

322 ROSEMARY MIXED-USE

322 W. ROSEMARY STREET, CHAPEL HILL, NORTH CAROLINA

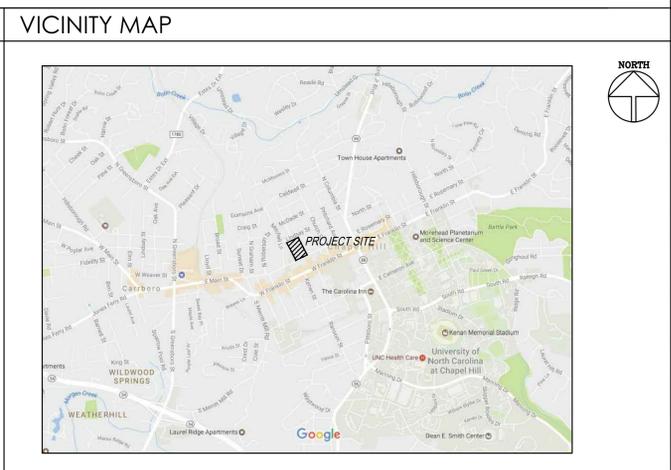
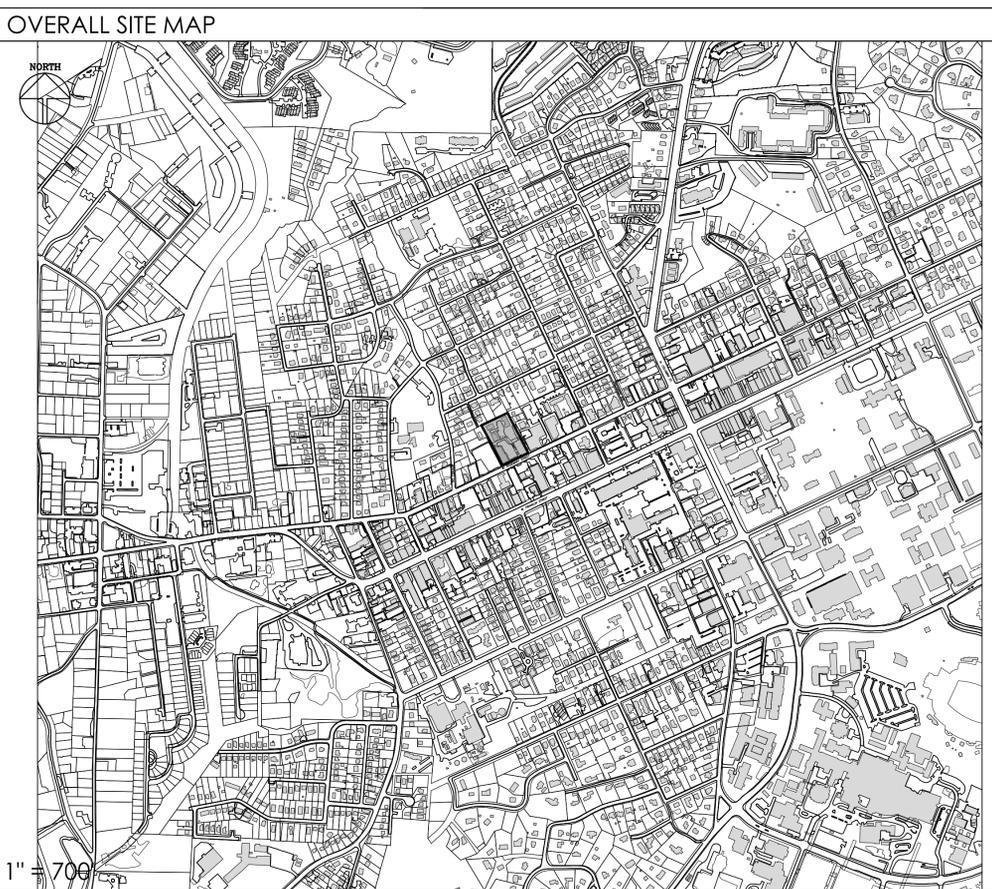


**Coulter
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ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE
NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-1209

PROJECT DATA				
EXISTING SITE INFORMATION	PROPERTY 1: OWNER PIN ACREAGE	PROPERTY 2: AMITY STATION LLC 9788179085 10,890 SF / 0.25 AC	PROPERTY 3: AMITY STATION LLC 9788270111 2614 SF / 0.06 AC	PROPERTY 4: AMITY STATION LLC 9788178220 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:	35,400 SF / 0.81 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 11 = 25 MAX)		1 / 375 SF FLOOR AREA (1,000 / 375 = 3 MAX)	
EXISTING:	N/A		3	
PROPOSED:	12			
TOTAL VEHICULAR PARKING SPACES:	1 ADA SPACE 2 COMPACT SPACES 12 REGULAR SPACES 15 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:	31,486 SF / 0.72 AC			
TOTAL IMPERVIOUS SURFACE:	31,486 SF / 0.72 AC			
TREE CANOPY COVERAGE	N/A (TOWN CENTER)			
BUILDING INFORMATION				
EXISTING BUILDING SIZE:	6,037 SF			
PROPOSED BUILDING SIZE:	19,999 SF			
TOTAL BUILDING SIZE:	19,999 SF			



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.

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.

TOWN OF CHAPEL HILL NOTES

1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
2. 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.
3. 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.

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
322.AS1	BUILDING MASSING SECTION

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

Project:

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322 W ROSEMARY ST.
CHAPEL HILL, NC 27516

ORANGE COUNTY
NORTH CAROLINA

PIN: 9788178053



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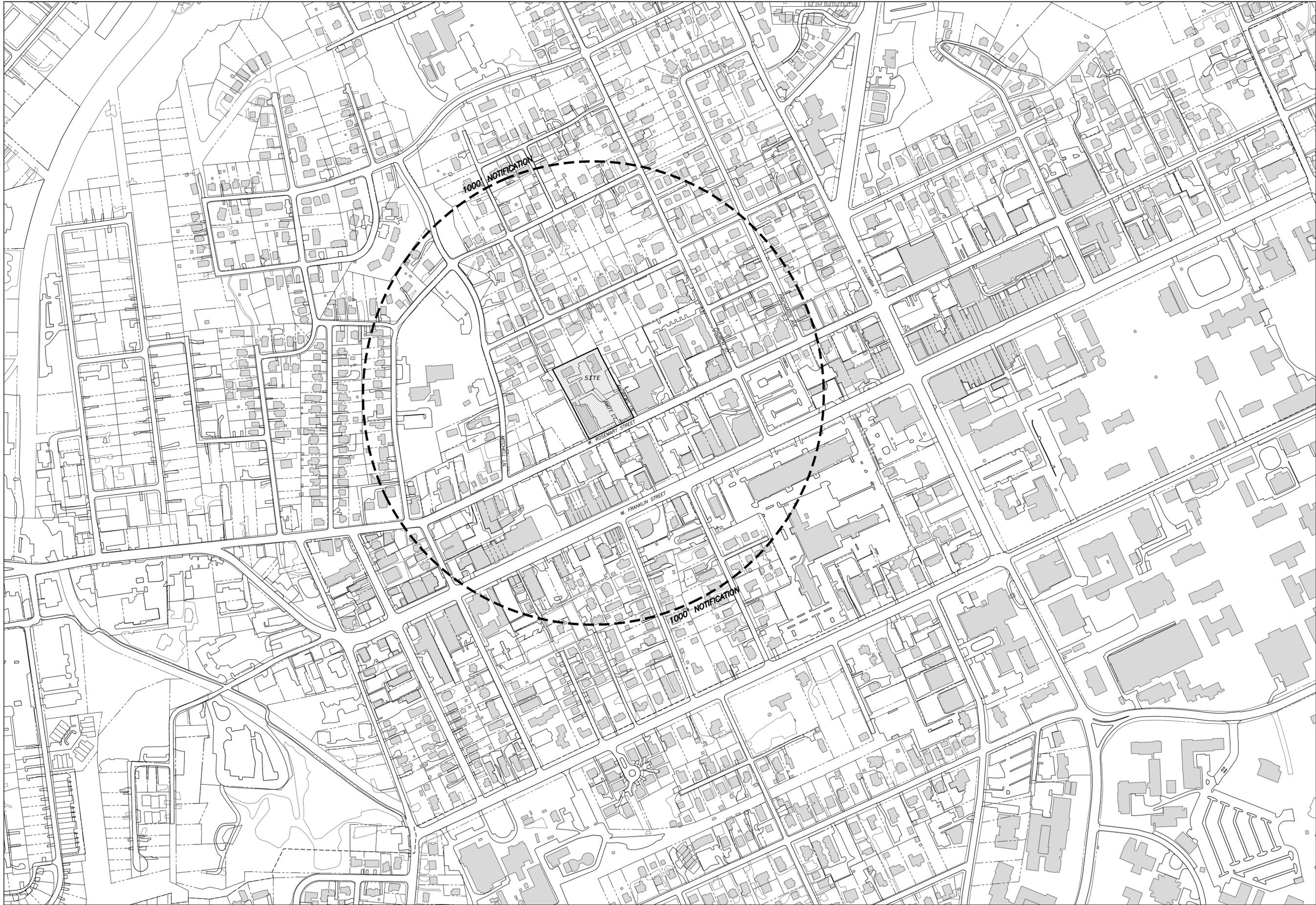
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Revisions	

SITE PLAN

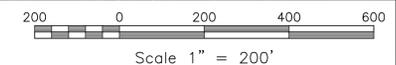
Sheet Title:

COVER SHEET

Sheet Number
C000



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



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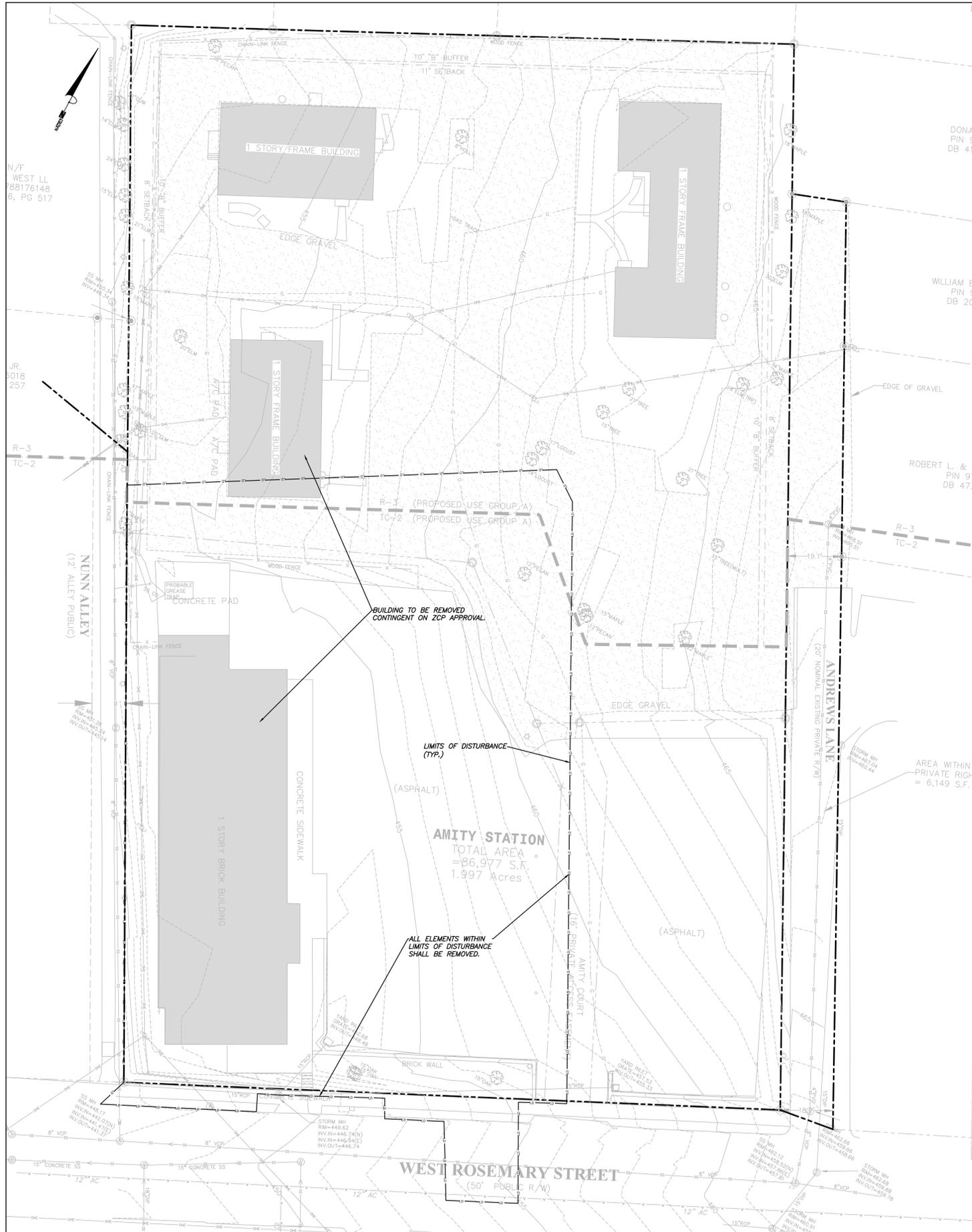
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SITE PLAN
 Sheet Title:
**AREA
 MAP**
 Sheet Number
C001



demolition notes

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEET C101 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 C400. 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 RIGHT OF WAY OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER CITY SPECIFICATIONS AND STANDARDS.
11. A DECONSTRUCTION ASSESSMENT WILL BE REQUIRED BEFORE A DEMOLITION PERMIT WILL BE ISSUED FOR THE EXISTING 2 STORY STRUCTURE.
12. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
13. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
14. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
15. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.



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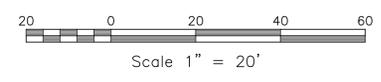
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LEGEND

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/C101
EXISTING CONDITIONS PLAN
SCALE: 1"=20'

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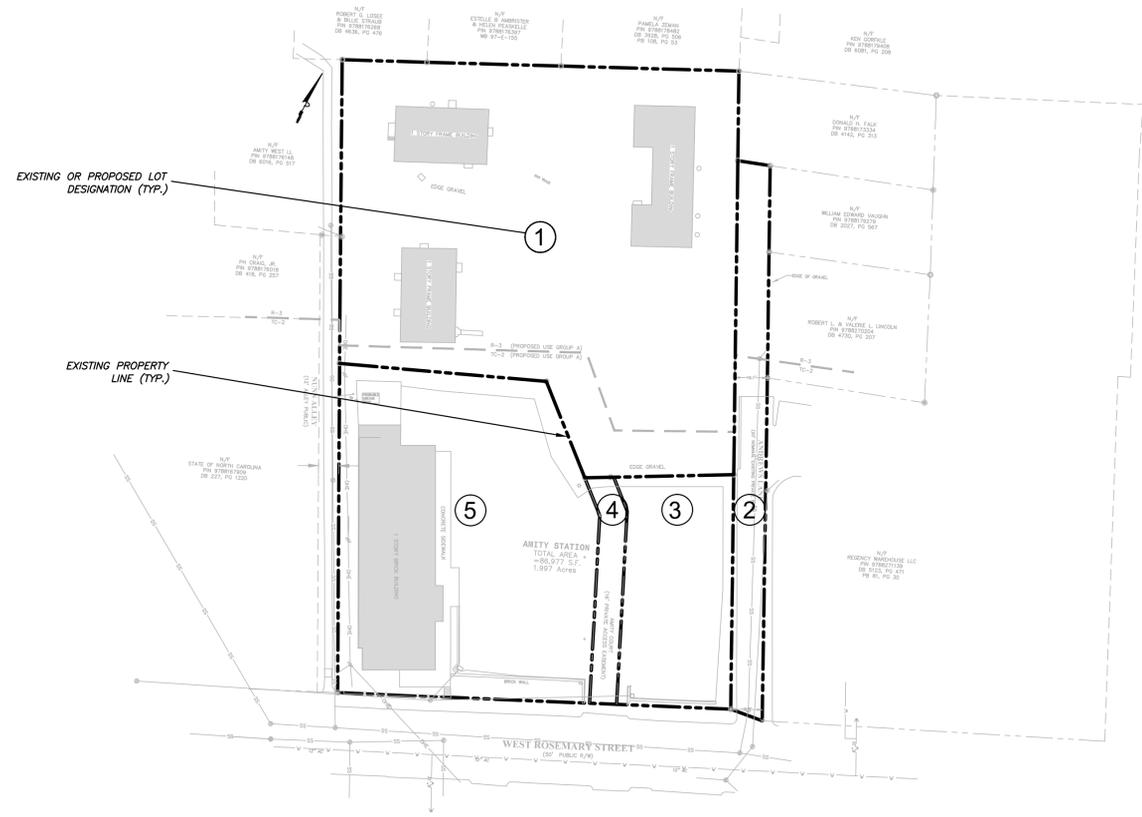
SITE PLAN

Sheet Title:

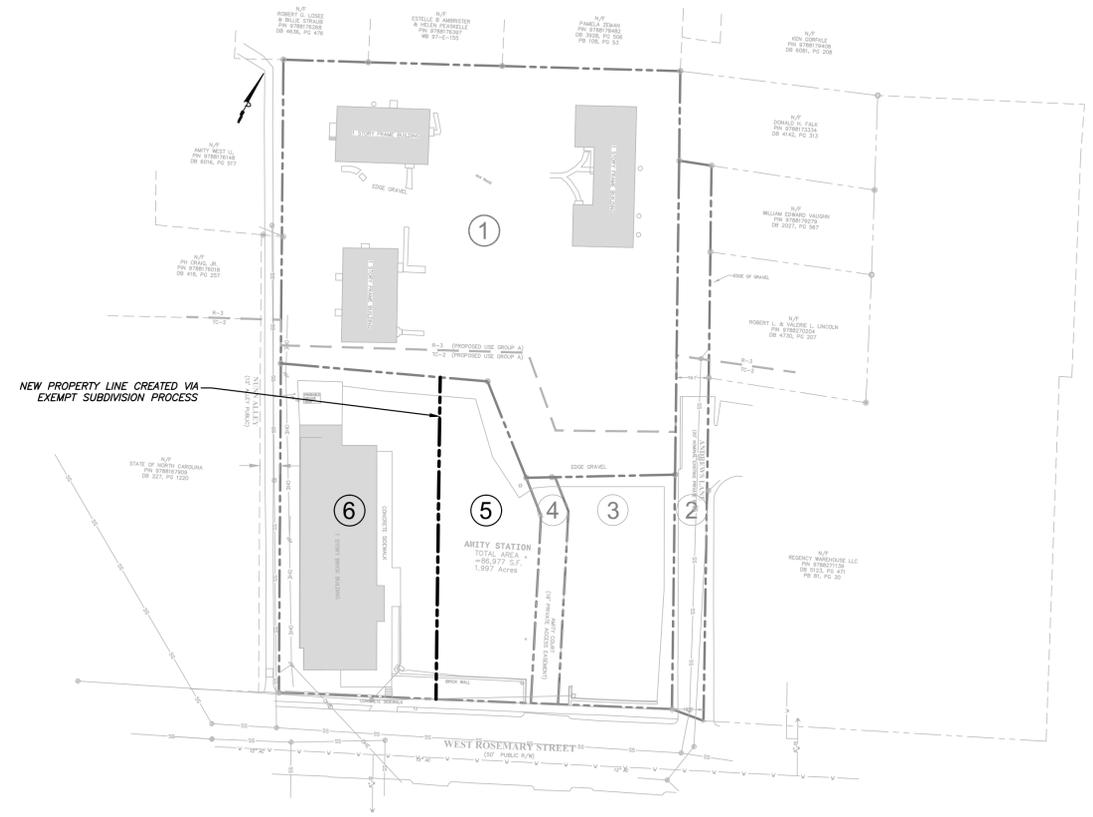
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PLAN**

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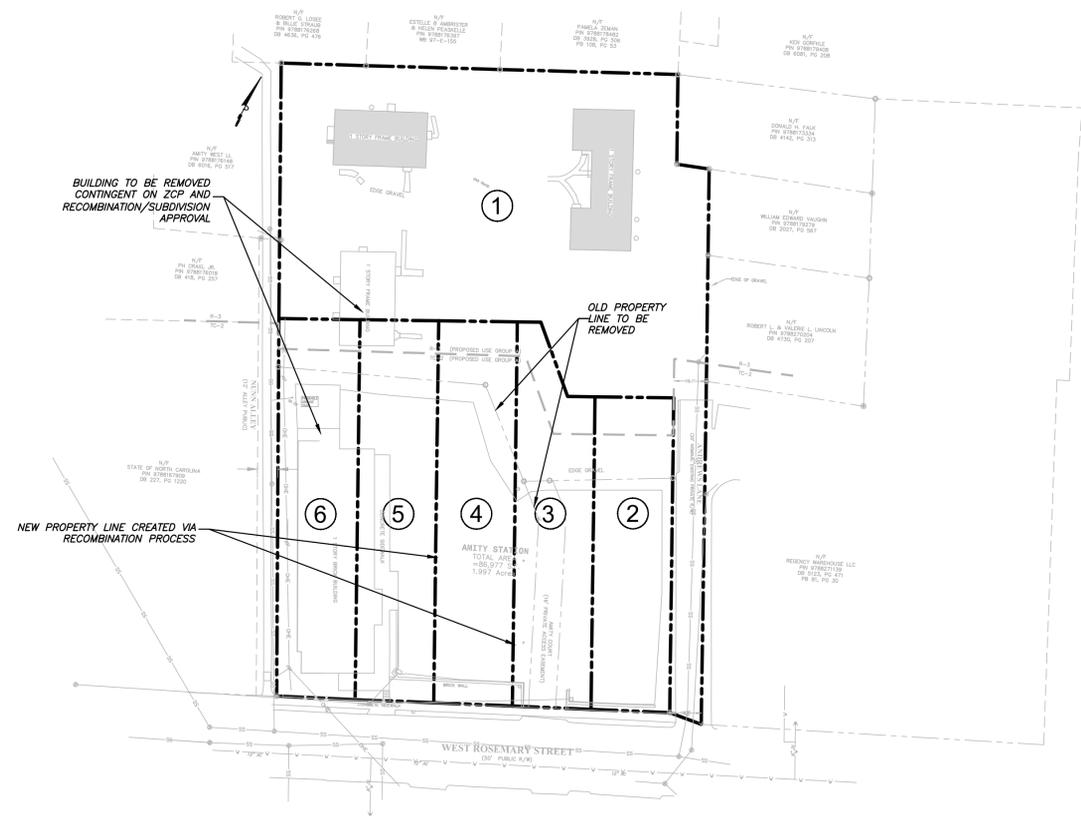
C101



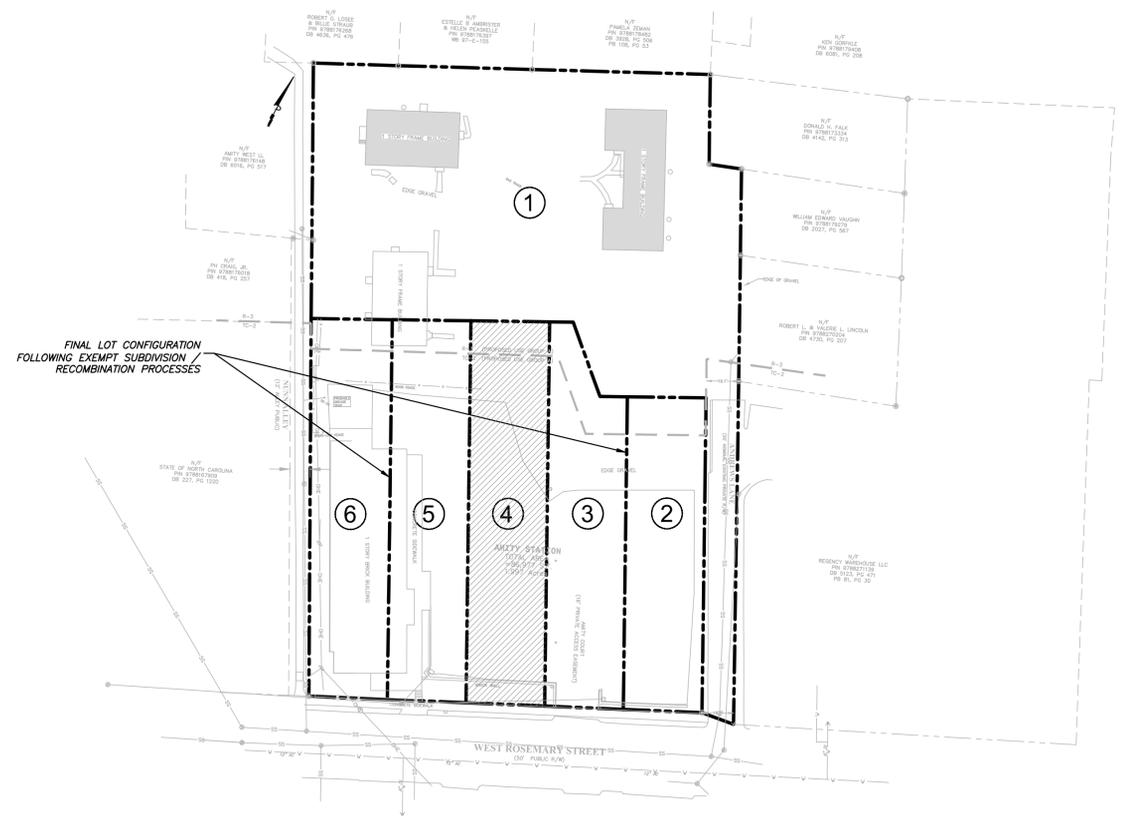
1/C103
EXISTING LOT CONFIGURATION
SCALE: 1"=50'



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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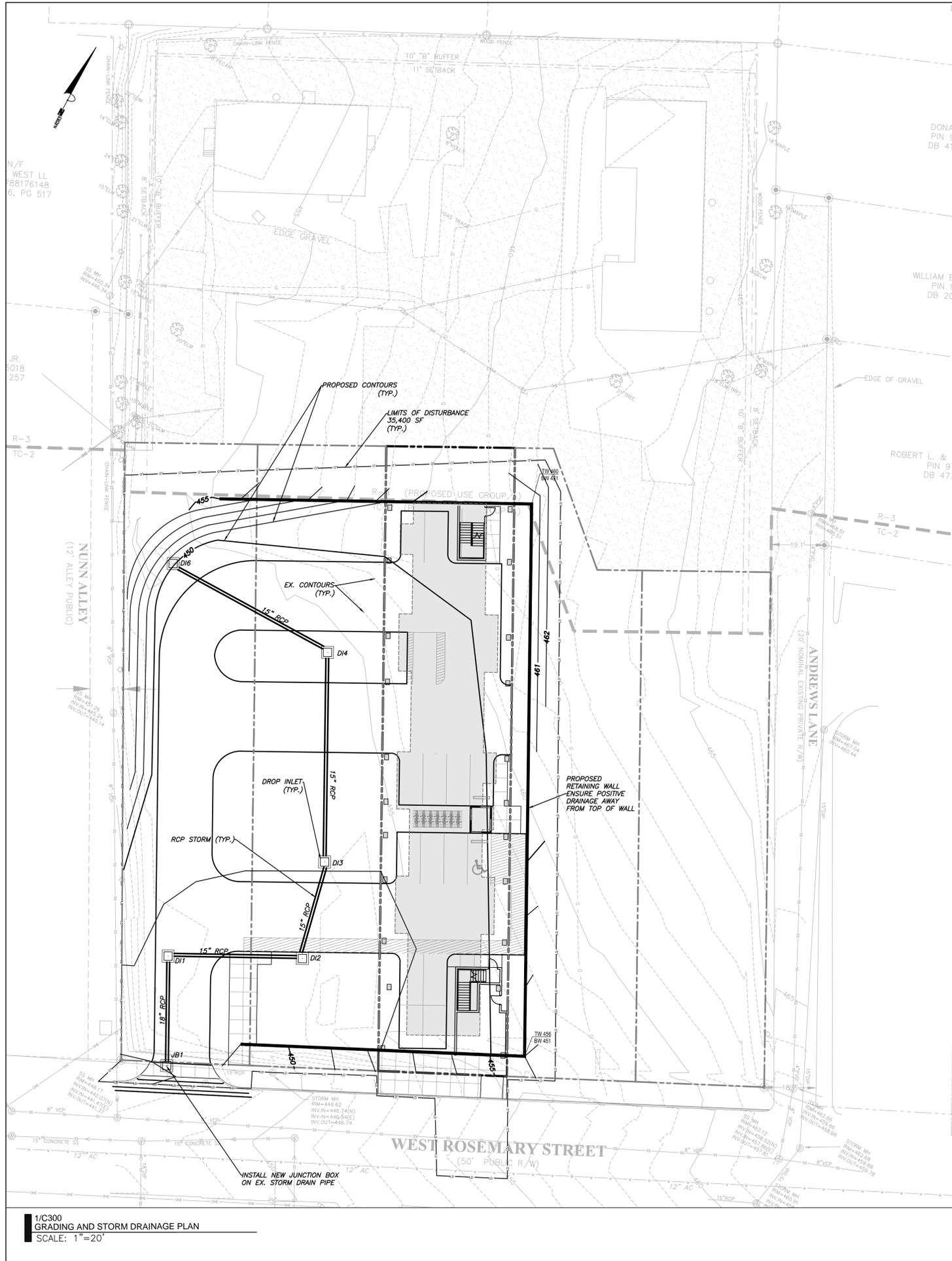
SITE PLAN

Sheet Title:

**EXISTING
LOTS
RECOMBINATION**

Sheet Number

C103



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

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 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:

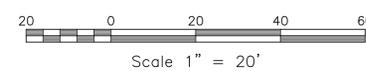
1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES 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)	⊙	IPS
Electric Junction Box	⊠	1/2" Iron Pipe Set	⊙	PKS
Gas Meter	⊠	Existing PK Nail	⊙	PK
Sanitary Sewer Manhole	⊙	PK Nail Set	⊙	PKS
Storm Sewer Manhole	⊙	Computed Point	⊙	
Telephone Manhole	⊙	Concrete Monument	⊙	
Sign	⊙	Tree Line	⊙	
Telephone Pedestal	⊙	Fence	⊙	
Fire Hydrant	⊙	Underground Electric	⊙	
Post Indicator Valve	⊙	Underground Telephone	⊙	
Water Manhole	⊙	Gas Line	⊙	
Water Meter	⊙	Water Line	⊙	
Hot Box	⊙	Overhead Utilities	⊙	
Utility Pole	⊙	Storm Sewer	⊙	
		Sanitary Sewer	⊙	
		Guard Rail	⊙	
		Building Wall	⊙	



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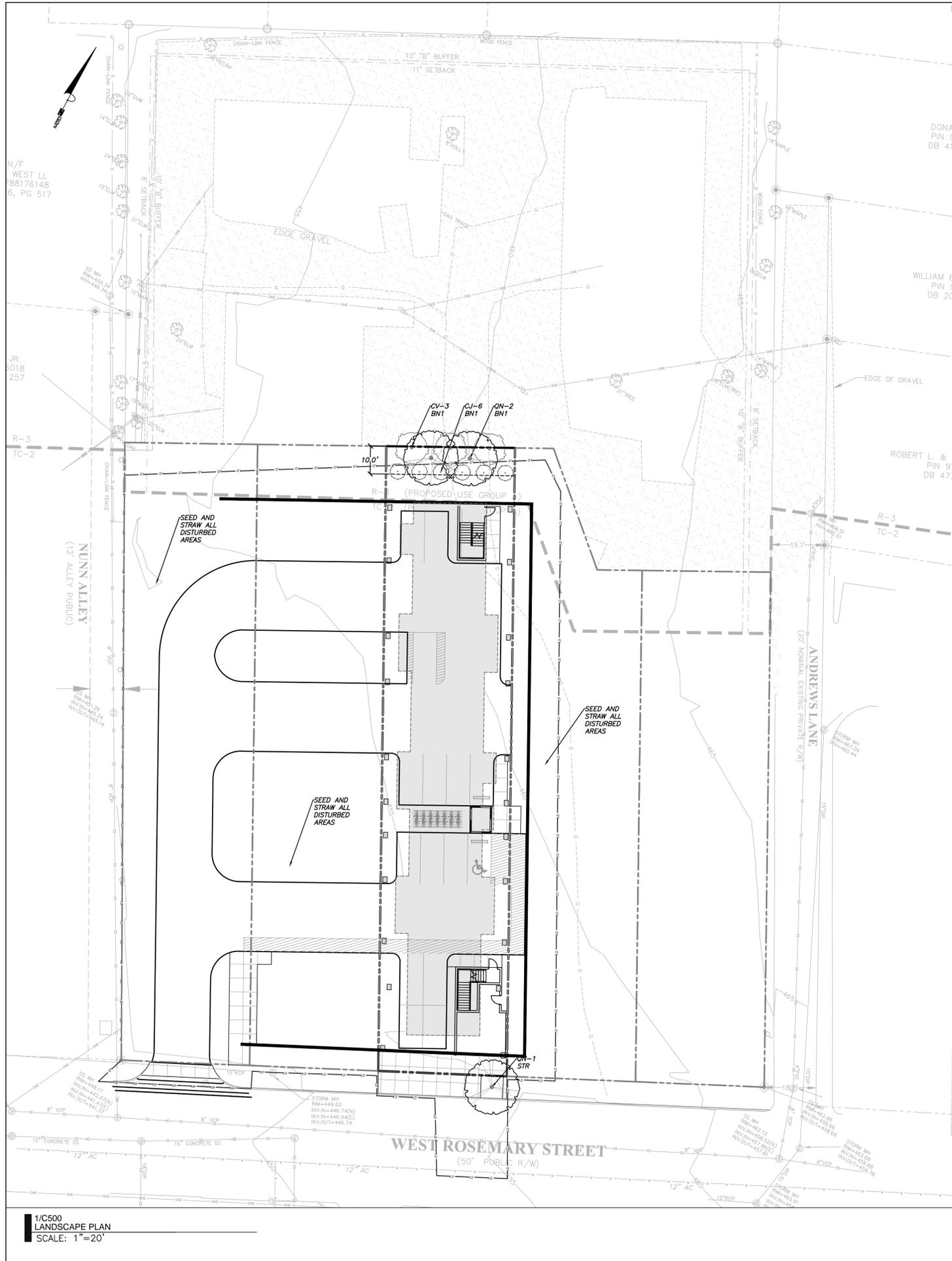
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SITE PLAN

Sheet Title:

GRADING AND STORM DRAINAGE PLAN

Sheet Number
C300



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.

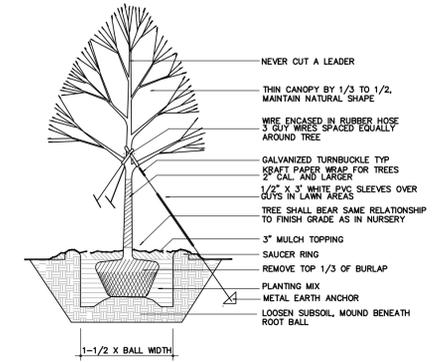
3/C500
LANDSCAPE CALCULATIONS
NTS

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

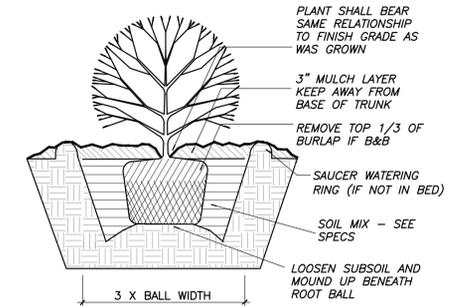
PLANTINGS PROVIDED = 46' PL
2 LARGE TREES
3 SMALL TREES
6 SHRUBS

4/C500
LANDSCAPE PLANTING SCHEDULE
NTS

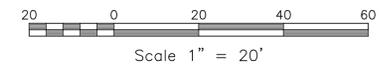
QTY	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
LARGE TREES								
3		N	QR	<i>Quercus nuttalli</i>	Nuttall Oak	2" cal.	8'-10' hgt.	Single leader
SMALL TREES								
3		N	CV	<i>Chionanthus virginicus</i>	Fringetree	1.5" cal.	5'-6' hgt.	Single trunk
SHRUBS								
6		Y	CJ	<i>Camellia japonica</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	⊗	Flared End Section	⊗
Mail Box	⊗	Gas Valve	⊗GV
Traffic Signal Box	⊗	Existing Iron Pipe (3/4\"/>	



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Project:

**322 ROSEMARY
MIXED-USE**

322 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:

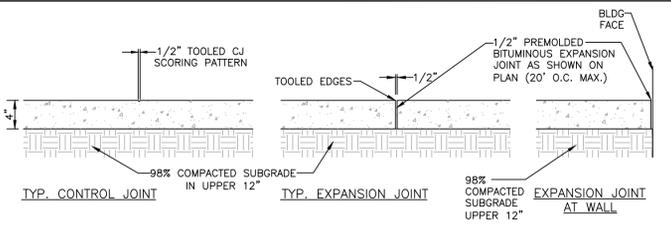
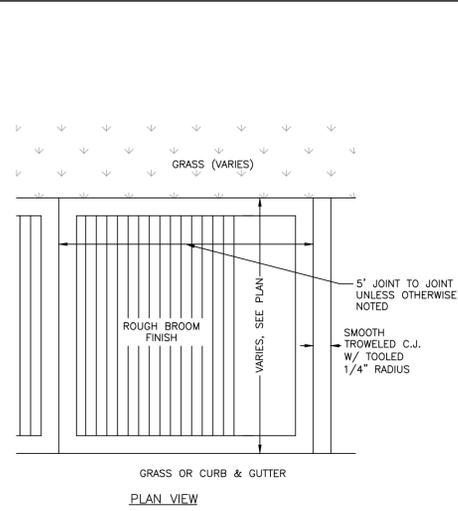
SITE PLAN

Sheet Title:

**LANDSCAPE
PLAN**

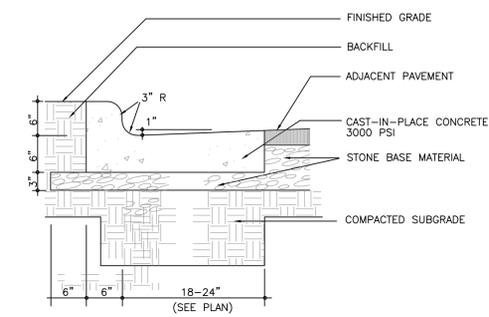
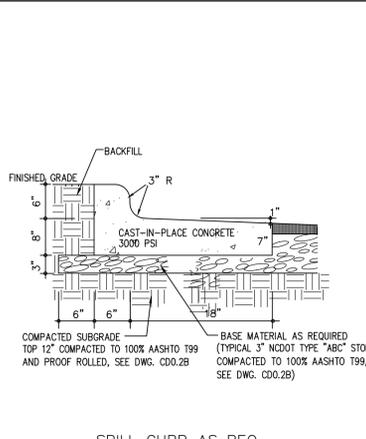
Sheet Number
C500

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



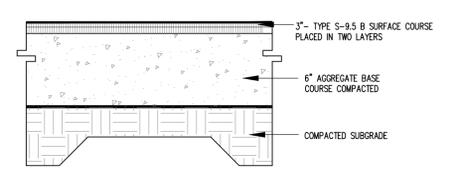
- NOTES:
- 1) 4" THICK CONC., 3000 PSI MIN.
 - 2) ALL SIDEWALK ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE
 - 3) USE 1/2" BITUMINOUS EXPANSION JOINT A MAX. OF 20' O.C. AND WHENEVER CONCRETE WALK MEETS FIXED OBJECTS (I.E. CURBS, BLDG. ETC.), EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM 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



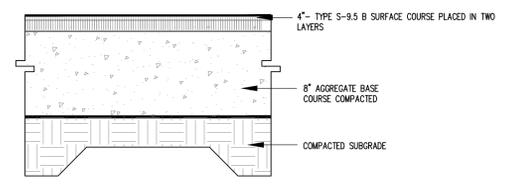
- CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED 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.

2 CURB AND GUTTER
C600 no scale



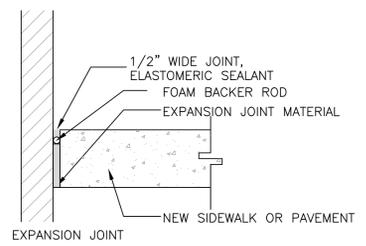
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3 LIGHT DUTY ASPHALT PAVING
C600 no scale

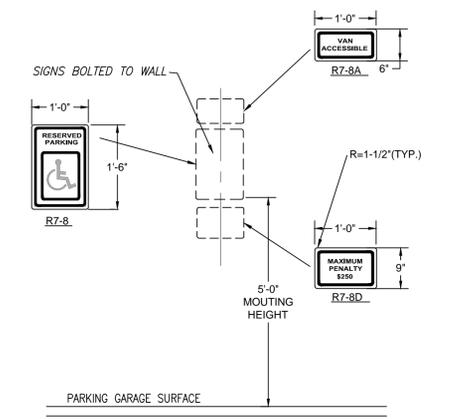


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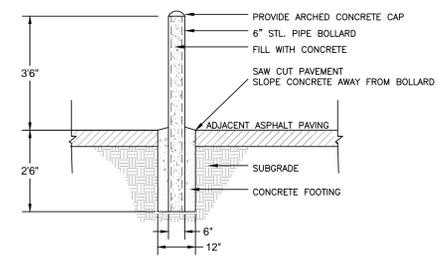
4 HEAVY DUTY ASPHALT PAVING
C600 no scale



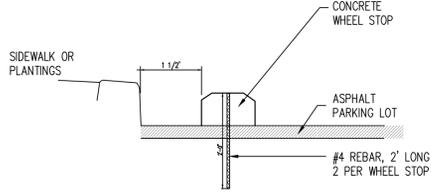
5 PAVING ADJACENT TO BUILDING
C600 no scale



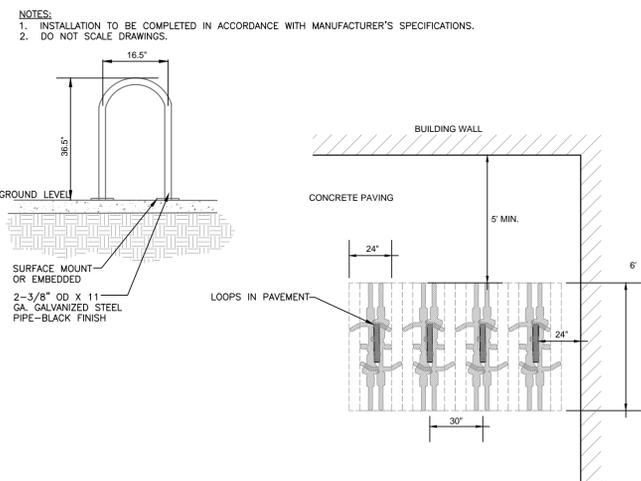
6 ADA SIGNAGE
C600 no scale



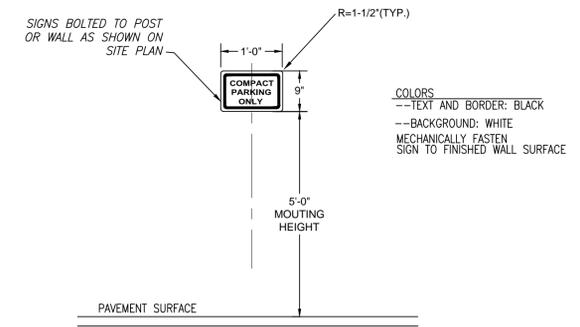
7 BOLLARD
C600 no scale



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

Sheet Title:

SITE DETAILS

Sheet Number

C600