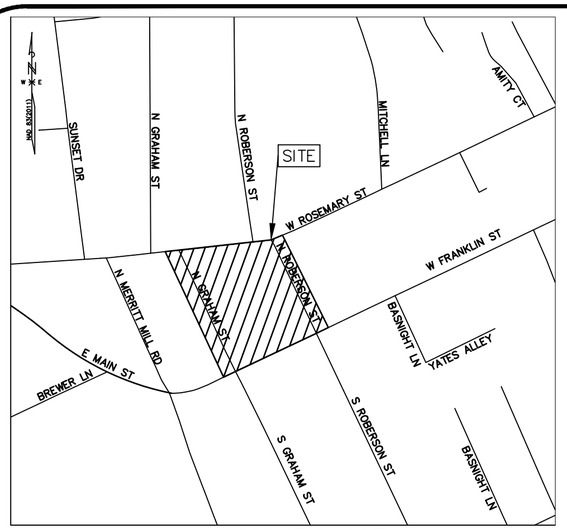

VICINITY MAP
N.T.S.

N. GRAHAM AND N. ROBERSON STREETSCAPE IMPROVEMENTS

INTERSECTION OF WEST ROSEMARY STREET TO WEST FRANKLIN STREET

CHAPEL HILL, NC

PRELIMINARY PLAT

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SHEET 1 – ROBERSON STREET CONSTRUCTION PLAN
SHEET 2 – GRAHAM STREET CONSTRUCTION PLAN
SHEET 3 – ROSEMARY STREET LIGHTING PLAN
SHEET 4 – GRAHAM STREET LIGHTING PLAN
SHEET 5 – NOTES AND DETAILS
SHEET 6 – DETAILS
SHEET 7 – CROSS–SECTIONS
SHEET 8 – CROSS–SECTIONS
SHEET 9 – CROSS–SECTIONS
SHEET 10 – CROSS–SECTIONS

Town of Chapel Hill
ENGINEERING AND DESIGN SERVICES

N. GRAHAM STREET &
N. ROBERSON STREET
Streetscape Improvements

TOWN OF CHAPEL HILL
PUBLIC WORKS DEPARTMENT
ENGINEERING AND DESIGN SERVICES DIVISION
6850 MILLHOUSE ROAD
CHAPEL HILL, NC 27516

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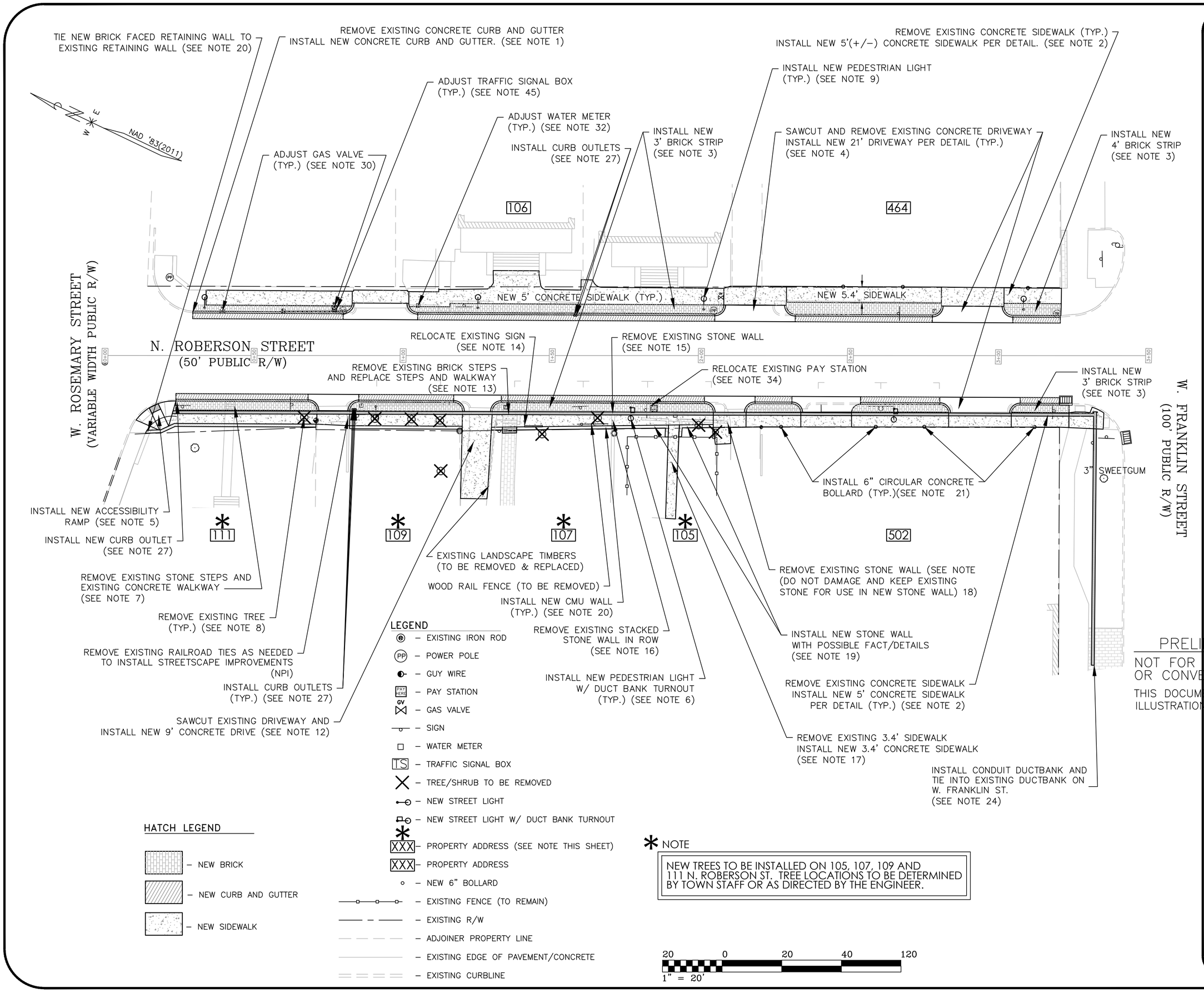

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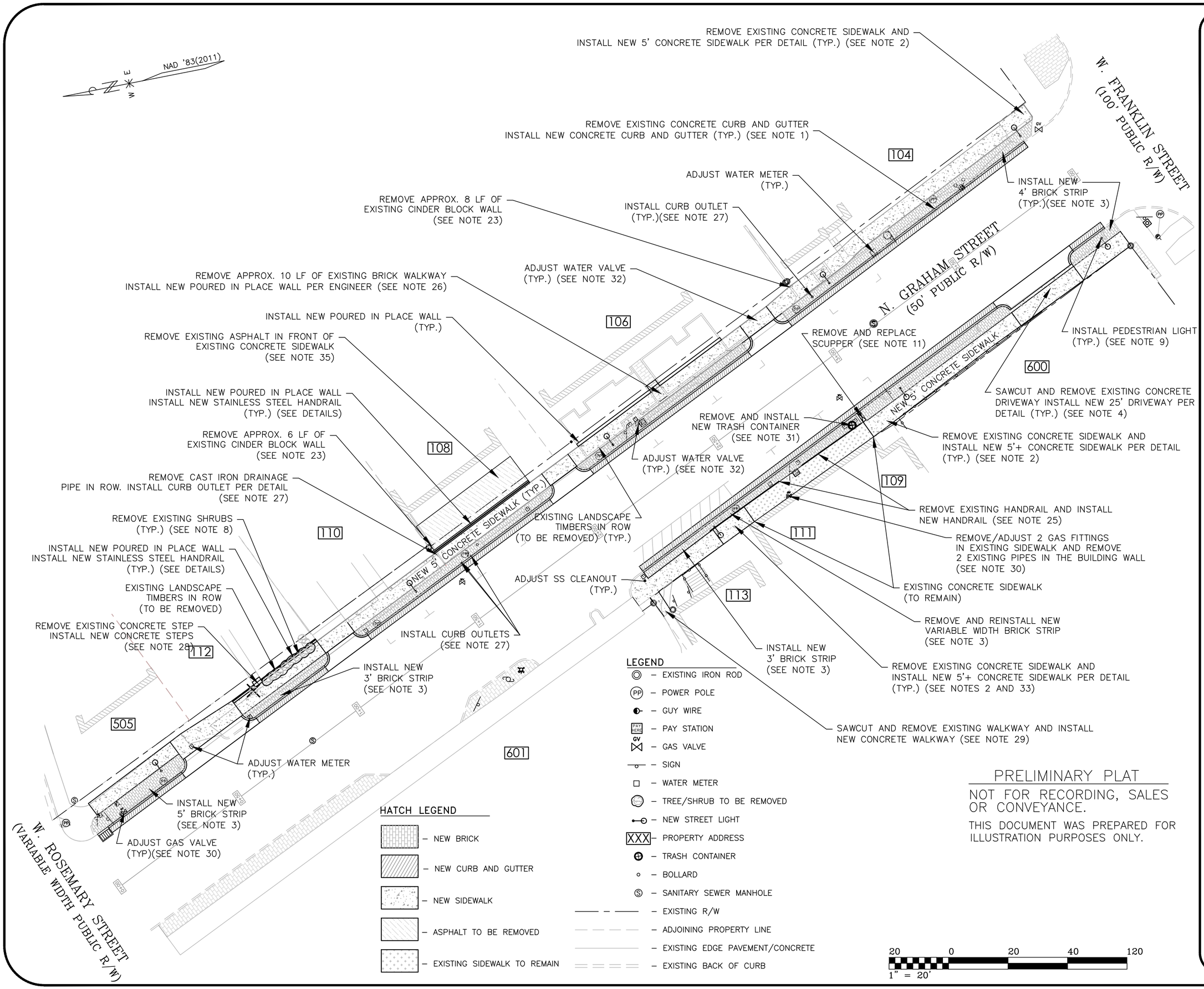

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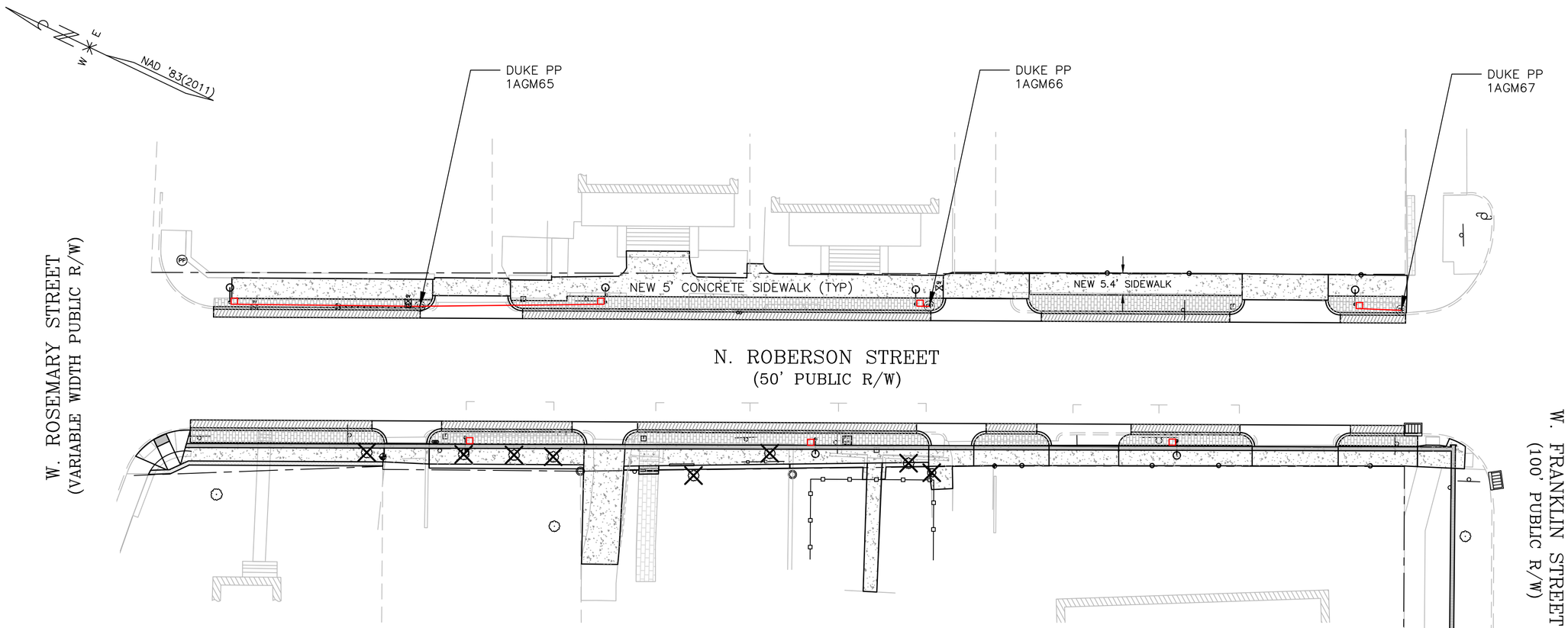
N. ROBERSON STREET LIGHTING PLAN



LEGEND

- EXISTING IRON ROD
- POWER POLE
- GUY WIRE
- PAY STATION
- GAS VALVE
- SIGN
- WATER METER
- TREE/SHRUB TO BE REMOVED
- NEW STREET LIGHT
- NEW 6" BOLLARD
- NEW CONDUIT DUCTBANK
- EXISTING R/W
- ADJOINING PROPERTY LINE
- NEW DUKE ENERGY APPROVED BOX
- SINGLE CONDUIT

HATCH LEGEND

- NEW BRICK
- NEW CURB AND GUTTER
- NEW SIDEWALK

20 0 20 40 120

1" = 20'

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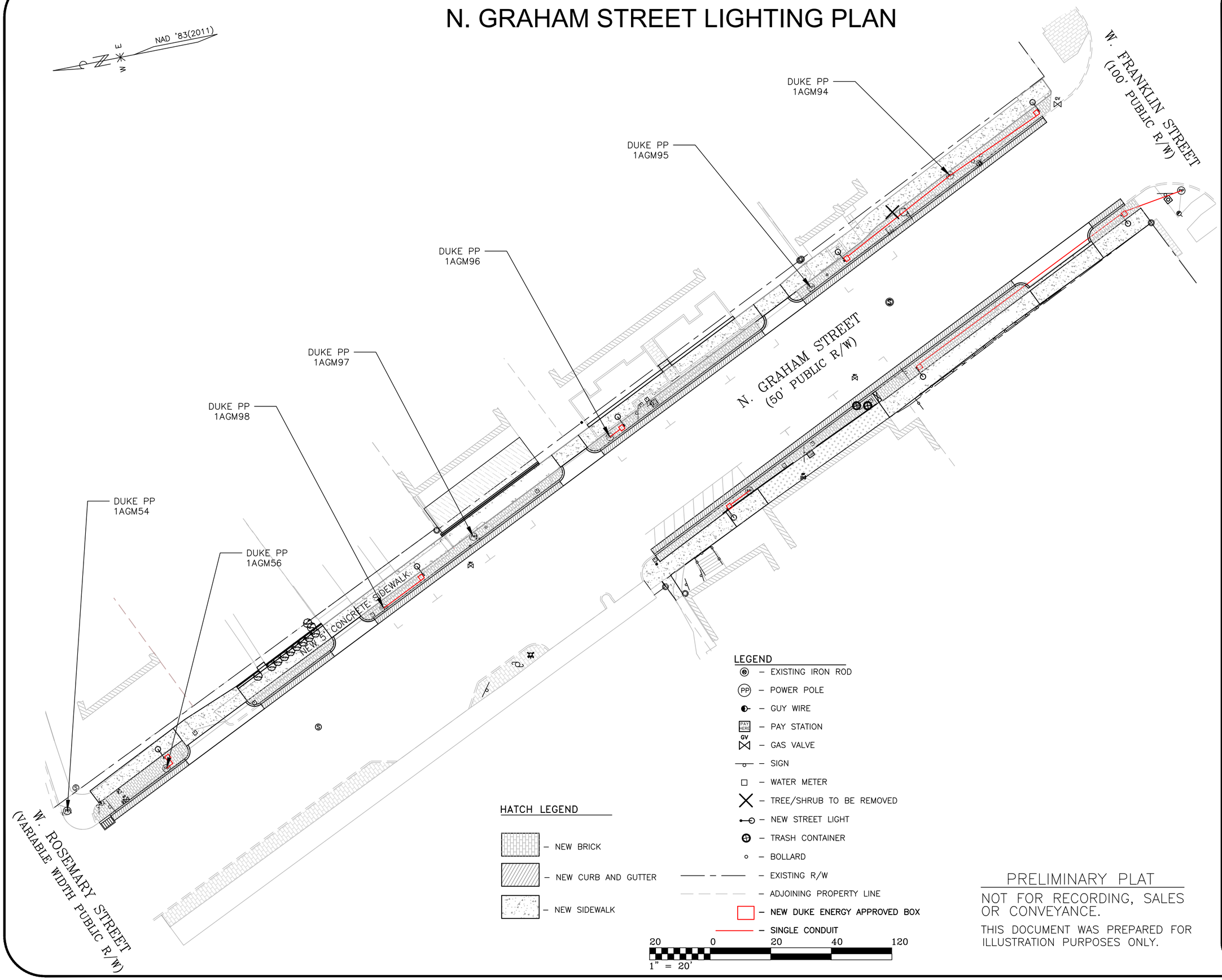
Sheet: 3

N. GRAHAM STREET LIGHTING PLAN



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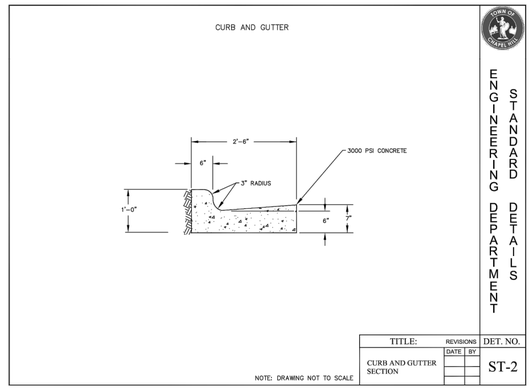
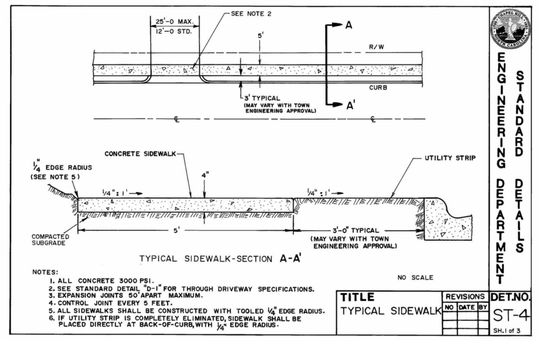
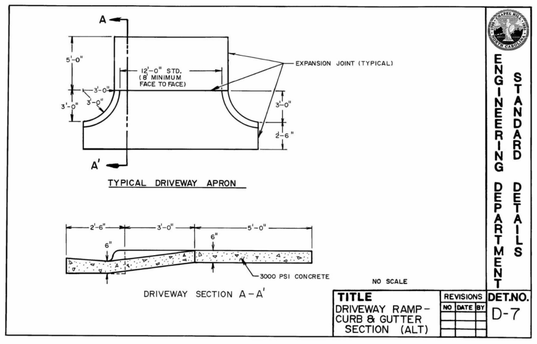
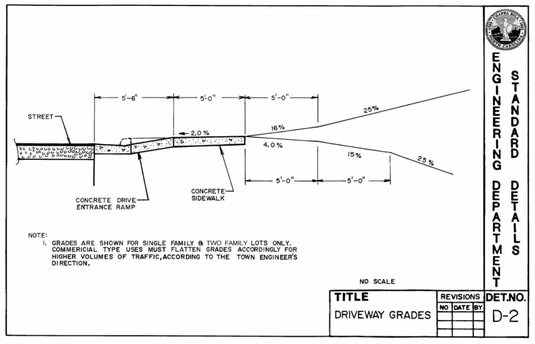
GENERAL NOTES:

1. SAWCUT, REMOVE AND INSTALL NEW STANDARD CURB & GUTTER PER DETAIL ST–2.
2. SAWCUT, REMOVE AND INSTALL NEW 5' SIDEWALK PER DETAIL ST–4. CONTRACTOR SHOULD NOTE THAT SOME EXISTING SIDEWALK WILL BE GREATER THAT 5' AND NEW SIDEWALK SHOULD BE MATCHED TO THE EXISTING SIDEWALK CONFIGURATION AS SHOWN ON THE APPROVED PLAN.
3. REMOVE ANY EXISTING BRICK SIDEWALK PAVERS AND REPLACE WITH NEW BRICK SIDEWALK PER DETAIL ST–6. STANDARD WIDTHS OF THE NEW SIDEWALK ARE 3' AND 4' BUT TRANSITION SECTIONS WILL BE NECESSARY, ESPECIALLY ALONG THE WEST SIDE OF GRAHAM STREET.
4. REMOVE AND REPLACE DRIVEWAYS PER DETAIL D–7 AND MAINTAIN DRIVEWAY GRADES PER DETAIL D–2 AND THE DISCRETION OF THE ENGINEER. NEW DRIVEWAY LENGTHS WILL VARY AS SHOWN ON THE APPROVED PLAN AS DIRECTED BY THE ENGINEER. NEW DRIVEWAY BETWEEN 104 & 106 N. GRAHAM ST. WILL BE CONSTRUCTED WITH CONCRETE BETWEEN THE NEW SIDEWALK AND NEW BACK OF CURB FOR 3 LF EACH SIDE PER THE APPROVED PLAN. NEW DRIVEWAY LENGTHS WILL VARY AS SHOWN ON THE APPROVED PLAN AND AS DIRECTED BY THE ENGINEER.
5. INSTALL NEW ACCESSIBILITY RAMP PER DETAIL ST–5.3.
6. INSTALL NEW PEDESTRIAN LIGHTS W/ DUCT BANK TURNOUTS PER DETAIL AND APPROVED DUKE ENERGY PLAN.
7. REMOVE EXISTING STONE STEPS AND APPROX. 12 LF OF EXISTING CONCRETE WALKWAY AND INSTALL NEW STONE STEPS AND CHEEK WALLS AS DIRECTED BY THE ENGINEER.
8. REMOVE EXISTING TREE/SHRUB AND DISPOSE OFFSITE.
9. INSTALL NEW PEDESTRIAN LIGHTS IN NEW BRICK SIDEWALK AREA PER DETAIL AND APPROVED DUKE ENERGY PLAN.
10. NEW TREES TO BE INSTALLED ON 105, 107, 109 AND 111 N. ROBERSON ST. TREE LOCATIONS TO BE DETERMINED BY TOWN STAFF OR AS DIRECTED BY THE ENGINEER.
11. REMOVE AND INSTALL NEW SCUPPER (TRENCH DRAIN AND COVER). USE NEEHAN FOUNDRY R–4993–FB TYPE D OR EQUIVALENT.
12. SAWCUT, REMOVE AND INSTALL APPROX. 24 LF OF NEW 9' CONCRETE DRIVEWAY. TIE TO EXISTING CONCRETE DRIVE AND ENSURE DRAINAGE FLOW DOWN CENTER OF DRIVEWAY TO STREET.
13. REMOVE EXISTING BRICK STEPS AND APPROX. 6 LF OF EXISTING BRICK WALKWAY. INSTALL 3 BRICK STEPS AND MATCH EXISTING BRICK WALKWAY GRADE. INSTALL CHEEK WALLS ALONG WALKWAY AS NECESSARY TO MATCH GRADE.
14. RELOCATE EXISTING SUN PUBLISHING SIGN TO BEHIND NEW BRICK FACED CMU WALL.
15. REMOVE EXISTING STONE WALL IN FRONT OF 107 N. ROSEMARY ST.
16. REMOVE APPROX. 5 LF OF EXISTING STACKED STONE WALL IN ROW. ENSURE REMAINING STACKED STONE WALL MATCHES HEIGHT OF NEW BRICK FACED CMU WALL. NEW BRICK FACED CMU WALL AND NEW STONE WALL WILL MEET AT THE JUNCTION OF THE STACKED STONE WALL.
17. REMOVE EXISTING 3.4' SIDEWALK AND INSTALL NEW 3.4' CONCRETE SIDEWALK. MATCH GRADE OF NEW SIDEWALK TO EXISTING SIDEWALK GRADE AT EXISTING PORCH STEP. REMOVE AND REINSTALL EXISTING FENCING AS REQUIRED FOR SIDEWALK INSTALLATION.
18. REMOVE EXISTING STONE WALL IN FRONT OF 105 N. ROBERSON STREET. DO NOT DAMAGE OR DISPOSE OF EXISTING STONE FOR USE IN NEW STONE FACE WALL.
19. INSTALL APPROX. 41 LF OF NEW STONE WALL IN FRONT OF 105 N. ROBERSON STREET USING AS MANY STONES FROM THE PREVIOUS STONE WALL AS POSSIBLE AND MATCHING THE NEW STONE FOR COMPLETION OF THE NEW STONE WALL. THIS NEW WALL MAY CONTAIN DETAILS AND HISTORICAL FACTS AS DIRECTED BY THE ENGINEER.
20. INSTALL NEW VARIABLE HEIGHT BRICK FACED CMU WALL PER DETAIL ALONG WEST SIDE OF N. ROBERSON ST AS SHOWN ON THE APPROVED PLAN. THE NEW WALL WILL BE TIED TO MATCH THE EXISTING WALL AT THE INTERSECTION OF W. ROSEMARY ST. ONE SECTION OF THE NEW BRICK FACED CMU WALL WILL MEET WITH THE NEW STONE WALL (SEE NOTE 19) AND THE STACKED STONE WALL (SEE NOTE 16).
21. INSTALL NEW 6" CONCRETE BOLLARDS PER DETAIL AT THE ROW LINE ALONG N. ROBERSON ST. AT 502 AND 464 W. FRANKLIN ST. AS SHOWN ON THE APPROVED PLAN AND AS DIRECTED BY THE ENGINEER.
22. INSTALL NEW VARIABLE HEIGHT POURED IN PLACE CONCRETE WALL PER DETAIL ALONG THE EAST SIDE OF N. GRAHAM ST. NEW WALL WILL EXTEND ALONG THE ROW FROM 104–112 N. GRAHAM ST. WITH A SECTION ALONG 104 N. GRAHAM HAVING A HANDRAIL INSTALLED ALONG THE TOP AS SHOWN ON THE APPROVED PLAN AND THE DETAIL. THIS SECTION WILL MEET THE PORCH ON THE SOUTH SIDE OF THE EXISTING STRUCTURE AT 104. THE OTHER SIDE OF THE PORCH WILL MEET THE NEW WALL WITH NO HANDRAIL.
23. REMOVE EXISTING CINDER BLOCK WALL FROM THE ROW. INSTALL NEW POURED IN PLACE CONCRETE WALL AND TIE TO EXISTING CINDER BLOCK WALL AS SHOWN ON THE APPROVED PLANS.
24. INSTALL APPROX. 400 LF CONDUIT DUCTBANK PER DETAIL ON WEST SIDE OF N. ROBERSON ST. AND NORTH SIDE OF W. FRANKLIN ST. TIE INTO EXISTING CONDUIT DUCTBANK ON NORTH SIDE OF W. FRANKLIN ST. PROVIDE A CONNECTION AT NORTHWEST INTERSECTION OF W. FRANKLIN ST. AND N. ROBERSON FOR FUTURE DUCTBANK INSTALLATION. CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING FOR AND MAKE EVERY EFFORT DURING THE DUCTBANK INSTALLATION TO ENSURE NO DAMAGE TO THE EXISTING TREE LOCATED IN THE EXISTING BIKE PARK ON W. FRANKLIN ST.
25. REMOVE EXISTING HANDRAIL AND INSTALL NEW STAINLESS STEEL HANDRAIL PER DETAIL. ADD APPROXIMATELY 12 LF OF ADDITIONAL STAINLESS STEEL HANDRAIL AS SHOWN ON THE APPROVED PLAN AND AS DIRECTED BY THE ENGINEER.
26. REMOVE APPROX. 10 LF OF EXISTING BRICK WALKWAY. REINSTALL BRICK SIDEWALK AND MATCH EXISTING GRADE FROM BUILDING AND ENSURE NEWLY INSTALLED BRICK WALKWAY SLOPE MEETS CURRENT ADA REQUIREMENTS. INSTALL POURED IN PLACE WALL AS SHOWN ON THE APPROVED PLAN.
27. INSTALL NEW CURB OUTLETS PER DETAIL AND CONNECT TO EXISTING DRAINAGE PIPE AS DIRECTED BY THE ENGINEER. AT 108 N. GRAHAM STREET, REPLACE CAST IRON PIPE WITH DRAINAGE PIPE AND CONNECT TO NEW CURB OUTLET AS DIRECTED BY THE ENGINEER.
28. SAWCUT AND REMOVE EXISTING CONCRETE STEP AND SUFFICIENT CONCRETE SIDEWALK TO INSTALL 2 NEW CONCRETE STEPS AT EXISTING CONCRETE WALKWAY.
29. SAWCUT AND REMOVE APPROX. 11 LF OF EXISTING WALKWAY AND INSTALL APPROX. 8 LF OF NEW APPROX. 4' CONCRETE WALKWAY. TIE INTO NEW CONCRETE SIDEWALK AND ENSURE SLOPE MEETS CURRENT ADA REQUIREMENTS.
30. REMOVE/ADJUST 2 NATURAL GAS FITTINGS IN EXISTING SIDEWALK. CONTRACTOR MAY SAWCUT EXISTING CONCRETE SIDEWALK FOR THIS REMOVAL/ADJUSTMENT BUT SIDEWALK MUST BE REPLACED WITH NEW CONCRETE. REMOVE 2 PIPE STUBS FROM BUILDING WALL AND SEAL HOLES IN BUILDING RESULTING FROM PIPE REMOVAL. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY FOR REMOVAL/ADJUSTMENT OF GAS VALVES, FITTINGS, METERS AND PIPE LINES.
31. REMOVE EXISTING TRASH RECEPTACLE, SALVAGE TO PARKS & RECREATION DEPARTMENT AND INSTALL NEW TRASH RECEPTACLE PER DETAIL.
32. CONTRACTOR SHALL COORDINATE WITH ORANGE COUNTY WATER AND SEWER AUTHORITY FOR ADJUSTMENTS TO WATER METERS, WATER VALVES AND SEWER CLEANOUTS.
33. SAWCUT, REMOVE AND INSTALL NEW CONCRETE SIDEWALK PER DETAIL ST–4 AND APPROVED PLAN. EXISTING CONCRETE RAMP MUST BE REMOVED AND GRADE OF NEW CONCRETE SIDEWALK ESTABLISHED TO MEET CURRENT ADA SPECIFICATIONS.
34. CONTRACTOR SHALL REMOVE THE EXISTING PARKING PAY STATION ON N. ROBERSON ST. AND WILL RELOCATE IT TO A LOCATION TO BE DETERMINED BY THE ENGINEER.
35. SAWCUT AND REMOVE EXISTING ASPHALT IN FRONT OF 108 N. GRAHAM ST. FROM THE SIDEWALK TO THE NEW POURED IN PLACE CONCRETE WALL. BACKFILL TO THE RETAINING WALL AS DIRECTED BY THE ENGINEER. THE REMAINING BACKFILL AND ASPHALT REPLACEMENT WILL BE THE RESPONSIBILITY OF THE EXISTING PROPERTY OWNER.
36. SILT FENCE AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE.
37. CONTRACTOR SHALL FOLLOW SOUND CONSTRUCTION PRACTICES WHEN PLACING, COMPACTING AND STABILIZING FILL ON EXISTING SLOPES.
38. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF ALL EXISTING UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL HAVE NO CLAIM FOR DELAY OR EXTRA COMPENSATION AS A RESULT OF CONFLICT WITH SAID UTILITIES.
39. ALL STREETS MUST REMAIN OPEN AT ALL TIMES THROUGH AT LEAST ONE LANE.
40. CONTRACTOR SHALL NOTIFY HOMEOWNERS AT LEAST 48 HOURS IN ADVANCE OF BLOCKING OR CLOSING PRIVATE DRIVES.
41. TRAFFIC CONTROL AND ALL ROAD SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
42. ALL SIDEWALK IMPROVEMENTS CONSTRUCTED OUTSIDE PUBLIC R/W AND/OR ON PRIVATE PROPERTY HAVE PERMANENT PEDESTRIAN EASEMENTS RECORDED AT ORANGE COUNTY REGISTER OF DEEDS.
43. CONTRACTOR IS RESPONSIBLE FOR GRADING, RAKING, SEEDING AND MULCHING ALL SLOPES AND DISTURBED AREAS.
44. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUSINESSES IN THE CONSTRUCTION AREA HAVE CONTINUAL ACCESS AT ALL TIMES.
45. CONTRACTOR SHALL COORDINATE WITH TOCH TRAFFIC ENGINEERING DIVISION FOR ADJUSTMENTS TO TRAFFIC SIGNAL BOXES.









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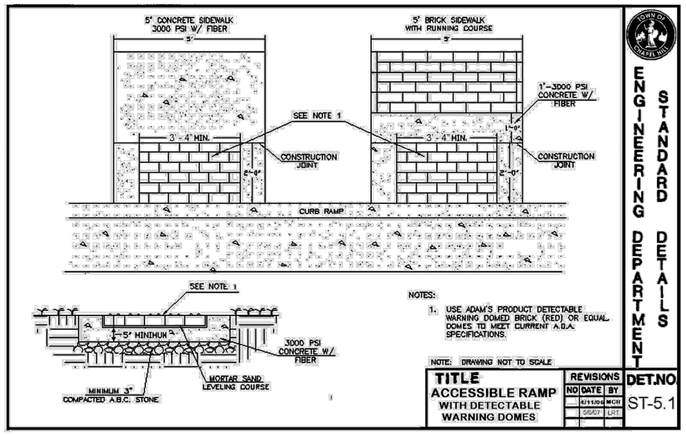

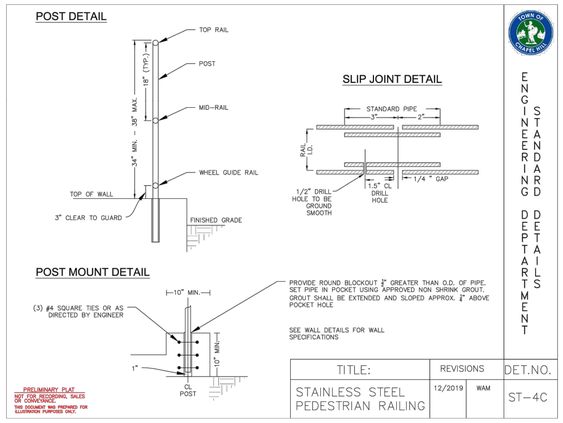

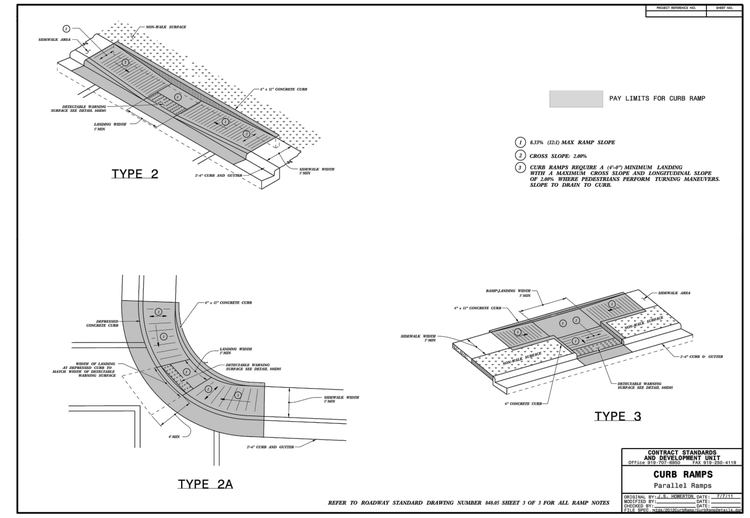

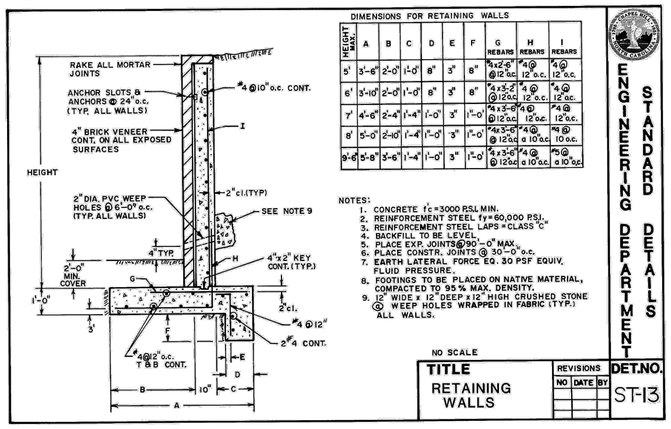

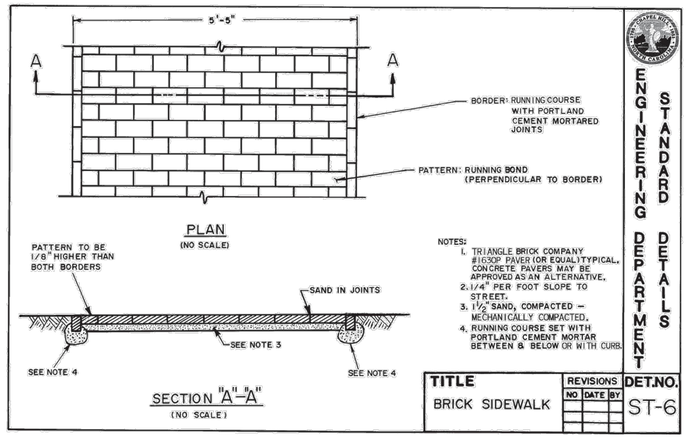

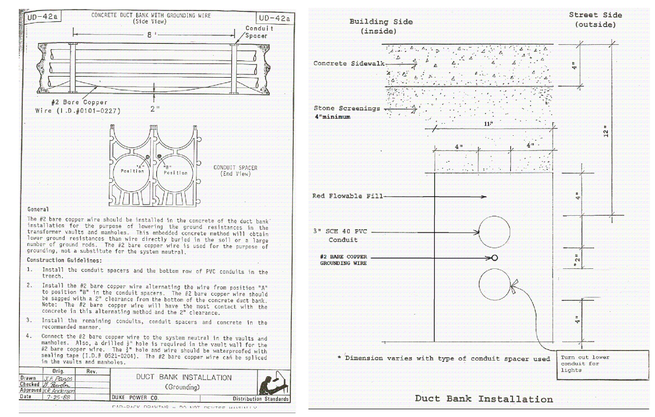

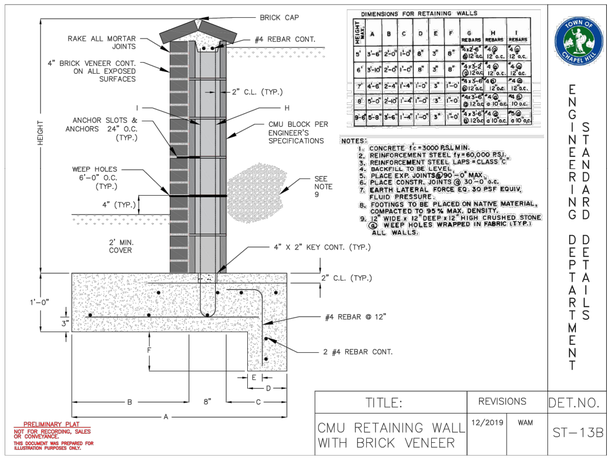

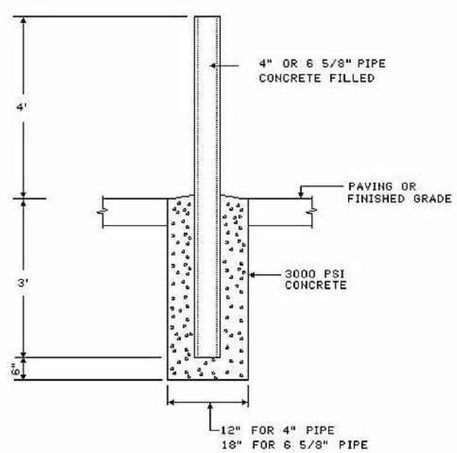

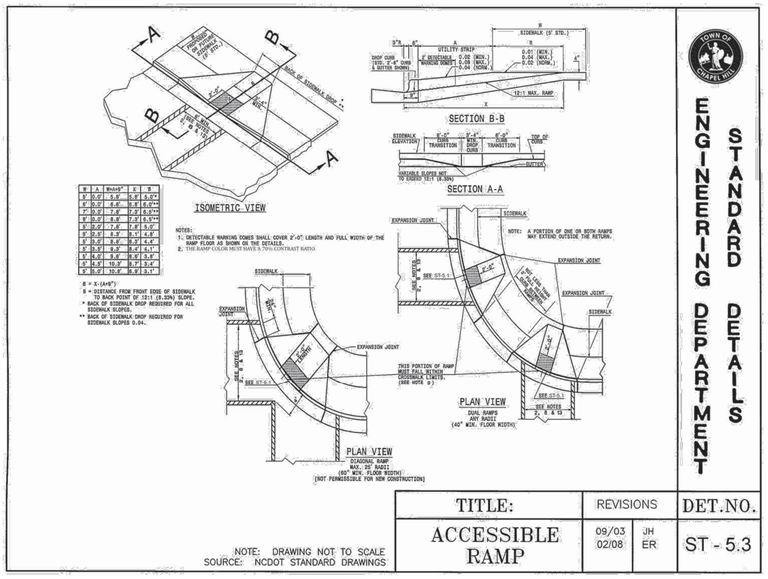

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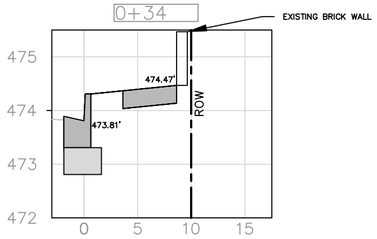
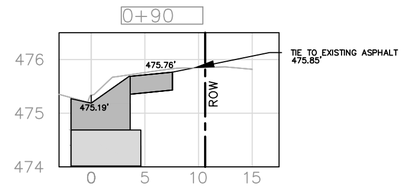
NORTH ROBERSON – EAST SIDE CROSS SECTIONS

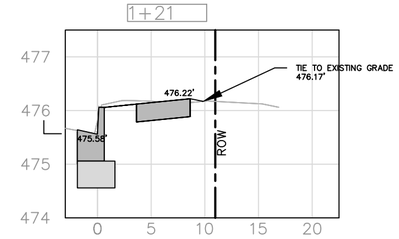
106 N. ROBERSON – BRICK WALL



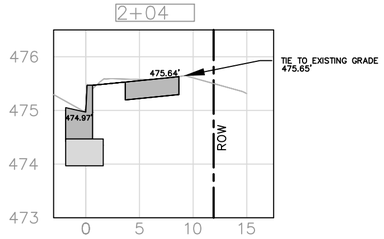
106 N. ROBERSON DRIVEWAY



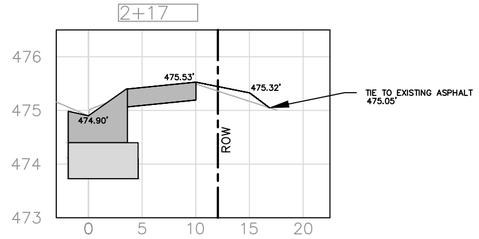
106 N. ROBERSON – ROAD CROWN



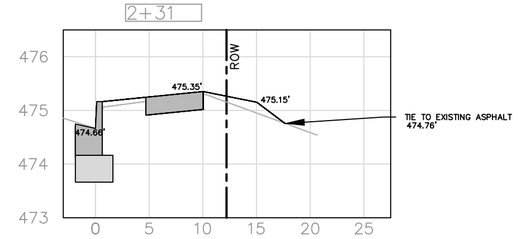
106 N. ROBERSON



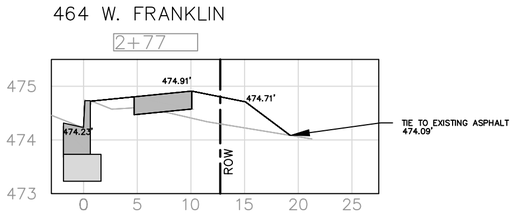
10' ALLEY



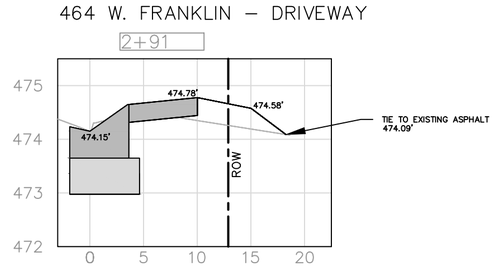
464 W. FRANKLIN



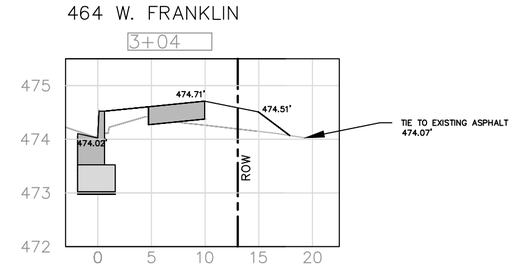
464 W. FRANKLIN



464 W. FRANKLIN – DRIVEWAY



464 W. FRANKLIN



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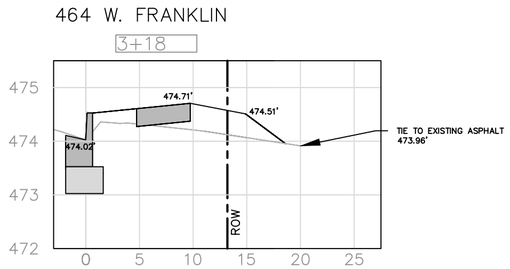

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 2'

PRELIMINARY PLAT

NOT FOR RECORDING, SALES OR CONVEYANCE.

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Town of Chapel Hill
ENGINEERING AND DESIGN SERVICES

Streetscape Improvements
N. Roberson Street &
N. Graham Street

TOWN OF CHAPEL HILL
PUBLIC WORKS DEPARTMENT
ENGINEERING AND DESIGN SERVICES DIVISION
6850 MILLHOUSE ROAD
CHAPEL HILL, NC 27516

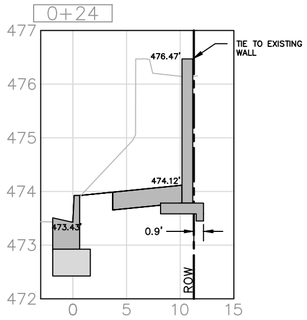
SEAL

No.	Revision/Issue	Date
1	ENGINEERING REVIEW	4/20/20

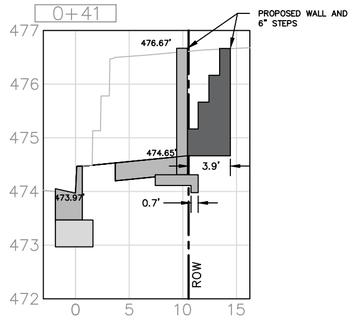
Project: ROBERSON-DESIGN 04-20
Date: 11/05/2019
Scale: AS NOTED
Sheet: 7

NORTH ROBERSON – WEST SIDE CROSS SECTIONS

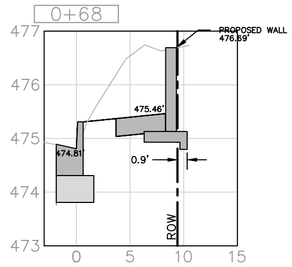
111 N. ROBERSON – WALL



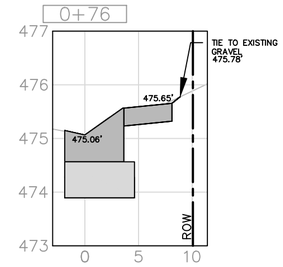
111 N. ROBERSON – WALKWAY



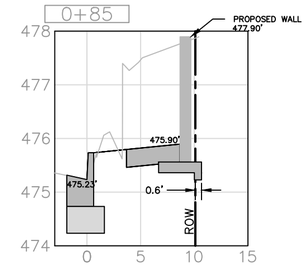
111 N. ROBERSON – WALL



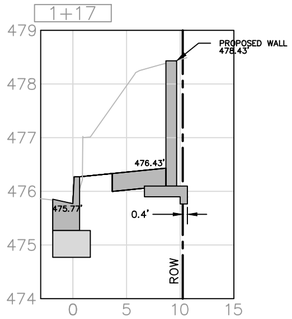
109 N. ROBERSON – DRIVEWAY



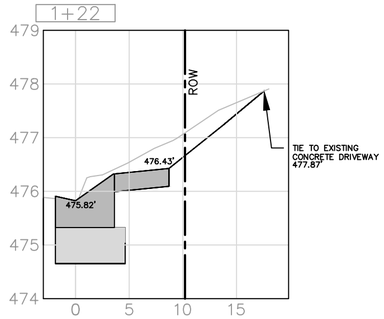
109 N. ROBERSON – WALL



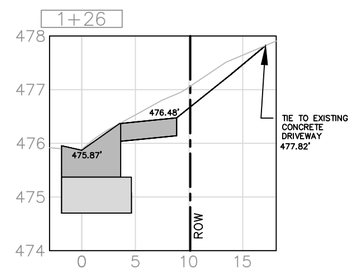
109 N. ROBERSON – WALL



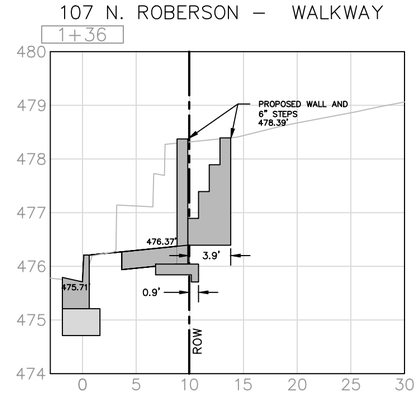
107 N. ROBERSON – DRIVEWAY



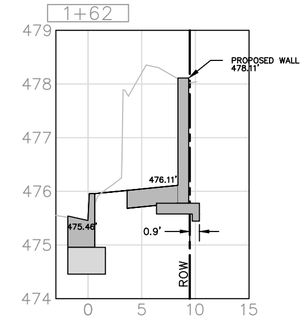
107 N. ROBERSON – DRIVEWAY



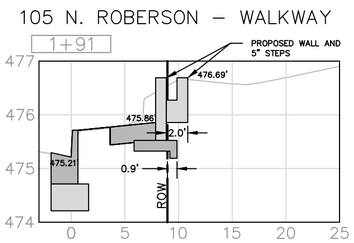
107 N. ROBERSON – WALKWAY



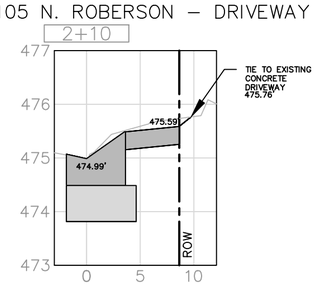
107 N. ROBERSON – WALL



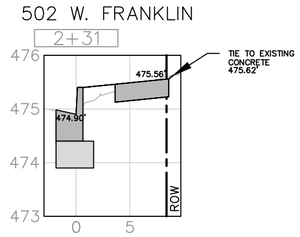
105 N. ROBERSON – WALKWAY



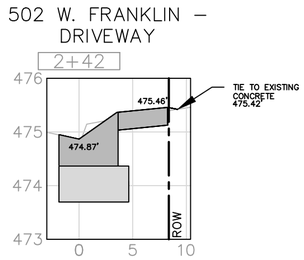
105 N. ROBERSON – DRIVEWAY



502 W. FRANKLIN



502 W. FRANKLIN – DRIVEWAY



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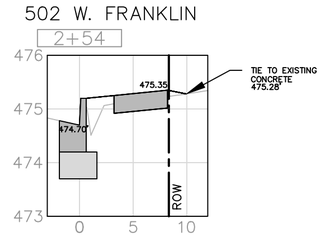

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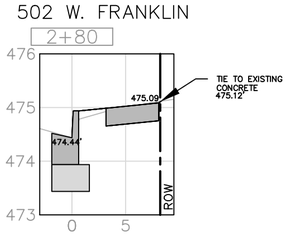
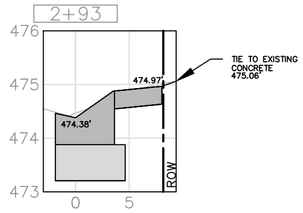


502 W. FRANKLIN – DRIVEWAY



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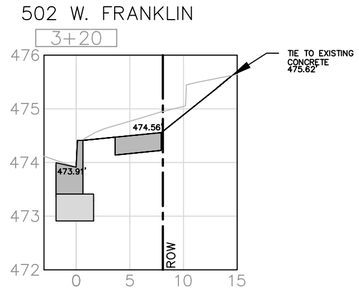

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SEAL

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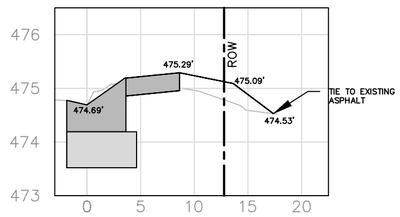
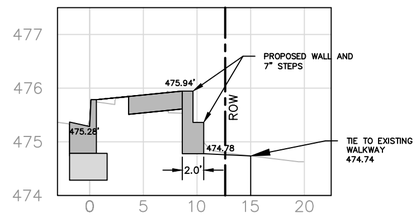
NORTH GRAHAM ST – EAST SIDE CROSS SECTIONS

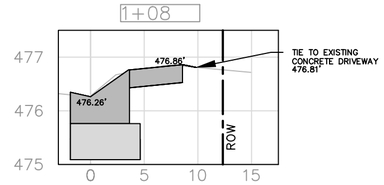
505 W. ROSEMARY / 112 N. GRAHAM DRIVEWAY
0+54



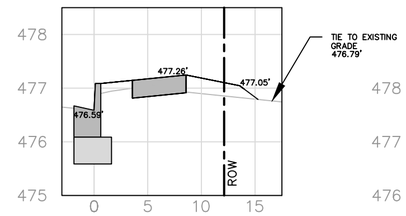
112 N. GRAHAM – WALKWAY
0+78



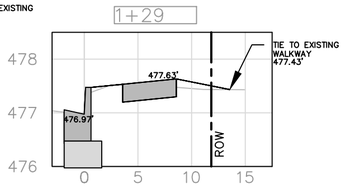
110 N. GRAHAM – DRIVEWAY
1+08



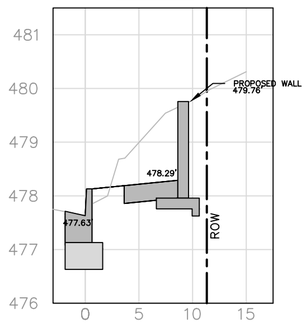
110 N. GRAHAM
1+17



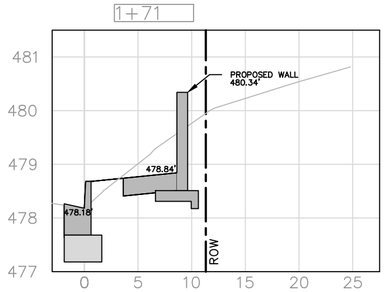
110 N. GRAHAM – WALKWAY
1+29



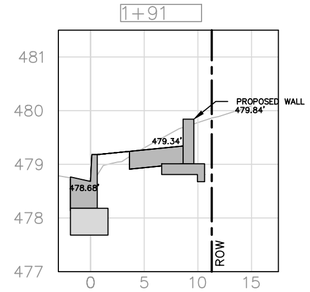
108 N. GRAHAM – WALL
1+52



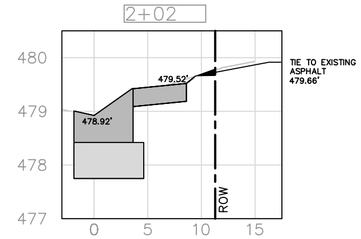
108 N. GRAHAM – CL DOOR
1+71



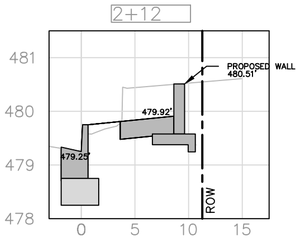
108 N. GRAHAM – WALL
1+91



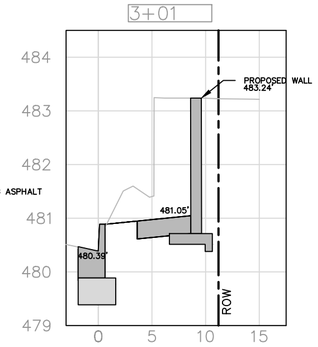
106–108 N. GRAHAM – DRIVEWAY
2+02



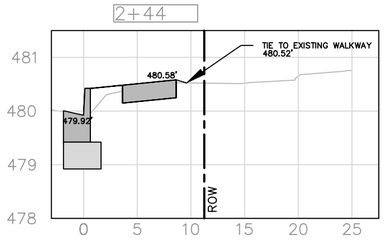
106 N. GRAHAM – WALL
2+12



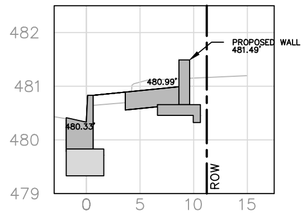
104 N. GRAHAM – WALL
3+01



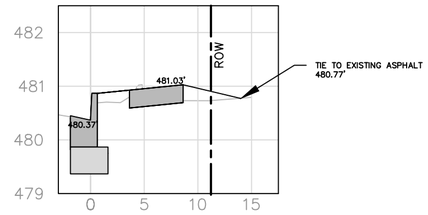
106–B N. GRAHAM – CL DOOR
2+44



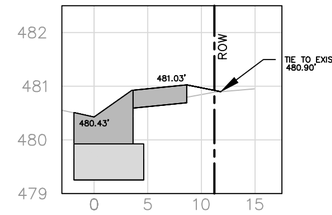
106 N. GRAHAM – WALL
2+71



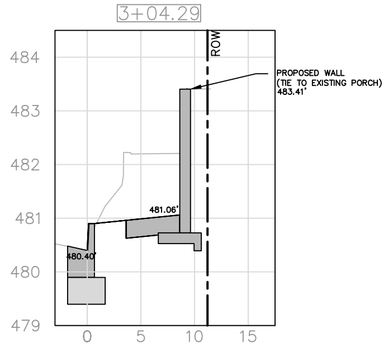
106 N. GRAHAM
2+76



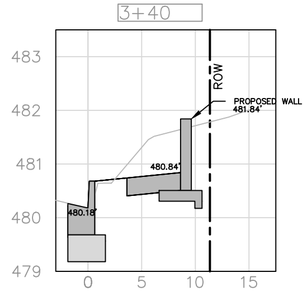
106 N. GRAHAM – DRIVEWAY
2+86



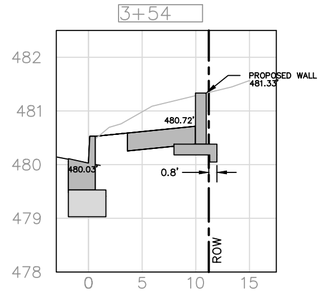
3+04.29



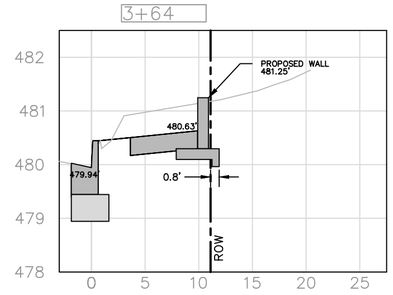
104 N. GRAHAM – AT HC RAMP
3+40



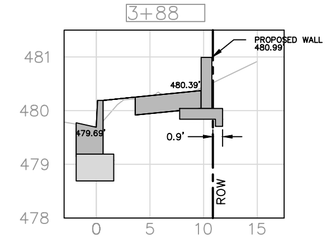
104 N. GRAHAM – AT HC RAMP
3+54



516 W. FRANKLIN
3+64



516 W. FRANKLIN
3+88



SCALE:
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Project: ROBERSON-DESIGN 04-20
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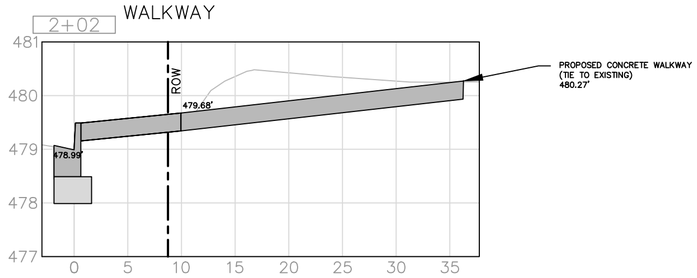
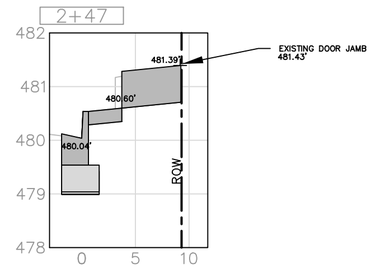
NORTH GRAHAM ST – WEST SIDE CROSS SECTIONS

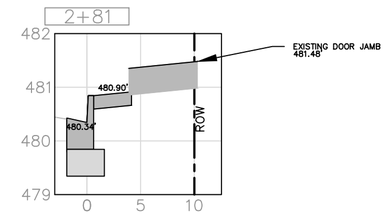
113 N. GRAHAM – WALKWAY



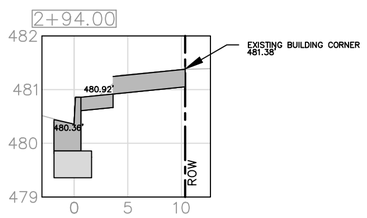
111 N. GRAHAM – CL DOOR



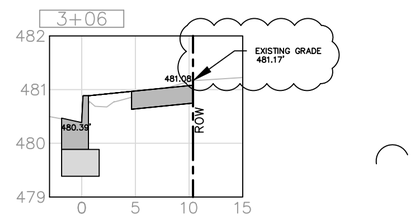
109 N. GRAHAM – CL DOOR



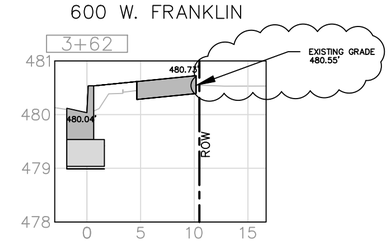
109 N. GRAHAM – BUILDING CORNER



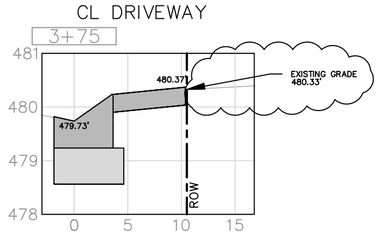
600 W. FRANKLIN



600 W. FRANKLIN



600 W. FRANKLIN – CL DRIVEWAY



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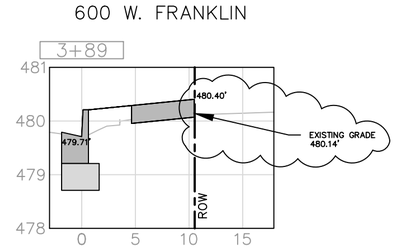
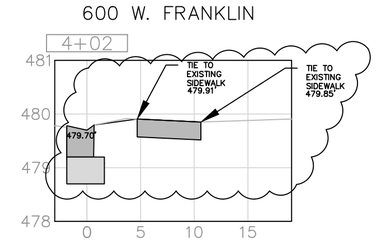


600 W. FRANKLIN



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N. Graham Street

TOWN OF CHAPEL HILL
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SEAL

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