

320 ROSEMARY MIXED-USE

320 W. ROSEMARY STREET, CHAPEL HILL, NORTH CAROLINA



Coulter
Jewell
Thames PA

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

Project:

320 ROSEMARY MIXED-USE

320 W ROSEMARY ST.
CHAPEL HILL, NC 27516

ORANGE COUNTY
NORTH CAROLINA

PIN: 9788178053



PRELIMINARY
NOT FOR CONSTRUCTION

Job Number: 1663

Drawn	JSA, ED
Checked	JSA
Date	03.17.2017
Revisions	

SITE PLAN

Sheet Title:

COVER SHEET

Sheet Number

C000

PROJECT DATA

EXISTING SITE INFORMATION	PROPERTY 1:	PROPERTY 2:	PROPERTY 3:	PROPERTY 4:
OWNER	AMITY STATION LLC	AMITY STATION LLC	AMITY STATION LLC	AMITY STATION LLC
PIN	9788178503	9788179085	9788270111	9788178220
ACREAGE	28,314 SF / 0.65 AC	10,890 SF / 0.25 AC	2614 SF / 0.06 AC	44,867 SF / 1.03 AC
EXISTING USE	BUSINESS - CONVENIENCE	PARKING - OFF STREET	PRIVATE ROAD	DWELLING UNITS; 7 OR MORE
SITE/PROJECT ADDRESS	322 & 324 W. ROSEMARY ST. CHAPEL HILL, NC 27516	318 W. ROSEMARY ST. CHAPEL HILL, NC 27516	AMITY CT. CHAPEL HILL, NC 27516	1,2,3,4,5,6&7 AMITY CT. CHAPEL HILL, NC 27516
ZONING INFORMATION				
EXISTING BY ZONING DISTRICT	TC-2	TC-2	TC-2	R-3
USE GROUP:	A	A	A	A
RIVER BASIN	CAPE FEAR	CAPE FEAR	CAPE FEAR	CAPE FEAR

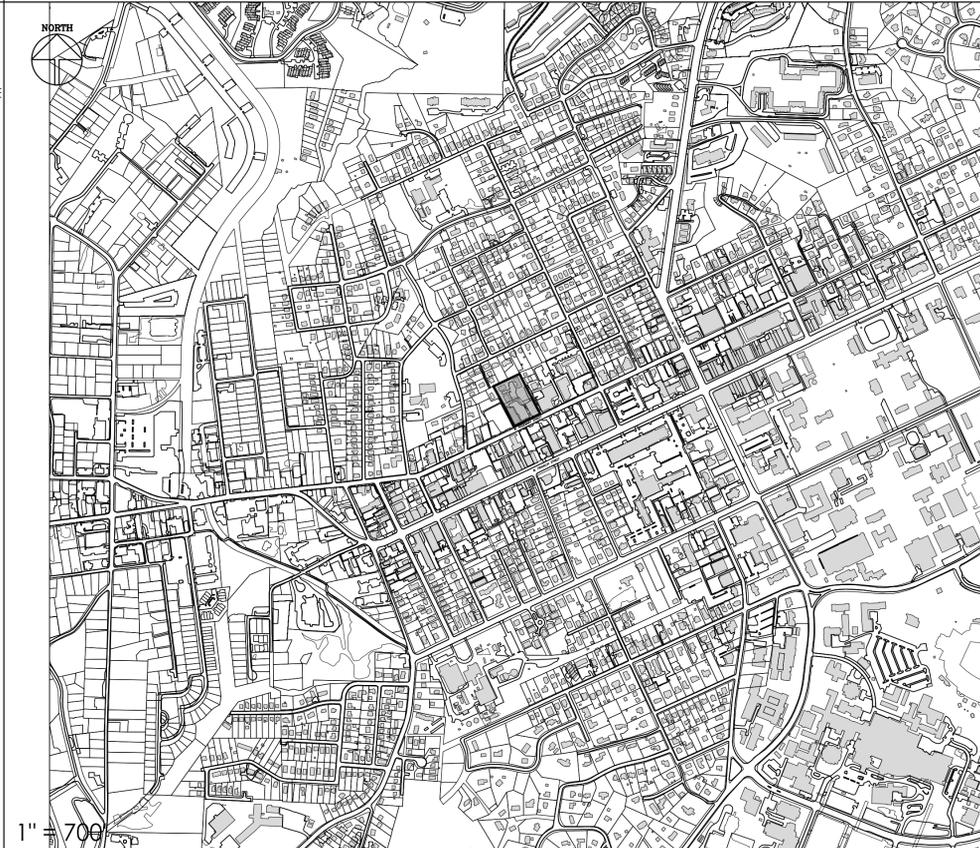
PROPOSED SITE INFORMATION

DISTURBED AREA:	38,500 SF / 0.88 AC		
SITE AREA IN 100 YEAR FLOODPLAIN (INCLUDES FLOODWAY)	N/A		
PROPOSED USE:	PRIMARY: DWELLING UNITS; 7 OR MORE	SECONDARY: BUSINESS - OFFICE	
VEHICULAR PARKING SPACES	DWELLING UNITS: 20 UNITS	OFFICE: 1,000 SF	
MINIMUM:	N/A (TOWN CENTER)	N/A (TOWN CENTER)	
MAXIMUM:	1.25 / DWELLING UNIT (1.25 x 2 = 25 MAX)	1 / 375 SF FLOOR AREA (1,000 / 375 = 3 MAX)	
EXISTING:	N/A		
PROPOSED:	11	3	
TOTAL VEHICULAR PARKING SPACES:	1 ADA SPACE 2 COMPACT SPACES 11 REGULAR SPACES 14 TOTAL PARKING SPACES		
BICYCLE PARKING SPACES	DWELLING UNITS: 20 UNITS	OFFICE: 1,000 SF	
REQUIRED:	1 / 4 UNITS	MIN. 4 ; 2 ADD'L / 2,500 SF FLOOR AREA	
PROPOSED:	5 CLASS 2 RACKS	2 CLASS 2 RACKS	
IMPERVIOUS SURFACE			
EXISTING:	42,249 SF / 0.97 AC		
IMPERVIOUS PROPOSED:	26,925 SF / 0.62 AC		
TOTAL IMPERVIOUS SURFACE:	26,925 SF / 0.62 AC		
TREE CANOPY COVERAGE	N/A (TOWN CENTER)		

BUILDING INFORMATION

EXISTING BUILDING SIZE:	6,037 SF (BREADMEN'S)
PROPOSED BUILDING SIZE:	19,999 SF
TOTAL BUILDING SIZE:	19,999 SF

OVERALL SITE MAP



TOWN OF CHAPEL HILL NOTES

- A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
- P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.

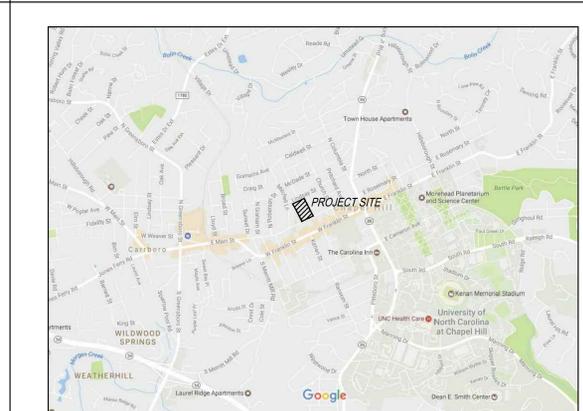
RESOURCE CONSERVATION NOTES

- STREAM BUFFERS:**
THERE ARE NO MAPPED STREAMS OR ASSOCIATED STREAM BUFFERS LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS.
- FLOODPLAIN PROTECTION:**
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978800 J (FEBRUARY 2, 2007).
- STEEP SLOPE PROTECTION:**
THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 15% LOCATED ON SITE.
- TREE SURVEY:**
THE TREE SURVEY SHOWS ALL 18" CAL. OR LARGER TREES IS SHOWN ON THE EXISTING CONDITIONS PLAN.
- WETLANDS:**
THERE ARE NO MAPPED WETLANDS ONSITE.
- TREE PROTECTION:**
REFER TO SHEET C102 AND C500.

PROJECT TEAM:

ARCHITECT	CIVIL ENGINEER	LANDSCAPE ARCHITECT
MHA WORKS	COULTER JEWELL THAMES PA	COULTER JEWELL THAMES PA
501 WASHINGTON ST.	111 WEST MAIN STREET	111 WEST MAIN STREET
DURHAM, NC 27701	DURHAM, NC, 27701	DURHAM, NC, 27701
P: 919-682-2870	P: 919.682.0368	P: 919.682.0368
JMARTINSON@MHAWORKS.COM	PROYSTER@CJTPA.COM	JANDERSON@CJTPA.COM

VICINITY MAP

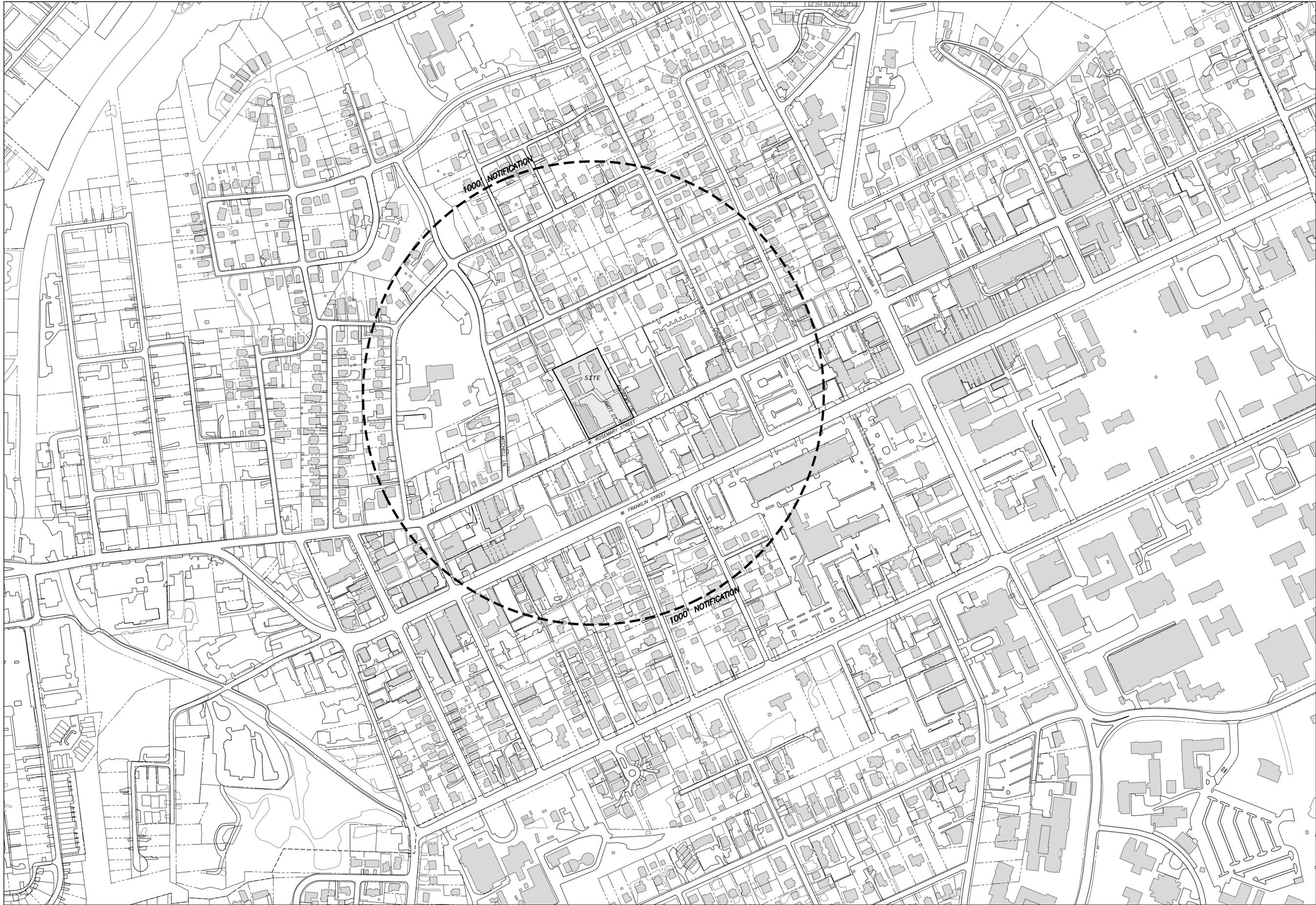


PROJECT NOTES

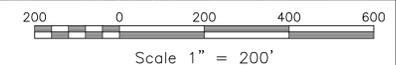
- TOPOGRAPHIC INFORMATION BASED ON SURVEY BY PHILIP POST & ASSOC. A DIVISION OF PENONNI DATED JANUARY, 2014.
- THERE ARE EXISTING TRANSIT STOPS ALONG ROSEMARY.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.

LIST OF SHEETS

C000	COVER SHEET
C100	AREA MAP
C101	EXISTING CONDITIONS PLAN
C102	DEMOLITION & CONSTRUCTION MANAGEMENT PLAN
C200	SITE LAYOUT PLAN
C300	GRADING AND STORM DRAINAGE PLAN
C600	EROSION CONTROL PLAN
C400	UTILITY AND LIGHTING PLAN
C500	LANDSCAPE PLAN
C600	SITE DETAILS
C601	SITE DETAILS
320.AS1	BUILDING MASSING SECTION



1/C001
 AREA MAP
 SCALE: 1"=200'



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 Thames, P.A.**

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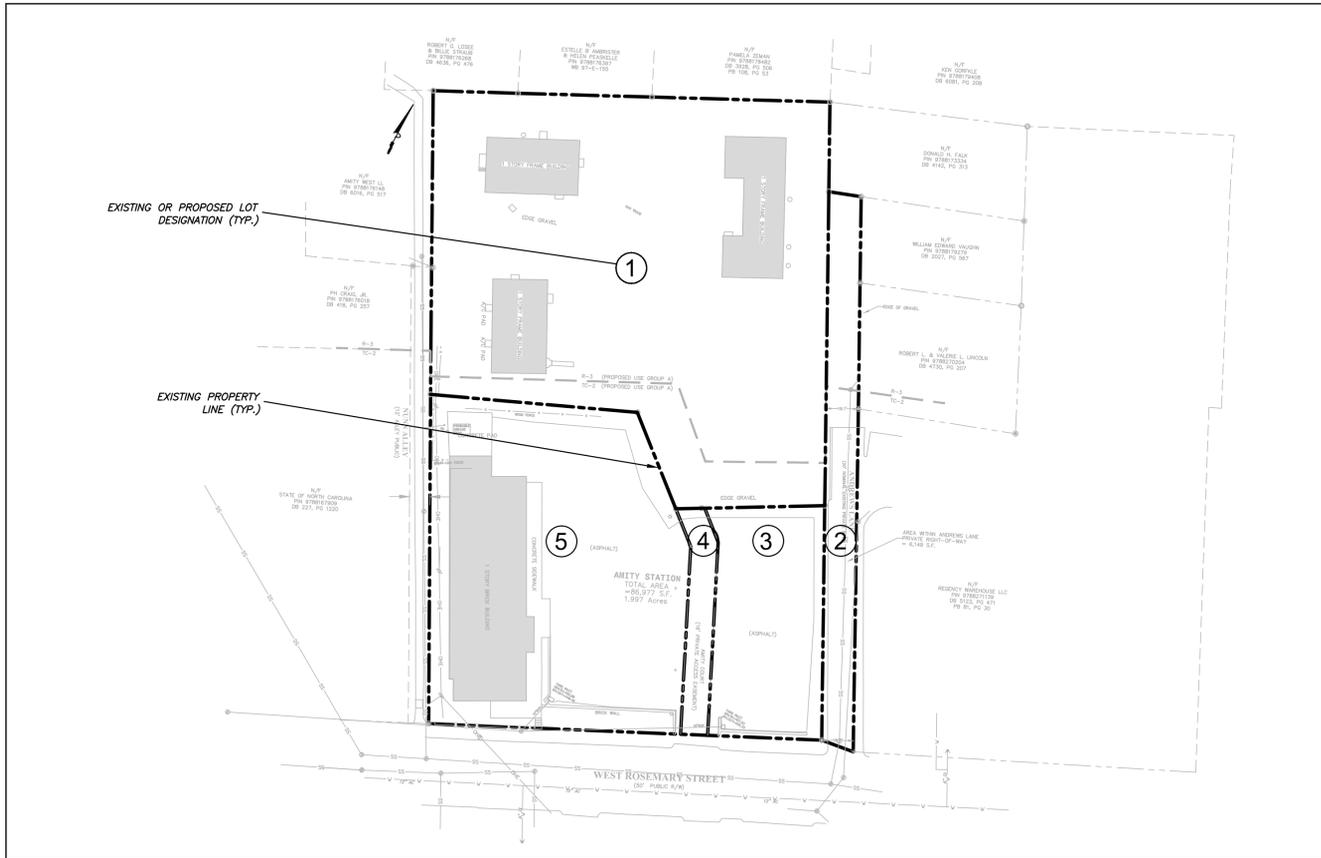
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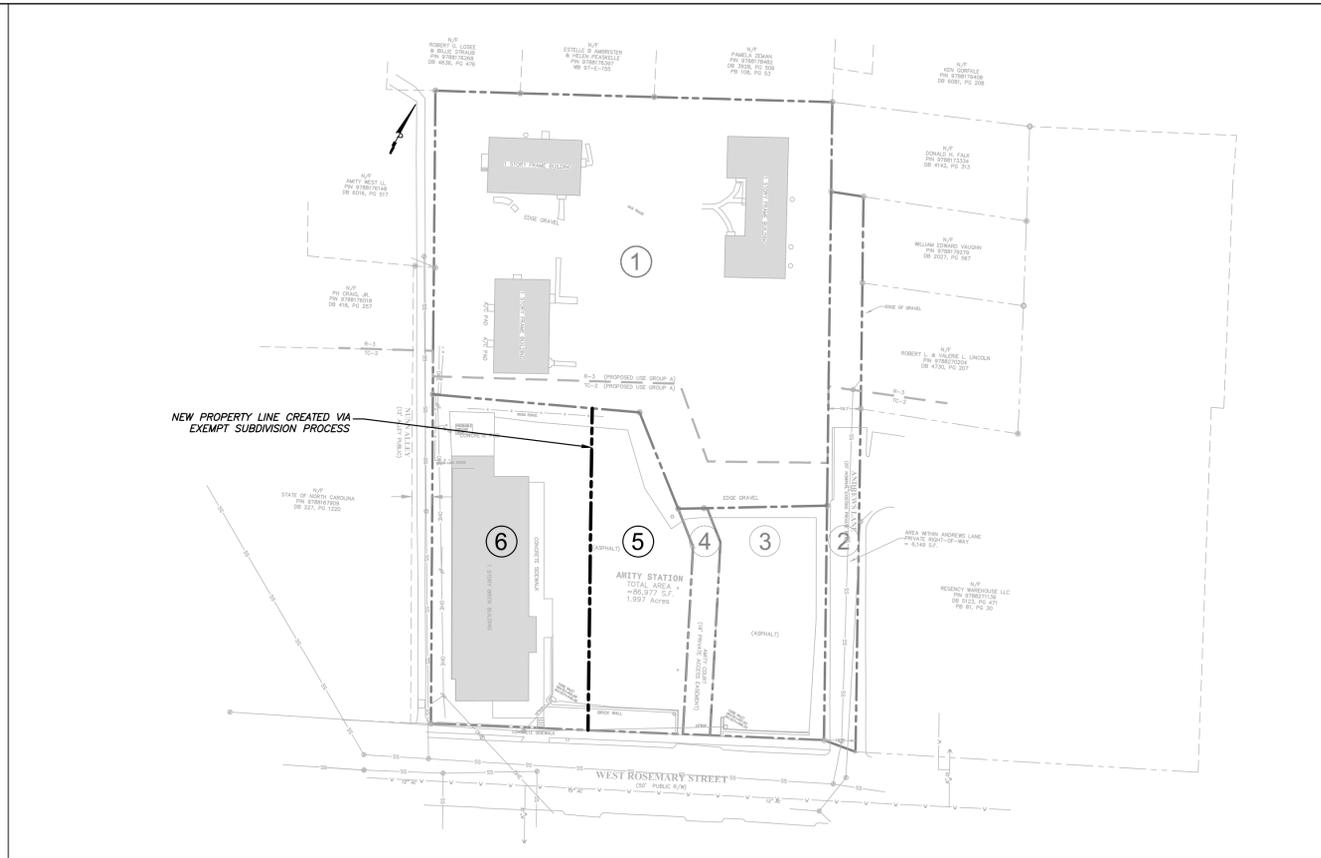
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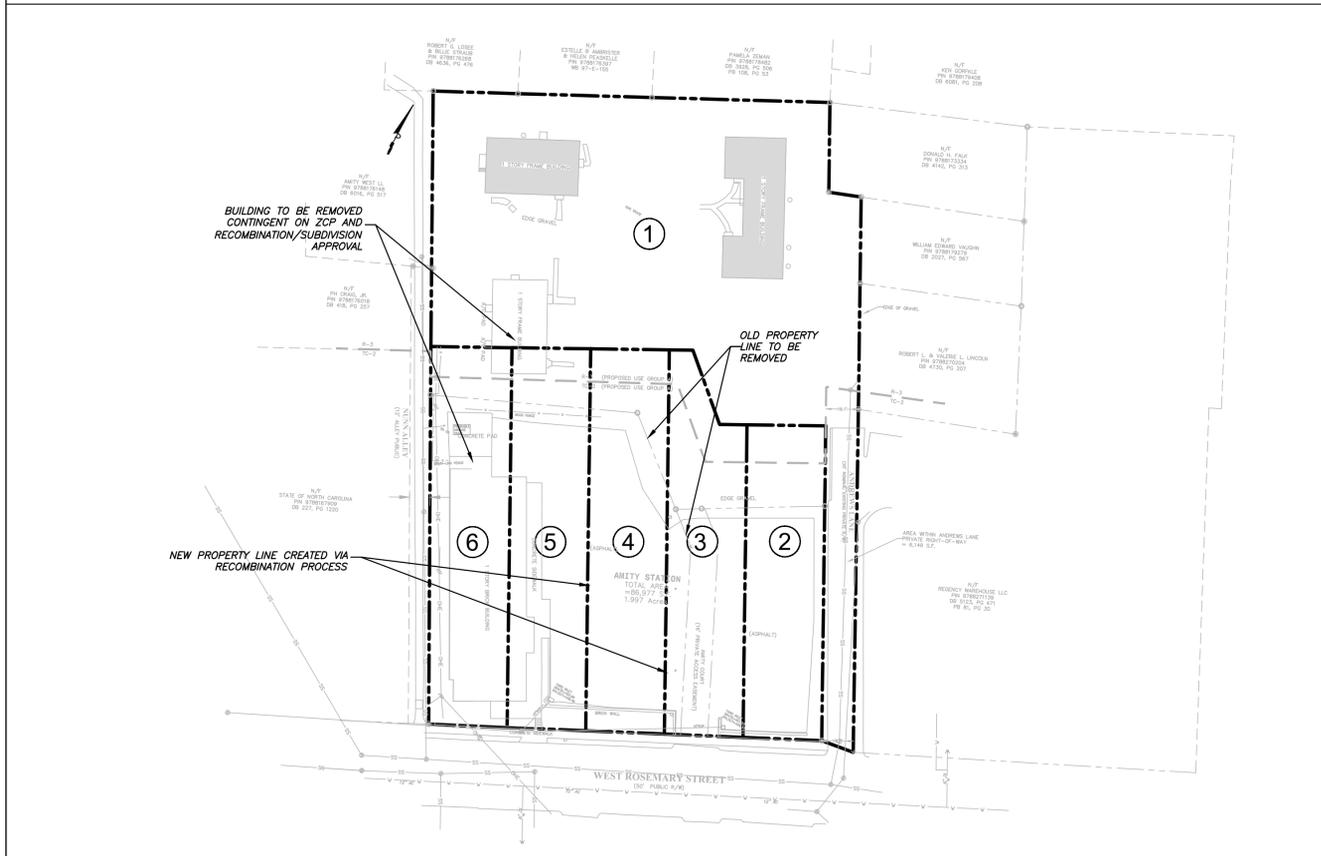
SITE PLAN
 Sheet Title:
**AREA
 MAP**
 Sheet Number
C001



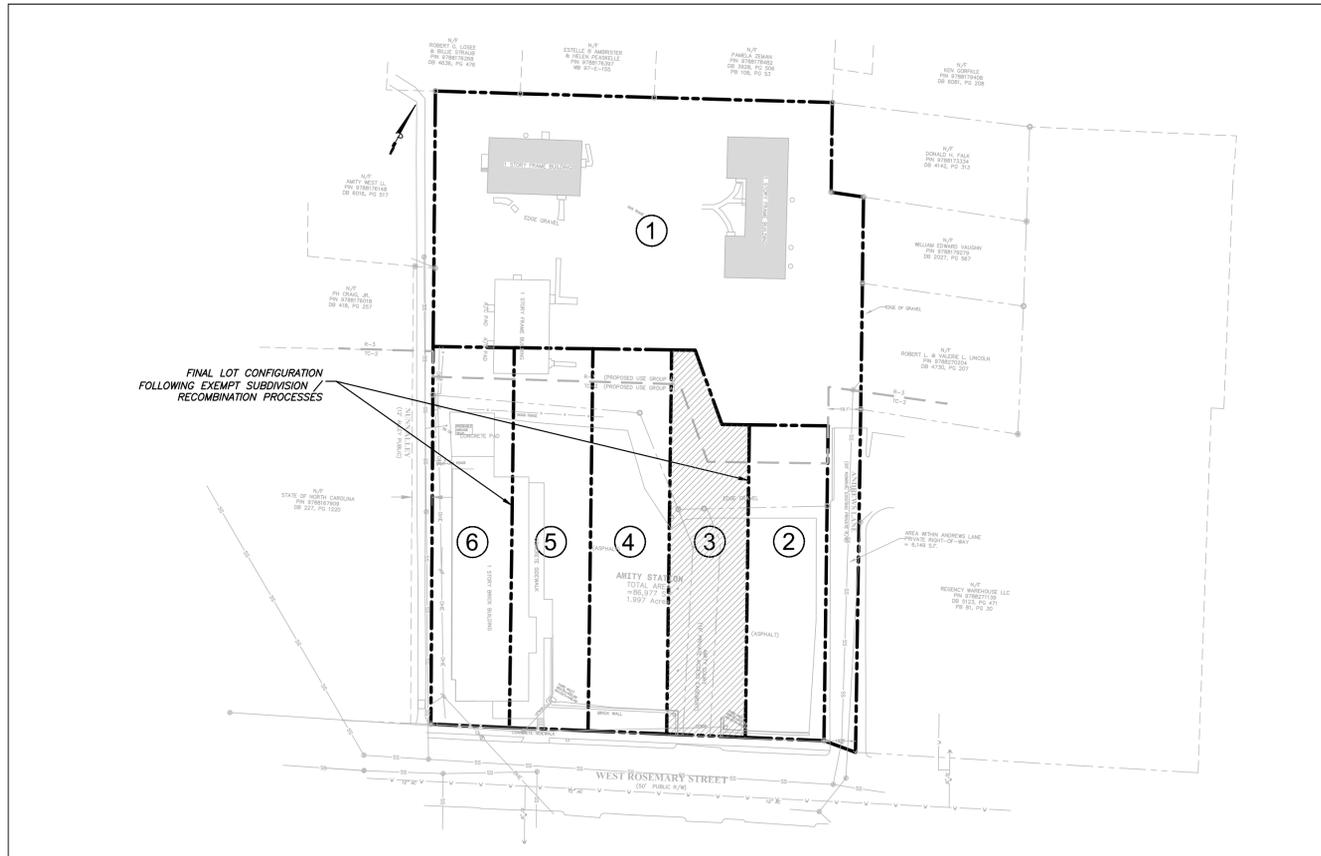
1/C103
EXISTING LOT CONFIGURATION
SCALE: 1"=50'



2/C103
STEP 1 - EXEMPT SUBDIVISION CONFIGURATION
SCALE: 1"=50'



3/C103
STEP 2 - RECOMBINATION CONFIGURATION
SCALE: 1"=50'



4/C103
FINAL LOT CONFIGURATION
SCALE: 1"=50'



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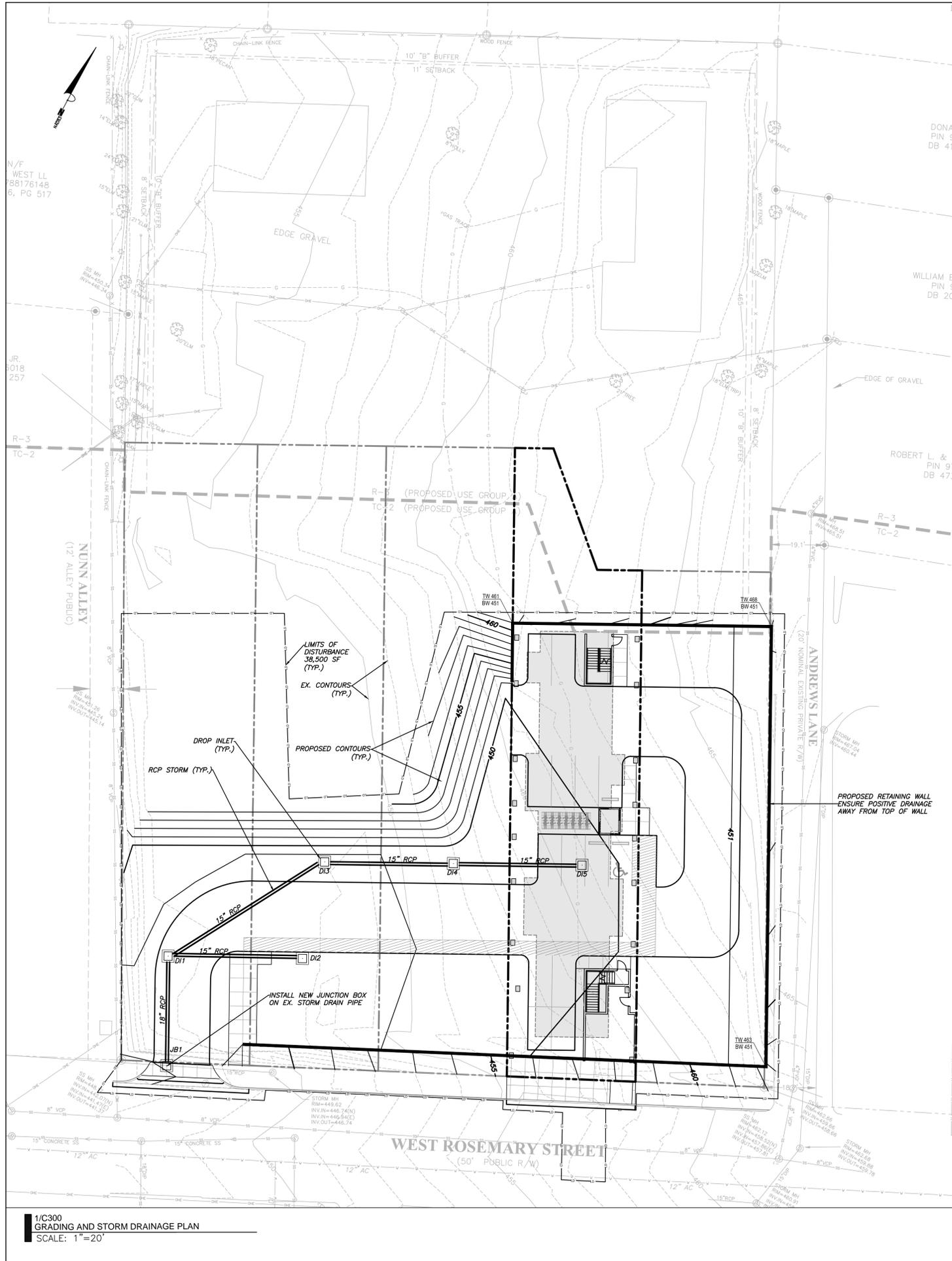
SITE PLAN

Sheet Title:

**EXISTING
LOTS
RECOMBINATION**

Sheet Number

C103



grading and storm drainage notes

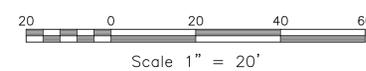
- GRADING NOTES:**
1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL AND NCDOT 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 BE QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
 7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
 8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
 9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
 10. CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.

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

erosion control notes

- EROSION CONTROL NOTES:**
1. EROSION CONTROL BOND: IF ONE (1) ACRE OR MORE IS UNCOVERED BY LAND-DISTURBING ACTIVITIES FOR THIS PROJECT, THEN A PERFORMANCE GUARANTEE IN ACCORDANCE WITH SECTION 5-97.1 BONDS OF THE TOWN CODE OF ORDINANCES SHALL BE REQUIRED PRIOR TO FINAL AUTHORIZATION TO BEGIN LAND-DISTURBING ACTIVITIES. THIS FINANCIAL GUARANTEE IS INTENDED TO COVER THE COSTS OF RESTORATION OF FAILED OR FAILING SOIL EROSION AND SEDIMENTATION CONTROLS, AND/OR TO REMEDY DAMAGES RESULTING FROM LAND-DISTURBING ACTIVITIES. SHOULD THE RESPONSIBLE PARTY OR PARTIES FAIL TO PROVIDE PROMPT AND EFFECTIVE REMEDIES ACCEPTABLE TO THE TOWN.
 2. THE APPLICANT SHALL PROVIDE A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PERMIT FROM ORANGE COUNTY EROSION CONTROL DIVISION PRIOR TO RECEIVING A ZONING COMPLIANCE PERMIT. DURING THE CONSTRUCTION PHASE, ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED IF THE PROPOSED MEASURES DO NOT CONTAIN THE SEDIMENT. SEDIMENT LEAVING THE PROPERTY IS A VIOLATION OF THE TOWN'S EROSION AND SEDIMENT CONTROL ORDINANCE.
 3. THE CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PREVENT AND REMOVE THE DEPOSIT OF WET OR DRY SILT ON ADJACENT PAVED ROADWAYS.
 4. EROSION CONTROL INSPECTIONS: IN ADDITION TO THE REQUIREMENT DURING CONSTRUCTION FOR INSPECTION AFTER EVERY RAINFALL, THE APPLICANT SHALL INSPECT THE EROSION AND SEDIMENT CONTROL DEVICES WEEKLY, MAKE ANY NECESSARY REPAIRS OR ADJUSTMENTS TO THE DEVICES, AND MAINTAIN INSPECTION LOGS DOCUMENTING THE DAILY INSPECTIONS AND ANY NECESSARY REPAIRS.

NOTE:
SITE IS NOT LOCATED WITHIN JORDAN
BUFFER OR RESOURCE CONSERVATION
DISTRICT.



LEGEND

Water Valve	⊗	Light Pole	⊗	OLP
Curb Inlet/Catch Basin	⊠	Sewer Cleanout	⊠	OCO
Mail Box	MB	Flared End Section	⊠	
Traffic Signal Box	TSB	Gas Valve	⊗	GV
Electric Transformer	⊠	Existing Iron Pipe (3/4" unless noted)	⊠	⊠
Electric Junction Box	⊠	1/2" Iron Pipe Set	⊠	⊠
Gas Meter	⊠	Existing PK Nail	⊠	⊠
Sanitary Sewer Manhole	⊠	PK Nail Set	⊠	⊠
Storm Sewer Manhole	⊠	Computed Point	⊠	⊠
Telephone Manhole	⊠	Concrete Monument	⊠	⊠
Electric Manhole	⊠	Tree Line	⊠	⊠
Sign	⊠	Fence	⊠	⊠
Telephone Pedestal	⊠	Underground Electric	⊠	⊠
Fire Hydrant	⊠	Underground Telephone	⊠	⊠
Post Indicator Valve	⊠	Gas Line	⊠	⊠
Water Manhole	⊠	Water Line	⊠	⊠
Water Meter	⊠	Overhead Utilities	⊠	⊠
Hot Box	⊠	Storm Sewer	⊠	⊠
Utility Pole	⊠	Sanitary Sewer	⊠	⊠
		Guard Rail	⊠	⊠
		Building Wall	⊠	⊠

1/C300
GRADING AND STORM DRAINAGE PLAN
SCALE: 1"=20'



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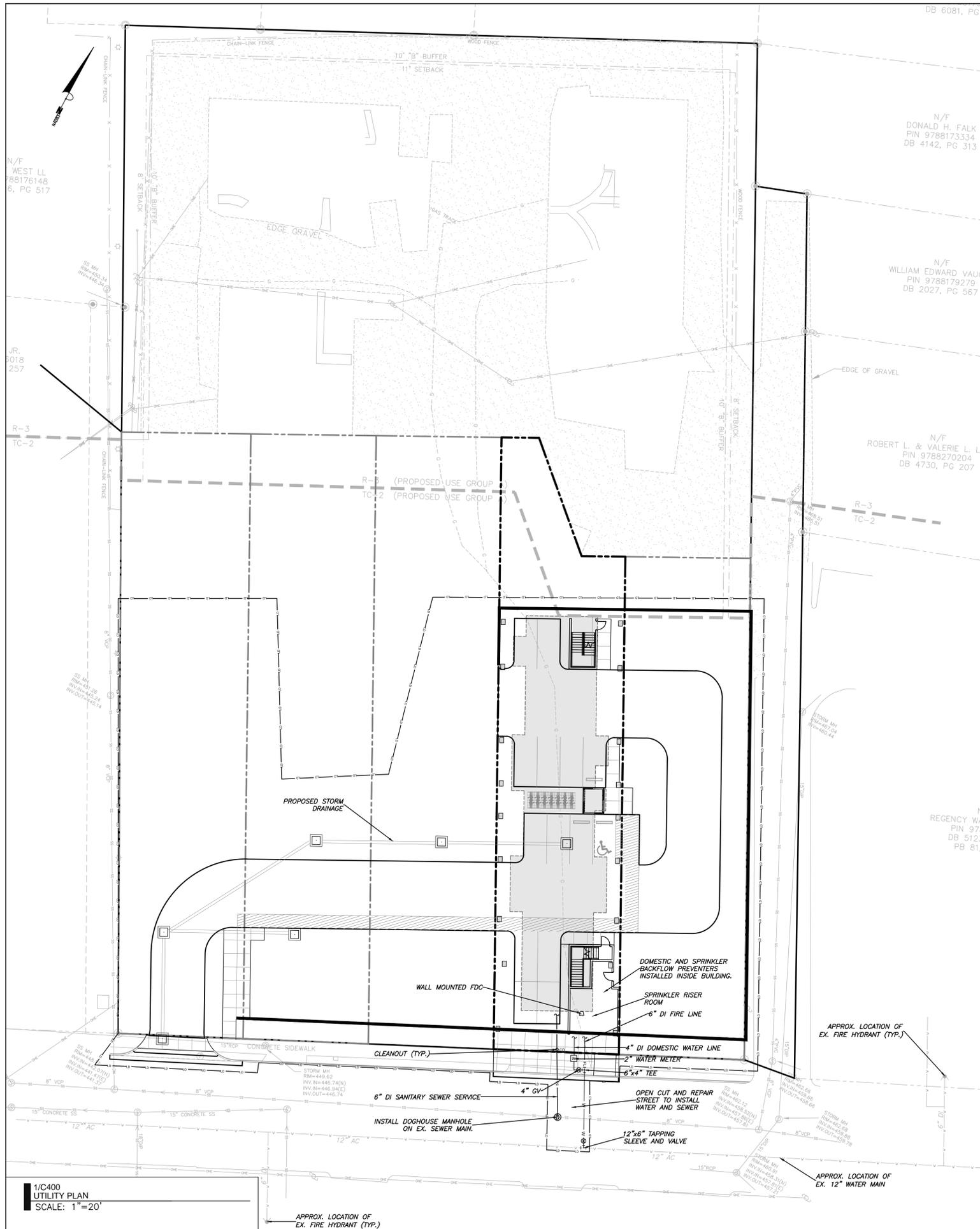
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SITE PLAN

Sheet Title:

**GRADING AND
STORM DRAINAGE
PLAN**

Sheet Number
C300



1/C400
UTILITY PLAN
SCALE: 1"=20'

utility notes

GENERAL NOTES:

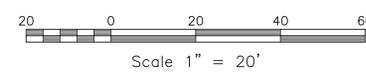
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- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF CHAPEL HILL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- 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).
- 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.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

SANITARY SEWER:

- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- 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.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- 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.
- 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.
- 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.
- MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM 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 TE-IN TO EXISTING LINES.
- ALL FDC(S) AND HYDRANT(S) TO BE PROVIDED WITH 5 INCH DIAMETER STORZ CONNECTIONS.



LEGEND

Water Valve	⊗	Light Pole	OLP
Curb Inlet/Catch Basin	⊠	Sewer Cleanout	OCO
Mail Box	MB	Flared End Section	⊠
Traffic Signal Box	TSB	Gas Valve	⊗
Electric Transformer	⊠	Existing Iron Pipe (3/4" unless noted)	⊠
Electric Junction Box	⊠	1/2" Iron Pipe Set	⊠
Gas Meter	⊠	Existing PK Nail	● PK
Sanitary Sewer Manhole	⊙	PK Nail Set	● PKS
Storm Sewer Manhole	⊙	Computed Point	⊠
Telephone Manhole	⊙	Concrete Monument	⊠
Electric Manhole	⊙	Tree Line	⊠
Sign	⊙	Fence	⊠
Telephone Pedestal	⊙	Underground Electric	⊠
Fire Hydrant	⊙	Underground Telephone	⊠
Post Indicator Valve	⊙	Gas Line	⊠
Water Manhole	⊙	Water Line	⊠
Water Meter	⊙	Overhead Utilities	⊠
Hot Box	⊙	Storm Sewer	⊠
Utility Pole	⊙	Sanitary Sewer	⊠
		Guard Rail	⊠
		Building Wall	⊠

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Project:
320 ROSEMARY MIXED-USE

320 W ROSEMARY ST.
CHAPEL HILL, NC 27516

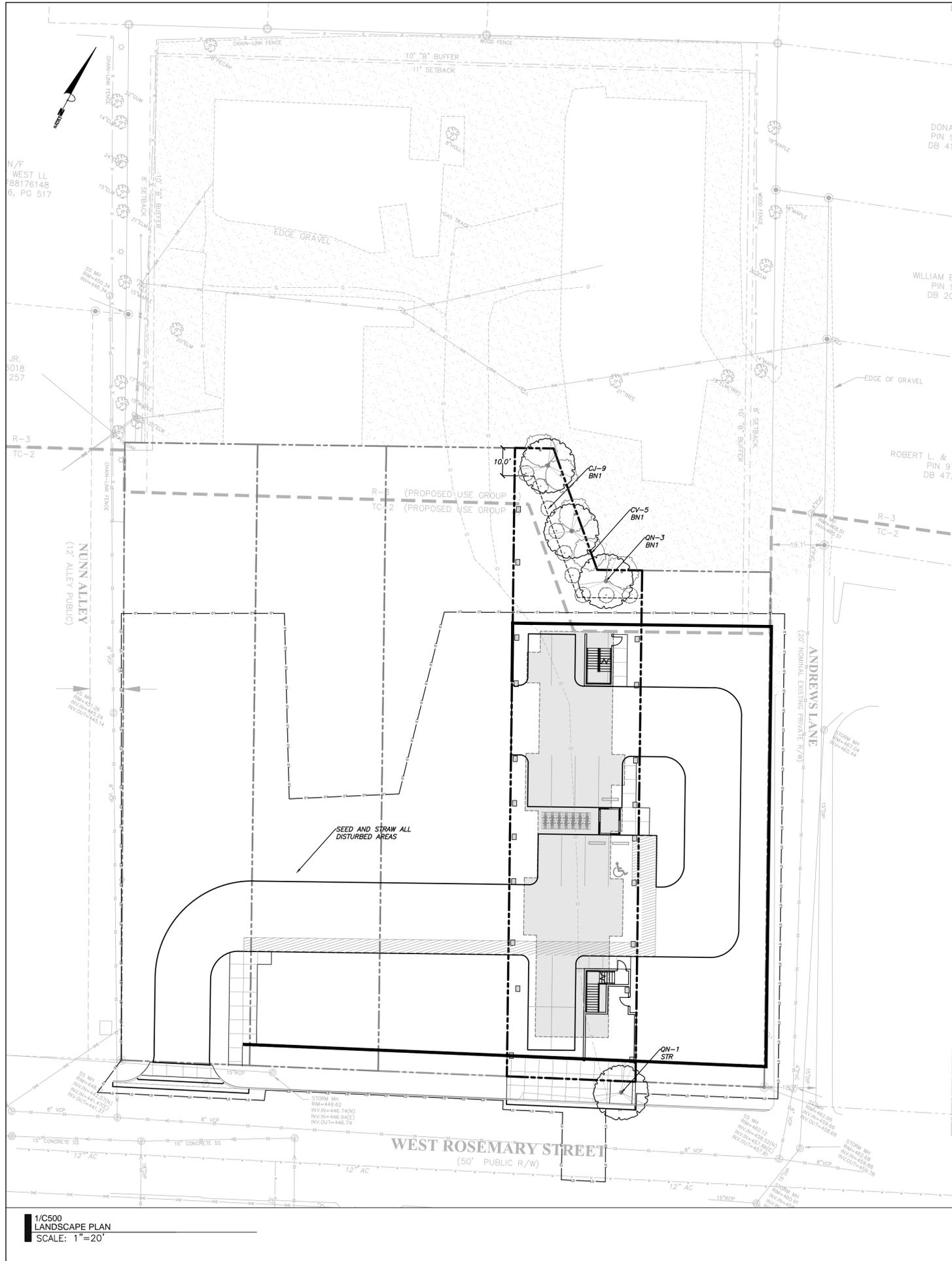
ORANGE COUNTY
NORTH CAROLINA

PIN: 9788178053



PRELIMINARY
NOT FOR CONSTRUCTION
Job Number: 1663
Drawn: JSA, ED
Checked: JSA
Date: 03.17.2017
Revisions:

SITE PLAN
Sheet Title:
UTILITY PLAN
Sheet Number
C400



**2/C500
LANDSCAPE NOTES**
NTS

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- 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.
- IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- 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.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- 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.
- 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.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.

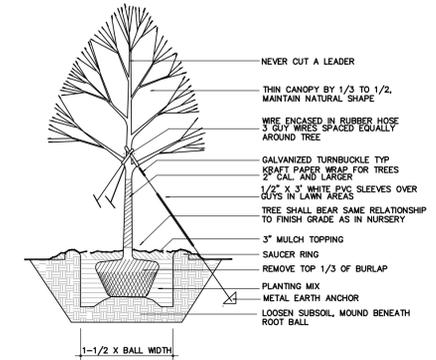
**3/C500
LANDSCAPE CALCULATIONS**
NTS

USE CLASSIFICATION: DWELLING UNITS, 7 OR MORE (USE GROUP A)
 ADJACENT USE CLASSIFICATION: DWELLING UNITS, 7 OR MORE (USE GROUP A)
 NORTHERN BUFFER = TYPE B INTERNAL BUFFER (10' MIN.)
 PLANTINGS PER 100 LF
 4 LARGE TREES
 7 SMALL TREES
 12 SHRUBS

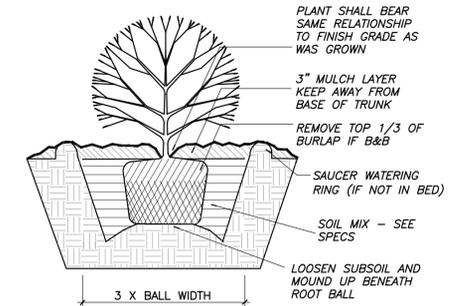
PLANTINGS PROVIDED = 76' PL
 3 LARGE TREES
 5 SMALL TREES
 9 SHRUBS

**4/C500
LANDSCAPE PLANTING SCHEDULE**
NTS

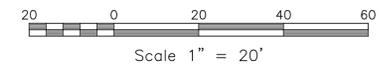
QTY	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
LARGE TREES								
4		N	QR	<i>Quercus nuttallii</i>	Nuttall Oak	2" cal.	8'-10' hgt.	Single leader
SMALL TREES								
5		N	CV	<i>Chionanthus virginicus</i>	Fringetree	1.5" cal.	5'-6' hgt.	Single trunk
SHRUBS								
9		Y	CJ	<i>Camellia japonica</i> 'Jacks'	Spring Camellia	3 gal.	18" hgt.	Full. Matching



**5/C500
TREE PLANTING DETAIL**
NTS



**6/C500
SHRUB PLANTING DETAIL**
NTS



LEGEND

Water Valve	⊗	Light Pole	○LP
Sewer Cleanout	⊠	Sewer Cleanout	○CO
Curb Inlet/Catch Basin	⊡	Flamed End Section	⊠
Mail Box	⊠	Gas Valve	⊗GV
Traffic Signal Box	⊠TSB	Existing Iron Pipe (3/4" unless noted)	○
Electric Transformer	⊠	1/2" Iron Pipe Set	○IPS
Electric Junction Box	⊠	Existing PK Nail	●PK
Gas Meter	⊠	PK Nail Set	●PKS
Sanitary Sewer Manhole	⊠	Computed Point	⊠
Storm Sewer Manhole	⊠	Concrete Monument	⊠
Telephone Manhole	⊠	Tree Line	⊠
Electric Manhole	⊠	Fence	⊠
Sign	⊠	Underground Electric	⊠
Telephone Pedestal	⊠TEL	Underground Telephone	⊠
Fire Hydrant	⊠	Gas Line	⊠
Post Indicator Valve	⊠PIV	Water Line	⊠
Water Manhole	⊠	Overhead Utilities	⊠
Water Meter	⊠	Storm Sewer	⊠
Hot Box	⊠	Sanitary Sewer	⊠
Utility Pole	⊠	Guard Rail	⊠
		Building Wall	⊠



**Coulter
Jewell
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SITE PLAN

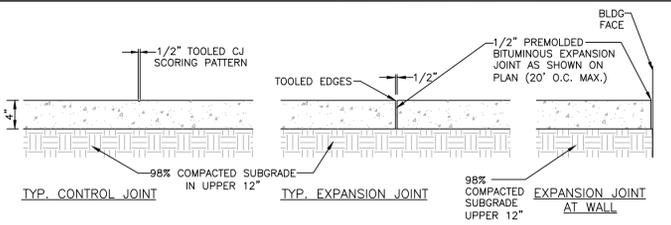
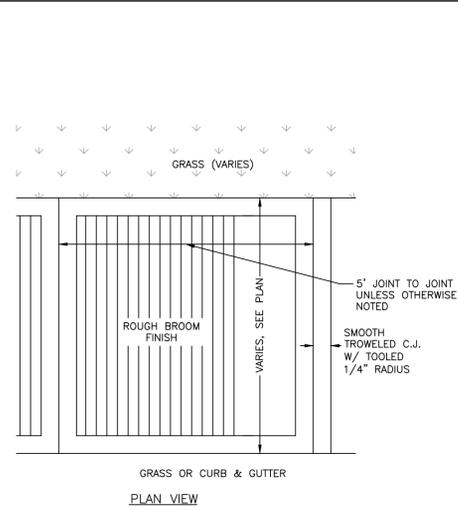
Sheet Title:

**LANDSCAPE
PLAN**

Sheet Number

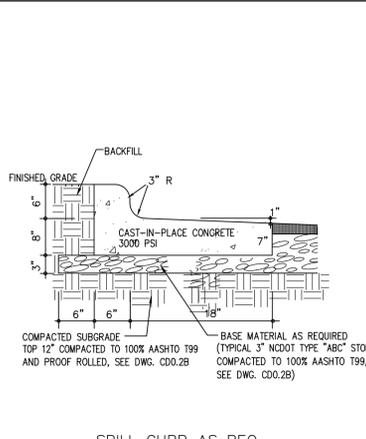
C500

**1/C500
LANDSCAPE PLAN**
SCALE: 1"=20'



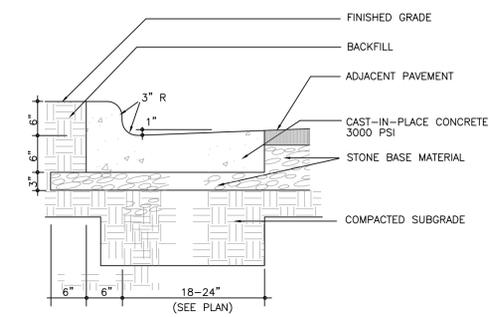
- NOTES:
- 1) 4" THICK CONC., 3000 PSI MIN.
 - 2) ALL SIDEWALK ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE
 - 3) USE 1/2" BITUMINOUS EXPANSION JOINT A MAX. OF 20' O.C. AND WHENEVER CONCRETE WALK MEETS FIXED OBJECTS (I.E. CURBS, BLDG. ETC.), EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM BACKER ROD AND ELASTOMERIC SEALANT.
 - 4) ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.
- ALL CONSTRUCTION JOINTS AND EXPANSION JOINTS IN NCDOT RIGHT-OF-WAY SHALL BE SEALED PER NCDOT STANDARDS AND SPECIFICATION.

1 CONCRETE SIDEWALK
C600 no scale

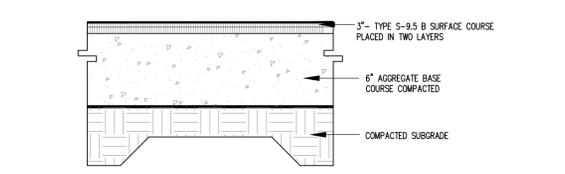


SPILL CURB AS REQ.

2 CURB AND GUTTER
C600 no scale

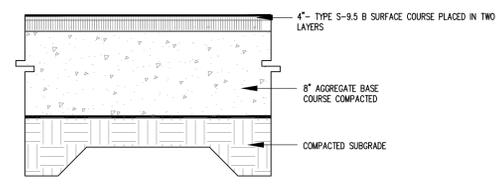


- CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
- CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
- CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
- JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ABUTTING SIDEWALK.
- EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



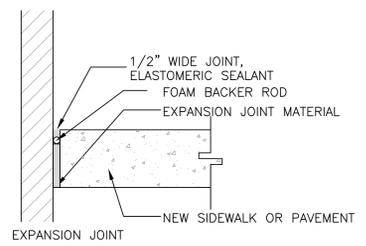
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3 LIGHT DUTY ASPHALT PAVING
C600 no scale

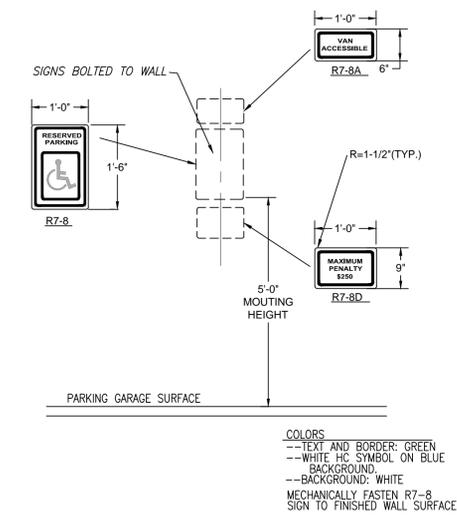


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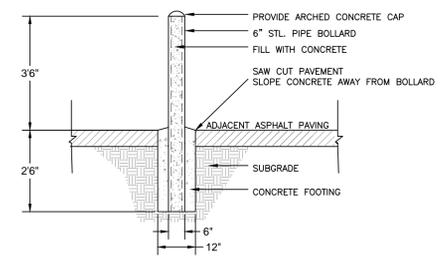
4 HEAVY DUTY ASPHALT PAVING
C600 no scale



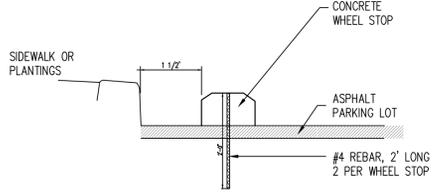
5 PAVING ADJACENT TO BUILDING
C600 no scale



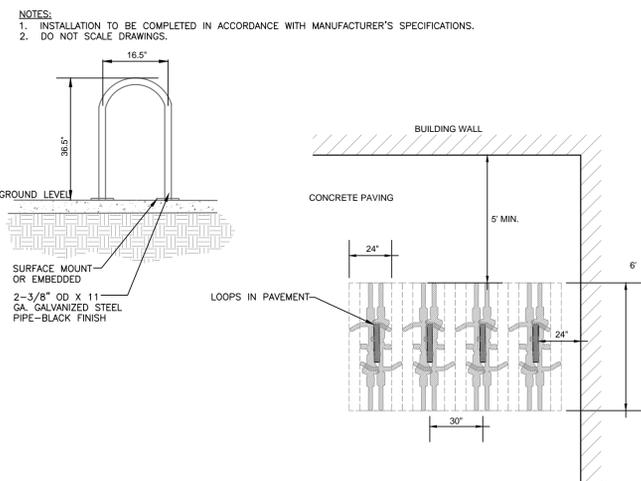
6 ADA SIGNAGE
C600 no scale



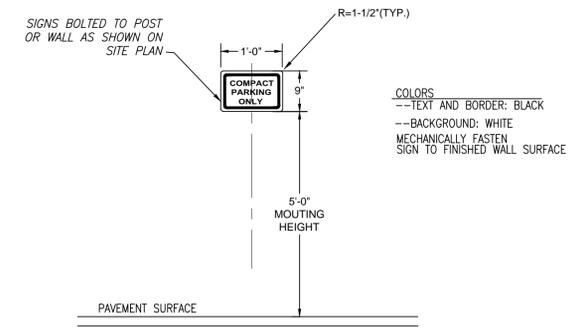
7 BOLLARD
C600 no scale



8 WHEELSTOP
C600 no scale



9 BIKE RACK
C600 no scale



10 COMPACT PARKING SPACE SIGNAGE
C600 no scale

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SITE PLAN REVIEW

Sheet Title:

SITE DETAILS

Sheet Number
C600