PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD, CHAPEL HILL, NC 27514

1ST SITE PLAN SUBMITTAL: OCTOBER 10, 2016

PIN. 9788419609
PID. 8801003

APPLICANT / OWNER

KEN GORFKLE
1436 POINSETT DRIVE
CHAPEL HILL, NC 27717
PHONE: 919-942-1467

CONSULTANTS:

LANDSCAPE ARCHITECT:
COULTER JEWELL THAMES PA
111 WEST MAIN STREET
DURHAM, NC 27701
PHONE: 919-682-0368
CONTACT: ANDREW PORTER

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

ARCHITECT:
TISE-KIESTER ARCHITECTS
119 E. FRANKLIN STREET, SUITE 300
CHAPEL HILL, NC 27514
PHONE: 919-9670158
CONTACT: PHIL KIESTER

PROJECT DATA

PARCEL A:	
SITE ADDRESS:	111 PUREFOY ROAD CHAPEL HILL, NC 27514
OWNER:	KEN GORFKLE
OWNER ADDRESS:	1436 POINSETT DRIVE CHAPEL HILL, NC 27717
PIN:	9788419609
PARCEL ID:	8801003
ACREAGE:	56,805.72 SF / 1.30 AC
PLAT BOOK:	PB3/PG40 ORANGE CO. REG.
EXISTING LAND USE:	MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
EXISTING ZONING:	R-4, MEDIUM DENSITY RESIDENTIAL, 10 UNITS / ACRE
COMP. PLAN LAND USE:	MEDIUM RESIDENTIAL, 4-8 UNITS PER/AC
OVERLAYS:	MASON FARMS/WHITEHEAD CIRCLE NEIGHBORHOOD CONSERVATION DISTRICT PLAN
ADOPTED PLANS:	N/A
TOTAL PROJECT AREA:	NET LAND AREA - 56,805.72 SF / 1.30 AC GROSS LAND AREA - 59,610.72 SF / 1.37 AC
AREA OF DISTURBANCE:	TOTAL DISTURBED AREA = 53,281 SF / 1.22 AC ON-SITE DISTURBED AREA = 45,004 SF / 1.03 AC
RIVER BASIN:	CAPE FEAR RIVER BASIN
WATERSHED OVERLAY:	JORDAN LAKE WATERSHED PROTECTION DISTRICT
DESIGN STANDARDS	
MIN LOT SIZE:	1 ACRE GROSS LAND AREA (NEIGHBORHOOD CONSERVATION DISTRICT)
MAXIMUM DENSITY:	10 DWELLING UNITS
MIN. LOT FRONTAGE:	40'
MIN. LOT WIDTH:	50'
MAX. BUILDING HEIGHT	
PRIMARY:	30' (PER CORRESPONDENCE W/ JUDY JOHNSON)
SECONDARY:	30' (NEIGHBORHOOD CONSERVATION DISTRICT)
BUILDING SETBACKS	
STREET:	50' MIN. (NEIGHBORHOOD CONSERVATION DISTRICT) 42.07' AVERAGE EX. PUREFOY ROAD STREETYARD SETBACK
INTERIOR:	25' MIN. (NEIGHBORHOOD CONSERVATION DISTRICT)
SOLAR:	9' MIN.
EXISTING BLDG. AREA:	EX. BLDG #1 - 2,470 SF
PROPOSED BLDG. AREA:	BLDG #1 - 2,981 GSF (1 UNIT/ 8 BEDROOMS) BLDG #2 - 4,457 GSF (2 UNITS/ 11 BEDROOMS) BLDG #3 - 6,057 GSF (2 UNITS/ 15 BEDROOMS) TOTAL - 13,495 GSF (5 UNITS/ 34 BEDROOMS)
PARKING	
MIN. NUMBER OF SPACES:	2 PER DWELLING UNIT
MAX. NUMBER OF SPACES:	2.50 PER DWELLING UNIT
REQUIRED:	2 X 5 DU = 10 SPACES MIN. / 2.5 X 5 DU = 13 SPACES MAX.
PROVIDED:	13 PARKING SPACES INCLUDING 1 HANDICAP VAN ACCESSIBLE SPACE
MIN. BICYCLE PARKING	
REQUIRED:	1 PER 4 DWELLING UNITS
PROVIDED:	2 BICYCLE PARKING SPACE (CLASS II RACK)
LANDSCAPE BUFFERS	
NORTH	R4-R4 ZONING (CHURCH) - 20' TYPE "C" LANDSCAPE BUFFER SEE NOTE #12, 2/SD-2.0 REGARDING SHARED LANDSCAPE BUFFER
WEST	PUREFOY ROAD (COLLECTOR STREET) - 20' TYPE "C" LANDSCAPE BUFFER
SOUTH	R4-R4/R-LD1 ZONING - 10' TYPE "B" LANDSCAPE BUFFER
EAST	R4-R-LD1 ZONING - 10' TYPE "B" LANDSCAPE BUFFER
TREE PROTECTION	
RE:SD-7.0 LANDSCAPE PLAN	
IMPERVIOUS SURFACE	
EXISTING:	5,746 SF / 0.13 AC (10.1% OF SITE)
PROPOSED:	18,942 SF / 0.43 AC (33.3% OF SITE)
RECREATION AREA AND RECREATION SPACE	
MIN. RECREATION AREA:	NONE REQUIRED PER PRE SUBMITTAL MEETING
MIN. RECREATION SPACE:	(R-4 ZONING) 0.039 X 59,610.72 SF (GROSS) = 2,325 SF REQUIRED
PROVIDED:	0 SF, APPLICANT REQUESTING PAYMENT-IN-LIEU

PROJECT NOTES

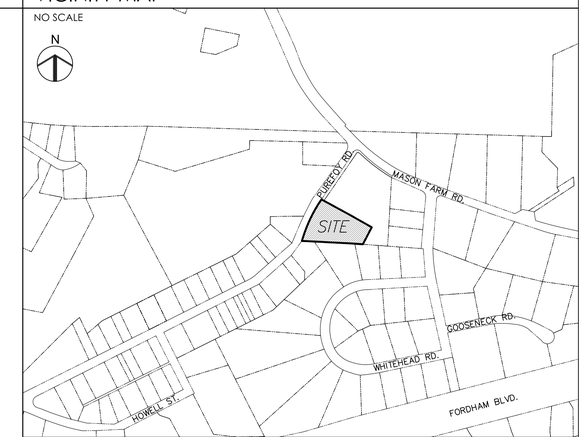
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HOLLAND LAND SURVEYING, MAY 2016.

RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION: NO FLOODPLAIN AS PER REVISED PRELIMINARY FEMA MAP NUMBER 3710978800K (REVISION DATE: AUGUST 30, 2013).
STEEP SLOPE PROTECTION: SEE STEEP SLOPES ON SD-1.0 EXISTING CONDITIONS PLAN.
WETLANDS PROTECTION: THERE ARE NO WETLANDS ON THIS SITE.
STREAM BUFFERS: THERE ARE NO STREAM BUFFERS ON THIS SITE.

VICINITY MAP

NO SCALE



LIST OF SHEETS

SD-0.0	COVER SHEET
SD-0.1	AREA MAP
SD-1.0	EXISTING CONDITIONS/DEMOLITION PLAN
SD-2.0	SITE LAYOUT PLAN
SD-3.0	GRADING AND STORMWATER DRAINAGE PLAN
SD-3.1	STORMWATER DETAILS
SD-4.0	EROSION CONTROL PLAN
SD-5.0	UTILITY PLAN
SD-6.0	SITE LIGHTING PLAN
SD-7.0	LANDSCAPE PLAN
SD-8.0	SITE DETAILS
SD-8.1	EROSION CONTROL DETAILS
SD-8.2	UTILITY DETAILS
A4.11	BUILDING 1 ELEVATIONS
A4.12	BUILDING 1 ELEVATIONS
A4.2	BUILDING 2 ELEVATIONS
A4.3	BUILDING 3 ELEVATIONS

APPROVAL STAMPS

Coulter Jewell Thames P.A.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

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

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PORTER
10.10.2016

Project
PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD
CHAPEL HILL NC, 27514

ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

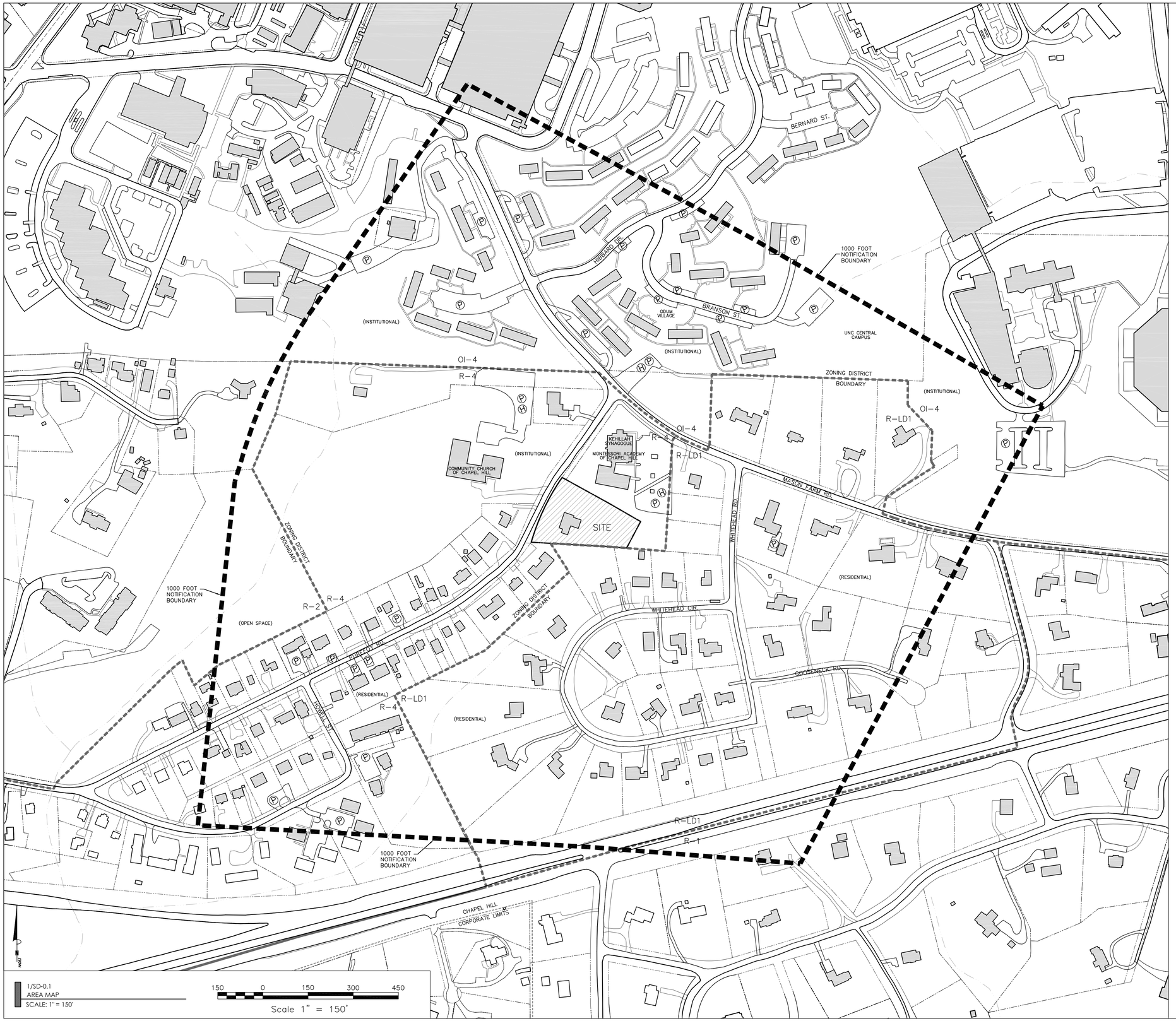
Job Number 1642

Drawn	MTC, ED
Checked	PBR, AJP
Date	10/10/2016
Revisions	

SITE PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
COVER SHEET

Sheet Number
SD-0.0



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LEGEND

- NOTIFICATION BOUNDARY
- ZONING DISTRICT BOUNDARY
- CHAPEL HILL CORPORATE LIMITS
- PROPERTY LINE
- STREAM
- (H) ADA PARKING
- (P) VEHICULAR PARKING
- (B) BICYCLE PARKING

NOTE:
AREA MAP ASSEMBLED USING LINE WORK FROM TOWN OF CHAPEL HILL GIS.

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NORTH CAROLINA PROFESSIONAL SEAL 1826 ENGINEER ANDREW J. PORTER
10.10.2016

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AREA MAP

Sheet Number

SD-0.1

PIN. 9788419609
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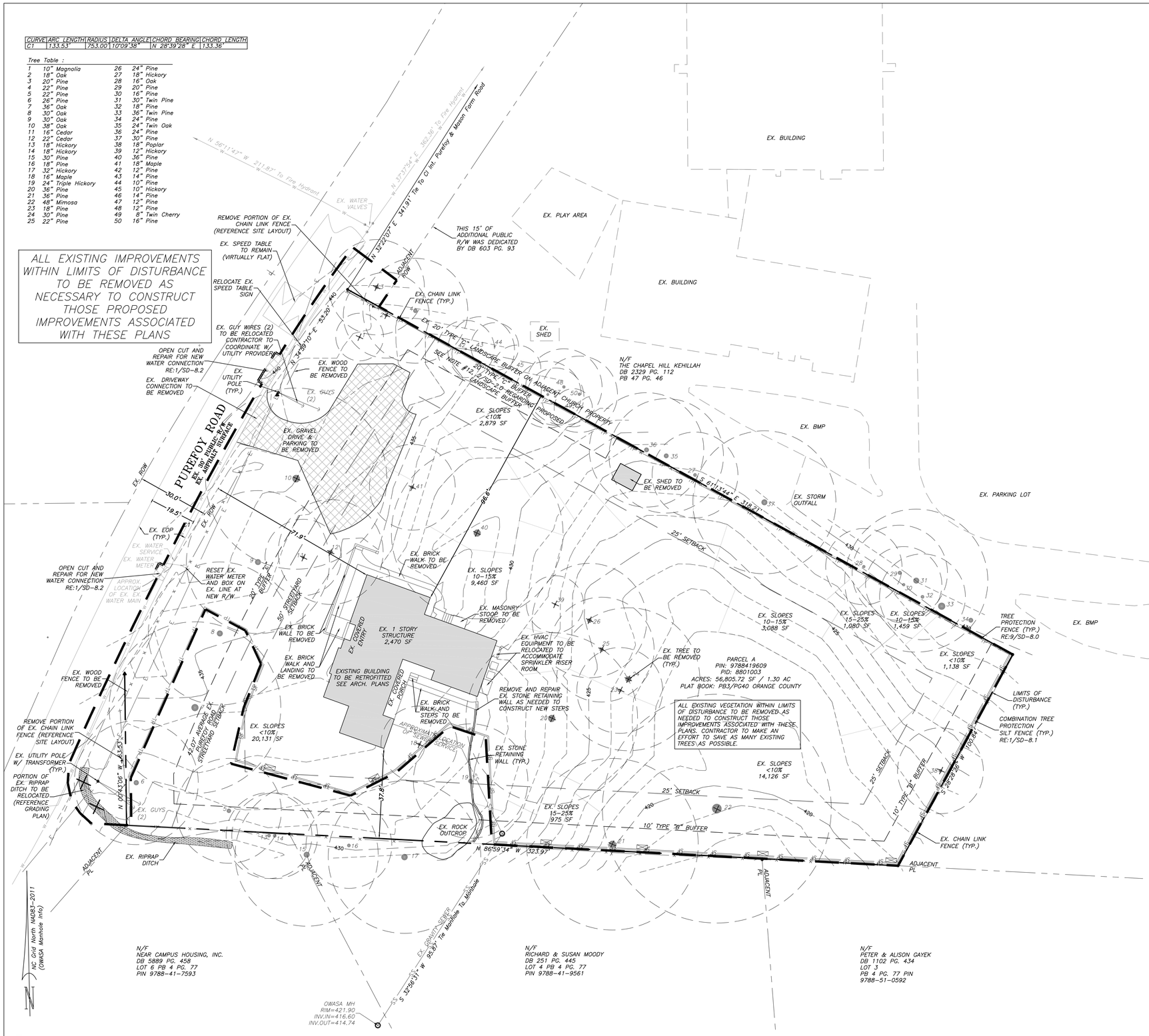
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.53'	753.00'	10°09'38"	N 28°39'28" E	133.36'

Tree Table :

1	10" Magnolia	26	24" Pine
2	18" Oak	27	18" Hickory
3	20" Pine	28	16" Oak
4	22" PID Pine	29	20" Pine
5	22" Pine	30	16" Pine
6	26" Pine	31	30" Twin Pine
7	36" Oak	32	18" Pine
8	30" Oak	33	36" Twin Pine
9	30" Oak	34	24" Pine
10	38" Oak	35	24" Twin Oak
11	16" Cedar	36	24" Pine
12	22" Cedar	37	30" Pine
13	18" Hickory	38	18" Poplar
14	18" Hickory	39	12" Hickory
15	30" Pine	40	36" Pine
16	18" Pine	41	18" Maple
17	32" Hickory	42	12" Pine
18	16" Maple	43	14" Pine
19	24" Triple Hickory	44	10" Pine
20	36" Pine	45	18" Hickory
21	36" Pine	46	14" Pine
22	48" Mimosa	47	12" Pine
23	18" Pine	48	12" Pine
24	30" Pine	49	8" Twin Cherry
25	22" Pine	50	16" Pine

ALL EXISTING IMPROVEMENTS WITHIN LIMITS OF DISTURBANCE TO BE REMOVED AS NECESSARY TO CONSTRUCT THOSE PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS



1/SD-1.0
EXISTING CONDITIONS / DEMOLITION PLAN
SCALE: 1" = 20'

20 0 20 40 60
Scale 1" = 20'

2/SD-1.0
EXISTING CONDITIONS / DEMOLITION NOTES

NTS

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE LAYOUT SHEET SD-2.0 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 SD-5.0. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME 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 TOWN OF CHAPEL HILL RIGHT 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. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER TOWN OF CHAPEL HILL SPECIFICATIONS AND STANDARDS.
9. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
10. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
11. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
12. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ('ACM') OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
13. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE SITE.

3/SD-1.0
LEDGEND

NTS

ITEM TO BE DEMOLISHED/REMOVED OR RELOCATED

4/SD-1.0
DESCRIPTION OF EXISTING SITE FEATURES

NTS

TOPOGRAPHY/SLOPE:
THE SITE SLOPES FROM A HIGH POINT IN THE NORTHWEST CORNER TOWARDS THE SOUTHEAST CORNER OF THE PROPERTY. THERE IS APPROXIMATELY 20' OF ELEVATION DROP ACROSS THE SITE.

THE SITE HAS SLOPES OF 3% TO OVER 17%. THE MAJORITY OF THE SITE HAS SLOPES LESS THAN 10%

HYDROLOGIC FEATURES/DRAINAGE:
THE SITE DRAINS FROM THE NORTHWEST CORNER TOWARDS THE SOUTHEAST CORNER OF THE PROPERTY.

SOIL TYPES:
THE USDA/NRCS WEB SOIL SURVEY CLASSIFIES TWO POSSIBLE SOIL TYPES WITHIN THE SITE.
ApB APPLING SANDY LOAM - 2-6 PERCENT SLOPES
ApC APPLING SANDY LOAM - 6-10 PERCENT SLOPES.

SUN/SHADE PATTERNS:
THE SUN WILL PASS AROUND THE SOUTH SIDE OF THE BUILDINGS DURING THE COURSE OF THE DAY. EFFORT WILL BE GIVEN TO RETAIN AS MANY EXISTING TREES AS POSSIBLE SOUTH OF THE BUILDINGS TO PROVIDE SHADE.

WHERE TREES ARE REMOVED FROM THE SOUTHERN LANDSCAPE BUFFER FOR GRADING PURPOSES NEW TREES WILL BE PLANTED. TREES WILL ALSO BE ADDED TO THE NEW PARKING AREAS TO PROVIDE SHADE AND MEET MINIMUM REQUIREMENTS.

FEMA FLOOD PLAIN INFORMATION:
THERE IS NO MAPPED FLOOD PLAIN AS PER FEMA MAP NUMBER 3710978OOJ (EFFECTIVE FEBRUARY 2, 2007)

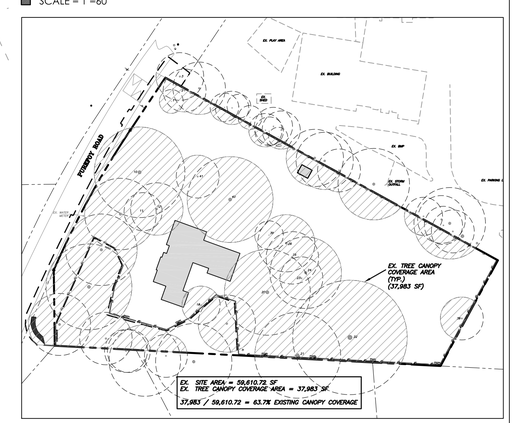
SPECIAL FEATURES:
THIS PROPERTY HAS FRONTAGE ON PUREFOY ROAD.

VEGETATION:
THE SITE CONTAINS BOTH EXISTING HARDWOOD AND PINE TREES.

TRANSIT FACILITIES:
THE NEAREST BUS STOP IS LOCATED NORTH OF THE SITE ON JACKSON CIRCLE.

5/SD-1.0
EXISTING TREE CANOPY COVERAGE

SCALE = 1"=60'



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Sheet Title
EXISTING CONDITIONS / DEMOLITION PLAN

Sheet Number
SD-1.0

PIN. 9788419609
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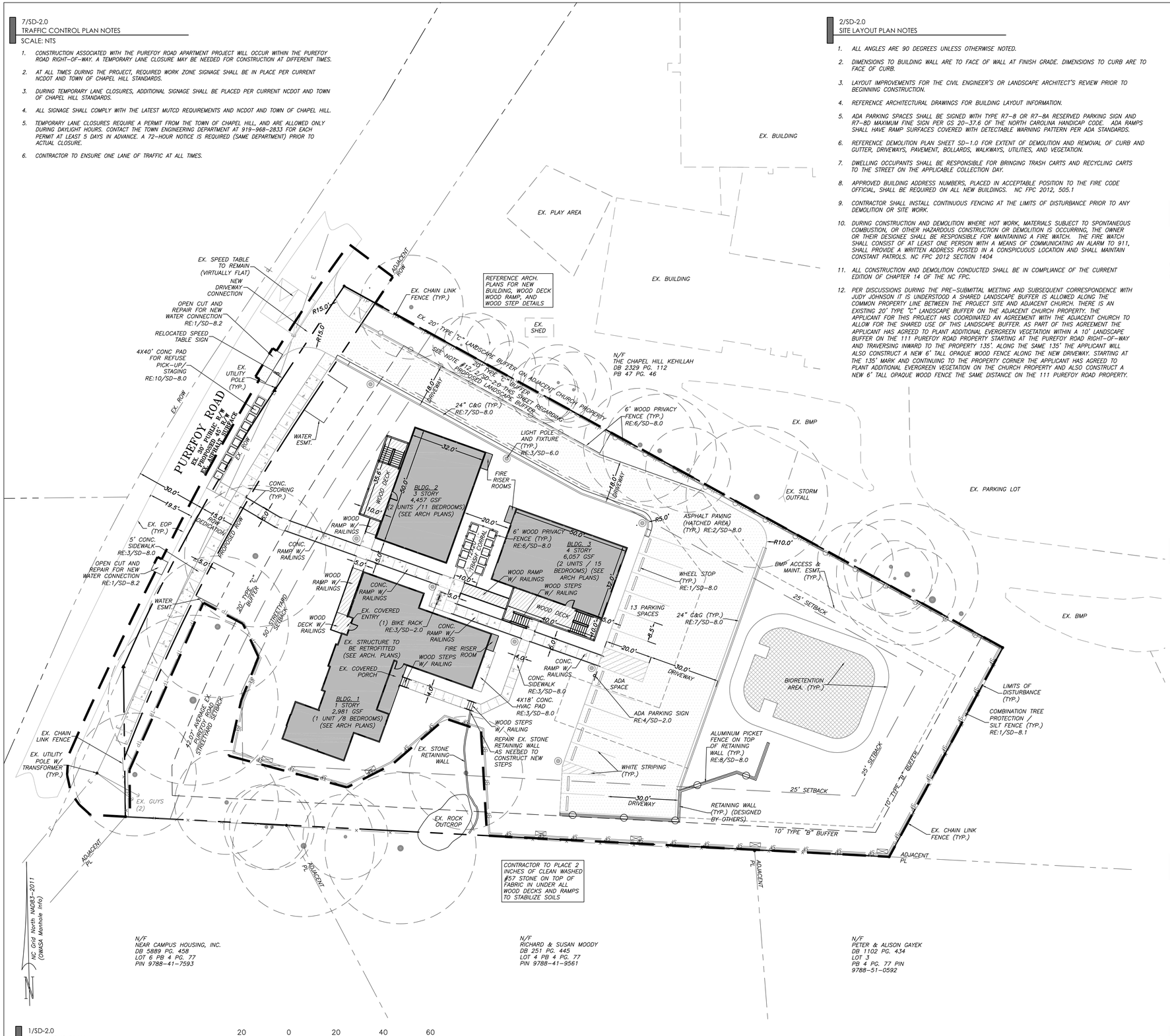
7/SD-2.0
TRAFFIC CONTROL PLAN NOTES

SCALE: NTS

1. CONSTRUCTION ASSOCIATED WITH THE PUREFOY ROAD APARTMENT PROJECT WILL OCCUR WITHIN THE PUREFOY ROAD RIGHT–OF–WAY. A TEMPORARY LANE CLOSURE MAY BE NEEDED FOR CONSTRUCTION AT DIFFERENT TIMES.
2. AT ALL TIMES DURING THE PROJECT, REQUIRED WORK ZONE SIGNAGE SHALL BE IN PLACE PER CURRENT NCDOT AND TOWN OF CHAPEL HILL STANDARDS.
3. DURING TEMPORARY LANE CLOSURES, ADDITIONAL SIGNAGE SHALL BE PLACED PER CURRENT NCDOT AND TOWN OF CHAPEL HILL STANDARDS.
4. ALL SIGNAGE SHALL COMPLY WITH THE LATEST MUTCD REQUIREMENTS AND NCDOT AND TOWN OF CHAPEL HILL.
5. TEMPORARY LANE CLOSURES REQUIRE A PERMIT FROM THE TOWN OF CHAPEL HILL, AND ARE ALLOWED ONLY DURING DAYLIGHT HOURS. CONTACT THE TOWN ENGINEERING DEPARTMENT AT 919–968–2833 FOR EACH PERMIT AT LEAST 5 DAYS IN ADVANCE. A 72–HOUR NOTICE IS REQUIRED (SAME DEPARTMENT) PRIOR TO ACTUAL CLOSURE.
6. CONTRACTOR TO ENSURE ONE LANE OF TRAFFIC AT ALL TIMES.



1/SD-2.0
SITE LAYOUT PLAN

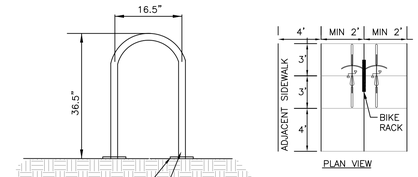
SCALE: 1" = 20'

20 0 20 40 60

Scale 1" = 20'

2/SD-2.0
SITE LAYOUT PLAN NOTES

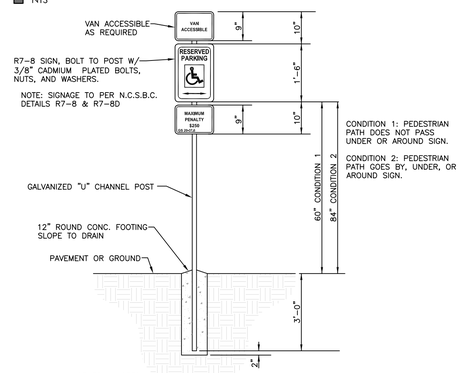
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7–8 OR R7–8A RESERVED PARKING SIGN AND R7–8D MAXIMUM FINE SIGN PER GS 20–37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
6. REFERENCE DEMOLITION PLAN SHEET SD–1.0 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
7. DWELLING OCCUPANTS SHALL BE RESPONSIBLE FOR BRINGING TRASH CARTS AND RECYCLING CARTS TO THE STREET ON THE APPLICABLE COLLECTION DAY.
8. 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
9. CONTRACTOR SHALL INSTALL CONTINUOUS FENCING AT THE LIMITS OF DISTURBANCE PRIOR TO ANY DEMOLITION OR SITE WORK.
10. 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 PROVIDE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION 1404
11. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
12. PER DISCUSSIONS DURING THE PRE–SUBMITTAL MEETING AND SUBSEQUENT CORRESPONDENCE WITH JUDY JOHNSON IT IS UNDERSTOOD A SHARED LANDSCAPE BUFFER IS ALLOWED ALONG THE COMMON PROPERTY LINE BETWEEN THE PROJECT SITE AND ADJACENT CHURCH. THERE IS AN EXISTING 20' TYPE "C" LANDSCAPE BUFFER ON THE ADJACENT CHURCH PROPERTY. THE APPLICANT FOR THIS PROJECT HAS COORDINATED AN AGREEMENT WITH THE ADJACENT CHURCH TO ALLOW FOR THE SHARED USE OF THIS LANDSCAPE BUFFER. AS PART OF THIS AGREEMENT THE APPLICANT HAS AGREED TO PLANT ADDITIONAL EVERGREEN VEGETATION WITHIN A 10' LANDSCAPE BUFFER ON THE 111 PUREFOY ROAD PROPERTY STARTING AT THE PUREFOY ROAD RIGHT–OF–WAY AND TRAVERSING INWARD TO THE PROPERTY 135'. ALONG THE SAME 135' THE APPLICANT WILL ALSO CONSTRUCT A NEW 6' TALL OPAQUE WOOD FENCE ALONG THE NEW DRIVEWAY. STARTING AT THE 135' MARK AND CONTINUING TO THE PROPERTY CORNER THE APPLICANT HAS AGREED TO PLANT ADDITIONAL EVERGREEN VEGETATION ON THE CHURCH PROPERTY AND ALSO CONSTRUCT A NEW 6' TALL OPAQUE WOOD FENCE THE SAME DISTANCE ON THE 111 PUREFOY ROAD PROPERTY.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. BIKE RACK SPACING SHALL MEET REQUIREMENTS OF THE TOWN OF CHAPEL HILL DESIGN MANUAL SECTION 4.11
3. DO NOT SCALE DRAWINGS.

3/SD-2.0
BIKE RACK DETAIL

NTS



GENERAL NOTES:

1. REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE–GROUND SIGNS ONLY.
2. NEW SPACES SHALL NOT USE GROUND–PAINTED SYMBOLS.
3. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; BLUE COLORING IS NOT NECESSARY NOR REQUIRED.
4. STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT. (N.C.D.O.T.)

4/SD-2.0
ADA SIGNAGE

NTS

1. COMPLIANCE WITH THE TOWN NOISE ORDINANCE IS REQUIRED DURING CONSTRUCTION OF THIS PROJECT.
2. 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.
3. THERE WILL BE NO CONSTRUCTION TRAILER ON SITE. CONSTRUCTION OFFICE WILL BE LOCATED IN EX. DUPLEX ON SAME PROPERTY.
4. CONSTRUCTION PERSONNEL AND CONSTRUCTION EQUIPMENT PARKING WILL BE WITHIN THE PROPERTY LIMITS. PERSONNEL PARKING SHALL BE LOCATED WEST OF PROPOSED BLDG. #2 WITHIN EXISTING GRAVEL DRIVEWAY. ADDITIONAL OFF–SITE PARKING ARRANGEMENTS SHALL BE COORDINATED WITH THE TOWN IF DETERMINED TO BE NEEDED DURING CONSTRUCTION.
5. STAGING FOR CONSTRUCTION MATERIALS SHALL BE LOCATED WEST OF PROPOSED BLDG. #2 WITHIN THE EXISTING GRAVEL DRIVEWAY AREA.
6. EMERGENCY VEHICLE ACCESS WILL BE FROM ADJACENT ROW (PUREFOY ROAD). CONTRACTOR SHALL ENSURE ACCEPTABLE EMERGENCY VEHICLE ACCESS AT ALL TIMES DURING CONSTRUCTION.
7. DELIVERY TRUCKS SHALL DELIVER FROM ADJACENT ROW (PUREFOY ROAD).
8. CONTRACTOR TO PROVIDE CONSTRUCTION SIGNAGE AS NECESSARY ALONG PUREFOY ROAD PER LATEST NCDOT STANDARDS.
9. CONTRACTOR SHALL COORDINATE ANY REQUIRED LANE CLOSURES WITH THE TOWN OF CHAPEL HILL PRIOR TO PERFORMING WORK. CONTRACTOR TO MAINTAIN TWO WAY TRAFFIC AT ALL TIMES.
10. DURING DEMOLITION AND/OR CONSTRUCTION, ALL ASPECTS OF CHAPTER 14 OF THE NC FIRE PREVENTION SHALL BE FOLLOWED. THE OWNER/DEVELOPER SHALL DESIGNATE 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.
11. 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 PROVIDE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION 1404.

5/SD-2.0
CONSTRUCTION MANAGEMENT PLAN NOTES

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE–CONSTRUCTION AND/OR THE RE–USE OF SALVAGEABLE MATERIALS.
2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE–DEMOLITION / PRE–CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE–CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT / ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ASBESTOS CONTAINING MATERIALS ("ACM") AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

6/SD-2.0
CONSTRUCTION WASTE NOTES

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

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NORTH CAROLINA PROFESSIONAL SEAL 1826 ENGINEER ANDREW J. POINTER
10.10.2016

Project

PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD
CHAPEL HILL NC, 27514

ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

Job Number 1642

Drawn	MTC, ED
Checked	PBR, AJP
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Revisions	

SITE PLANS NOT ISSUED FOR CONSTRUCTION

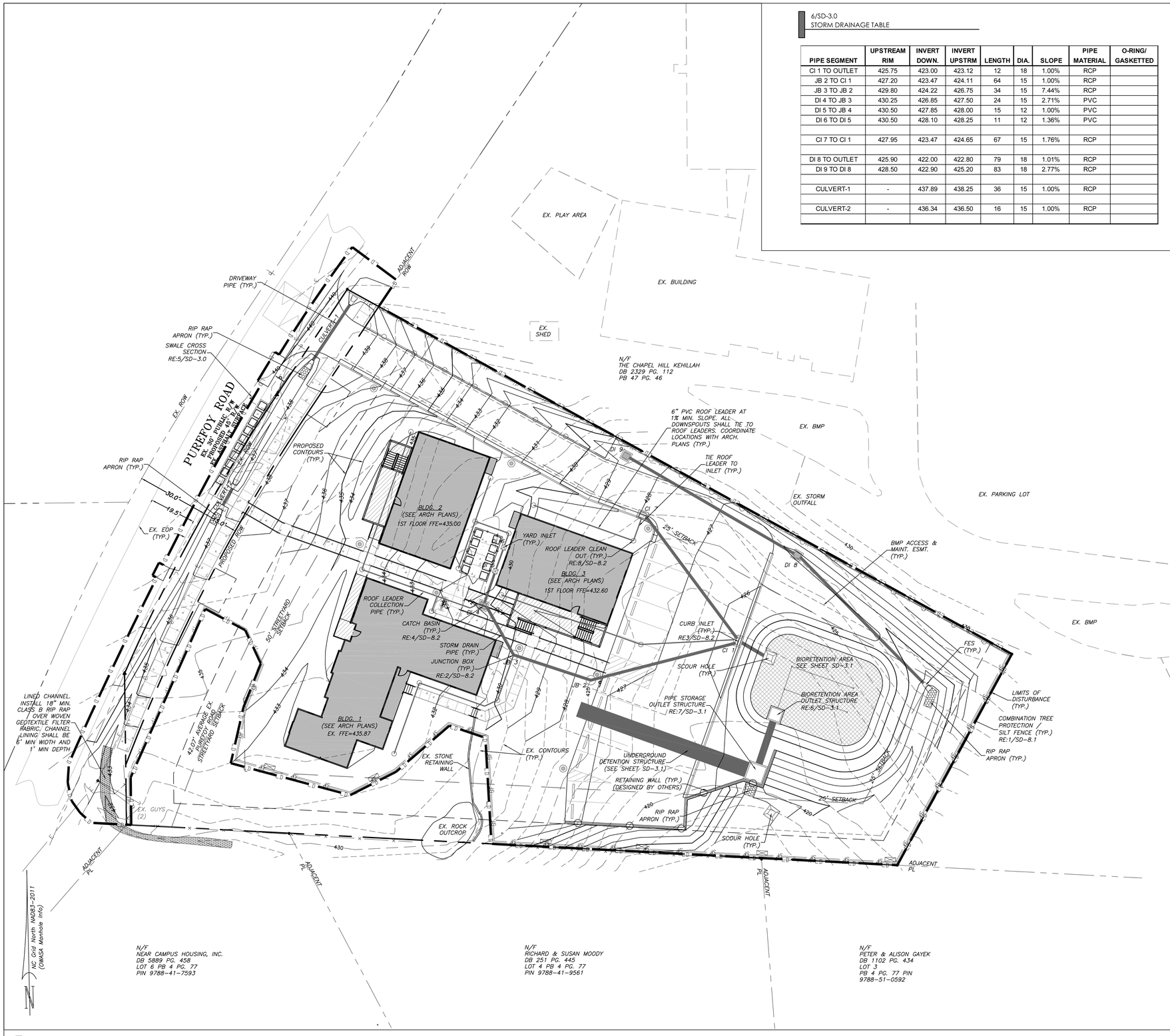
Sheet Title

SITE LAYOUT PLAN

Sheet Number

SD-2.0

PIN. 9788419609
PID. 8801003



1/SD-3.0
GRADING AND STORMWATER DRAINAGE PLAN
SCALE: 1" = 20'

20 0 20 40 60
Scale 1" = 20'

6/SD-3.0
STORM DRAINAGE TABLE

PIPE SEGMENT	UPSTREAM RIM	INVERT DOWN.	INVERT UPSTRM	LENGTH	DIA.	SLOPE	PIPE MATERIAL	O-RING/ GASKETTED
CI 1 TO OUTLET	425.75	423.00	423.12	12	18	1.00%	RCP	
JB 2 TO CI 1	427.20	423.47	424.11	64	15	1.00%	RCP	
JB 3 TO JB 2	429.80	424.22	426.75	34	15	7.44%	RCP	
DI 4 TO JB 3	430.25	426.85	427.50	24	15	2.71%	PVC	
DI 5 TO JB 4	430.50	427.85	428.00	15	12	1.00%	PVC	
DI 6 TO DI 5	430.50	428.10	428.25	11	12	1.36%	PVC	
CI 7 TO CI 1	427.95	423.47	424.65	67	15	1.76%	RCP	
DI 8 TO OUTLET	425.90	422.00	422.80	79	18	1.01%	RCP	
DI 9 TO DI 8	428.50	422.90	425.20	83	18	2.77%	RCP	
CULVERT-1	-	437.89	438.25	36	15	1.00%	RCP	
CULVERT-2	-	436.34	436.50	16	15	1.00%	RCP	

2/SD-3.0
GRADING AND STORMWATER PLAN NOTES

GRADING NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.

STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL ROOF DRAINS FOR THE PROPOSED NEW BUILDING, EASTERN PORTION OF EX. BUILDING, AND ADDITIONAL NON-ROOF IMPERVIOUS AREA DISCHARGE INTO THE BIORETENTION AREA.

3/SD-3.0
ADA ROUTE NOTES APPLIES TO ALL SHEETS

FOR ALL SIDEWALKS THE FOLLOWING APPLIES:

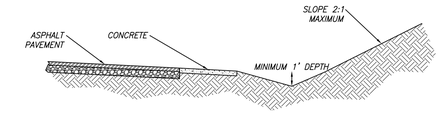
1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
2. SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
3. MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
4. ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA – PARKING SPACES AND AISLES.
5. ALL ADA ACCESSIBLE DOORS EXITING THE BUILDING REQUIRE AN ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
6. ALL DECKS AND WOODEN RAMPS SHALL COMPLY WITH ALL SLOPE REQUIREMENTS LISTED ABOVE. SEE ARCHITECTURAL PLANS FOR DETAILS.

4/SD-3.0
BIORETENSION AREA NOTES

NOTES:

1. ALL SEDIMENT AND EROSION CONTROL PRACTICES SHALL BE IN PLACE AND THE SLOPES DRAINING TO THE BIORETENTION AREA SHALL BE STABILIZED BEFORE CONSTRUCTION OF THE BIORETENTION AREA BEGINS. ALL UPHILL AREAS DRAINING TO THE BIORETENTION AREA INCLUDING PARKING AND BUILDINGS MUST BE STABILIZED AND PAVED PRIOR TO BEGINNING CONSTRUCTION OF THE BIORETENTION AREA.
2. THE BIORETENTION SOIL MIX SHALL BE AT LEAST 36" DEEP AND SHALL BE A MIX THAT MEETS THE FOLLOWING SPECIFICATIONS:
   - 85% – 88% (BY VOLUME) ASTM C-33 SAND
   - 8% – 12% (BY VOLUME) FINES (INCLUDES BOTH SILTS AND CLAYS)
   - 3% – 5% (BY VOLUME) ORGANIC/PEAT MOSS (NOTE: THE ORGANIC MATERIAL SHALL BE WELL MIXED OR LAYERED IN THE UPPER 18" OF THE SOIL MIX.)
   - THE IN-PLACE HYDRAULIC CONDUCTIVITY RANGE OF THE SOIL MIX SHALL BE BETWEEN 1.0–2.0 INCHES/HOUR. THE MEDIA SHOULD BE TESTED TO DETERMINE THE ACTUAL DRAINAGE RATE AFTER PLACEMENT
   - THE SOIL MIX SHALL HAVE A P-INDEX RANGE BETWEEN 10 AND 25
   - SOIL MEDIA SHOULD BE SENT TO NC DEPARTMENT OF AGRICULTURE LABS TO BE ANALYZED
3. SOD THAT IS INSTALLED MUST NOT BE GROWN IN SOIL THAT HAS AN IMPERMEABLE LAYER, SUCH AS CLAY.
4. THE FILL SOIL MEDIA SHALL BE FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS LARGER THAN 1". SOIL SHALL BE PLACED IN LAYERS LESS THAN 18".
5. ALL SLOPES DRAINING TO THE BIORETENTION AREA SHALL BE STABILIZED PRIOR TO INSTALLATION OF THE UNDERDRAIN SYSTEM.
6. THE BIORETENTION AREA MUST BE COMPLETE PRIOR TO OBTAINING C.O.
7. CONTRACTOR TO PROVIDE ELEVATIONS AT THE TOP OF THE MULCH, TOP OF PLANTING SOIL MEDIA, TOP OF THE SAND LAYER, TOP OF GRAVEL, AND BOTTOM OF BIORETENTION AREA TO THE ENGINEER. CONTRACTOR SHALL PROVIDE SPACING OF UNDERDRAIN PIPING TO THE ENGINEER. IF THIS INFORMATION IS NOT PROVIDED, CONTRACTOR SHALL VERIFY ELEVATIONS BY EXCAVATING DOWN TO EACH LAYER AND REPAIR BIORETENTION AREA AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR TO CONDUCT IN-PLACE INFILTRATION TESTING ON THE SOIL MEDIA. THE INFILTRATION RATE MUST BE BETWEEN 1–2 IN/HR. DOUBLE RING INFILTRATION TESTS (MINIMUM OF 2 TESTS OR 1 TEST/1000 SF OF FILTER MEDIA SURFACE AREA, WHICHEVER IS GREATER) SHALL BE PERFORMED AT THE COMPLETION OF THE BIORETENTION AREA CONSTRUCTION. IF THE IN-PLACE INFILTRATION RATE IS OUTSIDE OF THE ALLOWABLE RANGE, THE CONTRACTOR SHALL CORRECT THE RATE BY WHATEVER MEANS ARE NECESSARY AT NO ADDITIONAL COST TO THE OWNER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER.
9. CONTRACTOR SHALL PROVIDE A COPY OF THE PURCHASE RECEIPTS FOR ALL PIPE INSTALLED AS PART OF THE BIORETENTION AREA. THE RECEIPTS SHOULD IDENTIFY THE ASTM SPECIFICATION GOVERNING THE MANUFACTURE OF THE PIPE.
10. AVOID OVER-COMPACTION BY ALLOWING TIME FOR NATURAL COMPACTION AND SETTLEMENT. NO ADDITIONAL MANUAL COMPACTION OF SOIL IS NECESSARY. RAKE SOIL MATERIAL AS NEEDED TO LEVEL OUT. OVERFILL ABOVE THE PROPOSED SURFACE INVERT TO ACCOMMODATE NATURAL SETTLEMENT TO PROPER GRADE. DEPENDING UPON THE SOIL MATERIAL, UP TO 20% NATURAL COMPACTION MAY OCCUR. CONSULT WITH SOIL PROVIDER FOR NATURAL COMPACTION.
11. A COPY OF THE USDA SOIL ANALYSIS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND INSTALLING THE FILTER MEDIA.

5/SD-3.0
SWALE CROSS-SECTION A-A



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NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER
10/10/16

Project
PUREFOY ROAD APARTMENTS
111 PUREFOY ROAD
CHAPEL HILL NC, 27514
ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

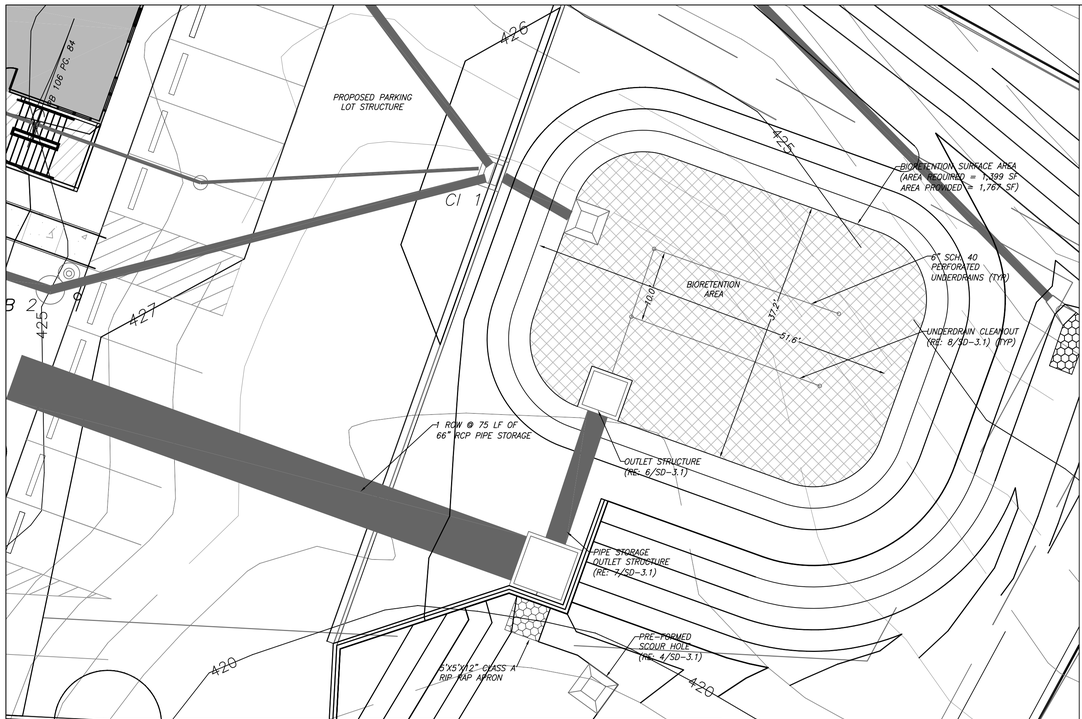
Job Number 1642

Drawn	MTC, ED
Checked	PBR, AJP
Date	10/10/2016
Revisions	

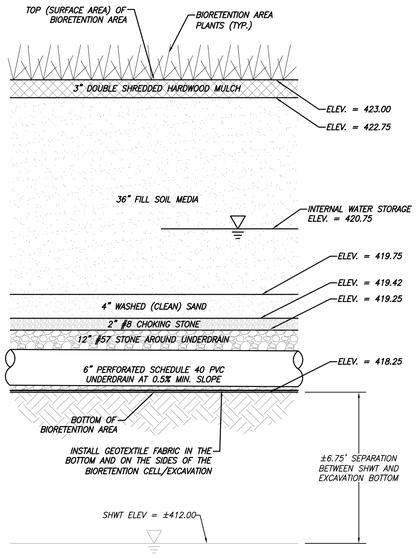
SITE PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
GRADING AND STORMWATER DRAINAGE PLAN

Sheet Number
SD-3.0

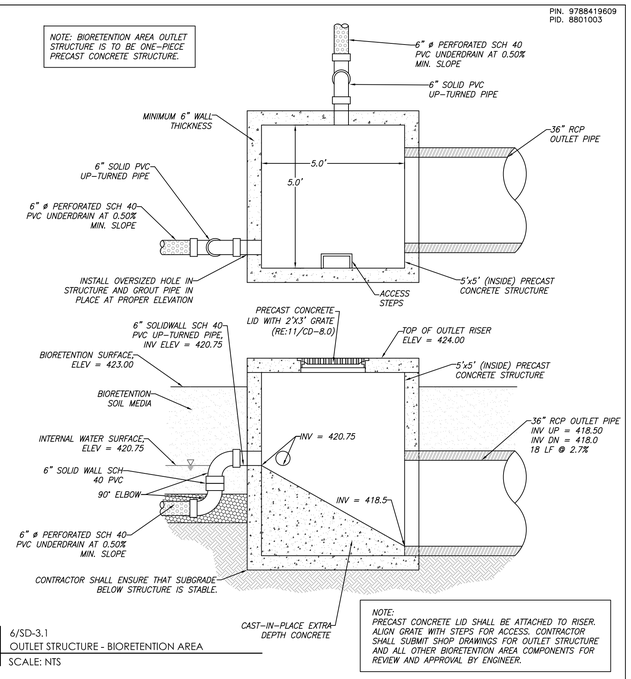


1/SD-3.1
BIORETENTION AREA PLAN VIEW
SCALE: 1" = 10'

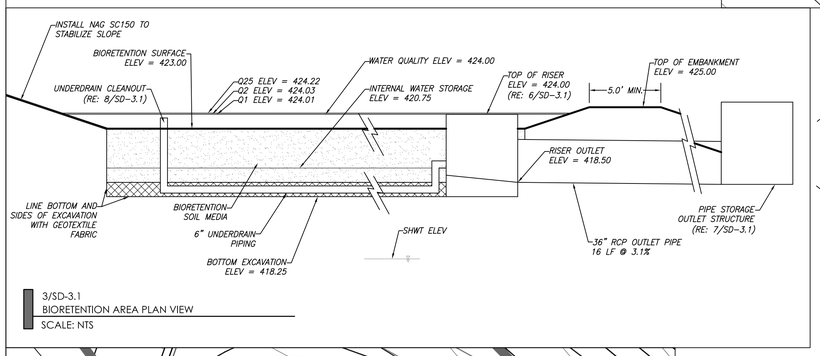


2/SD-3.1
BIORETENTION AREA - SOIL SECTION
SCALE: NTS

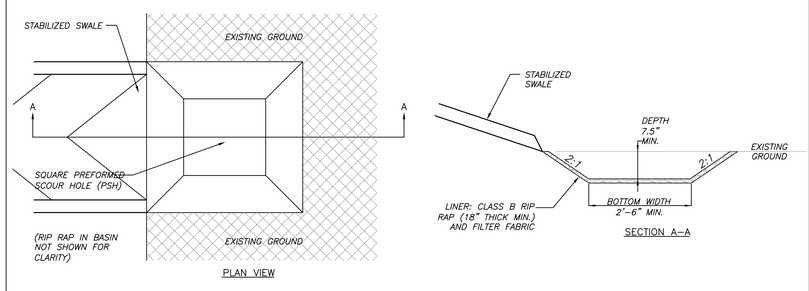
PIN. 9788419609
PID. 8801003



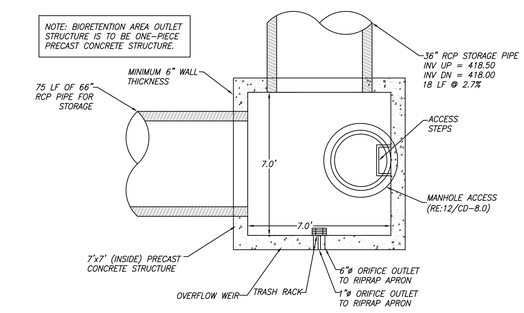
6/SD-3.1
OUTLET STRUCTURE - BIORETENTION AREA
SCALE: NTS

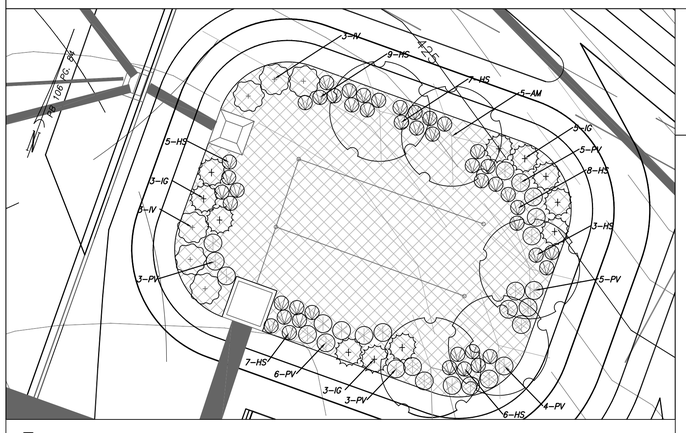


3/SD-3.1
BIORETENTION AREA PLAN VIEW
SCALE: NTS



4/SD-3.1
PREFORMED SCOUR HOLE
SCALE: NTS



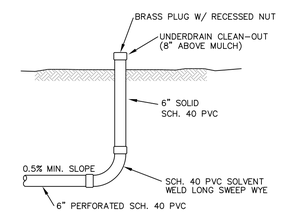


5/SD-3.1
BIORETENTION AREA PLANTING PLAN
SCALE: 1" = 10'

	Qty	Sym	Botanic Name	Common Name	Installation Size	Spacing
	5	AM	Amelanchier arborea	Common Serviceberry multi-stem	6' ht	as shown
	45	HS	Hemerocalis 'Stella d'Oro'	Stella d'Oro Daylily	3 gal.	2'-3' o.c.
	11	IG	Ilex glabra 'Compacta'	Dwarf Inkberry Holly	18" ht	4'-5' o.c.
	6	IV	Itea virginica	Virginia Sweetspire	18" ht	4'-5' o.c.
	26	PV	Panicum virgatum	Switch Grass	3 gal.	3' o.c.

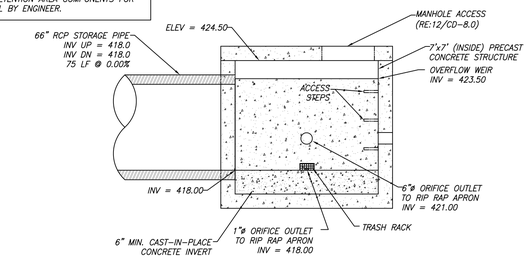
NOTE: CONTRACTOR SHALL REFER TO 2/SD-7.0 FOR PLANTING NOTES AND 4/SD-8.0 / 5/SD-8.0 FOR PLANTING DETAILS.

9/SD-3.1
BIORETENTION PLANT SCHEDULE
SCALE: NTS



8/CD-3.1
UNDERDRAIN CLEANOUT
SCALE: NTS

NOTE:
PRECAST CONCRETE LID SHALL BE ATTACHED TO RISER. ALIGN GRATE WITH STEPS FOR ACCESS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OUTLET STRUCTURE AND ALL OTHER BIORETENTION AREA COMPONENTS FOR REVIEW AND APPROVAL BY ENGINEER.



7/CD-3.1
OUTLET STRUCTURE - PIPE STORAGE
SCALE: NTS

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NORTH CAROLINA PROFESSIONAL SEAL 035724 ENGINEER BRYAN M. DICK
10/10/2016

Project
PUREFOY ROAD APARTMENTS
111 PUREFOY ROAD
CHAPEL HILL NC, 27514
ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

Job Number 1642

Drawn	MTC, ED
Checked	PBR, AJP
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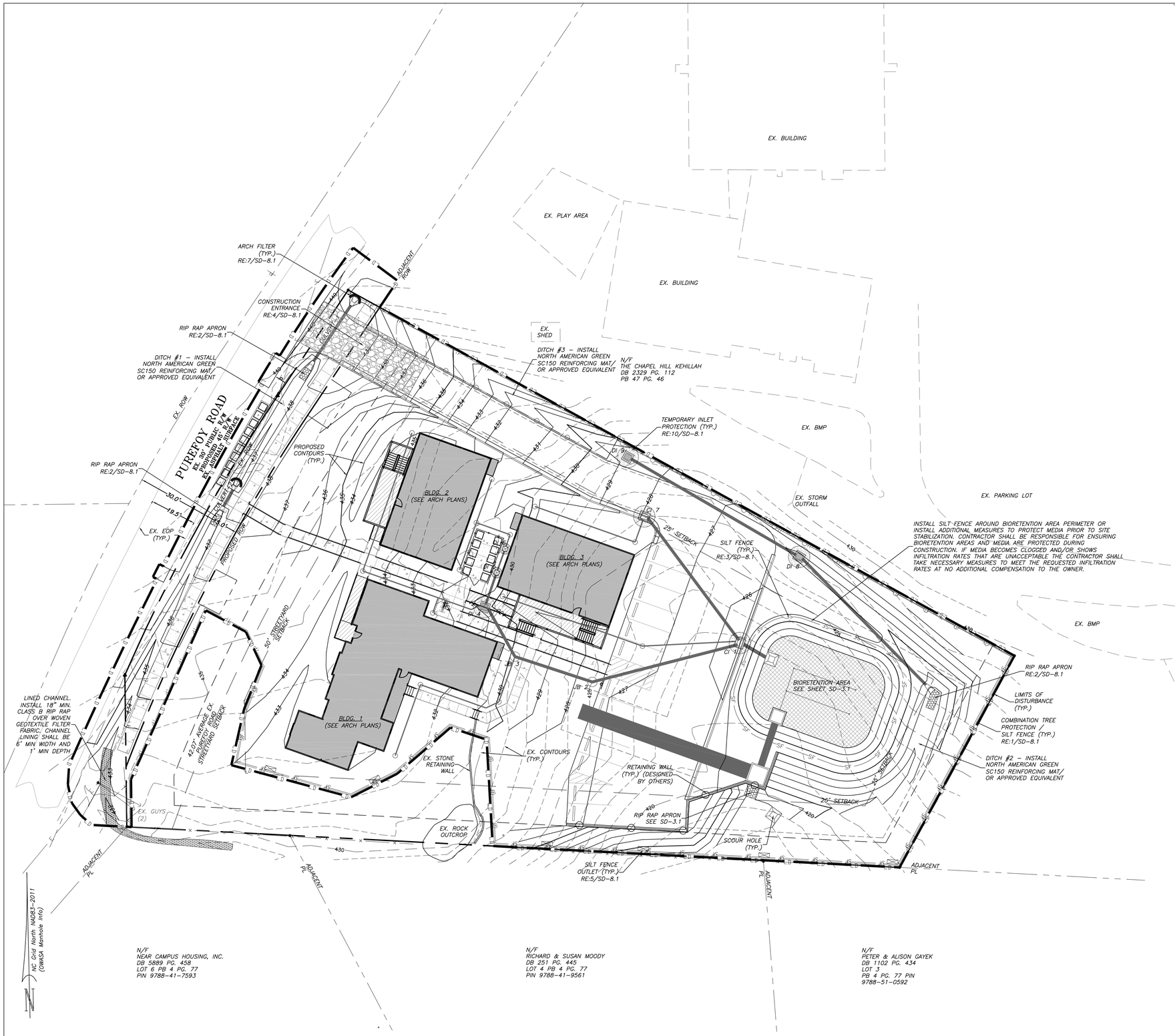
Revisions	

SITE PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
STORMWATER DETAILS

Sheet Number
SD-3.1



1/SD-4.0
EROSION CONTROL PLAN
SCALE: 1" = 20'

20 0 20 40 60
Scale 1" = 20'

PIN. 9788419609
PID. 8801003

2/SD-4.0
EROSION CONTROL PLAN 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 FINAL AUTHORIZATION TO BEGIN LAND–DISTURBING ACTIVITIES. THIS FINANCIAL GUARANTEE IS INTENDED TO COVER THE COSTS OF RESTORATION OF FAILED OR FAILING SOIL EROSION AND SEDIMENTATION CONTROLS, AND/OR TO REMEDY DAMAGES RESULTING FROM LAND–DISTURBING ACTIVITIES, SHOULD THE RESPONSIBLE PARTY OR PARTIES FAIL TO PROVIDE PROMPT AND EFFECTIVE REMEDIES ACCEPTABLE TO THE TOWN.

2. THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PERMIT FROM ORANGE COUNTY EROSION CONTROL DIVISION PRIOR TO RECEIVING A ZONING COMPLIANCE PERMIT. DURING THE CONSTRUCTION PHASE, ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED IF THE PROPOSED MEASURES DO NOT CONTAIN THE SEDIMENT. SEDIMENT LEAVING THE PROPERTY IS A VIOLATION OF THE TOWN'S EROSION AND SEDIMENT CONTROL ORDINANCE.

3. THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF WET OR DRY SILT ON ADJACENT PAVED ROADWAYS.

4. EROSION CONTROL INSPECTIONS: IN ADDITION TO THE REQUIREMENT DURING CONSTRUCTION FOR INSPECTION AFTER EVERY RAINFALL, THE APPLICANT SHALL INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES WEEKLY, MAKE ANY NECESSARY REPAIRS OR ADJUSTMENTS TO THE DEVICES, AND MAINTAIN INSPECTION LOGS DOCUMENTING THE DAILY INSPECTIONS AND ANY NECESSARY REPAIRS.

3/SD-4.0
CONSTRUCTION SEQUENCE

ENFORCEMENT NOTE 1. FAILURE TO FOLLOW THIS CONSTRUCTION SEQUENCE MAY RESULT IN LOCAL ENFORCEMENT ACTIONS, INCLUDING BUT NOT LIMITED TO CIVIL PENALTIES, INJUCTIVE RELIET, CRIMINAL PENALTIES, AND PERMIT REVOCATION. ADDITIONALLY, OFF–SITE SEDIMENTATION MAY RESULT IN RESTORATION REQUIREMENTS.

ENFORCEMENT NOTE 2. IF THE ORANGE COUNTY S&E STAFF DETERMINES THAT EXCESSIVE SEDIMENT IS LEAVING THE SITE, A REVISED SEDIMENTATION AND EROSION CONTROL PLAN MAY BE REQUIRED, WITH ASSOCIATED REQUIREMENTS FOR ADDITIONAL S&E MEASURES.

NOTE: IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND–DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND–DISTURBANCE PERMIT

CONSTRUCTION SEQUENCE

1. THE OWNER SHALL POST A CONSTRUCTION SIGN AT THE DEVELOPMENT SITE THAT LISTS THE PROPERTY OWNER'S REPRESENTATIVE AND PHONE NUMBER, THE CONTRACTOR'S REPRESENTATIVE AND PHONE NUMBER, AND A TELEPHONE NUMBER FOR REGULATORY INFORMATION AT THE TIME OF ISSUANCE OF A BUILDING PERMIT, PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES. THE CONSTRUCTION SIGN MAY HAVE A MAXIMUM OF 32 SF OF DISPLAY AREA AND MAXIMUM HEIGHT OF 8 FEET (5.14.3(H) OF LUMO) THE SIGN SHALL BE NON–ILLUMINATED, AND SHALL CONSIST OF LIGHT LETTERS ON A DARK BACKGROUND.

2. INSTALL COMBINATION TREE PROTECTION/SILT FENCING IN ACCORDANCE WITH THE APPROVED SITE PLAN.

3. CALL ORANGE COUNTY S&E OFFICE FOR INSPECTION OF TREE FENCE INSTALLATION (919)245–2586.

4. OBTAIN ALL PERMITS AND APPROVALS NECESSARY TO BEGIN AND COMPLETE THE PROJECT. OBTAIN ALL PERMITS PRIOR TO BEGINNING ANY DISTURBANCE OF THE SITE SO WORK WILL NOT BE INTERRUPTED.

5. SCHEDULE AND HOLD A PRE–CONSTRUCTION CONFERENCE PRIOR TO BEGINNING ANY LAND–DISTURBING ACTIVITIES. THIS CONFERENCE SHOULD BE ATTENDED BY A REPRESENTATIVE OF THE FINANCIALLY RESPONSIBLE PARTY AND/OR THE GENERAL CONTRACTOR, GRADING SUB–CONTRACTOR, EROSION CONTROL SUB–CONTRACTOR AND THE ORANGE COUNTY S&E OFFICE.

6. OBTAIN LAND DISTURBING PERMIT AND PLACARD, AND POST THE PLACARD ON SITE.

7. OBTAIN AN APPROVED (STAMPED) S&E CONTROL PLAN AND KEEP IT ON SITE, EITHER IN THE INSPECTION BOX, CONSTRUCTION OFFICE OR WITH THE CONTRACTOR.

8. ONLY CLEAR THE AREA NECESSARY TO INSTALL GRAVEL CONSTRUCTION ENTRANCE, SILT FENCES, AND OTHER INITIAL EROSION CONTROL MEASURES.

9. NOTIFY THE ORANGE COUNTY S&E SITE INSPECTOR AFTER MEASURES HAVE BEEN INSTALLED AND PROJECT HAS STARTED.

10. BEGIN CLEARING, GRUBBING, AND GRADING OF SITE IN ACCORDANCE WITH APPROVED S&E CONTROL PLAN.

11. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN.

12. INSPECT AND MAINTAIN THE SEDIMENT CONTROL DEVICES SO THEY CONTINUE TO FUNCTION PROPERLY. THE PERSON RESPONSIBLE FOR EROSION CONTROL WILL OVERSEE THE INSPECTING AND MAINTENANCE OF THESE DEVICES. MEASURES SHOULD BE INSPECTED WEEKLY AND AFTER A RAINFALL OF MORE THAN 0.5 INCHES. EROSION CONTROL DEVICES SHALL BE REPLACED WHEN DAMAGED OR DO NOT APPEAR TO WORKING PROPERLY.

13. IF IT IS DETERMINED DURING THE COURSE OF CONSTRUCTION THAT SIGNIFICANT SEDIMENT IS LEAVING THE PROJECT SITE DESPITE PROPER IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL PLAN, THE PERSON RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY IS OBLIGATED TO TAKE ADDITIONAL PROTECTIVE ACTION.

14. 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.

15. SEEDING AND RESTABILIZATION OF DISTURBED AREAS MUST BE ACCOMPLISHED PER THE PLANS AND SPECIFICATIONS WITHIN THE TIMEFRAMES GIVEN IN THE STABILIZATION TIME TABLE PROVIDED IN THE SEEDING SCHEDULE (6/SD–8.1). CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SEEDING THAT IS REQUIRED DURING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

16. AT THE CONCLUSION OF BUILDING OR IF LAND–DISTURBING ACTIVITY IS STOPPED, TEMPORARY OR PERMANENT VEGETATION COVER SHALL BE INSTALLED.

17. WHEN CONSTRUCTION IS COMPLETE AND STABILIZED, CONTACT EROSION CONTROL PERSONNEL FOR AN INSPECTION.

18. WHEN CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN PERMANENTLY RESTABILIZED AND APPROVAL HAS BEEN GRANTED BY EROSION CONTROL PERSONNEL, REMOVE ALL TEMPORARY SEDIMENT CONTROL DEVICES. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SEDIMENT AND DEBRIS FROM THE DEVICES AND RESTABILIZE AREAS DISTURBED BY THEIR REMOVAL.

4/SD-4.0
AREA OF DISTURBANCE NOTES

TOTAL DISTURBED AREA = 53,281 SF / 1.22 AC

ON–SITE DISTURBED AREA = 45,004 SF / 1.03 AC

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

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NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER
10/10/16

Project

PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD
CHAPEL HILL NC, 27514

ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

Job Number 1642

Drawn	MTC, ED
Checked	PBR, AJP
Date	10/10/2016
Revisions	

SITE PLANS NOT ISSUED FOR CONSTRUCTION

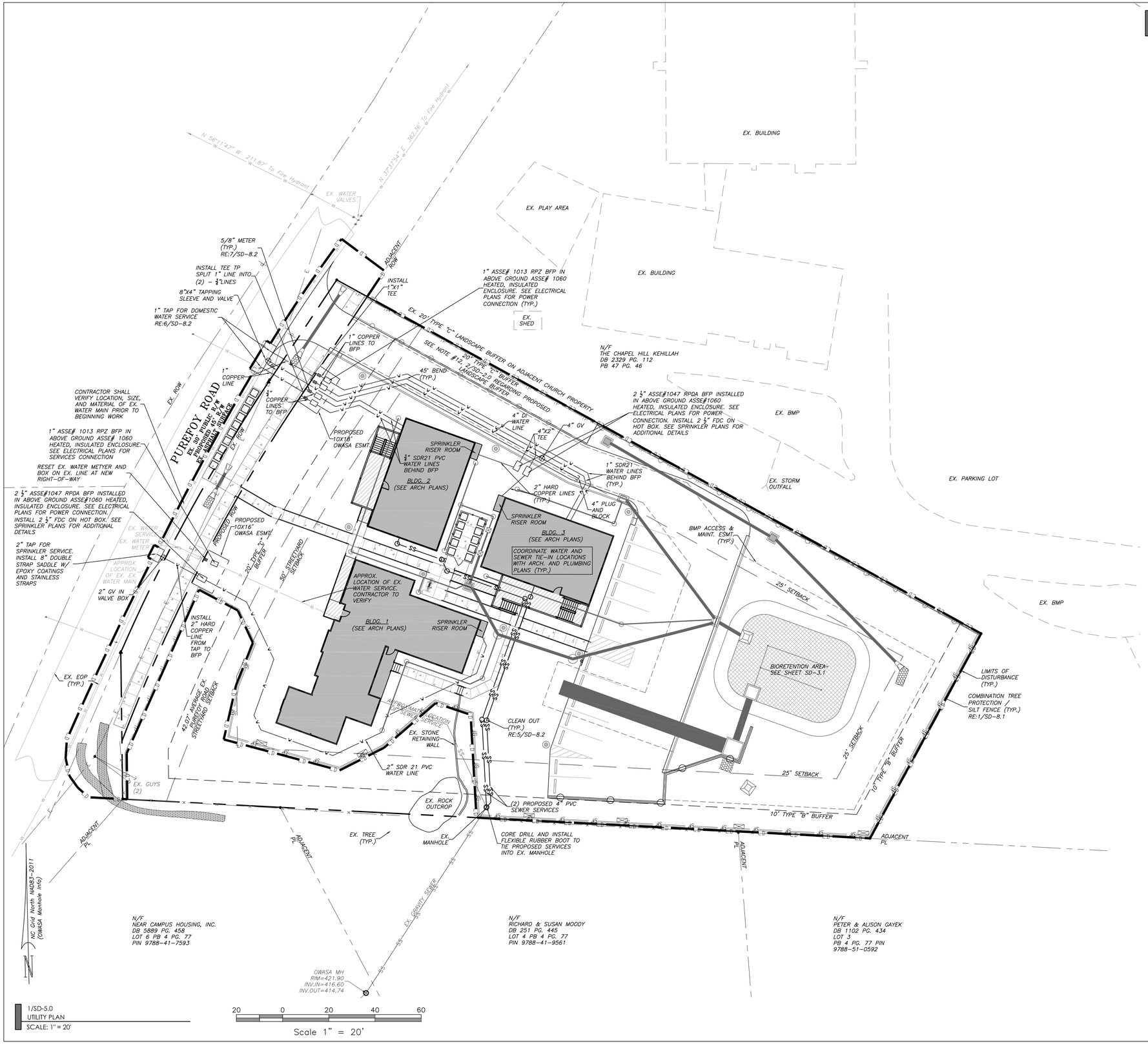
Sheet Title

EROSION CONTROL PLAN

Sheet Number

SD-4.0

PIN. 9788419609
PID. 8801003



1/SD-5.0
UTILITY PLAN
SCALE: 1" = 20'

2/SD-5.0
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 CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CHAPEL HILL AND/OR OWASA.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND 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).

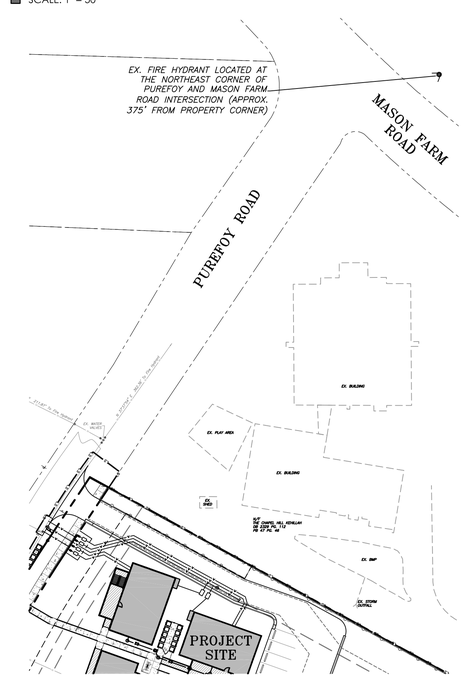
SANITARY SEWER:

1. BACKFLOW PREVENTERS 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 OEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

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

3/SD-5.0
FIRE HYDRANT LOCATION
SCALE: 1" = 50'



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NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER
10/10/16

Project
PUREFOY ROAD APARTMENTS
111 PUREFOY ROAD
CHAPEL HILL NC, 27514
ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

Job Number 1642

Drawn	MTC, ED
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Revisions	

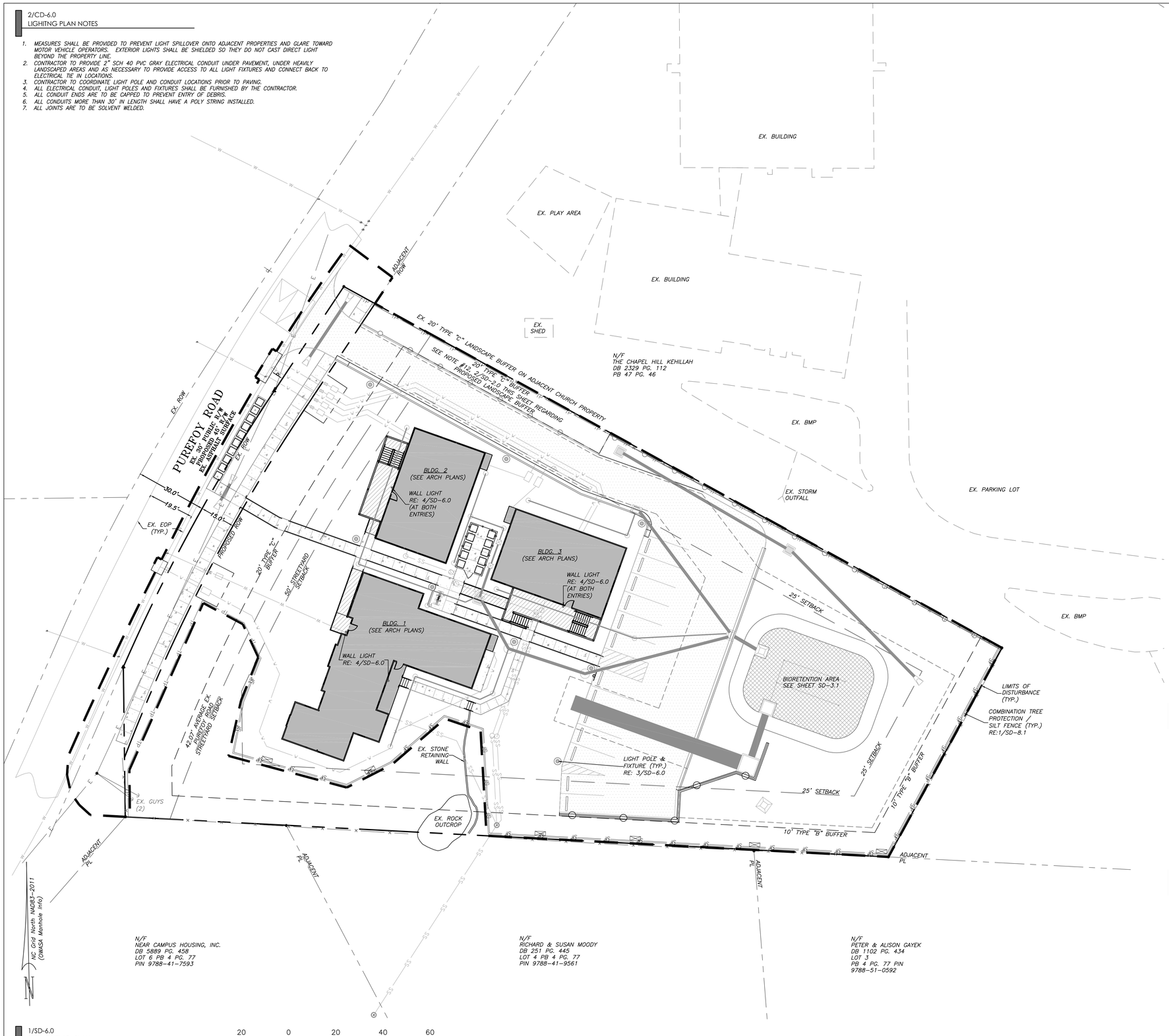
SITE PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
UTILITY PLAN

Sheet Number
SD-5.0

2/CD-6.0
LIGHTING PLAN NOTES

1. MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES AND GLARE TOWARD MOTOR VEHICLE OPERATORS. EXTERIOR LIGHTS SHALL BE SHIELDED SO THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE.
2. 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.
3. CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
4. ALL ELECTRICAL CONDUIT, LIGHT POLES AND FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR.
5. ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
6. ALL CONDUITS MORE THAN 30' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
7. ALL JOINTS ARE TO BE SOLVENT WELDED.



1/SD-6.0
SITE LIGHTING PLAN
SCALE: 1" = 20'

20 0 20 40 60

Scale 1" = 20'

PIN. 9788419609
PID. 8801003

DUKE ENERGY.

Outdoor Lighting

Traditional LED

Subject to variance from manufacturer. Contact us for more specific details.

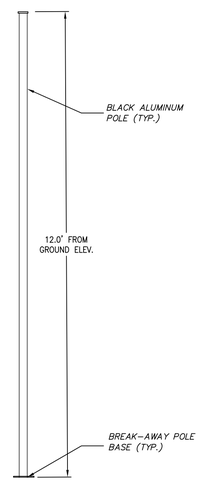
70	4K	AS	G3	B	S

Illuminate pathways and residential communities with the energy-efficient Traditional LED. This Colonial lantern-style fixture will add style and charm to any neighborhood or park.

LED (Light Emitting Diode)	50 watts
Mounting height	12'
Colors	Black Green
Poles	Style A, B, C, D, E, F

LIGHT FIXTURE NOTES:

1. TRADITIONAL LED LIGHT FIXTURE SHALL BE MOUNTED ON A 12' TALL POLL.
2. CONTRACTOR SHALL USE DUKE ENERGY POLE "STYLE A".
3. LIGHT POLE AND FIXTURE SHALL BE BLACK.
4. CONTRACTOR SHALL COORDINATE LIGHT INSTALLATION W/ DUKE ENERGY.



LIGHT POLE NOTES:

1. LIGHT POLE SHALL BE DUKE ENERGY "POLE STYLE A" ALUMINUM POLE.
2. LIGHT POLE SHALL BE BLACK.
3. CONTRACTOR SHALL COORDINATED LIGHT POLE INSTALLATION WITH DUKE ENERGY.

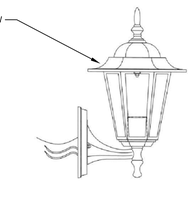
3/SD-6.0
LIGHT POLE & FIXTURE DETAIL
NTS

PORTFOLIO OUTDOOR WALL LANTERN
MODEL# FS130125-8
OR OWNER APPROVED ALTERNATE

BLACK DIE-CAST ALUMINUM FIXTURE

60 WATT MEDIUM BASE INCANDESCENT

HARD WIRED PER MANUFACTURER RECOMMENDATIONS



4/SD-6.0
WALL MOUNTED LIGHT
NTS

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NORTH CAROLINA PROFESSIONAL SEAL 1826 ENGINEER ANDREW J. PORTER
10.10.2016

Project

PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD
CHAPEL HILL NC, 27514

ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

Job Number 1642

Drawn	MTC, ED
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SITE PLANS NOT ISSUED FOR CONSTRUCTION

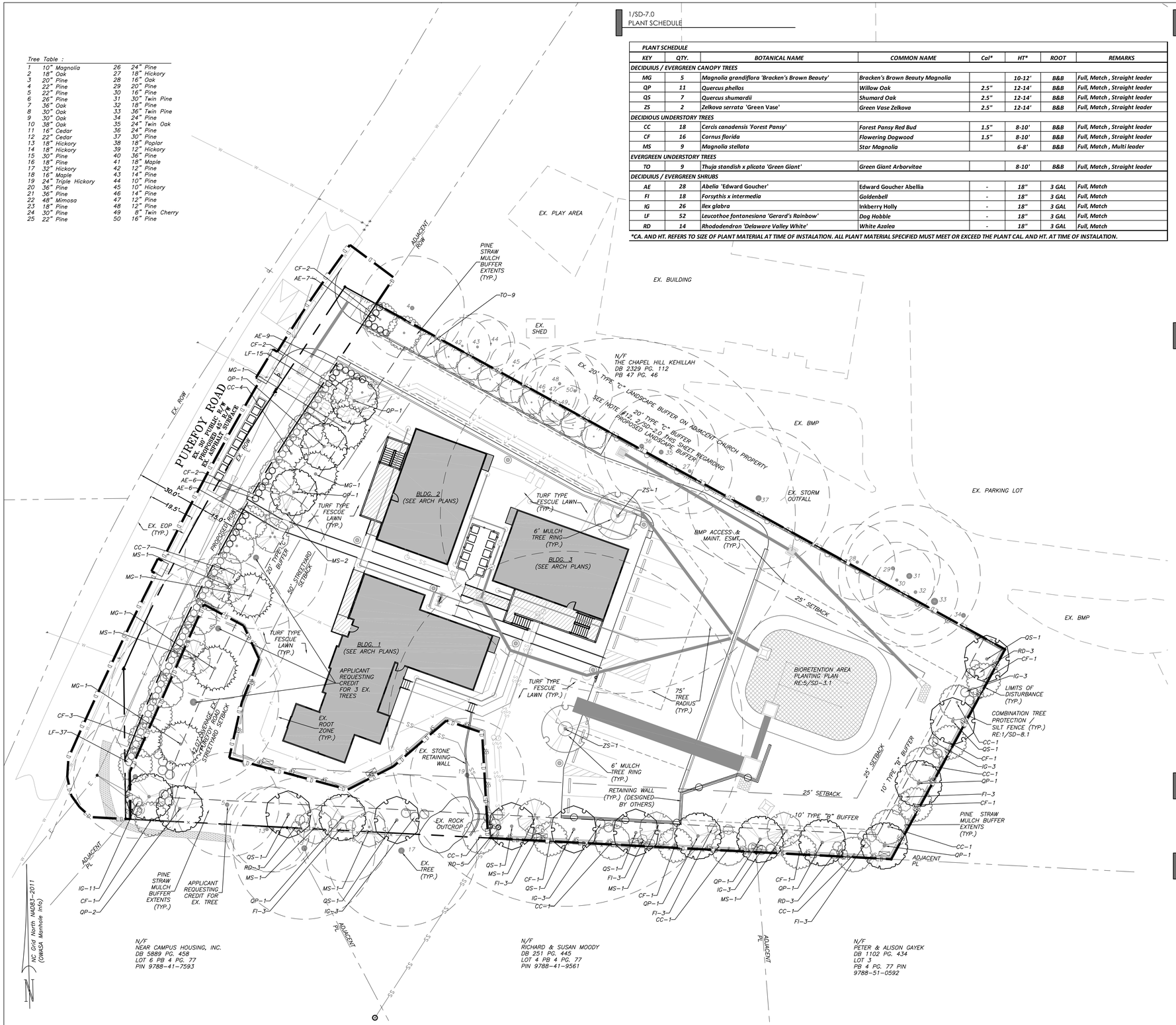
Sheet Title

SITE LIGHTING PLAN

Sheet Number

SD-6.0

Tree Table :			
1	10" Magnolia	26	24" Pine
2	18" Oak	27	18" Hickory
3	20" Pine	28	16" Oak
4	22" Pine	29	20" Pine
5	22" Pine	30	16" Pine
6	26" Pine	31	30" Twin Pine
7	36" Oak	32	18" Pine
8	30" Oak	33	36" Twin Pine
9	30" Oak	34	24" Pine
10	38" Oak	35	24" Twin Oak
11	16" Cedar	36	24" Pine
12	22" Cedar	37	30" Pine
13	18" Hickory	38	18" Poplar
14	18" Hickory	39	12" Hickory
15	30" Pine	40	36" Pine
16	18" Pine	41	18" Maple
17	32" Hickory	42	12" Pine
18	16" Maple	43	14" Pine
19	24" Triple Hickory	44	10" Pine
20	36" Pine	45	10" Hickory
21	36" Pine	46	14" Pine
22	48" Mimosa	47	12" Pine
23	18" Pine	48	12" Pine
24	30" Pine	49	8" Twin Cherry
25	22" Pine	50	16" Pine



1/SD-7.0
LANDSCAPE PLAN
SCALE: 1" = 20'

20 0 20 40 60
Scale 1" = 20'

1/SD-7.0
PLANT SCHEDULE

PLANT SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	Cal*	HT*	ROOT	REMARKS
DECIDUIUS / EVERGREEN CANOPY TREES							
MG	5	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Magnolia		10-12'	B&B	Full, Match , Straight leader
QP	11	Quercus phellos	Willow Oak	2.5"	12-14'	B&B	Full, Match , Straight leader
QS	7	Quercus shumardii	Shumard Oak	2.5"	12-14'	B&B	Full, Match , Straight leader
ZS	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5"	12-14'	B&B	Full, Match , Straight leader
DECIDIOUS UNDERSTORY TREES							
CC	18	Cercis canadensis 'Forest Pansy'	Forest Pansy Red Bud	1.5"	8-10'	B&B	Full, Match , Straight leader
CF	16	Cornus florida	Flowering Dogwood	1.5"	8-10'	B&B	Full, Match , Straight leader
MS	9	Magnolia stellata	Star Magnolia		6-8'	B&B	Full, Match , Multi leader
EVERGREEN UNDERSTORY TREES							
TO	9	Thuja standish x plicata 'Green Giant'	Green Giant Arborvitae		8-10'	B&B	Full, Match , Straight leader
DECIDUIUS / EVERGREEN SHRUBS							
AE	28	Abelia 'Edward Goucher'	Edward Goucher Abellia	-	18"	3 GAL	Full, Match
FI	18	Forsythis x intermedia	Goldenbell	-	18"	3 GAL	Full, Match
IG	26	Ilex glabra	Inkberry Holly	-	18"	3 GAL	Full, Match
LF	52	Leucothoe fontanesiana 'Gerard's Rainbow'	Dog Hobble	-	18"	3 GAL	Full, Match
RD	14	Rhododendron 'Delaware Valley White'	White Azalea	-	18"	3 GAL	Full, Match

*CA. AND HT. REFERS TO SIZE OF PLANT MATERIAL AT TIME OF INSTALATION. ALL PLANT MATERIAL SPECIFIED MUST MEET OR EXCEED THE PLANT CAL. AND HT. AT TIME OF INSTALATION.

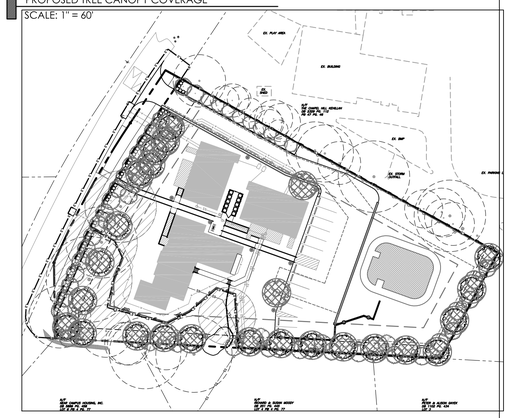
PIN. 9788419609
PID. 8801003

2/SD-7.0
LANDSCAPE PLAN NOTES

1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
4. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELF WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
7. IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
9. 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 THROROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. MULCH TREE RINGS TO BE 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS. PINE STRAW MULCH TO EXTENTS OF ALL LANDSCAPE BUFFERS.
12. ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
13. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.

3/SD-7.0
PROPOSED TREE CANOPY COVERAGE

SCALE: 1" = 60'



USE CLASSIFICATION – MULTI-FAMILY

NET LOT AREA = 56,805 SF

CREDITS

WATER EASEMENT: -240 SF
STORMWATER EASEMENT: - 13,561 SF
TOTAL CREDITS: - 13,801 SF

ADJUSTED NET LOT AREA = 43,004 SF

MINIMUM TREE CANOPY COVERAGE (MULTI-FAMILY USE) = 40%
43,004 SF X 0.4 = 1,720 SF REQUIRED

EXISTING TREE CANOPY PROTECTED = 10,318 SF
AREA TO BE REPLANTED IN TREES = 9,087 SF

1 – 2.5" CALIPER CANOPY TREE / 500 SF
9,087 / 500 = 18 REPLACEMENT CANOPY TREES REQUIRED
25 REPLACEMENT CANOPY TREES PROVIDED

4/SD-7.0
PARKING AREA PLANTING REQUIREMENTS

LESS THAN 20 PARKING SPACES ARE PROPOSED THUS INTERIOR ISLANDS ARE NOT REQUIRED.

NO PARKING SPACE SHALL BE FURTHER THAN SEVENTY-FIVE FEET FROM THE TRUNK OF A CANOPY TREE.

3 CANOPY TREES PROVIDED FOR PARKING LOT COVERAGE.

5/SD-7.0
LANDSCAPE BUFFER CALCULATIONS

PUREFOY RD. = 20' TYPE "C" (EXTERIOR) LANDSCAPE BUFFER REQUIREMENTS = 250 LF:
(5 LARGE TREES PER 100 LF) 250 X 0.05 = 13 LARGE TREES REQUIRED (10 PROVIDED, 3 EXISTING)
(10 SMALL TREES PER 100 LF) 250 X 0.1 = 25 SMALL TREES REQUIRED (10 PROVIDED)
(36 SHRUBS PER 100 LF) 250 X 036 = 90 SHRUBS REQUIRED (90 PROVIDED)

SOUTHERN = 10' TYPE "B" (INTERIOR) LANDSCAPE BUFFER REQUIREMENTS =324 LF:
(4 LARGE TREE PER 100 LF) 324 X 004 = 13 LARGE TREES REQUIRED (12 PROVIDED, 1 EXISTING)
(7 SMALL TREES PER 100 LF) 324 X 0.07 = 23 SMALL TREES REQUIRED (23 PROPOSED)
(12 SHRUBS PER 100 LF) 324 X 0.12 = 39 REQUIRED SHRUBS (39 PROVIDED)

EASTERN = 10' TYPE "B" (INTERIOR) LANDSCAPE BUFFER = 101 LF:
(4 LARGE TREES PER 100 LF) 101 X 0.04 = 4 LARGE TREES REQUIRED (4 PROVIDED)
(7 SMALL TREES PER 100 LF) 101 X 0.07 = 7 LARGE TREES REQUIRED (7 PROVIDED)
(12 SMALL TREES PER 100 LF) 101 X 0.12 = 12 SHRUBS REQUIRED (12 PROVIDED)

Coulter Jewell Thames P.A.
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NORTH CAROLINA PROFESSIONAL SEAL 1826 LANDSCAPE ARCHITECTURE ANDREW J. PORTER
10.10.2016

Project
PUREFOY ROAD APARTMENTS
111 PUREFOY ROAD
CHAPEL HILL NC, 27514
ORANGE COUNTY NC

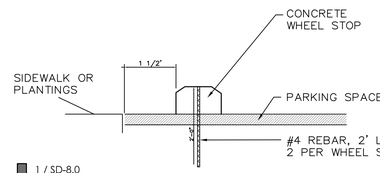
PIN. 9788419609
PID. 8801003

Job Number 1642
Drawn MTC, ED
Checked PBR, AJP
Date 10/10/2016
Revisions

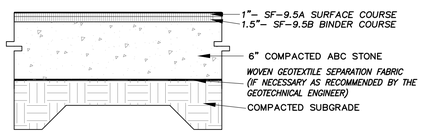
SITE PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
LANDSCAPE PLAN

Sheet Number
SD-7.0

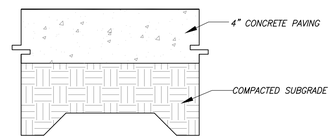


1 / SD-8.0
NOT USED
NTS

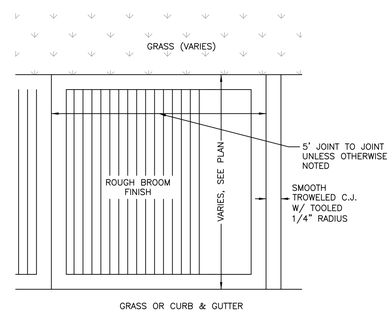


WHERE THE ASPHALT PAVEMENT SECTION ADJOINS THE GRAVEL DRIVEWAY SECTION THE ASPHALT SHALL BE TAPERED DOWN AS TO PROVIDE A SMOOTH TRANSITION BETWEEN THE TWO SURFACES.

2 / SD-8.0
ASPHALT PAVING
NTS

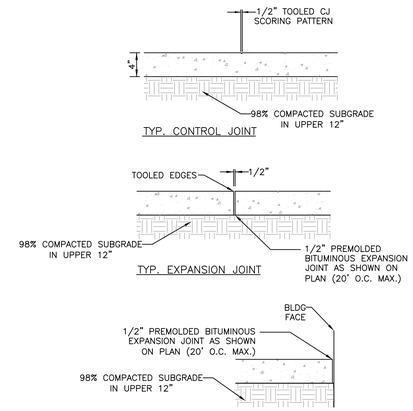


NOTES:
1. ALL CONCRETE 4000 PSI.
2. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS
3. BROOM FINISH
4. SIDEWALK CROSS SLOPES ARE TO BE A MAXIMUM 1.8%



PLAN VIEW

3/SD-8.0
CONCRETE SIDEWALK/PAD/PATIO
NTS



PIN. 9788419609
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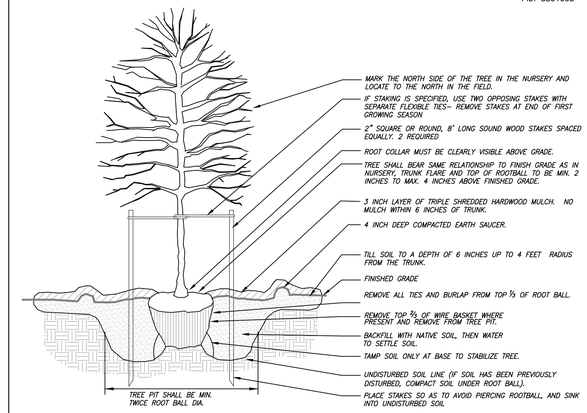
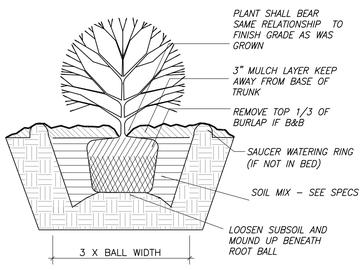


NOTES:
1. THIS STANDARD APPLIES TO SINGLE AND MULTI–STEM TREES.
2. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALL.
3. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
4. DO NOT INSTALL TREES DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
5. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
6. SET TREE PLUMB IN ALL DIRECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED OR DIRECTED BY LANDSCAPE ARCHITECT. IF STAKED, STAKE ONLY AS SHOWN.

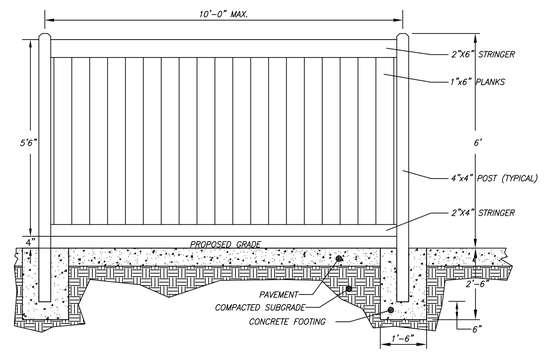
4 / SD-8.0
TREE PLANTING DETAIL
NTS



5 / SD-8.0
SHRUB PLANTING DETAIL
NTS

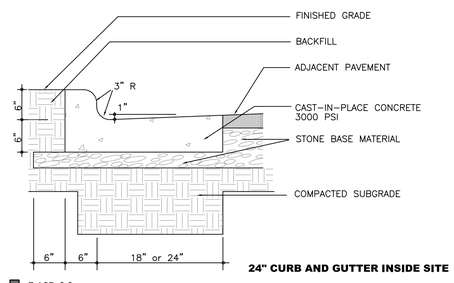
FRONT VIEW

NOTES:
1) ALL WOOD FOR FENCE SHALL BE PRESSURE TREATED.
2) ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.

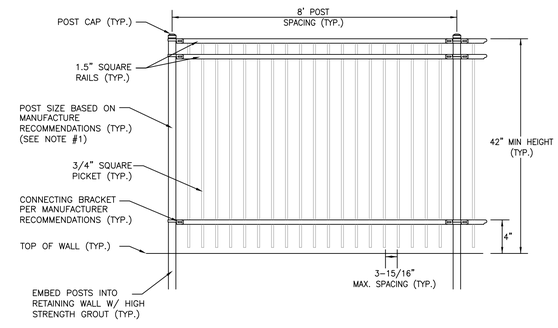


6 / SD-8.0
6' TALL WOODEN PRIVACY FENCE
NTS

–CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
–CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
–ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
–JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.
–EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.

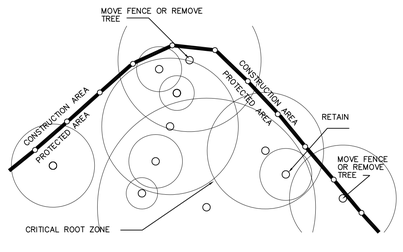


7 / SD-8.0
24" CONCRETE CURB AND GUTTER
NTS

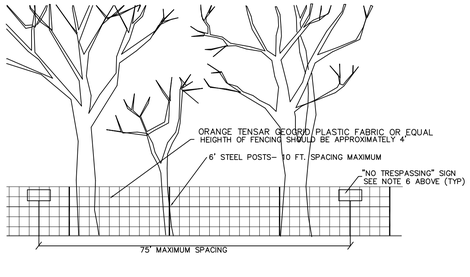


NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS SEE MANUFACTURE RECOMMENDATIONS.
2. ALL FENCE MATERIALS SHALL BE POWDER COATED BLACK.
3. CONTRACTOR SHALL SUBMIT FENCE CUT SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.

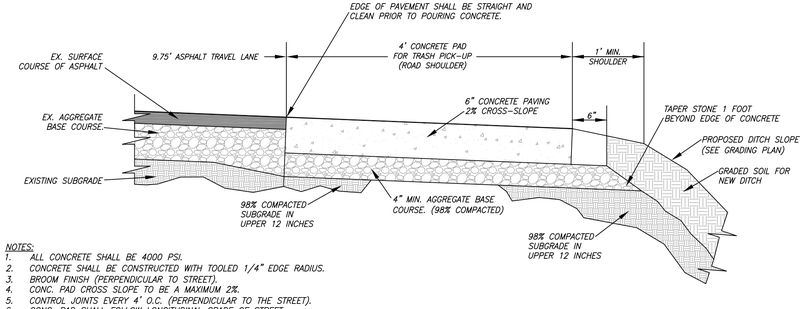
8 / SD-8.0
42" TALL ALUMINUM PICKET FENCE
NTS



NOTES:
1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S CRITICAL ROOT AREA IS UNPROTECTED.
2. ROOT PRUNE TREES TO REMAIN WHERE CONSTRUCTIONACTIVITIES WILL SEVER ROOTS.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL
4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK.
5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES
6. SIGNAGE MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM MINIMUM SPACING OF 75' O.C., TO READ "TREE PROTECTION AREA – NO TRESPASSING WITHIN THE FENCE".



9 / SD-8.0
TREE PROTECTION FENCE
NTS



NOTES:
1. ALL CONCRETE SHALL BE 4000 PSI.
2. CONCRETE SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
3. BROOM FINISH (PERPENDICULAR TO STREET).
4. CONC. PAD CROSS SLOPE TO BE A MAXIMUM 2%.
5. CONTROL JOINTS EVERY 4' O.C. (PERPENDICULAR TO THE STREET).
6. CONC. PAD SHALL FOLLOW LONGITUDINAL GRADE OF STREET.

10/SD-8.0
4'X40' CONCRETE PAD FOR TRASH PICK-UP
SCALE: NTS

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NORTH CAROLINA PROFESSIONAL SEAL 1826 ENGINEER ANDREW J. POINTER
10.10.2016

Project
PUREFOY ROAD APARTMENTS
111 PUREFOY ROAD
CHAPEL HILL NC, 27514
ORANGE COUNTY NC

PIN. 9788419609
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Job Number 1642
Drawn MTC, ED
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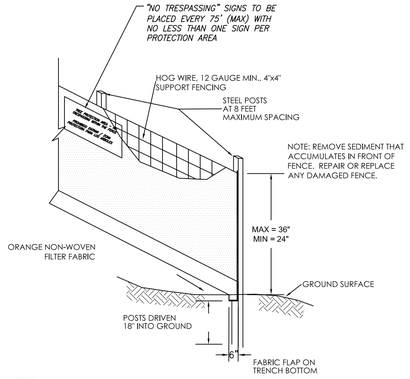
Revisions

SITE PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
SITE DETAILS

Sheet Number
SD-8.0



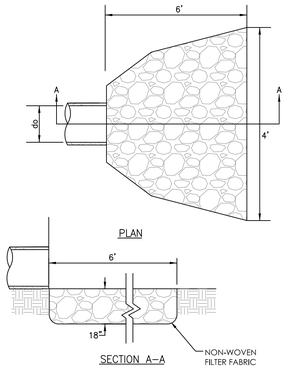
NOTES:

1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S ROOT PROTECTION ZONE AREA IS UNPROTECTED.
2. ROOT PRUNE THE TREES TO REMAIN WHERE CONSTRUCTION ACTIVITIES WILL SEVER ROOTS.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK.
5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE ROOT ZONE PROTECTION AREA OF EXISTING TREES.
6. SIGNAGE IN BOTH ENGLISH AND SPANISH MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM SPACING OF 75' O.C. SIGNAGE IS TO READ :

TREE PROTECTION AREA – NO TRESPASSING WITHIN THE FENCE
PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES

7. INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.
8. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.
9. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.
10. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED

1 / SD-8.1
COMBINATION TREE PROTECTION FENCE SILT FENCE
NTS

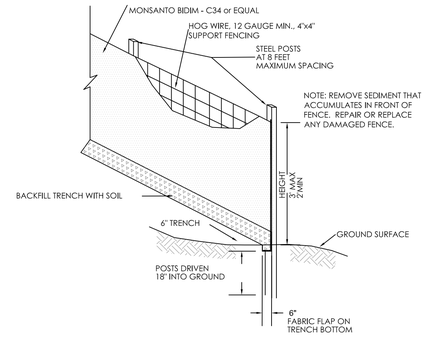


NOTES:

1. RIPRAP APRON 6' MIN. LENGTH.
2. RIPRAP APPRON 4' MIN WIDTH.
3. RIPRAP 18" MIN DEPTH.
4. IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK WHICHEVER IS LESS.
5. A NON-WOVEN FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION. FILTER FABRIC SHALL CONFORM TO AASHTO M-288 STANDARDS.

MAINTENANCE
INSPECT RIPRAP OUTLET STRUCTURES WEEKLY AND AFTER SIGNIFICANT (½" OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

2 / SD-8.1
RIP RAP APRON
NTS

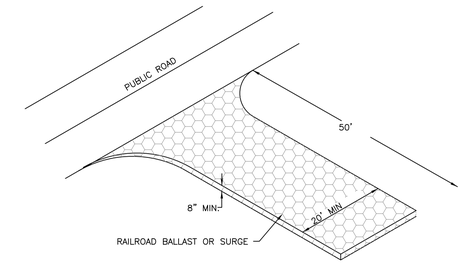


Maintenance

1. Inspect sediment fences at least once a week and after each rainfall. Make any required repairs immediately.
2. Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.
3. Remove sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.
4. Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

3 / SD-8.1
SILT FENCE
NTS

PIN. 9788419609
PID. 8801003

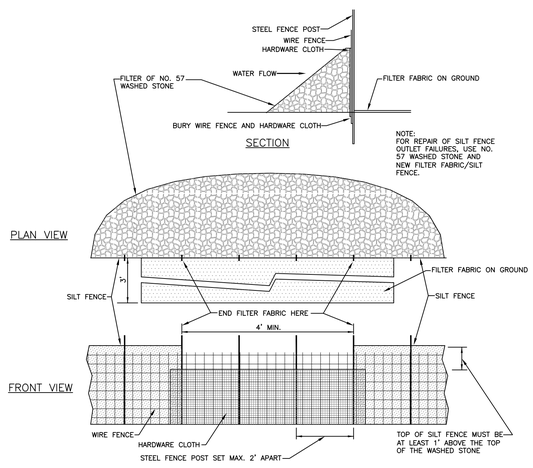


CONSTRUCTION SPECIFICATIONS

1. AVOID CURVES IN PUBLIC ROADS AND STEEP SLOPES. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.
2. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6 TO 8 INCHES HIGH WITH 3:1 SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FT FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
3. PLACE NON-WOVEN GEO-TEXTILE FABRIC ON GRADED FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
4. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
5. INSTALL PIPE UNDER PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

MAINTENANCE:
MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. THIS MAY REQUIRE PERIODIC REMOVAL AND REPLACEMENT OF STONE, AS NECESSARY. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED WASHED, OR TRACKED ONTO PUBLIC ROADWAYS.

4 / SD-8.1
GRAVEL CONSTRUCTION ENTRANCE
NTS



MAINTENANCE
INSPECT SILT FENCE OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS AS NEEDED.

REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.

WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED, REMOVE ALL MATERIALS AND ANY UNSTABLE SOIL, AND EITHER SALVAGE OR DISPOSE OF IT PROPERLY.

BRING THE DISTURBED AREA TO PROPER GRADE, THEN SMOOTH AND COMPACT IT. STABILIZE AREAS AROUND THE OUTLET.

5 / SD-8.1
SILT FENCE OUTLET
NTS

FALL/WINTER/SPRING TEMPORARY COVER	AUGUST 15 – MAY 1
Lime	100 lbs/1000 sf
10–10–10 Fertilizer	25 lbs/1000 sf
Oat Seed	2 lbs/1000 sf
Rye Grain Seed	1 lbs/1000 sf
Straw Mulch *	100 lbs/1000 sf
SUMMER TEMPORARY COVER	MAY 1 – AUGUST 15
Lime	100 lbs/1000 sf
10–10–10 Fertilizer	15 lbs/1000 sf
Browntop Millet Seed	1 lbs/1000 sf
Straw Mulch *	100 lbs/1000 sf
SPRING/FALL PERMANENT COVER	MARCH 1 – APRIL 30
	AUGUST 16 – OCTOBER 31
Lime	100 lbs/1000 sf
10–10–10 Fertilizer	25 lbs/1000 sf
Improved Turf Type Fine Fescue Seed	8 lbs/1000 sf
Straw Mulch *	100 lbs/1000 sf
SUMMER PERMANENT COVER	APRIL1 – AUGUST 15

GRASS	PLANTING DATE [1]	SEEDS [2]	SPRIGS [3]	STOLONS
BERMUDAGRASS	APRL–JULY	1–2	.75	3–5
BERMUDAGRASS(HYBRID)	APRL–JULY	–	.75	3–5
CENTIPEDGRASS	MARCH–JULY	.25–.50	.75	–
ST.AUGISTINEGRASS	APRIL–JULY	–	1.0	–
TALL FESCUE	SEPT.–OCT.15	6	–	–
ZOYSIAGRASS	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.

Seedbed Preparation: Remove rocks, stumps, roots, etc. Apply lime and fertilizer then rip the soil 4 to 6 inches to mix the nutrients into the soil and to loosen and roughen it to recieve seed.

Seed Temporary cover to stabilize temporary sedimentation control measures and other accomplished. If planting season is not suitable for installation of permanent cover. Contractor shall install temporary cover suitable for that season and reseed with permanent grass at earliest possible date.

* 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.

STABILIZATION TIME TABLE
1. All permanent dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3:1 shall be provided with temporary or permanent stabilization with groundcover as soon as practicable but within 7 calendar days from last land-disturbing activity.
2. All other disturbed areas shall be provided with temporary or permanent stabilization with groundcover as soon as practicable but in any event within 14 calendar days from last land-disturbing activity.

"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 ADJECENT TO SUCH MEASURES.

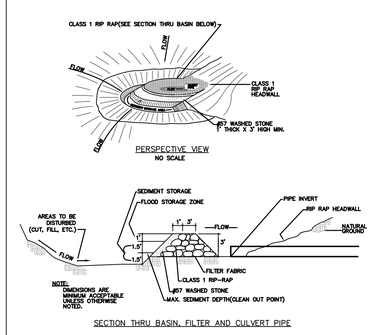
6 / SD-8.1
SEEDING SCHEDULE
NTS

Ground Stabilization*

Site Area Description	Stabilization Time Frame	Stabilization Time Frame Exceptions
Perimeter dikes, swales, ditches, and slopes	7 days	None
High Quality Water (HQW) 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	7 days for slopes greater than 50 feet in length
All other areas with slopes flatter than 4:1	14 days	None (except for perimeters and HWQ Zones)

* "Extensions of time may be approved by the permitting authority based on weather or other site-specific conditions that make compliance impracticable" (Section 11.B(2)(b))

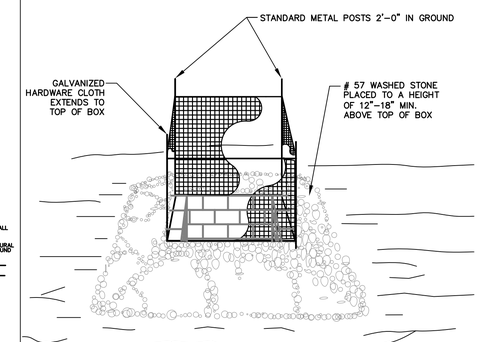
NOTE: BASE BID TO INCLUDE ANY TEMPORARY SEEDING REQUIRED



NOTE:
GRAVEL & RIP RAP FILTER BERM BASIN DETAIL IS DESIGNED TO PROTECT EXISTING PIPE INVERTS THAT DRAIN 10 ACRES OR LESS.

Maintenance
Inspect the filter at least weekly and after each significant (½ inch or greater) rainfall and make repairs as needed.
Remove sediment as necessary to provide adequate storage volume for subsequent rains. Replace stone as necessary along face of filter.
When the contributing drainage area has been adequately stabilized, remove all materials and any unstable soil, and either salvage or dispose of it properly. Bring the disturbed area to proper grade, then smooth and compact it. Appropriately stabilize all bare areas around the inlet.

7 / SD-8.1
ARCH FILTER
NTS



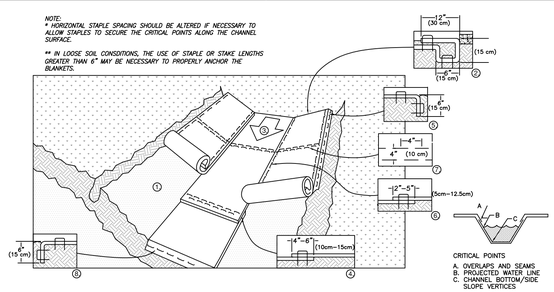
MAINTENANCE NOTES:
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (½ INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

10 / SD-8.1
TEMPORARY INLET PROTECTION
NTS

1. Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the blanket in a 6" deep x 6" wide trench. Anchor the blanket with a row of staples/stakes approximately 12" apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/stakes spaced approximately 12" apart across the width of the blanket.
3. Roll center blanket in direction of water flow in bottom of channel. Unroll blankets with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown by manufacturer.
4. Place consecutive blankets end over end (shingle style) with a 4"–6" overlap. Use a double row of staples staggered 4" apart and 4" on center to secure blankets.
5. Full length edge of blankets at top of side slopes must be anchored with a row of staples/stakes approximately 12" apart in a 6" deep x 6" wide trench. Backfill and compact the trench after stapling.
6. Adjacent blankets must be overlapped approximately 2"–5" (depending on blanket type) and stapled.
7. A staple check slot is recommended at 30 to 40 foot intervals. Use a double row of staples staggered 4" apart and 4" on center over entire width of the channel.
8. The terminal end of the blankets must be anchored with a row of staples/stakes approximately 12" apart in a 6" deep x 6" wide trench. Backfill and compact the trench after stapling.

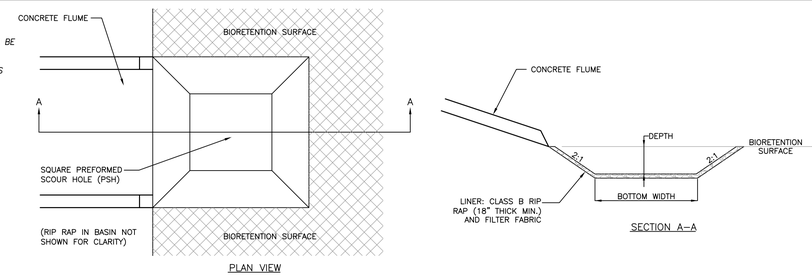
NOTE:
** HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.*

*** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.*



8 / SD-8.1
TURF REINFORCING MAT
NTS

NOTES:
1. TO AVOID SHIFTING OF THE SCOUR HOLE AFTER INSTALLATION, THE SCOUR HOLE SHOULD BE INSTALLED IN UNDISTURBED SOIL INSTEAD OF IN FILL MATERIAL.
2. INSTALL PRE–FORMED SCOUR HOLE AFTER SITE STABILIZATION.
3. THE ELEVATION OF THE TOP OF THE PREFORMED SCOUR HOLE SHOULD BE THE SAME AS THE ELEVATION OF THE BIORETENTION AREA.
4. ENSURE THAT THE RIP RAP CONSISTS OF A WELL–GRADED MIXTURE OF STONE. SMALLER–SIZE RIP RAP STONES SHOULD BE USED TO FILL VOID BETWEEN LARGER STONES.
5. WHERE PRACTICAL, ROUTE OFF–SITE RUNOFF AWAY FROM SCOUR HOLE.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE THE EXIT AREAS WITH VEGETATION.
7. CLEAR THE AREA OF ALL CONSTRUCTION DEBRIS AND CHECK THE EXIT AREAS FOR ANY POTENTIAL OBSTRUCTIONS THAT COULD PROMOTE CHANNELIZED FLOW.
8. TOP OF RIP RAP SHALL BE INSTALLED AT THE SAME ELEVATION AS THE FLUME INVERT.



9 / SD-8.1
CONCRETE FLUME AND PREFORMED SCOUR HOLE
NTS

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NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER
10/10/16

Project
PUREFOY ROAD APARTMENTS
111 PUREFOY ROAD
CHAPEL HILL NC, 27514
ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

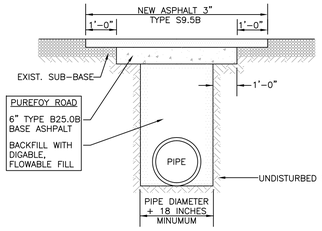
Job Number 1642
Drawn MTC, ED
Checked PBR, AJP
Date 10/10/2016
Revisions

SITE PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
EROSION CONTROL DETAILS

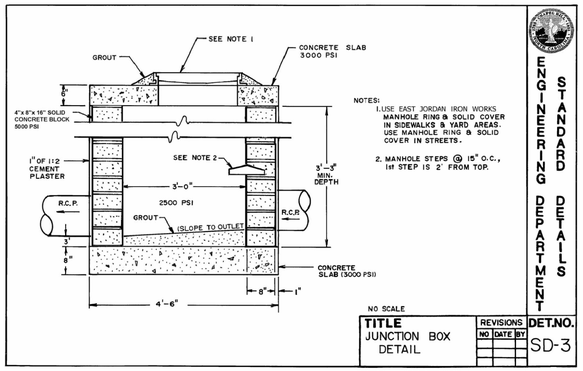
Sheet Number
SD-8.1

PIN. 9788419609
PID. 8801003

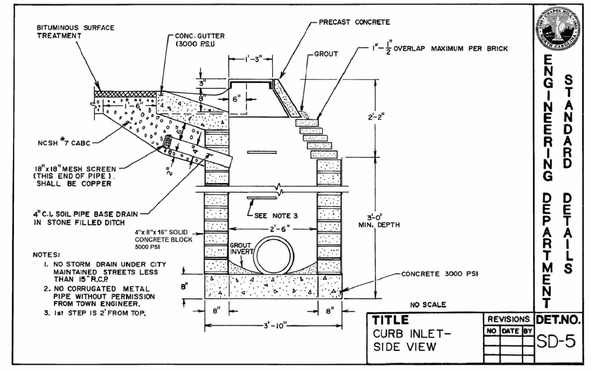


NOTES:
1. SAW CUT EDGES MUST BE STRAIGHT AND CLEAN.
2. PATCHES MUST BE REGULAR, SQUARE, OR RECTANGULAR (4 STRAIGHT EDGES).
3. FINAL SURFACE COURSE MUST BE FLUSH WITH THE EDGE OF EXISTING PAVEMENT, VERTICALLY AND HORIZONTALLY, WITH NO SPILLOVER OF ASPHALT OR TACK COAT.
4. CARE MUST BE TAKEN NOT TO DAMAGE 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.

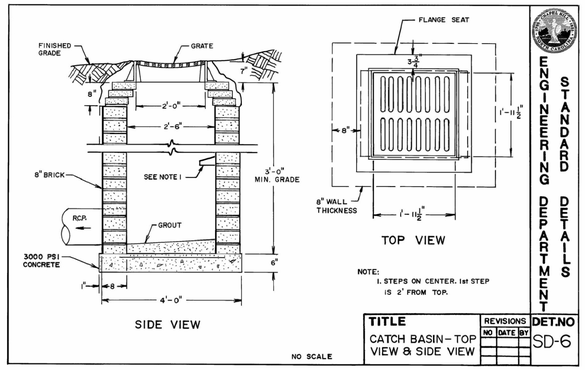
1 / SD-8.2
OPEN CUT AND REPAIR
NTS



2 / SD-8.2
JUNCTION BOX DETAIL
NTS

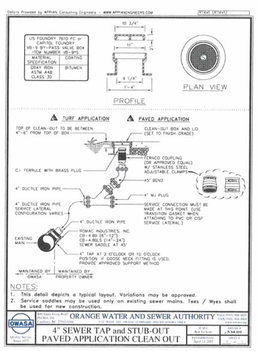


3 / SD-8.2
CURB INLET DETAIL
NTS



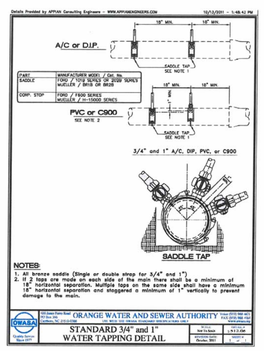
4 / SD-8.2
CATCH BASIN DETAIL
NTS

Return to Table of Details



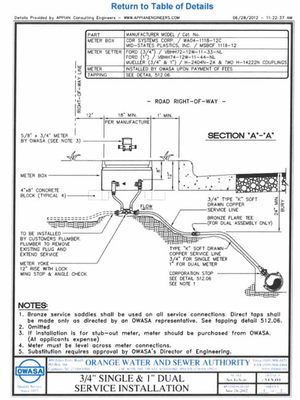
5 / SD-8.2
CLEAN OUT
NTS

Return to Table of Details



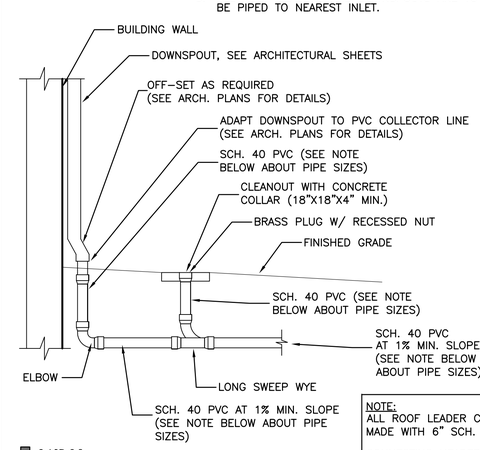
6 / SD-8.2
WATER TAPPING DETAIL
NTS

Return to Table of Details



7 / SD-8.2
SERVICE INSTALLATION DETAIL
NTS

NOTES:
1. A CLEAN OUT IS REQUIRED AT ALL DOWNSPOUT CONNECTIONS AND JUNCTIONS IN LINES.
2. ALL JOINTS SHALL BE SOLVENT WELDED
3. ALL ROOF LEADERS AND DOWNSPOUTS ARE TO BE PIPED TO NEAREST INLET.



NOTE:
ALL ROOF LEADER CONNECTIONS SHALL BE MADE WITH 6" SCH. 40 PVC PIPE.

CONNECTING HEADER PIPE SIZES AND MATERIALS AS NOTED ON SD-3.0 GRADING AND DRAINAGE PLAN.

8 / SD-8.2
ROOF LEADER CONNECTION W/ CLEANOUT
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SITE PLANS
NOT ISSUED
FOR CONSTRUCTION

Sheet Title
UTILITY DETAILS

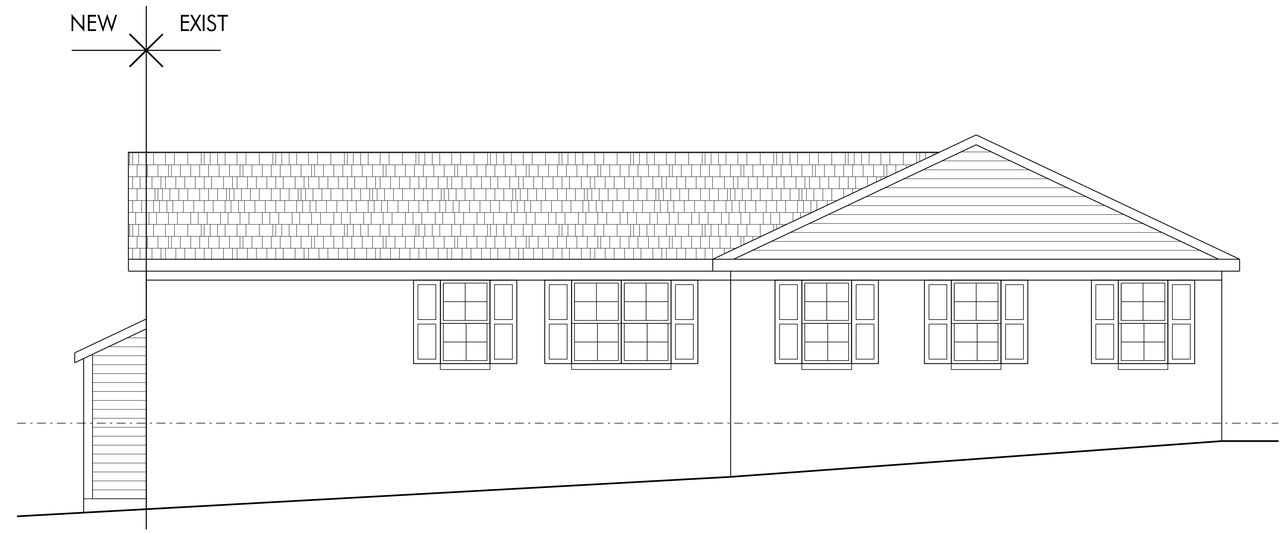
Sheet Number
SD-8.2

4

South Elevation

Scale: 1/4" = 1'-0"

3



4

North Elevation

Scale: 1/4" = 1'-0"

2

4

West Elevation

Scale: 1/4" = 1'-0"

1

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- Revisions:

PRELIMINARY – NOT FOR CONSTRUCTION

Elevations
BUILDING No. 1

Sheet

A4.11

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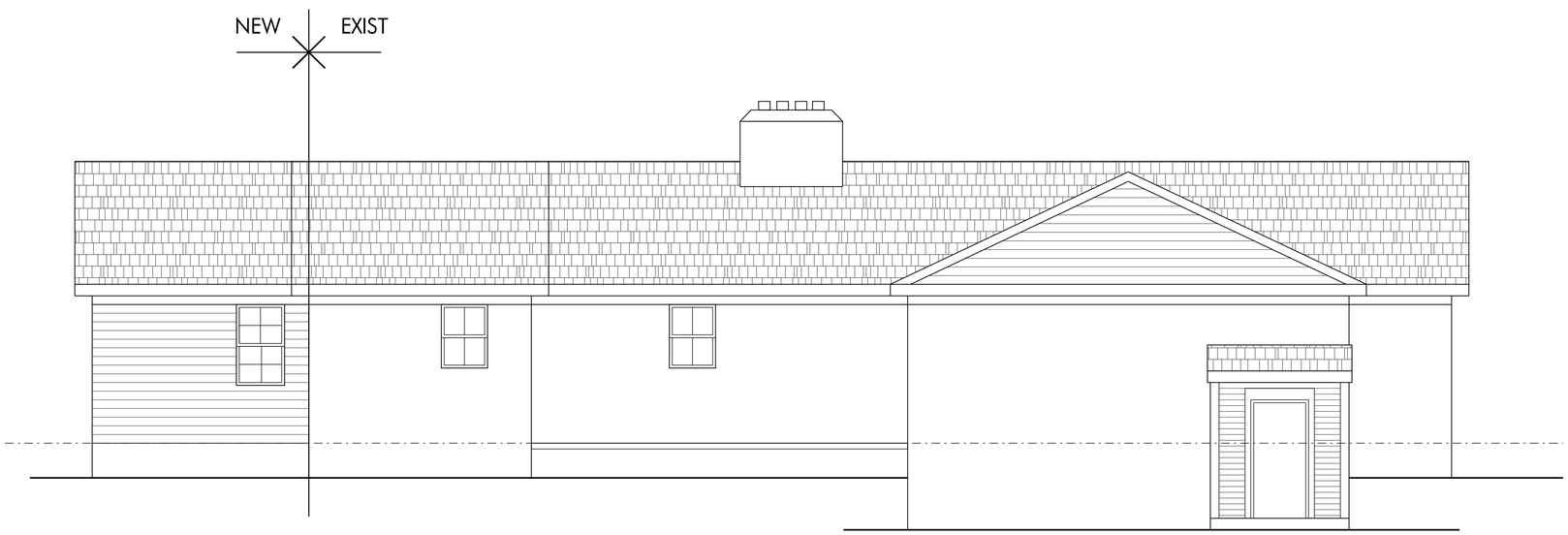

East Elevation

Scale: 1/4" = 1'-0"

1

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PRELIMINARY – NOT FOR CONSTRUCTION

Elevations
BUILDING No. 1

Sheet

A4.12

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4

South Elevation 4

Scale: 1/4" = 1'-0"

East Elevation 3

Scale: 1/4" = 1'-0"

North Elevation 2

Scale: 1/4" = 1'-0"

West Elevation 1

Scale: 1/4" = 1'-0"

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PRELIMINARY – NOT FOR CONSTRUCTION

Elevations
BUILDING No. 2

Sheet

A4.2

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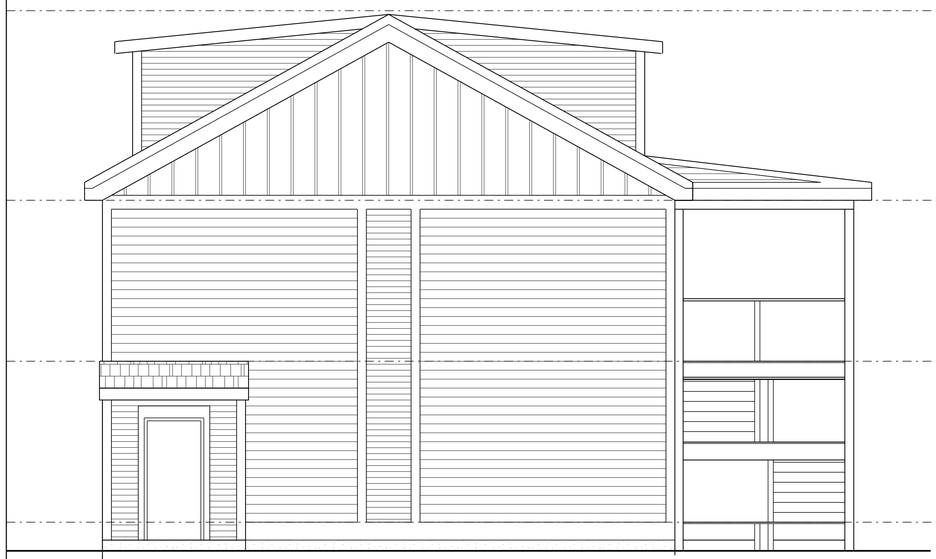
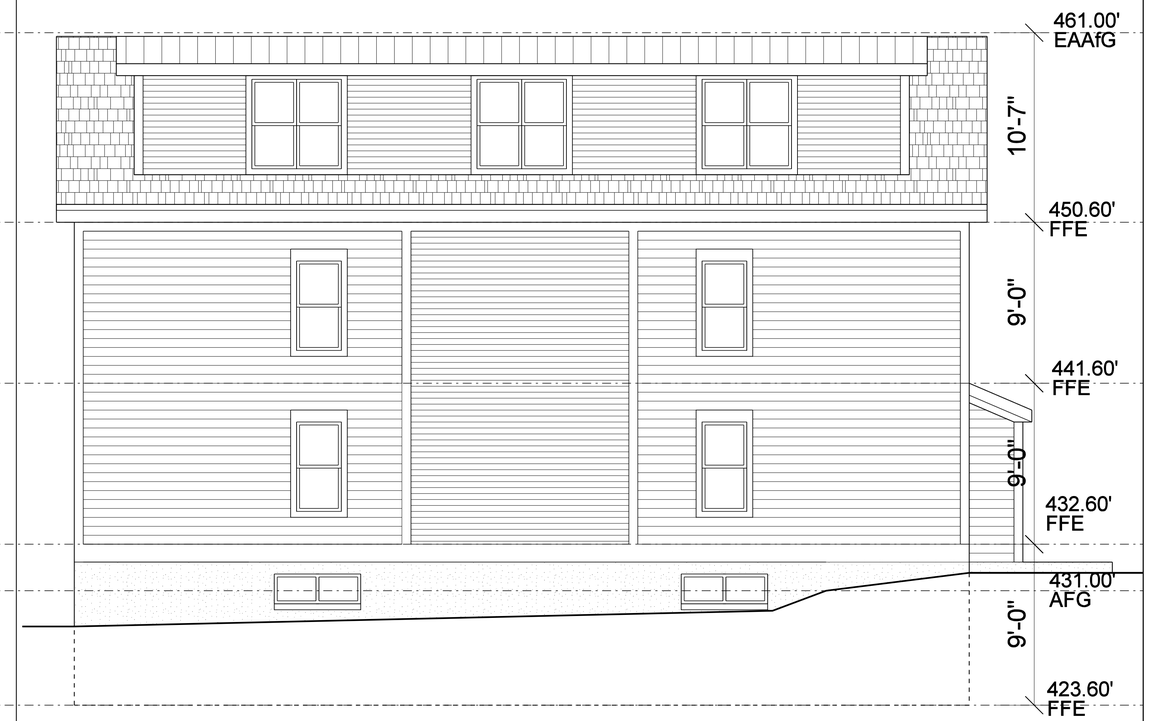


4

West Elevation 4

Scale: 1/4" = 1'-0"



North Elevation 3

Scale: 1/4" = 1'-0"

4

South Elevation 2

Scale: 1/4" = 1'-0"

4

East Elevation 1

Scale: 1/4" = 1'-0"

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PRELIMINARY – NOT FOR CONSTRUCTION

Elevations
BUILDING No. 3

Sheet

A4.3

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