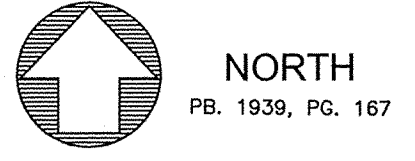


1/C200
SITE PLAN
Scale: 1" = 40'



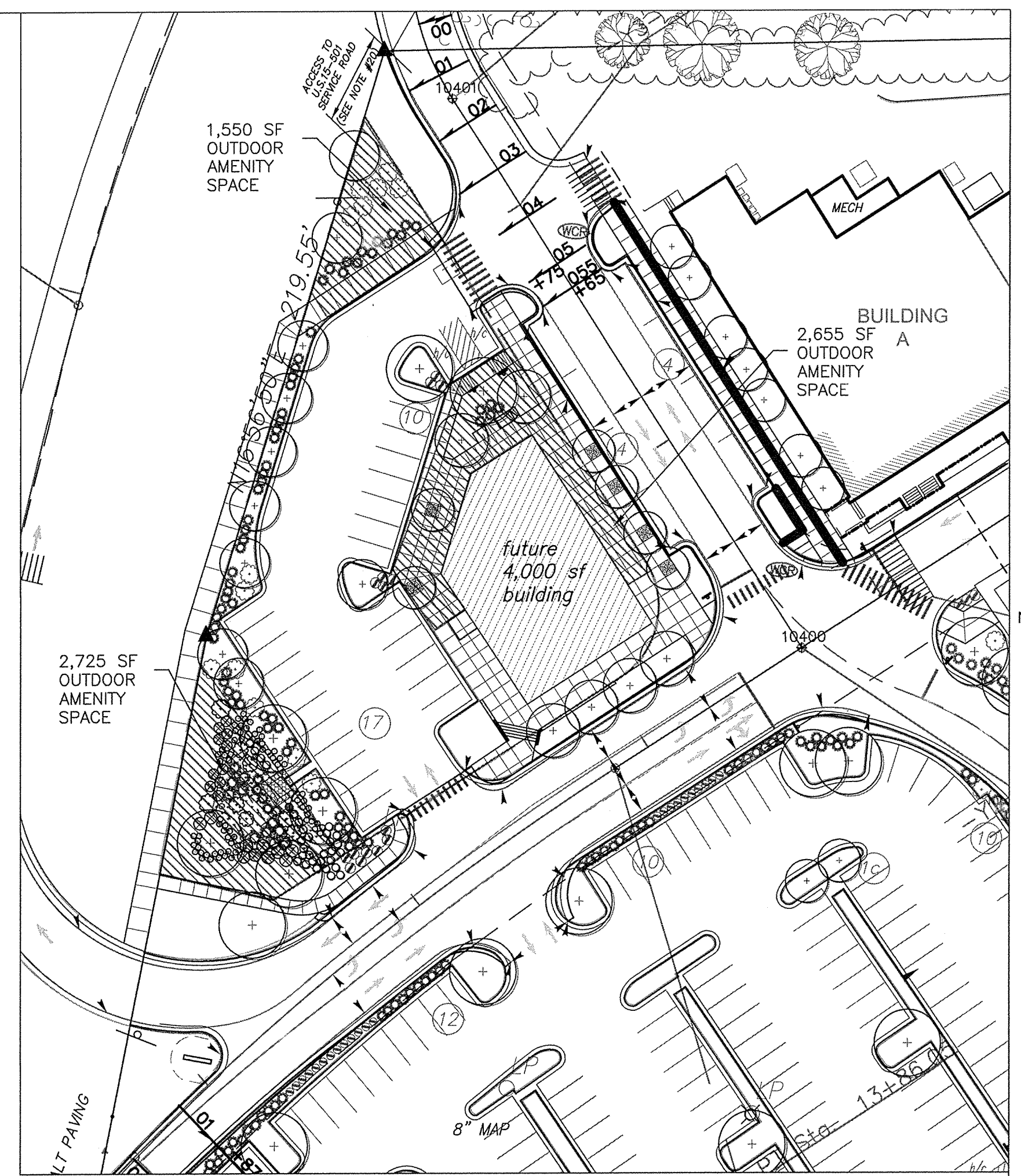
NORTH
PB. 1939, PG. 187
Scale 1" = 40'

LEGEND

---	EXISTING CONTOUR
---	EXISTING STORM LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD UTILITY WIRE
---	EXISTING TREE LINE
---	PROPOSED LIMITS OF DISTURBANCE
---	TREE PROTECTION FENCE
---	PROPOSED CONTOUR

NET OUTBUILDING PROJECT AREA	26,212 SF
GROSS PROJECT AREA	28,833 SF
REQUIRED OUTDOOR AMENITY SPACE 20%	5,766 SF
OUTDOOR AMENITY SPACE PROVIDED	6,930 SF
AMOUNT FOR PAYMENT IN LIEU	NOT REQUIRED

2/C200
OUTDOOR AMENITY CALCULATIONS
Scale: 1" = 40'



CONDITIONS DURING CONSTRUCTION

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR PLACEMENT AND MAINTENANCE OF TEMPORARY REGULATORY SIGNS PRIOR TO OCCUPANCY.
2. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
3. 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. THE APPLICANT SHALL INSPECT EROSION AND SEDIMENT CONTROL DEVICES DAILY, MAKE NECESSARY ADJUSTMENTS TO THE DEVICES AND MAINTAIN INSPECTION LOGS DOCUMENTING INSPECTIONS AND REPAIRS.
4. PRIOR TO ANY LANE CLOSURES, IT WILL BE NECESSARY TO CONTACT ERNIE ROGERS AT 919-968-2833, OF THE CHAPEL HILL ENGINEERING DIVISION, AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.
5. ALL REQUIRED FIRE HYDRANTS MUST BE INSTALLED, ACTIVE, AND ACCESSIBLE FOR THE FIRE DEPARTMENT USE PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIALS ON SITE. FIRE PROTECTION SYSTEMS SHALL BE INSTALLED ACCORDING TO TOWN ORDINANCE, THE NC FIRE CODE, AND NFPA 13.
6. EXISTING IMPROVEMENTS NOT DESIGNATED FOR DEMOLITION (SIDEWALKS, CURB & GUTTER, PAVEMENTS, TREES, PROPERTY CORNERS, ECT) WILL BE PROTECTED DURING CONSTRUCTION. IF DAMAGED BY THE CONTRACTOR, ANY DAMAGE WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
7. ALL DEMOLITION WORK IS TO FOLLOW CHAPTER 14 OF THE NC FIRE PREVENTION CODE. THE GENERAL CONTRACTOR MUST ASSIGN ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
8. DURING CONSTRUCTION, FIRE DEPARTMENT ACCESS MUST BE MAINTAINED AT ALL TIMES. A 20' WIDE GATE MUST BE PROVIDED FOR VEHICULAR ACCESS INTO ANY FENCED AREAS.

CONDITIONS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

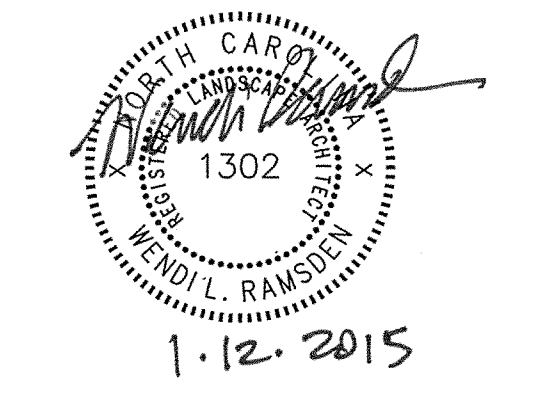
1. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED INFRASTRUCTURE ACCORDING TO AMERICANS WITH DISABILITIES ACT AND ASSOCIATED CODES AND STANDARDS.
2. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, IT WILL BE NECESSARY TO REPAIR ALL DAMAGE FOR WORK IN THE PUBLIC RIGHT-OF-WAY, TO THE SATISFACTION OF THE TOWN, RELATED TO THE CONSTRUCTION OF THIS PROJECT, WHICH MAY INCLUDE PAVEMENT MILLING AND OVERLAY.
3. LANDSCAPING SHALL ADHERE TO THE STANDARDS FOR SECTION 5.9.6 (a-d) OF THE LAND USE MANAGEMENT ORDINANCE.
4. PRIOR TO CERTIFICATE OF OCCUPANCY, THE APPLICANT IS TO DISCUSS SAFETY CONSIDERATIONS WITH THE CHAPEL HILL POLICE DEPARTMENT REGARDING: VISIBILITY AND APPROPRIATE TRIMMING OF LANDSCAPE MATERIALS, LIMITED ACCESS CONTROL INCLUDING PROVISION OF LOCKS AND SAFETY STANDARDS, AND USE OF ALARMS AND CAMERAS AS APPROPRIATE.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, NC FIRE CODE (SECTION 1410.1 REQUIRED ACCESS), VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES INCLUDING VEHICLE ACCESS TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS AND HYDRANTS. VEHICLES ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLES LOADING UNDER ALL WEATHER CONDITIONS.

Coulter Jewell Thames
P.A.

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ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS
LICENSE NO C-1209
NC BOARD OF LANDSCAPE ARCHITECTS
LICENSE NO C-104



FACILITY RENOVATION FOR
RAMS PLAZA OUTPARCEL REDEVELOPMENT

1728 Fordham Boulevard
Chapel Hill, NC

PIN 9799-36-6054
9799-35-1647
9799-36-1179

Owner:
Rams Plaza Associates LLC

NOT ISSUED FOR CONSTRUCTION FORM DISTRICT PERMIT

SHEET NAME:
SITE PLAN

ISSUE DATE: 01.12.2015
REVISION DATE:
CJT PROJECT #: 1458
DRAWN BY: WLR, PBR, MTC
SHEET NUMBER: