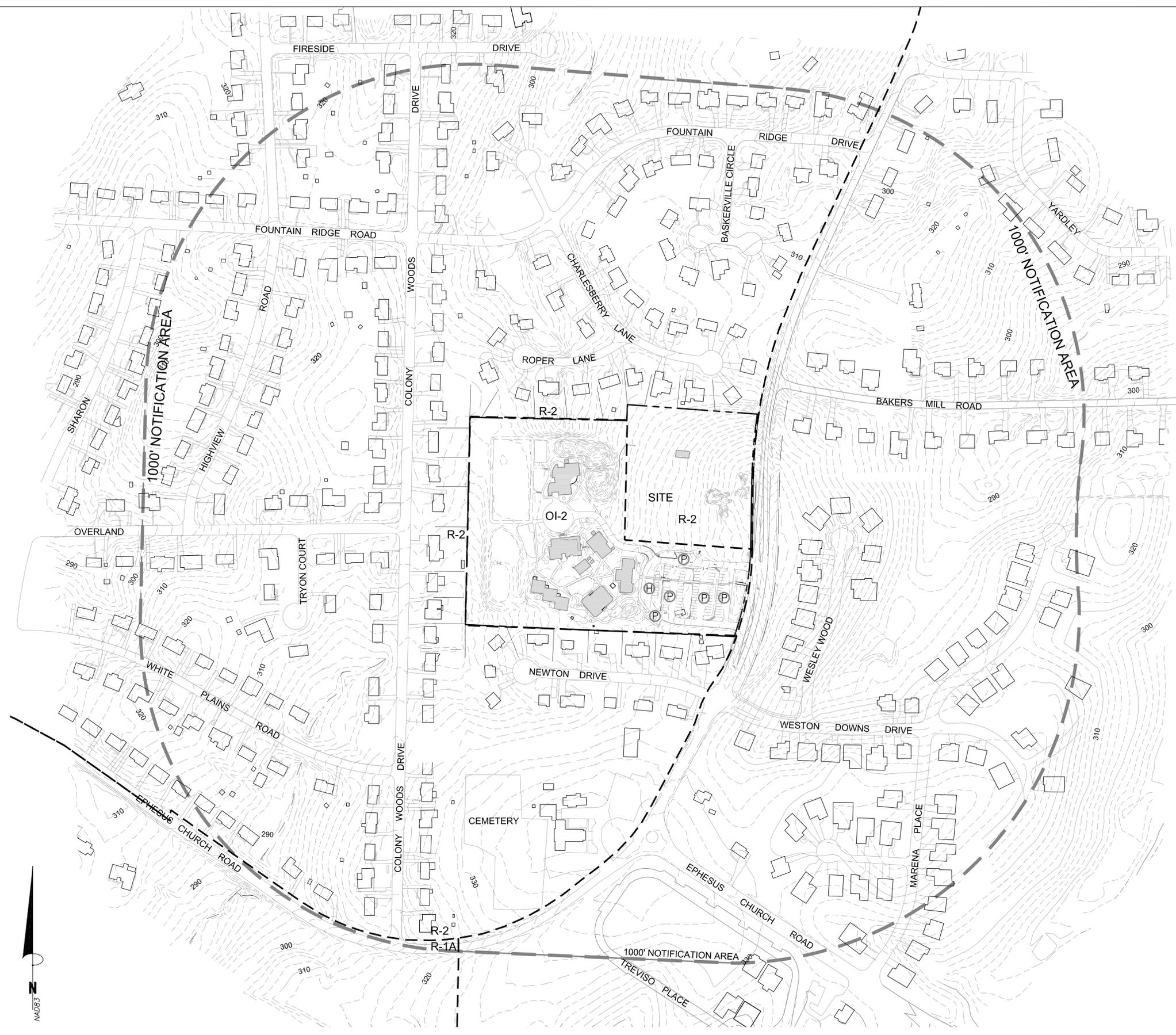
TREE SURVEY:
TREE SURVEY SHOWING ALL REQUIRED RARE AND SPECIMEN TREES IS SHOWN ON SHEET C100.

WETLANDS:
THERE ARE WETLANDS LOCATED ONSITE AT THE FRINGE OF THE EX. STORM PONDS. SEE SHEET C100.

TREE PROTECTION:
REFER TO SHEETS C700 AND C701.

PROJECT TEAM:

| | | |
|--|--|--|
| ARCHITECT GGA ARCHITECTS, PA 308 WEST ROSEMARY STREET, SUITE 302 CHAPEL HILL, NC 27516 919-929-7595 JOSH@JOSHGURLITZ.COM | CIVIL ENGINEER COULTER JEWELL THAMES PA 111 WEST MAIN STREET DURHAM, NC, 27701 919.682.0368 PROYSTER@CJTPA.COM | LANDSCAPE ARCHITECT COULTER JEWELL THAMES PA 111 WEST MAIN STREET DURHAM, NC, 27701 919.682.0368 ANDREW.PORTER@CJTPA.COM |
|--|--|--|

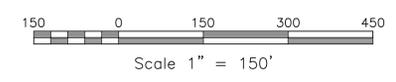


- LEGEND**
- NOTIFICATION BOUNDARY
 - - - ZONING DISTRICT BOUNDARY
 - PROPERTY LINE
 - - - STREAM
 - Ⓜ ADA PARKING
 - Ⓟ VEHICULAR PARKING

NOTE:
 AREA MAP ASSEMBLED USING LINE WORK FROM
 SITE SURVEY BY KEVIN PIVER, CDK
 GEOMATICS, PC. SURROUNDING INFORMATION
 FROM DURHAM COUNTY GIS AND AERIAL
 PHOTOGRAPHY.



1/ C001
 AREA MAP
 SCALE: 1"=150'



**Coulter
 Jewell
 Thames, P.A.**

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

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



Project:
**MONTESSORI
 COMMUNITY
 SCHOOL
 CAMPUS
 EXPANSION**

4512 Pope Rd.
 Durham, NC 27707
 Town of Chapel Hill
 Planning Jurisdiction
 Durham County,
 North Carolina

PIN:
 0709-03-04-0858

PRELIMINARY- NOT
 FOR CONSTRUCTION

Job Number: 1337

| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1, 7-21-17 |

SPECIAL USE PERMIT

Sheet Title:

area map

Sheet Number
C001



**Coulter
Jewell
Thames** P.A.

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

NC BOARD OF EXAMINERS FOR
ENGINEERS AND SURVEYORS
LIC # C-109
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104



Project:

**MONTESSORI COMMUNITY
SCHOOL
CAMPUS
EXPANSION**

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill
Planning Jurisdiction

Durham County,
North Carolina

PIN:
0709-03-04-0858

PRELIMINARY - NOT
FOR CONSTRUCTION

Job Number: 1337

| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1, 2, 17 |

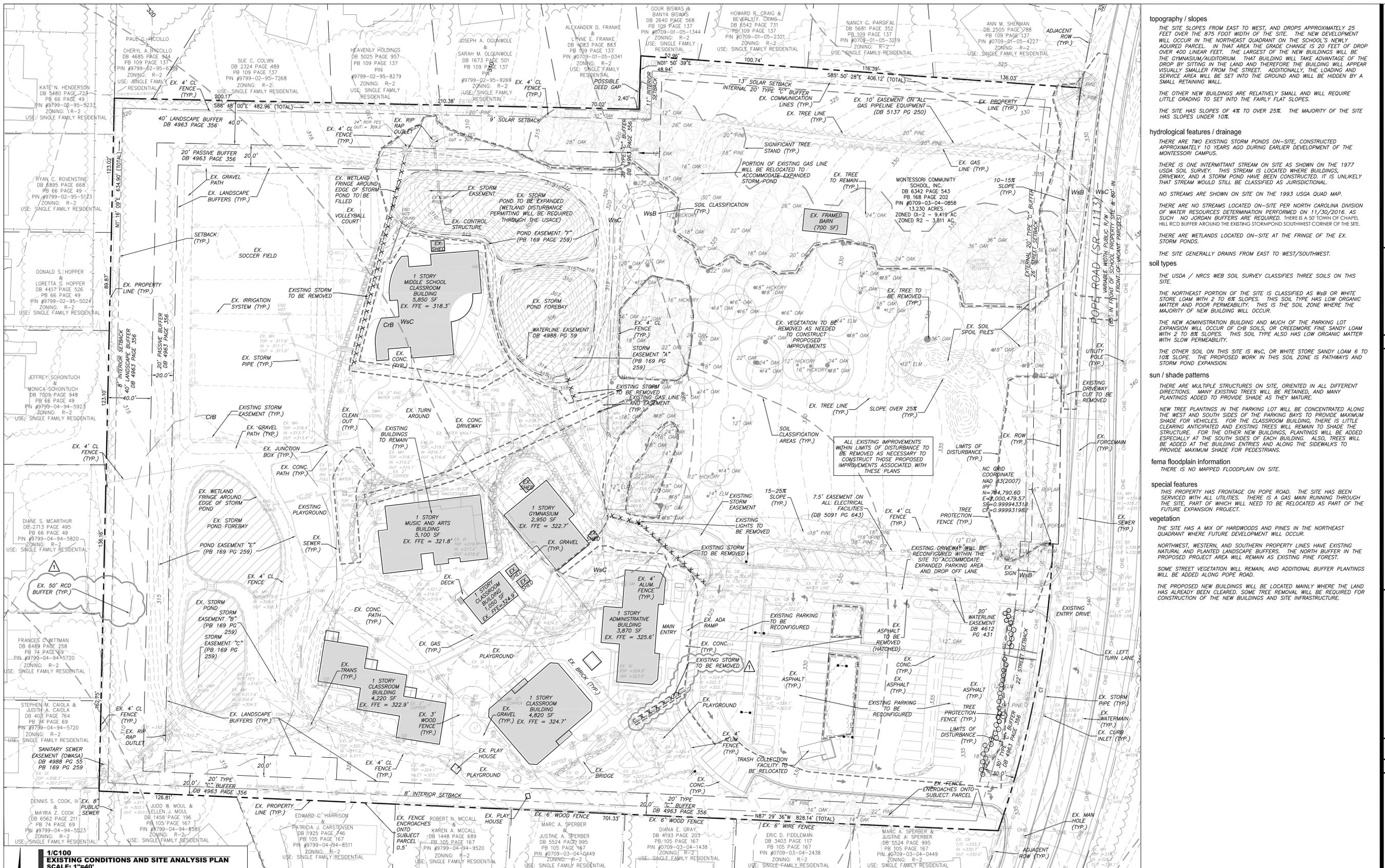
SPECIAL USE PERMIT

Sheet Title:

ex. conditions
and site
analysis plan

Sheet Number

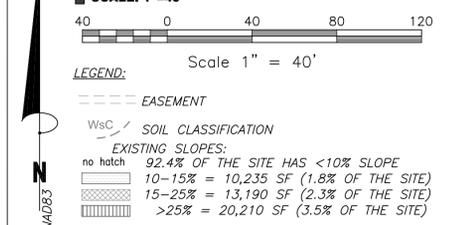
C100



existing conditions and demolition plan notes

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER AND THAT TREE PROTECTION FENCING CONTINUOUSLY SURROUNDS LIMITS OF DISTURBANCE AND IS APPROVED PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE "SITE-COUNT PLAN" SHEET 0200 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 CS00. 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 "TWO-CUTS" TO LOCATE SOME UTILITIES.
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 UTILITIES.
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 CHESA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.

**1/C100
EXISTING CONDITIONS AND SITE ANALYSIS PLAN
SCALE: 1"=40'**



topography / slopes
THE SITE SLOPES FROM EAST TO WEST, AND DROPS APPROXIMATELY 25 FEET OVER THE 875 FOOT WIDTH OF THE SITE. THE NEW DEVELOPMENT WILL OCCUR IN THE NORTHEAST QUADRANT ON THE SCHOOL'S NEWLY ACQUIRED PARCEL. IN THAT AREA THE GRADE CHANGE IS 20 FEET OF DROP OVER 400 LINEAR FEET. THE LARGEST OF THE NEW BUILDINGS WILL BE THE GYMNASIUM/AUDITORIUM. THAT BUILDING WILL TAKE ADVANTAGE OF THE DROP BY SITTING IN THE LAND AND THEREFORE THE BUILDING WILL APPEAR VISUALLY SMALLER FROM THE STREET. ADDITIONALLY, THE LOADING AND SERVICE AREA WILL BE SET INTO THE GROUND AND WILL BE HIDDEN BY A SMALL RETAINING WALL.

THE OTHER NEW BUILDINGS ARE RELATIVELY SMALL AND WILL REQUIRE LITTLE GRADING TO SET INTO THE FAIRLY FLAT SLOPES.

hydrological features / drainage
THERE ARE TWO EXISTING STORM PONDS ON-SITE, CONSTRUCTED APPROXIMATELY 10 YEARS AGO DURING EARLIER DEVELOPMENT OF THE MONTESSORI CAMPUS.

THERE IS ONE INTERMITTENT STREAM ON SITE AS SHOWN ON THE 1977 USDA SOIL SURVEY. THIS STREAM IS LOCATED WHERE BUILDINGS, DRIVEWAY, AND A STORM POND HAVE BEEN CONSTRUCTED. IT IS UNLIKELY THAT STREAM WOULD STILL BE CLASSIFIED AS JURISDICTIONAL.

NO STREAMS ARE SHOWN ON SITE ON THE 1993 USGA QUAD MAP.

THERE ARE NO STREAMS LOCATED ON-SITE PER NORTH CAROLINA DIVISION OF WATER RESOURCES DETERMINATION PERFORMED ON 11/30/2016. AS SUCH NO JORDAN BUFFERS ARE REQUIRED. THERE IS A 50' TOWN OF CHAPEL HILL RCD BUFFER AROUND THE EXISTING STORMPOND SOUTHWEST CORNER OF THE SITE.

THERE ARE WETLANDS LOCATED ON-SITE AT THE FRINGE OF THE EX. STORM PONDS.

THE SITE GENERALLY DRAINS FROM EAST TO WEST/SOUTHWEST.

soil types
THE USDA / NRCS WEB SOIL SURVEY CLASSIFIES THREE SOILS ON THIS SITE.

THE NORTHEAST PORTION OF THE SITE IS CLASSIFIED AS Wsb OR WHITE STORE LOAM WITH 2 TO 8% SLOPES. THIS SOIL TYPE HAS LOW ORGANIC MATTER AND POOR PERMEABILITY. THIS IS THE SOIL ZONE WHERE THE MAJORITY OF NEW BUILDING WILL OCCUR.

THE NEW ADMINISTRATION BUILDING AND MUCH OF THE PARKING LOT EXPANSION WILL OCCUR ON CbS SOILS, OR CREEDMORE FINE SANDY LOAM WITH 2 TO 8% SLOPES. THIS SOIL TYPE ALSO HAS LOW ORGANIC MATTER WITH SLOW PERMEABILITY.

THE OTHER SOIL ON THIS SITE IS Wsc, OR WHITE STORE SANDY LOAM 6 TO 10% SLOPE. THE PROPOSED WORK IN THIS SOIL ZONE IS PATHWAYS AND STORM POND EXPANSION.

sun / shade patterns
THERE ARE MULTIPLE STRUCTURES ON SITE, ORIENTED IN ALL DIFFERENT DIRECTIONS. MANY EXISTING TREES WILL BE RETAINED, AND MANY PLANTINGS ADDED TO PROVIDE SHADE AS THEY MATURE.

NEW TREE PLANTINGS IN THE PARKING LOT WILL BE CONCENTRATED ALONG THE WEST AND SOUTH SIDES OF THE PARKING BAYS TO PROVIDE MAXIMUM SHADE FOR VEHICLES. FOR THE CLASSROOM BUILDING, THERE IS LITTLE CLEARING ANTICIPATED AND EXISTING TREES WILL REMAIN TO SHADE THE STRUCTURE. FOR THE OTHER NEW BUILDINGS, PLANTINGS WILL BE ADDED ESPECIALLY AT THE SOUTH SIDES OF EACH BUILDING. ALSO, TREES WILL BE ADDED AT THE BUILDING ENTRIES AND ALONG THE SIDEWALKS TO PROVIDE MAXIMUM SHADE FOR PEDESTRIANS.

fema floodplain information
THERE IS NO MAPPED FLOODPLAIN ON SITE.

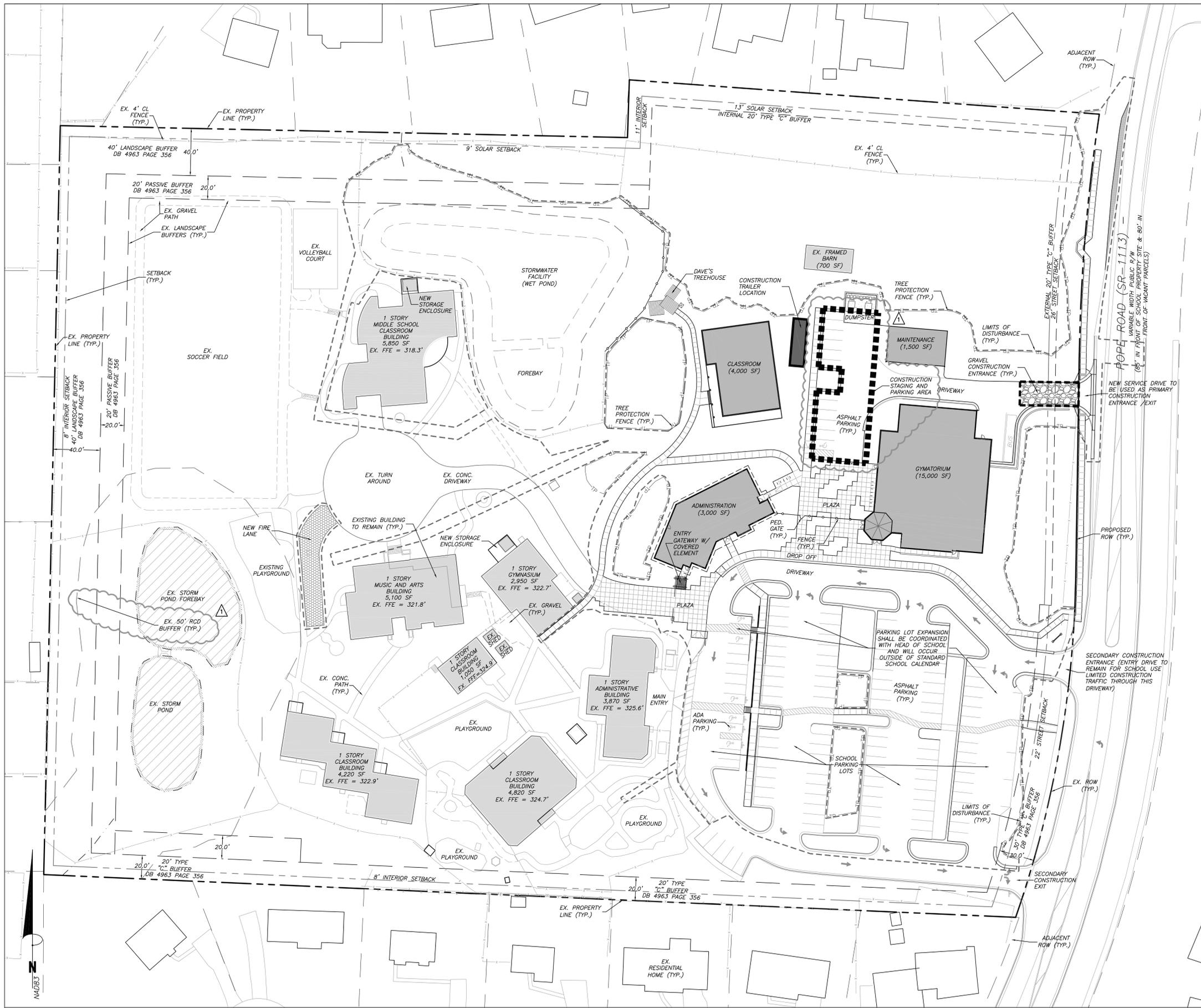
special features
THIS PROPERTY HAS FRONTAGE ON POPE ROAD. THE SITE HAS BEEN SERVICED WITH ALL UTILITIES. THERE IS A GAS MAIN RUNNING THROUGH THE SITE, PART OF WHICH WILL NEED TO BE RELOCATED AS PART OF THE FUTURE EXPANSION PROJECT.

vegetation
THE SITE HAS A MIX OF HARDWOODS AND PINES IN THE NORTHEAST QUADRANT WHERE FUTURE DEVELOPMENT WILL OCCUR.

NORTHWEST, WESTERN, AND SOUTHERN PROPERTY LINES HAVE EXISTING NATURAL AND PLANTED LANDSCAPE BUFFERS. THE NORTH BUFFER IN THE PROPOSED PROJECT AREA WILL REMAIN AS EXISTING PINE FOREST.

SOME STREET VEGETATION WILL REMAIN, AND ADDITIONAL BUFFER PLANTINGS WILL BE ADDED ALONG POPE ROAD.

THE PROPOSED NEW BUILDINGS WILL BE LOCATED MAINLY WHERE THE LAND HAS ALREADY BEEN CLEARED. SOME TREE REMOVAL WILL BE REQUIRED FOR CONSTRUCTION OF THE NEW BUILDINGS AND SITE INFRASTRUCTURE.



construction management notes

FIRE AND EMERGENCY ACCESS NOTE:

- EMERGENCY ACCESS FOR APPARATUS SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES. ANY CONSTRUCTION FENCING WILL INCLUDE A 20' CLEAR OPENING FOR EMERGENCY VEHICLES.
- 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 HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION 1404 (FIRE).
- CONSTRUCTION/DEMOLITION: ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC. (FIRE).
- FIRE HYDRANTS MUST BE FULLY OPERATIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ONTO THE SITE.

GENERAL CONSTRUCTION NOTES:

- AN ENGINEERING CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY. CONTACT LARRY TUCKER (TOWN ENGINEERING AND DESIGN SERVICES DIVISION, 919-969-5084) TO APPLY FOR THE PERMIT.
- POPE ROAD IS A NCDOT ROAD MAINTAINED THROUGH NCDOT DIVISION 5 IN DURHAM.
- ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NCBC 2012 CH 11 AND ICC A 117.1 CONTACT TOWN FOR INSPECTION OF FORMS PRIOR TO PLACING CONCRETE FOR CURB CUTS AND ACCESSIBLE ROUTES. IN ACCORDANCE WITH THESE REGULATIONS, ANY SIDEWALK EXCEEDING 5% SLOPE WILL BE CONSIDERED A RAMP.

SIDEWALK CONSTRUCTION NOTE:

- CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 ED. CROSS SLOPE IS LIMITED TO 1.8%. CALL TOWN OF CHAPEL HILL INSPECTIONS FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.

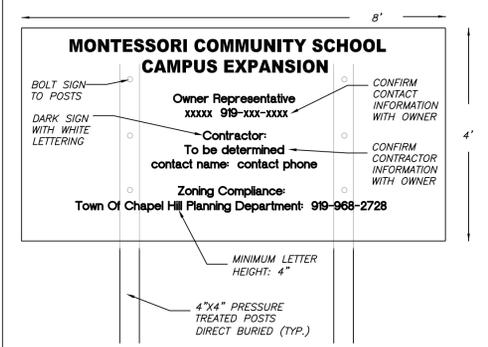
CONSTRUCTION PARKING NOTE:

- CONSTRUCTION PARKING IS ALLOWED IN CONSTRUCTION STAGING AREAS AND IN THE CONSTRUCTION AREAS ON THE PROJECT SITE. DURING THE PROJECT, CONSTRUCTION PARKING ON-SITE MUST NOT DISRUPT THE OWNER'S USE OF THE SITE. CONSTRUCTION PARKING IS NOT ALLOWED ON LOCAL RESIDENTIAL STREETS, ON POPE ROAD, OR IN THE MAIN SCHOOL PARKING LOT.

GRASS PAVER CONSTRUCTION NOTE:

- THE GRASS PAVERS SHOULD BE INSTALLED AT THE END OF CONSTRUCTION TO REDUCE DAMAGE OF THE FINISHED PRODUCT INSTALLATION BY CONSTRUCTION EQUIPMENT.

2/C110 CONSTRUCTION SIGN



NOTES:

1. SIGN IS TO INCLUDE THE FOLLOWING INFORMATION: PROJECT NAME, OWNER CONTACT, CONTRACTOR CONTACT, ZONING COMPLIANCE CONTACT.
2. SIGN IS TO BE A MAXIMUM OF 4' X 8'
3. SIGN IS TO BE REMOVED AT PROJECT COMPLETION.



Coulter Jewell Thames
ARCHITECTURE

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

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1289
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104



Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707
Town of Chapel Hill Planning Jurisdiction
Durham County, North Carolina

PIN: 0709-03-04-0858

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1.7-21-17 |

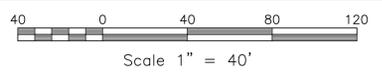
SPECIAL USE PERMIT

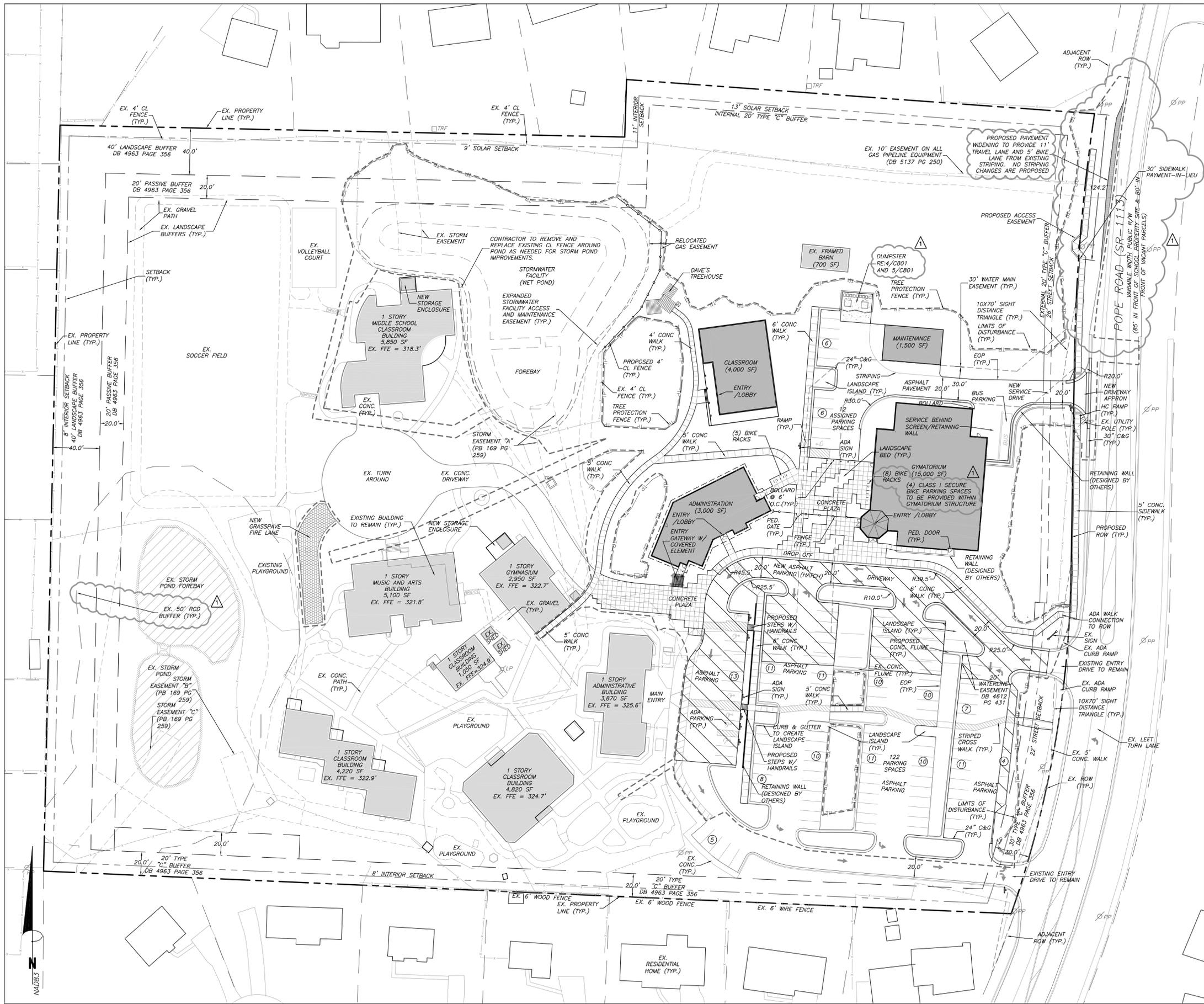
Sheet Title:

construction management plan
Sheet Number

C101

1/C101
CONSTRUCTION MANAGEMENT PLAN
SCALE: 1"=40'





- site plan notes**
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
 3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
 4. 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 R7-8B 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 STANDARDS.
 6. REFERENCE EXISTING CONDITION / DEMOLITION PLAN SHEETS C100 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.

parking summary

| | |
|------------------------------|------------|
| EXISTING PARKING: | 93 SPACES |
| ADDITIONAL PARKING PROPOSED: | 40 SPACES |
| TOTAL PROPOSED PARKING: | 133 SPACES |

building summary

| | |
|--|-----------|
| EXISTING SQUARE FOOTAGE: | 28,890 SF |
| PROPOSED ADDITIONAL BUILDING AREA: | 23,550 SF |
| TOTAL BUILDING AREA POST CONSTRUCTION: | 52,440 SF |

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.



Coulter Jewell Thames
 ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE

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

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1289
 NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104



Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
 Durham, NC 27707
 Town of Chapel Hill Planning Jurisdiction
 Durham County, North Carolina

PIN: 0709-03-04-0858

PRELIMINARY - NOT FOR CONSTRUCTION

Job Number: 1337

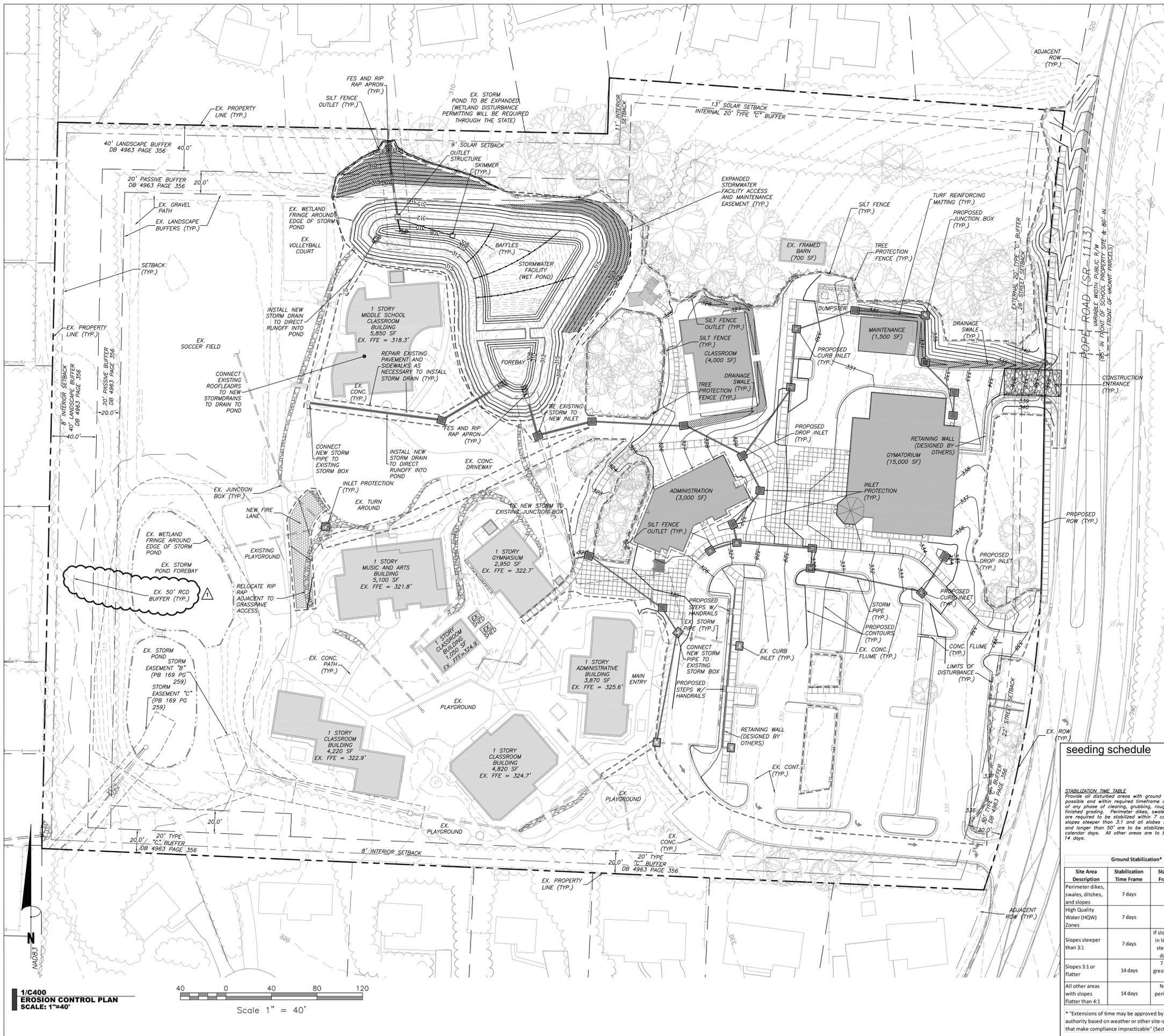
| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1.7-21-17 |

SPECIAL USE PERMIT

Sheet Title:

site layout plan

Sheet Number
C200



CONSTRUCTION SEQUENCE

- Pre Construction
1. Verify that all approvals and permits necessary to begin and complete the project are in hand. Approval and permits must be obtained prior to disturbance so that work will not be interrupted or delayed due to the lack of approved plans.
 2. Schedule and hold a preconstruction conference before starting demolition, clearing or grading with the owner, contractor responsible for grading and erosion control plan, and the Orange County Erosion Control Inspector.
 3. Install a rural type mailbox on the site to hold a copy of the approved erosion control plan and to provide a place for the inspector(s) to leave inspection reports, compliance notices, etc. Place the mailbox in a convenient location, such as at the entrance to the site or next to the construction trailer. Erosion control personnel will leave correspondence in the box and raise the red flag if personnel responsible for erosion control cannot be located on the site. Site personnel should check the box daily.
- Construction
4. Install gravel construction entrance.
 5. Install silt fence. Install inlet protection around existing inlets. Install swales and sediment basin. Clear and demo areas shown inside of the limits of disturbance as necessary to begin construction. Limit disturbance to areas necessary for construction activities at that time. Stabilize disturbed areas as soon as possible.
 6. Demo existing utilities as shown and construct new storm drainage. Install inlet protection around new inlets immediately after construction. Seal all junction boxes from stormwater intake from surface. Seal any inlets to stormwater structures not protected by inlet protection.
 7. Minimize the amount of area disturbed at any one time.
 8. If it is determined during the course of construction that significant sediment is leaving the site despite proper implementation and maintenance of the approved erosion control plan, the person responsible for the land disturbing activity is obligated to take additional protective action.
 9. Inspect and maintain the erosion control devices so they continue to function properly. Refer to the instructions in the erosion control plan for specific instructions for each device. The person responsible for erosion control is also responsible for taking the initiative in inspecting and maintaining these devices. Do not wait for erosion control personnel to point out the need for repairs and maintenance. Keep mud and debris off the public street at all times. If mud or debris is tracked from the site, use a shovel and broom to remove it immediately. IF MUD AND DEBRIS ARE NOT KEPT OFF THE STREET, ENFORCEMENT ACTION (REVOKING THE GRADING PERMIT AND/OR A STOP WORK ORDER) MAY BE TAKEN!
 10. Permanently stabilize all disturbed areas. Refer to seeding schedule for types of stabilization to be used.
 11. When construction is completed, remove all temporary erosion control devices after the drainage area above has been sufficiently stabilized to restrain erosion. Remove and properly dispose of accumulated sediment and the debris from the devices, and stabilize the location.
- Arrange a final inspection with the erosion control inspector to confirm that all requirements of the approved erosion control plan have been completed.

erosion control notes

- EROSION CONTROL NOTES:**
1. 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 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.

seeding schedule

STABILIZATION TIME TABLE
Provide all disturbed areas with ground cover as soon as possible and within required timeframe after completion of any phase of clearing, grubbing, rough grading, or finished grading. Perimeter dikes, swales, and ditches are required to be stabilized within 7 calendar days. All slopes steeper than 3:1 and all slopes steeper than 4:1 and longer than 50' are to be stabilized within 14 calendar days. All other areas are to be stabilized within 14 days.

| Site Area Description | Stabilization Time Frame | Stabilization Time Frame Exceptions |
|--|--------------------------|---|
| Perimeter dikes, swales, ditches, and slopes | 7 days | None |
| High Quality Water (HWQ) Zones | 7 days | None |
| Slopes steeper than 3:1 | 7 days | If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed |
| Slopes 3:1 or flatter | 14 days | greater than 50 feet in length |
| All other areas with slopes flatter than 4:1 | 14 days | None (except for perimeters and HWQ Zones) |

| Ground Stabilization* | Planting Date | Seeds ² | Springs ³ | Stolons |
|-----------------------|---------------|--------------------|----------------------|---------|
| Bermudagrass | APRIL-JULY | 1-2 | .75 | 3-5 |
| Bermudagrass(Hybrid) | APRIL-JULY | - | .75 | 3-5 |
| Centipede Grass | MARCH-JULY | 25-50 | .75 | - |
| St Augustine Grass | APRIL-JULY | - | 1.0 | - |
| Tall Fescue | SEPT-OCT.15 | 6 | 6 | - |
| Zoysia Grass | MAY-JULY | 50-1.0 | 25 | 3-5 |

* 1. OPTIMUM DATE OF PLANTING. SEEDING BEYOND THESE DATES INCREASES THE CHANCE OF FAILURE.
 2. POUNDS PER 1000 SQ.FT.
 3. BUSHELS PER 1000 SQ.FT.

Seeded Preparation: Remove rocks, stumps, roots, etc. Apply lime and fertilizer then rip the soil 4 to 8 inches to mix the nutrients into the soil and to loosen and roughen it to receive seed.
 Seed Temporary cover to stabilize temporary sedimentation control measures and other erosion control devices. Contractor shall install temporary cover suitable for that season and reseed with permanent grass at earliest possible date.
 • 2 ton/acre straw mulch is approximately 90-95 bales/acre. Anchor straw mulch by applying an asphalt binder emulsion at a rate of 10 gallons per 1000 SF, or install jute, paper or twine netting or excelsior mats staked to ground according to the manufacturer's instructions.

EXPOSED AREAS INCLUDE, BUT ARE NOT LIMITED TO:
 • AREAS CLEARED FOR ROADWAY CONSTRUCTION.
 • AREAS CLEARED ON RESIDENTIAL BUILDING LOTS.
 • DRAINAGE EASEMENTS AND OPEN DRAINAGE CHANNELS.
 • SEDIMENT AND EROSION CONTROL MEASURES (SEDIMENT TRAPS, DIVERSION DITCHES, ETC.) AND THE AREAS ADJACENT TO SUCH MEASURES.



Coulter Jewell Thames, P.A.
 ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE

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

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



Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
 Durham, NC 27707

Town of Chapel Hill
 Planning Jurisdiction

Durham County,
 North Carolina

PIN:
 0709-03-04-0858

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

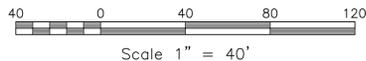
| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, FRM |
| Checked | PBR, AJP |
| Date | 9-23-2017 |
| Revisions | 1, 7, 21-17 |

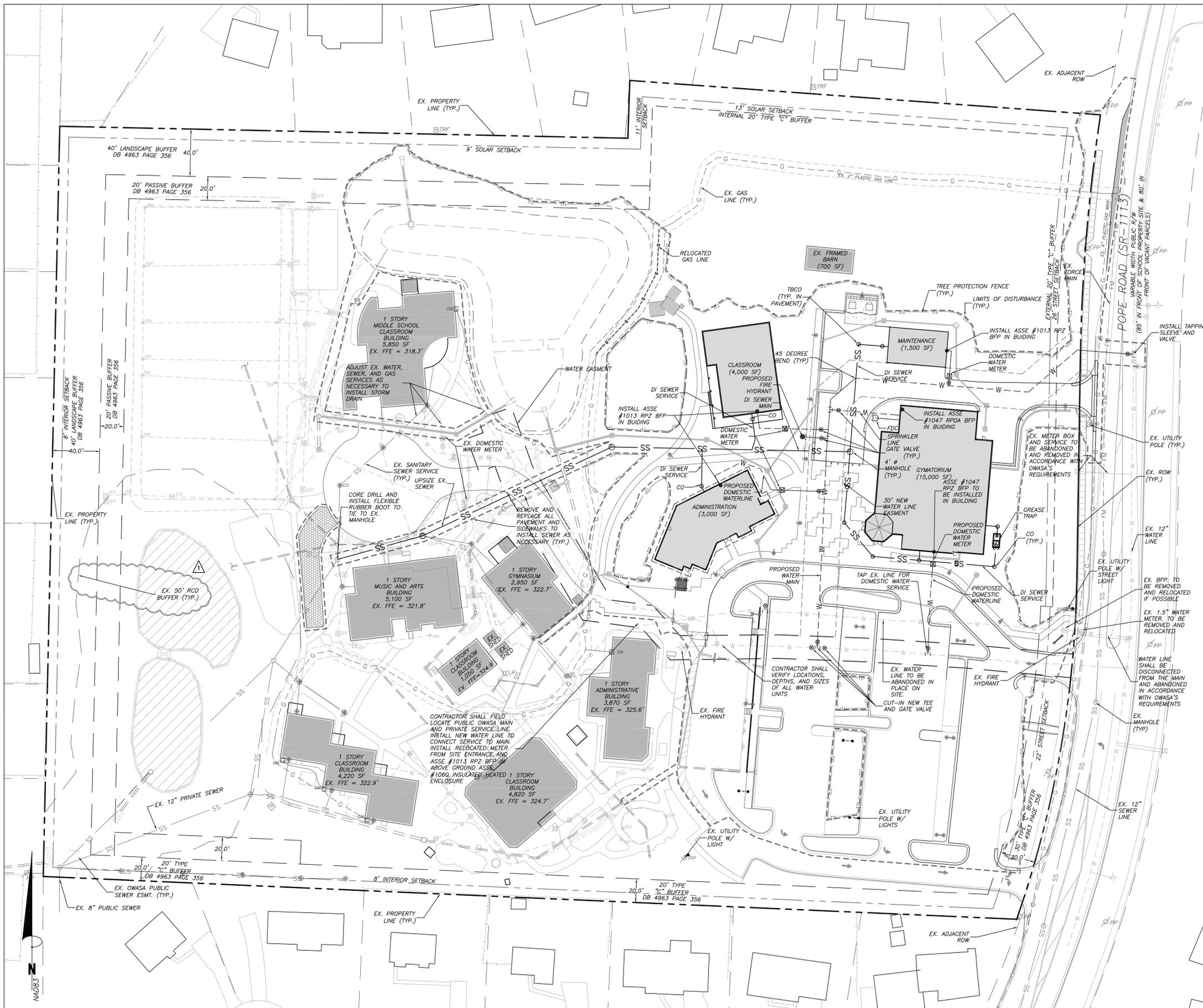
SPECIAL USE PERMIT

Sheet Title:
erosion control plan

Sheet Number
C400

1/C400 EROSION CONTROL PLAN
 SCALE: 1"=40'





utility plan notes

- GENERAL 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 CONTRACT 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 OWASA.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA 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 OWNER.
 8. RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING, (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).
 9. 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, AND AT THE SPRINKLER RISER ROOM SHALL BE PROVIDED TO ENSURE ADEQUATE ACCESS TO THE BUILDING BASED ON LIFE SAFETY AND/OR FIRE PROTECTION NEEDS. NC FPC 2012, 506 (Fire).
 10. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP. ARTICLE 230.2 (A) 2014 EDITION OF NORTH CAROLINA ELECTRIC CODE.
 11. A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED. THIS WILL REQUIRE ALL LINES TO BE BURIED AROUND THE STRUCTURE. ARTICLE 225.19 (E) 2014 EDITION OF NORTH CAROLINA ELECTRIC CODE.
- 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. 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.
 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 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) SHALL BE EQUIPPED WITH 2 1/2" SIAMESE CONNECTIONS AND HYDRANT(S) SHOULD BE STANDARD 2 1/2" AND 4 1/2" (NST) NATIONAL STANDARD THREAD.
 7. FIRE DEPARTMENT CONNECTIONS, INSTALLATION: A WORKING SPACE OF NOT LESS THAN 36" IN WIDTH AND DEPTH AND A WORKING SPACE OF 78" 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, 912.3.2, 912.3.1 (FIRE).
 8. FIRE DEPARTMENT CONNECTIONS, LOCATIONS: ANY REQUIRED FDC'S FOR ANY BUILDINGS SHALL MEET THE DESIGN AND INSTALLATION REQUIREMENTS FOR THE CURRENT, APPROVED EDITION OF NFPA 13, 130, OR 14 OF THE NC FPC 2012 AND TOWN ORDINANCES, 7-38 FOR LOCATION. FDC'S 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.

1/C500
UTILITY PLAN
SCALE: 1"=40'

Scale 1" = 40'



Coulter Jewell Thames, P.A.

111 West Main Street
Durham, N.C. 27701
p 919.688.0368
www.cjtpa.com

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



Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707
Town of Chapel Hill Planning Jurisdiction
Durham County, North Carolina

PIN: 0709-03-04-0858

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1, 7, 21-17 |

SPECIAL USE PERMIT

Sheet Title:

utility plan

Sheet Number
C500



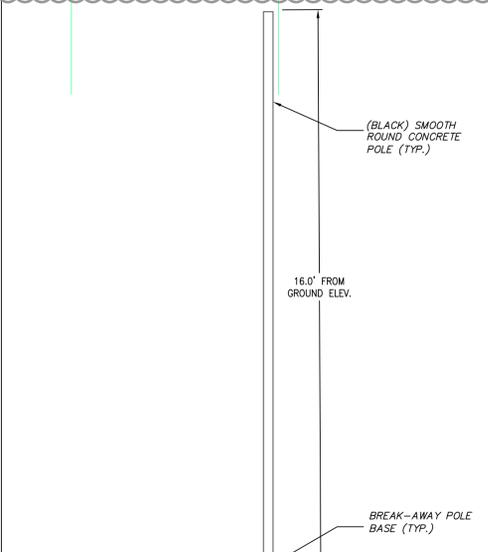
- 2/C600 LIGHTING PLAN NOTES
- MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES AND GLARE TOWARD MOTOR VEHICLE OPERATORS. EXTERIOR LIGHTS SHALL BE SHIELDED SO THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE.
 - PER LUMO SEC. 5.11.4. OFFSITE ILLUMINATION. INCREASES IN ILLUMINATION ON OFF-SITE PROPERTY SHALL NOT RESULT IN LIGHTING LEVELS IN EXCESS OF 0.3 FOOT-CANDELS, MEASURED AT GROUND LEVEL. WHERE EXISTING AMBIENT OFF-SITE LIGHTING LEVELS ARE IN EXCESS OF 0.3 FOOT-CANDELS, NO INCREASE IN MEASURABLE OFF-SITE LIGHTING LEVELS WILL BE ALLOWED AS A RESULT OF OUTDOOR LIGHTING IN THE DEVELOPMENT.
 - CONTRACTOR TO PROVIDE 2" SCH 40 PVC GRAY ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATIONS.
 - CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
 - ALL ELECTRICAL CONDUIT, LIGHT POLES AND FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR.
 - ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
 - ALL CONDUITS MORE THAN 30' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
 - ALL JOINTS ARE TO BE SOLVENT WELDED.

Sanibel LED

The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere - from more formal traditional neighborhoods to bohemian communities and other casual locales.

| | |
|----------------------------|-----------------------|
| LED (Light Emitting Diode) | 75 watts, 150 watts |
| Mounting height | 12 [18] 20' |
| Color | Black |
| Pole | Smooth round concrete |

- LIGHT FIXTURE NOTES:**
- SANIBEL LED LIGHT FIXTURE SHALL BE MOUNTED ON A 16" TALL POLE.
 - CONTRACTOR SHALL USE DUKE ENERGY POLE "SMOOTH ROUND CONCRETE".
 - LIGHT POLE AND FIXTURE SHALL BE BLACK.
 - CONTRACTOR SHALL COORDINATE LIGHT INSTALLATION W/ DUKE ENERGY.



- LIGHT POLE NOTES:**
- LIGHT POLE SHALL BE DUKE ENERGY "SMOOTH ROUND CONCRETE" POLE.
 - LIGHT POLE SHALL HAVE DUKE ENERGY BLACK FINISH.
 - CONTRACTOR SHALL COORDINATED LIGHT POLE INSTALLATION WITH DUKE ENERGY.

3/C600 LIGHT POLE & FIXTURE DETAIL NTS

1/C600 LIGHTING PLAN SCALE: 1"=40'

Scale 1" = 40'

Coulter Jewell Thames P.A.

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

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



Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill
Planning Jurisdiction

Durham County,
North Carolina

PIN:
0709-03-04-0858

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

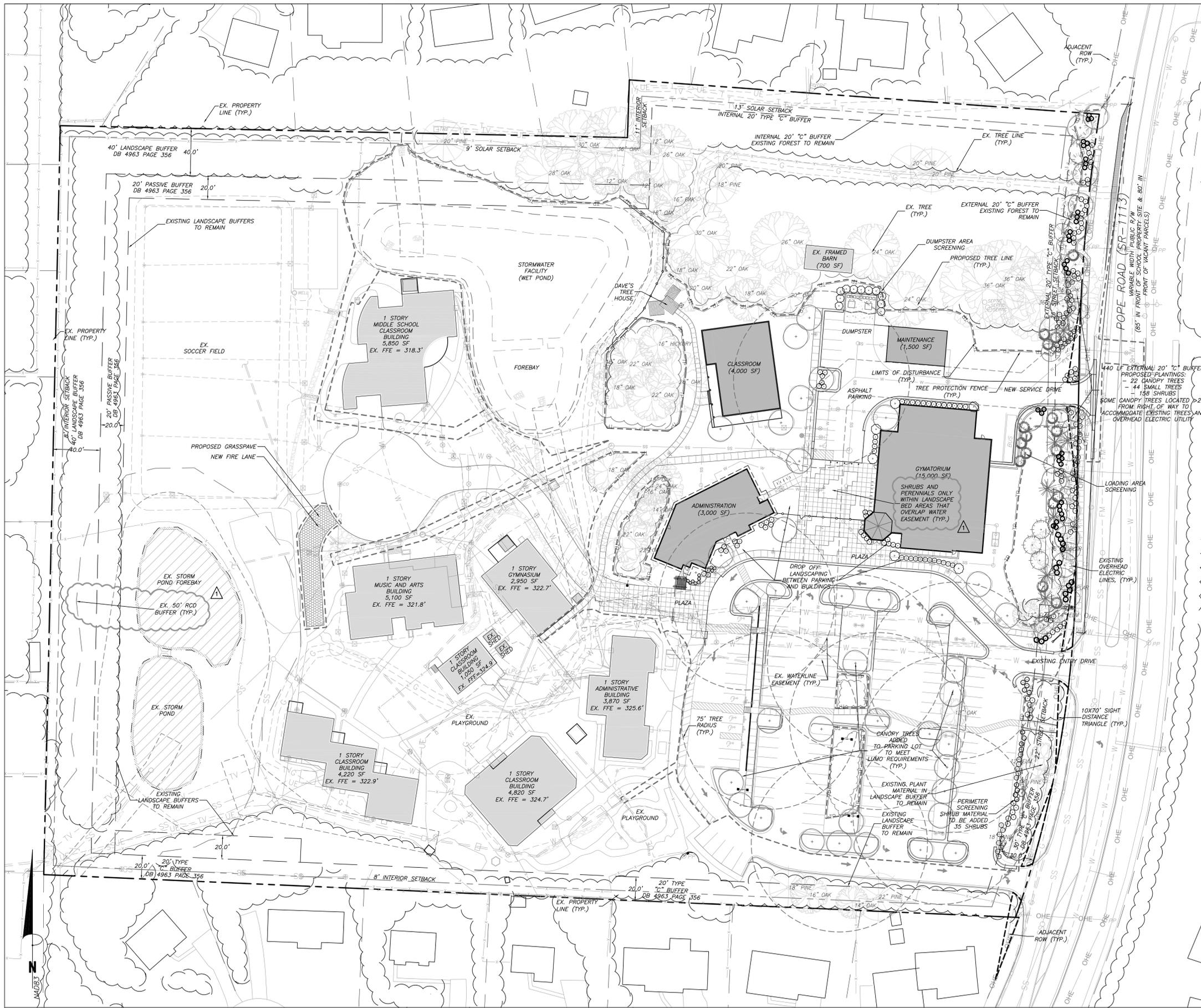
| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1, 7-21-17 |

SPECIAL USE PERMIT

Sheet Title:

lighting plan

Sheet Number
C600



landscape plan notes

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- 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 THEMSELVES 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 GRADIES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- 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.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- 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.
- 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.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.

2/C700 PLANT SELECTION

LANDSCAPE BUFFER PLANTINGS WILL INCLUDE A SELECTION FROM:

- CANOPY TREES:**
- ACER COLUMNARE - Columnar Maple
 - ACER RUBRUM 'AUTUMN BLAZE' - Autumn Blaze Red Maple
 - ACER SACCHARUM 'LEGACY' - Legacy Sugar Maple
 - BETULA NIGRA - River Birch
 - CRYPTOMERIA JAPONICA - Japanese Cedar
 - LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' - Fruitless Sweet Gum
 - PINUS TAEDA - Loblolly Pine
 - PLATANUS OCCIDENTALIS - Sycamore
 - QUERCUS NUTTALLI - Nuttall Oak
- INSTALLATION SIZE WILL BE 2 1/2" CALIBER MIN.
- UNDERSTORY TREES:**
- AMELANCHEIR SPP AUTUMN BRILLIANCE - Autumn Brilliance Serviceberry
 - CARPINUS CAROLINIANA - Hornbeam
 - CORNUS FLORIDA 'WHITE CLOUD' - White Flowering Dogwood
 - CORNUS KOUSA - Kousa Dogwood
 - CHIONANTHUS VIRGINICUS - Fringetree
 - HALESIA CAROLINIANA - Carolina Silverbell
 - ILEX CORNUTA 'BURFORDI' - Burford Holly
 - LAGERSTROEMIA FAUREI - Crape Myrtle
 - MAGNOLIA GRANDIFOLIA 'LITTLE GEM' - Southern Magnolia
 - MYRTA CERIFERA - Southern Wax Myrtle
 - VITEA AGNUS-CASTUS - Chaste Tree
- INSTALLATION SIZE WILL BE 6' HEIGHT MIN.
- SHRUBS/GROUND COVER:**
- ABELIA X GRANDIFLORA - Glossy Abelia
 - AZALEA - Azalea, variety
 - CAMELLIA JAPONICA - Japanese Camellia
 - CALLICARPA AMERICANA - American Beautyberry
 - CEPHALOTAXUS HARRINGTONIA - Plum Yew
 - CHASMANTHIUM LATIFOLIUM - River Gate
 - EUONYMUS JAPONICUS 'MONESS' - Silver Princess Euonymus
 - GARDENIA JASMINOIDES 'KLEIM'S HARDY' - Kleim's Hardy Gardenia
 - ILEX CRENATA 'CARISSA' - Carissa Holly
 - ILEX GLABRA - Inkberry
 - ILEX VERTICILLATA - Deciduous Holly
 - ILLICIUM PARVIFLORUM - Anise
 - LOROPETALUM CHINENSIS - Loropetalum varieties
 - MUHLENBERGIA CAPILLARIS - Pink Muhly Grass
 - MYRTA CERIFERA - Southern Waxmyrtle
 - PANICUM - Switchgrass
 - ROSA - Drift Rose varieties
- INSTALLATION SIZE WILL VARY:
 LARGE SHRUBS 18"-30"
 SMALL/SPREADING SHRUBS 12"-15"

- PARKING LOT PLANTINGS WILL INCLUDE A SELECTION FROM:
- CANOPY TREES:**
- ACER RUBRUM 'ARMSTRONG' - Armstrong Red Maple
 - ACER RUBRUM 'OCTOBER GLORY' - October Glory Red Maple
 - ULMUS PARVIFOLIA - Chinese Elm
 - ZELKOVA SERRATA 'VILLAGE GREEN' - Village Green Zelkova
- INSTALLATION SIZE WILL BE 2 1/2" CALIBER MIN.
- UNDERSTORY TREES:**
- CERCIS RENIFORMIS 'OKLAHOMA' - Texas White Redbud
 - LAGERSTROEMIA INDICA - Crape Myrtles
- INSTALLATION SIZE WILL BE 6' HT MIN.
- SHRUBS/GROUND COVER:**
- CEPHALOTAXUS HARRINGTONIA - Plum Yew
 - ILEX - Small hollies
 - JUNIPERUS SARGENTII - Low growing Juniper
 - LOROPETALUM CHINENSIS - Loropetalum varieties
 - MUHLENBERGIA CAPILLARIS - Pink Muhly Grass
 - PANICUM VIRGATUM 'SHENANDOAH' - Shenandoah Switchgrass
- INSTALLATION SIZE WILL VARY:
 LARGE SHRUBS 18"-30"
 SMALL/SPREADING SHRUBS 12"-15"



Coulter
Jewell
Thames

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

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1285
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104



Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707
Town of Chapel Hill Planning Jurisdiction
Durham County, North Carolina

PIN: 0709-03-04-0858

PRELIMINARY - NOT FOR CONSTRUCTION

Job Number: 1337

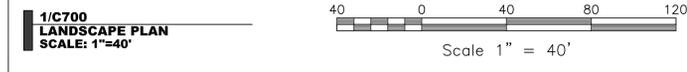
| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1.7-21-17 |

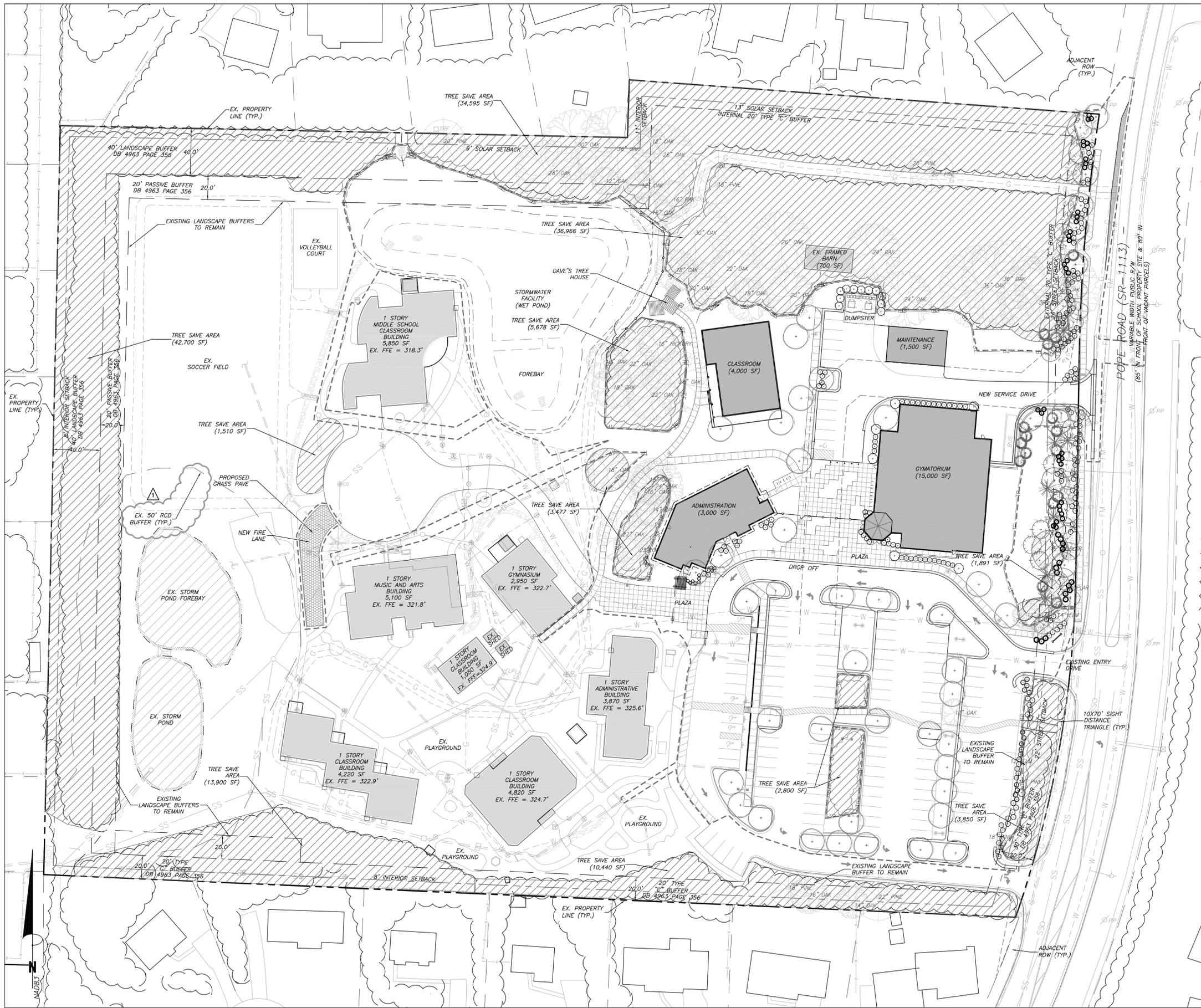
SPECIAL USE PERMIT

Sheet Title:

landscape plan

Sheet Number
C700





LOT SIZE: 574,167 SF / 13.18 AC

Less Storm Easement of 74,353 SF
 Less Water Easements of 27,529 SF
 Less Gas Easement of 10,780 SF
 Less Sewer Easement of 376 SF
 Less Active Recreation of 41,594 SF

NET SITE SIZE = 419,535 SF

REQUIRED TREE COVERAGES
 = 40% of NET SITE AREA
 = 167,814 SF

EXISTING TREE COVERAGE TO REMAIN:
 142,493 SF

PROPOSED TREES TO BE INSTALLED:
 Street Buffer: 9 2.5" cal trees x 500 sf = 4,500 sf
 Parking Lot: 14 2.5" cal trees x 500 sf = 7,000 sf
 Site Trees: 24 2.5" cal trees x 500 sf = 12,000 sf
 Total Credit for Tree Installation: 23,500 sf

PROVIDED TREE COVERAGE:
 Existing Trees To Remain: 142,493 SF
 Tree Replacement: 23,500 SF

TOTAL TREE COVERAGE PROVIDED: 165,993 SF

**2/C700
TREE SAVE CALCULATIONS**

LANDSCAPE BUFFER PLANTINGS WILL INCLUDE A SELECTION FROM:

CANOPY TREES:
 INSTALLATION SIZE WILL BE 2.5" CAL. MIN.

EVERGREEN TREE:
 INSTALLATION SIZE BE 8' HEIGHT, 2.5" CAL. MIN.

**3/C700
PROPOSED PLANT LEGEND**



**Coulter
Jewell
Thames**

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

NC BOARD OF EXAMINERS FOR
 ENGINEERS AND SURVEYORS
 LIC # C-1289
 NC BOARD OF LANDSCAPE
 ARCHITECTS LIC # C-104



Project:
**MONTESSORI
COMMUNITY
SCHOOL
CAMPUS
EXPANSION**

4512 Pope Rd.
 Durham, NC 27707

Town of Chapel Hill
 Planning Jurisdiction

Durham County,
 North Carolina

PIN:
 0709-03-04-0858

PRELIMINARY- NOT
 FOR CONSTRUCTION

Job Number: 1337

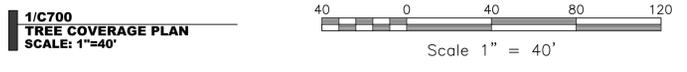
| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1. 7-21-17 |

SPECIAL USE PERMIT

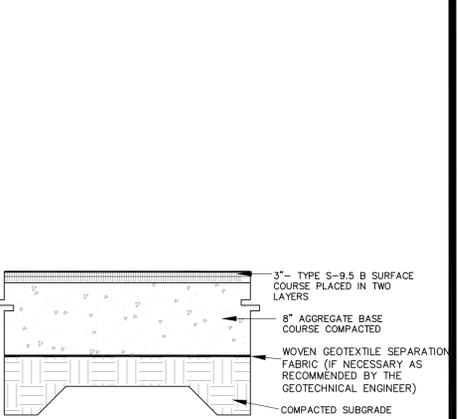
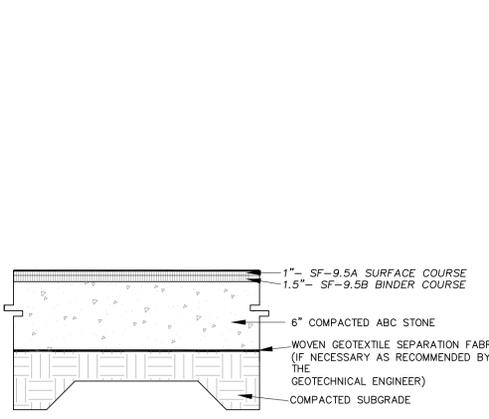
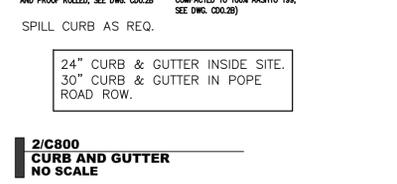
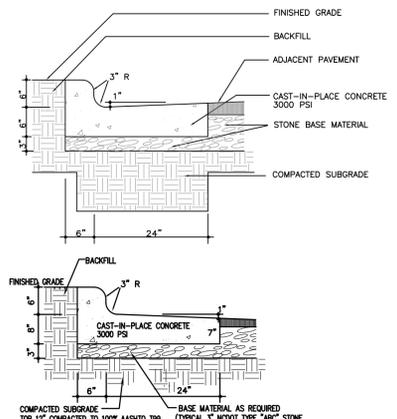
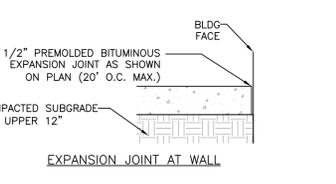
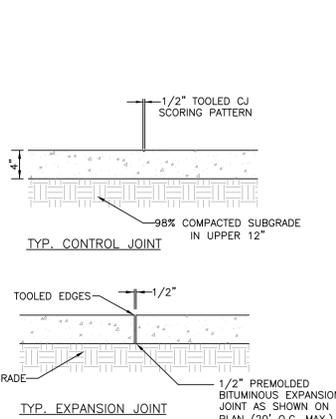
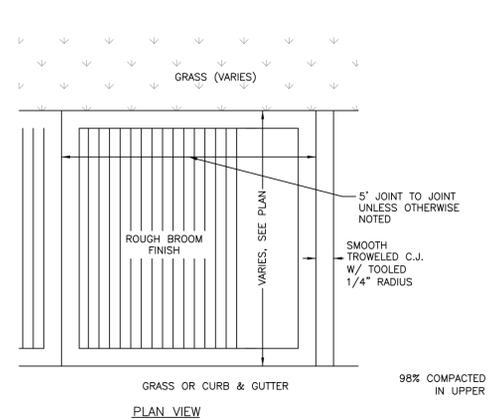
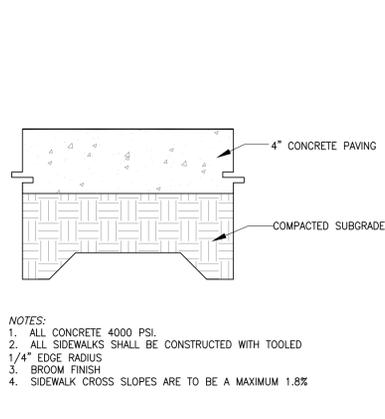
Sheet Title:

tree coverage
 plan

Sheet Number
C701



**1/C700
TREE COVERAGE PLAN**
 SCALE: 1"=40"

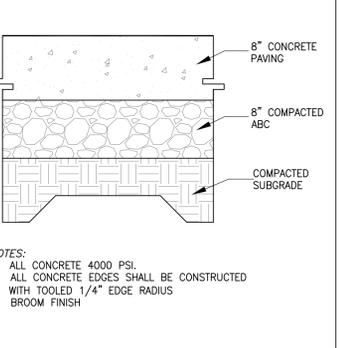


1/C800
CONCRETE SIDEWALK
NO SCALE

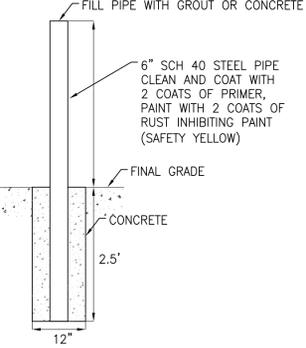
2/C800
CURB AND GUTTER
NO SCALE

3/C800
LIGHT DUTY ASPHALT PAVING
NO SCALE

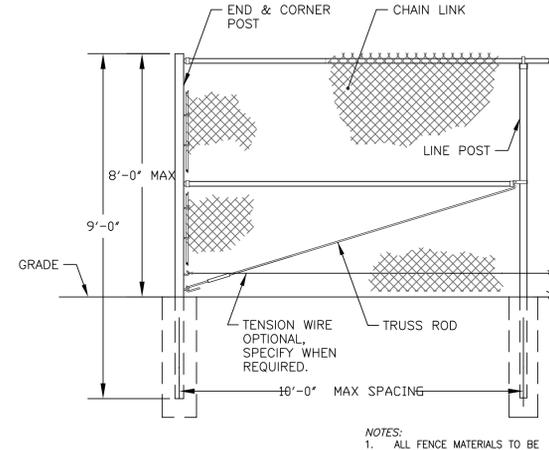
4/C800
HEAVY DUTY ASPHALT PAVING
NO SCALE



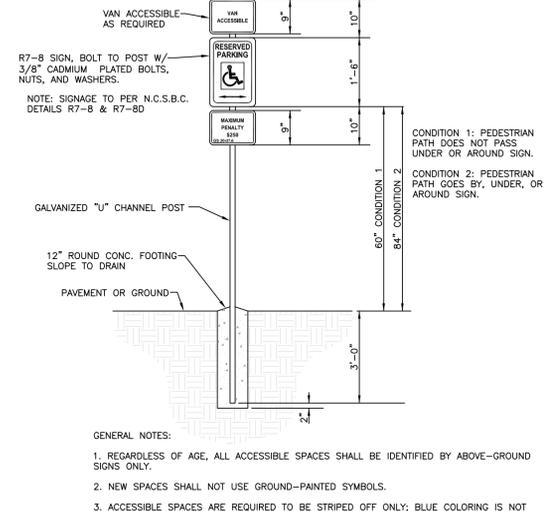
VEHICULAR CONCRETE PAVING
NO SCALE



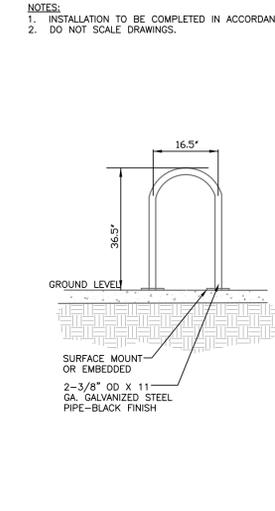
5/C800
6" BOLLARD
NO SCALE



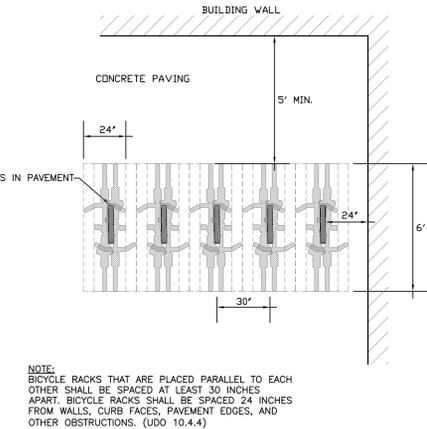
6/C800
CHAIN LINK FENCE
NO SCALE



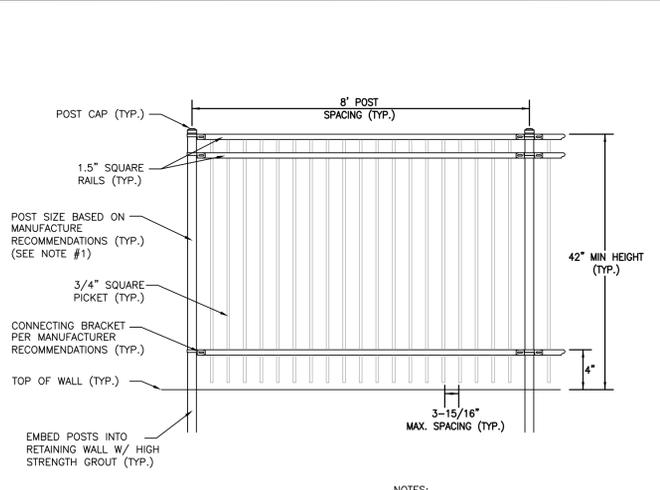
7/C800
ADA SIGNAGE
NO SCALE



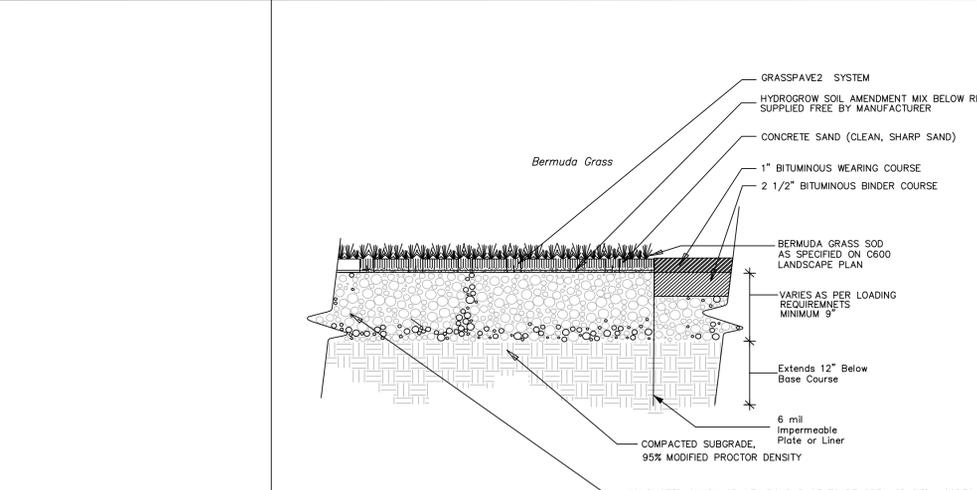
8/C800
BICYCLE RACK
NO SCALE



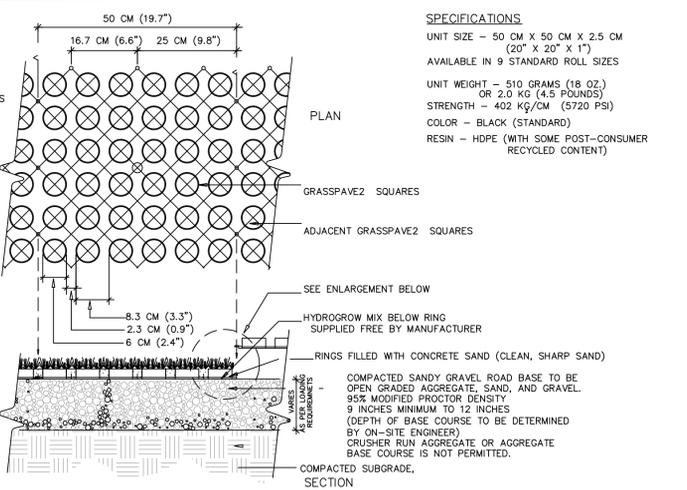
9/C800
ALUMINUM PICKET FENCE
NO SCALE



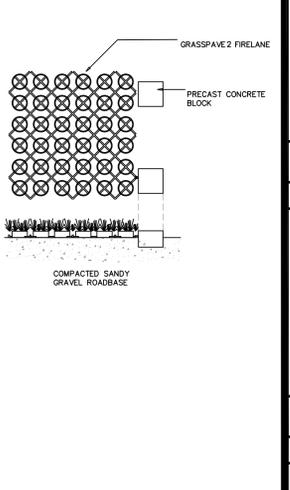
9/C800
ALUMINUM PICKET FENCE
NO SCALE



10/C800
GRASS PAVE
NO SCALE



11/C800
GRASSPAVE2
NO SCALE



12/C800
GRASSPAVE2
NO SCALE

Coulter Jewell Thames

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

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1289
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

7.21.2017

Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill Planning Jurisdiction

Durham County, North Carolina

PIN: 0709-03-04-0858

PRELIMINARY - NOT FOR CONSTRUCTION

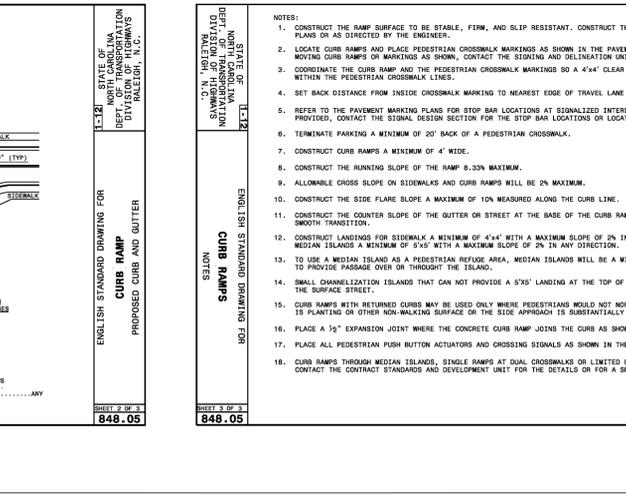
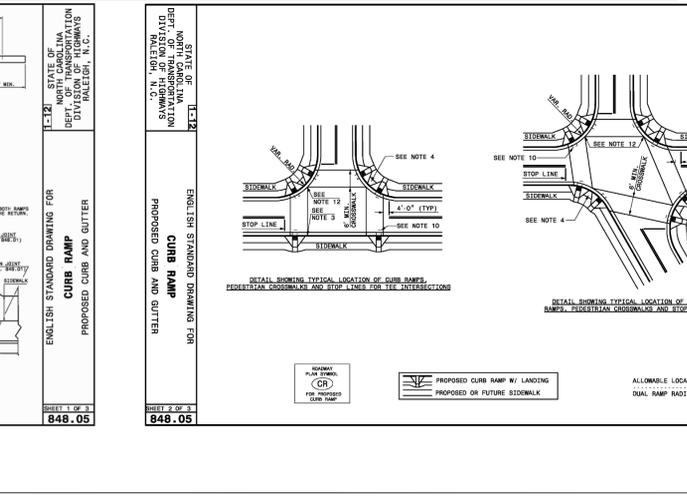
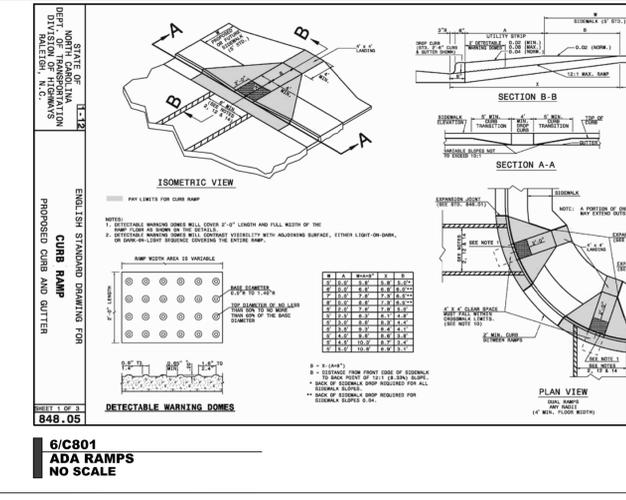
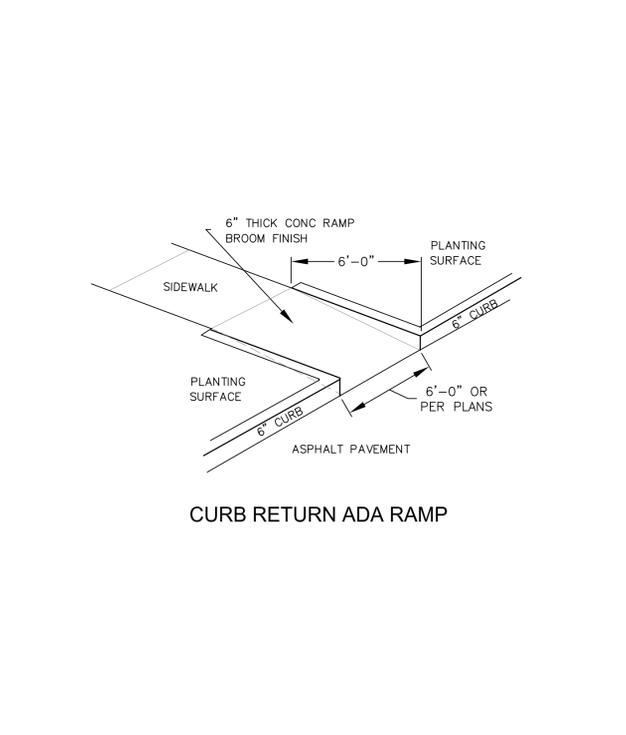
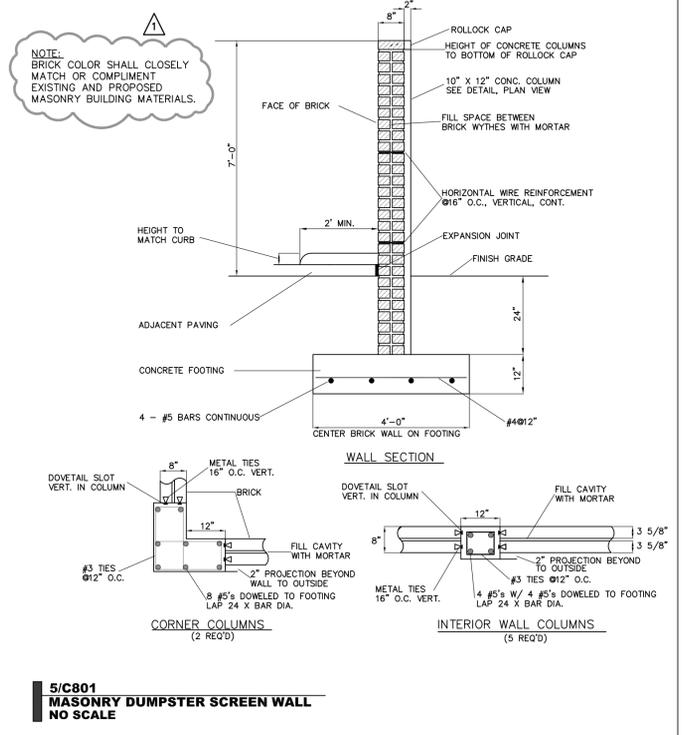
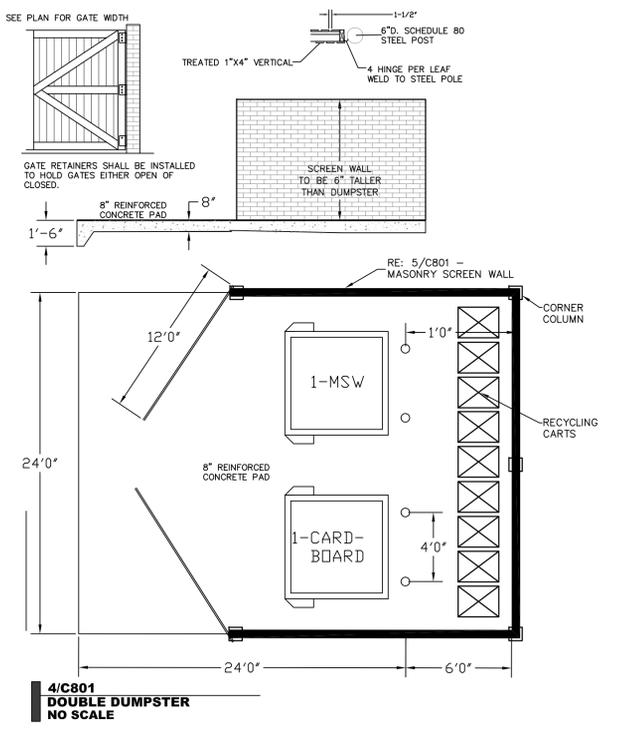
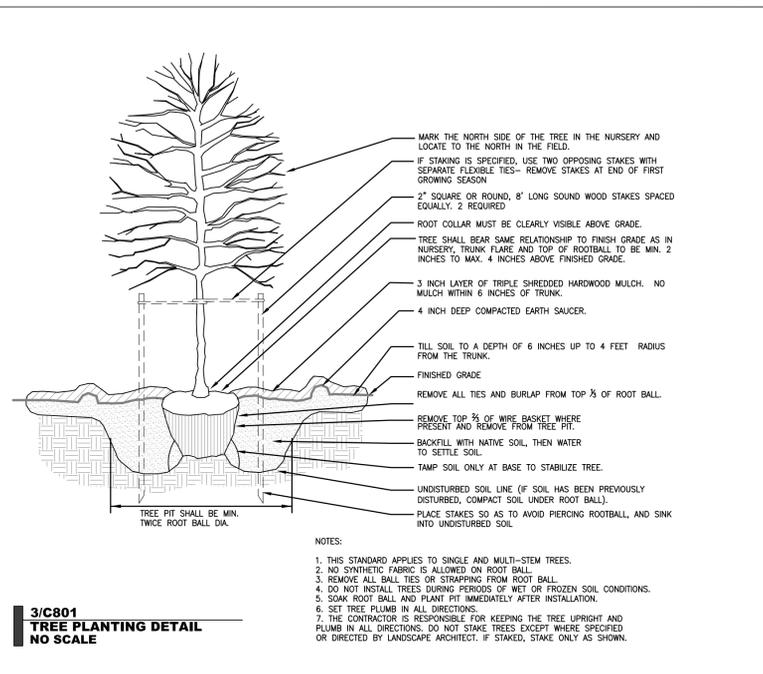
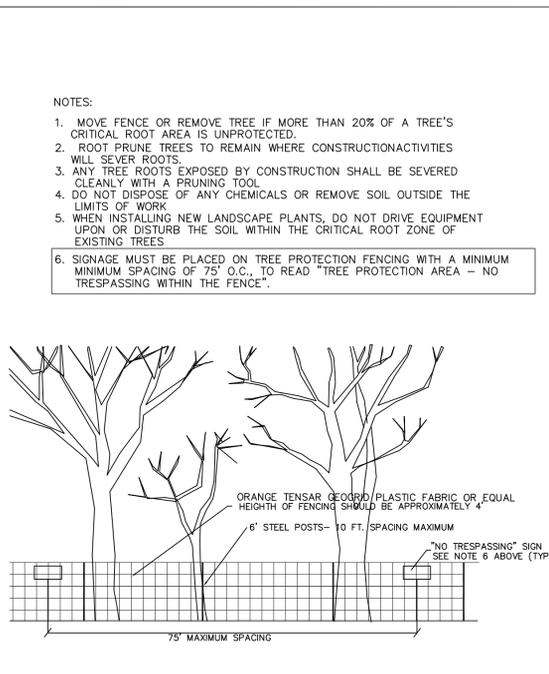
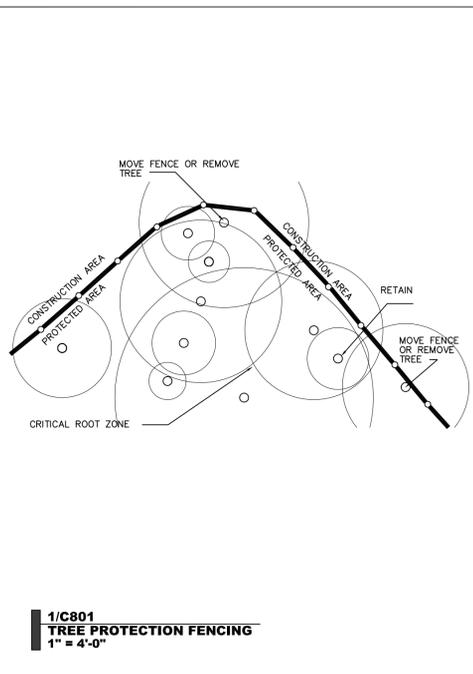
Job Number: 1337

Drawn: WLR, MTC, EDM, TRM
Checked: PBR, AJP
Date: 2-23-2017
Revisions: 1. 7-21-17

SPECIAL USE PERMIT

Sheet Title:
site details

Sheet Number
C800



11/C801: PRELIMINARY - NOT FOR CONSTRUCTION

Project: **MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION**

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill
Planning Jurisdiction

Durham County,
North Carolina

PIN:
0709-03-04-0858

Job Number: 1337

Drawn: WLR, MTC, EDM, TRM
Checked: PBR, AJP
Date: 2-23-2017
Revisions: 1.7-21-17

SPECIAL USE PERMIT

Sheet Title:
site details

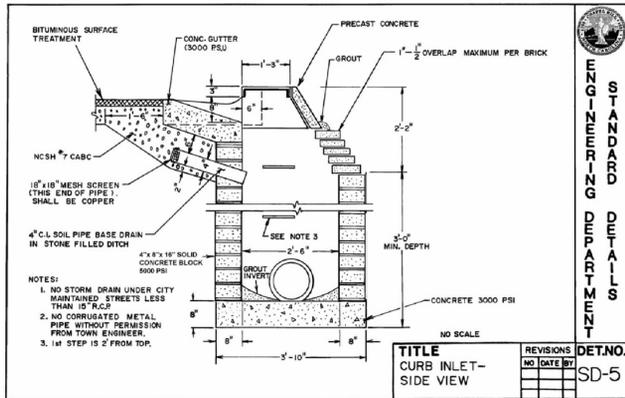
Sheet Number:
C801

Coulter Jewell Thames, Inc.

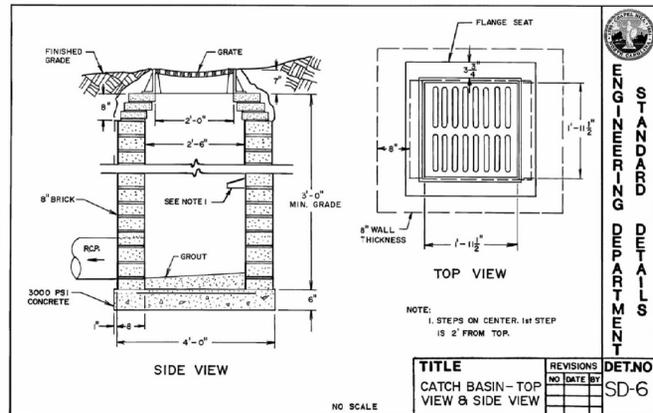
ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE

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

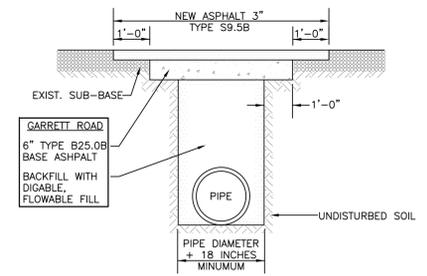
NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
LIC # C-1289
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104



1/C802
CURB INLET
NO SCALE

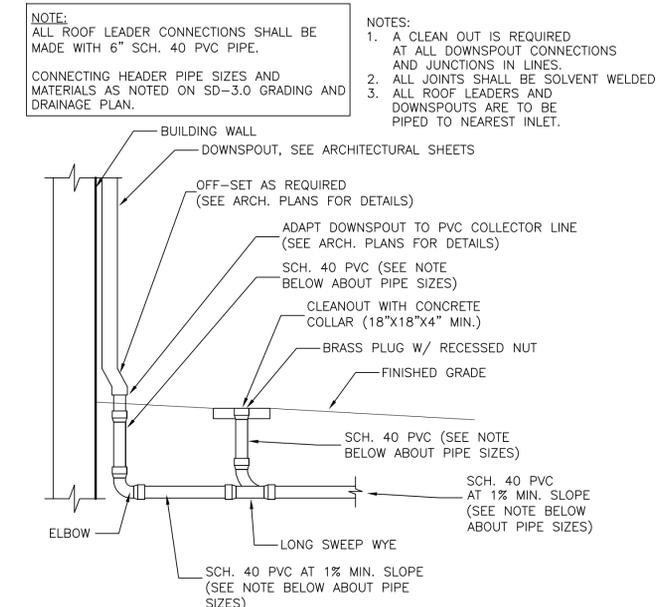


2/C802
DROP INLET
NO SCALE

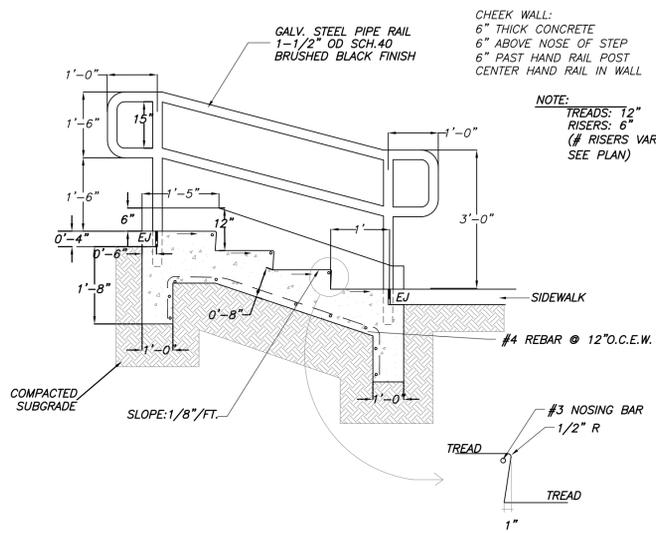


- NOTES:
1. SAW CUT EDGES MUST BE STRAIGHT AND CLEAN.
 2. PATCHES MUST BE REGULAR, SQUARE, OR RECTANGULAR (4 STRAIGHT EDGES).
 3. FINAL SURFACE COURSE MUST BE FLUSH WITH THE EDGE OF EXISTING PAVEMENT, VERTICALLY AND HORIZONTALLY, WITH NO SPILLOVER OF ASPHALT OR TACK COAT.
 4. CARE MUST BE TAKEN NOT TO DAMAGE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENT. IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
 5. ALL STRIPING IMPACTED BY REPAIRS MUST BE REPLACED.
 6. PROPER TRAFFIC CONTROL AND PLATING OF THE ROAD DURING CURE TIME FOR FLOWABLE FILL MUST BE CONDUCTED APPROPRIATELY.
 7. THE MAXIMUM TIME TO COMPLETE FULL REPAIR SHALL NOT EXCEED 10 WORKING DAYS.

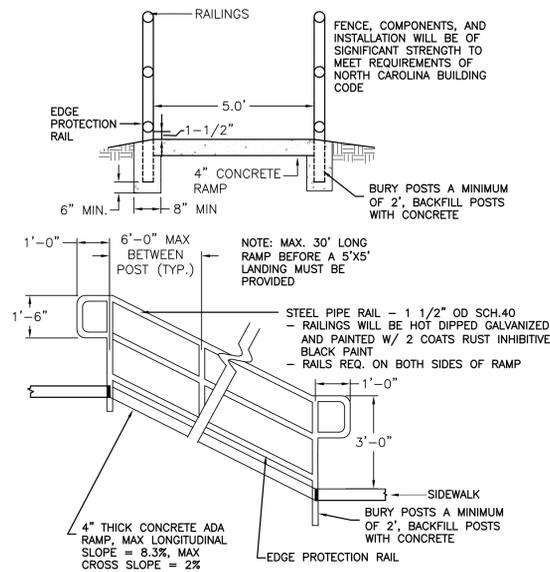
3/C802
OPEN CUT AND REPAIR
NO SCALE



4/C802
ROOF LEADER CONNECTION W/ CLEANOUT
NO SCALE



5/C802
CONCRETE STEP DETAIL (TYPICAL NUMBER OF RISERS VARIES)
NO SCALE



6/C802
ADA RAMP W/ HANDRAIL
NO SCALE



Coulter Jewell Thames
ARCHITECTS

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

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
LIC # C-1289
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104



Project:
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707
Town of Chapel Hill
Planning Jurisdiction
Durham County,
North Carolina

PIN:
0709-03-04-0858

PRELIMINARY - NOT FOR CONSTRUCTION

Job Number: 1337

| | |
|-----------|--------------------|
| Drawn | WLR, MTC, EDM, TRM |
| Checked | PBR, AJP |
| Date | 2-23-2017 |
| Revisions | 1. 7-21-17 |

SPECIAL USE PERMIT

Sheet Title:

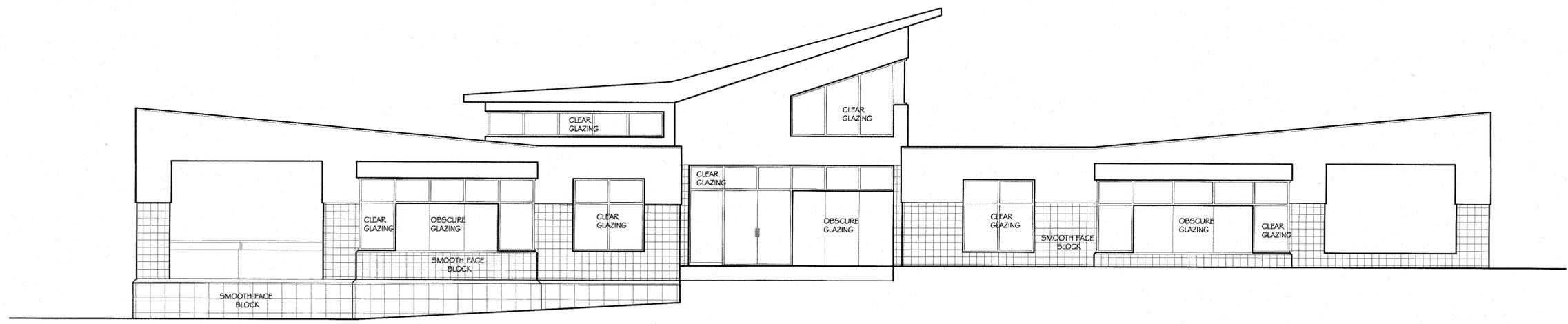
site details

Sheet Number
C802

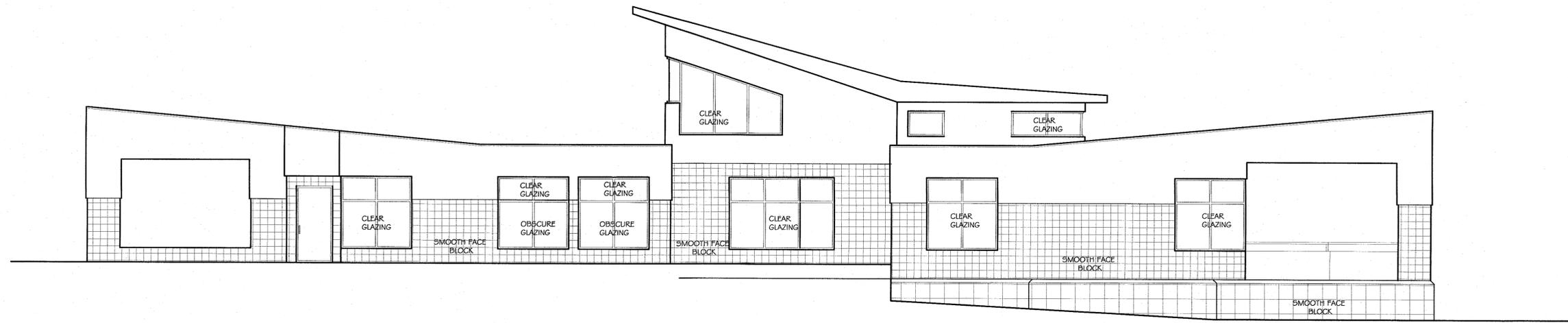
GGA ARCHITECTS
 308 WEST ROSEMARY STREET, SUITE 302
 CHAPEL HILL, NC 27516
 919.929.7595 F.919.987.9636

COULTER JEWELL THAMES
 111 WEST MAIN STREET
 DURHAM, NC 27701
 P 919.682.0368 F.919.688.5646

**MONTESSORI
 COMMUNITY SCHOOL
 4512 POPE ROAD
 DURHAM, N.C. 27707**



EAST ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0"

| ISSUE/REVISION | DATE | NO. |
|----------------|------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COPYRIGHT © 2014, GGA ARCHITECTS
 ALL RIGHTS RESERVED
 NO PART OF THESE PLANS MAY BE COPIED, REPRODUCED OR REUSED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF GGA ARCHITECTS.

**ADMIN.
 BUILDING**

Project Number:
 Scale: AS NOTED
 Date: 6 FEBRUARY 2014
 Sheet Number:

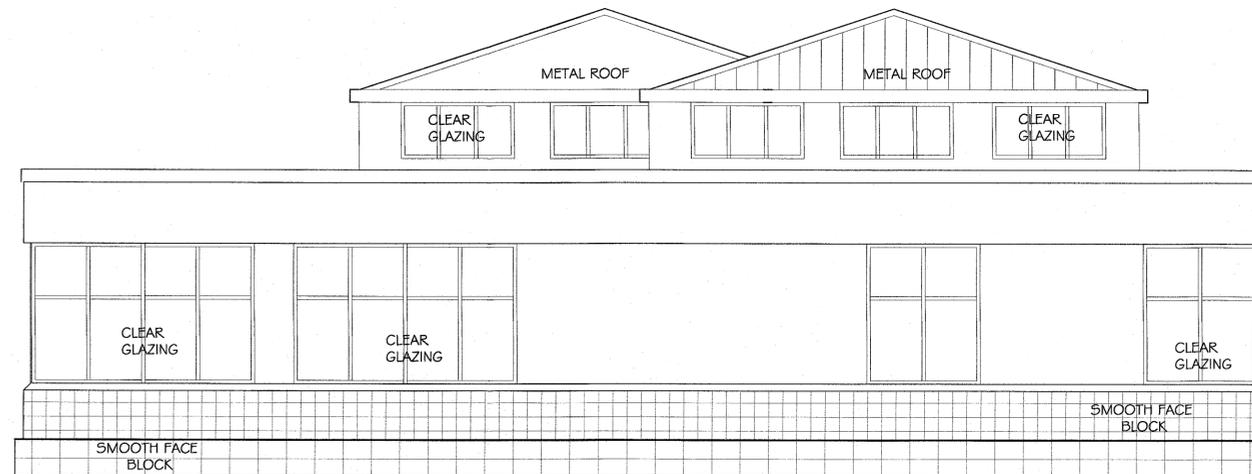
GGA ARCHITECTS
 308 WEST ROSEMARY STREET, SUITE 302
 CHAPEL HILL, NC 27516
 919.929.7595 F.919.967.9636

COULTER JEWELL THAMES
 111 WEST MAIN STREET
 DURHAM, NC 27701
 P 919.682.0388 F.919.688.5646

**MONTESSORI
 COMMUNITY SCHOOL**
 4512 POPE ROAD
 DURHAM, N.C. 27707



SOUTH ELEVATION 1/4" = 1'-0"



EAST ELEVATION 1/4" = 1'-0"

| ISSUE/REVISION | DATE | NO. |
|----------------|------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COPYRIGHT © 2014, GGA ARCHITECTS
 ALL RIGHTS RESERVED
 NO PART OF THESE PLANS MAY BE COPIED, REPRODUCED OR REUSED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF GGA ARCHITECTS.

**CLASSROOM
 BUILDING**

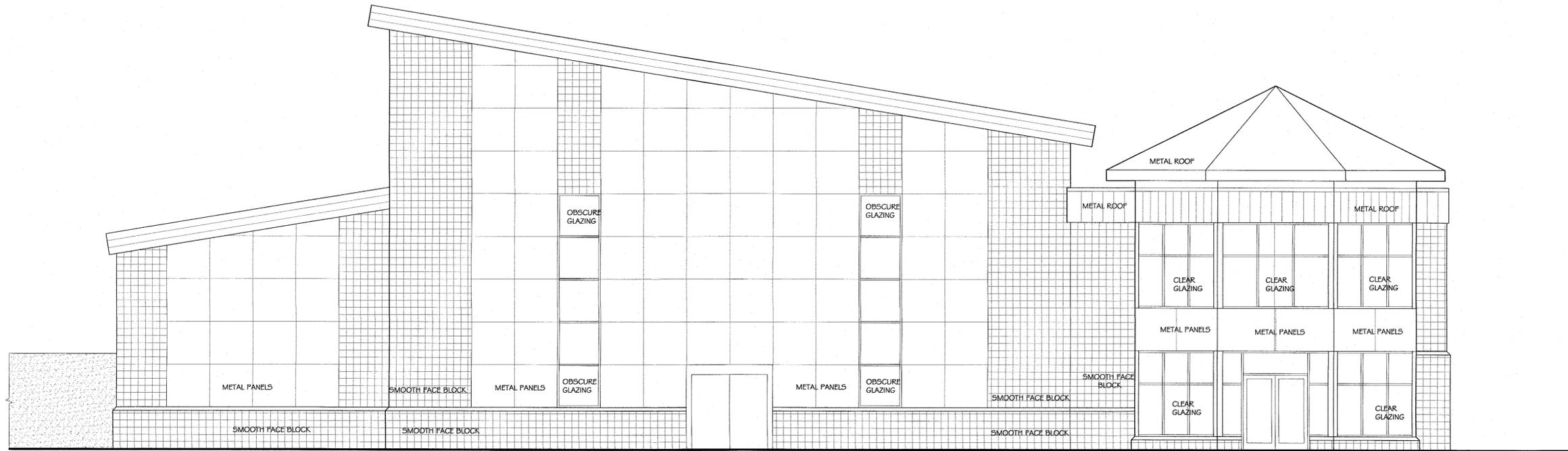
Project Number:
 Scale: AS NOTED
 Date: 6 FEBRUARY 2010 14
 Sheet Number:

GGA ARCHITECTS
 308 WEST ROSEMARY STREET, SUITE 302
 CHAPEL HILL, NC 27516
 919.929.7595 F.919.967.9636

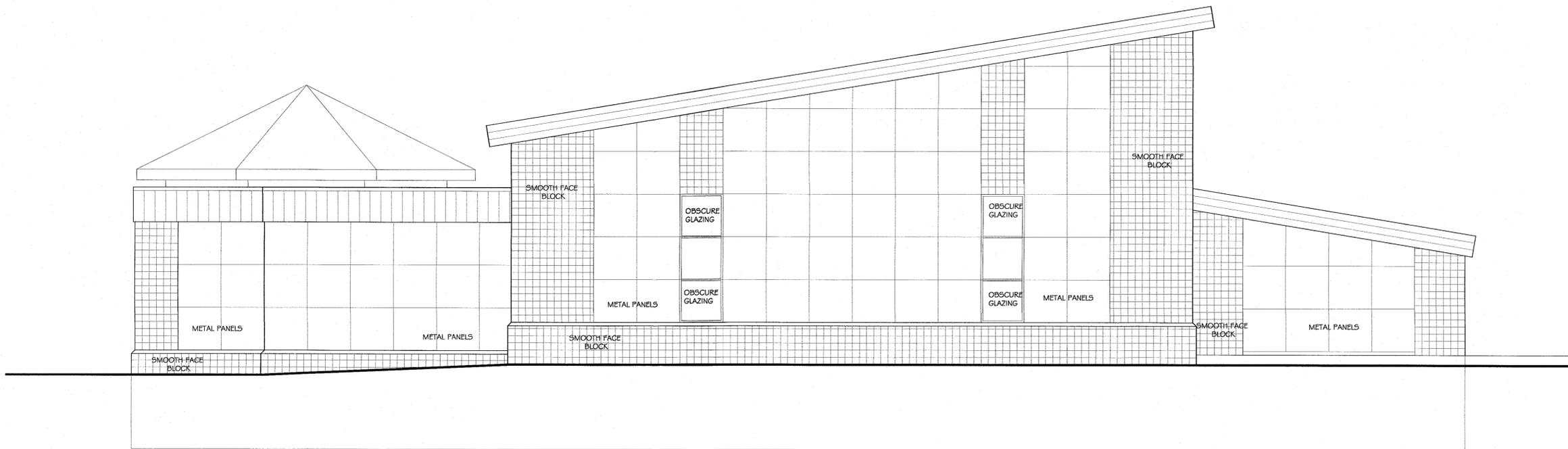
COULTER JEWELL THAMES

111 WEST MAIN STREET
 DURHAM, NC 27701
 P 919.682.0368 F.919.688.5646

MONTESSORI
 COMMUNITY SCHOOL
 4512 POPE ROAD
 DURHAM, N.C. 27707



WEST ELEVATION 3/16" = 1'-0"



EAST ELEVATION 3/16" = 1'-0"

| ISSUE/REVISION | DATE | NO. |
|----------------|------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COPYRIGHT © 2014, GGA ARCHITECTS
 ALL RIGHTS RESERVED
 NO PART OF THESE PLANS MAY BE COPIED, REPRODUCED OR REUSED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF GGA ARCHITECTS.

GYM E & W ELEVATIONS

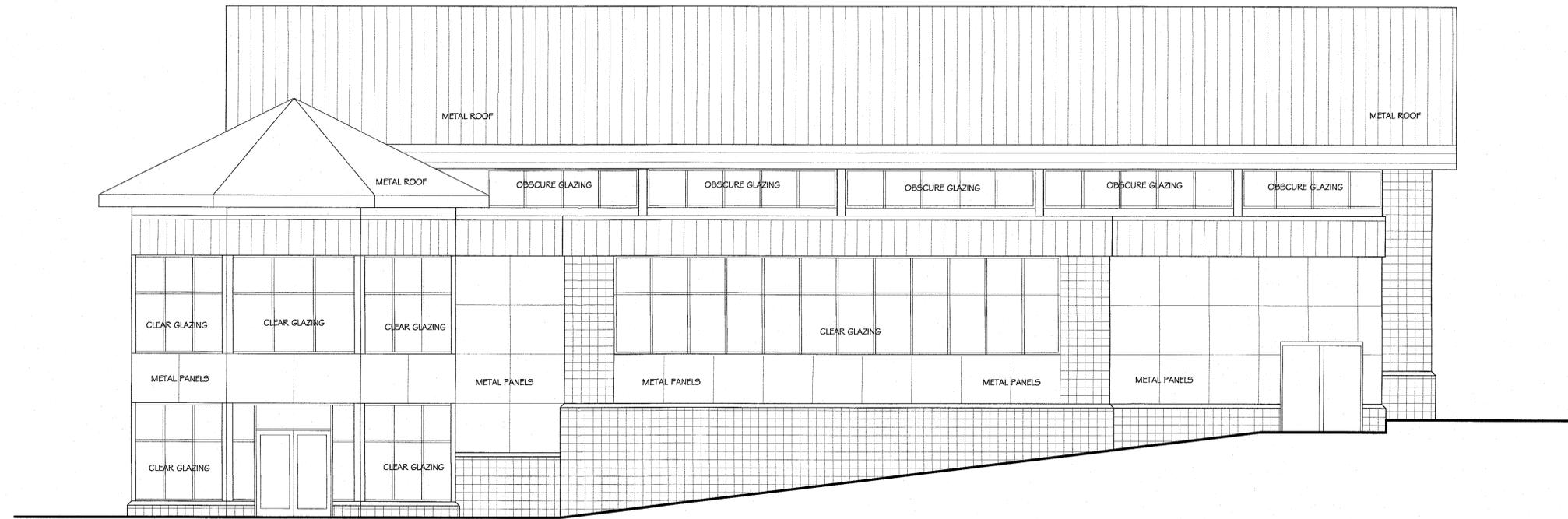
Project Number:
 Scale: AS NOTED
 Date: 6/FEBRUARY 2017 4
 Sheet Number:

GGA ARCHITECTS
 308 WEST ROSEMARY STREET, SUITE 302
 CHAPEL HILL, NC 27516
 P 919.929.7595 F.919.967.9636

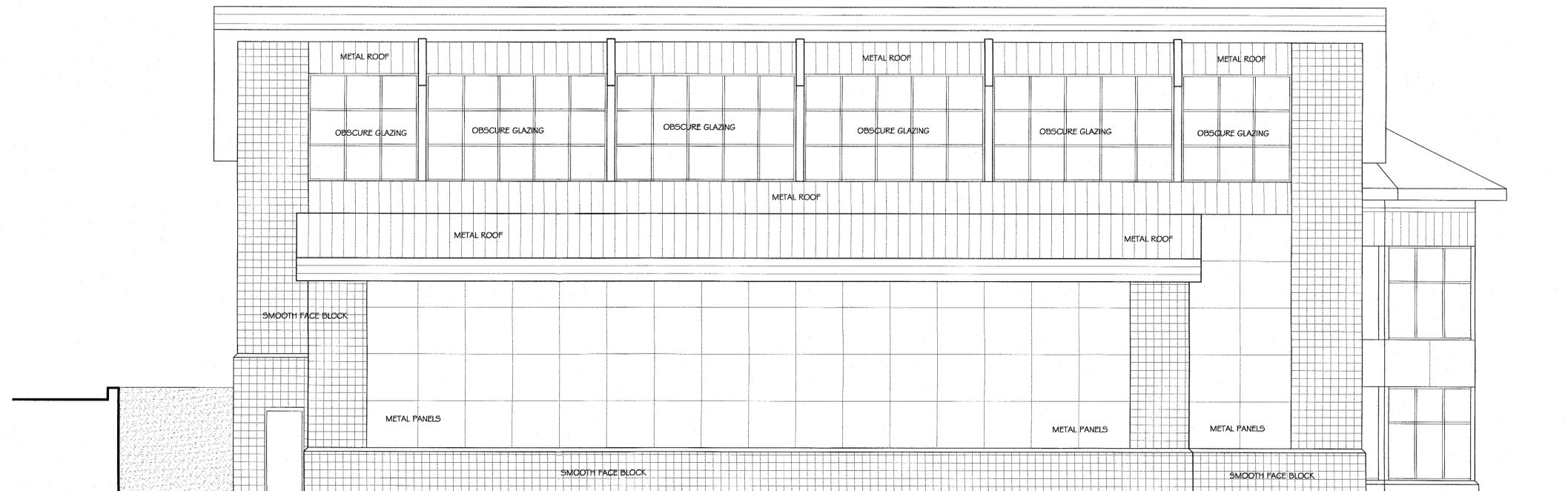
COULTER JEWELL THAMES

111 WEST MAIN STREET
 DURHAM, NC 27701
 P 919.682.0368 F.919.688.5646

**MONTESSORI
 COMMUNITY SCHOOL
 4512 POPE ROAD
 DURHAM, N.C. 27707**



SOUTH ELEVATION 3/16" = 1'-0"



NORTH ELEVATION 3/16" = 1'-0"

| ISSUE/REVISION | DATE | NO. |
|----------------|------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COPYRIGHT © 2014, GGA ARCHITECTS
 ALL RIGHTS RESERVED
 NO PART OF THESE PLANS MAY BE COPIED, REPRODUCED OR REUSED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF GGA ARCHITECTS.

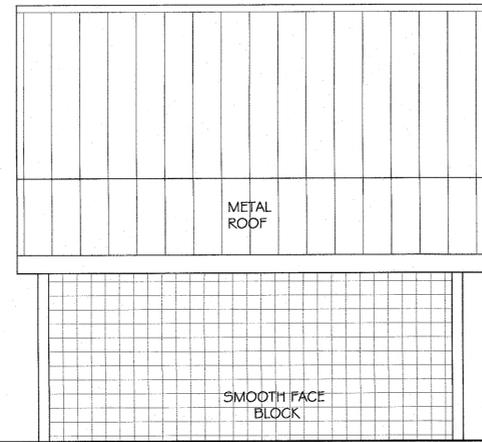
**GYM N & S
 ELEVATIONS**

Project Number:
 Scale: AS NOTED
 Date: 6 FEBRUARY 2017
 Sheet Number:

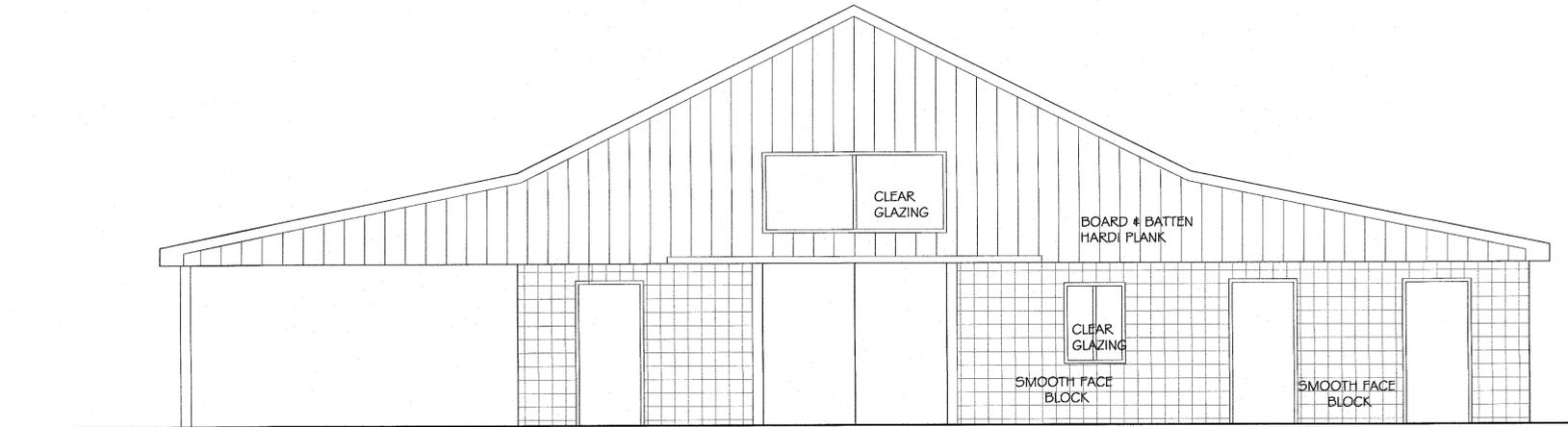
GGA ARCHITECTS
 308 WEST ROSEMARY STREET, SUITE 302
 CHAPEL HILL, NC 27516
 919.929.7595 F.919.967.9636

COULTER JEWELL THAMES
 111 WEST MAIN STREET
 DURHAM, NC 27701
 P 919.682.0368 F.919.688.5646

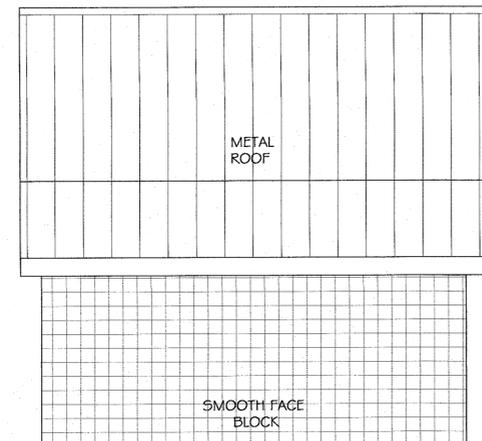
MONTESSORI
 COMMUNITY SCHOOL
 4512 POPE ROAD
 DURHAM, N.C. 27707



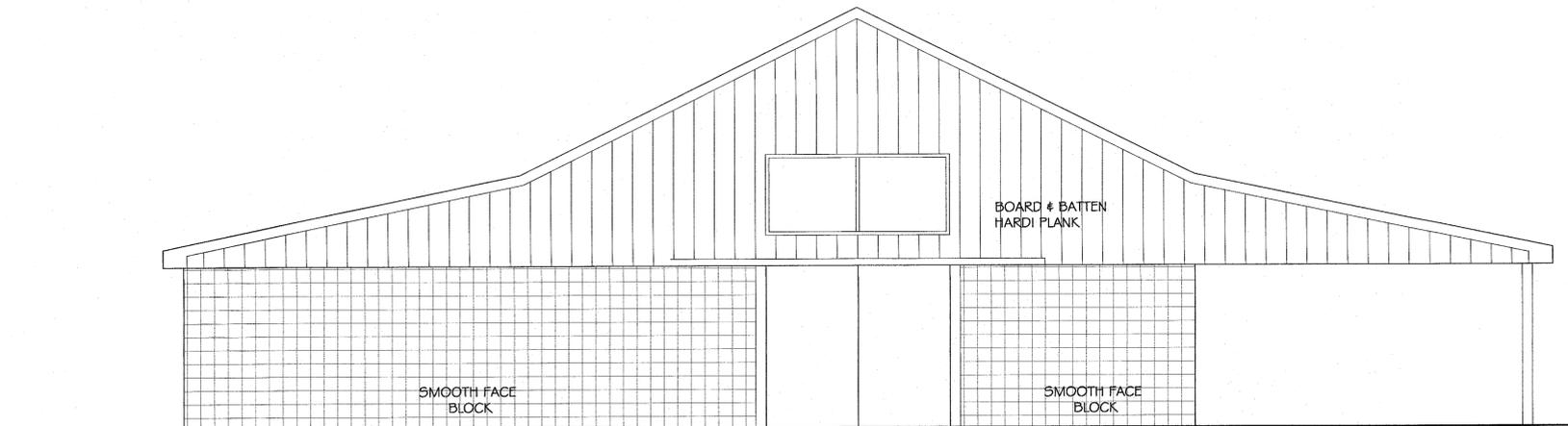
EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"



NORTH ELEVATION 1/4" = 1'-0"

| ISSUE/REVISION | DATE | NO. |
|----------------|------|-----|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COPYRIGHT © 2014, GGA ARCHITECTS
 ALL RIGHTS RESERVED
 NO PART OF THESE PLANS MAY BE COPIED, REPRODUCED OR REUSED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF GGA ARCHITECTS.

**MAINTENANCE
 BUILDING**

Project Number:
 Scale: AS NOTED
 Date: 08 FEBRUARY 2017
 Sheet Number: