

**SITE DATA:**

ZONING: EF (WX-7)  
 MAX. HEIGHT LIMIT: WX-7 = 90 FT.

PROPOSED HEIGHTS: PHASE 1 = 51 FT.; PHASE 2 = 76 FT.

AREA: GLA = 303,787 SF; NLA = 276,170 SF - 59,130 SF ROW DEDICATION = 217,040 SF

PROPOSED DISTURBED AREA = 408,954 SF (PHASE-1 115,819; PHASE-2 241,086 SF.)

IMPERVIOUS SURFACE AREA: 147,877 (EXISTING)

WITHIN NLA = 177,376 SF (PROPOSED)

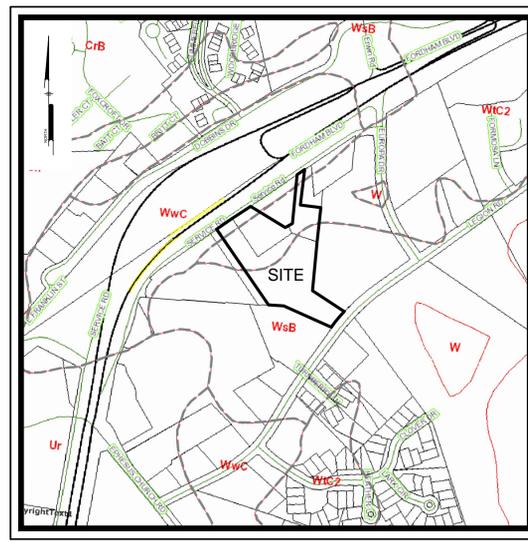
WITHIN PARCEL = 222,618 SF (PROPOSED)

SEE SHEETS CS1401 AND CS1402 FOR ZONING CRITERIA.

# TARHEEL LODGING REDEVELOPMENT BLUE HILL DISTRICT PERMIT PRELIMINARY DEVELOPMENT PLAN

TOWN OF CHAPEL HILL, ORANGE COUNTY, N.C.  
 2019-05-28

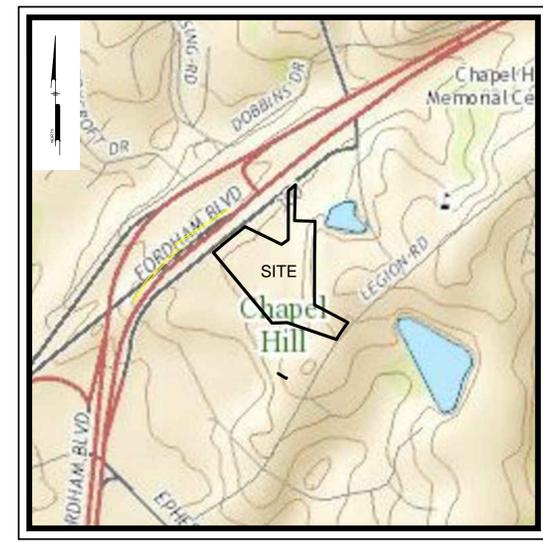
PREPARED FOR:  
 OWNER/DEVELOPER  
**TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC**  
 (ATTN: NEIL KAPADIA AND MANISH ATMA)  
 6110 FALCONBRIDGE ROAD, SUITE 200  
 CHAPEL HILL NC 27517



**SOILS MAP**  
 Scale: 1" = 500'



**LOCATION MAP**  
 1" = 3000'



**USGS MAP**  
 Scale: 1" = 500'

PREPARED BY:  
**PENNONI ASSOCIATES INC.**

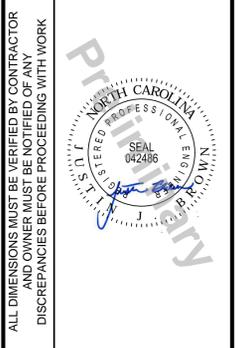


5430 Wade Park Boulevard, #106  
 Raleigh, NC 27607  
 T 919.929.1173  
 F 919.493.6548

Firm License  
 F-1267



SHEET NUMBER LIST	
No.	Tarheel Lodging Redevelopment - Plans List
1	CS0001 Cover Sheet
2	CS0002 General Notes And Legends
3	CS0201 Existing Conditions
4	CS0501 Demolition Plan - Phase-I
5	CS0502 Demolition Plan - Phase-II
6	CS0503 Tree Protection/Steep Slopes Plan
7	CS1001 Site Plan - Phase I
8	CS1002 Site Plan - Phase II
9	CS1003 Easements and ROW plan
10	CS1401 Zoning Plan - Phase I
11	CS1402 Zoning Plan - Phase II
12	CS1501 Grading Plan - Phase-I
13	CS1502 Grading Plan - Phase II
14	CS1701 Utility Phase-I
15	CS1702 Utility Phase-II
16	CS2001 Streetscape Plan - Phase I
17	CS2002 Streetscape Plan - Phase II
18	CS2101 OAS-1   Layout & Planting Plan
19	CS2102 OAS-2   Layout & Planting Plan
20	CS2103 OAS-3   Layout & Planting Plan
21	CS2104 OAS-4   Layout & Planting Plan
22	CS2105 OAS-5   Layout & Planting Plan
23	CS2106 OAS-6   Layout & Planting Plan
24	CS2107 OAS-7   Layout & Planting Plan
25	CS2201 Planting Plan   Block 1
26	CS2202 Planting Plan   Block 2
27	CS2301 Emergency Access Plan
28	CS2302 Solid Waste Collection Plan
29	CS2401 Lighting Plan - Phase I
30	CS2402 Lighting Plan - Phase II
31	CS2403 Lighting Details
32	CS2404 Lighting Details
33	CS2405 Lighting Details
34	CS2406 Lighting Details
35	CS3501 Proposed Road Profiles
36	CS3502 Road "A" Cross Sections
37	CS3503 Work Zone Traffic Control plan - Phase-1
38	CS3503 Work Zone Traffic Control plan - Phase-2
39	CS6001 Site Details
40	CS6002 Site Details
41	CS6021 Drainage Details
42	CS6022 Drainage Details
43	CS6041 Water Details
44	CS6042 Water Details
45	CS6051 Sanitary Details
46	CS7001 Streetscape Details
47	CS7002 Solid Waste Details
48	CS7101 Planting Details
49	CS7200 Site Section
50	CS7301 Design Alternates 1 & 2 PREVIOUSLY APPROVED - NOT INCLUDED
51	CS7302 Design Alternate 3a & 3b PREVIOUSLY APPROVED - NOT INCLUDED
52	CS7303 Design Alternate 3c PREVIOUSLY APPROVED - NOT INCLUDED
53	CS7304 Design Alternates 4 - 6 PREVIOUSLY APPROVED - NOT INCLUDED
54	CS8001 Soil Erosion & Sediment Control - Phase 1
55	CS8002 Soil Erosion & Sediment Control - Phase 2
56	CS8501 Erosion And Sedimentation Notes
57	CS8502 Erosion And Sedimentation Details
58	CS8503 Erosion And Sedimentation Details
A1	South Elevation NOT INCLUDED
A2	East Elevation NOT INCLUDED
A3	North Elevation NOT INCLUDED
A4	West Elevation NOT INCLUDED
A5	Fortham Blvd Façade Rendered View NOT INCLUDED
A6	Street Plaza Rendered View NOT INCLUDED
A7	Front Elevation Rendered View NOT INCLUDED
A8	Amenity Rendered View NOT INCLUDED
A9	Material Study NOT INCLUDED
A10	Material Study NOT INCLUDED
A11	Cross Site Section NOT INCLUDED
A12	Prototypical Floor Plans NOT INCLUDED
A13	Prototypical Floor Plans NOT INCLUDED
A14	Cross Site Elevation NOT INCLUDED
A15	Building Dumpster Enclosure, and Parking Garage Elevations NOT INCLUDED
B2.01	Building 2- Levels 1-2 Building Plan NOT INCLUDED
B2.02	Building 2- Level 3 Building Plan NOT INCLUDED
B3.01	Building 2 Elevations - Novus Lane NOT INCLUDED
B3.02	Building 2 Elevations - Street NOT INCLUDED
B3.03	Building Section NOT INCLUDED
B3.04	Design Alternate 14 NOT INCLUDED
C2.01	Building 3- Level 1 Building Plan NOT INCLUDED
C2.02	Building 3- Levels 2-5 Building Plan NOT INCLUDED
C2.04	Building 4- Level 1 Building Plan NOT INCLUDED
C2.05	Building 4- Level s 2-4 Building Plans NOT INCLUDED
A2.03	Building 3 Courtyard Landscape Plan NOT INCLUDED
C2.06	Building 5- Levels 1 Building Plans NOT INCLUDED
C3.01	Building 3 Colored Elevations NOT INCLUDED
C3.02	Building 4 Colored Elevations NOT INCLUDED
C3.03	Building 5 Colored Elevations NOT INCLUDED
C3.04	Building 3 Elevations NOT INCLUDED
C3.04A	Building 3 - Courtyard Elevations NOT INCLUDED
C3.05	Building 4 Elevations NOT INCLUDED
C3.06	Building 5 Elevations NOT INCLUDED
C3.07	Building 3 - Buildign Section NOT INCLUDED



TARHEEL LODGING REDEVELOPMENT  
 1742 FORTHAM BLVD.  
 CHAPEL HILL, NC

COVER SHEET

TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC  
 6110 FALCON BRIDGE ROAD  
 CHAPEL HILL, NC 27517

REV.	DATE	BY	REVISIONS
5	05/29/2019	SAK	REV. PER TOWN COMMENTS
4	04/09/2019	CSB	REV. PER TOWN COMMENTS
3	09/14/2018	CSB	REV. PER TOWN COMMENTS
2	07/20/2018	CSB	REV. PER COMPLETENESS REVIEW
1	07/09/2018	CSB	REV. PER TOWN & OVAASA COMMENTS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: RKINV18001  
 DATE: 2018/05/21  
 DRAWING SCALE: AS SHOWN  
 DRAWN BY: CSB  
 APPROVED BY: JUB

**CS0001**  
 SHEET 01 OF 58

U:\Account\RKINV\RKINV18001 - Hotel Site - Client\REDESIGN\RKINV18001-CS-COVER-04.dwg PLOT STYLE: Pennoni\_VCS.dwt PROJECT STATUS:

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		CABLE TV, JUNCTION BOX
		CABLE TV, MANHOLE
		CABLE TV, OVERHEAD
		CABLE TV, PANEL BOX
		CABLE TV, PEDESTAL
		CABLE TV, STUB OUT
		CABLE TV, UNDERGROUND
		CABLE TV, WITNESS POST
		CHANNEL
		COMMUNICATION, HANDHOLE
		COMMUNICATION, JUNCTION BOX
		COMMUNICATION, MANHOLE
		COMMUNICATION, OVERHEAD
		COMMUNICATION, PANEL BOX
		COMMUNICATION, PEDESTAL
		COMMUNICATION, STUB OUT
		COMMUNICATION, UNDERGROUND
		COMMUNICATION, WITNESS POST
		CONTROL, BENCHMARK
		CONTROL, GPS
		CONTROL, MAPPING
		CONTROL, REFERENCE
		CONTROL, TRAVERSE
		CURB
		CURB DEPRESSION
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		FIBER OPTIC, HANDHOLE
		FIBER OPTIC, JUNCTION BOX
		FIBER OPTIC, MANHOLE
		FIBER OPTIC, OVERHEAD
		FIBER OPTIC, PANEL BOX
		FIBER OPTIC, PEDESTAL
		FIBER OPTIC, STUB OUT
		FIBER OPTIC, UNDERGROUND
		FIBER OPTIC, WITNESS POST
		FLOODPLAIN
		FUEL, MANHOLE
		FUEL, OVERHEAD
		FUEL, PLUG
		FUEL, PUMP
		FUEL, UNDERGROUND
		GUIDE RAIL
		LIMITS OF DISTURBANCE
		MARKING, HANDICAP PARKING
		NATURAL GAS, METER
		NATURAL GAS, MANHOLE
		NATURAL GAS, OVERHEAD
		NATURAL GAS, STUB OUT
		NATURAL GAS, UNDERGROUND
		NATURAL GAS, WITNESS POST
		PHONE, HANDHOLE
		PHONE, JUNCTION BOX
		PHONE, MANHOLE
		PHONE, OVERHEAD
		PHONE, PANEL BOX
		PHONE, PEDESTAL
		PHONE, STUB OUT
		PHONE, UNDERGROUND
		PHONE, WITNESS POST
		POWER, GUY POLE
		POWER, GUY WIRE
		POWER, HANDHOLE
		POWER, JUNCTION BOX
		POWER, SINGLE HEAD LIGHT
		POWER, DOUBLE HEAD LIGHT
		POWER, THREE HEAD LIGHT
		POWER, FOUR HEAD LIGHT
		POWER, SPOT LIGHT
		POWER, LIGHT POLE SINGLE
		POWER, LIGHT POLE DOUBLE
		POWER, MANHOLE
		POWER, OVERHEAD
		POWER, METER
		POWER, PANEL BOX
		POWER, PEDESTAL
		POWER, STUB OUT
		POWER, TRANSFORMER
		POWER, UNDERGROUND
		POWER, UTILITY POLE
		POWER, WITNESS POST
		POWER, YARD LIGHT
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, CORNER FOUND (OTHERS)
		PROPERTY, CONCRETE MONUMENT
		PROPERTY, ADJOINING LINED
		PROPERTY, LINE RESERVED
		RAIL, MILE MARKER
		RAIL, PANEL BOX
		RAIL, TRACK
		SITE, AIR COMPRESSOR
		SITE, AIR CONDITIONER
		SITE, BOLLARD
		SITE, BORING LOCATION
		BUILDING
		SITE, FLAG POLE
		SITE, HEAD STONE
		SITE, MAIL BOX
		SITE, MONITOR WELL
		SITE, PARKING METER
		SITE, POST
		SITE, SIGN POST AND BOARD
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
		SOIL LABEL

**GENERAL NOTES:**

- APPLICANT: TARHEEL LODGING, LLC AND UNICORN GROUP FIFTEEN, LLC  
6110 FALCON BRIDGE ROAD, SUITE 200  
CHAPEL HILL, NC 27517
- SURVEY INFORMATION WERE TAKEN FROM THE FOLLOWING SOURCES:  
a. ALTAIRSPS LAND TITLE SURVEY, PREPARED BY BALLENTINE ASSOCIATES, PA: DATED 01/10/2016  
b. ALTAIRSPS LAND TITLE SURVEY, PREPARED BY THE JOHN R. MCADAMS COMPANY, INC. DATED 03/20/2006  
c. BOUNDARY SURVEY, PREPARED BY PENNONI - FIELD DATE: 02/20/18
- UTILITY NOTES:  
A. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
B. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.  
C. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, NC, MAP #01079900K, EFFECTIVE DATE 2/22/2007 THE SITE AREA IS DESIGNATED AS DEVELOPED LIES WITHIN "ZONE X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.
- 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 MINIMUM OF COMMUNICATING TO 911. SHALL A WRITTEN FIRE PROTECTION PLAN THAT HAVE DIED OR ARE IN POOR HEALTH AS A RESULT OF LAND DISTURBING ACTIVITIES.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER, CLEAN-OUT
		SANITARY SEWER, FORCE MAIN
		SANITARY SEWER, FORCE MAIN MANHOLE
		SANITARY SEWER, FORCE STUB OUT
		SANITARY SEWER, LATERAL
		SANITARY SEWER, MANHOLE
		SANITARY SEWER, UNDERGROUND (4\"/>
		SANITARY SEWER, SEPTIC TANK
		SANITARY SEWER, STUB OUT
		SANITARY SEWER, VALVE
		SANITARY SEWER, WITNESS POST
		STREAM
		STORM SEWER, INLET
		STORM SEWER, HEADWALL
		STORM SEWER, MANHOLE
		STORM SEWER, UNDERGROUND
		STORM SEWER, DOWNSPOUT LOCATION
		STORM SEWER, ROOF DRAIN LINE
		STORM SEWER, STAND PIPE
		STORM SEWER, CLEAN-OUT
		STORM SEWER, WITNESS POST
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TO BE REMOVED
		TRAFFIC, PAVEMENT MARKING, BIKE LANE
		TRAFFIC, PAVEMENT MARKING, TURN ARROWS
		TRAFFIC, PAVEMENT MARKING, HOV LANE
		TRAFFIC, HAND HOLE
		TRAFFIC, JUNCTION BOX
		TRAFFIC, MANHOLE
		TRAFFIC, PANEL BOX
		TRAFFIC, PEDESTAL
		TRAFFIC, PEDESTRIAN SIGNAL
		TRAFFIC, SIGNAL POLE
		TRAFFIC, SIGNAL POLE & LIGHT ARM
		TRAFFIC, STUB OUT
		VEGETATION, SHRUB
		VEGETATION, GRASS LINE / LANDSCAPED AREA
		VEGETATION, DECIDUOUS SHOWING CANOPY
		VEGETATION, CONIFEROUS SHOWING CANOPY
		VEGETATION, TREE LINE
		WATER, HOSE BIB
		WATER, FIRE HYDRANT
		WATER, IRRIGATION HEAD
		WATER, IRRIGATION VALVE BOX
		WATER, MANHOLE
		WATER, METER
		WATER, POST INDICATOR VALVE
		WATER, SIAMESE CONNECTION
		WATER, STUB OUT
		WATER, UNDERGROUND
		WATER, UNDERGROUND FIRE
		WATER, VALVE
		WATER, WITNESS POST

**GENERAL CONSTRUCTION AND GRADING NOTES:**

- ALL UTILITIES SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND OSHA STANDARDS ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE ISSUANCE OF A DEMO PERMIT TO ENSURE COMPLIANCE WITH THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING BUT NOT LIMITED TO:  
• EROSION AND SEDIMENTATION CONTROL PLAN  
• STORMWATER MANAGEMENT PLAN.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERROR THEY DISCOVER IN THE PLANS.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE OF THE WORK TO BE UNACCEPTABLE.
- UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND APPLICANT.
- TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION IN ACCORDANCE WITH CURRENT AND NCDOT STANDARDS.
- CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, FENCING AND OTHER APPROPRIATE SAFETY ITEMS/MEASURES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA CONSTRUCTION ACTIVITIES.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC., WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141.3-1)
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONALLY BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO: A) REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR B) GRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND IDENTIFIED IN THE DETAILED ESTIMATE. A WRITTEN SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND TO THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL PAVEMENT MARKINGS AND REGULATORY SIGNS ON PRIVATE PROPERTY SHALL CONFORM TO CURRENT MUTCD STANDARDS.

**ADA INSTRUCTIONS TO CONTRACTOR:**  
CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME, FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE(S), PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

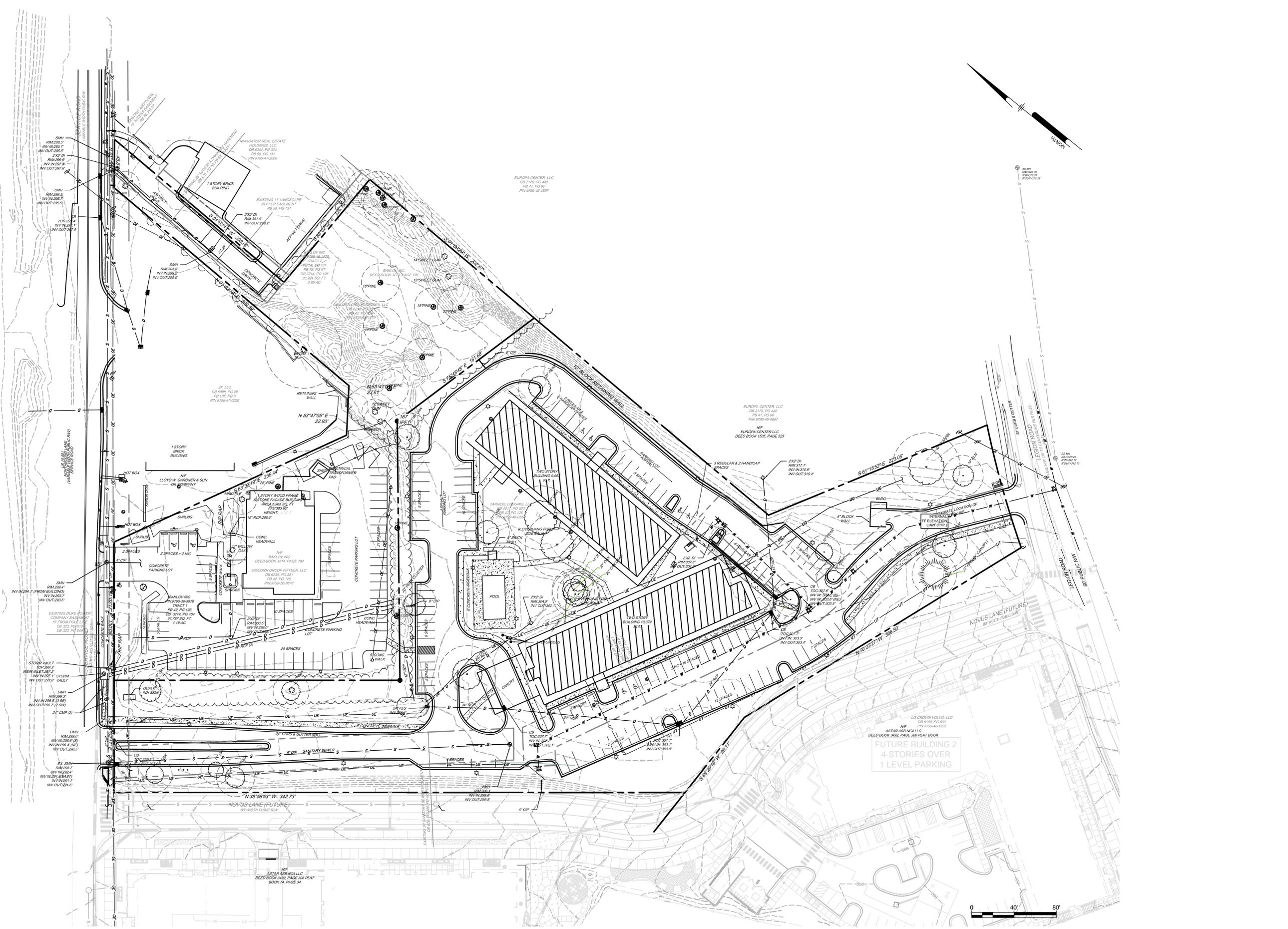
- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST NOT BE GREATER THAN 1:20 (5%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP REGULATIONS MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 2.5 FEET MUST BE PROVIDED. RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSSED SLOPE NO MORE THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY THAT EXISTING ELEVATIONS AND/OR FIELD NOTES THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICES ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER IN WRITING OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS SHALL BE LIMITED TO THE MAXIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-COMFORMING CONCRETE.
- THE SITE SHALL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODE (ANSI 117.1-2009 AND CHAPTER 11 OF THE NCBG) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER OR SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.
- ACCESSIBILITY REQUIREMENTS: THAT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES, RAMPS, AND CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE ANSI CODE, AND TOWN STANDARD 1. PARKING - NUMBER OF SPACES TO COMPLY WITH NCBG 2012 SECTION 1108.1, 1 PER 6 COMPLETED SPACES OR PORTION THEREOF MUST BE IN AN ACCESSIBLE, NO SLOPE TO EXCEED 2 PERCENT IN ANY DIRECTION, SIGNAGE PER NC REQUIREMENTS, MUT-CD AND ICC A 117.1.2. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1.2009 ED. CROSS SLOPE LIMITED TO 2 PERCENT. CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE. A SLOPE GREATER THAN 5 PERCENT REQUIRES CONSTRUCTION AS A RAMP.

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**GENERAL UTILITY NOTES:**

- ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE CONTRACTOR HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS. HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATION AND PROTECTION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
- CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES FOR CONSTRUCTION. REFER TO COVER SHEET FOR AVAILABLE UTILITY COMPANY LIST.
- CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND

U:\Account\RKINV\RKINV18001 - Head Sht. Civil\REDESIGN\RKINV18001-CS-BASEMAP.dwg PLOTTED: 04/20/19 10:37 AM BY: Chaitanya S. Bhat PROJECT STATUS: FUTURE PLAN



**Pennoni**  
 Firm License F-1287  
**PENNONI ASSOCIATES INC.**  
 5430 Wade Park Boulevard, #106  
 Raleigh, NC 27607  
 T 919.929.1173 F 919.493.6548

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**TARHEEL LODGING REDEVELOPMENT**  
 1742 FORHAM BLVD.  
 CHAPEL HILL, NC

**EXISTING CONDITIONS**

**TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC**  
 6110 FALCON BRIDGE ROAD  
 CHAPEL HILL, NC 27517

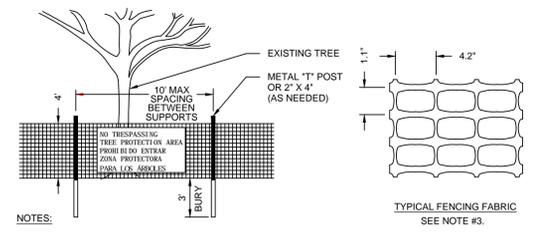
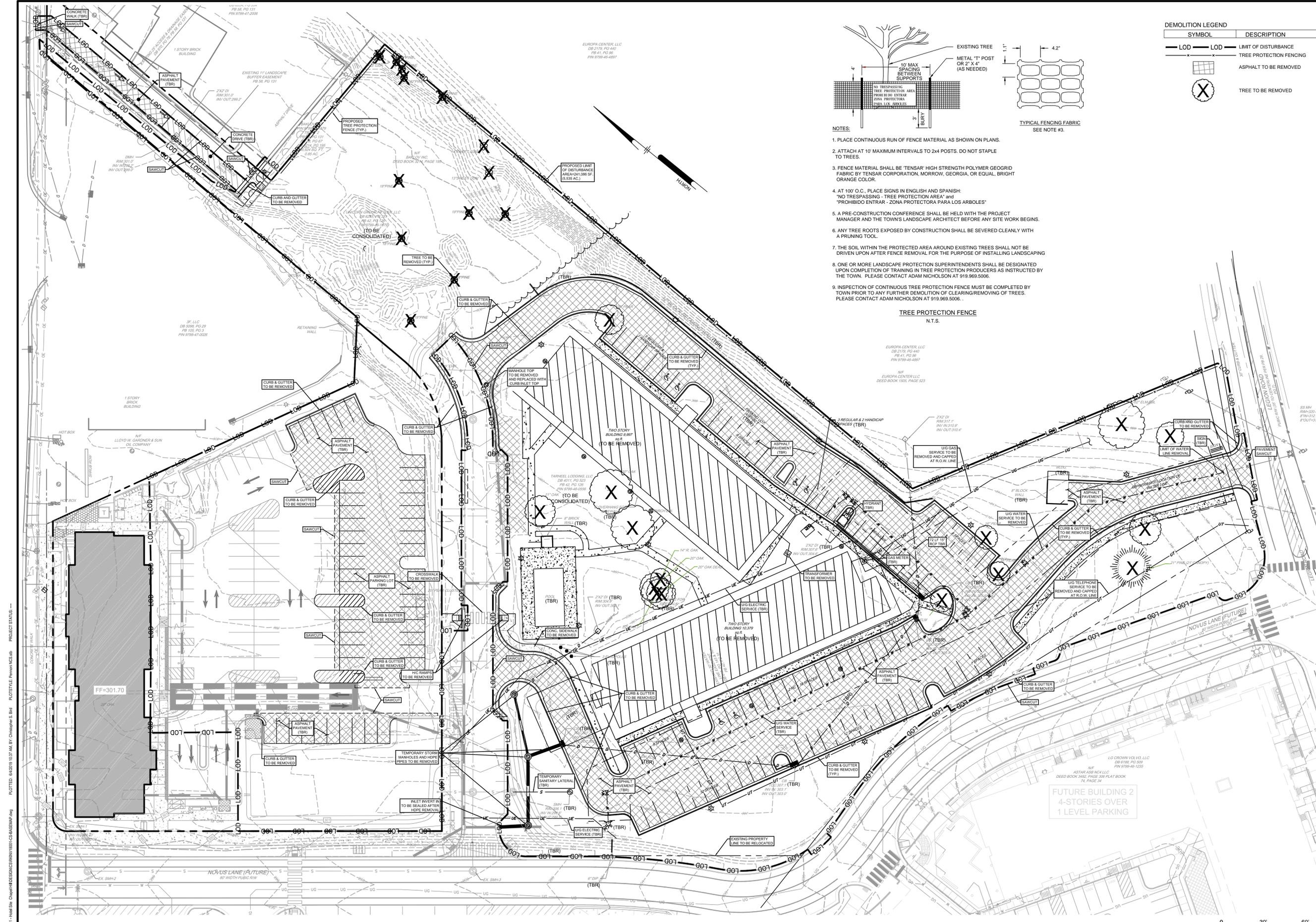
NO.	DATE	REVISIONS	BY
5	05/28/2019	REV PER TOWN COMMENTS	CSB
4	04/08/2019	REV PER TOWN COMMENTS	CSB
3	06/14/2018	REV PER TOWN COMMENTS	CSB
2	07/20/2018	REV PER COMPLETENESS REVIEW	CSB
1	07/09/2018	REV PER TOWN & OWASA COMMENTS	CSB

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PROJECT: **RKINV18001**  
 DATE: 2018-05-21  
 DRAWING SCALE: 1" = 40'  
 DRAWN BY: RLM/CSB  
 APPROVED BY: JUB

NOT FOR CONSTRUCTION





- NOTES:
- PLACE CONTINUOUS RUN OF FENCE MATERIAL AS SHOWN ON PLANS.
  - ATTACH AT 10' MAXIMUM INTERVALS TO 2x4 POSTS. DO NOT STAPLE TO TREES.
  - FENCE MATERIAL SHALL BE 'TENSAR' HIGH STRENGTH POLYMER GEOGRID FABRIC BY TENSAR CORPORATION, MORROW, GEORGIA, OR EQUAL, BRIGHT ORANGE COLOR.
  - AT 100' O.C., PLACE SIGNS IN ENGLISH AND SPANISH: "NO TRESPASSING - TREE PROTECTION AREA" and "PROHIBIDO ENTRAR - ZONA PROTECTORA PARA LOS ARBOLES"
  - A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PROJECT MANAGER AND THE TOWN'S LANDSCAPE ARCHITECT BEFORE ANY SITE WORK BEGINS.
  - ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
  - THE SOIL WITHIN THE PROTECTED AREA AROUND EXISTING TREES SHALL NOT BE DRIVEN UPON AFTER FENCE REMOVAL FOR THE PURPOSE OF INSTALLING LANDSCAPING
  - ONE OR MORE LANDSCAPE PROTECTION SUPERINTENDENTS SHALL BE DESIGNATED UPON COMPLETION OF TRAINING IN TREE PROTECTION PRODUCERS AS INSTRUCTED BY THE TOWN. PLEASE CONTACT ADAM NICHOLSON AT 919.969.5006.
  - INSPECTION OF CONTINUOUS TREE PROTECTION FENCE MUST BE COMPLETED BY TOWN PRIOR TO ANY FURTHER DEMOLITION OF CLEARING/REMOVING OF TREES. PLEASE CONTACT ADAM NICHOLSON AT 919.969.5006.

TREE PROTECTION FENCE  
N.T.S.

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
LOD	LIMIT OF DEMOLITION
LOD	LIMIT OF DISTURBANCE
X	TREE PROTECTION FENCING
[Hatched Box]	ASPHALT TO BE REMOVED
X	TREE TO BE REMOVED

**Pennoni**  
Firm License F-1287  
**PENNONI ASSOCIATES, INC.**  
5430 Wade Park Boulevard, #106  
Raleigh, NC 27607  
T 919.929.1173 F 919.493.6548

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**NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER**  
SEAL 042486  
J. W. JONES, P.E.

**TARHEEL LODGING REDEVELOPMENT**  
1742 FORHAM BLVD.  
CHAPEL HILL, NC

**DEMOLITION PLAN - PHASE II**

**TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC**  
6110 FALCON BRIDGE ROAD  
CHAPEL HILL, NC 27517

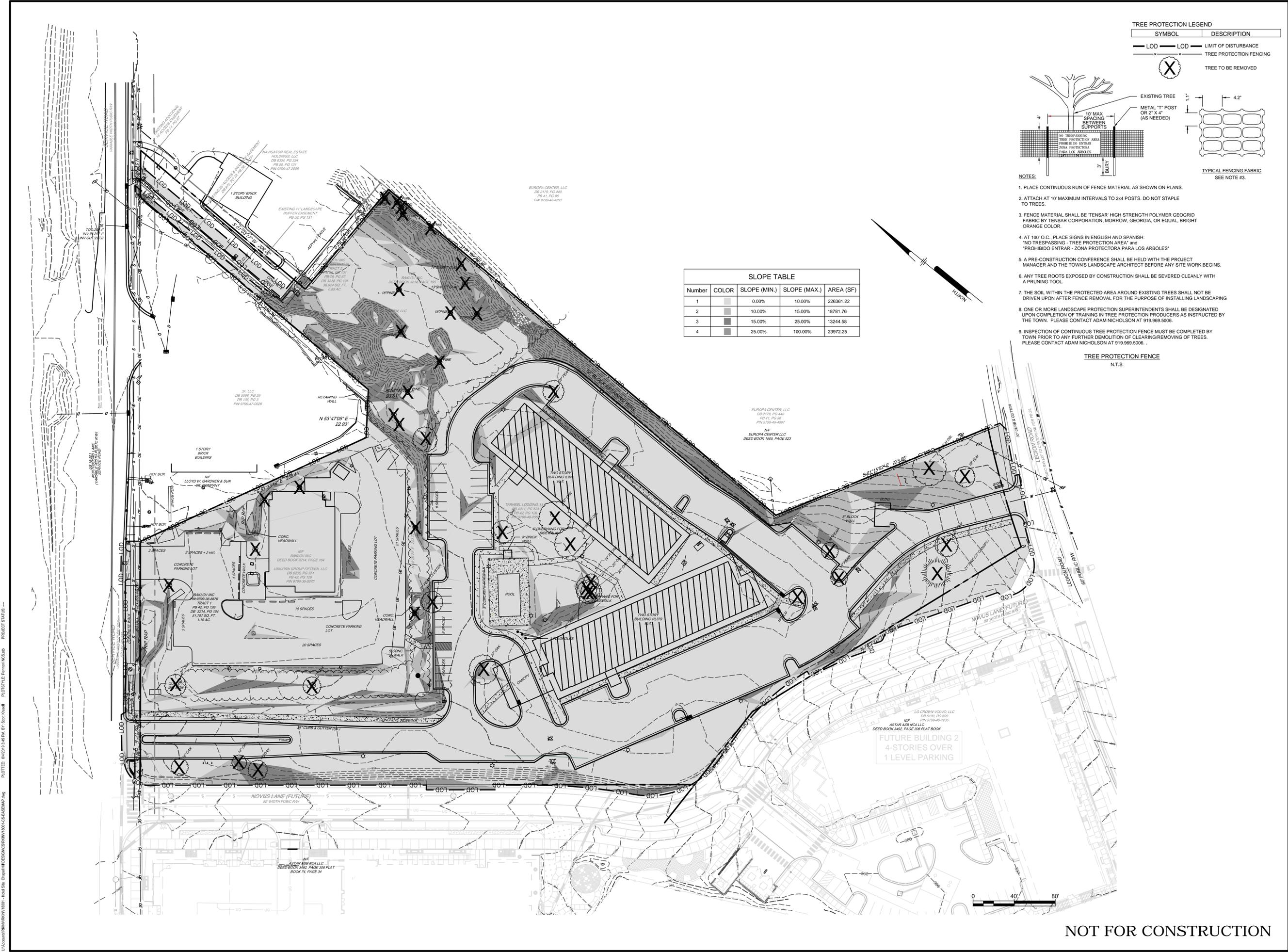
NO.	DATE	REVISIONS	BY
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4	04/08/2019	REV. PER TOWN COMMENTS	CSB
3	08/14/2018	REV. PER TOWN COMMENTS	CSB
2	07/20/2018	REV. PER COMPLETENESS REVIEW	CSB
1	07/09/2018	REV. PER TOWN & OVA/SA COMMENTS	CSB

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PROJECT: **RKIN178001**  
DATE: 2018-05-21  
DRAWING SCALE: 1" = 30'  
DRAWN BY: RLM/CSB  
APPROVED BY: JUB

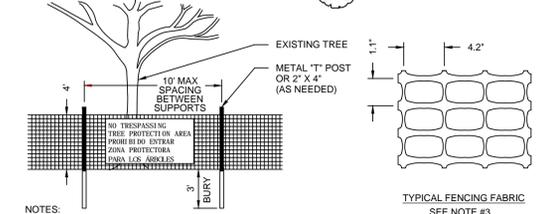
**CS0502**  
SHEET 05 OF 58

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**TREE PROTECTION LEGEND**

SYMBOL	DESCRIPTION
— LOD — LOD —	LIMIT OF DISTURBANCE
— X — X —	TREE PROTECTION FENCING
(X)	TREE TO BE REMOVED



NOTES:

1. PLACE CONTINUOUS RUN OF FENCE MATERIAL AS SHOWN ON PLANS.
2. ATTACH AT 10' MAXIMUM INTERVALS TO 2x4 POSTS. DO NOT STAPLE TO TREES.
3. FENCE MATERIAL SHALL BE 'TENSAR' HIGH STRENGTH POLYMER GEOGRID FABRIC BY TENSAR CORPORATION, MORROW, GEORGIA, OR EQUAL, BRIGHT ORANGE COLOR.
4. AT 10' O.C. PLACE SIGNS IN ENGLISH AND SPANISH: "NO TRESPASSING - TREE PROTECTION AREA" and "PROHIBIDO ENTRAR - ZONA PROTECTORA PARA LOS ARBOLES"
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9. INSPECTION OF CONTINUOUS TREE PROTECTION FENCE MUST BE COMPLETED BY TOWN PRIOR TO ANY FURTHER DEMOLITION OF CLEARING/REMOVING OF TREES. PLEASE CONTACT ADAM NICHOLSON AT 919.969.5006.

Number	COLOR	SLOPE (MIN.)	SLOPE (MAX.)	AREA (SF)
1	[Light Gray]	0.00%	10.00%	226361.22
2	[Medium Gray]	10.00%	15.00%	18781.76
3	[Dark Gray]	15.00%	25.00%	13244.58
4	[Black]	25.00%	100.00%	23972.25

TREE PROTECTION FENCE  
N.T.S.

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Raleigh, NC 27607  
T 919.929.1173 F 919.493.6548

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NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER  
SEAL 042486  
J. W. PENNONI

**TARHEEL LODGING REDEVELOPMENT**  
1742 FORHAM BLVD.  
CHAPEL HILL, NC

**TREE PROTECTION/STEEP SLOPES PLAN**

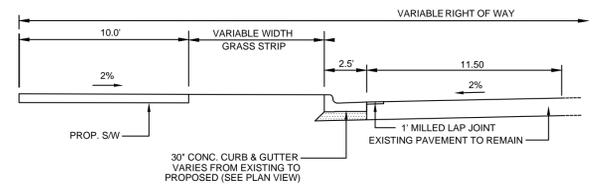
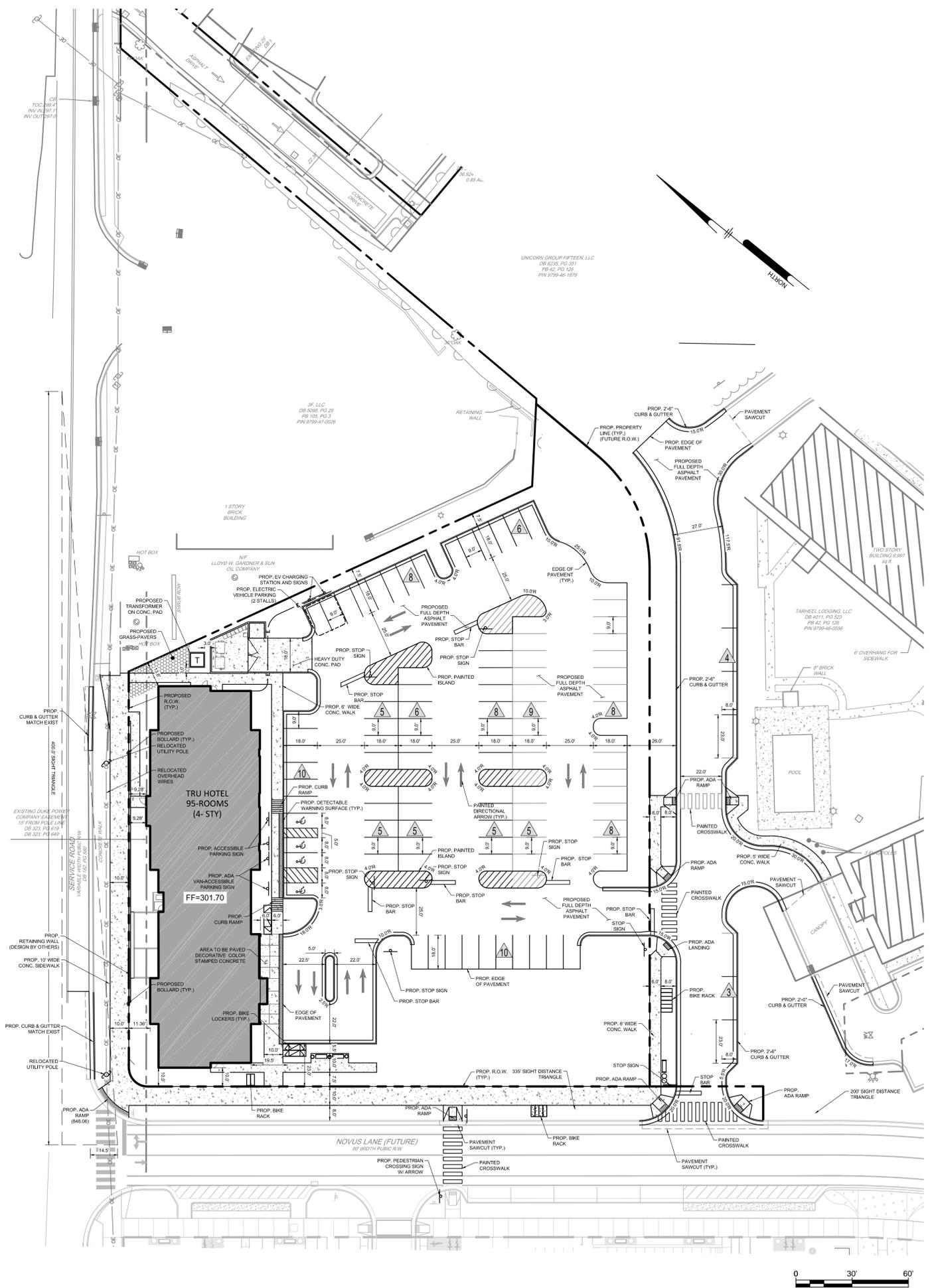
TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC  
6110 FALCON BRIDGE ROAD  
CHAPEL HILL, NC 27517

NO.	DATE	REVISIONS	BY
5	05/28/2019	REV PER TOWN COMMENTS	CSB
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3	06/14/2018	REV PER TOWN COMMENTS	CSB
2	07/20/2018	REV PER COMPLETENESS REVIEW	CSB
1	07/28/2018	REV PER TOWN & OVAASA COMMENTS	CSB

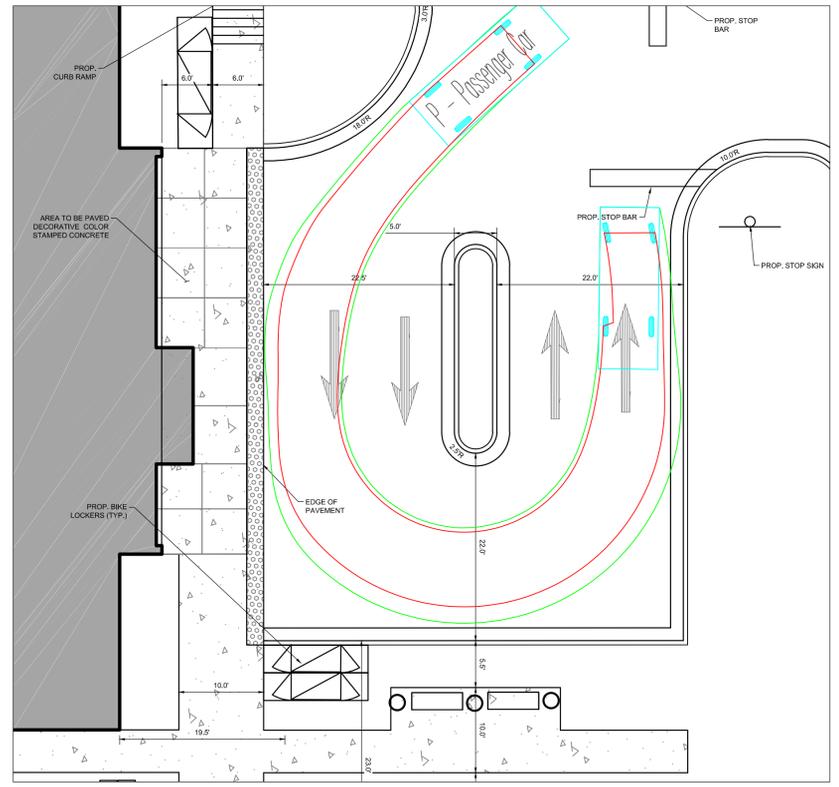
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PROJECT	RKINV18001
DATE	2018/05/23
DRAWING SCALE	AS SHOWN
DRAWN BY	RLM/CSB
APPROVED BY	JUB

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TYPICAL ROAD SECTION (SERVICE ROAD)  
SCALE: 1" = 5'



PASSENGER CAR CIRCULATION EXHIBIT  
SCALE: 1" = 10'



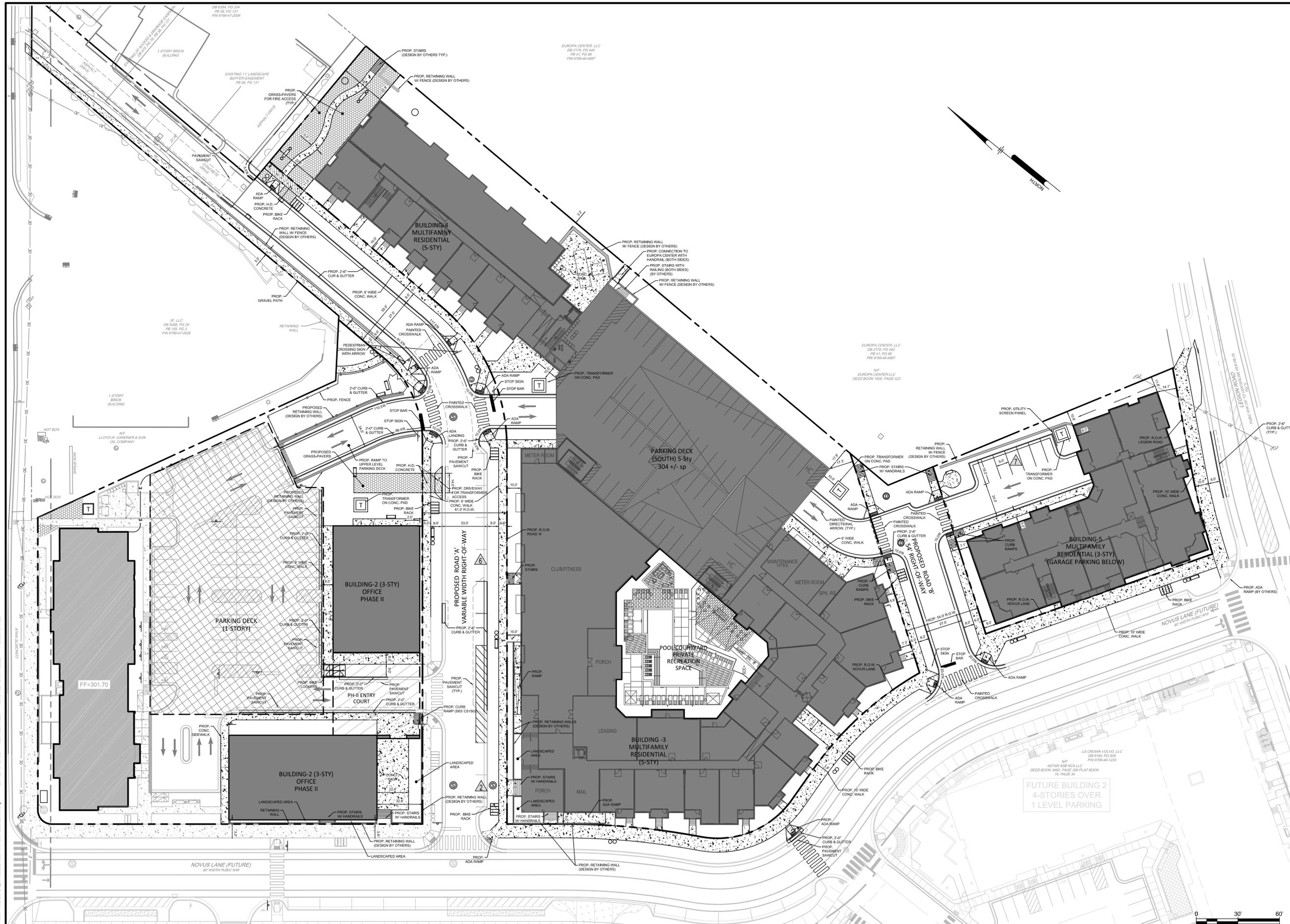
TARHEEL LODGING REDEVELOPMENT  
1742 FORHAM BLVD.  
CHAPEL HILL, NC  
**SITE PLAN PHASE-1**  
TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC  
6110 FALCON BRIDGE ROAD  
CHAPEL HILL, NC 27517

NO.	DATE	REVISIONS	BY
5	05/28/2019	REV PER TOWN COMMENTS	CSB
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1	07/28/2018	REV PER TOWN & OWASA COMMENTS	CSB

PROJECT	RKINV18001
DATE	2018-05-21
DRAWING SCALE	1" = 30'
DRAWN BY	RLM/CSB
APPROVED BY	JUB

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**Pennoni**  
 Firm License  
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**PENNONI ASSOCIATES, INC.**  
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 T 919.929.1173 F 919.493.6548



**TARHEEL LODGING REDEVELOPMENT**  
 1742 FORHAM BLVD.  
 CHAPEL HILL, NC

**SITE PLAN PHASE-2**

**TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC**  
 6110 FALCON BRIDGE ROAD  
 CHAPEL HILL, NC 27517

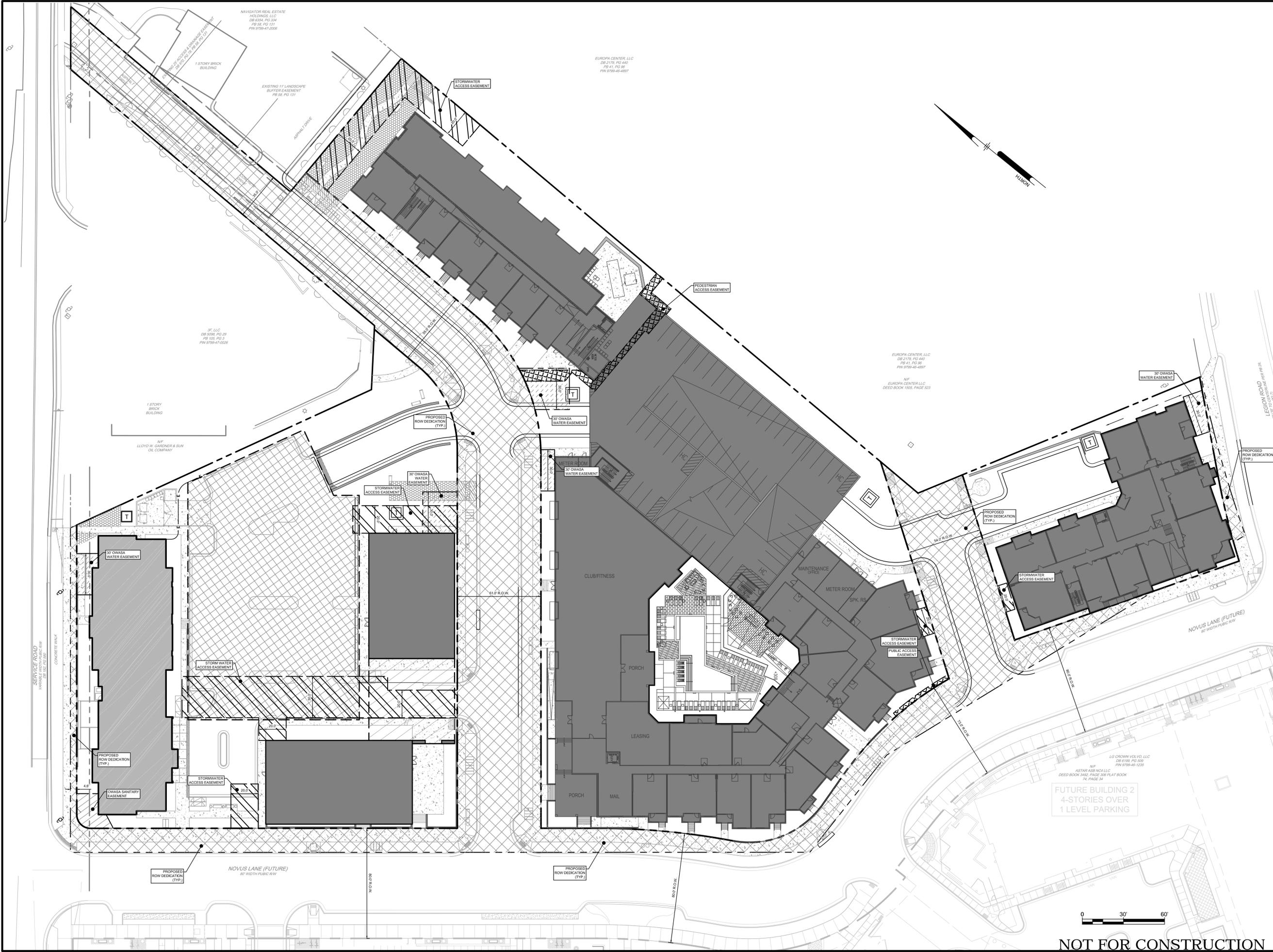
NO.	DATE	REVISIONS	BY
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PROJECT: **RKIN/18001**  
 DATE: 2018-05-21  
 DRAWING SCALE: 1" = 30'  
 DRAWN BY: RLM/CSB  
 APPROVED BY: JUB

NOT FOR CONSTRUCTION

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 Raleigh, NC 27607  
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**Professional Engineer Seal**  
 NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER  
 SEAL 042486  
 J. W. PENNON

**TARHEEL LODGING REDEVELOPMENT**  
 1742 FORDHAM BLVD.  
 CHAPEL HILL, NC

**EASEMENT AND ROW PLAN**

**TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC**  
 6110 FALCON BRIDGE ROAD  
 CHAPEL HILL, NC 27517

DATE	NO.	REVISIONS	BY
05/28/2018	5	REV PER TOWN COMMENTS	CSB
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08/14/2018	3	REV PER TOWN COMMENTS	CSB
07/20/2018	2	REV PER COMPLETENESS REVIEW	CSB
07/20/2018	1	REV PER TOWN & OWASA COMMENTS	CSB

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PROJECT: **RKINV18001**  
 DATE: 2018/05/23  
 DRAWING SCALE: 1"=30'  
 DRAWN BY: CSB  
 APPROVED BY: JUB

**CS1003**  
 SHEET 09 OF 58

**General Notes**

- All Building Facade Dimensions, Block Lengths, Pass-Through Spacing, etc. are Measured Along R.O.W.
- BTZ = Build-To-Zone (10' on Type A1 Novus Lane & 20' on Type A3 and B Streets)
- 10' Step Back requires a 10' stepback above 2nd or 3rd floors if building is over 3 stories
- Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
- Improvements, structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
- Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
- References to Design Alternates approved by the Community Design Commission (e.g. DA-1 - Extended Block Length, etc.)
- While all entrances are called-out - Principal Entrances are identified Individually. Unit Entrances that connect with street qualify as Principal Entrances
- All sidewalk widths calledout are 'clear' dimensions.

**Design Alternate Summary - Relevant to Zoning Plan Site Issues**

DA-1: COA approved an increase to a Block Length of 550' (450' required) along Street-1 (south).  
 DA-2: COA approved increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south) with functional 5' walk-thru at garage entrance.  
 DA-3a: COA approved an increase in the Build-to-Zone depth from 10' to 17' along Type A1 Frontage wrap on Fordham Service Dr.  
 DA-3c: COA approved encroachment of 4th & 5th floor into Build-to-Zone along Novus Lane (Block-2).  
 DA-4a: COA approved a reduction from 60% to a 40% Overall Build-to-Zone Frontage along Street-2 (north side).  
 DA-4b: COA approved a 2' (approx.) encroachment of 4th and 5th floors into Build-to-Zone along Street-2 (north side).  
 DA-5: COA approved a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).  
 DA-11: COA approved an alternate principal entrance location for Building-1 to face the Entry Court with secondary entrances along Fordham Service Dr.  
 DA-12: COA approved credit of OAS-6 (covered) as allowable Outdoor Amenity Space.  
 DA-16: COA approved use of 5' planters for temporary use in Phase-I surface parking.  
 DA-18: COA condition to allow the substitution of alternate street tree species and placement where overhead power, sight triangles or fire access limits placement and/or mature tree heights to 15' max.

**LEGEND - Streetscape**

- Street Light (Duke Energy)
- Pedestrian Light (Duke Energy)
- Area Light (Duke Energy)
- Bicycle Rack (Short-Term)
- Bicycle Locker (Long-Term)
- Park Bench
- Waste/Recycle Receptacles
- Planters
- Dog Station

**Build-To Frontages Required/Provided - Phase-I**

Street ID	Required				Provided				Notes
	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Req'd. (LF)	Building Facade in BTZ (LF)	OAS Frontage	Total Bldg & OAS Frontage	% of Bldg. & OAS Provided	
<b>Fordham Service Total</b>			<b>220.0 LF</b>	<b>147.0 LF</b>	<b>202.5 LF</b>	<b>0.0 LF</b>	<b>202.5 LF</b>	<b>92.0%</b>	
Fordham Service Dr.	B	60%	145.0 LF	87.0 LF	137.5 LF	0.0 LF	137.5 LF	94.8%	
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	65.0 LF	0.0 LF	65.0 LF	86.7%	DA-3a
<b>Novus Lane Total</b>	<b>A1</b>	<b>80%</b>	<b>245.9 LF</b>	<b>196.7 LF</b>	<b>27.5 LF</b>	<b>179.7 LF</b>	<b>207.2 LF</b>	<b>84.3%</b>	Note-1
Phase-I	A1	80%	245.9 LF	196.7 LF	27.5 LF	179.7 LF	207.2 LF	84.3%	Note-2

**Summary of Design Alternates Relevant to Building Facade in BTZ Requirements**

DA-3a: COA approved an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.  
 DA-11: COA approved an alternate principal entrance location for Building-1 to face the Entry Court with secondary entrances along Fordham Service Dr.

Notes:  
 Note-1 - Facade within BTZ totals 86.4% of Total Frontage for Novus Lane Block-1 Including Phase-I.  
 Note-2 - Phasing requirements include frontage along future Building-2 facade temporarily used as open space to fulfill Phase-I requirements.  
 Sidewalk, turf areas and street tree plantings are included in Phase-I construction.

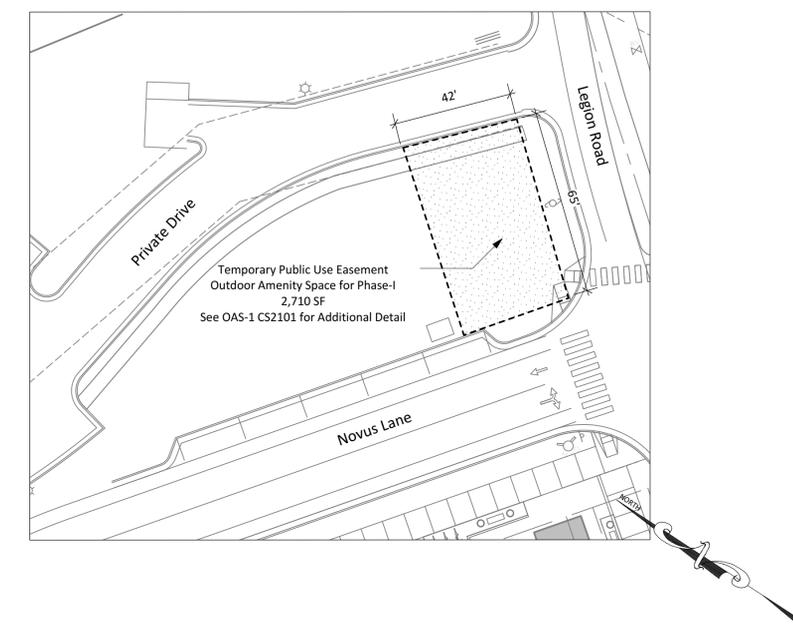
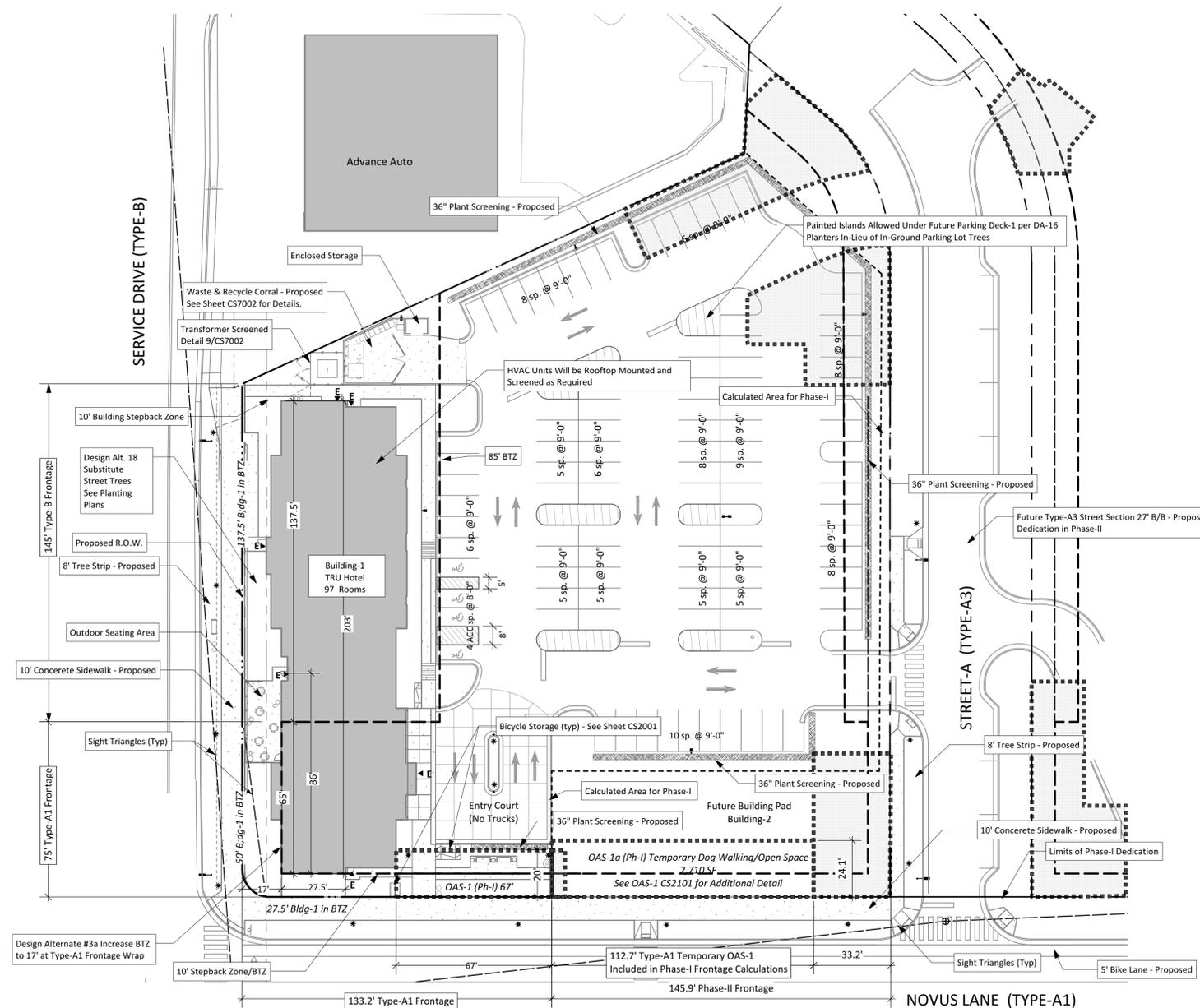
Land Use	Floor Area/Units	Vehicle Parking Required Min/Max	Vehicle Parking Provided	Vehicle Parking Ratio	Bicycle Parking Ratio Req'd.	Min. Bicycle Parking Spaces Req'd.	Bicycle Parking Spaces Provided	Bicycle Parking Provided ST/LT	Notes
<b>Hotel - TRU (43,040 sf)</b>	97 Rooms	87/121 sp	98 sp	1.13 sp/key	1 sp/15 units	6.46 sp	8 sp	2 sp/6 sp	4-Sty Note-1
<b>Notes:</b>									
1 - 25 Existing parking spaces and area are proposed for Ph-I Hotel - temporary parking and construction staging									

Note: Due to the project phasing requirements and the need to preserve access for future construction, a Temporary Outdoor Amenity Space OAS-1b is proposed on project lands along Legion Road in order to maintain the full minimum requirements for Phase-I during the interim period.

This OAS-1b area (2,710 sf) has frontage along Legion Rd. It is designed for public access as an open and grassed area suitable for lounging, pet exercise or open play. A temporary easement will be granted prior to the Certificate of Occupancy for Phase-I. It will expire upon the completion and dedication of Phase-II Outdoor Amenity Space areas.

**Outdoor Amenity Space Calculations Phase-I**

Net Site Area (Building-1 Hotel)	1.55 ac	67,493 sf
10% Open Space	0.08 ac	3,485 sf
<b>Total GIA</b>	<b>1.63 ac</b>	<b>70,978 sf</b>
<b>Use</b>		
All Uses		67,493 sf
6% Outdoor Amenity Space Required		4,050 sf
<b>Outdoor Amenity Space (OAS) Provided (depth x width nominal dimensions)</b>		
OAS-1 (20' x 67') - Phase - I		1,340 sf
See OAS-1 Temporary Adjacent Area & Legion Rd. Temporary Site		2,710 sf
<b>Surplus/(Deficit)</b>		<b>0 sf</b>



**1 ZONING PLAN | PHASE-I**  
 1" = 30'-0"

**2 TEMPORARY PHASE-I OUTDOOR AMENITY SPACE**  
 1" = 30'-0"

**Scott Murray Land Planning, Inc.**  
 274 Botetourt Ct. Boydton, VA 23917  
 252-213-9501 434-689-2925 (fax)  
 www.stmlandplan.com  
 smurray@stmlandplan.com

Project:  
**Tarheel Lodging Redevelopment**  
 Chapel Hill, North Carolina

Developer:  
**Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC**  
 6110 Falconbridge Rd. ste. 200  
 Chapel Hill, North Carolina 27517

Sheet Title:  
**Zoning Plan Phase-I**

No.	Date:	Issue Notes:

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Scale:  
 1" = 30'-0" @ D-Size

Date:  
 May 28, 2019

Drawn By:  
 STM

Drawing No.:  
 na

**CS1401**  
 of

**Scott Murray Land Planning, Inc.**  
274 Boteourt Ct. Boydton, VA 23917  
252-213-9501 434-689-2925 (fax)  
www.stmlandplan.com  
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Project:

**Tarheel Lodging  
Redevelopment**  
Chapel Hill, North Carolina

Developer:

**Tarheel Lodging, LLC  
and  
Unicorn Group  
Fifteen, LLC**  
6110 Falconbridge Rd. ste. 200  
Chapel Hill, North Carolina 27517

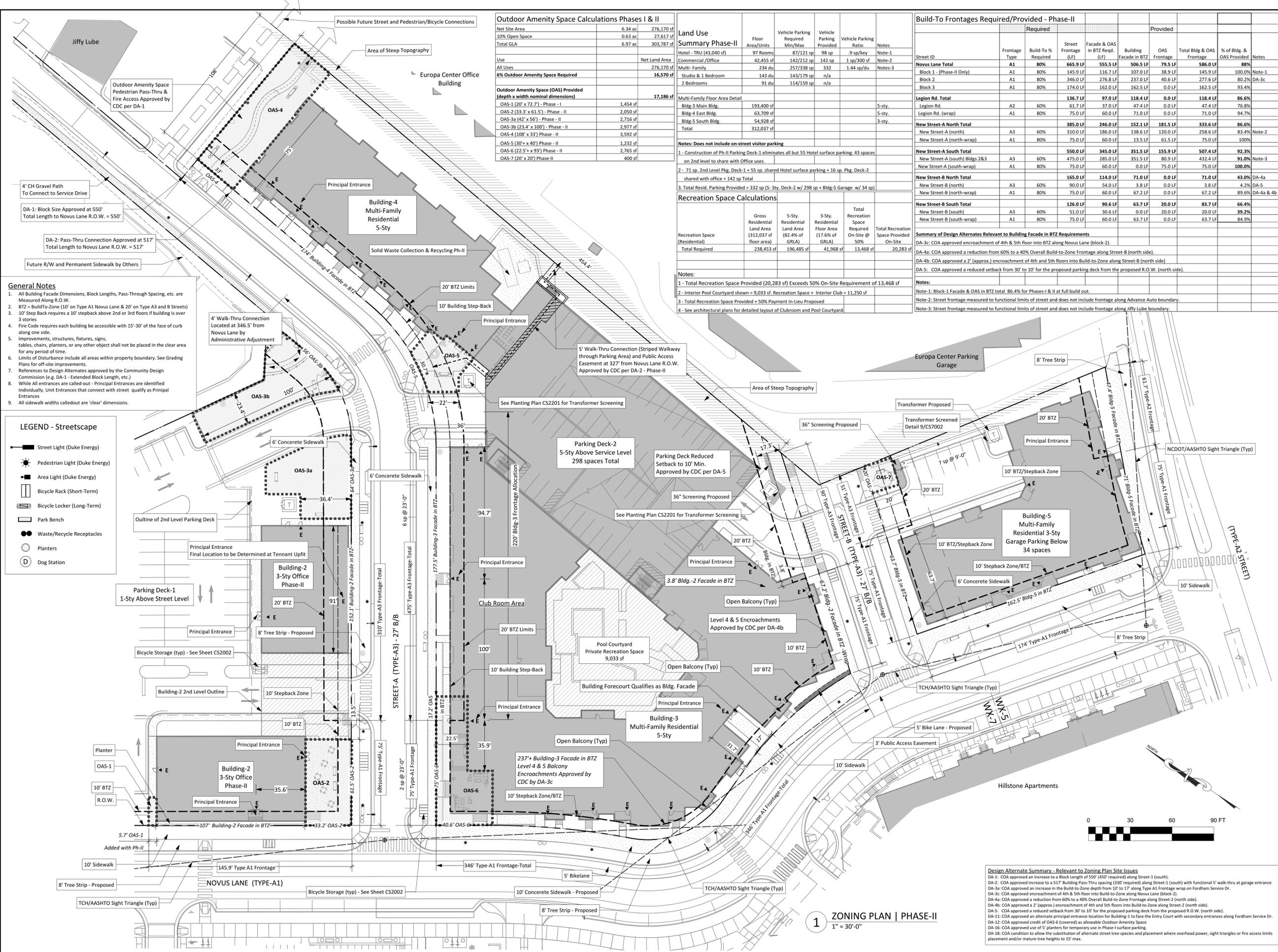
Sheet Title:

**Zoning Plan  
Phase-II**

No.	Date:	Issue Notes:
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Scale:	1"=30'-0" @ D-size
Date:	May 28, 2019
Drawn By:	STM
Drawing No.:	na
of	<b>CS1402</b>



**Outdoor Amenity Space Calculations Phases I & II**

Net Site Area	6.34 ac	276,170 sf
10% Open Space	0.63 ac	27,617 sf
Total GLA	6.97 ac	303,787 sf

**Use**

All Uses	Net Land Area	276,170 sf
6% Outdoor Amenity Space Required		16,570 sf

**Outdoor Amenity Space (OAS) Provided (depth x width nominal dimensions)**

OAS-1 (20' x 72.7') - Phase - I	1,454 sf
OAS-2 (33.3' x 61.5') - Phase - II	2,050 sf
OAS-3a (42' x 56') - Phase - II	2,716 sf
OAS-3b (23.4' x 100') - Phase - II	2,977 sf
OAS-4 (108' x 33') Phase - II	3,592 sf
OAS-5 (30' x 40') Phase - II	1,232 sf
OAS-6 (22.5' x 93') Phase - II	2,765 sf
OAS-7 (20' x 20') Phase-II	400 sf

**Land Use Summary Phase-II**

Use	Floor Area/Units	Vehicle Parking Required Min/Max	Vehicle Parking Provided	Vehicle Parking Ratio	Notes
Hotel - TRU (43,040 sf)	97 Rooms	87/121 sp	98 sp	9 sp/300 sf	Note-1
Commercial/Office	42,455 sf	142/212 sp	142 sp	1.44 sp/du	Note-2
Multi-Family	234 du	257/338 sp	332	n/a	Note-3
Studio & 1 Bedroom	143 du	143/179 sp	n/a	n/a	
2 Bedrooms	91 du	114/159 sp	n/a	n/a	

**Multi-Family Floor Area Detail**

Bldg-3 Main Bldg.	193,400 sf	5-Sty.
Bldg-4 East Bldg.	63,709 sf	5-Sty.
Bldg-5 South Bldg.	54,928 sf	3-Sty.
Total	312,037 sf	

**Build-To Frontages Required/Provided - Phase-II**

Street ID	Frontage Type	Build To % Required	Required		Provided		Total Bldg & OAS Frontage	% of Bldg. & OAS Provided	Notes	
			Street Frontage (LF)	Facade & OAS in BTZ Reqd. (LF)	Building Facade in BTZ	OAS Frontage				
<b>Novus Lane Total</b>	<b>A1</b>	<b>80%</b>	<b>665.9 LF</b>	<b>555.5 LF</b>	<b>506.5 LF</b>	<b>79.5 LF</b>	<b>586.0 LF</b>	<b>88%</b>		
Block 1 - (Phase-II Only)	A1	80%	145.9 LF	116.7 LF	107.0 LF	38.9 LF	145.9 LF	100.0%	Note-1	
Block 2	A1	80%	346.6 LF	276.8 LF	237.0 LF	40.6 LF	277.6 LF	80.2%	DA-3c	
Block 3	A1	80%	174.0 LF	174.0 LF	162.5 LF	0.0 LF	162.5 LF	93.4%		
<b>Legion Rd. Total</b>			<b>136.7 LF</b>	<b>97.0 LF</b>	<b>118.4 LF</b>	<b>0.0 LF</b>	<b>118.4 LF</b>	<b>86.6%</b>		
Legion Rd.	A2	60%	61.7 LF	61.7 LF	37.0 LF	0.0 LF	47.4 LF	76.8%		
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	94.7%		
<b>New Street-A North Total</b>			<b>385.0 LF</b>	<b>246.0 LF</b>	<b>152.1 LF</b>	<b>181.5 LF</b>	<b>333.6 LF</b>	<b>86.6%</b>		
New Street-A (north)	A3	60%	310.0 LF	186.0 LF	138.6 LF	0.0 LF	120.0 LF	258.6 LF	83.4%	Note-2
New Street-A (north-wrap)	A1	80%	75.0 LF	60.0 LF	13.5 LF	61.5 LF	75.0 LF	100%		
<b>New Street-A South Total</b>			<b>550.0 LF</b>	<b>345.0 LF</b>	<b>351.5 LF</b>	<b>155.9 LF</b>	<b>507.4 LF</b>	<b>92.3%</b>		
New Street-A (south) Bldgs 2&3	A3	60%	475.0 LF	285.0 LF	351.5 LF	80.9 LF	432.4 LF	91.0%	Note-3	
New Street-A (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	100.0%		
<b>New Street-B North Total</b>			<b>165.0 LF</b>	<b>114.0 LF</b>	<b>71.0 LF</b>	<b>0.0 LF</b>	<b>71.0 LF</b>	<b>43.0%</b>	DA-4a	
New Street-B (north)	A3	60%	90.0 LF	54.0 LF	3.8 LF	0.0 LF	3.8 LF	4.2%	DA-5	
New Street-B (north-wrap)	A1	80%	75.0 LF	60.0 LF	67.2 LF	0.0 LF	67.2 LF	89.6%	DA-4a & 4b	
<b>New Street-B South Total</b>			<b>126.0 LF</b>	<b>90.6 LF</b>	<b>63.7 LF</b>	<b>20.0 LF</b>	<b>83.7 LF</b>	<b>66.4%</b>		
New Street-B (south)	A3	60%	51.0 LF	30.6 LF	0.0 LF	20.0 LF	20.0 LF	39.2%		
New Street-B (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.7 LF	0.0 LF	63.7 LF	84.9%		

**Summary of Design Alternates Relevant to Building Facade in BTZ Requirements**

DA-3c: COA approved encroachment of 4th & 5th floor into BTZ along Novus Lane (block-2).

DA-4a: COA approved a reduction from 60% to a 40% Overall Build-to-Zone Frontage along Street-B (north side).

DA-4b: COA approved a 2' (approx.) encroachment of 4th and 5th floors into Build-to-Zone along Street-B (north side)

DA-5: COA approved a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).

**Notes:**

Note-1: Block-1 Facade & OAS in BTZ total 86.4% for Phases-I & II at full build out.

Note-2: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.

Note-3: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.

**Notes: Does not include on-street visitor parking**

- Construction of Ph-II Parking Deck-1 eliminates all but 55 Hotel surface parking, 43 spaces on 2nd level to share with Office uses.
- 71 sp. 2nd Level Pkg. Deck-1 + 55 sp. shared Hotel surface parking + 16 sp. Pkg. Deck-2 shared with office = 142 sp Total
- Total Resid. Parking Provided = 332 sp (5-Sty. Deck-2 w/ 298 sp + Bldg-5 Garage w/ 34 sp)

**Recreation Space Calculations**

Recreation Space (Residential)	Gross Residential Land Area (312,037 sf floor area)	5-Sty. Residential Land Area (82.4% of GRLA)	3-Sty. Residential Floor Area (17.6% of GRLA)	Total Recreation Space Required On-Site @ 50%	Total Recreation Space Provided On-Site
Total Required	238,453 sf	196,485 sf	41,968 sf	13,468 sf	20,283 sf

**Notes:**

- Total Recreation Space Provided (20,283 sf) Exceeds 50% On-Site Requirement of 13,468 sf
- Interior Pool Courtyard shown = 9,033 sf. Recreation Space + Interior Club = 11,250 sf
- Total Recreation Space Provided + 50% Payment In-Lieu Proposed
- See architectural plans for detailed layout of Clubroom and Pool Courtyard.

**Design Alternate Summary - Relevant to Zoning Plan Site Issues**

DA-1: COA approved an increase to a Block Length of 550' (450' required) along Street-1 (south).

DA-2: COA approved increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south) with functional 5' walk-thru at garage entrance

DA-3a: COA approved an increase in the Build-to-Zone depth from 10' to 17' along Type A1 Frontage wrap on Fordham Service Dr.

DA-3c: COA approved encroachment of 4th & 5th floor into Build-to-Zone along Novus Lane (block-2).

DA-4a: COA approved a reduction from 60% to a 40% Overall Build-to-Zone Frontage along Street-2 (north side).

DA-4b: COA approved a 2' (approx.) encroachment of 4th and 5th floors into Build-to-Zone along Street-2 (north side).

DA-5: COA approved a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).

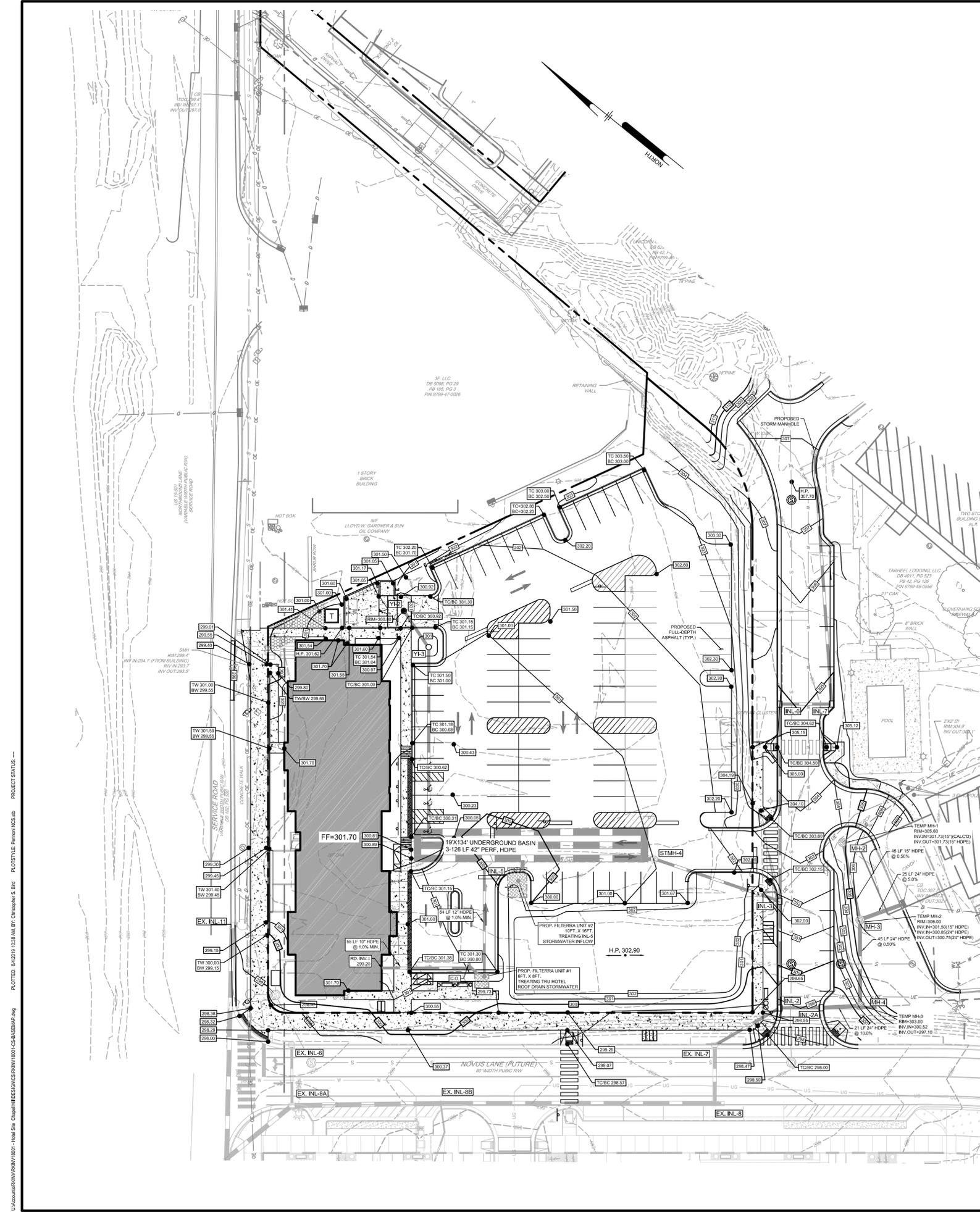
DA-11: COA approved an alternate principal entrance location for Building-1 to face the Entry Court with secondary entrances along Fordham Service Dr.

DA-12: COA approved credit of OAS-6 (covered) as allowable Outdoor Amenity Space

DA-16: COA approved use of 5' planters for temporary use in Phase-I surface parking.

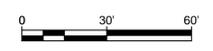
DA-18: COA condition to allow the substitution of alternate street tree species and placement where overhead power, sight triangles or fire access limits placement and/or mature tree heights to 15' max.

**1 ZONING PLAN | PHASE-II**  
1" = 30'-0"



STRUCTURE	GROUND ELEVATION (ft)	STORM DRAINAGE CHART			PIPE LENGTH (ft)	SLOPE (ft/ft)	PIPE DIAMETER (in)
		STRUCTURE INVERT (ft)	UPSTREAM INVERT (ft)	DOWNSTREAM INVERT (ft)			
SW BLDG#3 ROOF DRAIN	308.50	293.50	293.50	292.71	22	0.036	24" HDPE
IN-2A	298.75	292.61	292.61	292.48	26	0.005	24" RCP
IN-2B	298.75	292.28	292.28	292.48	26	0.005	24" RCP
STMH-4	301.00	293.80	294.00	293.42	76	0.008	24" RCP
IN-3	301.80	293.22	293.22	292.48	26	0.006	18" RCP
IN-10	302.60	299.45	299.65	298.50	26	0.006	18" RCP
IN-9	303.00	299.23	299.23	298.50	26	0.006	18" RCP
FILTERRA #4	316.55	309.40	309.40	304.00	55	0.098	18" RCP
STMH-5	308.00	304.00	304.00	298.75	97	0.044	18" RCP
STMH-5	308.00	304.00	304.00	298.75	97	0.044	18" RCP
IN-9	303.00	299.23	299.23	298.56	187	0.005	18" RCP
IN-9	303.00	299.23	299.50	298.56	187	0.005	18" RCP
STMH-3	307.10	298.56	298.56	297.85	142	0.005	24" RCP
IN-7	304.70	297.85	297.85	297.70	30	0.005	24" RCP
IN-7	304.70	297.85	297.85	297.70	30	0.005	24" RCP
IN-6	304.85	297.18	297.18	297.00	30	0.005	24" RCP
YI-5	303.40	300.40	300.40	300.30	5	0.020	12" HDPE
IN-6	304.85	297.18	297.18	297.00	30	0.005	24" RCP
IN-6	304.85	297.18	297.18	294.41	113	0.025	24" RCP
IN-3	301.80	293.22	293.22	292.48	61	0.012	24" RCP
IN-3	301.80	293.22	293.22	292.48	61	0.012	24" RCP
IN-2	298.75	292.28	292.28	292.06	43	0.005	24" RCP
IN-2	298.75	292.28	292.28	292.06	43	0.005	24" RCP
HSTONE INL-7	297.57	291.79	291.86	291.69	30	0.006	24" RCP
HSTONE INL-8B	299.37	290.80	290.80	290.79	101	0.005	30" HDPE
IN-17	307.30	302.95	303.30	302.79	101	0.005	30" HDPE
STMH-1	311.05	302.32	302.32	302.45	48	0.005	18" RCP
STMH-1	311.05	302.32	302.69	302.45	48	0.005	18" RCP
IN-16	309.28	302.00	302.00	302.45	48	0.005	18" RCP
BLDG#5 ROOF DRAIN	318.50	310.00	310.00	308.94	3	0.020	15" HDPE
FILTERRA #6	312.00	307.42	310.00	308.94	3	0.020	15" HDPE
FILTERRA #6	312.00	307.42	307.42	306.03	16	0.087	15" RCP
IN-16	309.28	302.00	302.00	302.23	24	0.005	18" RCP
IN-16	309.28	302.00	302.35	302.23	24	0.005	18" RCP
IN-15	309.28	301.79	301.79	301.45	67	0.010	18" RCP
EX. CB Europa	317.10	310.40	310.40	307.75	43	0.061	15" RCP
STMH-2	313.10	307.60	307.60	305.28	82	0.028	18" RCP
STMH-2	313.10	307.60	307.60	305.28	82	0.028	18" RCP
IN-15	309.28	301.79	301.79	301.45	67	0.010	18" RCP
SE BLDG#3 ROOF DRAIN	313.00	308.67	308.67	308.64	3	0.010	10" HDPE
FILTERRA #5	310.67	306.09	306.09	305.77	16	0.020	15" RCP
FILTERRA #5	310.67	306.09	306.09	305.77	16	0.020	15" RCP
IN-15	309.28	301.79	301.79	301.45	67	0.010	18" RCP
IN-15	309.28	301.79	302.13	301.45	67	0.010	18" RCP
HSTONE INL-2A	310.10	301.35	301.35	300.97	76	0.005	18" RCP
HSTONE INL-2A	310.10	301.35	301.35	300.97	76	0.005	18" RCP
HSTONE INL-2	307.75	300.87	300.87	300.74	33	0.004	18" RCP
HSTONE INL-2	307.75	300.87	300.87	300.74	33	0.004	18" RCP
HSTONE INL-3	307.75	300.64	300.64	299.20	52	0.010	10" HDPE
HOTEL ROOF DRAIN	301.70	299.20	299.20	298.68	52	0.010	10" HDPE
BEND	301.05	298.68	298.68	298.65	3	0.010	10" HDPE
BEND	301.05	298.68	298.68	298.65	3	0.010	10" HDPE
FILTERRA #1	301.00	295.57	295.57	294.93	64	0.010	12" HDPE
FILTERRA #1	301.00	295.57	295.57	294.93	64	0.010	12" HDPE
UG BASIN	300.00	294.93	294.93	297.00	115	0.012	18" HDPE
BLDG#2 ROOF DRAIN	304.40	301.00	301.00	300.95	5	0.010	10" HDPE
FILTERRA #3	303.00	298.42	298.42	298.34	9	0.009	15" HDPE
FILTERRA #3	303.00	298.42	298.42	298.34	9	0.009	15" HDPE
CO-1	302.26	300.00	300.00	298.34	35	0.047	15" HDPE
YI-4	303.80	300.00	300.00	298.34	35	0.047	15" HDPE
CO-1	302.26	298.34	298.34	297.00	115	0.012	18" HDPE
CO-1	302.26	298.34	298.34	297.00	115	0.012	18" HDPE
UG BASIN	301.00	297.00	297.00	297.04	111	0.010	12" HDPE
YI-3	300.50	298.15	298.15	297.04	111	0.010	12" HDPE
YI-3	300.50	298.15	298.15	297.04	111	0.010	12" HDPE
UG BASIN	300.20	297.04	297.04	294.47	3	0.010	24" HDPE
IN-5/FILTERRA#2	299.50	294.50	294.50	294.47	3	0.010	24" HDPE
UG BASIN	299.50	294.47	294.47	294.47	3	0.010	24" HDPE

NOTE:  
 • A FINAL STORMWATER MANAGEMENT INSPECTION MUST BE SCHEDULED WITH THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION AT LEAST 10 DAYS IN ADVANCE OF REQUESTING THE CERTIFICATE OF OCCUPANCY.  
 • SITE STABILIZATION REQUIRED PRIOR TO ANY STORMWATER DISCHARGE INTO FILTERRA UNITS.



NOT FOR CONSTRUCTION

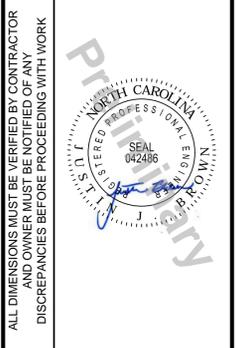
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

TARHEEL LODGING REDEVELOPMENT  
 1742 FORHAM BLVD.  
 CHAPEL HILL, NC

GRADING PLAN - PHASE I

TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC  
 6110 FALCON BRIDGE ROAD  
 CHAPEL HILL, NC 27517

**Pennoni**  
 Firm License F-1287  
**PENNONI ASSOCIATES, INC.**  
 5430 Wade Park Boulevard, #106  
 Raleigh, NC 27607  
 T 919.929.1173 F 919.493.6548

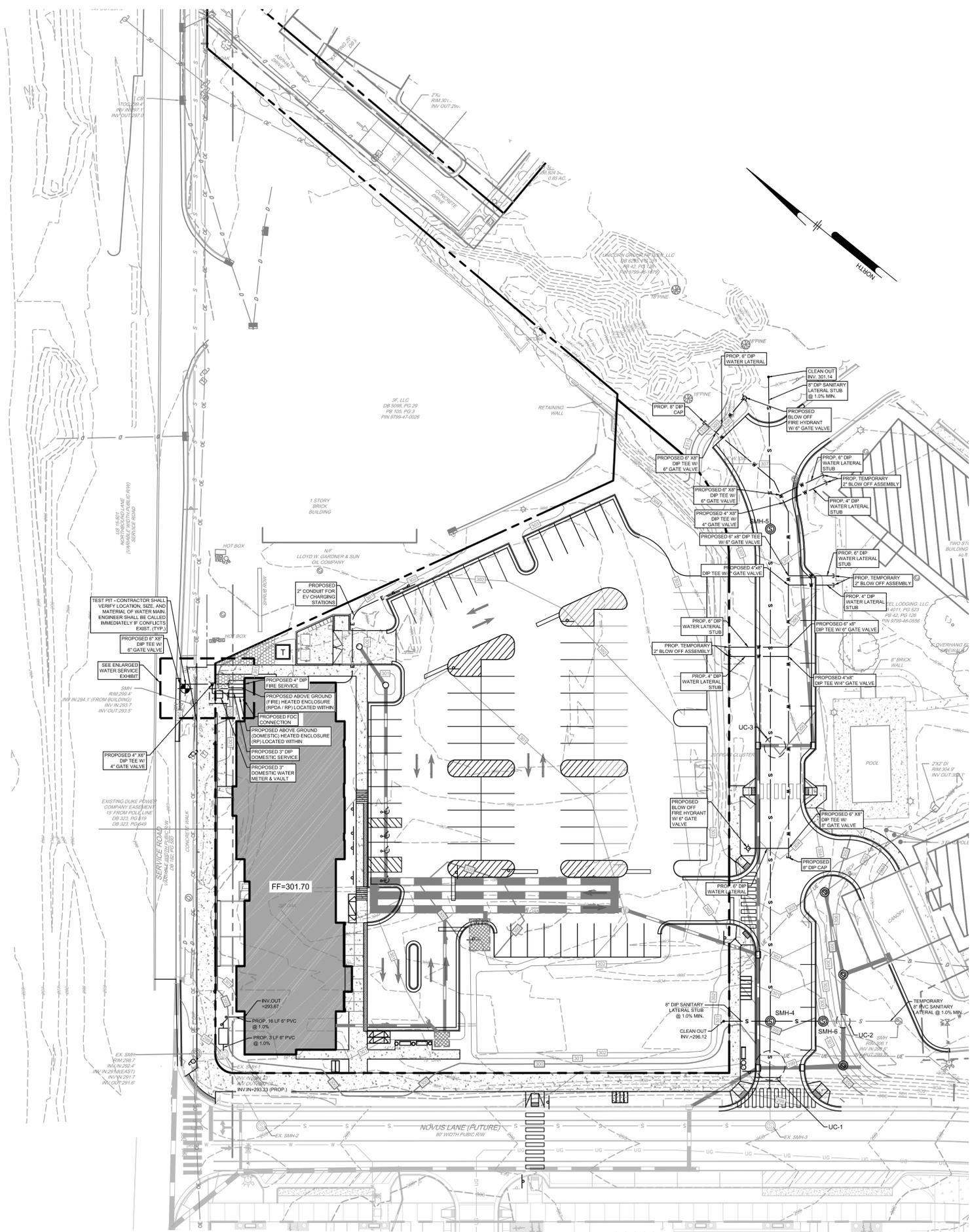


NO.	DATE	REVISIONS	BY
5	05/28/2019	REV PER TOWN COMMENTS	CSB
4	04/08/2019	REV PER TOWN COMMENTS	CSB
3	06/14/2018	REV PER TOWN COMMENTS	CSB
2	07/20/2018	REV PER COMPLETENESS REVIEW	CSB
1	07/20/2018	REV PER TOWN & OWSA COMMENTS	CSB

PROJECT: RKNV18001  
 DATE: 2018-05-21  
 DRAWING SCALE: 1" = 30'  
 DRAWN BY: RLM/CSB  
 APPROVED BY: JUB  
**CS1501**  
 SHEET 12 OF 58

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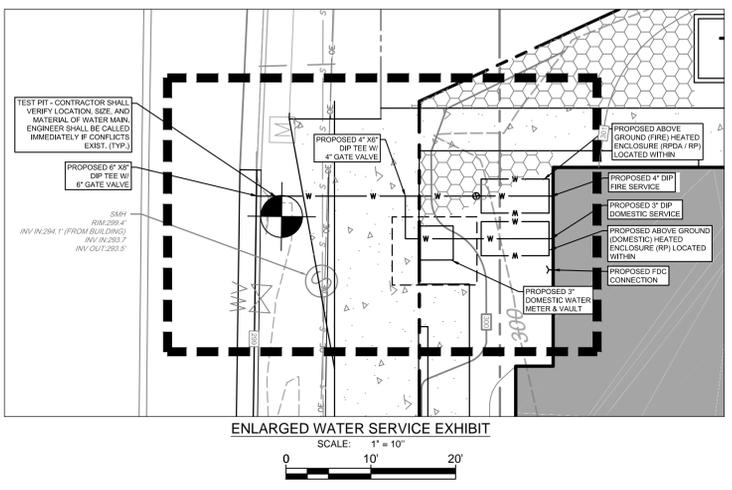




SANITARY SEWER STRUCTURE TABLE NOVUS LANE SEWER	
ID	RIM ELEVATION
EX SMH	298.70
EX. HOTEL MH	306.10
EX. SMH-1	299.75
EX. SMH-2	297.94
EX. SMH-3	297.95
SMH-4	300.23
SMH-5	307.43
SMH-6	303.00

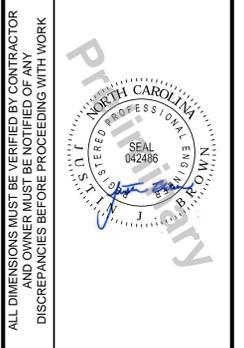
SANITARY SEWER PIPE TABLE NOVUS LANE SEWER							
FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SMH-5	296.87	SMH-4	295.67	8"	DIP	265'	0.45%
SMH-4	295.67	EX. MH-3	295.22	8"	DIP	56'	0.80%
EX. HOTEL MH	299.50	SMH-6	298.75	8"	DIP (EXIST)	40'	1.87%
SMH-6	296.33	SMH-4	295.87	8"	DIP	28'	1.64%

UTILITY CROSSING TABLE					
CROSSING #	STORM INV. EL.	STORM TOP EL.	SAN. INV. EL.	SAN. TOP EL.	SEPARATION
UC-1	292.51	294.76	295.49	299.62	0.73 FT
UC-2	300.63		298.92	299.62	1.01 FT
UC-3	297.74		296.32	297.02	0.72 FT



U:\Account\RKINV18001 - Head Sht. Civil\HEEDING\RKINV18001-CS-BASELAMP.dwg  
 PLOT/TEG: 6/20/19 10:30 AM BY: Chaharshahi S. Bani PLOT/STYLE: Pennon VCS.dwg PROJECT STATUS:

**Pennoni**  
 Firm License  
 F-1287  
**PENNONI ASSOCIATES, INC.**  
 5430 Wade Park Boulevard, #106  
 Raleigh, NC 27607  
 T 919.929.1173 F 919.493.6548



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**TARHEEL LODGING REDEVELOPMENT**  
 1742 FORHAM BLVD.  
 CHAPEL HILL, NC

**UTILITY PLAN - PHASE I**  
 TARHEEL LODGING, LLC & UNICORN GROUP FIFTEEN, LLC  
 6110 FALCON BRIDGE ROAD  
 CHAPEL HILL, NC 27517

NO.	DATE	REVISIONS	BY
5	05/28/2019	REV. PER TOWN COMMENTS	CSB
4	04/08/2019	REV. PER TOWN COMMENTS	CSB
3	06/14/2018	REV. PER TOWN COMMENTS	CSB
2	07/20/2018	REV. PER COMPLETENESS REVIEW	CSB
1	07/20/2018	REV. PER TOWN & OVA/SA COMMENTS	CSB

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PROJECT: **RKINV18001**  
 DATE: **2018-05-21**  
 DRAWING SCALE: **1" = 30'**  
 DRAWN BY: **RLM/CSB**  
 APPROVED BY: **JUB**

NOT FOR CONSTRUCTION