

# PROPOSED MULTIFAMILY DEVELOPMENT (1301 FORDHAM BLVD)

**SITE DATA:**

PIN NUMBER: 9799352260

ZONING: BLUE HILL DISTRICT (WX-7)  
MAX. HEIGHT LIMIT: WX-7 = 90 FT.

PROPOSED HEIGHTS: < 90 FT.

**REQUIRED SETBACKS:**  
TYPE B FRONTAGE: 0' MIN./20' MAX. (WITHOUT PARKING)  
TYPE C FRONTAGE: 5' MIN

**PROPOSED SETBACKS:**  
FORDHAM BOULEVARD  
TYPE B FRONTAGE: 8' MIN. PLANTING ZONE / 12' MULTI-USE PATH (0-20' BUILDING SETBACK)

EPHESUS CHURCH ROAD  
TYPE B FRONTAGE: 8' MIN. PLANTING ZONE / 8' SIDEWALK (0-20' BUILDING SETBACK)

LEGION ROAD DRIVEWAY  
TYPE C FRONTAGE: 8' PLANTING ZONE / 6' SIDEWALK

**BUILD TO ZONE DISTANCES:**  
FORDHAM BLVD.  
(508' OF R/W x 0.60= 304' REQUIRED BUILDING FACADE IN THE BTZ; 407' PROVIDED)

EPHESUS CHURCH ROAD  
(402' OF R/W x 0.60=241' REQUIRED BUILDING FACADE IN THE BTZ; 320' PROVIDED)

PROPOSED LEGION ROAD DRIVEWAY  
TYPE C FRONTAGE: N/A

AREA: NLA = 116,224 SF (EXC. ROW DEDICATION); GLA = 127,845 SF

PROPOSED DISTURBED AREA = 189,530 SF (4.35 ACRES)

IMPERVIOUS SURFACE AREA: 131,288 (EXISTING); 128,774 SF (PROPOSED) / 107,412 (WITHIN NLA)

OUTDOOR AMENITY SPACE: 6,974 SF REQUIRED; 6,914 SF PROVIDED + 60 SF FEE-IN LIEU

ACTIVE RECREATION AREA SPACE: 13,807 SF (REQUIRED); 6,459 SF (PROVIDED) + 7,348 SF FEE-IN LIEU

PROPOSED FLOOR AREA = 344,244 SF

PROPOSED TOTAL # UNITS = 341

REQUIRED RESIDENTIAL PARKING:	STUDIO 1 BEDROOM UNITS - 120	120 SPACES REQUIRED
	1 BEDROOM UNITS - 159	159 SPACES REQUIRED
	2 BEDROOM UNITS - 56	70 SPACES REQUIRED
	RESIDENTIAL OVERALL	349 SPACES REQUIRED

REQUIRED COMMERCIAL PARKING:	2,430 SF CLUB	9 SPACES REQUIRED
	5,332 SF LEASING OFFICE	18 SPACES REQUIRED
	10,685 SF NON-RESIDENTIAL	36 SPACES REQUIRED
	COMMERCIAL OVERALL	63 SPACES REQUIRED

PROPOSED VEHICLE PARKING: PARKING DECK (438 SPACES INCL. 10 H/C SPACES)  
SURFACE SPACES (3 SPACES INCL. 1 H/C SPACES)  
441 TOTAL TENANT SPACES

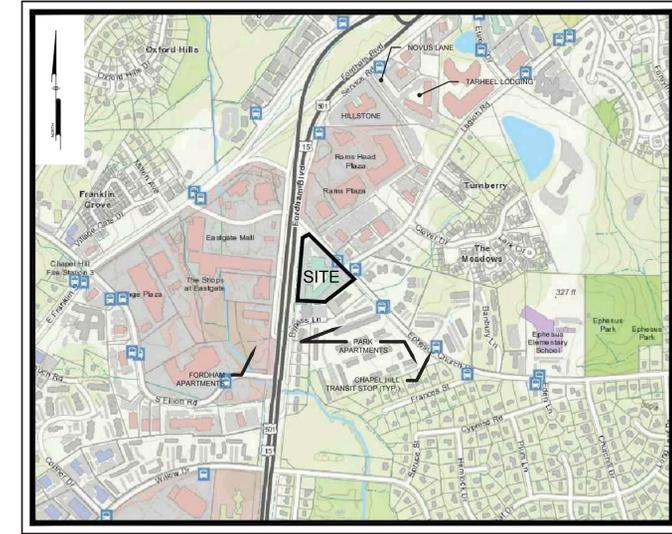
REQUIRED BICYCLE PARKING = COMMERCIAL: 8 SPACES (18,447SF / 2,500 SF)  
RESIDENTIAL: 171 (341 UNITS / 2)

PROPOSED BICYCLE PARKING = 139 LONG-TERM + 40 SHORT-TERM = 179 TOTAL BIKE PARKING\*  
\*BICYCLE PARKING LOCATED WITHIN PARKING DECK

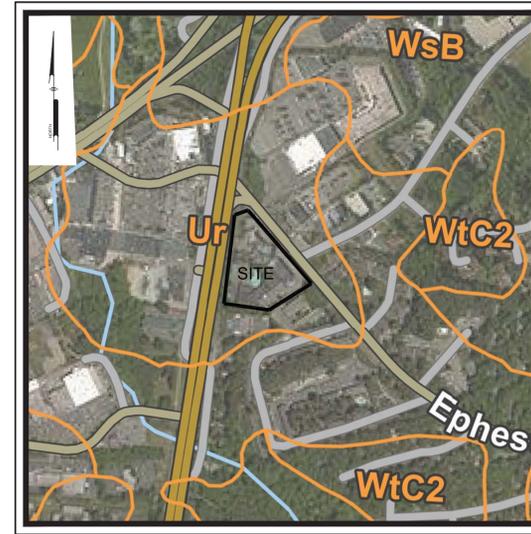
## BLUE HILL DISTRICT PERMIT

TOWN OF CHAPEL HILL, ORANGE COUNTY, N.C.  
2020-02-17

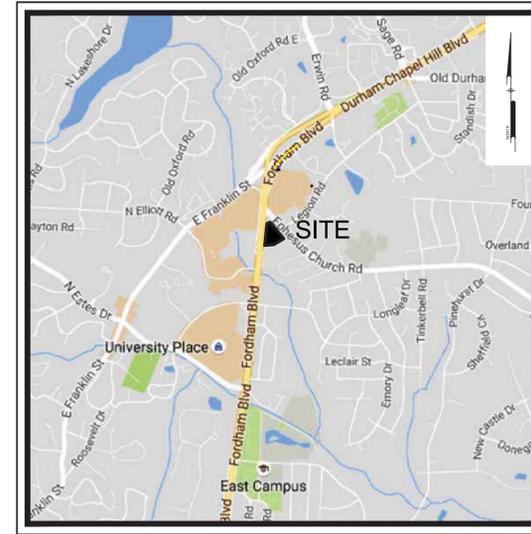
PREPARED FOR:  
OWNER/DEVELOPER  
**LEON CAPITAL GROUP**  
(ATTN: BLAKE SCHROEDER)  
3500 MAPLE AVENUE, SUITE 1600  
DALLAS, TX 75219



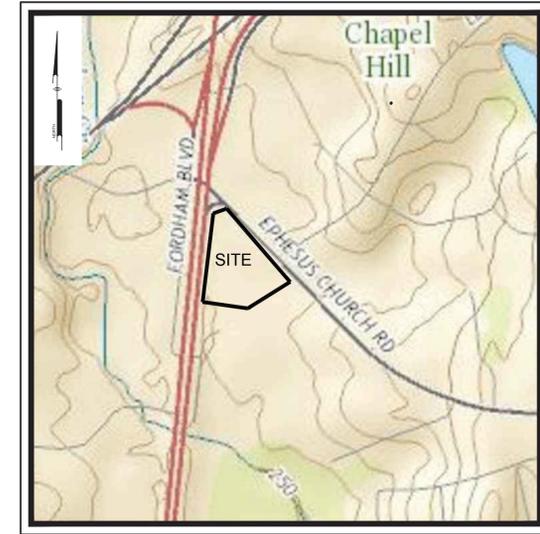
AREA MAP  
Scale: 1" = 600'



SOILS MAP  
Scale: 1" = 500'



LOCATION MAP  
1" = 2000'



USGS MAP  
Scale: 1" = 500'

PREPARED BY:

## PENNONI ASSOCIATES INC.



Firm License  
F-1267

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

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PROPOSED MULTIFAMILY DEVELOPMENT  
(1301 FORDHAM BLVD)

CHAPEL HILL, NORTH CAROLINA

COVER SHEET

LEON CAPITAL GROUP

3500 MAPLE AVENUE, SUITE 1600

DALLAS, TX 75219

NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSB/KNB

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PROJECT: LCGRP19002  
DATE: 2020-01-30  
DRAWING SCALE: NTS  
DRAWN BY: CCJ  
APPROVED BY: JUB

**CS0001**

SHEET 1 OF 28

**NOT FOR CONSTRUCTION**

U:\Amdm\LCGRP\CGRP19002 - Chapel Hill 2020\19-141-AM-BY-KenHaley-Booker - PLOTTING - Pennoni\CS0001-1.dwg PLOTTED: 2/18/2020 9:14 AM BY: KenHaley-Booker PROJECT STATUS: ---



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F-1267

**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

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		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, UNDERGROUND
		PHONE, STUB OUT
		PHONE, PEDESTAL
		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, 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: LEON CAPITAL GROUP, 3500 MAPLE AVE, SUITE 1800, DALLAS, TX 75219. RESPONSIBLE OFFICER: BLAKE SCHROEDER.
- EXISTING TOPOGRAPHIC FEATURES WERE TAKEN FROM A TOPOGRAPHIC SURVEY PLAN PROVIDED BY PENNONI DATED: 07/19/19.
- EXISTING SUBSURFACE CONDITIONS WERE TAKEN FROM "REPORT OF SUBSURFACE INVESTIGATION" PERFORMED BY GEOTECHNOLOGIES, INC. DATED 01/10/2020.
- ENVIRONMENTAL SITE INFORMATION WAS REFERENCED FROM PHASE I ENVIRONMENTAL SITE ASSESSMENT PERFORMED BY PARTNER, INC., DATED 06/10/2019.
- UTILITY NOTES:
  - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
  - LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR 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. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - 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 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 3710979900, EFFECTIVE DATE 10/19/2018 PORTIONS OF THE SITE AREA PROPOSED TO BE DEVELOPED LIES WITHIN "FLOOD ZONE AE" DEFINED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAN. BASE FLOOD ELEVATION = 262.7
- FIRE WATCH: DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING AND MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL A WRITTEN ADDRESS APPROVED POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2018 SECTION 1404.
- CONSTRUCTION/DEMOLITION: ALL CONSTRUCTION AND DEMOLITION CONDUCTED, SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY APPLICANT SHALL REPLACE ANY TREES SHOWN AS PRESERVED/PROTECTED ON THE LANDSCAPE PROTECTION PLAN THAT HAVE DIED OR ARE IN POOR HEALTH AS A RESULT OF LAND DISTURBING ACTIVITIES.
- A DEMOLITION PERMIT WILL BE REQUIRED FROM THE TOWN OF CHAPEL HILL PRIOR TO THE REMOVAL OF THE EXISTING BUILDING ON SITE.
- IF SWIMMING POOL IS PROPOSED, IT WILL REQUIRE APPROVAL FROM ORANGE COUNTY HEALTH DEPARTMENT AT THE TIME OF PERMITTING.
- SITE DISTURBANCE 4.23 AC.
- CURB RADI DIMENSIONS ARE SHOWN TO THE FACE OF CURB WITHIN THE PLAN SET.
- STREAM CLASSIFICATION BASED UPON TOWN OF CHAPEL HILL'S 2/4/2020 DETERMINATION.

**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" DIA TO 10" DIA)
		SANITARY SEWER, SEPTIC TANK
		SANITARY SEWER, STUB OUT
		SANITARY SEWER, VALVE
		SANITARY SEWER, WITNESS POST
		STREAM
		STORM SEWER, INLET
		STORM SEWER, HANDWALL
		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, 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 WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND OSHA STANDARDS ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY 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 MEASURES/ACTIVITIES 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 DURING CONSTRUCTION. IN THE EVENT OF RAIN OR HUG, 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. ADDITIONAL 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 SHALL 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) REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPACES TO EXCEED 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 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 CHANGES TO 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 PROVIDE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) 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. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED 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 EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S 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 MUST FALL WITHIN THE MAXIMUM AND MINIMUM 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 CODES (ANSI 117.1-2017 AND CHAPTER 11 OF THE NCBG) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, 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

SUBJECT PARCEL OWNERSHIP DATA:

N/F RME MANAGEMENT, LLC DB 5465/435 DB 6277/368 PB 15/51 PB 116/183 TAX PIN 9799352260 169,326 SF OR 3.887 AC

2 GPS 262.92

FORDHAM BOULEVARD, INC 15-501 (VARIABLE WIDTH PUBLIC R/W) PB 116 PG 183

APPROXIMATE LOCATION OF EXISTING 12" WATER LINE

UNNAMED PERENNIAL STREAM (SEE GENERAL NOTE 13 - CS0002)

3/4" EIP N=794949.50 feet E=1583076.36 feet NAD83(2012B)

N/F MAV, LLC DB 5016/542 TAX PIN 9799340759 ZONED: WX-7

N/F COLONIAL MOTORS INC DB 188/630 PB 114/162 TAX PIN 9799355664 ZONED: WX-7

N/F DIAKO CONSTRUCTION INC DB 3973/521 PB 114/162 TAX PIN 9799354382 ZONED: WX-5

LEGION ROAD / NC 1741 (60' PUBLIC R/W) PB 36 PG 28

N/F HAMLIN PARK CONDOMINIUMS PB 36/28 TAX PIN 9799358050 ZONED: R-4

N/F MFN, LLC DB 4937/63 TAX PIN 9799343950 ZONED: WX-7

**NOT FOR CONSTRUCTION**

0 30' 60'



PROPOSED MULTIFAMILY DEVELOPMENT  
(1301 FORDHAM BLVD)

1301 FORDHAM BLVD  
CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS PLAN

LEON CAPITAL GROUP  
3500 MAPLE AVENUE, SUITE 1600  
DALLAS, TX 75219

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

NO.	DATE	REVISIONS	BY
1	2024-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSBK/NB

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 VERIFICATION 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 OTHERS. PENNONI ASSOCIATES SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	LCGRP19002
DATE	2020-01-30
DRAWING SCALE	1"= 30'
DRAWN BY	CSB
APPROVED BY	JUB

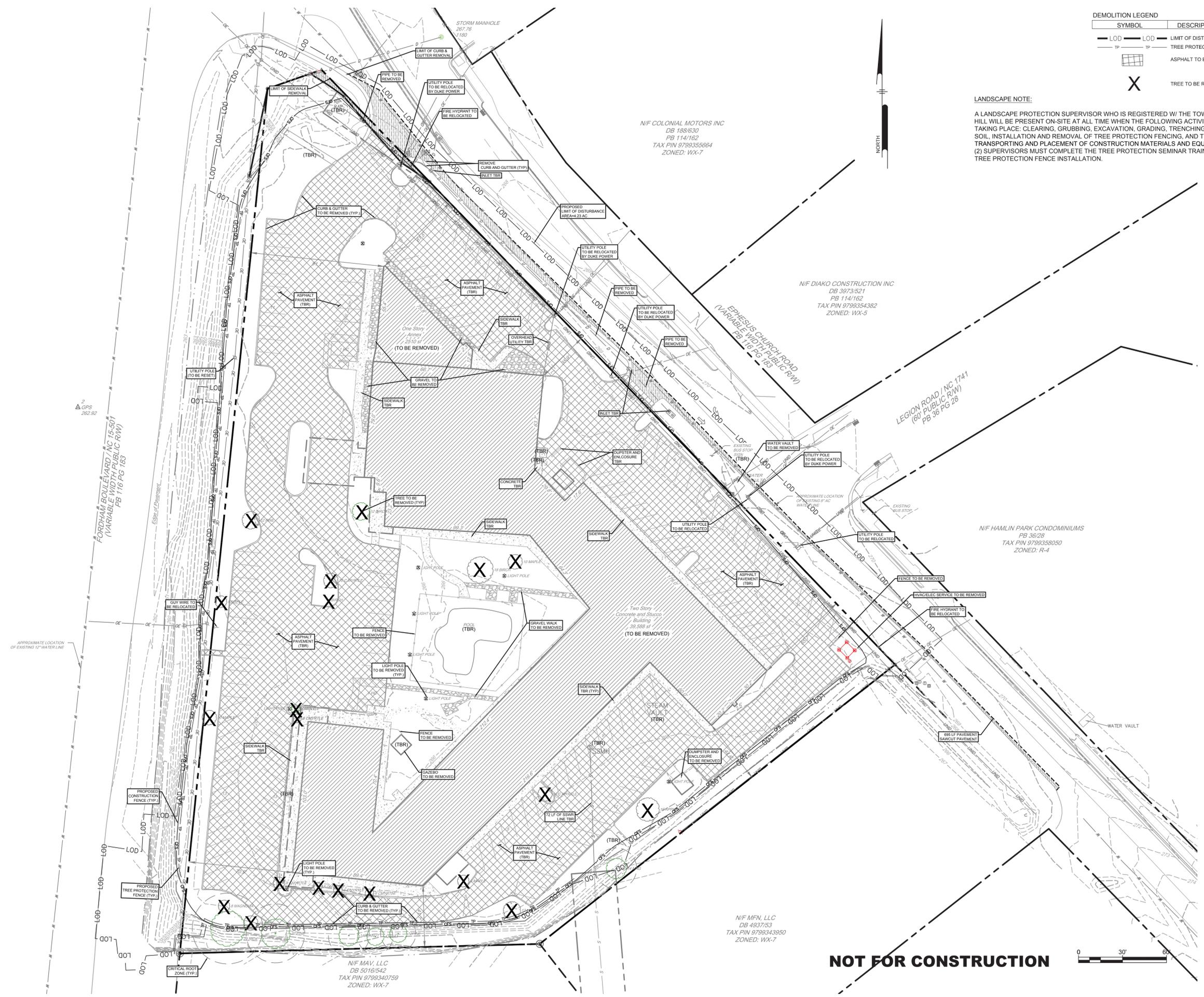
**CS0201**  
SHEET 3 OF 28



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

PLOTTED: 4/20/24 4:40 PM BY: Kaitlyn Black  
 FOTOSTYLE: Pennon VCS-48  
 PROJECT STATUS:

U:\Account\CS0501\CS0501\19002 - Chapel Hill, 2020\CS0501\19002\CS0501\19002.dwg  
 PLOTTED: 04/20/21 4:40 PM BY: Kelli@penloni.com PROJECT STATUS: —  
 PLOTSTYLE: Penloni\_NCS.ctb



**NOT FOR CONSTRUCTION**

**DEMOLITION LEGEND**

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

**LANDSCAPE NOTE:**  
 A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED W/ THE TOWN OF CHAPEL HILL WILL BE PRESENT ON-SITE AT ALL TIME WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT. TWO (2) SUPERVISORS MUST COMPLETE THE TREE PROTECTION SEMINAR TRAINING PRIOR TO TREE PROTECTION FENCE INSTALLATION.

**PROPOSED MULTIFAMILY DEVELOPMENT  
 (1301 FORDHAM BLVD)**

1301 FORDHAM BLVD  
 CHAPEL HILL, NORTH CAROLINA  
**DEMOLITION PLAN**  
 LEON CAPITAL GROUP  
 3600 MAPLE AVENUE, SUITE 1600  
 DALLAS, TX 75219

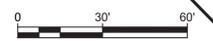
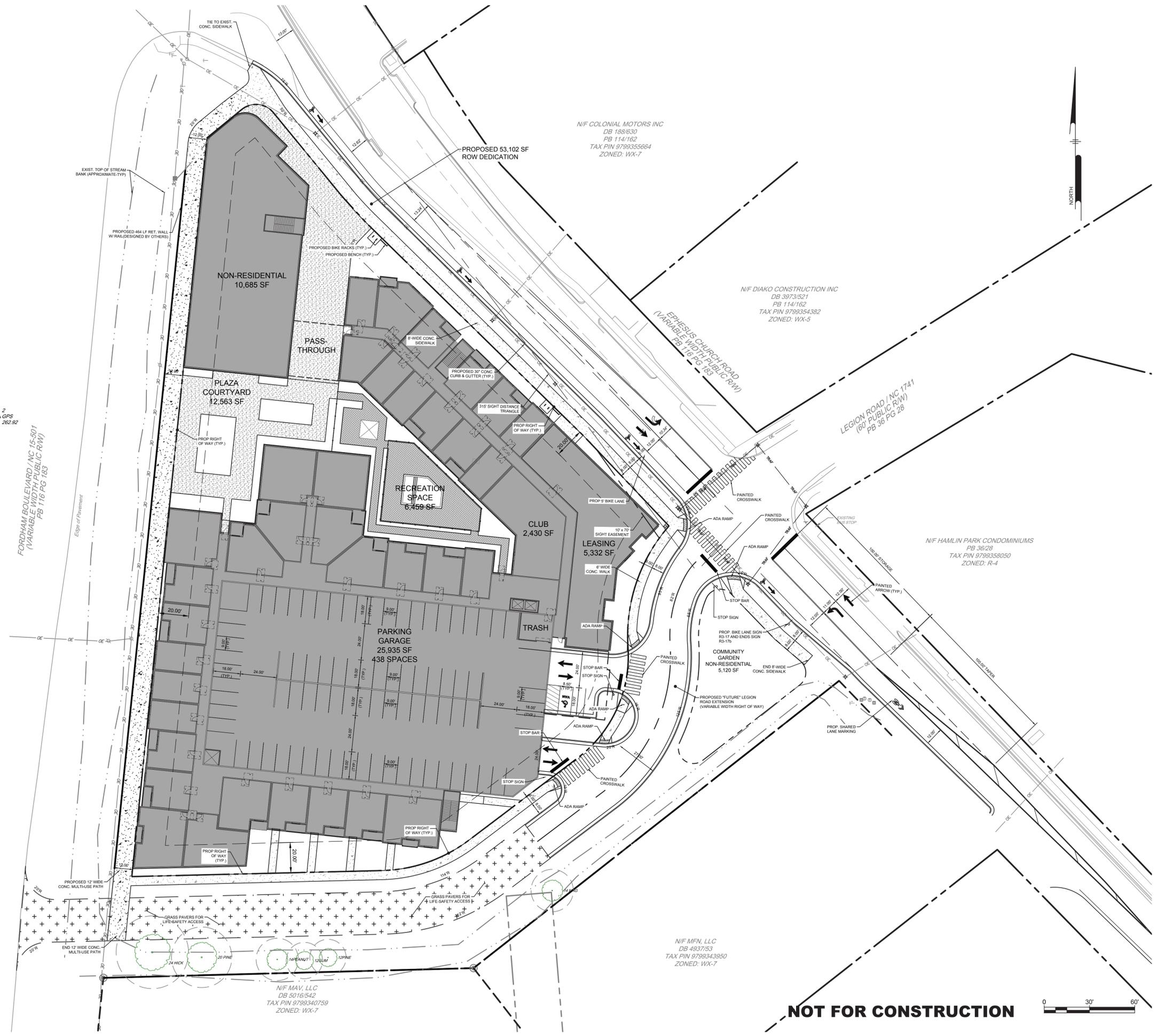
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



**Penloni**  
 Firm License F-2877  
**PENNONI ASSOCIATES, INC.**  
 5430 Wade Park Boulevard, #106  
 Raleigh, NC 27607  
 T 919.929.1173 F 919.493.6548

NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSB/KNB

PROJECT	LCGRP19002
DATE	2020-01-30
DRAWING SCALE	1" = 30'
DRAWN BY	CSB
APPROVED BY	JUB
<b>CS0501</b>	
SHEET	4 OF 28



**NOT FOR CONSTRUCTION**

**Pennoni**  
 Firm License F-237  
**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

**PROPOSED MULTIFAMILY DEVELOPMENT**  
**(1301 FORDHAM BLVD)**  
 1301 FORDHAM BLVD  
 CHAPEL HILL, NORTH CAROLINA  
**SITE PLAN**  
 LEON CAPITAL GROUP  
 3500 MAPLE AVENUE, SUITE 1600  
 DALLAS, TX 75219

NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSE/KNB

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PROJECT: **LCGRP19002**  
 DATE: 2020-01-30  
 DRAWING SCALE: 1"= 30'  
 DRAWN BY: JUB  
 APPROVED BY: JUB

**CS1001**  
 SHEET 5 OF 28

U:\Account\LCGRP19002 - Chapel Hill 2.0\2020\CS1001\2020-02-17\CS1001.dwg  
 PLOTTED: 4/20/20 4:40 PM BY: Justin Brown  
 PLOT STYLE: Pennoni.ctb  
 PROJECT STATUS:

Requirement:	Land Area (Sq. Ft.)	Proportion of floor area	Ratio	Space Required	Space Provided	Space met thru payment in lieu	PIL Note
3.11.2.3&4-1							
Standard: 3.11.2.7.F-G							
Outdoor Amenity Space - all uses (NLA)	116,224	X	1	X .06 = 6,974	6,914	60	90% max
Active Recreation Space-residential (GLA)	127,845	X	11.506	X .08/12 = 13,807	6,459	7,348	50% min

OUTDOOR AMENITY SPACE:  
 REQUIRED: 6,974 SF (SEE CALCULATION ABOVE)  
 PROVIDED: 6,914 SF MULTI-USE PATH + 60 SF FEE-IN-LIEU

ACTIVE RECREATION SPACE:  
 REQUIRED: 13,807 SF (SEE CALCULATION ABOVE)  
 PROVIDED: 6,459 SF + 7,348 SF FEE-IN-LIEU  
 \*BASED UPON 90% RESIDENTIAL FLOOR AREA

NON-RESIDENTIAL SPACE:  
 REQUIRED: 34,425 SF (10% MIN OF GFA : 0.10 X 344,244 SF = 34,424.4 SF)  
 PROVIDED: 10,685 SF (FLOOR AREA)  
 5,120 SF (COMMUNITY GARDEN)  
 +5,332 SF (LEASING OFFICE / FITNESS)  
 +2,430 SF (CLUB)  
 +12,563 SF (PLAZA/COURTYARD)  
 TOTAL: 36,130 SF (10.5% OF GFA)

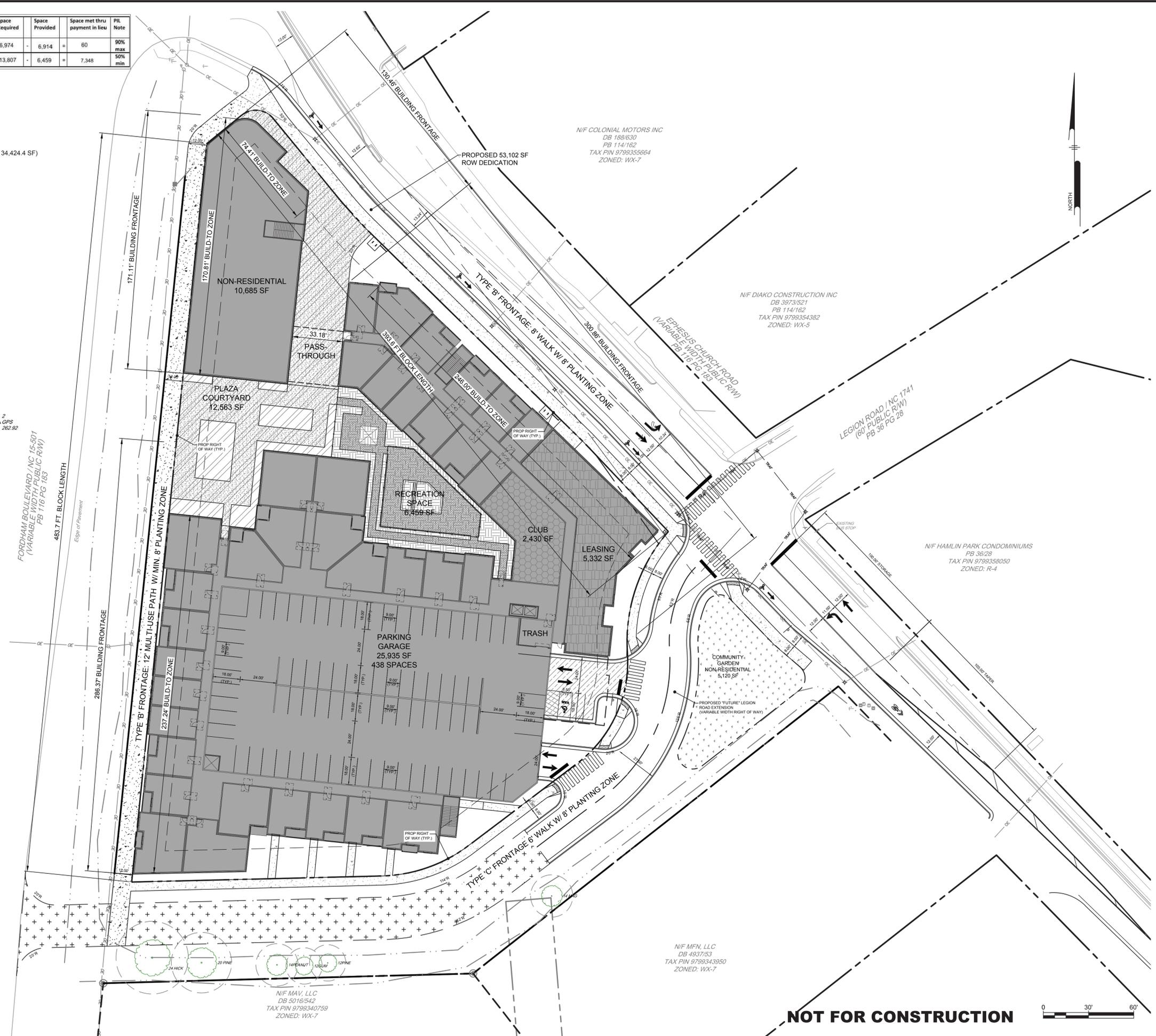
**PAVEMENT LEGEND**

- DELINEATES PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- DELINEATES PROPOSED ARCH CONCRETE PAVING (SEE ARCH. PLAN)
- DELINEATES PROPOSED HEAVY DUTY CONCRETE PAVEMENT\*
- DELINEATES PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- DELINEATES PROPOSED CONCRETE SIDEWALK\*

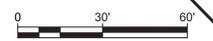
(\*) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL AND SPECIFICATIONS.

**HATCH LEGEND**

- DELINEATES COMMUNITY GARDEN 5,120 SF (NON-RESIDENTIAL)
- DELINEATES LEASING OFFICE 5,332 SF (NON-RESIDENTIAL)
- DELINEATES CLUB (FITNESS) 2,430 SF (NON-RESIDENTIAL)
- DELINEATES PLAZA/COURTYARD 12,563 SF (NON-RESIDENTIAL)
- DELINEATES 12 MULTI-USE PATH 6,914 SF (AMENITY SPACE)
- DELINEATES RECREATION AREA 6,459 SF (RECREATION AREA)



**NOT FOR CONSTRUCTION**



**Pennoni**  
 Firm License F-287  
**PENNONI ASSOCIATES, INC.**  
 5430 Wede 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

**PROPOSED MULTIFAMILY DEVELOPMENT**  
 (1301 FORDHAM BLVD)  
 ZONING PLAN  
 1301 FORDHAM BLVD  
 CHAPEL HILL, NORTH CAROLINA  
 LEON CAPITAL GROUP  
 3500 MAPLE AVENUE, SUITE 1600  
 DALLAS, TX 75219

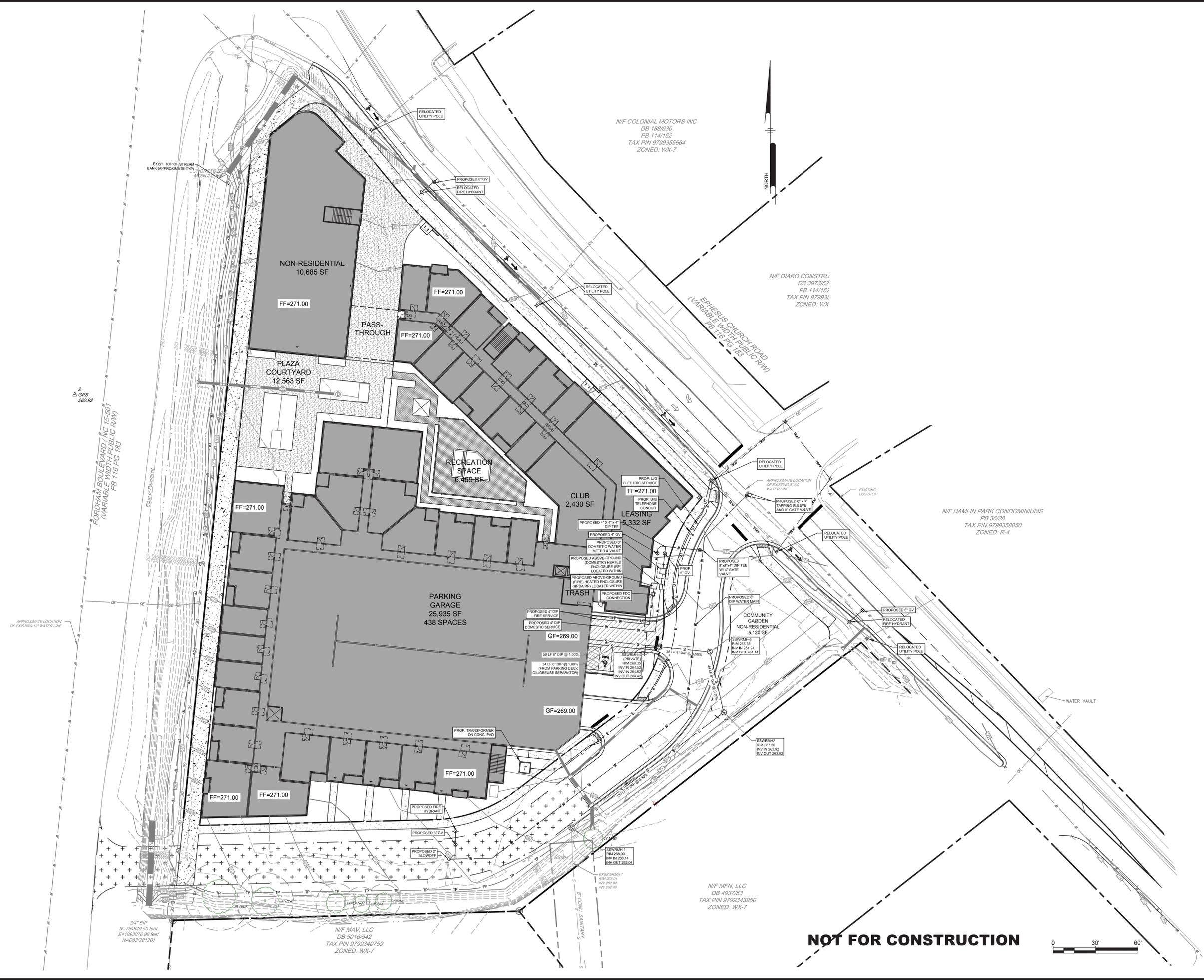
NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSB/KNB

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PROJECT	LCGRP19002
DATE	2020-01-30
DRAWING SCALE	1" = 30'
DRAWN BY	JUB
APPROVED BY	JUB

U:\Account\LCGRP19002 - Chapel Hill 2.0\DESIGN\CS1002\CS1002-02-17.dwg  
 PLOTTED: 4/20/20 4:40 PM BY: Kenneth Block  
 PROJECT STATUS: F02STYLE Pennoni KCB.dwg





2  
GPS  
262.92

FORDHAM BOULEVARD, NC 15-501  
(VARIABLE WIDTH PUBLIC ROW)  
PB 116 PG 183

APPROXIMATE LOCATION  
OF EXISTING 12" WATER LINE

3/4" EIR  
N=704049.50 feet  
E=1983076.96 feet  
NAD83(2011B)

N/F MAV, LLC  
DB 5016542  
TAX PIN 9799340759  
ZONED: WX-7

N/F MFN, LLC  
DB 493753  
TAX PIN 9799343950  
ZONED: WX-7

**NOT FOR CONSTRUCTION**



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



**PROPOSED MULTIFAMILY DEVELOPMENT  
(1301 FORDHAM BLVD)**

1301 FORDHAM BLVD  
CHAPEL HILL, NORTH CAROLINA  
**UTILITY PLAN**  
LEON CAPITAL GROUP  
3500 MAPLE AVENUE, SUITE 1600  
DALLAS, TX 75219

NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSB/KNB

PROJECT	LCGRP19002
DATE	2020-01-30
DRAWING SCALE	1"= 30'
DRAWN BY	CJJ
APPROVED BY	JUB
<b>CS1701</b>	
SHEET	8 OF 28

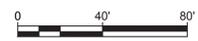
U:\Account\LCGRP19002 - Chapel Hill 2\2020\CS1701\02-02-20\CS1701.dwg PROJECT STATUS: PLOTTED: 4/20/21 4:10 PM BY: Verhulst, Blake

Luminaire Schedule									
Project: UNIVERSITY INN - CHAPEL HILL									
Symbol	Qty	Label	Arrangement	Lum. Lumens	LFP	Description	Lum. Watts	Total Watts	BUG Rating
○	13	TG2	SINGLE	4799	0.855	PBDD103-50W64LED4K-MP-PC-C-LE2	50	650	B1-U2-G1
○	6	TG5	SINGLE	4994	0.855	PBDD103-50W64LED4K-MP-PC-C-LE5	50	300	B2-U2-G1
○	15	WP	SINGLE	2448	0.855	PWS-140L-450-NW-G2-2-UNV	22	330	B1-U0-G1
○	1	WP1	SINGLE	2671	0.855	PWS-140L-450-NW-G2-4-UNV	22	22	B1-U0-G1
○	7	ECP3-HIS	SINGLE	6900	0.855	ECP-S-32L-700-NW-G2-3-HIS	73	511	B1-U1-G2
○	3	ECP5W-2	BACK-BACK	13030	0.855	ECP-S-32L-1A-NW-G2-5W	105	630	B4-U0-G2

ALL FIXTURE MOUNTING HEIGHTS ARE SHOWN ADJACENT TO FIXTURE LOCATIONS ON PLAN

Calculation Summary									
Project: UNIVERSITY INN - CHAPEL HILL									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Side Side Walkway FC at Grade	Illuminance	Fc	1.90	3.6	1.0	1.90	3.60		
Driveway FC at Grade	Illuminance	Fc	1.85	3.1	0.5	3.70	6.20		
FC Beyond Curblines at Grade	Illuminance	Fc	0.07	1.2	0.0	N.A.	N.A.		
FC Beyond Prop Line at Grade	Illuminance	Fc	0.12	1.3	0.0	N.A.	N.A.		
Interior Parking Lot FC	Illuminance	Fc	2.26	4.4	0.5	4.52	8.80		
North Side Grass Area FC	Illuminance	Fc	1.05	6.5	0.0	N.A.	N.A.		
Sidewalk FC	Illuminance	Fc	2.72	6.2	0.9	3.02	6.89		
South Side Grass Area FC	Illuminance	Fc	0.93	6.5	0.0	N.A.	N.A.		

ALL VALUES SHOWN ARE HORIZONTAL MAINTAINED FOOTCANDLES AT FINISHED GRADE (U.O.N.)  
 FIXTURE DISTRIBUTION TEMPLATES ARE SHOWN AT 0.50 MPC FOR REFERENCE USE ONLY  
 VALUES DO NOT INCLUDE CONTRIBUTION FROM ADJACENT PROPERTIES OR DECORATIVE LIGHTING NOT SHOWN  
 FOOTCANDLE VALUES DO NOT INCLUDE OBSTRUCTIONS FROM TREES, SHRUBS, LANDSCAPING, VEHICLES OR FENCING



**NOT FOR CONSTRUCTION**

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**PROPOSED MULTIFAMILY DEVELOPMENT  
 (1301 FORDHAM BLVD)**

CHAPEL HILL, NORTH CAROLINA  
**LIGHTING PLAN**  
 LEON CAPITAL GROUP  
 3500 MAPLE AVENUE, SUITE 1600  
 DALLAS, TX 75219

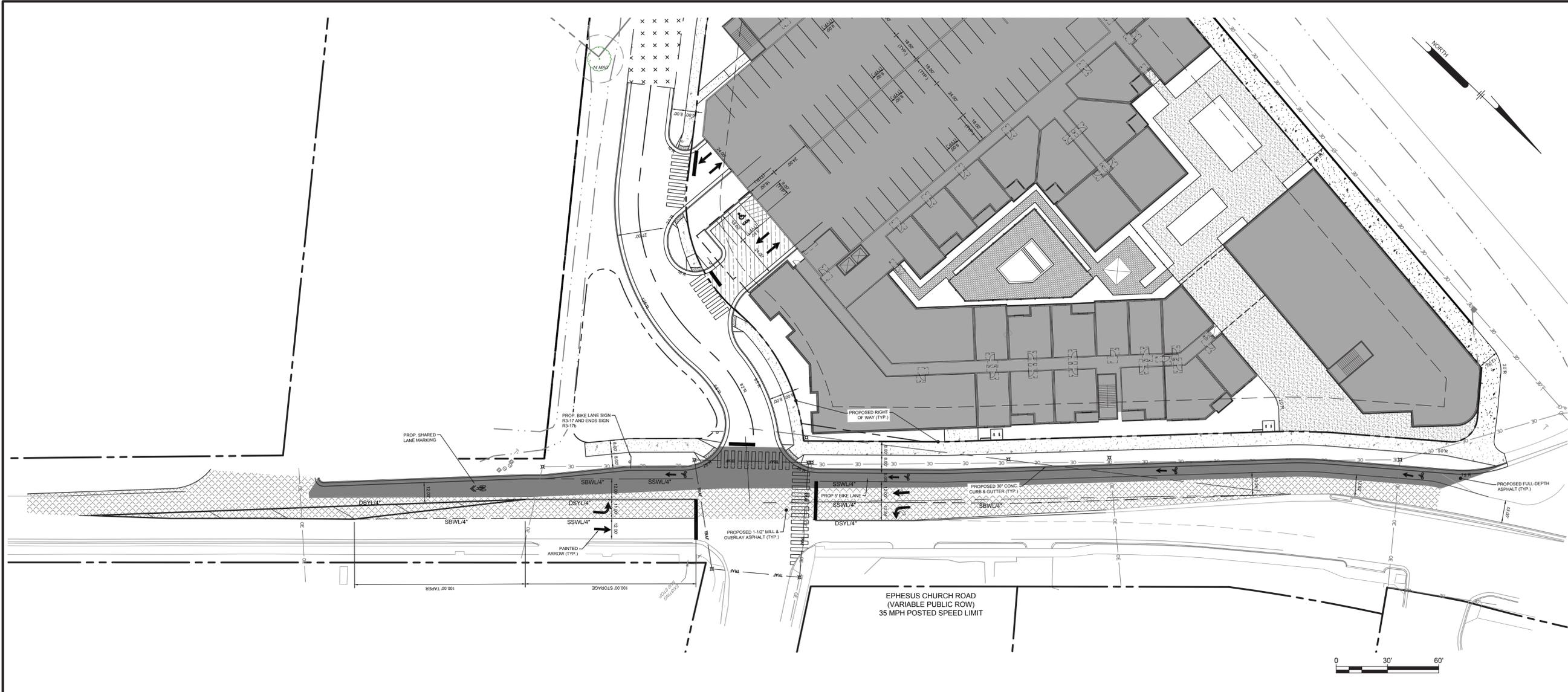
NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSB/KNB

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PROJECT	LCGRP19002
DATE	2020-01-30
DRAWING SCALE	1"= 40'
DRAWN BY	CJJ
APPROVED BY	PCB

U:\Account\LCGRP\LCGRP19002 - Chapel Hill 2\DESIGN\CS2201\CS2201-02-GR RELEASE.dwg  
 PLOTTED: 4/20/20 4:40 PM BY: Katelyn Bunk  
 PLOTSTYLE: Pennon VCL.dwt  
 PROJECT STATUS:

U:\Account\LCGRP19002 - Chapel Hill 2\2020\CS2701\2020-01-30\CS2701\_4.dwg  
 PLOTTED: 4/20/20 4:40 PM BY: Verhulst, Brika  
 PROJECT STATUS:



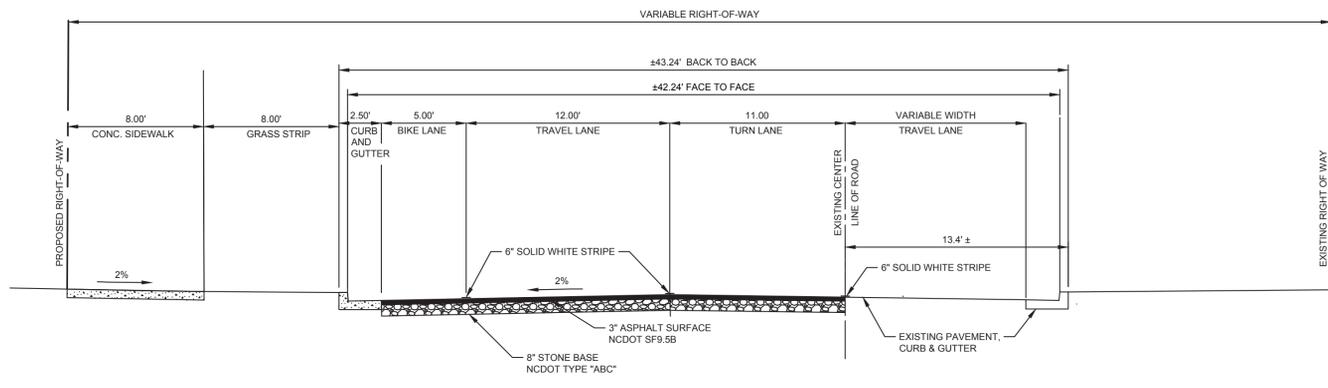
**PAVEMENT LEGEND**

- DELINEATES PROP. HEAVY DUTY ASPHALT PAVEMENT
- DELINEATES PROP. ARCH. CONCRETE PAVING (SEE ARCH. PLAN)
- DELINEATES PROP. NCDOT FULL-DEPTH ASPHALT PAVEMENT
- DELINEATES PROP. 1-1/2\"/>

(\*) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL AND SPECIFICATIONS.

**PAINTING STRIPING LEGEND:**

- SSWL/4" - SINGLE SOLID WHITE LINE / 4" WIDE
- SSYL/4" - SINGLE SOLID YELLOW LINE / 4" WIDE EACH
- DSYL/4" - DOUBLE SOLID YELLOW LINE / 4" WIDE EACH
- SBYL/4" - SINGLE BROKEN YELLOW LINE / 4" WIDE
- SBWL/4" - SINGLE BROKEN WHITE LINE / 4" WIDE
- SSYL/10" - SINGLE SOLID YELLOW LINE / 10" WIDE
- SSWL/24" - SINGLE SOLID WHITE LINE / 24" WIDE



TYPICAL WIDENING ROAD SECTION A-A  
1" = 5'

**NOT FOR CONSTRUCTION**

**Pennoni**

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

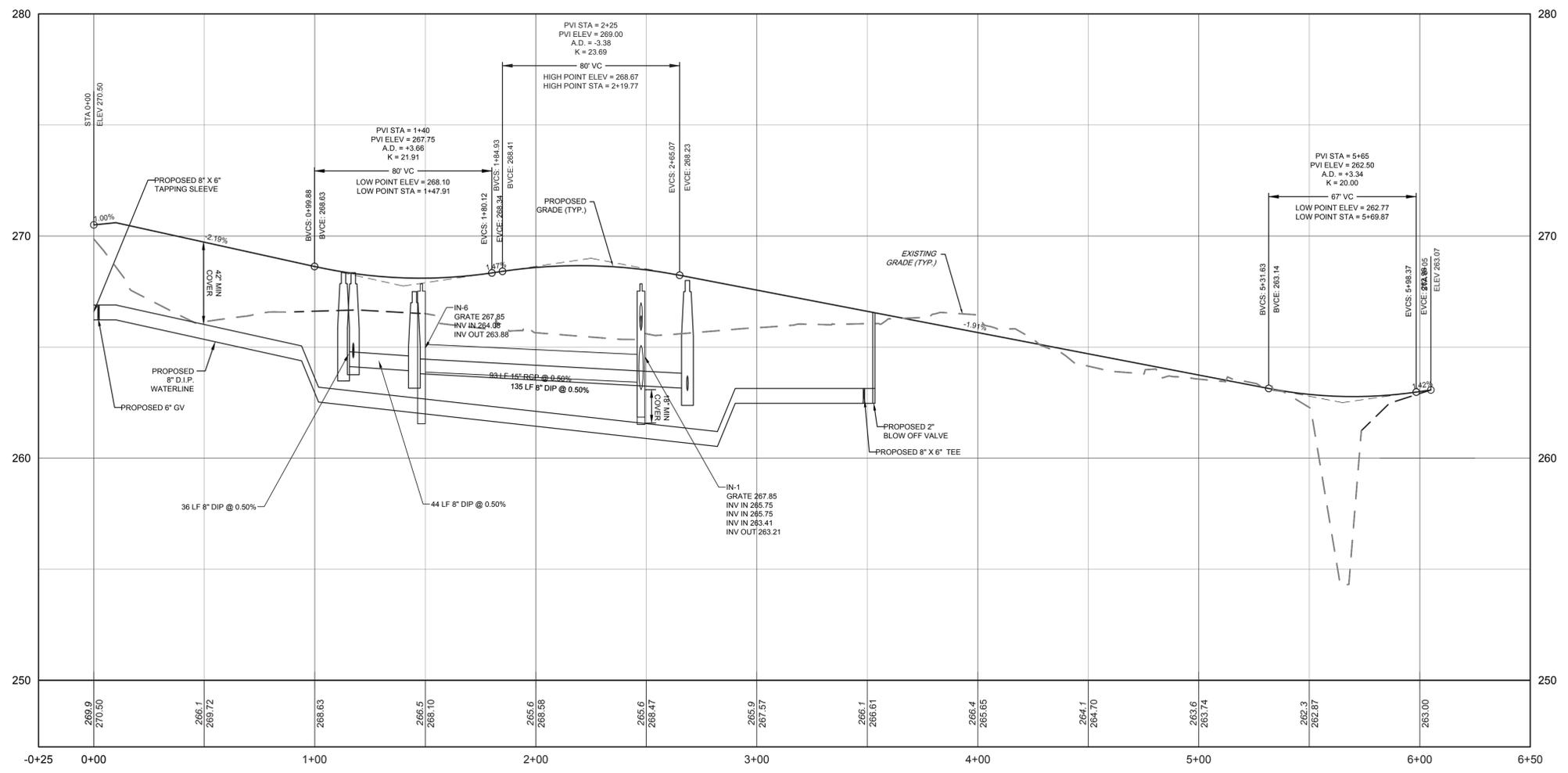
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**PROPOSED MULTIFAMILY DEVELOPMENT**  
**(1301 FORDHAM BLVD)**  
 1301 FORDHAM BLVD  
 CHAPEL HILL, NORTH CAROLINA  
**EPHESUS CHURCH ROAD WIDENING PLAN**  
 LEON CAPITAL GROUP  
 3500 MAPLE AVENUE, SUITE 1600  
 DALLAS, TX 75219

NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CS2701B

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 VERIFICATION 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: **LCGRP19002**  
 DATE: 2020-01-30  
 DRAWING SCALE: 1" = 30'  
 DRAWN BY: JUB  
 APPROVED BY: JUB



ROAD ALIGNMENT 6+75  
 HORIZONTAL SCALE: 1" = 30'  
 VERTICAL SCALE: 1" = 3'

**NOT FOR CONSTRUCTION**

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



**PROPOSED MULTIFAMILY DEVELOPMENT  
 (1301 FORDHAM BLVD)**

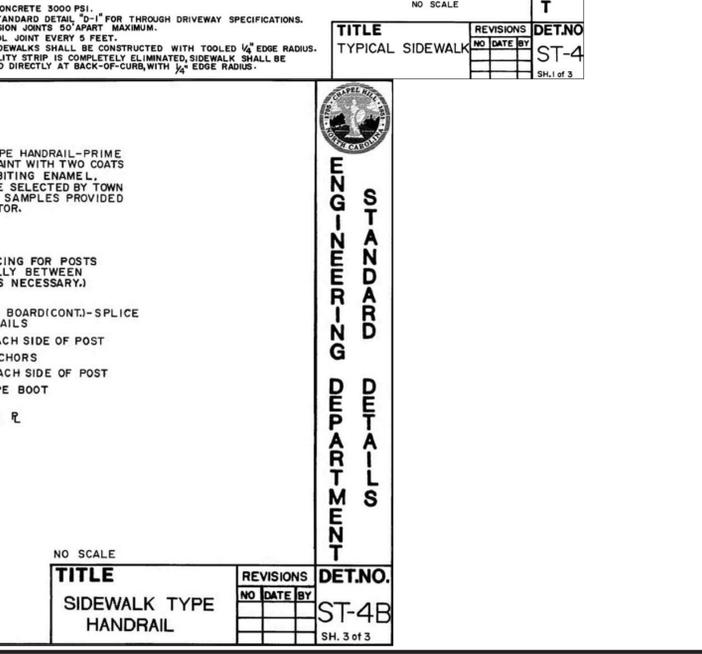
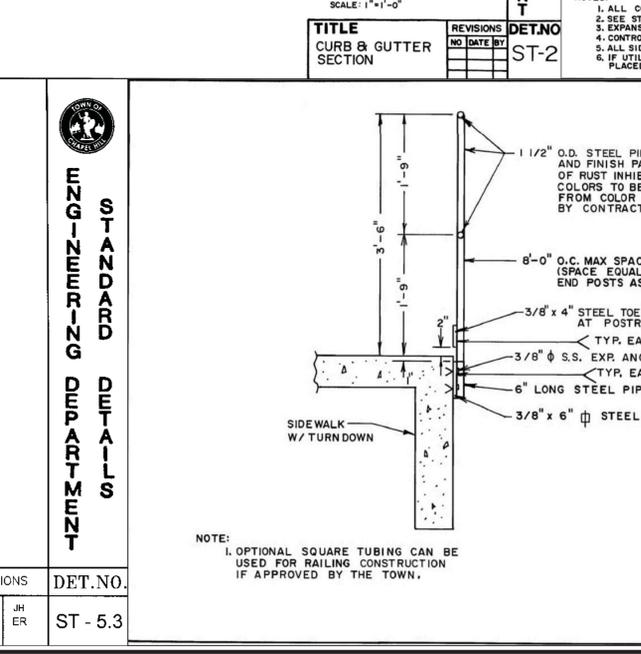
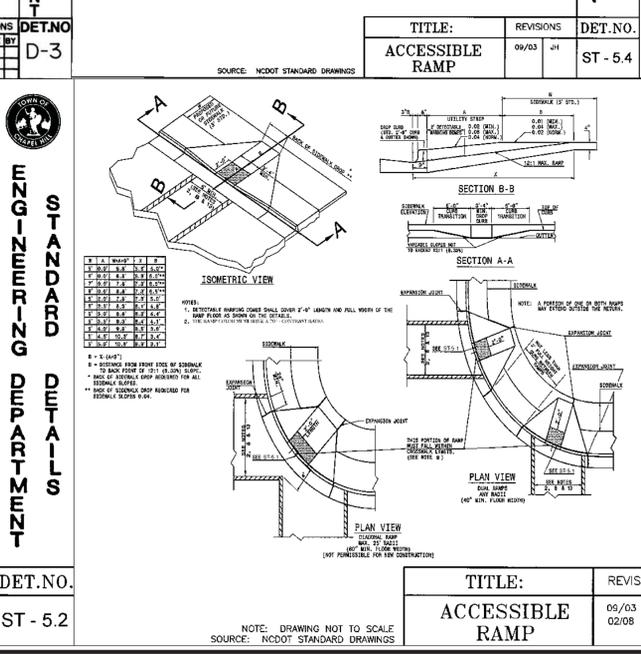
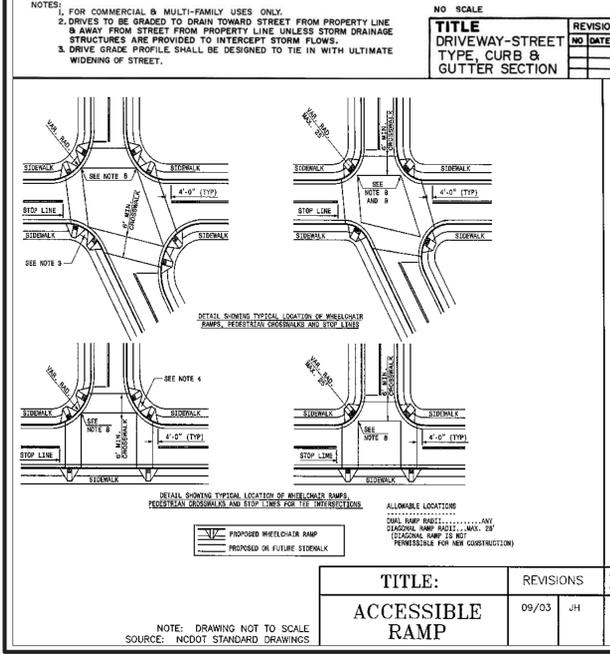
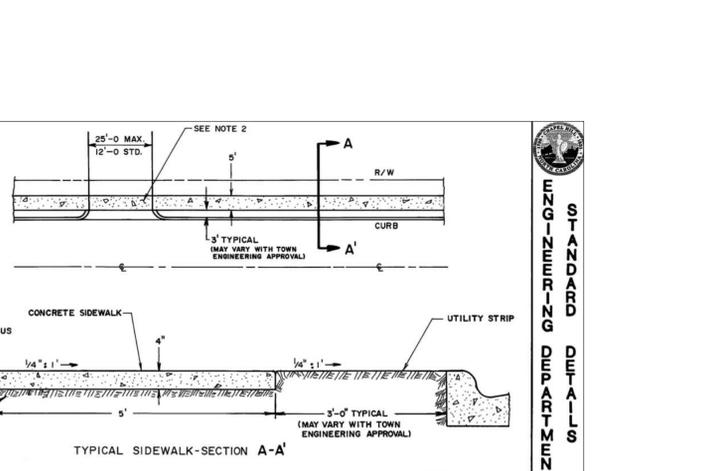
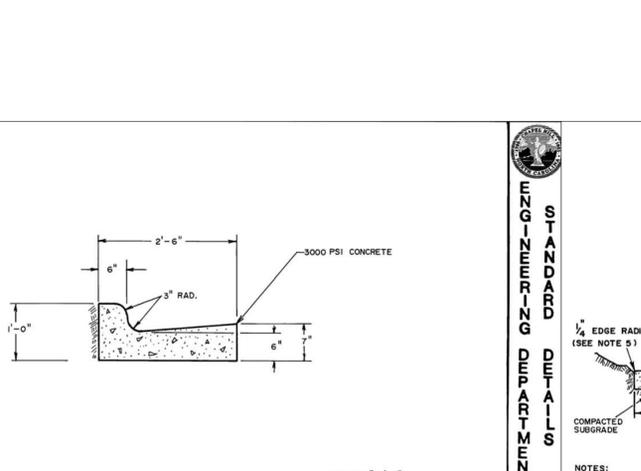
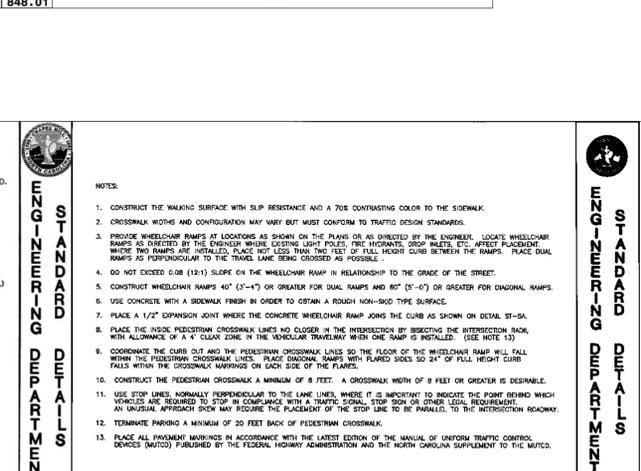
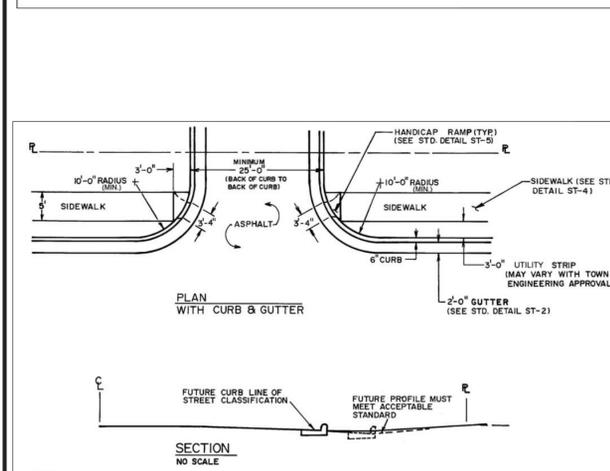
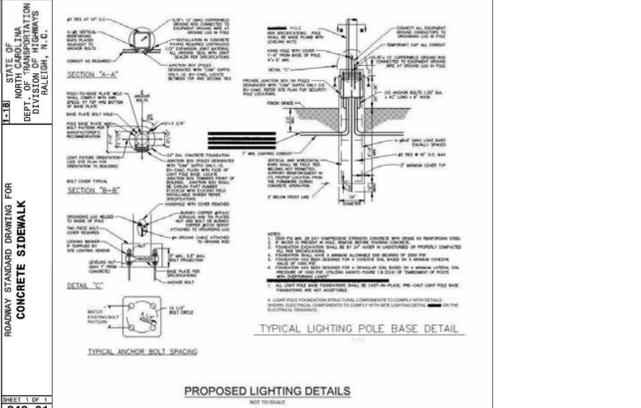
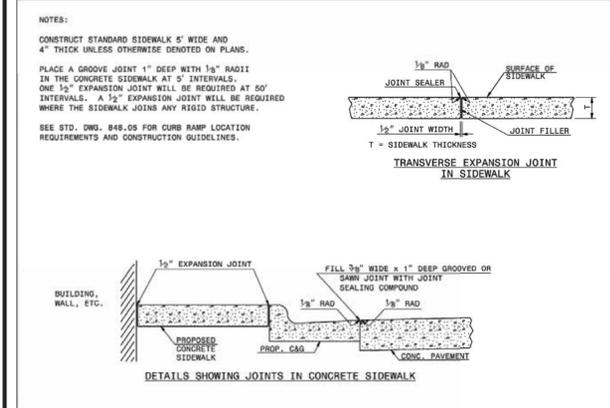
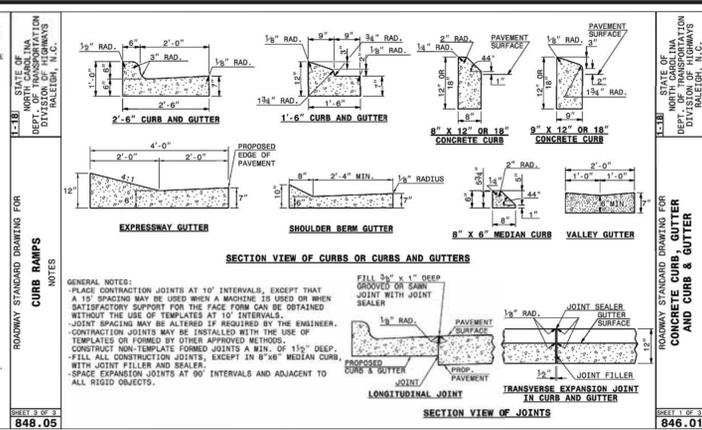
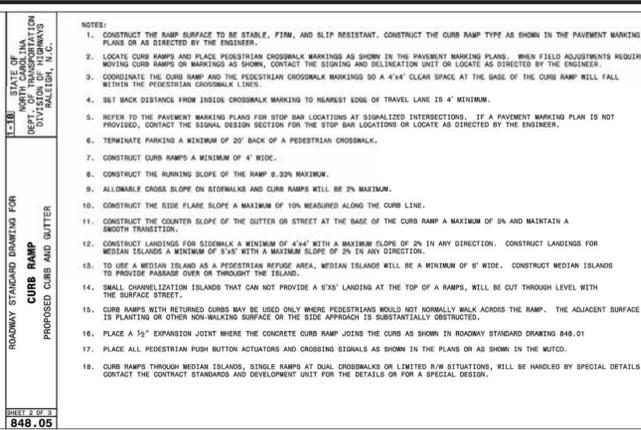
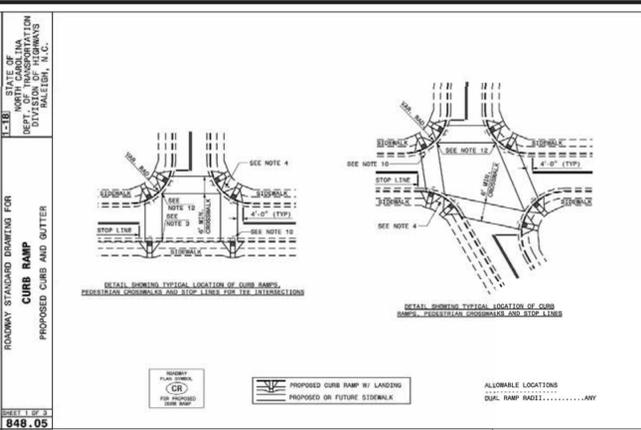
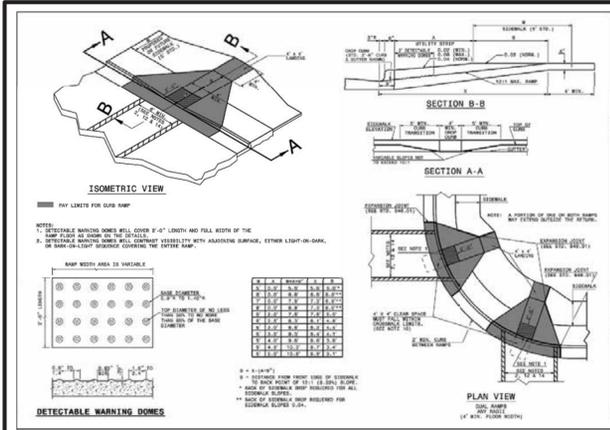
1301 FORDHAM BLVD  
 CHAPEL HILL, NORTH CAROLINA  
**LEON CAPITAL GROUP**  
 3500 MAPLE AVENUE, SUITE 1600  
 DALLAS, TX 75219

NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSE/KNB

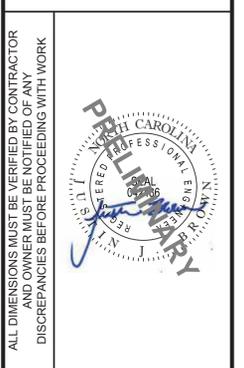
ALL DOCUMENTS PREPARED BY PENNON ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNON ASSOCIATES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

PROJECT: LCGRP19002  
 DATE: 2020-01-30  
 DRAWING SCALE: 1" = 30'  
 DRAWN BY: CJJ  
 APPROVED BY: PCB

U:\Account\LCGRP\LCGRP19002 - Chapel Hill 2\BIDDING\CS4601\19002-CS-GR-RELEASE.dwg  
 PLOTTED: 4/20/21 4:40 PM BY: Katelyn Blunk  
 PLOT STYLE: Pennon VCS.ctb  
 PROJECT STATUS:



**Pennoni**  
Firm License  
F-2377  
**PENNONI ASSOCIATES, INC.**  
5430 Wede 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

**PROPOSED MULTIFAMILY DEVELOPMENT**  
(1301 FORDHAM BLVD)  
CHAPEL HILL, NORTH CAROLINA

**SITE DETAILS**

LEON CAPITAL GROUP  
3500 MAPLE AVENUE, SUITE 1600  
DALLAS, TX 75219

TITLE	REVISIONS	DET.NO.
DRIVEWAY-STREET TYPE, CURB & GUTTER SECTION		D-3
ACCESSIBLE RAMP	09/03 JH	ST-5.2

TITLE	REVISIONS	DET.NO.
ACCESSIBLE RAMP	09/03 JH	ST-5.4
ACCESSIBLE RAMP	09/03 JH ER	ST-5.3

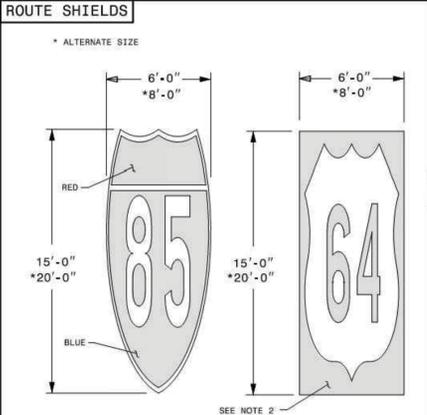
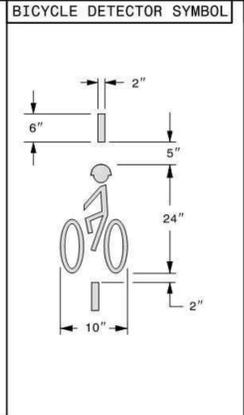
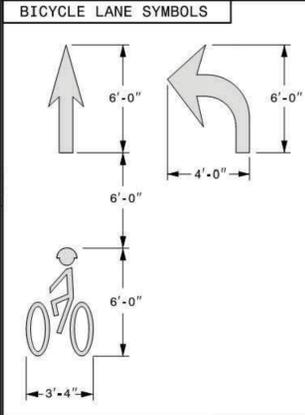
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CURB & GUTTER SECTION		ST-2
TYPICAL SIDEWALK		ST-4
ACCESSIBLE RAMP	09/03 JH ER	ST-5.3
SIDEWALK TYPE HANDRAIL		ST-4B

TITLE	REVISIONS	DET.NO.
TYPICAL SIDEWALK		ST-4
SIDEWALK TYPE HANDRAIL		ST-4B

NO.	DATE	REVISIONS	BY
1	02/02/17	REV PER TOWN OF CHAPEL HILL COMMENTS	CSB/KRB

PROJECT: LCGRP19002  
DATE: 2020-01-30  
DRAWING SCALE: NTS  
DRAWN BY: CJJ  
APPROVED BY: PCB

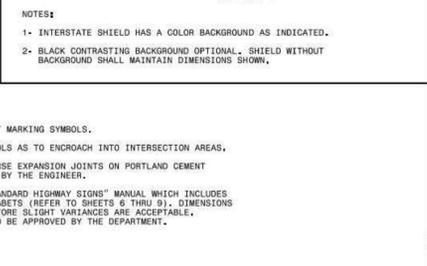
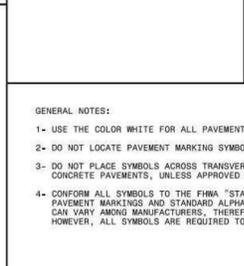
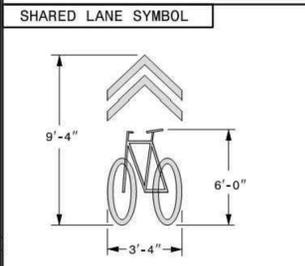
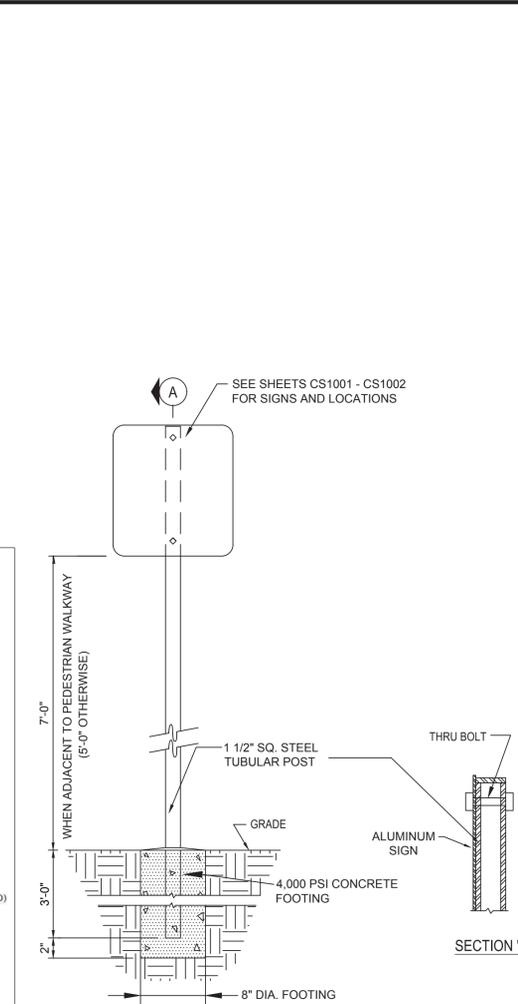
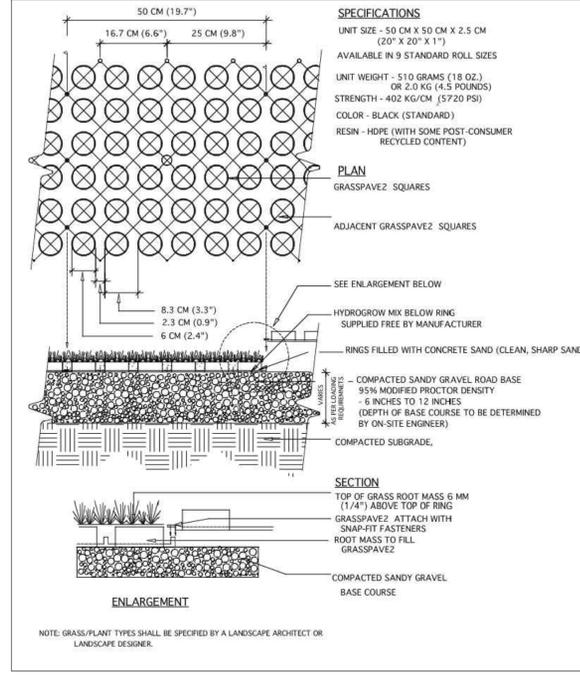
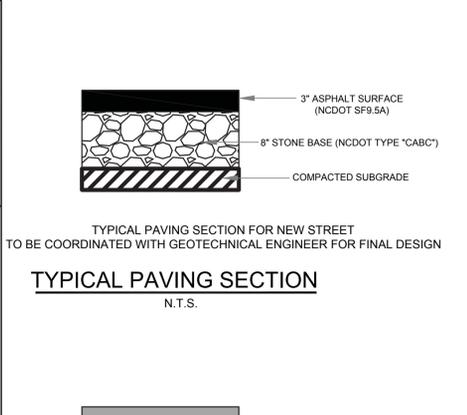
**CS6001**  
SHEET 12 OF 28



STATE OF NORTH CAROLINA  
DEPT. OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR  
**PAVEMENT MARKINGS**  
SYMBOLS AND WORD MESSAGES

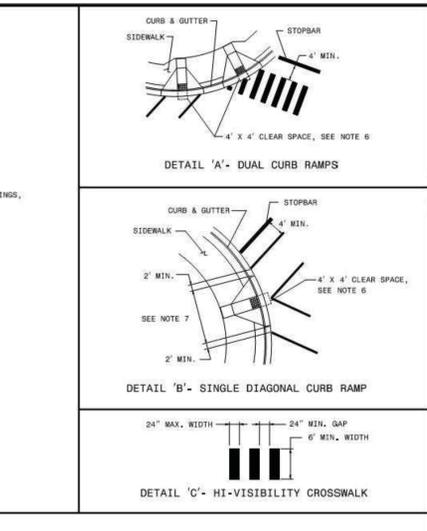
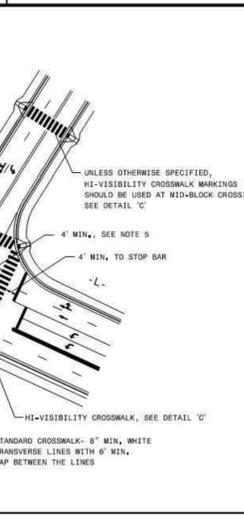
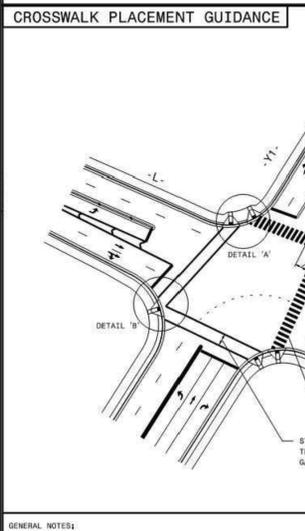
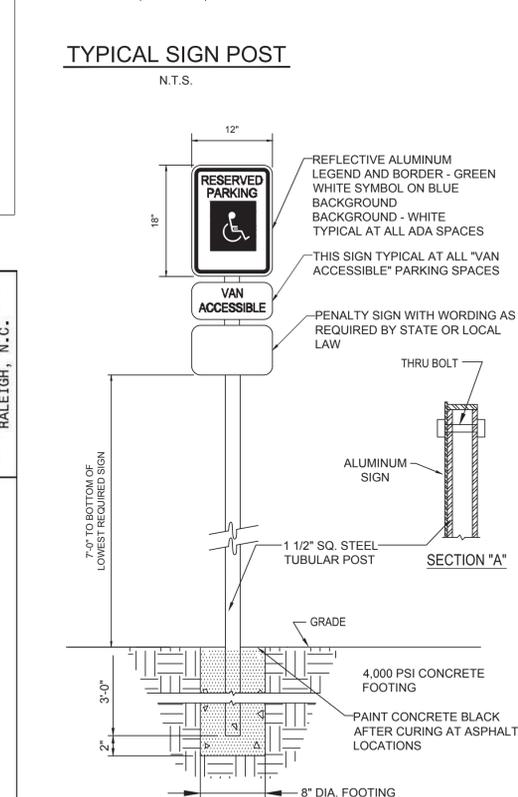
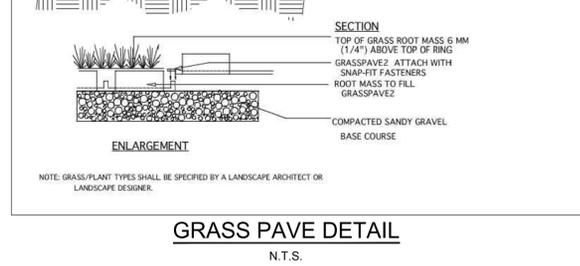
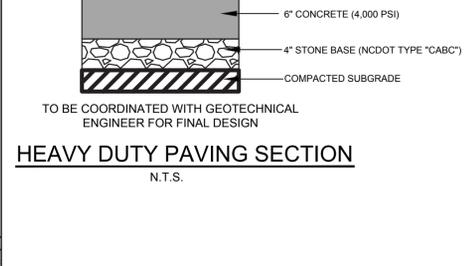
SHEET 3 OF 9  
**1205.08**



STATE OF NORTH CAROLINA  
DEPT. OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR  
**PAVEMENT MARKINGS**  
PEDESTRIAN CROSSWALKS

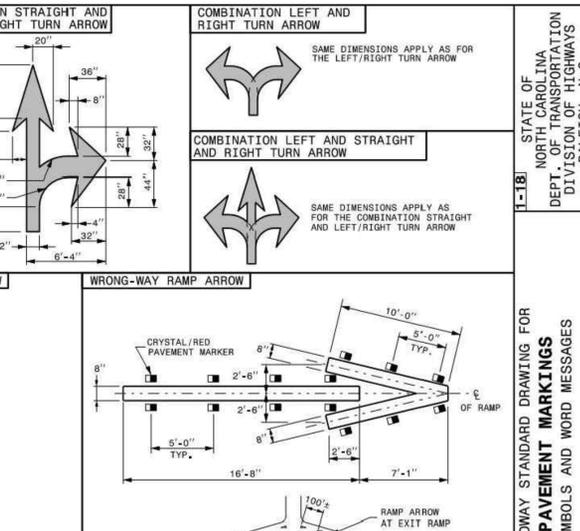
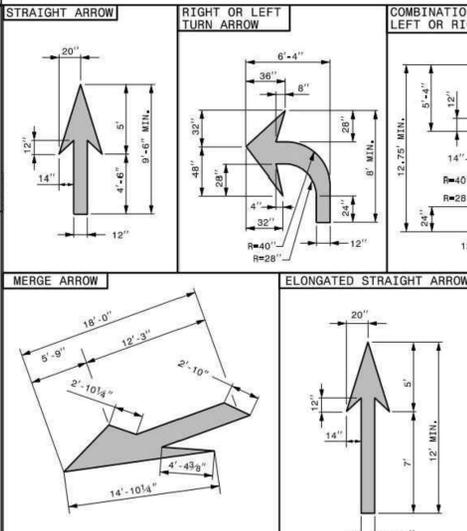
SHEET 1 OF 1  
**1205.07**



STATE OF NORTH CAROLINA  
DEPT. OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR  
**PAVEMENT MARKINGS**  
SYMBOLS AND WORD MESSAGES

SHEET 1 OF 9  
**1205.08**



**GENERAL NOTES:**

- USE THE DETAILS ABOVE AND THE FOLLOWING NOTES FOR GUIDANCE IN PLACING CROSSWALK MARKINGS. REFER TO NCDOT ROADWAY STANDARD DRAWINGS, MUTCD AND ADA STANDARDS FOR ADDITIONAL GUIDANCE.
- THE LOCATION AND TYPE OF CROSSWALK MARKINGS SHOWN ON THE ABOVE DETAILS ARE FOR REFERENCE ONLY. LOCATE CROSSWALK MARKINGS AS SHOWN ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER. THE CROSSWALK MARKING TYPE, STANDARD OR HI-VISIBILITY, SHALL BE INSTALLED AS SPECIFIED ON THE PROJECT DETAIL SHEETS OR AS DIRECTED BY THE ENGINEER.
- THE STANDARD CROSSWALK IS TWO WHITE 8" MIN. TRANSVERSE LINES WITH A 6" MIN. GAP BETWEEN THE LINES. THE HI-VISIBILITY CROSSWALK IS WHITE 24" MAX. WIDE LONGITUDINAL LINES WITH 24" MIN. GAPS BETWEEN LINES. SEE DETAIL 'C'. HI-VISIBILITY CROSSWALKS SHOULD BE A MINIMUM OF 6' WIDE. CURB RAMPS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARES.
- STOP BARS SHOULD BE PLACED A 4' MIN. IN ADVANCE OF NEAREST CROSSWALK LINE.
- SET BACK DISTANCE FROM INSIDE CROSSWALK MARKING TO NEAREST EDGE OF TRAVEL IS 4' MIN.
- BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE OF 4' X 4' MIN. SHALL BE PROVIDED WITHIN THE MARKINGS.
- SINGLE DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 2' MIN. LONG LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. SEE DETAIL 'B'.
- CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS, CURB RAMPS THROUGH MEDIAN ISLANDS, SINGLE RAMPS AT DUAL CROSSWALKS OR LIMITED P.R.V. SITUATIONS, WILL BE HANDLED BY SPECIAL DETAILS. CONTACT THE CONTRACT STANDARDS AND DEVELOPMENT UNIT FOR DETAILS OR A SPECIAL DESIGN.

**GENERAL NOTES:**

- USE THE COLOR WHITE FOR ALL PAVEMENT MARKING SYMBOLS.
- DO NOT LOCATE PAVEMENT MARKING SYMBOLS AS TO ENCRoACH INTO INTERSECTION AREAS.
- DO NOT PLACE SYMBOLS ACROSS TRANSVERSE EXPANSION JOINTS ON PORTLAND CEMENT CONCRETE PAVEMENTS, UNLESS APPROVED BY THE ENGINEER.
- CONFORM ALL SYMBOLS TO THE FHWA "STANDARD HIGHWAY SIGNS" MANUAL WHICH INCLUDES PAVEMENT MARKINGS AND STANDARD ALPHABETS (REFER TO SHEETS 6 THRU 9). DIMENSIONS CAN VARY AMONG MANUFACTURERS, THEREFORE SLIGHT VARIANCES ARE ACCEPTABLE. HOWEVER, ALL SYMBOLS ARE REQUIRED TO BE APPROVED BY THE DEPARTMENT.

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- USE THE COLOR WHITE FOR ALL PAVEMENT MARKING SYMBOLS.
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STATE OF NORTH CAROLINA  
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RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR  
**PAVEMENT MARKINGS**  
SYMBOLS AND WORD MESSAGES

SHEET 1 OF 9  
**1205.08**

**GENERAL NOTES:**

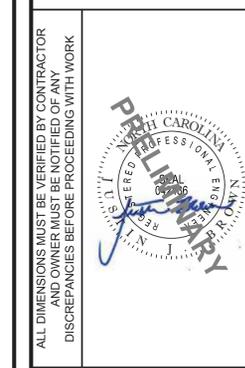
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- DO NOT LOCATE PAVEMENT MARKING SYMBOLS AS TO ENCRoACH INTO INTERSECTION AREAS.
- DO NOT PLACE SYMBOLS ACROSS TRANSVERSE EXPANSION JOINTS ON PORTLAND CEMENT CONCRETE PAVEMENTS, UNLESS APPROVED BY THE ENGINEER.
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**GENERAL NOTES:**

- WHEN INSTALLING COLD APPLIED PLASTIC ON CONCRETE, IT IS RECOMMENDED TO USE COLD APPLIED PLASTIC WITH A BLACK CONTRASTING BORDER.

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- WHEN INSTALLING COLD APPLIED PLASTIC ON CONCRETE, IT IS RECOMMENDED TO USE COLD APPLIED PLASTIC WITH A BLACK CONTRASTING BORDER.



**PROPOSED MULTIFAMILY DEVELOPMENT**  
(1301 FORDHAM BLVD)

1301 FORDHAM BLVD  
CHAPEL HILL, NORTH CAROLINA

**SITE DETAILS**

LEON CAPITAL GROUP  
3500 MAPLE AVENUE, SUITE 1600  
DALLAS, TX 75219

NO.	DATE	REVISIONS	BY
1	2020-02-17	REV PER TOWN OF CHAPEL HILL COMMENTS	CS6002

PROJECT: LCGRP19002  
DATE: 2020-01-30  
DRAWING SCALE: NTS  
DRAWN BY: CJJ  
APPROVED BY: PCB

**CS6002**  
SHEET 13 OF 28

