MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 POPE ROAD, DURHAM, NC 27707

SUP SUBMITTAL: FEBRUARY 23, 2017

PROJECT DATA

SITE INFORMATION		
OWNER		MONTESSORI COMMUNITY SCHOOL INC.
PIN		0709-03-04-0858
LAND AREA (NET)		576,262 SF / 13.23 AC
LAND AREA (GROSS)		576,262 SF x 1.10 = 633,889 SF / 14.55 AC
LAND AREA (AFTER ROW DEDICATION)		574,167 SF / 13.18 AC
DISTURBED AREA		190,409 SF / 4.37 AC
SITE AREA IN 100 YEAR FLOOD PLAIN (INCLUDES FLOODWAY)		N/A
EXISTING USE		ELEMENTARY AND MIDDLE SCHOOL
PROPOSED USE		ELEMENTARY AND MIDDLE SCHOOL (NO CHANGE)
SITE/PROJECT ADDRESS		4512 POPE ROAD, DURHAM, NC 27707
RIVER BASIN		CAPE FEAR, LITTLE CREEK WATERSHED
ZONING INFORMATION		
EXISTING ZONING DISTRICT		OI-2 - 410,271 NET SF / 451,298 GROSS SF R-2 - 165,991 NET SF / 182,591 GROSS SF
FAR		OI-2 > .264 R-2 > .093
MAX. BLDG. AREA (BASED ON GROSS LOT SIZE)		(451,298x.264)+(182,591x.093) = 136,124 SF
USE GROUP:		B

BUILDING INFORMATION

EXISTING BUILDING SF		PROPOSED BUILDING SF	
MIDDLE SCHOOL BLDG	5,850 SF	ADMINISTRATION BLDG	3,000 SF
MUSIC & ARTS BLDG	5,100 SF	GYM/ASSEMBLY BLDG	15,000 SF
EXISTING GYM BLDG	2,950 SF	SENIOR CLASS BLDG	4,000 SF
ADMIN/CLASSRM BLDG	3,870 SF	MAINTENANCE BLDG	1,500 SF
CLASSROOM BLDG	1,050 SF	REPLACE 330 SF SHEDS WITH 380 SF	
CLASSROOM BLDG	4,220 SF	BUILT STORAGE SPACE	50 SF
CLASSROOM BLDG	4,820 SF	TOTAL PROPOSED	23,550 SF
PORTABLE SHEDS (5)	30 SF		
BARN (UNOCCUPIED)	700 SF		
TOTAL EXISTING	28,890 SF		

PROPOSED TOTAL BUILDING AREA	52,440 SF
EXISTING STUDENT COUNT	270
PROPOSED STUDENT COUNT	300
PROPOSED TEACHER COUNT	50
SITE INFORMATION	
VEHICULAR PARKING SPACES REQUIRED:	
MINIMUM:	1 PER TEACHER = 50 SPACES
MAXIMUM:	1.25 PER TEACHER = 62 SPACES
EXISTING:	93 SPACES
ADDITIONAL PROPOSED:	40 SPACES
TOTAL VEHICULAR PARKING SPACES:	133 TOTAL SPACES INCLUDING 6 ADA SPACES, 127 REGULAR SPACES
BICYCLE PARKING SPACES	
REQUIRED:	1 PER 10 STUDENTS = 30 SPACES
PROPOSED:	20 SPACES (10 LOOPS)
IMPERVIOUS SURFACE	
EXISTING:	101,217 SF
IMPERVIOUS PROPOSED:	53,736 SF
TOTAL IMPERVIOUS SURFACE:	154,953 SF
TREE CANOPY COVERAGE	RE: C701 TREE COVERAGE PLAN

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE ARE NO STREAMS LOCATED ON-SITE PER NORTH CAROLINA DIVISION OF WATER RESOURCES DETERMINATION PERFORMED ON 11/30/2016. AS SUCH NO RCD OR JORDAN BUFFERS ARE REQUIRED.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710979900 K (FEBRUARY 2, 2007) AND 3720070900 J (MAY 2, 2006).

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

TREE SURVEY:
THE TREE SURVEY SHOWING ALL 18" CAL. OR LARGER TREES IS SHOWN ON SHEET C100.

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

TREE PROTECTION:
REFER TO SHEETS C700 AND C701.

PROJECT TEAM:

ARCHITECT
GGA ARCHITECTS, PA
308 WEST ROSEMARY STREET, SUITE 302
CHAPEL HILL, NC 27516
919-929-7595
JOSH@JOSHGURLITZ.COM

CIVIL ENGINEER
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LANDSCAPE ARCHITECT
COULTER JEWELL THAMES PA
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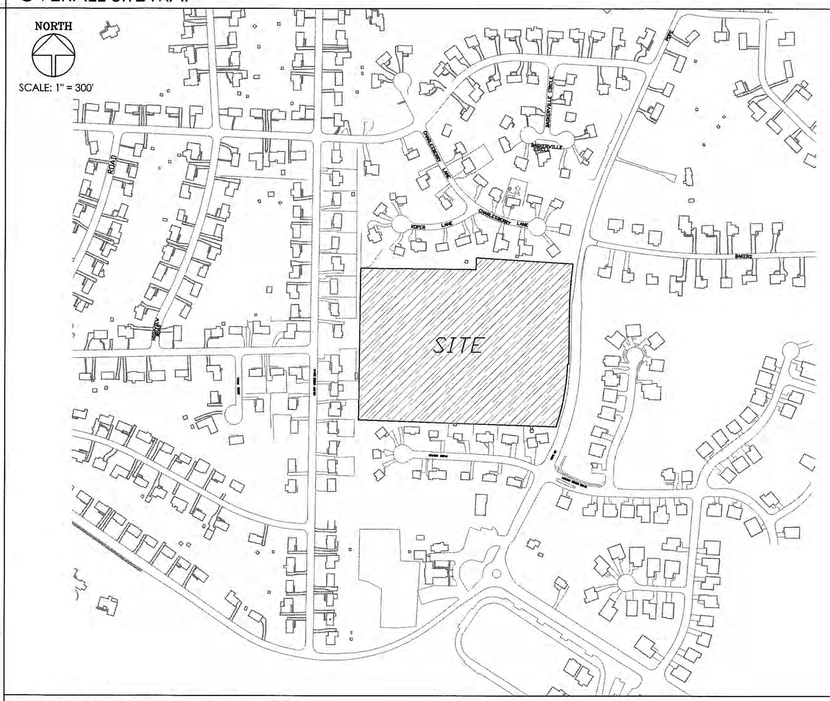
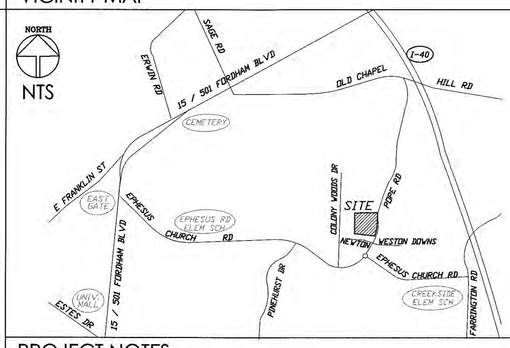
ANDREW.PORTER@CJTPA.COM

OVERALL SITE MAP



VICINITY MAP



PROJECT NOTES

- TOPOGRAPHIC INFORMATION BASED ON SURVEY BY CDK GEOMATICS, PC DATED MARCH 26, 2013.

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

CONSTRUCTION WASTE NOTES:
1. 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.
2. BECAUSE THERE MAY BE REGULATED RECYCLABLE MATERIALS (METAL, WOOD, CARDBOARD) IN SOME OF THE DEMOLITION WORK AS WELL AS IN THE NEW CONSTRUCTION OF THE PROPOSED FACILITY, THE APPLICANT WILL NEED TO CONTACT SOLID WASTE MANAGEMENT STAFF TO CONDUCT A PRE-DEMOLITION ASSESSMENT BEFORE BEGINNING WORK. IN ADDITION, THE APPLICANT WILL BE REQUIRED TO OBTAIN A REGULATED RECYCLABLE MATERIALS PERMIT FROM THE TOWN OF CHAPEL HILL.

TOWN OF CHAPEL HILL NOTES

LIST OF SHEETS

C000	COVER SHEET
C001	AREA MAP
C100	EX. CONDITIONS AND SITE ANALYSIS PLAN
C110	CONSTRUCTION MANAGEMENT PLAN
C200	SITE LAYOUT PLAN
C300	GRADING AND STORM DRAINAGE PLAN
C400	RESERVED FOR EROSION CONTROL
C500	UTILITY AND LIGHTING PLAN
C600	RESERVED
C700	LANDSCAPE PLAN
C701	TREE COVERAGE PLAN
C800	SITE DETAILS
C801	SITE DETAILS
C802	SITE DETAILS
ARCH	ADMIN. BUILDING
ARCH	CLASSROOM BUILDING
ARCH	GYM E&W ELEVATIONS
ARCH	GYM N&S ELEVATIONS
ARCH	MAINTENANCE BUILDING

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

Project:

MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill Planning Jurisdiction

Durham County, North Carolina

PIN:
0709-03-04-0858

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 WENDI L. RAMSTEIN
2-23-2017

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

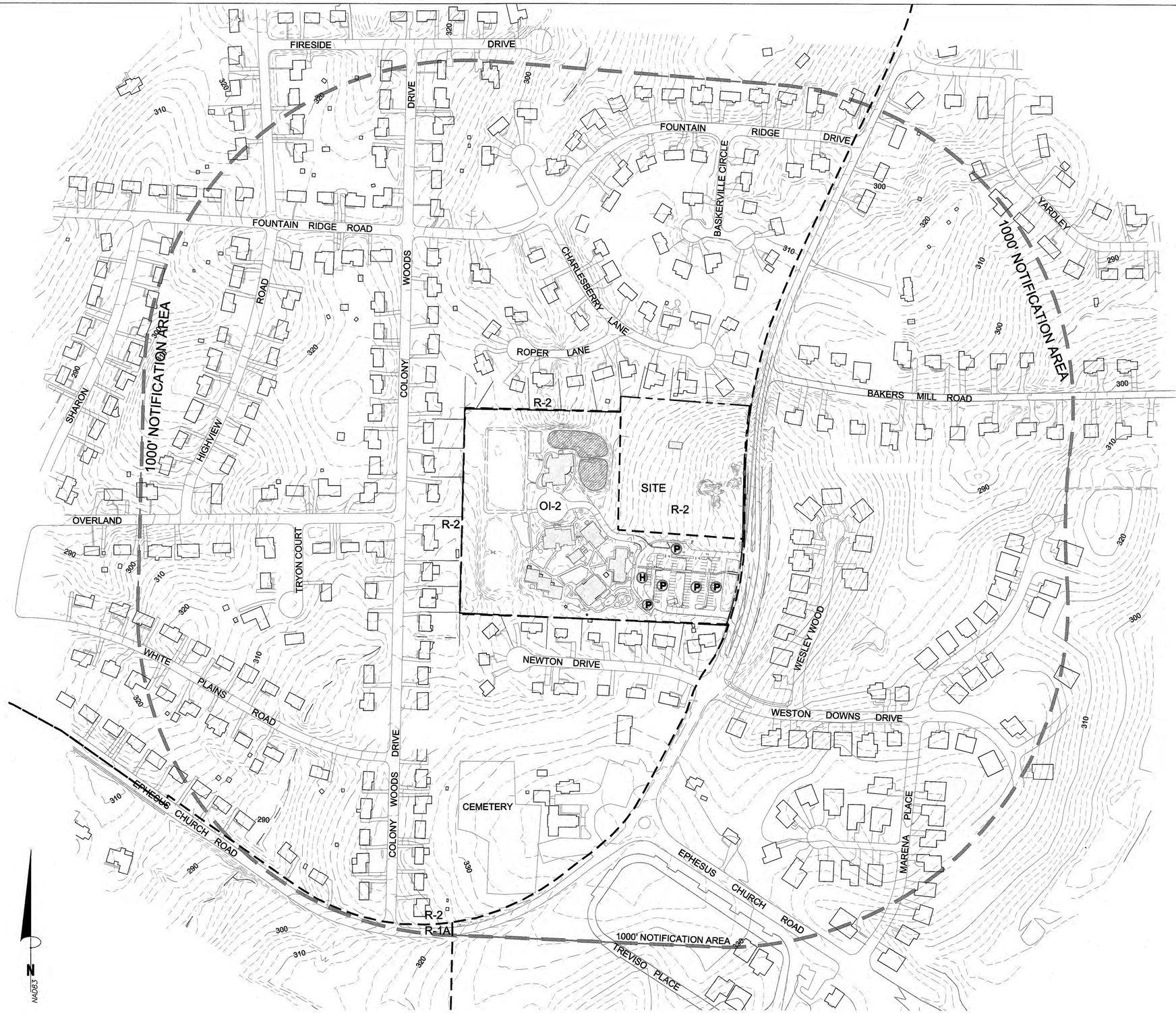
Drawn	WLR, MTC, EDM, TRM
Checked	WLR, PBR, AJP
Date	2-23-2017
Revisions	

SPECIAL USE PERMIT

Sheet Title:

cover sheet

Sheet Number
C000



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

150 0 150 300 450
Scale 1" = 150'

LEGEND

- NOTIFICATION BOUNDARY
- ZONING DISTRICT BOUNDARY
- PROPERTY LINE
- STREAM
- (H) ADA PARKING
- (P) VEHICULAR PARKING

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

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4512 Pope Rd.
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Town of Chapel Hill
Planning Jurisdiction

Durham County,
North Carolina

PIN:
0709-03-04-0858

1302
WENDI L. RAMSEUR
2.23.2017

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

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

SPECIAL USE PERMIT

Sheet Title:

area map

Sheet Number
C001

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

40 0 40 80 120

Scale 1" = 40'

LEGEND:

EASEMENT

WsC SOIL CLASSIFICATION

EXISTING SLOPES:

no hatch	92.4% OF THE SITE HAS <10% SLOPE
	10–15% = 10,235 SF (1.8% OF THE SITE)
	15–25% = 13,190 SF (2.3% OF THE SITE)
	>25% = 20,210 SF (3.5% OF THE SITE)

N NAD83

existing conditions and demolition plan notes

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 PLAN SHEET C200 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 C500. 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 LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.
11. A DECONSTRUCTION ASSESSMENT WILL BE REQUIRED BEFORE A DEMOLITION PERMIT WILL BE ISSUED FOR ANY STRUCTURE.
12. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
13. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
14. 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.
15. 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.

topography / slopes

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

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

THE SITE HAS SLOPES OF 4% TO OVER 25%. THE MAJORITY OF THE SITE HAS SLOPES UNDER 10%.

project information

SITE SURVEY BY KEVIN PIVER, CDK GEOMATICS, PC. SURROUNDING INFORMATION FROM DURHAM COUNTY GIS AND AERIAL PHOTOGRAPHY.

hydrological features / drainage

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

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

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

THERE ARE NO STREAMS LOCATED ON-SITE PER NORTH CAROLINA DIVISION OF WATER RESOURCES DETERMINATION PERFORMED ON 11/30/2016. AS SUCH NO RCD OR JORDAN BUFFERS ARE REQUIRED.

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

THE SITE GENERALLY DRAINS FROM EAST TO WEST/SOUTHWEST.

soil types

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

THE NORTHEAST PORTION OF THE SITE IS CLASSIFIED AS WsB OR WHITE STORE LOAM WITH 2 TO 6% SLOPES. THIS SOIL TYPE HAS LOW ORGANIC MATTER AND POOR PERMEABILITY. THIS IS THE SOIL ZONE WHERE THE MAJORITY OF NEW BUILDING WILL OCCUR.

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

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

sun / shade patterns

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

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

fema floodplain information

THERE IS NO MAPPED FLOODPLAIN ON SITE.

special features

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

vegetation

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

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

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

THE PROPOSED NEW BUILDINGS WILL BE LOCATED MAINLY WHERE THE LAND HAS ALREADY BEEN CLEARED, THOUGH THERE WILL BE SOME TREE REMOVAL FOR THE GYMNATORIUM AND A VERY LITTLE BIT OF TREE REMOVAL FOR THE CLASSROOM BUILDING.

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NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

Project:

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Durham County, North Carolina

PIN:
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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 WENDI L. RAMSDEN

2-23-2017

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

Drawn	WLR, MTC, EDM, TRM
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Revisions	

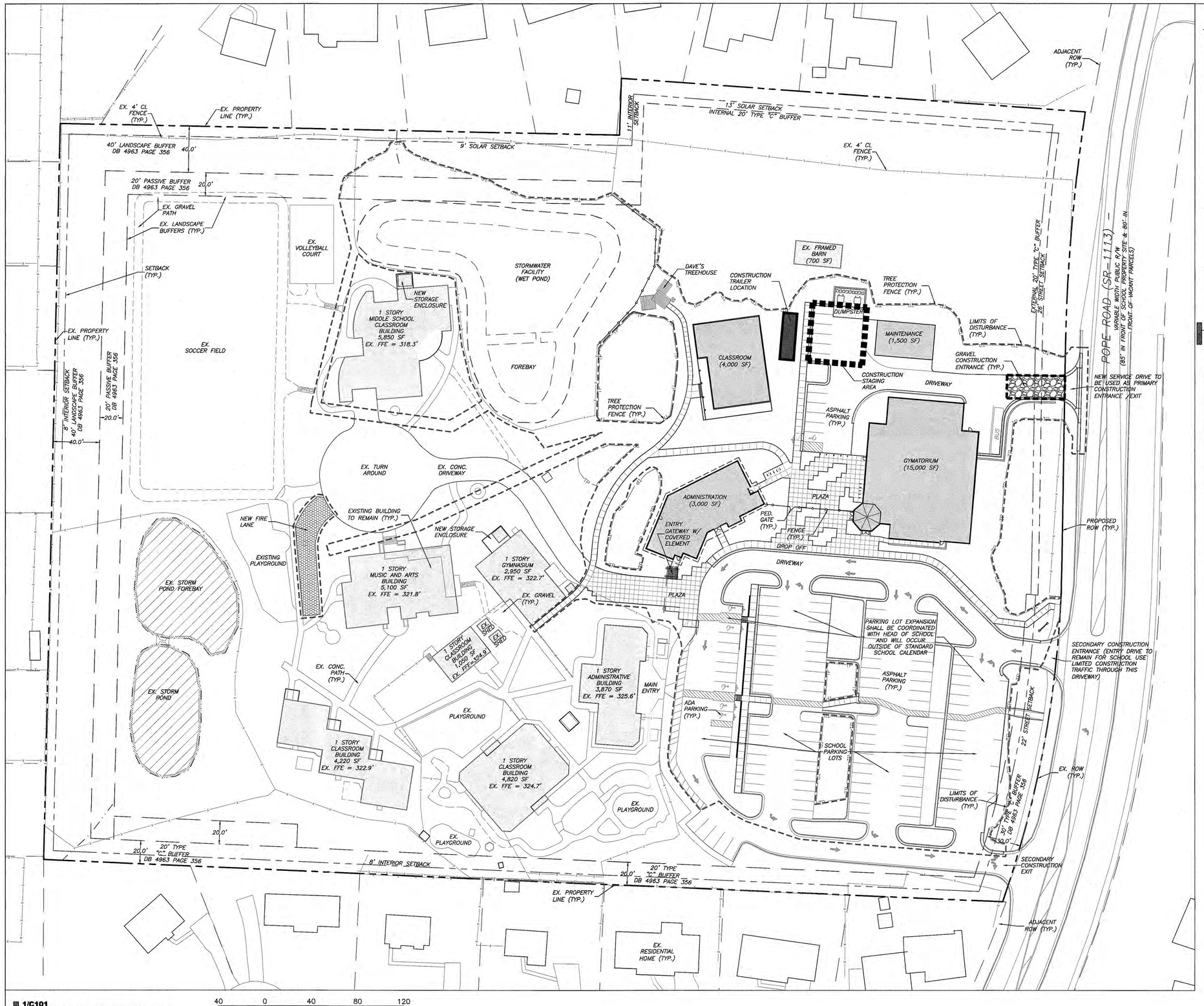
SPECIAL USE PERMIT

Sheet Title:

ex. conditions and site analysis plan

Sheet Number

C100



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

40 0 40 80 120
Scale 1" = 40'

construction management notes

FIRE AND EMERGENCY ACCESS NOTE:

–EMERGENCY ACCESS FOR APPARATUS SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES. ANY CONSTRUCTION FENCING WILL INCLUDE A 20' CLEAR OPENING FOR EMERGENCY VEHICLES.

GENERAL CONSTRUCTION NOTES:

–AN ENGINEERING CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY. CONTACT LARRY TUCKER (TOWN ENGINEERING AND DESIGN SERVICES DIVISION, 919-969-5084) TO APPLY FOR THE PERMIT.

–POPE ROAD IS A NCDOT ROAD MAINTAINED THROUGH NCDOT DIVISION 5 IN DURHAM.

–ALL PUBLIC SITE ELEMENTS MUST COMPLY WITH NCBC 2012 CH 11 AND ICC A 117.1. CONTACT TOWN FOR INSPECTION OF FORMS PRIOR TO PLACING CONCRETE FOR CURB CUTS AND ACCESSIBLE ROUTES. IN ACCORDANCE WITH THESE REGULATIONS, ANY SIDEWALK EXCEEDING 5% SLOPE WILL BE CONSIDERED A RAMP.

SIDEWALK CONSTRUCTION NOTE:

–CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1. 2008 ED.. CROSS SLOPE IS LIMITED TO 1.8%. CALL TOWN OF CHAPEL HILL INSPECTIONS FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.

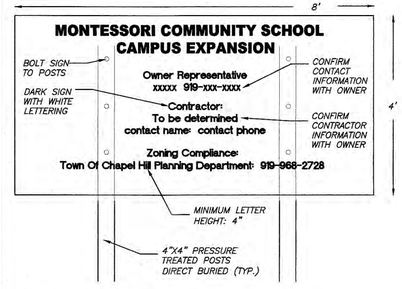
CONSTRUCTION PARKING NOTE:

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

GRASS PAVER CONSTRUCTION NOTE:

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

2/C110
CONSTRUCTION SIGN



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

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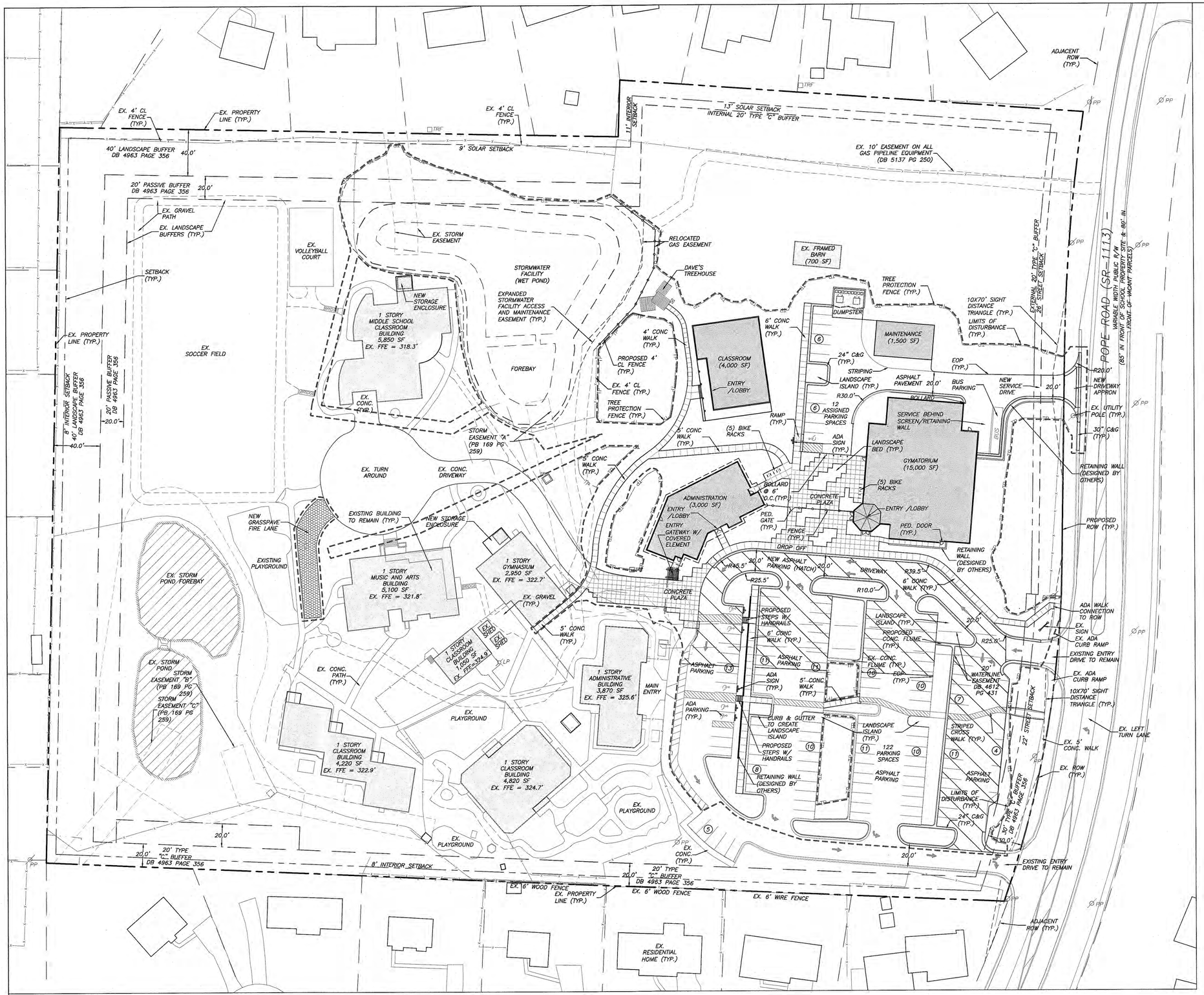
SPECIAL USE PERMIT

Sheet Title:

construction management plan

Sheet Number
C101



1/C200
SITE LAYOUT PLAN
SCALE: 1"=40'

40 0 40 80 120
Scale 1" = 40'

site plan notes

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
5. ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D 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 EXISTING CONDITION / DEMOLITION PLAN SHEETS C100 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
7. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
8. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
9. 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.
10. 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.

parking summary

EXISTING PARKING: 93 SPACES
PROPOSED PARKING: 133 SPACES

building summary

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

ada route notes apply to all sheets

FOR ALL SIDEWALKS THE FOLLOWING APPLIES:

1. SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
2. SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
3. MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
4. ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA – PARKING SPACES AND AISLES.
5. ALL DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.

ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE

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Project:

MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill
Planning Jurisdiction

Durham County,
North Carolina

PIN:
0709-03-04-0858

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 WENDI L. RAMSEIER
2-23-2017

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

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

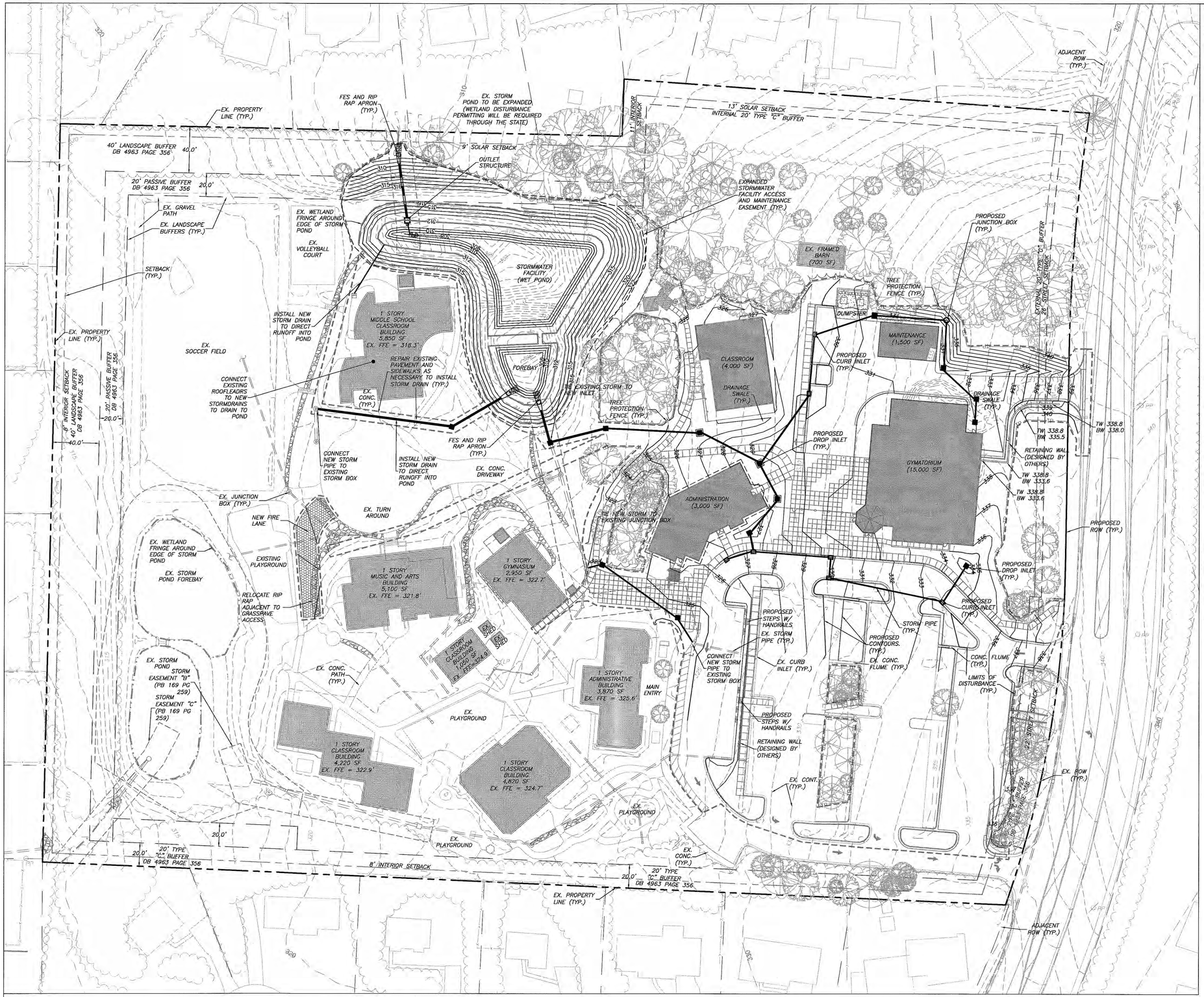
SPECIAL USE PERMIT

Sheet Title:

site layout plan

Sheet Number

C200



1/C300
GRADING PLAN
SCALE: 1"=40'

40 0 40 80 120
Scale 1" = 40'

grading and storm drainage 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.
9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
10. CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A. FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.

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.

erosion control notes

EROSION CONTROL NOTES:

1. EROSION CONTROL BOND: IF ONE (1) ACRE OR MORE IS UNCOVERED BY LAND-DISTURBING ACTIVITIES FOR THIS PROJECT, THEN A PERFORMANCE GUARANTEE IN ACCORDANCE WITH SECTION 5-97.1 BONDS OF THE TOWN CODE OF ORDINANCES SHALL BE REQUIRED PRIOR TO 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.

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NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER
2/23/17

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

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

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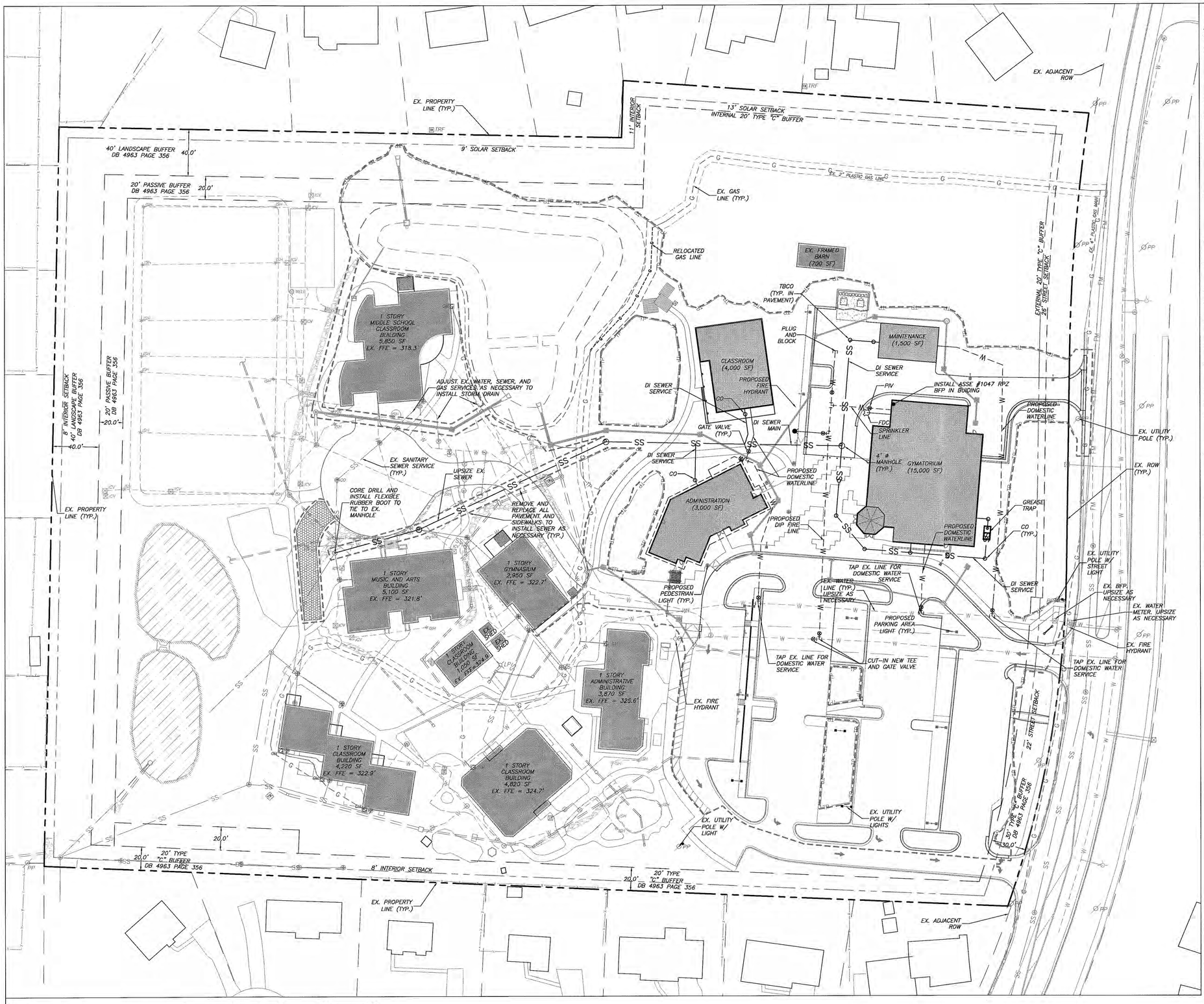
Sheet Title:

grading and storm drainage plan

Sheet Number

C300



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

40 0 40 80 120
Scale 1" = 40'

utility plan notes

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO 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 OWASA.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
8. RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

SANITARY SEWER:

1. BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
2. MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
3. MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
4. MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

1. WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
2. LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER 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.

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Town of Chapel Hill
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PIN:
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 35003 PRESTON B. ROYSTER
4/21/17

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

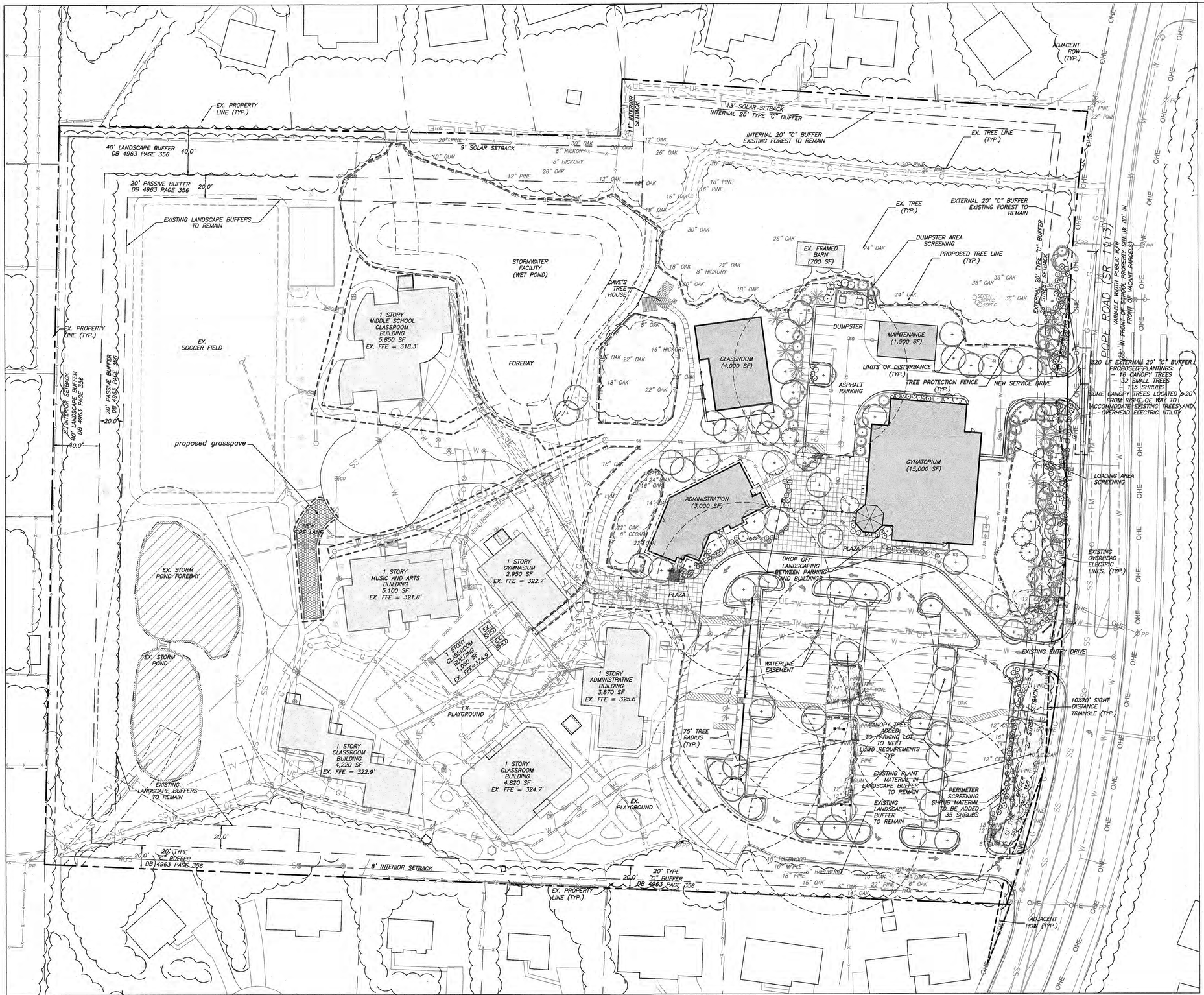
Drawn	WLR, MTC, EDM, TRM
Checked	WLR, PBR, AJP
Date	2-23-2017
Revisions	

SPECIAL USE PERMIT

Sheet Title:

utility and lighting plan

Sheet Number
C500



1/C700
LANDSCAPE PLAN
SCALE: 1"=40'

40 0 40 80 120

Scale 1" = 40'

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 THOROUGHLY 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 IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
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.

2/C700 PLANT SELECTION

LANDSCAPE BUFFER PLANTINGS WILL INCLUDE A SELECTION FROM:

CANOPY TREES:

ACER COLUMNARE – Columnar Maple
ACER RUBRUM 'AUTUMN BLAZE' – Autumn Blaze Red Maple
ACER SACCHARUM 'Legacy' – Legacy Sugar Maple
BETULA NIGRA – River Birch
CRYPTOMERIA JAPONICA – Japanese Cedar
LIQUIDAMBER STYRACIFLUA 'Rotundiloba' – Fruitless Sweet Gum
PINUS TAEDA – Loblolly Pine
PLATANUS OCCIDENTALIS – Sycamore
QUERCUS NUTALLII – Nuttal Oak

INSTALLATION SIZE WILL BE 2 1/2" CALIBER MIN.

UNDERSTORY TREES:

AMELANCHEIR SPP AUTUMN BRILLIANCE – Autumn Brilliance Serviceberry
CARPINUS CAROLINIANA – Hornbeam
CORNUS FLORIDA 'White Cloud' – White Flowering Dogwood
CORNUS KOUSA – Kousa Dogwood
CHIONANTHUS VIRGINICUS – Fringetree
HALESIA CAROLINIANA – Carolina Silverbell
ILEX CORNUTA 'Burfordii' – Burford Holly
LAGERSTROEMIA FAUREI – Crape Myrtle
MAGNOLIA GRANDIFOLIA 'LITTLE GEM' – Southern Magnolia
MYRICA CERIFERA – Southern Wax Myrtle
VITEX AGNUS-CASTUS – Chaste Tree

INSTALLATION SIZE WILL BE 6' HEIGHT MIN.

SHRUBS/GROUNDCOVER:

ABELIA X GRANDIFLORA – Glossy Abelia
AZALEA – Azalea, variety
CAMELLIA JAPONICA – Japanese Camellia
CALLICARPA AMERICANA – American Beautyberry
CEPHALOTAXUS HARRINGTONIA – Plum Yew
CHASMANTHIUM LATIFOLIUM – River Oats
EUONYMUS JAPONICUS 'Monesi' – Silver Princess Euonymus
GARDENIA JASMINOIDES 'Kleim's Hardy' – Kleim's Hardy Gardenia
ILEX CRENATA 'CARISSA' – Carissa Holly
ILEX GLABRA – Inkberry
ILEX VERTICILLATA – Deciduous Holly
ILLICIUM PARVIFLORUM – Anise
LOROPETALUM CHINENSIS – Loropetalum varieties
MUHLENBERGIA CAPILLARIS – Pink Muhly Grass
MYRICA CERIFERA – Southern Waxmyrtle
PANICUM – Switchgrass
ROSA – Drift Rose varieties

INSTALLATION SIZE WILL VARY:
LARGE SHRUBS 18"–30"
SMALL/SPREADING SHRUBS 12"–15"

PARKING LOT PLANTINGS WILL INCLUDE A SELECTION FROM:

CANOPY TREES:

ACER RUBRUM 'Armstrong' –Armstrong Red Maple
ACER RUBRUM 'October Glory' – October Glory Red Maple
ULMUS PARVIFOLIA – Chinese Elm
ZELKOVA SERRATA 'Village Green' – Village Green Zelkova

INSTALLATION SIZE WILL BE 2 1/2" CALIBER MIN.

UNDERSTORY TREES:

CERCIS RENIFORMIS 'Oklahoma' – Texas White Redbud
LAGERSTROEMIA INDICA – Crape Myrtles

INSTALLATION SIZE WILL BE 6' HT MIN.

SHRUBS/GROUNDCOVER:

CEPHALOTAXUS HARRINGTONIA – Plum Yew
ILEX – Small hollies
JUNIPERUS SARGENTII – Low growing Juniper
LOROPETALUM CHINENSIS – Loropetalum varieties
MUHLENBERGIA CAPILLARIS – Pink Muhly Grass
PANICUM VIRGATUM 'Shenandoah' – Shenandoah Switchgrass

INSTALLATION SIZE WILL VARY
LARGE SHRUBS 18"–30"
SMALL/SPREADING SHRUBS 12"–15"

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NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1302 WENDI L. RAMSDEN
2.23.2017

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

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

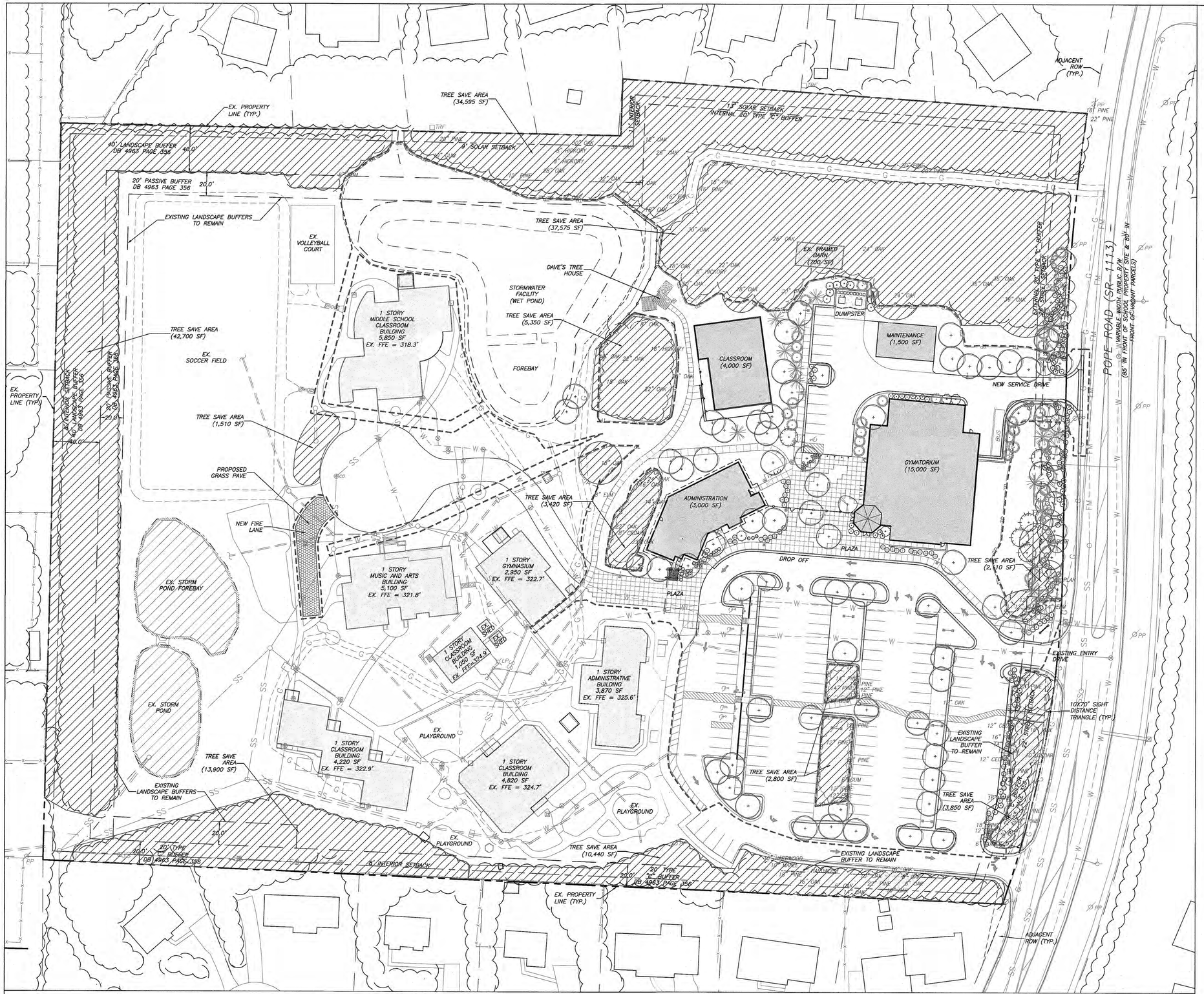
SPECIAL USE PERMIT

Sheet Title:

landscape plan

Sheet Number

C700



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

40 0 40 80 120

Scale 1" = 40'

LOT SIZE: 574,167 SF / 13.18 AC

Less Storm Easement of 76,784 SF
Less Water Easements of 11,616 SF
Less Gas Easement of 11,019 SF
Less Sewer Easement of 687 SF

NET SITE SIZE = 474,061 SF

REQUIRED TREE COVERAGES
= 40% of NET SITE AREA
= 189,624 SF

EXISTING TREE COVERAGE TO REMAIN:
144,900 SF

PROPOSED TREES TO BE INSTALLED:
Street Buffer: 23 2.5" cal trees x 500 sf =11,500 sf
Parking Lot: 34 2.5" cal trees x 500 sf = 17,000 sf
Site Trees: 33 2.5" cal trees x 500 sf = 16,500 sf
Total Credit for Tree Installation: 45,000 sf

PROVIDED TREE COVERAGE:
Existing Trees To Remain: 144,900 SF
Tree Replacement: 45,000 SF

TOTAL TREE COVERAGE PROVIDED: 189,900 SF

2/C700
TREE SAVE CALCULATIONS

LANDSCAPE BUFFER PLANTINGS WILL INCLUDE A SELECTION FROM:

CANOPY TREES:

INSTALLATION SIZE WILL BE 2 1/2" CALIBER MIN.

EVERGREEN TREE:

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

3/C700
PROPOSED PLANT LEGEND

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Revisions	

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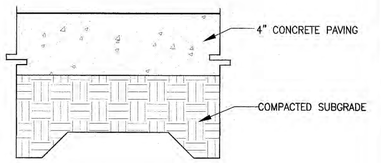
Sheet Title:

tree coverage plan

Sheet Number

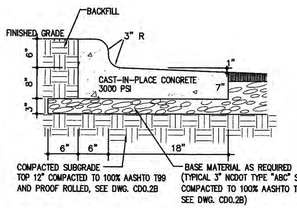
C701



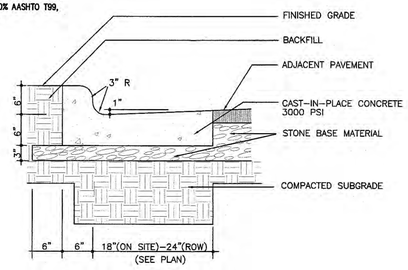
NOTES:

1. *ALL CONCRETE 3000 PSI.*
2. *ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.*
3. *BROOM FINISH*
4. *SIDEWALKS ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2.0%.*

1/C800
CONCRETE SIDEWALK
NO SCALE

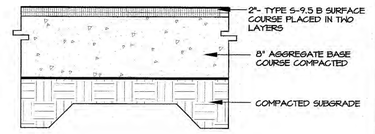


SPILL CURB AS REQ.



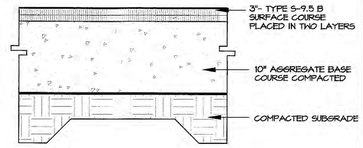
2/C800
CURB AND GUTTER
NO SCALE

- 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.
- CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 4000 PSI AT 28 DAYS.
- 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.



FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3/C800
LIGHT DUTY ASPHALT PAVING
NO SCALE



FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

4/C800
HEAVY DUTY ASPHALT PAVING
NO SCALE

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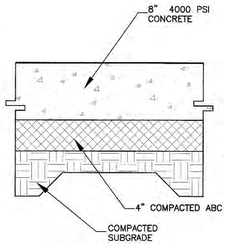
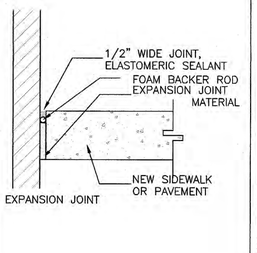
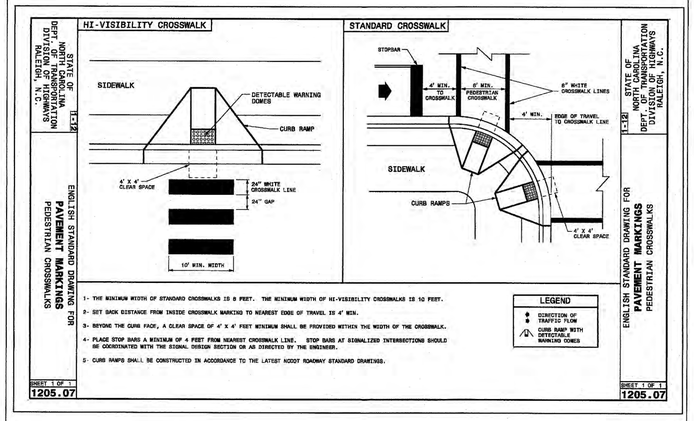


VEHICULAR CONCRETE PAVING
NO SCALE

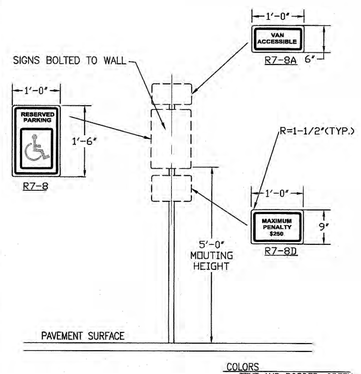


5/C800
PAVING ADJACENT TO BUILDING
NO SCALE



NOTE: PROPOSED CROSSWALK TO BE WHITE THERMOPLASTIC

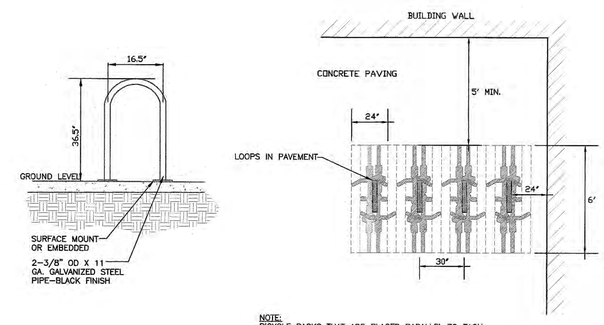
6/C800
CROSSWALK
NO SCALE



COLORS
--TEXT AND BORDER: GREEN
--WHITE HC SYMBOL ON BLUE BACKGROUND
--BACKGROUND: WHITE

7/C800
ADA SIGNAGE
NO SCALE

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.



NOTE:
BICYCLE RACKS THAT ARE PLACED PARALLEL TO EACH OTHER SHALL BE SPACED AT LEAST 30 INCHES APART. BICYCLE RACKS SHALL BE SPACED 24 INCHES FROM WALLS, CURB FACES, PAVEMENT EDGES, AND OTHER OBSTRUCTIONS. (UDO 10.4.4)

8/C800
BICYCLE RACK
NO SCALE

Project:

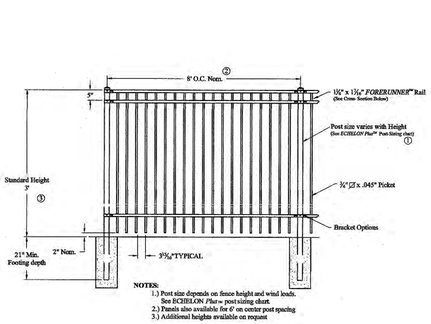
MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

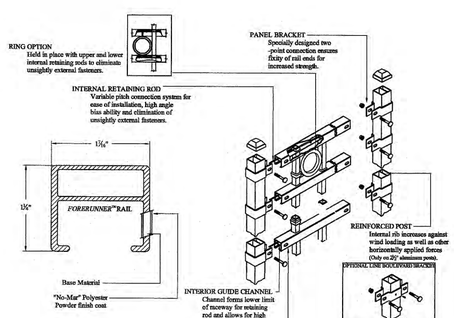
4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill Planning Jurisdiction

Durham County, North Carolina

PIN:
0709-03-04-0858





Title: ECHELON PLUS MAJESTIC 3/4-RAIL W/RING OPTION			
DR: JAS	SH. 1of1	SCALE: DO NOT SCALE	
CK: BS	Date 05/02/12		REV: e

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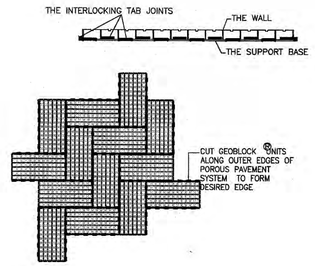
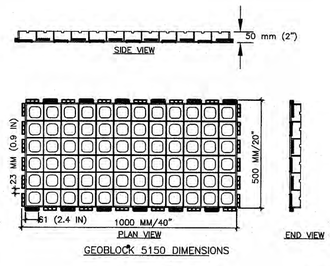
9/C800
ORNAMENTAL FENCE
NO SCALE



TYPICAL LAYOUT – HERRINGBONE PATTERN

DETAIL IS BASED ON PRESTO GEOSYSTEMS GEO-BLOCK POROUS PAVEMENT SYSTEM



GEOBLOCK 5150 DIMENSIONS

GEOBLOCK 5150 MATERIAL SPECIFICATION

MATERIAL	UP TO 97% RECYCLED POLYETHYLENE
COLOR	RANGES FROM DARK SHADES OF GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR ULTRAVIOLET LIGHT STABILIZATION	1.5% – 2.0%
UNIT MINIMUM CRUSH STRENGTH @ 21° C (73° F)	2,900 kPa (420 psi)
MATERIAL FLEXURAL MODULUS @ 23° C (73° F)	240,000 kPa (35,000 psi)
NOMINAL DIMENSIONS (WIDTH x LENGTH)	0.50 m x 1.00 m (20 x 40 in)
NOMINAL UNIT DEPTH	50 mm (2 in)
NOMINAL COVERAGE AREA	0.50 sq.m (5.38 sq.ft)
CELLS PER UNIT	72
CELL SIZE	79 mm x 81 mm (3.1 in x 3.2 in)
TOP OPEN AREA PER UNIT	87%
BOTTOM OPEN AREA PER UNIT	41%
INTERLOCKING OFFSET SHEAR TRANSFER TABS	12 TABS PER METER (40 IN)
NOMINAL WEIGHT PER UNIT	4.0 kg (9.0 lbs)
RUNOFF COEFFICIENT @ 63.5 mm/hr (2.5 in) RAINFALL	0.15
UNITS PER PALLET	50

GEOBLOCK® 5150 MATERIAL SPECIFICATIONS

10/C800
GRASS PAVE
NO SCALE

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

Drawn	WLR, MTC, EDM, TRM
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Date	2-23-2017
Revisions	

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Sheet Title:

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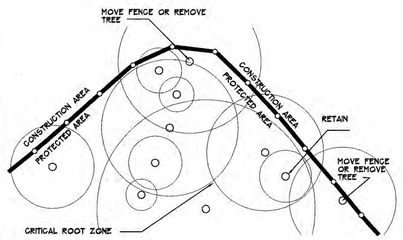
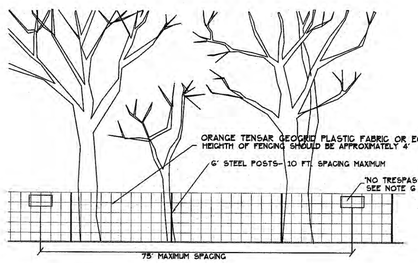
Sheet Number
C800



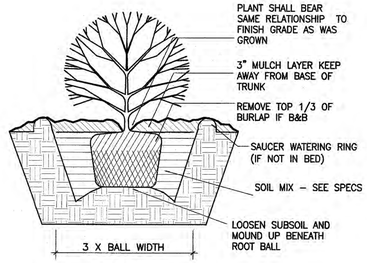
NOTES:

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

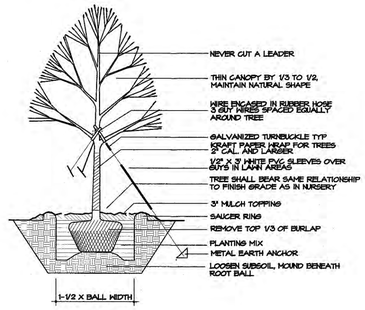
6. SIGNAGE MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM MINIMUM SPACING OF 75' O.C., TO READ 'TREE PROTECTION AREA - NO TRESPASSING WITHIN THE FENCE'.



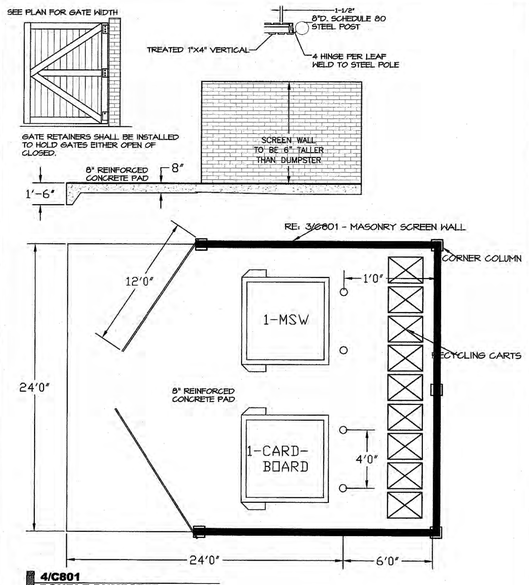
1/C801
TREE PROTECTION FENCING
1" = 4'-0"



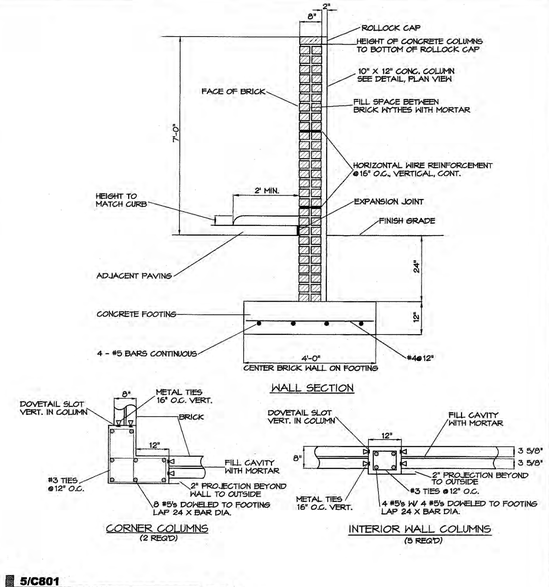
2/C801
SHRUB DETAIL
NO SCALE



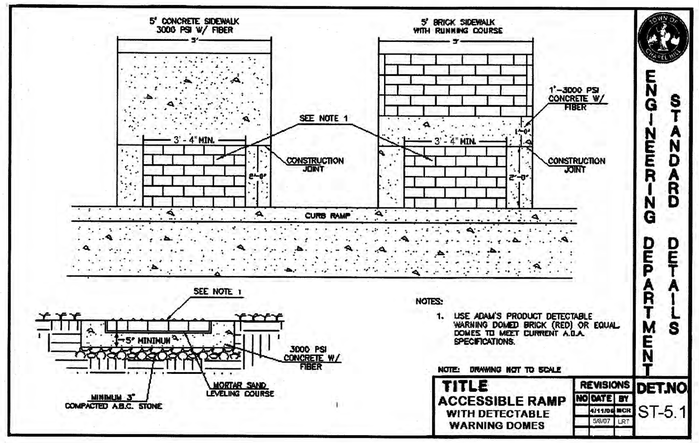
3/C801
TREE PLANTING DETAIL
NO SCALE



4/C801
DOUBLE DUMPSTER
NO SCALE



5/C801
MASONRY DUMPSTER SCREEN WALL
NO SCALE



NOTES:

1. USE ADAM'S PRODUCT DETECTABLE WARNING DOMED BRICK (RED) OR EQUAL DOMES TO MEET CURRENT A.D.A. SPECIFICATIONS.

NOTE: DRAWING NOT TO SCALE

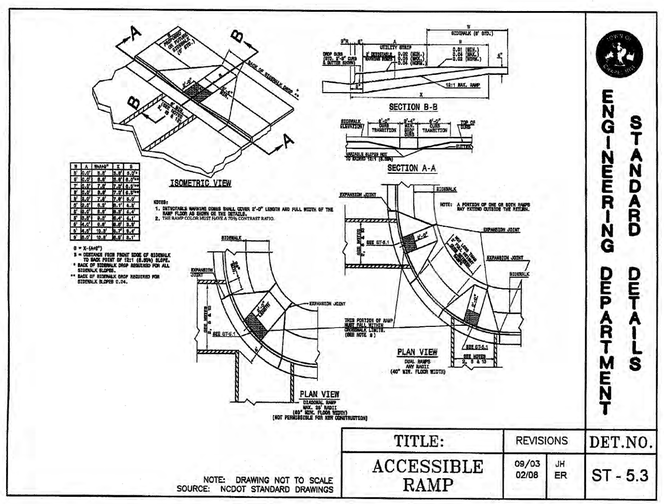
TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

TITLE	REVISIONS		DET.NO
ACCESSIBLE RAMP WITH DETECTABLE WARNING DOMES	NO	DATE	BY	ST-5.1
	1	4/11/06	BCH	
		5/6/07	LRT	

DROP CURB ADA RAMP

CURB RETURN ADA RAMP

6/C801
ADA RAMPS
NO SCALE



TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

TITLE:	REVISIONS		DET.NO.
ACCESSIBLE RAMP	09/03	JH	ST - 5.3
	02/08	ER	

NOTE: DRAWING NOT TO SCALE
SOURCE: NCDOT STANDARD DRAWINGS

NOTES:

1. CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
2. CROSSWALK WIDTHS AND CONFIGURATION MAY VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED, PLACE NOT LESS THAN TWO FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE .
4. DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
5. CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
6. USE CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
7. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AS SHOWN ON DETAIL ST-5A.
8. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADII, WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED. (SEE NOTE 13)
9. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
10. CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 8 FEET OR GREATER IS DESIRABLE.
11. USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTION ROADWAY.
12. TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
13. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

SOURCE: NCDOT STANDARD DRAWINGS

TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

TITLE:	REVISIONS		DET.NO.
ACCESSIBLE RAMP	09/03	JH	ST - 5.4

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Project:

MONTESSORI COMMUNITY SCHOOL CAMPUS EXPANSION

4512 Pope Rd.
Durham, NC 27707

Town of Chapel Hill
Planning Jurisdiction

Durham County,
North Carolina

PIN:
0709-03-04-0858

PRELIMINARY- NOT FOR CONSTRUCTION

Job Number: 1337

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Revisions	

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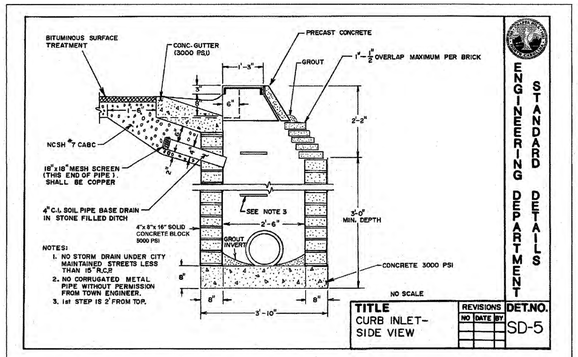
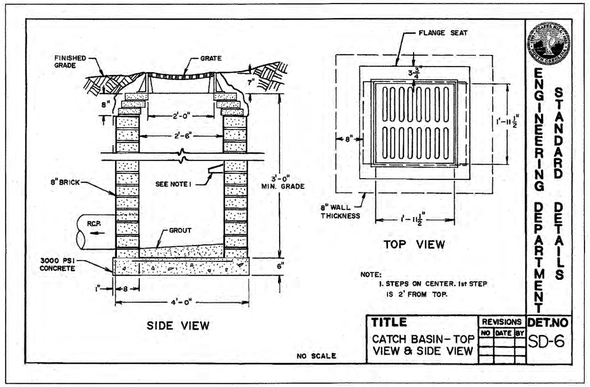
Sheet Number
C801



1/C802
CURB INLET
NO SCALE



2/C802
DROP INLET
NO SCALE

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Revisions	

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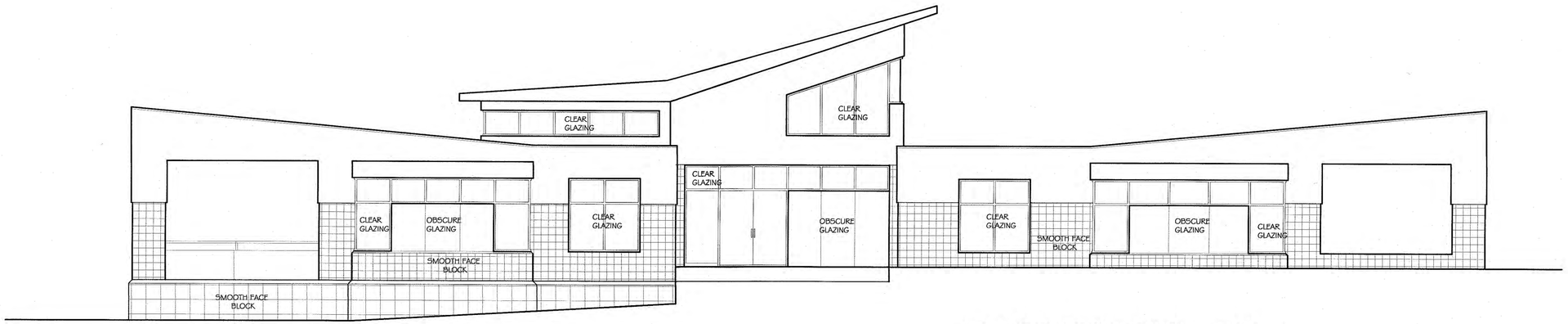
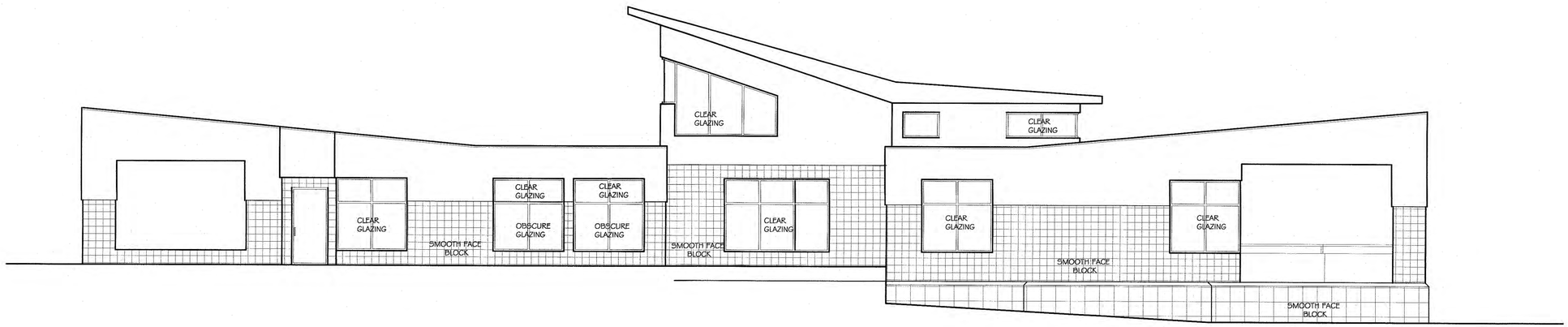
Sheet Title:

site details

Sheet Number
C802



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



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

GGA ARCHITECTS

308 WEST ROSEMARY STREET, SUITE 302
CHAPEL HILL, NC 27516
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ADMIN. BUILDING

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

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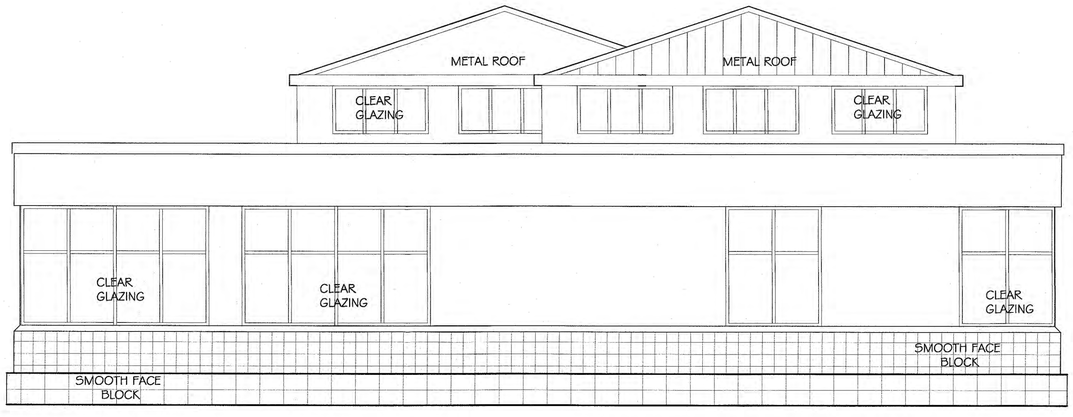
SOUTH ELEVATION 1/4" = 1'-0"



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

GGA ARCHITECTS

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Date: 6 ~~FEBRUARY 2010~~ 14
Sheet Number:

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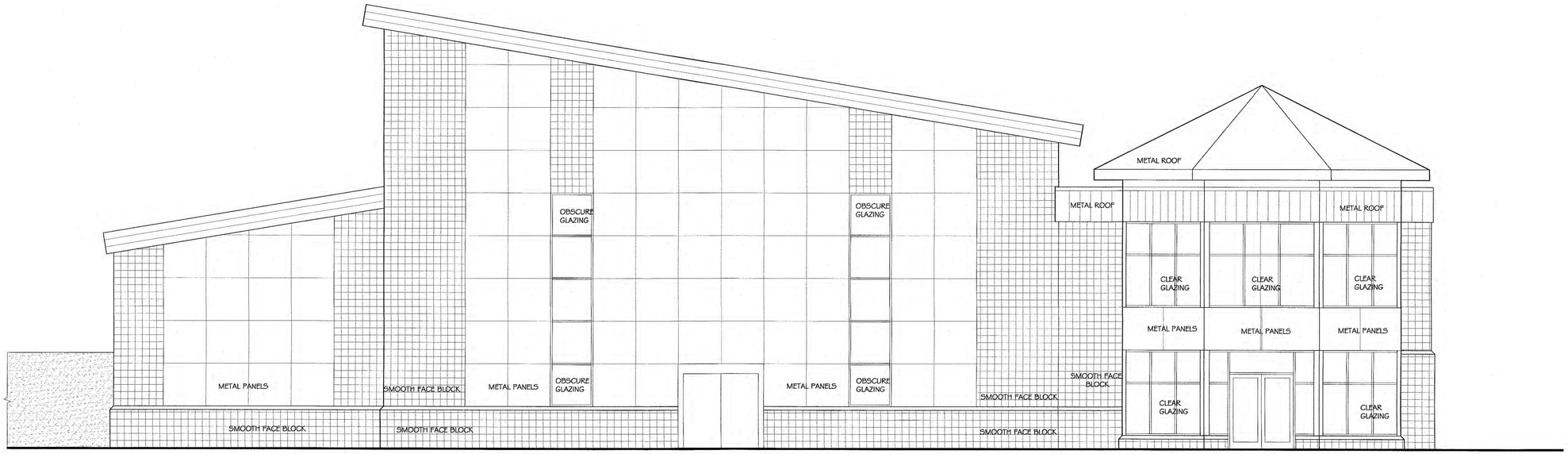
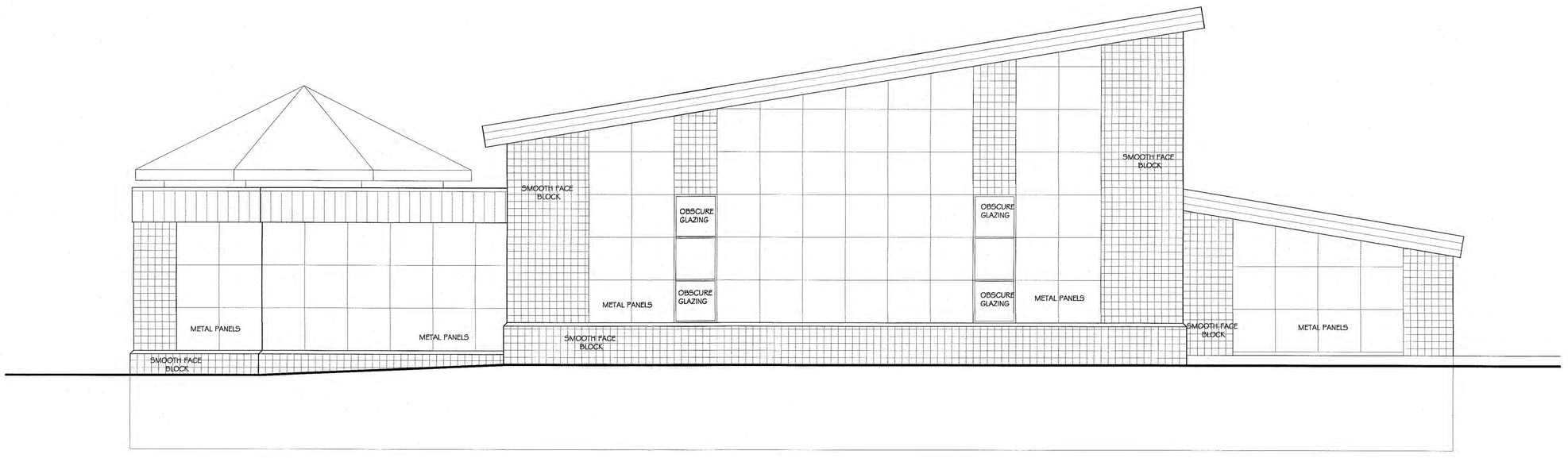


WEST ELEVATION 3/16" = 1'-0"



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

GGA ARCHITECTS

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GYM E & W ELEVATIONS

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

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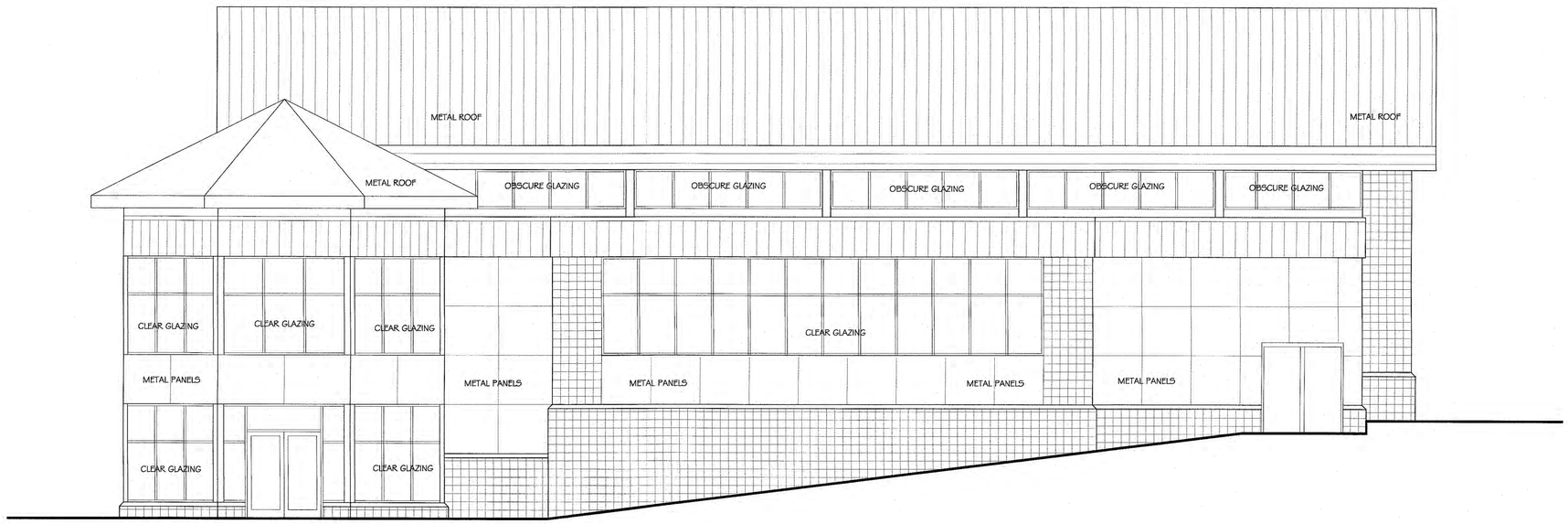
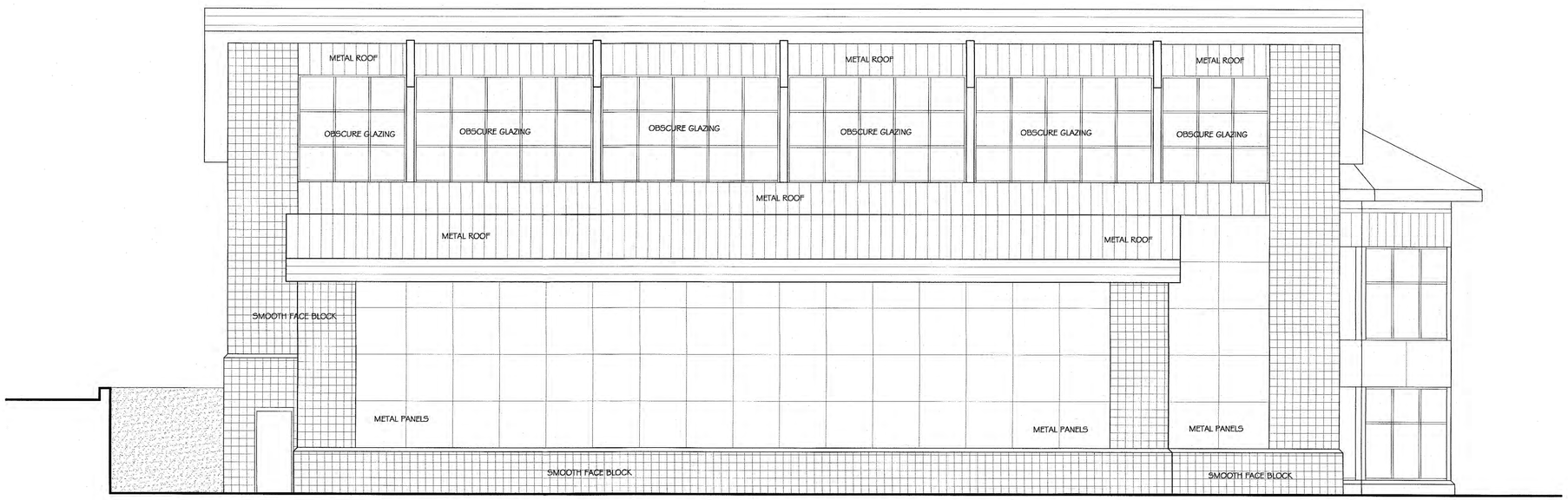


SOUTH ELEVATION 3/16" = 1'-0"



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

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GYM N & S ELEVATIONS

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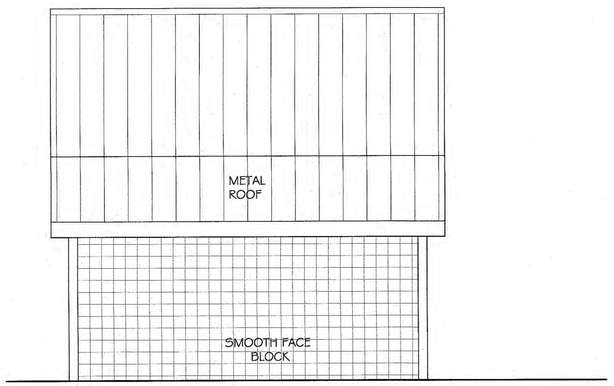
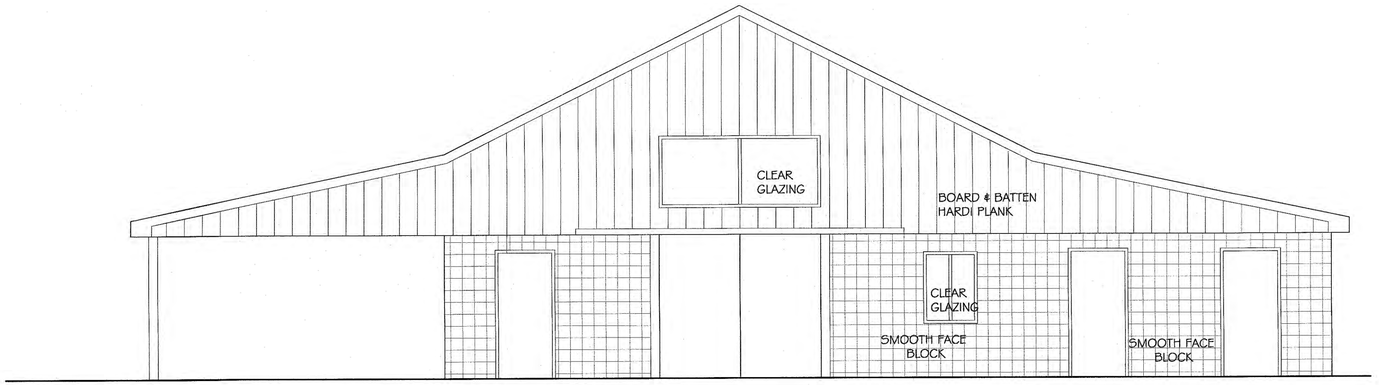
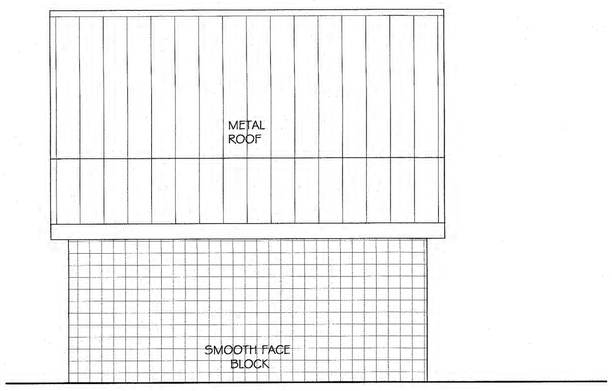


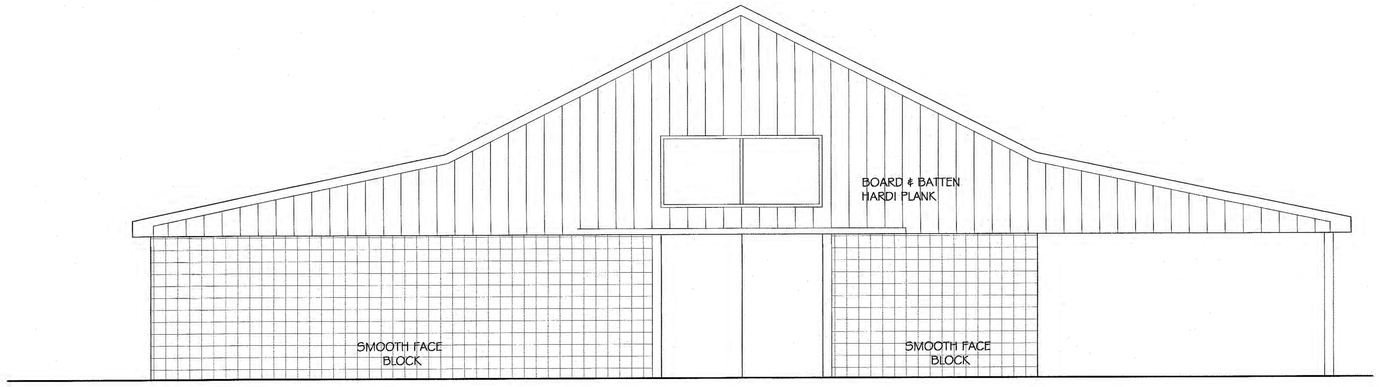
EAST ELEVATION 1/4" = 1'-0"



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



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



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

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MAINTENANCE BUILDING

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