PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD, CHAPEL HILL, NC 27514

1ST FINAL PLAN SUBMITTAL: APRIL 18, 2019

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: DWELLING UNIT, SINGLE FAMILY W/ ACCESSORY APARTMENT
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 BEFORE R.O.W. DEDICATION - 56,805.72 SF / 1.30 AC
NET LAND AREA POST R.O.W. DEDICATION - 53,756.70 SF / 1.23 AC
GROSS LAND AREA - 58,717.70 SF / 1.35 AC
AREA OF DISTURBANCE: ON-SITE DISTURBED AREA = 36,367 SF / 0.83 AC (PRE ROW DEDICATION)
ROW DISTURBED AREA = 1,731 SF / 0.04 AC (PRE ROW DEDICATION)
OFF-SITE ROW DISTURBED AREA = 167 SF / 0.004 AC (PRE ROW DEDICATION)
ON-SITE DISTURBED AREA = 33,318 SF / 0.76 AC (POST ROW DEDICATION)
ROW DISTURBED AREA = 4,780 SF / 0.11 AC (POST ROW DEDICATION)
OFF-SITE ROW DISTURBED AREA = 167 SF / 0.004 AC (POST ROW DEDICATION)

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' (LUMO 3.8.2 AND APPENDIX B, DIVISION5)
SECONDARY: 30' (NEIGHBORHOOD CONSERVATION DISTRICT)

BUILDING SETBACKS
STREET: 50' MIN. (NEIGHBORHOOD CONSERVATION DISTRICT)
INTERIOR: 25' MIN. (NEIGHBORHOOD CONSERVATION DISTRICT)
SOLAR: 9' MIN.

PROPOSED BLDG. AREA: BLDG #1 - 4,512 GSF (3 UNITS/ 12 BEDROOMS)
BLDG #2 - 6,016 GSF (4 UNITS/ 16 BEDROOMS)
TOTAL - 10,528 GSF (7 UNITS/ 28 BEDROOMS)

PROPOSED DENSITY: 7 DU / 1.35 GLA = 5.18 DU PER AC PROPOSED

PARKING
MIN. NUMBER OF SPACES: 2 PER DWELLING UNIT
MAX. NUMBER OF SPACES: 2.50 PER DWELLING UNIT
REQUIRED: 2 X 7 DU = 14 SPACES MIN. / 2.5 X 7 DU = 18 SPACES MAX.
PROVIDED: 18 PARKING SPACES INCLUDING 1 HANDICAP VAN ACCESSIBLE SPACE

MIN. BICYCLE PARKING
REQUIRED: 1 BICYCLE PARKING SPACE PER 4 DWELLING UNITS LUMO 5.9.7
7 DU / 4 DU = 2 BICYCLE PARKING SPACES
2 TOTAL (CLASS I) BICYCLE PARKING SPACES REQUIRED
PROVIDED: 2 (CLASS I) BICYCLE PARKING SPACES (BIKE HOOKS INTERIOR)
28 (CLASS II) BICYCLE PARKING SPACES (14 BIKE RACKS EXTERIOR)

LANDSCAPE BUFFERS
NORTH R4-R4 ZONING (CHURCH) - 20' TYPE "C" ALTERNATE LANDSCAPE BUFFER
WEST PUREFOY RD (COLLECTOR STREET) - 20' TYPE "C" ALTERNATE LANDSCAPE BUFFER
SOUTH R4-R4/R-LD1 ZONING - 10' TYPE "B" ALTERNATE LANDSCAPE BUFFER
EAST R4-R-LD1 ZONING - 10' TYPE "B" ALTERNATE LANDSCAPE BUFFER

TREE PROTECTION
RE:SD-7.0 LANDSCAPE PLAN

IMPERVIOUS SURFACE
EXISTING: 5,744 SF / 0.13 AC (10.69% OF SITE)
PROPOSED: 20,302 SF / 0.47 AC (37.77% OF SITE)

RECREATION AREA AND RECREATION SPACE
MIN. RECREATION AREA: NONE REQUIRED
MIN. RECREATION SPACE: (R-4 ZONING) 0.039 X 58,717.70 SF (GROSS) = 2,290 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

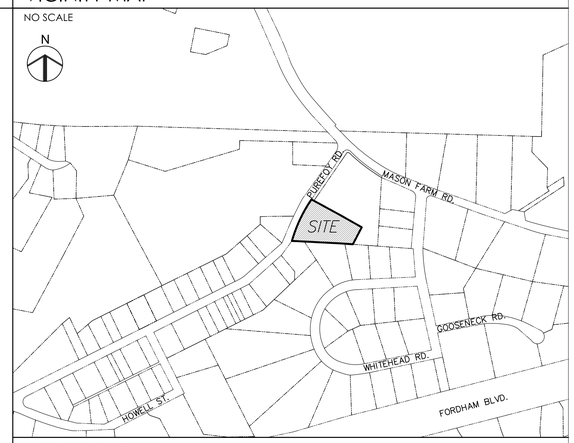
FLOODPLAIN PROTECTION: NO FLOODPLAIN AS PER REVISED PRELIMINARY FEMA MAP NUMBER 3710978800K (REVISION DATE: AUGUST 30, 2013).
STEEP SLOPE PROTECTION: SEE STEEP SLOPES ON SD-1.0 EXISTING CONDITIONS PLAN.
WETLANDS PROTECTION: THERE ARE NO WETLANDS ON THIS SITE.
STREAM BUFFERS: THERE ARE NO STREAM BUFFERS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

GENERAL CONDITIONS OF APPROVAL

1. PRIOR TO A CERTIFICATE OF OCCUPANCY CONSTRUCT A 5 FOOT WIDE CONCRETE SIDEWALK TO TOWN STANDARDS BEHIND THE DITCH ALONG THE LENGTH OF THE PUREFOY ROAD FRONTAGE.
2. PRIOR TO A CERTIFICATE OF OCCUPANCY CONSTRUCT THE DRIVE AISLE AND PARKING LOT TO TOWN STANDARDS FOR PAVEMENT DESIGN AND DIMENSIONS.
3. RIGHT-OF-WAY DEDICATION PLAT REQUIRED PRIOR TO ISSUANCE OF FINAL PLANS ZONING COMPLIANCE PERMIT.
4. SECONDARY HEIGHT, BUILDING SETBACK AND SOLAR SETBACK (25' MINIMUM) ARE ALL GOVERNED BY LUMO APPENDIX B DIVISION 5: MASON FARM/WHITEHEAD CIRCLE NEIGHBORHOOD CONSERVATION DISTRICT.
5. RECREATION SPACE PAYMENT IN LIEU OF $27,897.82 IS REQUIRED PRIOR TO ISSUANCE OF A FINAL PLANS ZONING COMPLIANCE PERMIT.
6. 5 FOOT SIDEWALK TO BE INSTALLED ACCORDING TO APPROVED PLANS PRIOR TO ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY.
7. ABOVE GROUND UTILITY LINES ARE REQUIRED TO BE BURIED IN ACCORDANCE WITH LUMO 5.12.2. UTILITY PLANS DEMONSTRATING COMPLIANCE WITH THIS REQUIREMENT SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A FINAL PLANS ZONING COMPLIANCE PERMIT.
8. OWNER SHALL CONTRACT WITH PRIVATE TRASH COLLECTION COMPANY FOR PICK-UP OF REFUSE AND RECYCLABLES. PICK-UP SHALL OCCUR AT A FREQUENCY THAT ENSURES A SAFE AND SANITARY FACILITY
9. 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.
10. OWNER COMMITS TO RESERVING TWO PARKING SPACES FOR EACH DWELLING UNIT. THE REMAINING THREE PARKING SPACES IN FRONT WILL BE AVAILABLE FOR VISITORS.

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-3.2	RESERVED
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

APPROVAL STAMPS

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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
4.18.2019

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	4/18/2019
Revisions	

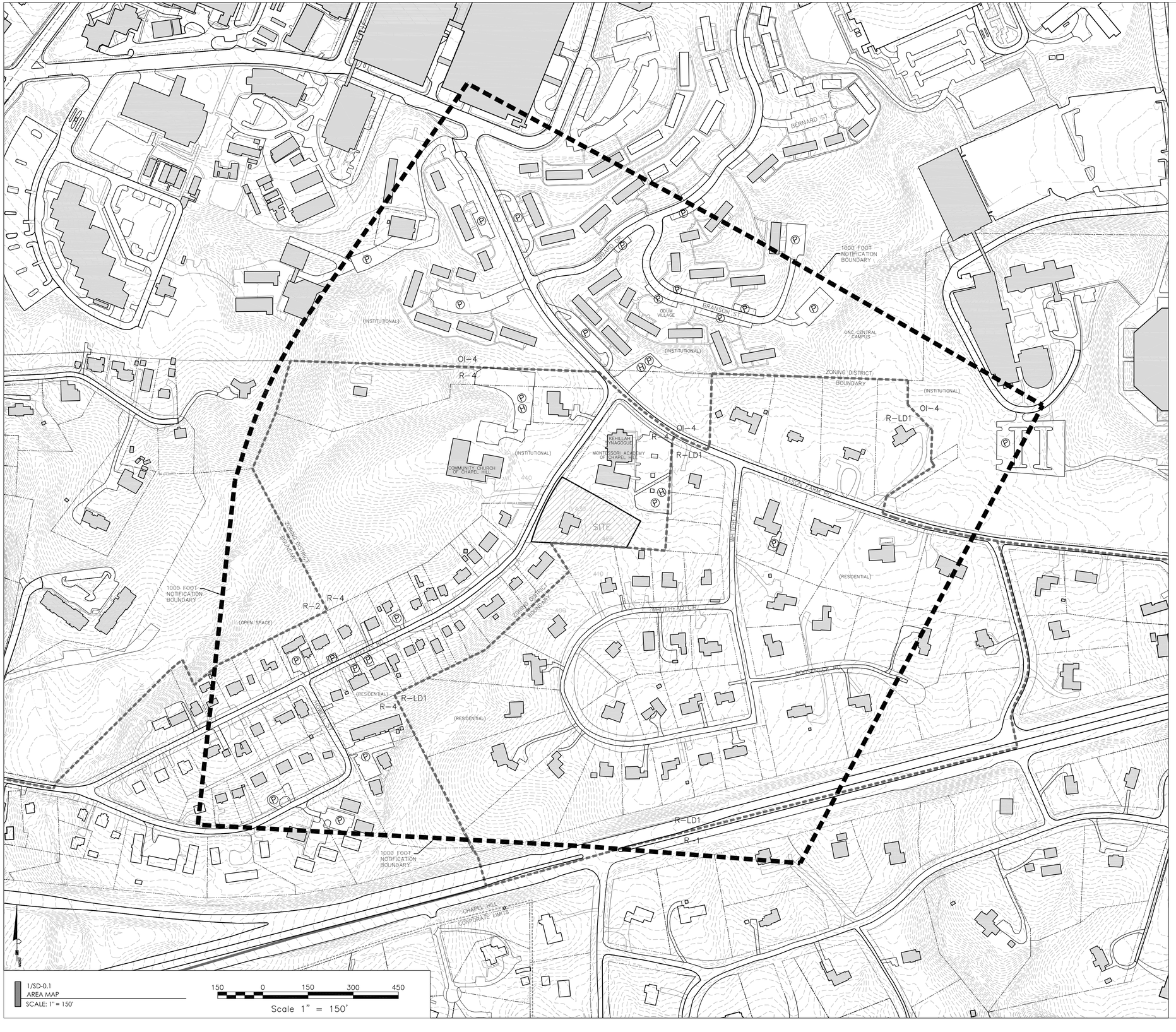
FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

COVER SHEET

Sheet Number

SD-0.0



1/SD-0.1
AREA MAP
SCALE: 1" = 150'

150 0 150 300 450
Scale 1" = 150'

PIN. 9788419609
PID. 8801003

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.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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. PONTER
4.18.2019

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	4/18/2019
Revisions	

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

AREA MAP

Sheet Number

SD-0.1

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" 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	16" 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 Hackberry	44	10" Pine
20	36" Pine	45	12" Hickory
21	36" Pine	46	14" Pine
22	48" Bald Cypress	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

N 56°11'47" W 211.87' To Fire Hydrant

N 57°17'34" E 362.36' To Fire Hydrant

N 32°22'07" E 341.91' TIE To Ct. Int. Purefoy & Mason Farm Road

REMOVE PORTION OF EX. CHAIN LINK FENCE (REFERENCE SITE LAYOUT)

EX. SPEED TABLE TO REMAIN (VIRTUALLY FLAT)

RELOCATE EX. SPEED TABLE SIGN

EX. GUY WIRES (2) TO BE RELOCATED CONTRACTOR TO COORDINATE W/ UTILITY PROVIDER

EX. UTILITY POLE (TYP.)

OPEN CUT AND REPAIR FOR NEW WATER CONNECTION RE:1/SD-8.2

EX. DRIVEWAY CONNECTION TO BE REMOVED

EX. WOOD FENCE TO BE REMOVED

EX. GRAVEL DRIVE & PARKING TO BE REMOVED

PUREFOY ROAD
EX. PUBLIC R/W
EX. ASPHALT STREET

EX. ROW

30.0'

19.5'

EX. EOP (TYP.)

EX. WATER SERVICE TO BE DISCONNECTED PER OWASA STANDARDS. EX. WATER METER SHALL BE RETURNED TO OWASA.

EX. WATER SERVICE

EX. WATER METER

APPROX. LOCATION OF EX. EX. WATER MAIN

EX. BRICK WALK TO BE REMOVED

EX. BRICK WALK AND LANDING TO BE REMOVED

EX. BRICK WALL TO BE REMOVED

EX. 1 STORY STRUCTURE 2,470 SF

EXISTING BUILDING TO BE REMOVED

EX. FFE=435.87 (ONE STORY STRUCTURE)

EX. CORBELED PORCH

EX. HVAC EQUIPMENT TO BE REMOVED

50' STREETYARD SETBACK

EX. WOOD FENCE TO BE REMOVED

REMOVE PORTION OF EX. CHAIN LINK FENCE (REFERENCE SITE LAYOUT)

EX. UTILITY POLE W/ TRANSFORMER (TYP.)

PORTION OF EX. RIPRAP DITCH TO BE RELOCATED (REFERENCE GRADING PLAN)

EX. GUYS (2)

EX. RIPRAP DITCH

ADJACENT PL

N 00°43'06" W 453.53'

ALTERNATE 20' TYPE 'C' BUFFER

EX. SLOPES <10% 20,131 SF

EX. SLOPES 10-15% 9,460 SF

EX. MASONRY STOOP TO BE REMOVED

EX. SLOPES 10-15% 3,088 SF

EX. SLOPES 15-25% 975 SF

EX. ROCK OUTCROP

EX. SLOPES <10% 14,126 SF

EX. SLOPES 10-15% 1,459 SF

EX. SLOPES 15-25% 1,080 SF

EX. SLOPES <10% 1,138 SF

EX. TREE TO BE REMOVED (TYP.)

PARCEL A
PIN: 9788419609
PID: 8801003
ACRES: 56,805.72 SF / 1.30 AC
PLAT BOOK: PB3/PG40 ORANGE COUNTY

ALL EXISTING VEGETATION WITHIN LIMITS OF DISTURBANCE/TO BE REMOVED AS NEEDED TO CONSTRUCT THESE IMPROVEMENTS ASSOCIATED WITH THESE PLANS. CONTRACTOR TO MAKE AN EFFORT TO SAVE AS MANY EXISTING TREES AS POSSIBLE.

APPROX. LOCATION OF EX. SAN. SEWER. EX. SEWER SERVICE TO BE ABANDONED PER OWASA STANDARDS

PORTION OF EX. STONE RETAINING WALL TO BE REMOVED (REFERENCE SITE LAYOUT PLAN FOR LIMITS)

THIS 15' OF ADDITIONAL PUBLIC R/W WAS DEDICATED BY DB 603 PG. 93

ADJACENT ROW

EX. CHAIN LINK FENCE (TYP.)

EX. 20' TYPE 'C' LANDSCAPE BUFFER ON ADJACENT CHURCH PROPERTY

EX. SHED

N/F
THE CHAPEL HILL KEHILLAH
DB 2329 PG. 112
PB 47 PG. 46

EX. BUILDING

EX. PLAY AREA

EX. BUILDING

EX. BMP

EX. PARKING LOT

EX. STORM OUTFALL

TREE PROTECTION FENCE (TYP.) RE:9/SD-8.0

EX. SHED TO BE REMOVED

S 61°13'44" E 318.21'

25' SETBACK

LIMITS OF DISTURBANCE (TYP.)

COMBINATION TREE PROTECTION / SILT FENCE (TYP.) RE:1/SD-8.1

25' SETBACK

ALTERNATE 10' TYPE 'B' BUFFER

ALTERNATE 10' TYPE 'B' BUFFER

S 28°28'28" W 100.64'

EX. CHAIN LINK FENCE (TYP.)

ADJACENT PL

ADJACENT PL

ADJACENT PL

N 86°59'34" W 323.97'

S 32°56'31" W 95.97' Tie Manhole To Manhole

NC Grid North (NAD83-2011) (OWASA Manhole Info)

N/F
NEAR CAMPUS HOUSING, INC.
DB 5889 PG. 458
LOT 6 PB 4 PG. 77
PIN 9788-41-7593

N/F
RICHARD & SUSAN MOODY
DB 251 PG. 445
LOT 4 PB 4 PG. 77
PIN 9788-41-9561

N/F
PETER & ALISON GAYEK
DB 1102 PG. 434
LOT 3
PB 4 PG. 77 PIN
9788-51-0592

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

20 0 20 40 60
Scale 1" = 20'

PIN. 9788419609
PID. 8801003

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%.

THERE ARE NO EXISTING STEEP SLOPES IN EXCESS OF 25% ON THIS PROJECT SITE PER LUMO SEC. 5.3.2 STEEP SLOPES.

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 FLOODPLAIN INFORMATION:
THERE IS NO MAPPED FLOODPLAIN AS PER FEMA MAP NUMBER 3710978800J (EFFECTIVE FEBRUARY 2, 2007)

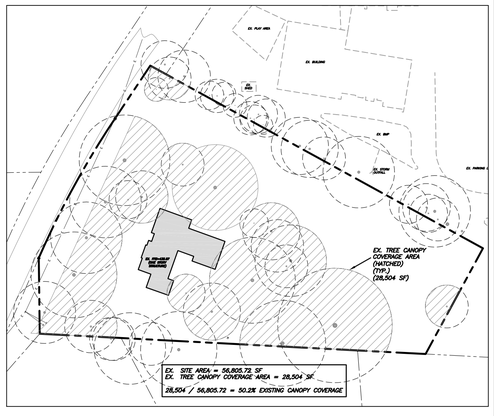
SPECIAL FEATURES:
THIS PROPERTY HAS FRONTAGE ON PUREFOY ROAD.

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'



Coulter Jewell Thames P.A.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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. PONTER
4.18.2019

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 4/18/2019
Revisions

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

EXISTING CONDITIONS / DEMOLITION PLAN

Sheet Number

SD-1.0

PIN. 9788419609
PID. 8801003

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 MUTCO 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 919-969-5096 FOR EACH PERMIT AT LEAST 5 DAYS IN ADVANCE. A 72-HOUR NOTICE IS REQUIRED (SAME DEPARTMENT) PRIOR TO ACTUAL CLOSURE.
6. CONTRACTOR TO MAINTAIN TWO WAY TRAFFIC AND ENSURE ONE OPEN LANE AT ALL TIMES.

8/SD-2.0 FRONT YARD PARKING CALCULATIONS

SCALE: NTS

FRONT YARD PARKING CALCULATIONS

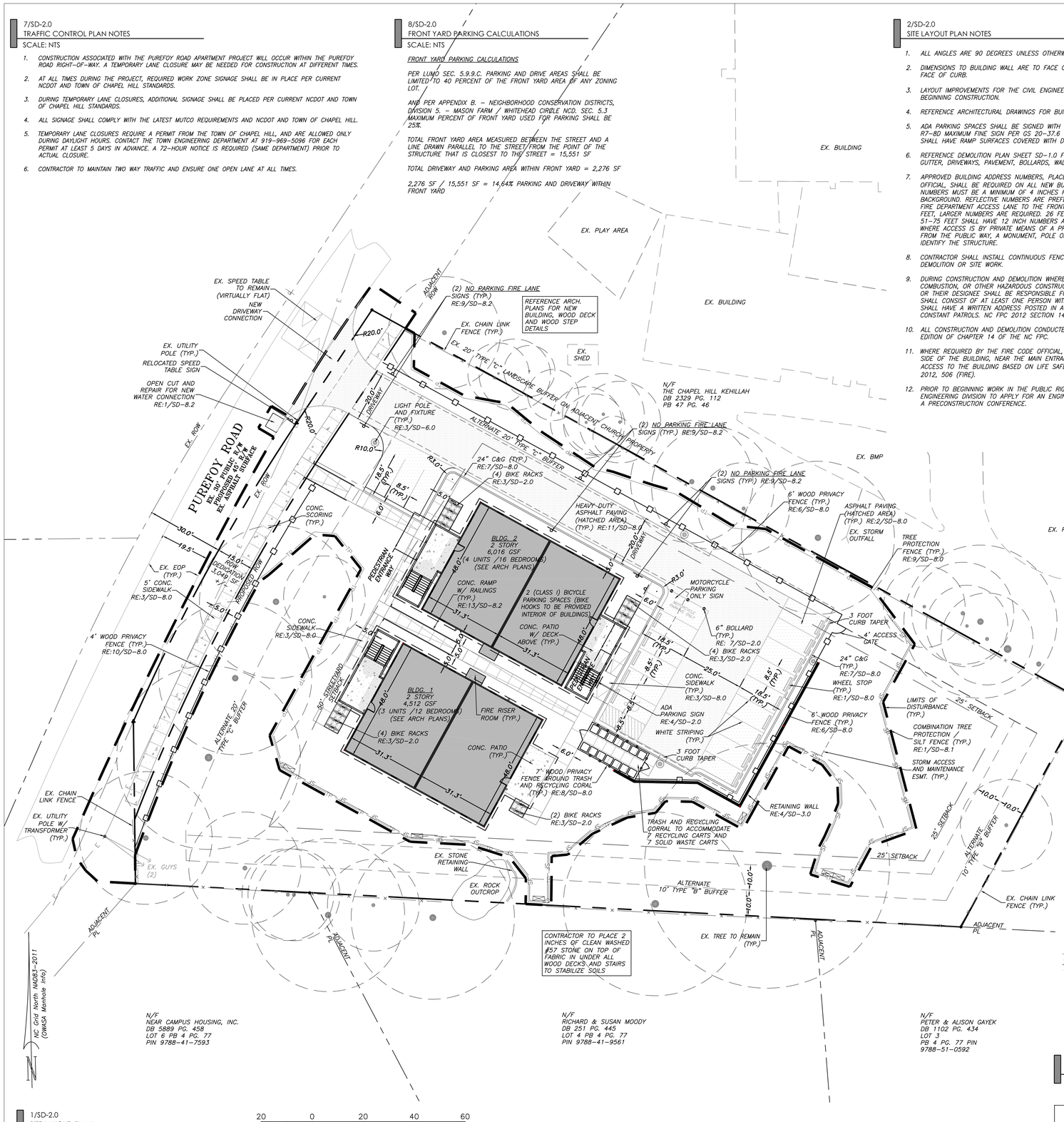
PER LUMO SEC. 5.9.9.C. PARKING AND DRIVE AREAS SHALL BE LIMITED TO 40 PERCENT OF THE FRONT YARD AREA OF ANY ZONING LOT.

AND PER APPENDIX B. – NEIGHBORHOOD CONSERVATION DISTRICTS, DIVISION 5. – MASON FARM / WHITEHEAD CIRCLE NCD. SEC. 5.3 MAXIMUM PERCENT OF FRONT YARD USED FOR PARKING SHALL BE 25%.

TOTAL FRONT YARD AREA MEASURED BETWEEN THE STREET AND A LINE DRAWN PARALLEL TO THE STREET FROM THE POINT OF THE STRUCTURE THAT IS CLOSEST TO THE STREET = 15,551 SF

TOTAL DRIVEWAY AND PARKING AREA WITHIN FRONT YARD = 2,276 SF

2,276 SF / 15,551 SF = 14.64% PARKING AND DRIVEWAY WITHIN FRONT YARD

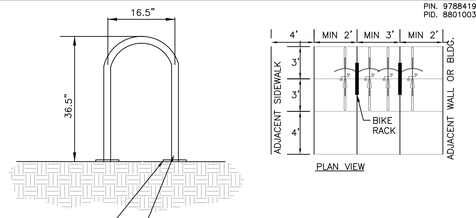


1/SD-2.0 SITE LAYOUT PLAN

SCALE: 1" = 20'

2/SD-2.0 SITE LAYOUT PLAN NOTES

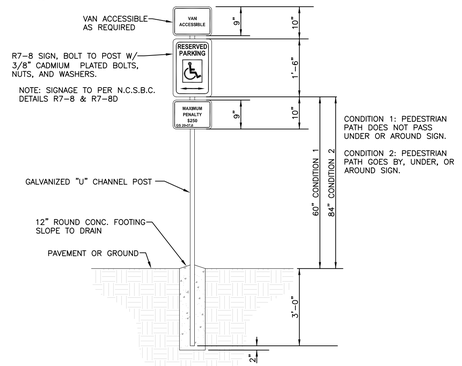
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAYOUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL 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. 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 (FIRE). ADDRESS NUMBERS MUST BE A MINIMUM OF 4 INCHES HIGH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. REFLECTIVE NUMBERS ARE PREFERRED. WHEN THE DISTANCE FROM THE STREET OR FIRE DEPARTMENT ACCESS LANE TO THE FRONT OR ADDRESS SIDE OF THE BUILDING EXCEEDS 25 FEET, LARGER NUMBERS ARE REQUIRED. 26 FEET TO 50 FEET SHALL HAVE 8 INCH NUMBERS, 51-75 FEET SHALL HAVE 12 INCH NUMBERS AND OVER 75 FEET SHALL HAVE 18 INCH NUMBERS. WHERE ACCESS IS BY PRIVATE MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
8. CONTRACTOR SHALL INSTALL CONTINUOUS FENCING AT THE LIMITS OF DISTURBANCE PRIOR TO ANY DEMOLITION OR SITE WORK.
9. 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 HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION 1404.
10. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
11. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, A SECURE KEY BOX, MOUNTED ON THE ADDRESS SIDE OF THE BUILDING, NEAR THE MAIN ENTRANCE, SHALL BE PROVIDED TO ENSURE ADEQUATE ACCESS TO THE BUILDING BASED ON LIFE SAFETY AND/OR FIRE PROTECTION NEEDS. NC FPC 2012, 506 (FIRE).
12. PRIOR TO BEGINNING WORK IN THE PUBLIC RIGHT-OF-WAY THE APPLICANT MUCH CONTACT THE ENGINEERING DIVISION TO APPLY FOR AN ENGINEERING CONSTRUCTION PERMIT AND TO SCHEDULE A PRECONSTRUCTION CONFERENCE.



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



NOTE: SIGNAGE TO PER N.C.S.B.C. DETAILS R7-8 & R7-8D

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

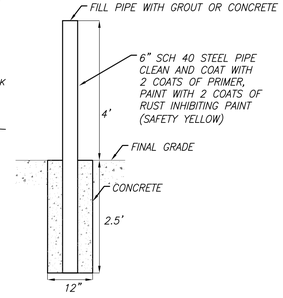
NTS

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.
4. CONSTRUCTION PERSONNEL AND CONSTRUCTION EQUIPMENT PARKING WILL BE WITHIN THE PROPERTY LIMITS. PERSONNEL PARKING SHALL BE FIRST LOCATED WEST OF PROPOSED BLDG. #2 WITHIN EXISTING GRAVEL DRIVEWAY. AS CONSTRUCTION PROGRESSES PERSONNEL PARKING SHALL SHIFT TO REAR PARKING AREA WHILE THE FRONT PARKING AREA, DRIVEWAY CONNECTION AND NEW SIDEWALK ARE BEING CONSTRUCTED. 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 FIRST LOCATED WEST OF PROPOSED BLDG. #2 WITHIN THE EXISTING GRAVEL DRIVEWAY AREA. AS CONSTRUCTION PROGRESSES STAGING FOR CONSTRUCTION MATERIALS SHALL SHIFT TO REAR PARKING AREA WHILE THE FRONT PARKING AREA, DRIVEWAY CONNECTION AND NEW SIDEWALK ARE BEING CONSTRUCTED.
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. FOR TEMPORARY LANE CLOSURES REFERENCE NOTES 5&6, 7/SD-2.0 TRAFFIC CONTROL PLAN NOTES.
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



7/SD-2.0 6" BOLLARD

NTS

REFERENCE SD-0.0 COVER SHEET FOR ON-SITE AND OFF-SITE LAND DISTURBANCE CALCULATIONS.

Coulter Jewell Thames P.A.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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. POINTER 4.18.2019

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 4/18/2019
Revisions

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

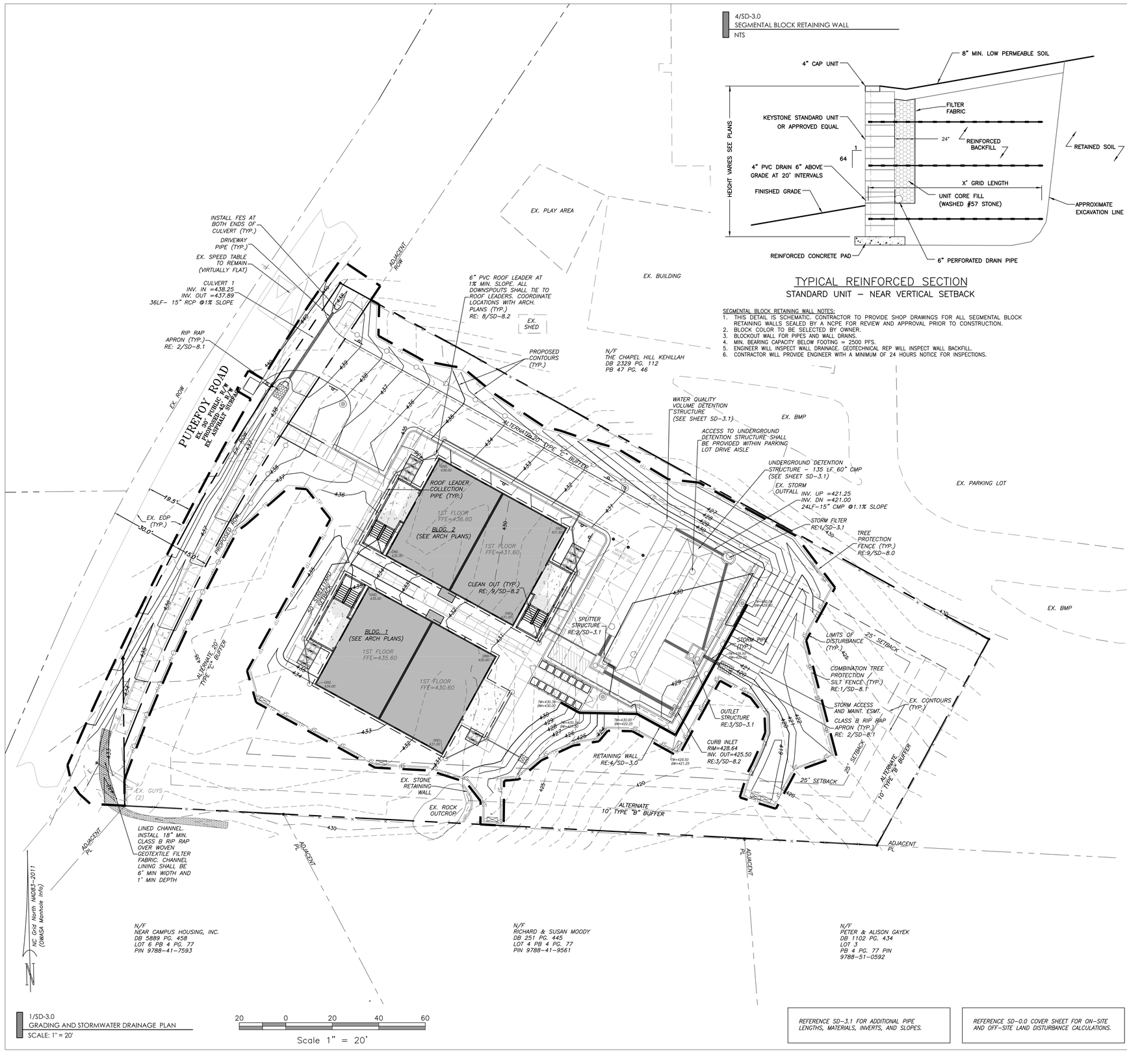
Sheet Title

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'

REFERENCE SD-3.1 FOR ADDITIONAL PIPE LENGTHS, MATERIALS, INVERTS, AND SLOPES.

REFERENCE SD-0.0 COVER SHEET FOR ON-SITE AND OFF-SITE LAND DISTURBANCE CALCULATIONS.

4/SD-3.0
SEGMENTAL BLOCK RETAINING WALL
NTS

TYPICAL REINFORCED SECTION
STANDARD UNIT – NEAR VERTICAL SETBACK

SEGMENTAL BLOCK RETAINING WALL NOTES:
1. THIS DETAIL IS SCHEMATIC. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SEGMENTAL BLOCK RETAINING WALLS SEALED BY A NCPE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. BLOCK COLOR TO BE SELECTED BY OWNER.
3. BLOCKOUT WALL FOR PIPES AND WALL DRAINS.
4. MIN. BEARING CAPACITY BELOW FOOTING = 2500 PFS.
5. ENGINEER WILL INSPECT WALL DRAINAGE. GEOTECHNICAL REP WILL INSPECT WALL BACKFILL.
6. CONTRACTOR WILL PROVIDE ENGINEER WITH A MINIMUM OF 24 HOURS NOTICE FOR INSPECTIONS.

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.
9. CONSTRUCTION DETAILS FOR PROPOSED RETAINING WALL DESIGN SHALL BE PROVIDED WITH FINAL PLANS APPLICATION.
10. IN-SITU SOIL TEST RESULTS FOR THE PROPOSED UNDERGROUND DETENTION, WATER AND STORM FILTER UNIT LOCATIONS SHALL BE SUBMITTED WITH FINAL PLANS APPLICATION.

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 PROPOSED NEW BUILDING 2, THE NORTHWESTERN HALF FOR PROPOSED NEW BUILDING 1, AND ADDITIONAL NON-ROOF IMPERVIOUS AREA DISCHARGE INTO THE STORMWATER TREATMENT FACILITY.
12. THE CURB INLET HOOD AND COVER SHALL BE PRE-CAST CURB INLET HOODS AND COVERS STATING "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARDS DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHT-OF-WAY.
13. CONTRACTOR SHALL CONTACT TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION TO SCHEDULE PRECONSTRUCTION MEETING PRIOR TO LAND DISTRUBANCE ON THE SITE.
14. HVAC CONDENSATE AND FLOOR DRAINS UNDER A ROOF SHALL NOT BE DISCHARGED INTO STORM SEWER PIPE.
15. ALL ROOF DRAIN PLUMBING INTENDED TO DISCHARGE TO STORM SEWER PIPE NOT SHOWN ON APPROVED PLAN SHEET ARE NOT APPROVED. ANY DISCHARGE TO STORM SEWER PIPE NOT APPROVED WILL NEED A REVIEW AND APPROVAL FROM THE STORMWATER MANAGEMENT DIVISION.

3/SD-3.0
ADA ROUTE NOTES

ADA route notes applies to all sheets

FOR ALL SIDEWALKS THE FOLLOWING APPLIES:

ADA LANDING, SLOPES TO BE A MAXIMUM 1.8% SLOPE ANY DIRECTION.

ADA WALK, LONGITUDINAL SLOPES TO BE A MAXIMUM 4.8%, CROSS SLOPES TO BE A MAXIMUM 1.8%.

ADA RAMP, LONGITUDINAL SLOPES TO BE A MAXIMUM 8%, CROSS SLOPES TO BE A MAXIMUM 1.8%.

MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.

ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA – PARKING SPACES AND AISLES.

ALL ADA ACCESSIBLE DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.

ALL DECKS AND WOODEN RAMPS SHALL COMPLY WITH ALL SLOPE REQUIREMENTS LISTED ABOVE. SEE ARCHITECTURAL PLANS FOR DETAILS.

THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTION FORMS MEET ADA CODE PRIOR TO POURING CONCRETE. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER 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.

Coulter Jewell Thames P.A.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com
NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER
4/18/19

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

PIN. 9788419609
PID. 8801003

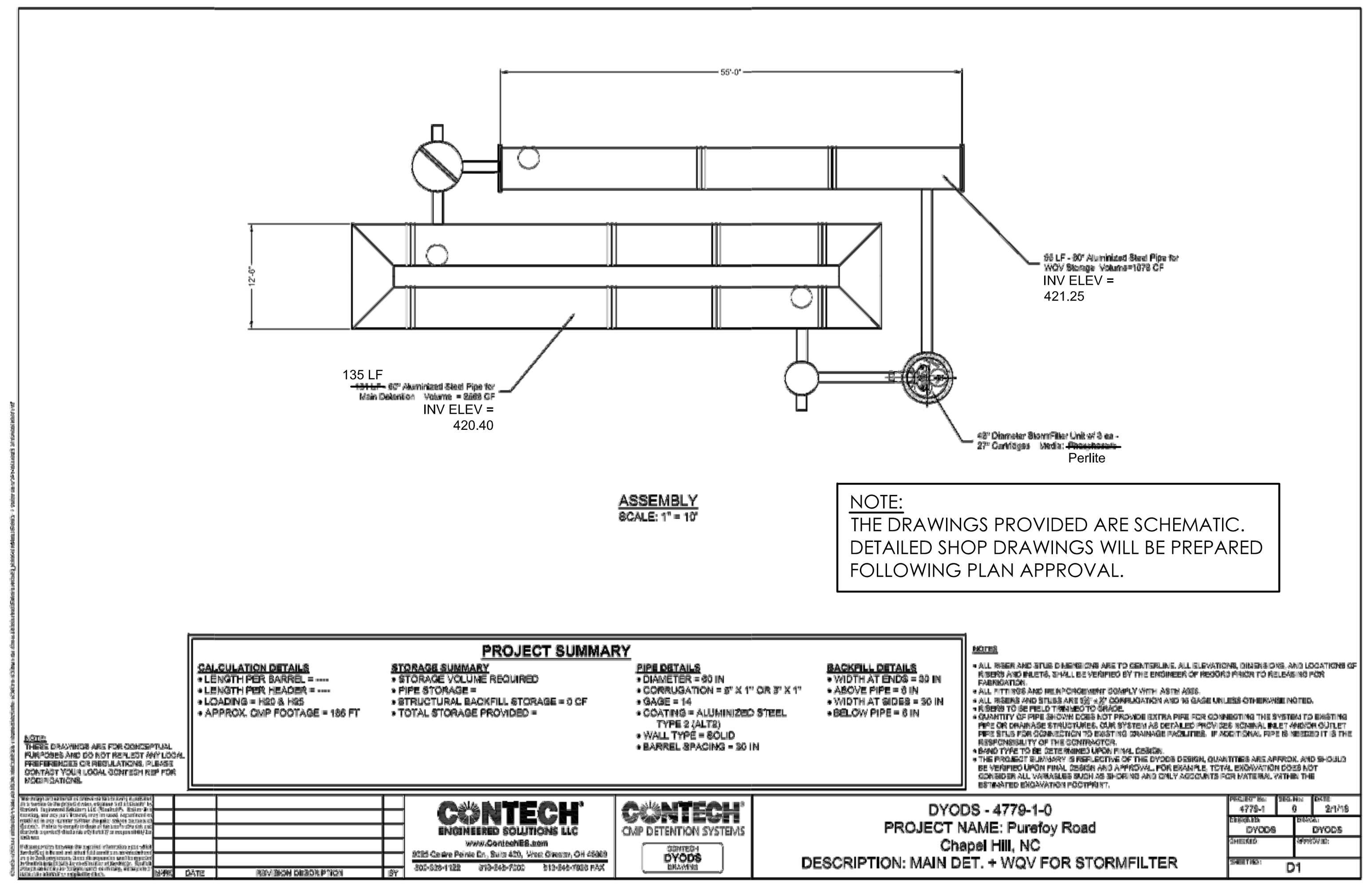
Job Number 1642

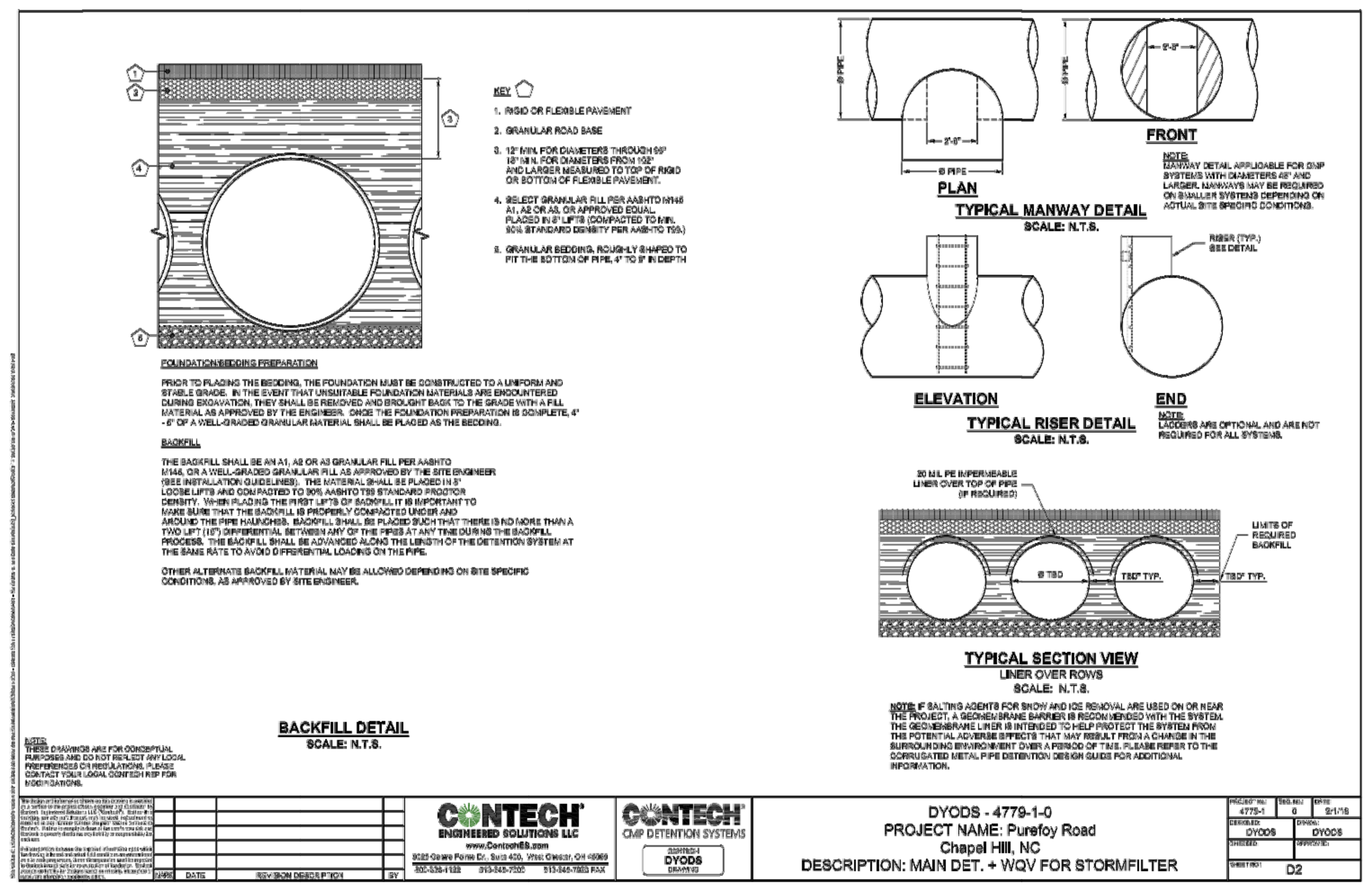
Drawn	MTC, ED
Checked	PBR, AJP
Date	4/18/2019
Revisions	

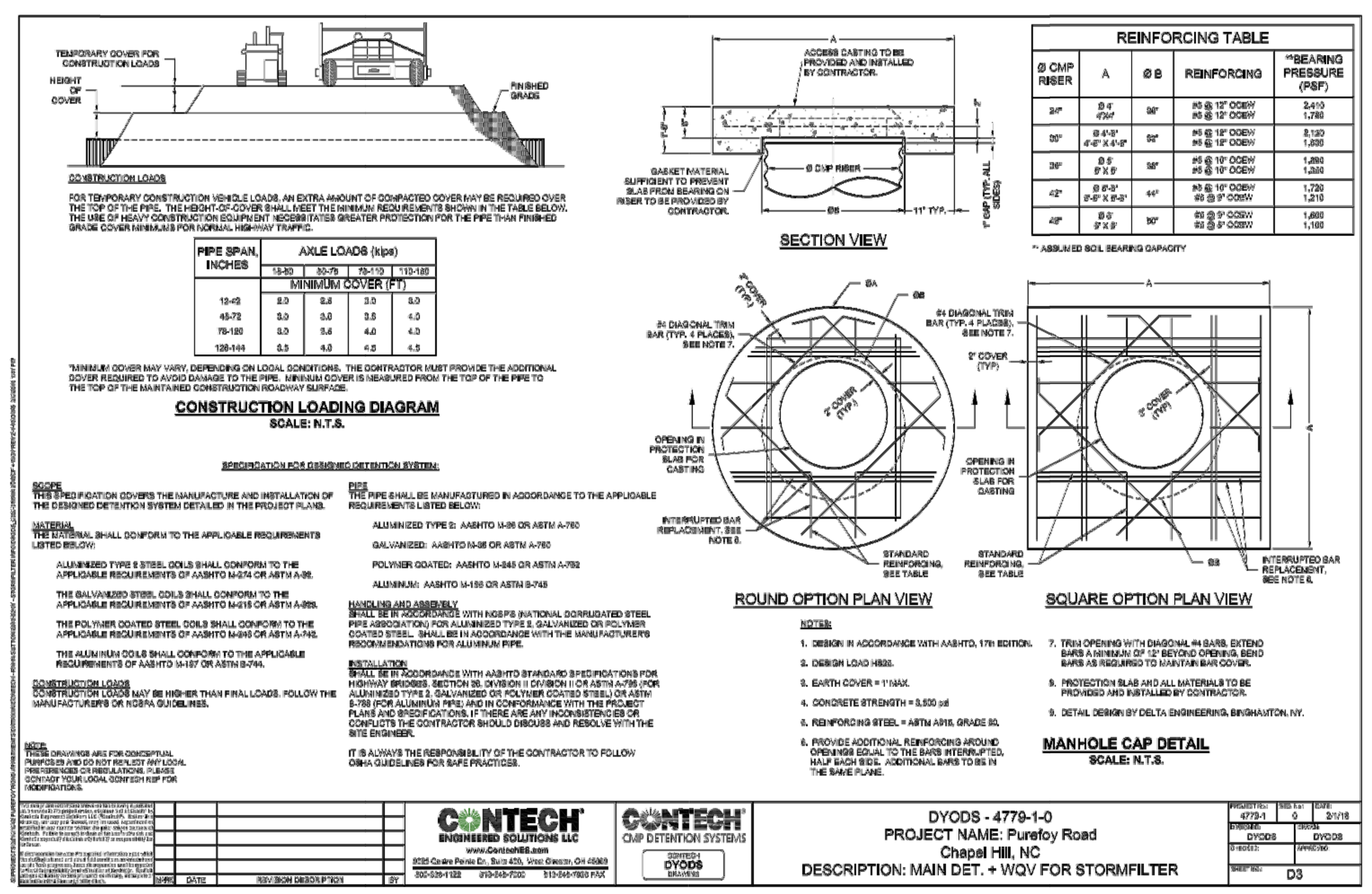
FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
GRADING AND STORMWATER DRAINAGE PLAN

Sheet Number
SD-3.0



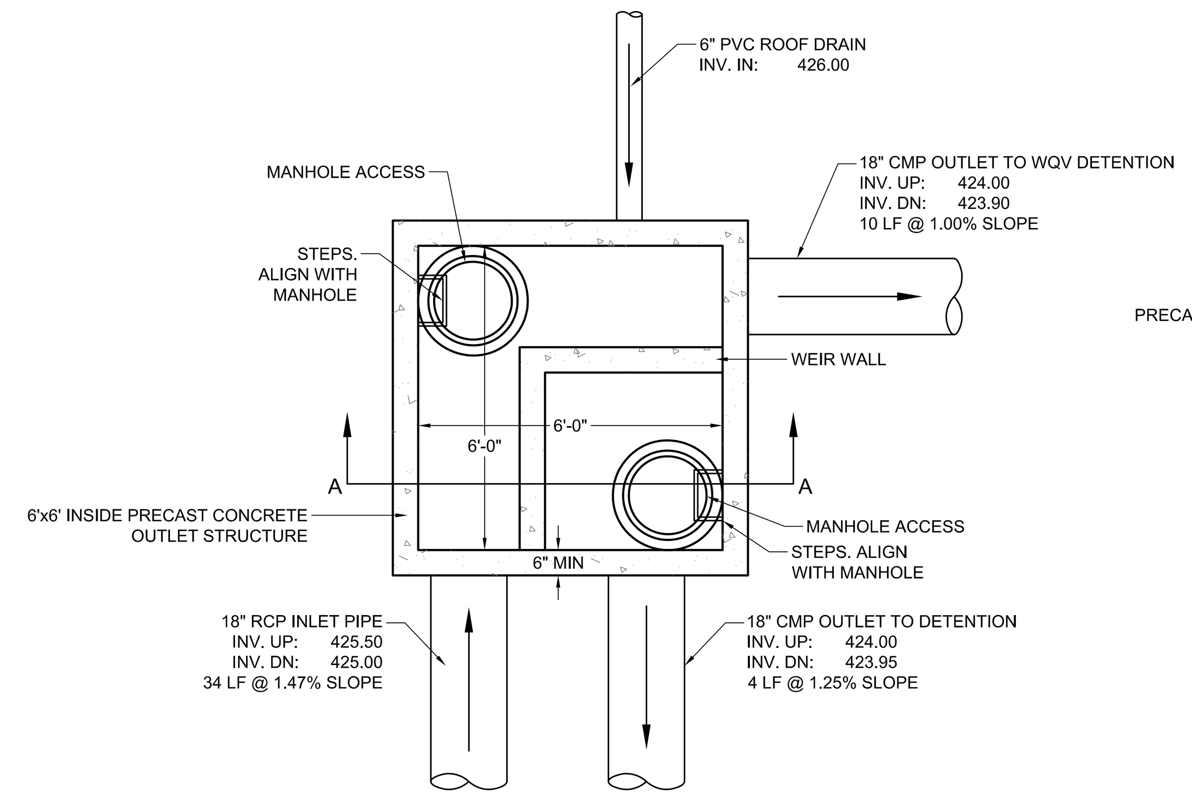




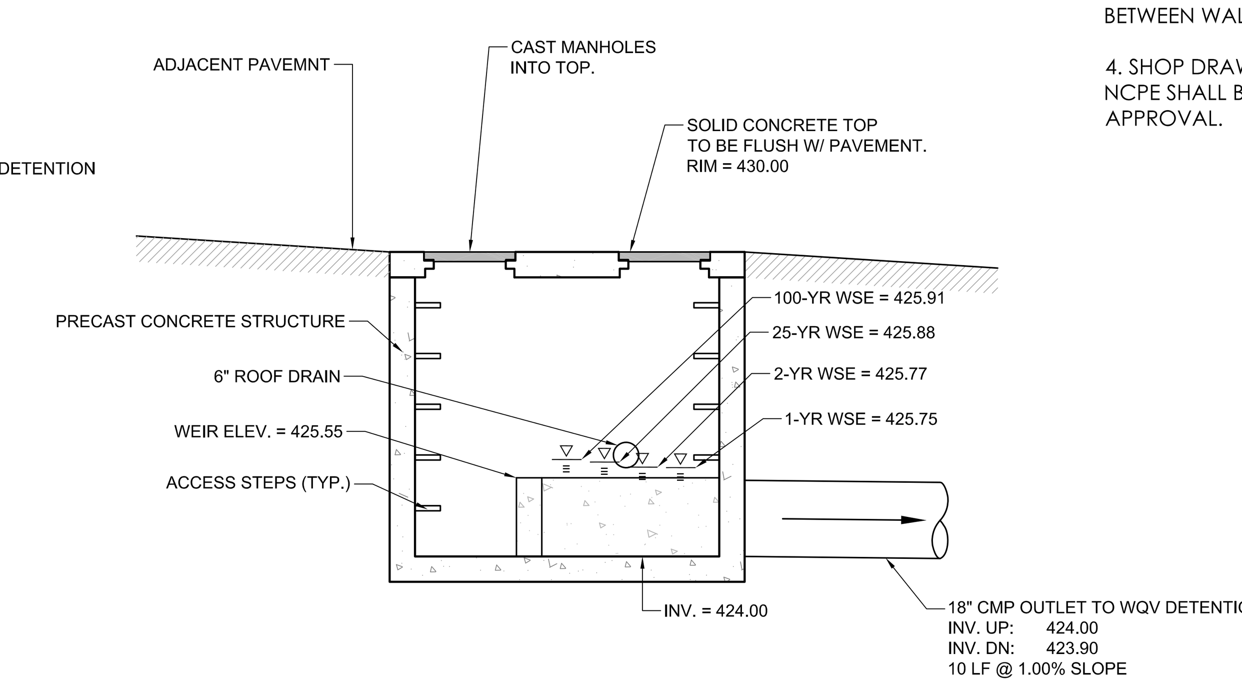
1/SD-3.1
STORMFILTER AND UNDERGROUND DETENTION SYSTEM
NTS

NOTE:
UNDERGROUND DETENTION DETAILS ARE SCHEMATIC.
DETAILED SHOP DRAWINGS WILL BE PREPARED
FOLLOWING PLAN APPROVAL.

PIN. 9788419609
PID. 8801003



PLAN VIEW



SECTION A-A

NOTES:

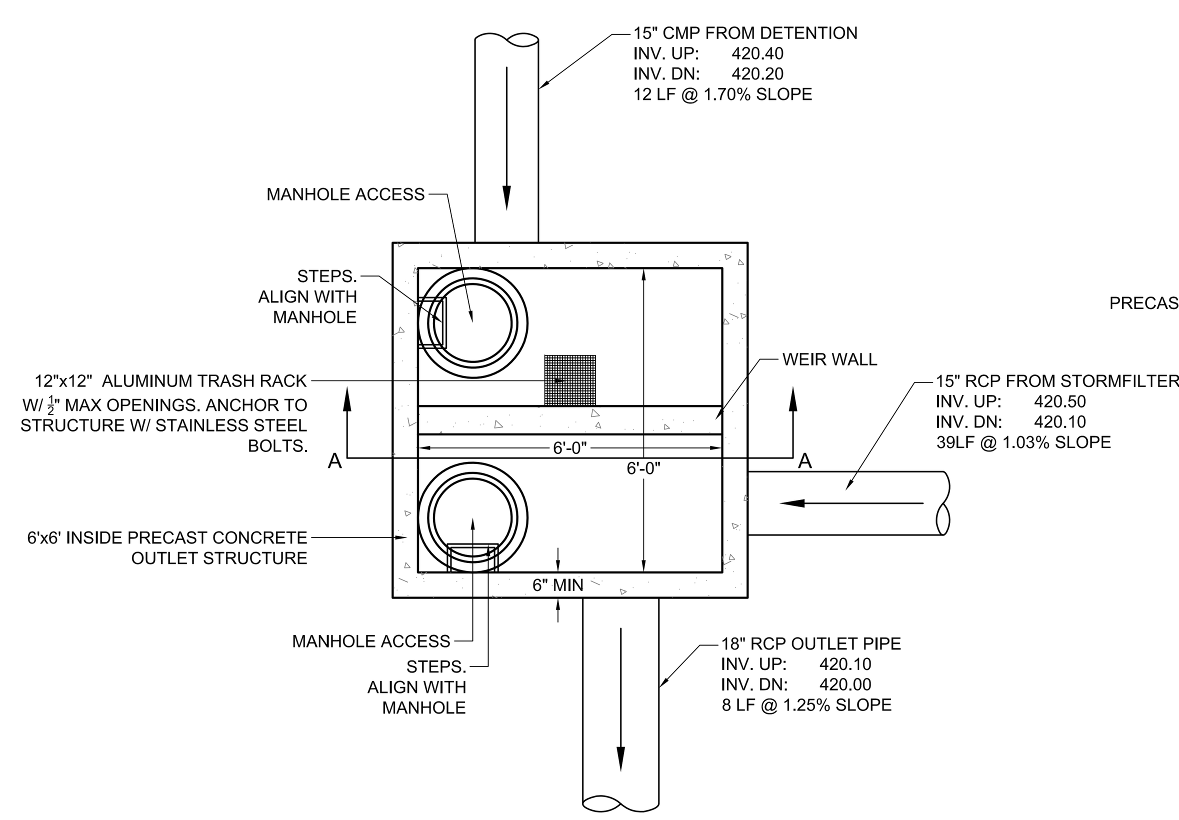
1. OUTLET STRUCTURE MAY BE CAST TALLER THAN SHOWN FOR PIPE AND ORIFICE INSTALLATION. IF THIS IS DONE, A CAST-IN-PLACE CONCRETE INVERT SHALL BE PLACED IN THE BOTTOM.

2. OUTLET STRUCTURE SHALL BE CAST AS ONE PIECE (WITH THE EXCEPTION OF THE LID).

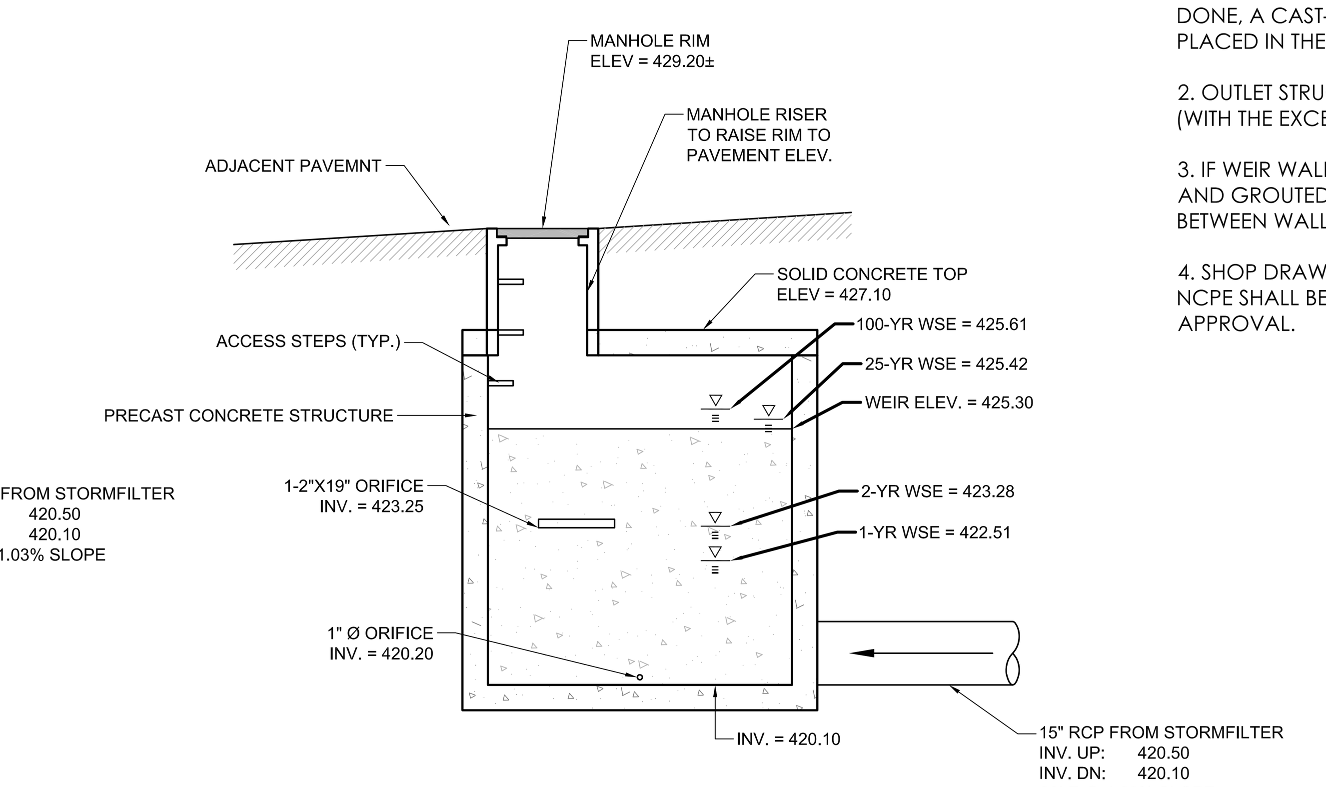
3. IF WEIR WALL IS CAST SEPARATELY, IT SHALL BE SEALED AND GROUTED IN PLACE TO PREVENT LEAKAGE BETWEEN WALL AND CONCRETE BOX.

4. SHOP DRAWINGS, FOR THIS STRUCTURE, SEALED BY AN NCPE SHALL BE PROVIDED FOR REVIEW AND APPROVAL.

2/SD-3.1
SPLITTER BOX DETAIL
NTS



PLAN VIEW



SECTION A-A

NOTES:

1. OUTLET STRUCTURE MAY BE CAST TALLER THAN SHOWN FOR PIPE AND ORIFICE INSTALLATION. IF THIS IS DONE, A CAST-IN-PLACE CONCRETE INVERT SHALL BE PLACED IN THE BOTTOM.

2. OUTLET STRUCTURE SHALL BE CAST AS ONE PIECE (WITH THE EXCEPTION OF THE LID).

3. IF WEIR WALL IS CAST SEPARATELY, IT SHALL BE SEALED AND GROUTED IN PLACE TO PREVENT LEAKAGE BETWEEN WALL AND CONCRETE BOX.

4. SHOP DRAWINGS, FOR THIS STRUCTURE, SEALED BY AN NCPE SHALL BE PROVIDED FOR REVIEW AND APPROVAL.

3/SD-3.1
OUTLET STRUCTURE
NTS

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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

NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER
4/18/19

Project

PURFOY 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 4/18/2019
Revisions

FINAL 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 RELIEF, 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 BE 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/CD-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

ON-SITE DISTURBED AREA = 36,367 SF / 0.83 AC (PRE ROW DEDICATION)
ROW DISTURBED AREA = 1,731 SF / 0.04 AC (PRE ROW DEDICATION)
OFF-SITE ROW DISTURBED AREA = 167 SF / 0.004 AC (PRE ROW DEDICATION)
ON-SITE DISTURBED AREA = 33,318 SF / 0.76 AC (POST ROW DEDICATION)
ROW DISTURBED AREA = 4,780 SF / 0.11 AC (POST ROW DEDICATION)
OFF-SITE ROW DISTURBED AREA = 167 SF / 0.004 AC (POST ROW DEDICATION)

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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

NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER 4/18/19

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	4/18/2019
Revisions	

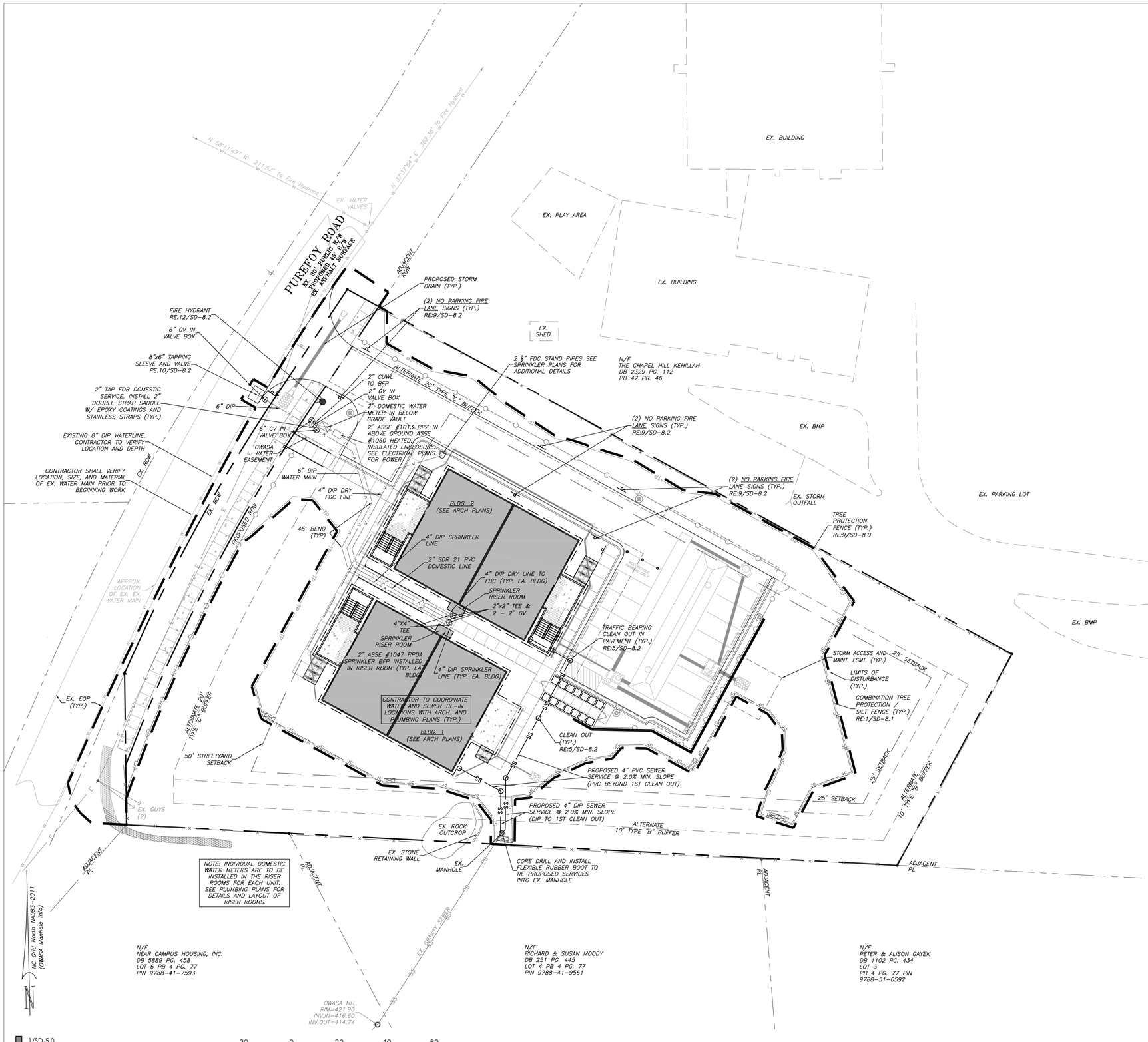
FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

EROSION CONTROL PLAN

Sheet Number

SD-4.0



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

PIN. 9788419609
PID. 8801003

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, CABLE 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).
9. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE EACH STRUCTURE. ARTICLE 230.2 (A) 2014 EDITION OF NORTH CAROLINA ELECTRIC CODE.

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 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 HYDRANT(S) TO BE PROVIDED WITH APPROPRIATE TOWN OF CHAPEL HILL FIRE DEPARTMENT CONNECTIONS.
7. CONTRACTOR SHALL SUPPLY ALL FITTINGS NECESSARY TO CONNECT WATER FEATURES TO EXISTING AND PROPOSED LINES IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
8. ALL FDCs SHALL MEET THE DESIGN REQUIREMENTS FOR THE CURRENT, APPROVED EDITION OF NFPA 13, 130, 13R, 0214 OF THE NCFPC 2012 AND TOWN ORDINANCES; 7-38 FOR LOCATION.
9. AN AUTOMATIC SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA STANDARD #13 SHALL BE INSTALLED IN EACH BUILDING. ACTIVATION OF THE SPRINKLER SYSTEM SHALL ACTIVATE BOTH A LOCAL BUILDING ALARM AND A SUPERVISORY ALARM AT A 24-HOUR CERTIFIED AND LICENSED ALARM MONITORING SERVICE.

Coulter Jewell Thames P.A.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com
NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

NORTH CAROLINA PROFESSIONAL SEAL 35003 ENGINEER PRESTON B. ROYSTER 4/18/19

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	4/18/2019
Revisions	

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

UTILITY PLAN

Sheet Number

SD-5.0

PIN. 9788419609
PID. 8801003

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'

DUKE ENERGY. PROGRESS

Outdoor Lighting

Enterprise LED

70 4K AS G3 B S

Illuminate streetscapes and pedestrian areas with the Enterprise LED. This sleek, energy-efficient fixture will add modern appeal to any neighborhood or park.

LED (Light Emitting Diode)	50 watts
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

LIGHT FIXTURE NOTES:

1. ENTERPRISE LED LIGHT FIXTURE SHALL BE MOUNTED ON A 12' TALL POLL.
2. CONTRACTOR SHALL USE DUKE ENERGY POLE "SMOOTH ROUND CONCRETE".
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 "SMOOTH ROUND CONCRETE" POLE.
2. LIGHT POLE SHALL HAVE DUKE ENERGY BLACK FINISH.
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 AND ALL APPLICABLE BUILDING CODES.

4/SD-6.0
WALL MOUNTED LIGHT
NTS

Coulter Jewell Thames P.A.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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
4.18.2019

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	4/18/2019
Revisions	

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

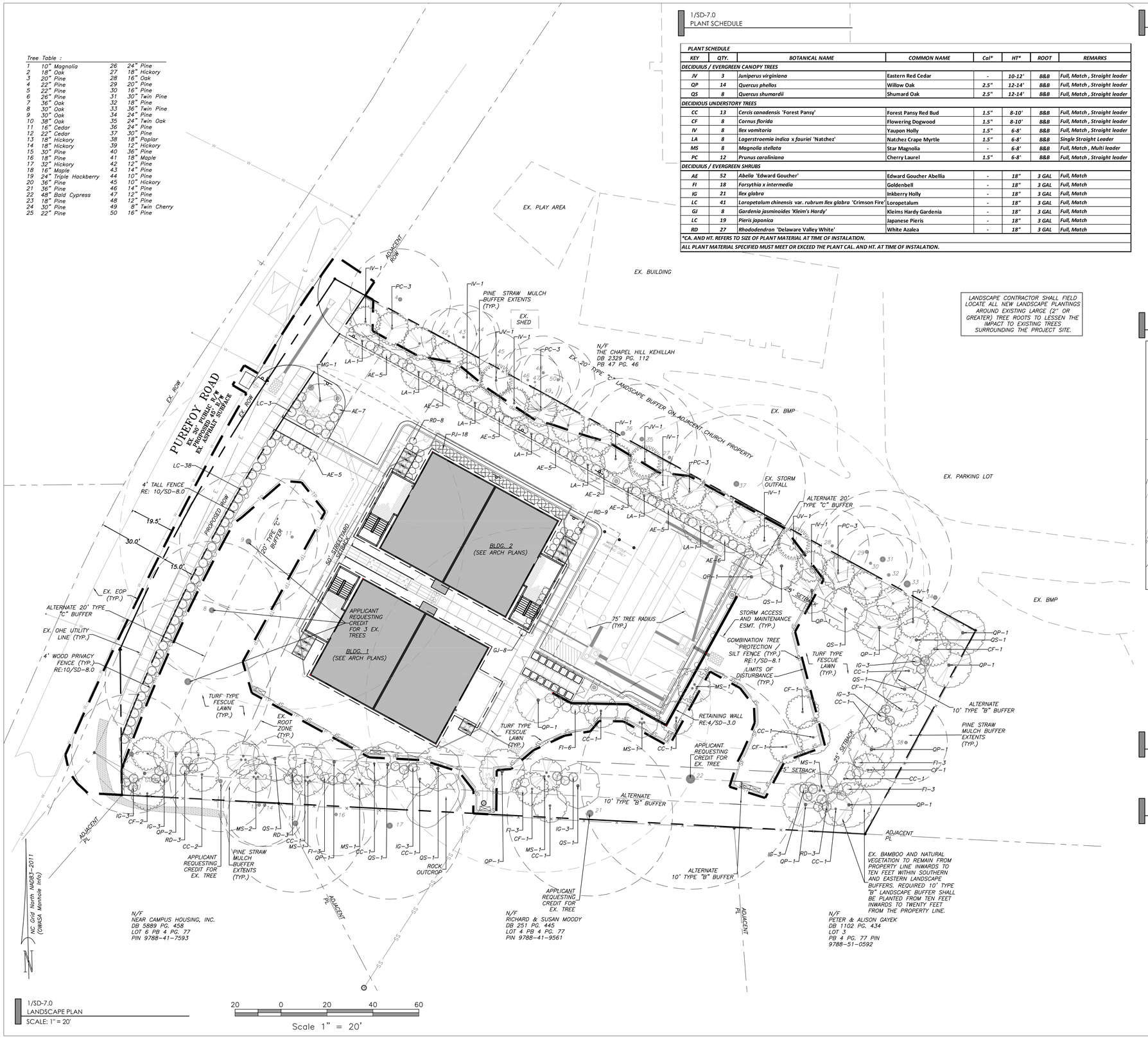
Sheet Title

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 Hackberry	44	10" Pine
20	36" Pine	45	10" Hickory
21	36" Pine	46	14" Pine
22	48" Bald Cypress	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'

1/SD-7.0
PLANT SCHEDULE

PLANT SCHEDULE							
KEY	QTY.	BOTANICAL NAME	COMMON NAME	Cal*	HT*	ROOT	REMARKS
DECIDUIUS / EVERGREEN CANOPY TREES							
JV	3	Juniperus virginiana	Eastern Red Cedar	-	10-12'	B&B	Full, Match , Straight leader
QP	14	Quercus phellos	Willow Oak	2.5"	12-14'	B&B	Full, Match , Straight leader
QS	8	Quercus shumardii	Shumard Oak	2.5"	12-14'	B&B	Full, Match , Straight leader
DECIDIOUS UNDERSTORY TREES							
CC	13	Cercis canadensis 'Forest Pansy'	Forest Pansy Red Bud	1.5"	8-10'	B&B	Full, Match , Straight leader
CF	8	Cornus florida	Flowering Dogwood	1.5"	8-10'	B&B	Full, Match , Straight leader
IV	8	Ilex vomitoria	Yaupon Holly	1.5"	6-8'	B&B	Full, Match , Straight leader
LA	8	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	1.5"	6-8'	B&B	Single Straight Leader
MS	8	Magnolia stellata	Star Magnolia	-	6-8'	B&B	Full, Match , Multi leader
PC	12	Prunus caroliniana	Cherry Laurel	1.5"	6-8'	B&B	Full, Match , Straight leader
DECIDUIUS / EVERGREEN SHRUBS							
AE	52	Abelia 'Edward Goucher'	Edward Goucher Abellia	-	18"	3 GAL	Full, Match
FI	18	Forsythia x intermedia	Goldenbell	-	18"	3 GAL	Full, Match
IG	21	Ilex glabra	Inkberry Holly	-	18"	3 GAL	Full, Match
LC	41	Loropetalum chinensis var. rubrum Ilex glabra 'Crimson Fire'	Loropetalum	-	18"	3 GAL	Full, Match
GJ	8	Gardenia jasminoides 'Kleim's Hardy'	Kleims Hardy Gardenia	-	18"	3 GAL	Full, Match
LC	19	Pieris japonica	Japanese Pieris	-	18"	3 GAL	Full, Match
RD	27	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.

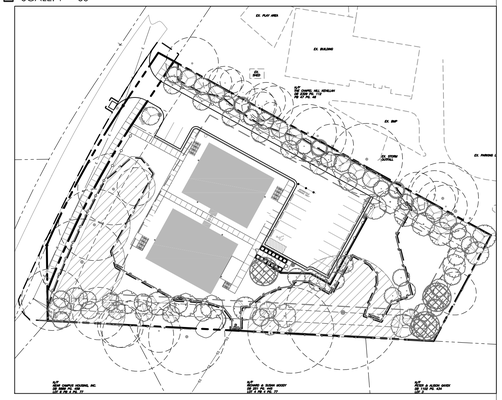
LANDSCAPE CONTRACTOR SHALL FIELD LOCATE ALL NEW LANDSCAPE PLANTINGS AROUND EXISTING LARGE (2" OR GREATER) TREE ROOTS TO LESSEN THE IMPACT TO EXISTING TREES SURROUNDING THE PROJECT SITE.

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 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 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 = 53,756.70 SF

CREDITS

STORMWATER EASEMENT: - 7,323 SF
TOTAL CREDITS: - 7,323 SF

ADJUSTED NET LOT AREA = 46,433.70 SF

MINIMUM TREE CANOPY COVERAGE (MULTI-FAMILY USE) = 30%
46,433.70 SF X 0.3 = 13,930.11 SF REQUIRED

EXISTING TREE CANOPY PROTECTED = 12,431 SF
AREA TO BE REPLANTED IN TREES = 1,499.11 SF

1 - 2.5" CALIPER CANOPY TREE / 500 SF
1,499.11 / 500 = 3 REPLACEMENT CANOPY TREES REQUIRED
3 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) 217 X 0.05 = 11 LARGE TREES REQUIRED
(10 SMALL TREES PER 100 LF) 217 X 0.1 = 22 SMALL TREES REQUIRED
(36 SHRUBS PER 100 LF) 217 X 0.36 = 78 SHRUBS REQUIRED

ALTERNATE 20' TYPE "C" (EXTERIOR) LANDSCAPE BUFFER PLANTINGS
4 EXISTING TREES
1 LARGE TREES PROVIDED
6 SMALL TREES PROVIDED
59 SHRUBS PROVIDED
160 LF WOOD SCREEN FENCE

SOUTHERN = 10' TYPE "B" (INTERIOR) ALTERNATE LANDSCAPE BUFFER REQUIREMENTS =324 LF:
(4 LARGE TREE PER 100 LF) 324 X 004 = 13 LARGE TREES REQUIRED (10 PROVIDED, 3 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 SHRUBS REQUIRED (39 PROVIDED)

EASTERN = 10' TYPE "B" (INTERIOR) ALTERNATE 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 SMALL TREES REQUIRED (7 PROVIDED)
(12 SHRUBS PER 100 LF) 101 X 0.12 = 12 SHRUBS REQUIRED (12 PROVIDED)

NORTHERN = 20' TYPE "C" (INTERIOR) LANDSCAPE BUFFER = 318 LF:
(5 LARGE TREES PER 100 LF) 318 X 0.05 = 16 LARGE TREES REQUIRED
(10 SMALL TREES PER 100 LF) 318 X 0.10 = 32 SMALL TREES REQUIRED
(36 SHRUBS PER 100 LF) 318 X 0.36 = 114 SHRUBS REQUIRED

ALTERNATE 20' TYPE "C" (INTERIOR) LANDSCAPE BUFFER PLANTINGS
10 LARGE TREES PROVIDED
28 SMALL TREES PROVIDED
40 SHRUBS PROVIDED
331 LF WOOD SCREEN FENCE

Coulter Jewell Thames P.A.
ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com
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. PONTER
4.18.2019

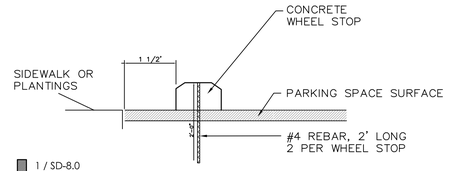
Project
PUREFOY ROAD APARTMENTS
111 PUREFOY ROAD
CHAPEL HILL NC, 27514
ORANGE COUNTY NC
PIN. 9788419609
PID. 8801003

Job Number 1642
Drawn MTC, ED
Checked PBR, AJP
Date 4/18/2019
Revisions

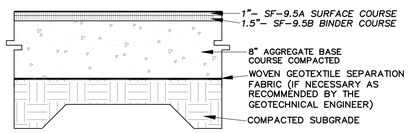
FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title
LANDSCAPE PLAN

Sheet Number
SD-7.0

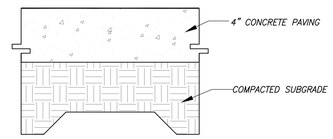


1 / SD-8.0
CONCRETE WHEEL STOP
NTS

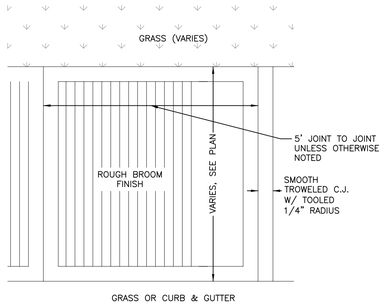


FINAL PAVEMENT SECTION TO BE PROVIDED BY GEO–TECHNICAL ENGINEER BASED SITE SPECIFIC GEO–TECHNICAL REPORT

2 / SD-8.0
ASPHALT PAVING
NTS

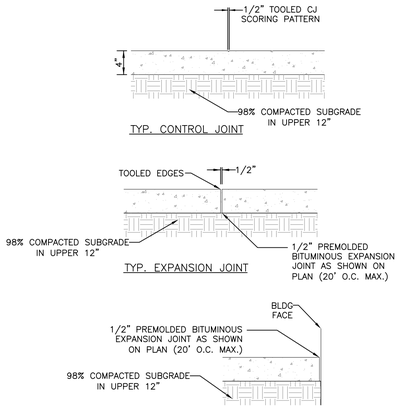


NOTES:
1. ALL CONCRETE 4000 PSI.
2. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS
3. BROOM FINISH
4. SIDEWALK CROSS SLOPES ARE TO BE A MAXIMUM 1.8%

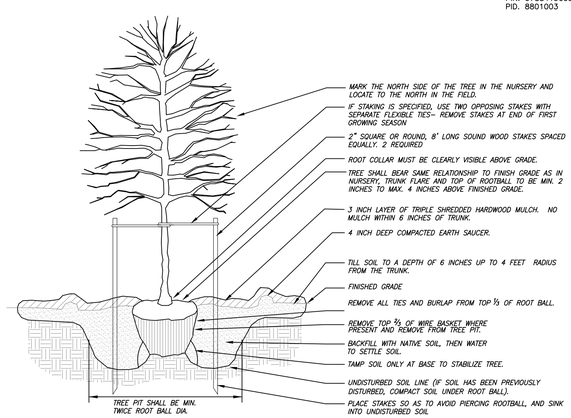


PLAN VIEW

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

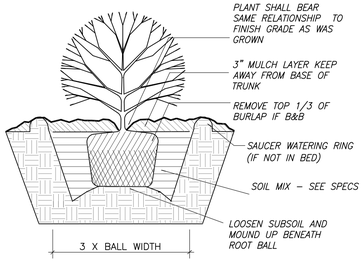


PIN. 9788419609
PID. 8801003

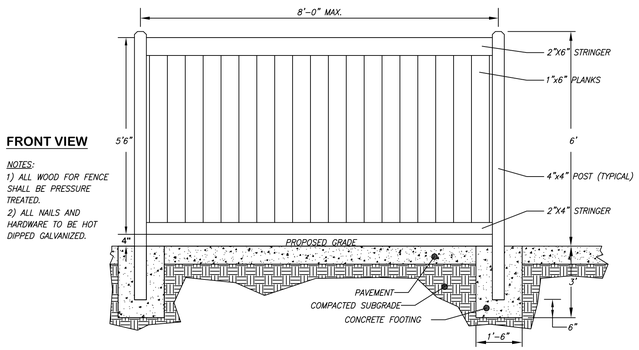


NOTES:
1. THIS STANDARD APPLIES TO SINGLE AND MULTI–STEM TREES.
2. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALL.
3. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
4. DO NOT INSTALL TREES DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
5. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
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

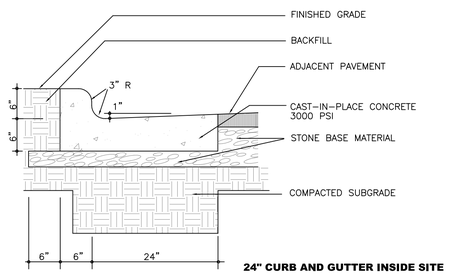


FRONT VIEW

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

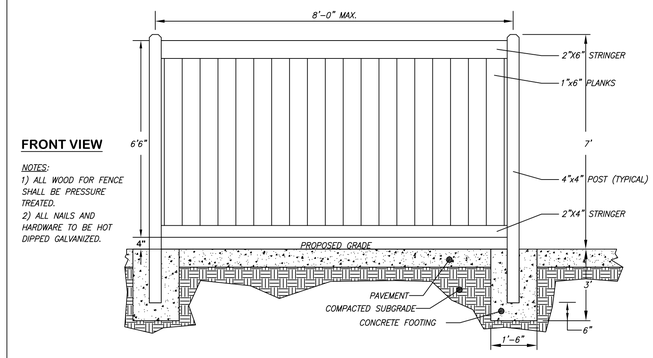
6 / SD-8.0
6' TALL WOODEN PRIVACY FENCE
NTS

–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.



24" CURB AND GUTTER INSIDE SITE

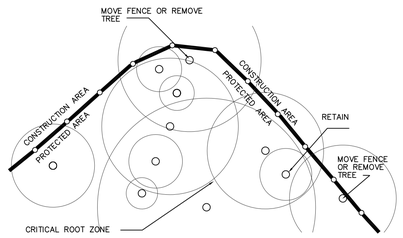
7 / SD-8.0
24" CONCRETE CURB AND GUTTER
NTS



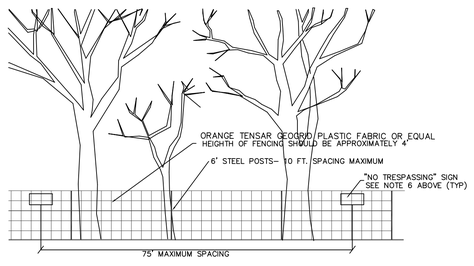
FRONT VIEW

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

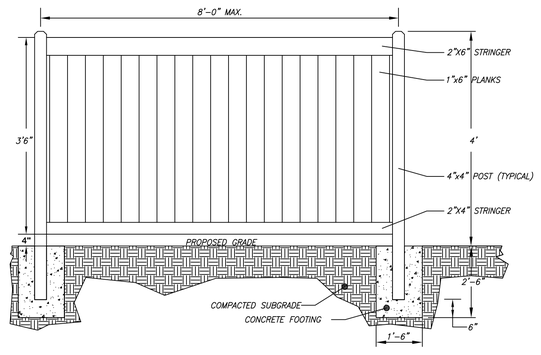
8 / SD-8.0
7' TALL WOODEN PRIVACY FENCE
NTS



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".



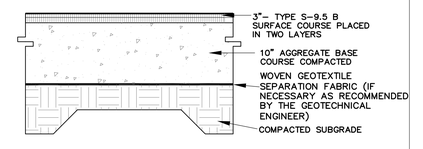
9 / SD-8.0
TREE PROTECTION FENCE
NTS



FRONT VIEW

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

10/SD-8.0
4' TALL WOODEN PRIVACY FENCE
NTS



FINAL PAVEMENT SECTION TO BE PROVIDED BY GEO–TECHNICAL ENGINEER BASED SITE SPECIFIC GEO–TECHNICAL REPORT

11/SD-8.0
HEAVY DUTY ASPHALT PAVING
NTS

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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. PONTER
4.18.2019

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	4/18/2019
Revisions	

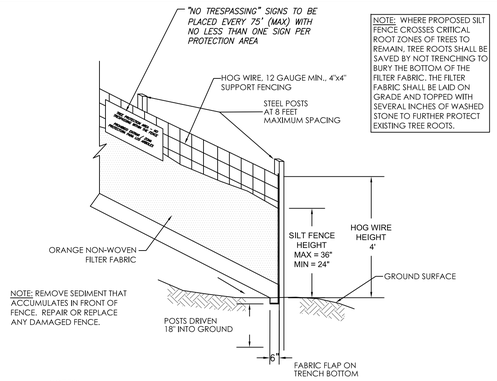
FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

SITE DETAILS

Sheet Number

SD-8.0



NOTE: WHERE PROPOSED SILT FENCE CROSSES CRITICAL ROOT ZONES OF TREES TO REMAIN, TREE ROOTS SHALL BE SAVED BY NOT TRENCHING TO BURY THE BOTTOM OF THE FILTER FABRIC. THE FILTER FABRIC SHALL BE LAID ON GRADE AND TOPPED WITH SEVERAL INCHES OF WASHED STONE TO FURTHER PROTECT EXISTING TREE ROOTS.

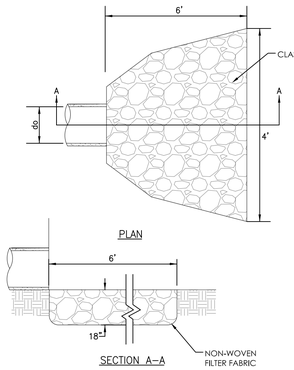
NOTES:

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 ARBOLES

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

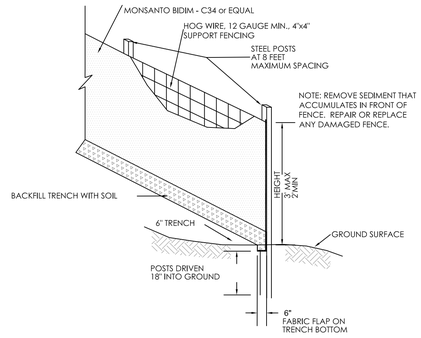


NOTES:

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

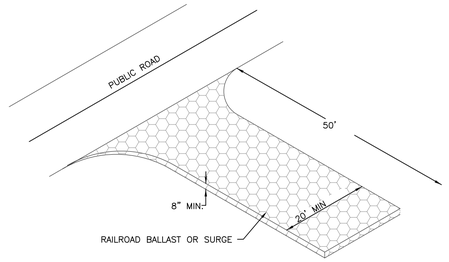


Maintenance

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.

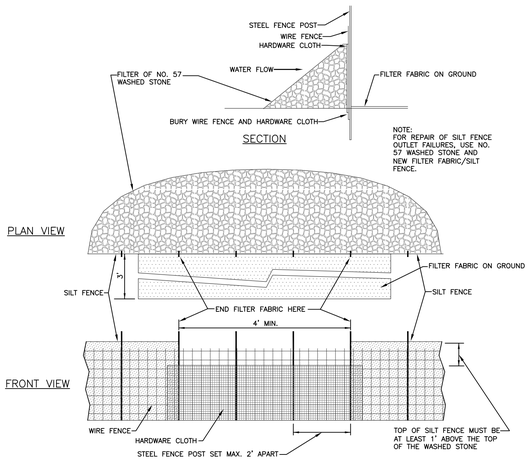
4 / SD-8.1
GRAVEL CONSTRUCTION ENTRANCE
NTS

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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



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
CENTIPDEGRASS	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.

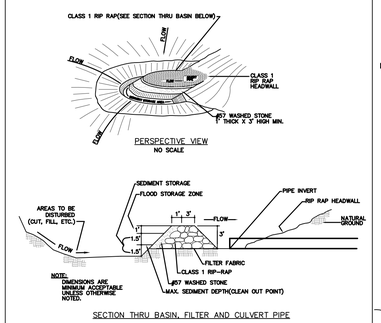
6 / SD-8.1
SEEDING SCHEDULE
NTS

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))

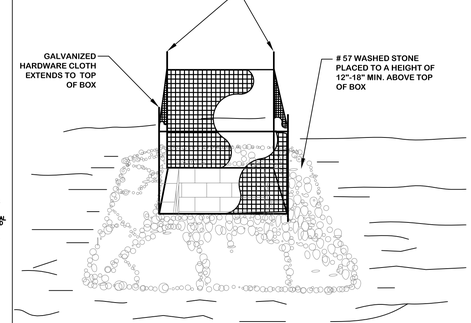
NOTE: BASE BID TO INCLUDE ANY TEMPORARY SEEDING REQUIRED



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

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	4/18/2019
Revisions	

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

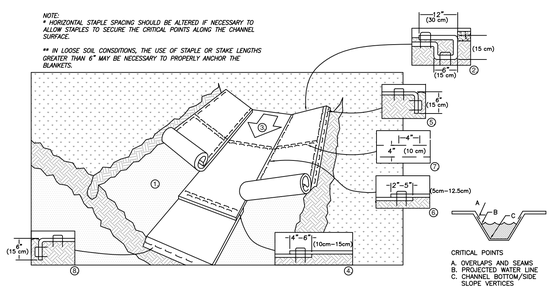
EROSION CONTROL DETAILS

Sheet Number

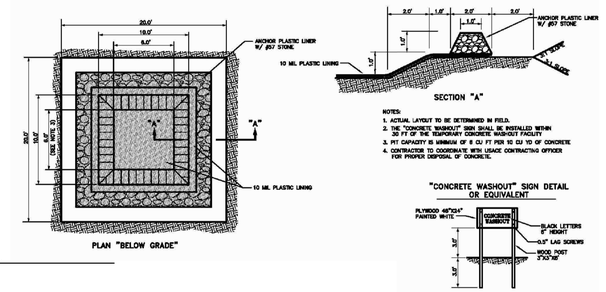
SD-8.1

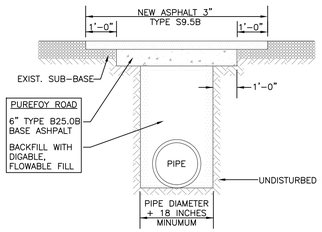
1. *Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed.*
2. *Begin at the top of the channel by anchoring the blanket in a 6" deep x 6" wide trench. Anchor the blanket with a row of staples/stakes approximately 12" apart in the bottom of the trench. 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.*

8 / SD-8.1
TURF REINFORCING MAT
NTS



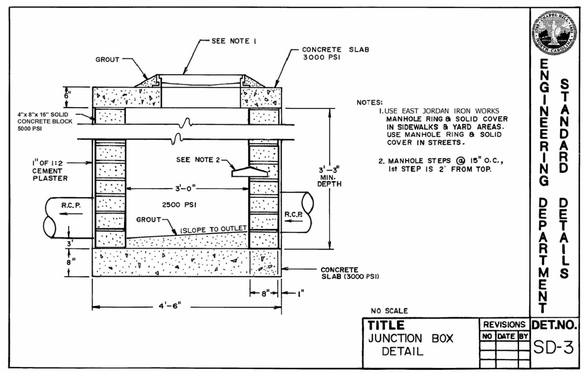
9 / SD-8.1
CONCRETE WASHOUT DETAIL
NTS





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

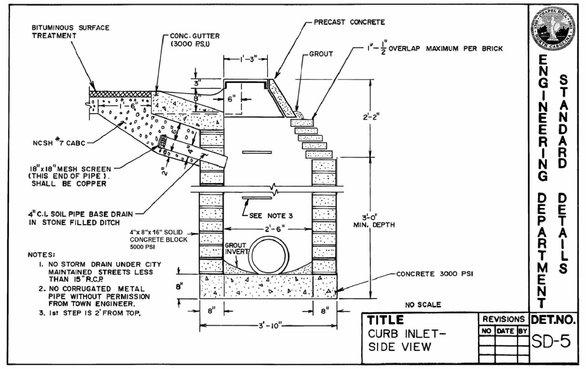


NOTES:
1. USE EAST JORDAN IRON WORKS MANHOLE RING & SOLID COVER IN SIDEWALKS & YARD AREAS. USE MANHOLE RING & SOLID COVER IN STREETS.
2. MANHOLE STEPS @ 15" O.C., 1st STEP IS 2' FROM TOP.

NO SCALE

TITLE	REVISIONS	DET.NO.
JUNCTION BOX DETAIL	NO DATE BY	SD-3

2 / SD-8.2
JUNCTION BOX DETAIL
NTS



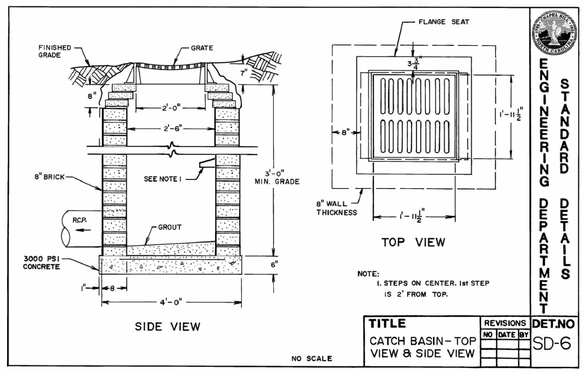
NOTES:
1. NO STORM DRAIN UNDER CITY MAINTAINED STREETS LESS THAN 15" R.C.P.
2. NO CORRUGATED METAL PIPE WITHOUT PERMISSION FROM TOWN ENGINEER.
3. 1st STEP IS 2' FROM TOP.

NO SCALE

TITLE	REVISIONS	DET.NO.
CURB INLET- SIDE VIEW	NO DATE BY	SD-5

3 / SD-8.2
CURB INLET DETAIL
NTS

PIN. 9788419609
PID. 8801003



NOTE:
1. STEPS ON CENTER. 1st STEP IS 2' FROM TOP.

NO SCALE

TITLE	REVISIONS	DET.NO
CATCH BASIN- TOP VIEW & SIDE VIEW	NO DATE BY	SD-6

4 / SD-8.2
CATCH BASIN DETAIL
NTS

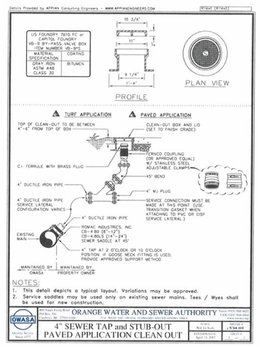
Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

Return to Table of Details



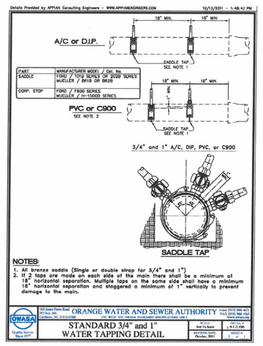
NOTES:
1. This detail depicts a typical layout. Variations may be approved.
2. Service saddles may be used only on existing sewer mains. Tees / Wyes shall be used for new construction.

ORANGE WATER AND SEWER AUTHORITY

OWASA – Manual of Specifications, Standards and Design — June 2013

5 / SD-8.2
CLEAN OUT
NTS

Return to Table of Details



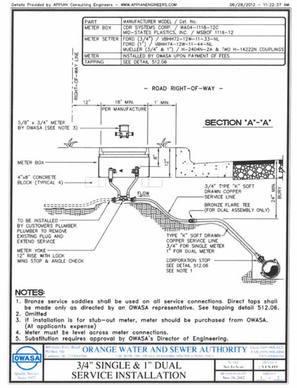
NOTES:
1. All bronze saddle (Single or double strap for 3/4" and 1")
2. If 2 taps are made on each side of the main there shall be a minimum of 18" horizontal separation. Multiple taps on the same side shall have a minimum 18" horizontal separation and staggered a minimum of 1' vertically to prevent damage to the main.

ORANGE WATER AND SEWER AUTHORITY

OWASA – Manual of Specifications, Standards and Design — June 2013

6 / SD-8.2
WATER TAPPING DETAIL
NTS

Return to Table of Details



NOTES:
1. Bronze service saddles shall be used on all service connections. Direct taps shall be made only as directed by an OWASA representative. See tapping detail 512.06.
2. Omitted.
3. If installation is for stub-out meter, meter should be purchased from OWASA. (At applicants expense)
4. Meter must be level across meter connections.
5. Substitution requires approval by OWASA's Director of Engineering.

ORANGE WATER AND SEWER AUTHORITY

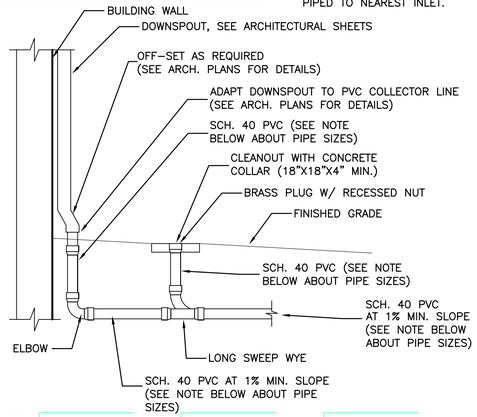
OWASA – Manual of Specifications, Standards and Design — June 2013

7 / SD-8.2
SERVICE INSTALLATION DETAIL
NTS

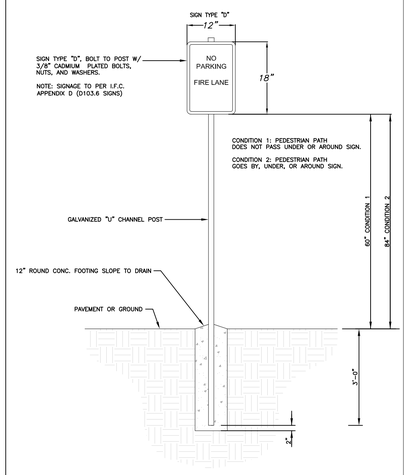
NOTE:
ALL ROOF LEADER CONNECTIONS SHALL BE MADE WITH 6" SCH. 40 PVC PIPE.

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

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.



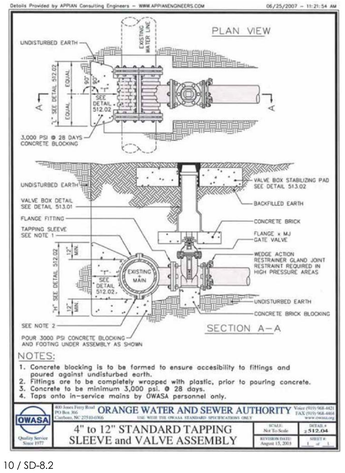
8 / SD-8.2
ROOF LEADER CONNECTION W/ CLEANOUT
NTS



9 / SD-8.2
FIRE LANE SIGN
NTS

PIN. 9788419609
PID. 8801003

Return to Table of Details

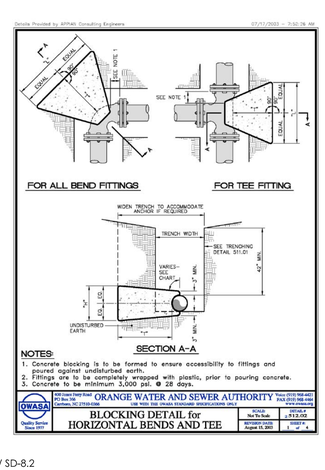


NOTES:
1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.
2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.
3. Concrete to be minimum 3,000 psi. @ 28 days.
4. Taps onto in-service mains by OWASA personnel only.

ORANGE WATER AND SEWER AUTHORITY

OWASA – Manual of Specifications, Standards and Design — June 2013

10 / SD-8.2
STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY
NTS

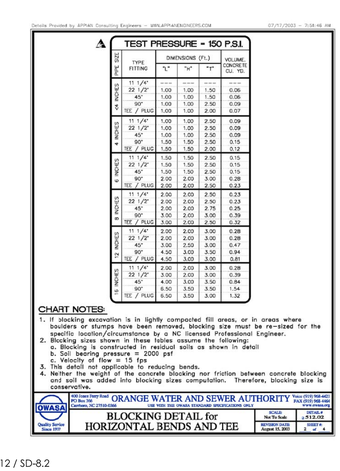


NOTES:
1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.
2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.
3. Concrete to be minimum 3,000 psi. @ 28 days.

ORANGE WATER AND SEWER AUTHORITY

BLOCKING DETAIL for HORIZONTAL BENDS AND TEE	SCALE: Not To Scale	DETAIL #: 512.00
	REVISED DATE: August 15, 2007	SHEET # 2 of 4

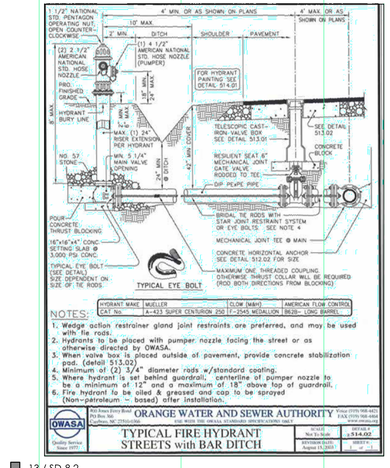
11 / SD-8.2
BLOCKING DETAIL
NTS



ORANGE WATER AND SEWER AUTHORITY

BLOCKING DETAIL for HORIZONTAL BENDS AND TEE	SCALE: Not To Scale	DETAIL #: 512.00
	REVISED DATE: August 15, 2007	SHEET # 2 of 4

12 / SD-8.2
BLOCKING DETAIL
NTS



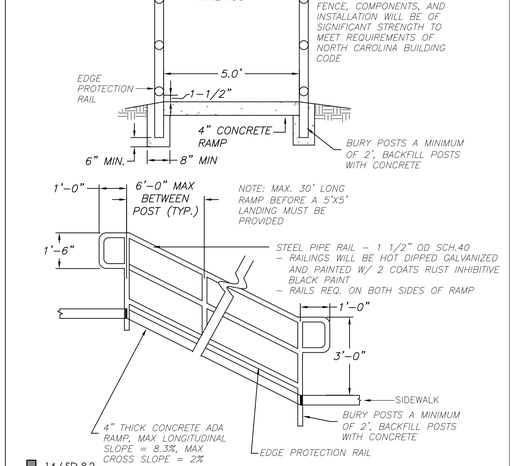
HYDRANT MAKE	MUELLER	CLOW (M&H)	AMERICAN FLOW CONTROL
CAT. No.	A-423 SUPER CENTURION 250	F-2545 MEDALLION	B62B- LONG BARREL

NOTES:
1. Wedge action restrainer gland joint restraints are preferred, and may be used with tie rods.
2. Hydrants to be placed with pumper nozzle facing the street or as otherwise directed by OWASA.
3. When valve box is placed outside of pavement, provide concrete stabilization pad. (detail 513.02)
4. Minimum of (2) 3/4" diameter rods w/standard coating.
5. Where hydrant is set behind guardrail, centerline of pumper nozzle to be a minimum of 12" and a maximum of 18" above top of guardrail.
6. Fire hydrant to be oiled & greased and cap to be sprayed (Non-petroleum -- based) after installation.

ORANGE WATER AND SEWER AUTHORITY

TYPICAL FIRE HYDRANT STREETS with BAR DITCH	SCALE: Not To Scale	DETAIL #: 514.02
	REVISED DATE: August 15, 2007	SHEET # 2 of 4

13 / SD-8.2
HYDRANT DETAIL
NTS



14 / SD-8.2
ADA RAMP W/ HANDRAIL
NTS

NORTH CAROLINA
PRESTON B. ROYSTER
SEAL
35003
ENGINEER
4/18/19

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	4/18/2019
Revisions	

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

UTILITY DETAILS

Sheet Number

SD-8.2