

1 SD1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

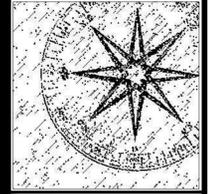
LEGEND

- ① REMOVE EXISTING CURB CUT
- ② NEW CURB AND GUTTER
- ③ 49-1/8" WIDE STRIP, SURFACE TBD BY TOCH
- ④ 5'-0" CONCRETE SIDEWALK

- - - - - = PROPERTY LINE
- - - - - = OVERHEAD SERVICE LINE
- [Hatched Area] = AREA OF LAND DISTURBANCE = 1,740 SF = 1,020 SF IN ROW = 720 SF ON PROPERTY

- GENERAL SITE NOTES**
- NORTH WALL OF BUILDING MUST COMPLY WITH APPLICABLE BUILDING AND FIRE CODES.
 - OUTDOOR/SIDEWALK DINING PERMIT TO BE ACQUIRED FROM TOWN OF CHAPEL HILL PRIOR TO C.O.
 - ORANGE COUNTY HEALTH DEPARTMENT APPROVAL WILL BE OBTAINED PRIOR TO C.O.
 - OWASA APPROVAL WILL BE OBTAINED FOR RPZ AND GREASE TRAP INSTALLATIONS WITH PERMITTING.
 - ACCESSIBLE ROUTES, PARKING AND SIDEWALKS WILL BE COMPLIANT WITH ICC A 117.1.
 - PROPERTY OWNER TO GRADE ALONG N. GRAHAM ST. AND INSTALL RETAINING WALL THAT ACCOMMODATES 5' SIDEWALK SET BACK 49-1/8" FROM BACK OF CURB. ARCHITECT TO COORDINATE CONSTRUCTION OF SIDEWALK WITH TOCH PUBLIC WORKS.
 - CONSTRUCTION DETAILS OF RETAINING WALL AND ASSOCIATED RAILING TO BE PROVIDED WITH PERMIT DRAWINGS.
 - PER SITE PLAN APPROVAL, ARCHITECT WILL COORDINATE AN ENCROACHMENT AGREEMENT WITH TOCH FOR PRIVATE IMPROVEMENTS WITHIN THE PUBLIC ROW.
 - FOUR SPACES OF BICYCLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH LUMO REQUIREMENTS. FIXTURE TYPE DETAIL WILL BE INCLUDED WITH PERMIT DRAWINGS.
 - PROHIBITED ILLICIT CONNECTIONS INCLUDE, BUT ARE NOT LIMITED TO:
 - ANY CONNECTION CONVEYING DISCHARGES OF SANITARY SEWERAGE, PROCESS WASTEWATER, DUMPSTER RUNOFF, COOLING OR BOILER WATER.
 - AREA (FLOOR) DRAINS SERVING INTERIOR COVERED SPACES (SUCH AS PARKING DECKS OR GARAGES).
 - SUMP PITS RELATED TO HYDRAULIC OR MECHANICAL EQUIPMENT (ELEVATORS).
 - CHLORINATED WATERS OR SALTWATER FROM POOL DISCHARGE; POOL FILTER BACKWASH.
 - ANY CONNECTION TO THE TOWN'S STORM DRAINAGE NETWORK THAT IS NOT SHOWN ON THE APPROVED PLAN SET IS NOT APPROVED BY THE STORMWATER MANAGEMENT DIVISION.
 - OUTDOOR LIGHTS WILL BE WARM LED LIGHTS, NOT TO EXCEED .3 FOOTCANDLES AT PROPERTY LINE.
 - NEW CURB AND GUTTER CONSTRUCTION TO BE DONE BY TOCH PUBLIC WORKS. TOCH COMMERCIAL DRIVEWAY DETAIL, NUMBER D-5 TO BE INCLUDED IN PERMIT SET.
 - SOLID WASTE, MIXED RECYCLING AND CARDBOARD RECYCLING WILL ALL BE PROVIDED THROUGH A JOINT-USE AGREEMENT WITH THE ADJACENT BUSINESSES AL'S BURGER SHACK AND ITALIAN PIZZERIA III. THESE ARE PRIVATELY HAULED SERVICES AND ARE ACCESSED FROM THE SERVICE DRIVE DIRECTLY TO THE NORTH OF THE SITE.

- PUBLIC RECYCLING WAIVER:**
- APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
 - APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
 - COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
 - APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.



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ZONING COMPLIANCE

Job Number:

Drawn	JCS, HLF
Checked	JSA
DATE	JUNE 26, 2018
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	JAN 31, 2019
	FEBRUARY 6, 2019

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