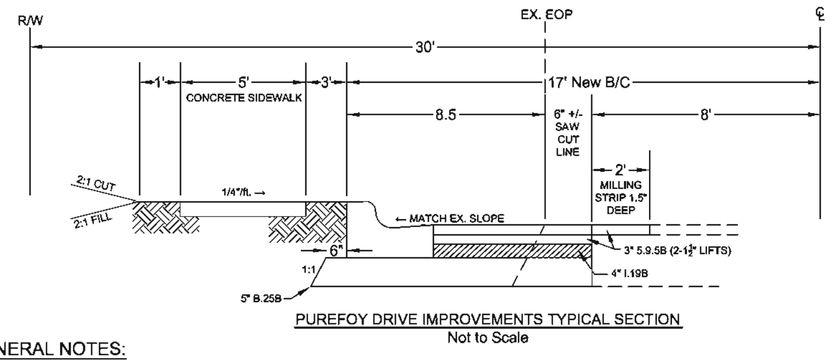
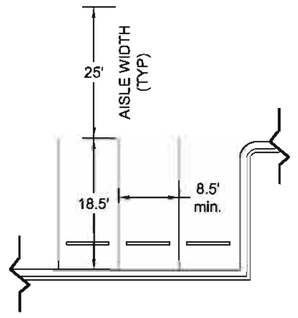


PUREFOY DRIVE IMPROVEMENTS TYPICAL SECTION
Not to Scale



TYPICAL PARKING SPACE DETAIL
Not to Scale

VEHICULAR PARKING

REGULAR SPACES:	316
ACCESSIBLE:	27
TOTAL:	343
(REQUIRED:	317)

BICYCLE PARKING

CLASS I:	100
CLASS II:	64 *
TOTAL:	164
(REQUIRED:	157)

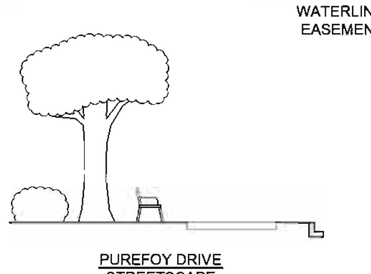
* 32 U-RACKS (Each accommodates two bicycles)

- CLASS I = Locker, individually locked enclosure or supervised area within building.
- CLASS 2 = Outdoor stationary rack to which bike is secured.

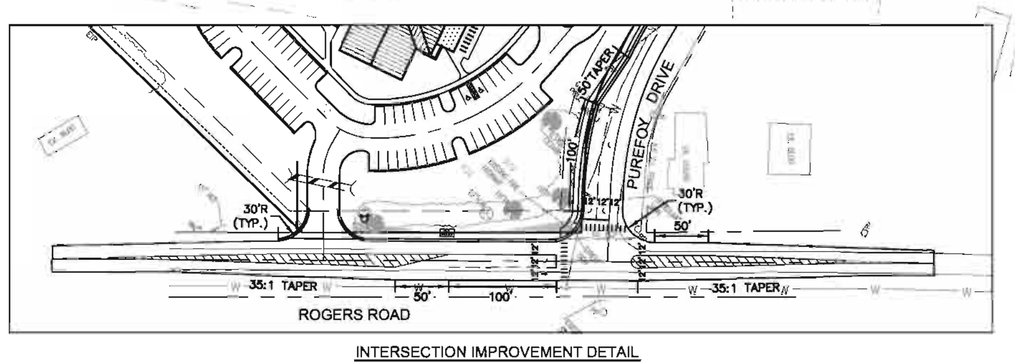
Land Area Distribution:	SF	Acres
Area within RCD	262,777	6.03
Area in R-5 (Remaining in GLA including CSA)	645,557	14.82
Total: Gross Land Area	908,334	20.85
Land Disturbance	**SF**	**Acres**
Area of Land Disturbance	626,697	14.39
Area of Land Disturbance within RCD	62,459	1.43
Total Area of Land Disturbance within Jordan Buffer	10,675	0.25
Impervious Areas:	**SF**	**Acres**
Impervious Surface Area (ISA)	335,300	7.70
Impervious Surface Ratio: (ISA/GLA), %		36.9%
Recreational Space:	**SF**	**Acres**
Recreational Space Provided:	20,328	0.46
Recreational Space Required:	19,289	0.44

GENERAL NOTES:

1. Garbage and recycling dumpster pads with enclosures shall be installed for church, senior housing and affordable housing. Cottage homes shall be served by roll carts. All per Orange County solid waste standards.
2. By Orange Co. ordinance clean wood waste, scrap metal & corrugated cardboard, all present in construction waste, must be recycled.
3. By Orange Co. ordinance, all haulers of construction waste must be properly licensed.
4. After installation of tree protection fence and prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with the County's Erosion Control and Solid Waste staff. This may be the same meeting held with other development officials.
5. All construction shall be in accordance with OWASA, Town of Chapel Hill, Orange County and NCDOT latest standards and specifications.
6. See Sheet C-1 for adjacent land uses.
7. For details see Sheets C-9 to C-12
8. For final grades see Sheet C-5
9. See Sheet C-7, Erosion Control Plan, for tree protection fencing, silt fencing and land disturbance limits
10. Cemetery internment not permitted within 20 feet of an adjacent lot line.
11. Prior to submittal of a Zoning Compliance Permit, RCD Encroachments will be required for proposed site work, including but not limited to grading Road D, the driveway crossing to memorial garden, and stormwater facilities, including culverts.
12. During demolition and/or construction, all aspects of the NC Fire Prevention Code (Chapter 14) shall be followed. The owner/developer shall designate one person to be the Fire Prevention Program Superintendent who shall be responsible for enforcing the NC Fire Prevention Code (Chapter 14) and the on-site fire prevention program and ensure that it is carried out through completion of the project. This shall include: temporary standpipes for buildings 4 stories in height and above once construction reached the fourth level. Fencing around project to include access gates with a 20 foot swing or slide motion. Any areas which will be inaccessible for firefighting or rescue operations, emergency access designation for apparatus.



PUREFOY DRIVE
STREETSCAPE
Not to Scale



INTERSECTION IMPROVEMENT DETAIL
Not to Scale

Legend

- Project Boundary
- Existing Property Line
- Right-of-Way Line
- Building Setback
- Silt Fence/Limits of Disturbance
- Tree Protection Fence/Limits of Disturbance
- Landscape Buffer
- RCD Line
- Treeline to Remain
- Accessible Space
- Bicycle Rack
- New Sewer Manhole
- New Fire Hydrant
- Wetlands
- New Asphalt
- Site Triangle Esmt.

ST PAUL AME CHURCH
DB 434/425
PB 9/36
PIN: 9870-45-9243, 9870-54-3735, 9870-54-0416, 9870-54-4583, 9870-54-5947
TMBL: 7.23.D.10
ZONED: RESIDENTIAL-1 (R-1)
NET AREA= 858,624SQ.FT. (20.4 A)
GROSS AREA= 908,334SQ.FT. (20.8A)

SCALE 1" = 60'

BEFORE YOU DIG! CONTACT ONE-CALL CENTER 1-800-632-4949
ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

MANA
MICHAEL A. NEAL & ASSOCIATES, PLLC
ENGINEERS, SURVEYORS, and PLANNERS
FIRM: P-0396
105 WEST CORBIN ST.
SUITE 201
HILLSBOROUGH, NC 27278
(919) 644-1277
(919) 644-1347 FAX
mneal@maneengineers.com
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 026896 MICHAEL A. NEAL
MICHAEL A. NEAL, PE 026896
PLS# L-2785

ST. PAUL AME CHURCH

101 N. MERRITT MILL ROAD
CHAPEL HILL, NC 27516
PIN #'s: 9870-54-3735, 9870-54-5947, 9870-54-4583, 9870-45-9243, 9870-54-0416

OWNER:

ST. PAUL VILLAGE

PUREFOY DRIVE, CHAPEL HILL, NORTH CAROLINA

SITE PLAN

Date:	06-07-11
Revisions:	
10/26/11 - Comments	
1/10/12 - Comments	
Drawn By:	MHL
Checked By:	MAN
Project No.	256
Sheet:	C4

THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ENGINEER AND/OR SURVEYOR. THESE DRAWINGS HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT PRIOR WRITTEN PERMISSION OF THE ENGINEER AND/OR SURVEYOR. - MICHAEL A. NEAL, PLS, PE (MICHAEL A. NEAL & ASSOCIATES, PLLC)