

BARBEE CHAPEL APARTMENTS

5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517

CONDITIONAL ZONING PERMIT DRAWINGS

PROJECT NUMBER: TLA-22001

DATE: SEPTEMBER 29, 2022

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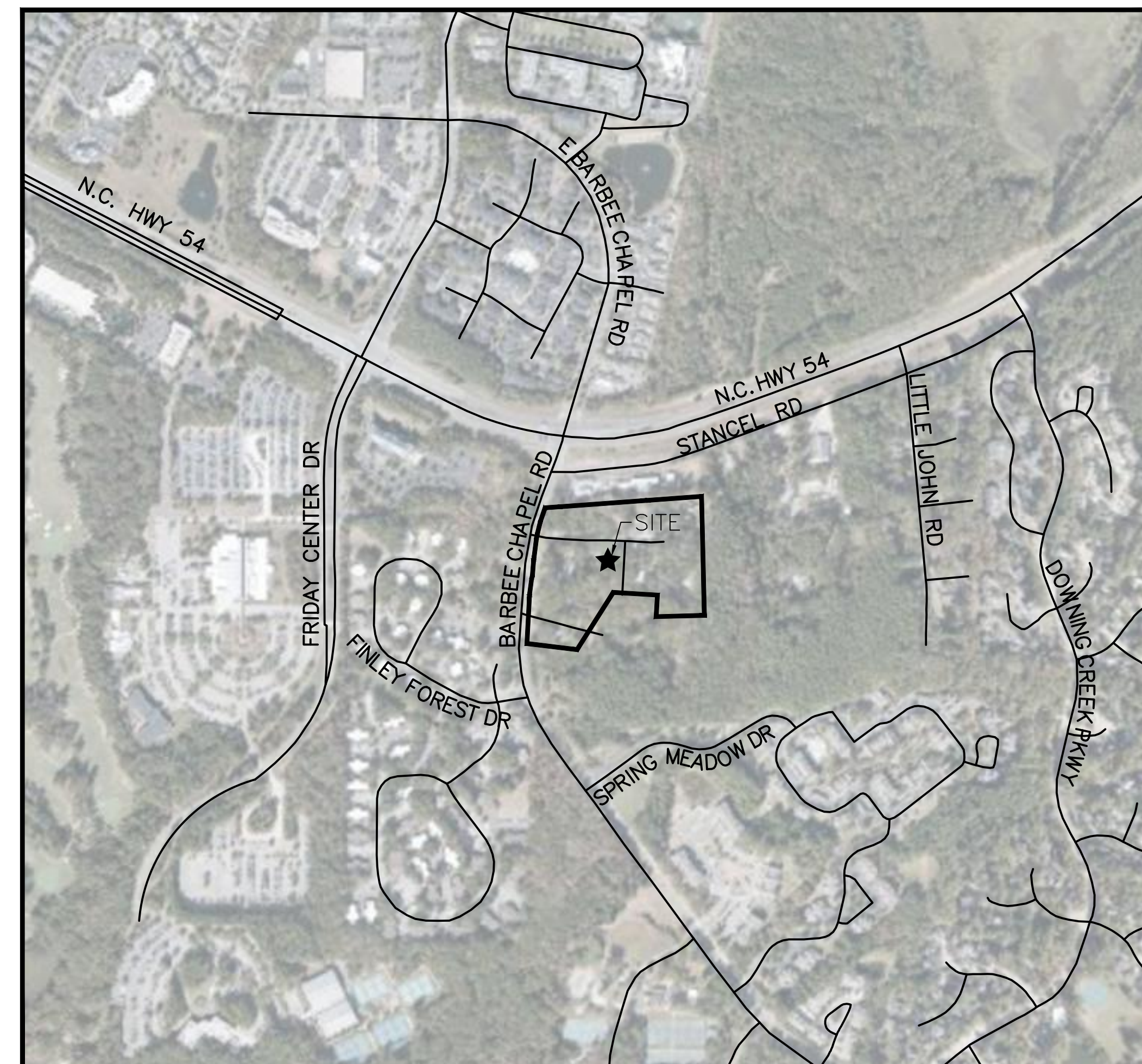
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SITE DATA

PIN	9798-04-72-8235, 9798-04-72-7580, 9798-04-72-9483, 9798-04-72-9596, 9798-04-82-2404, 9798-04-82-2505, 9798-04-82-3481, 9798-04-82-1515, 9798-04-72-9722, 9798-04-82-4628	
SITE AREA	455,841 SF / 10.46 AC	
GROSS LAND AREA	455,841 SF + 10%(455,841 SF) = 501,425 SF / 11.51 AC	
ZONING	EXISTING	R-2
	PROPOSED	OI-3 CZ
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE - UPPER NEW HOPE	
WATERSHED PROTECTION	JORDAN LAKE WATERSHED, F/J-B	
EXISTING USE	SINGLE FAMILY	
PROPOSED USE	MULTI-FAMILY	
UNITS	PROPOSED	344 MULTI-FAMILY UNITS 24 TOWNHOME UNITS 368 TOTAL UNITS
DENSITY	PROPOSED	31.97 UNITS/ACRE
IMPERVIOUS	EXISTING	1.56 AC (13.6%)
	MAX ALLOWED	8.06 AC (70.0%)
BUILDING HEIGHT	ALLOWED	N/A FOR ZONE OI-3-CZ
SETBACK	PROPOSED	5 STORIES
RECREATION SPACE	REQUIRED	0.05 * 501,425 SF = 25,071 SF
	PROPOSED	51,755 SF
VEHICULAR PARKING	REQUIRED	N/A FOR ZONE OI-3-CZ
	PROPOSED	557 SPACES
ACCESSIBLE PARKING	REQUIRED	18 SPACES
	PROPOSED	18 SPACES (3 VAN)
BIKE PARKING	REQUIRED	N/A FOR ZONE OI-3-CZ
	PROPOSED	30 SPACES
SETBACKS	REQUIRED	STREET = 0 FT INTERIOR = 0 FT SOLAR = 0 FT
	PROPOSED	STREET = 20 FT MIN INTERIOR = 6 FT SOLAR = 8 FT
BUFFERS	REQUIRED	NORTH: 20' TYPE C EAST/SOUTH: 10' TYPE B WEST: 20' TYPE C
	PROPOSED	NORTH: 10' TYPE C EAST/SOUTH: 10' TYPE B WEST: 20' TYPE C
DISTURBED AREA	470,000 SF (10.8 AC)	



VICINITY MAP

1" = 500'



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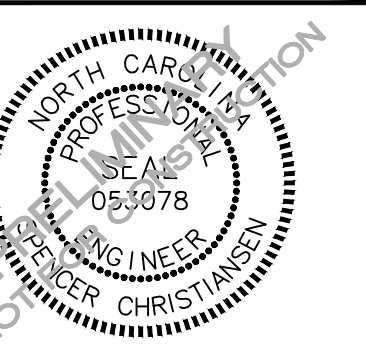
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PROJECT DIRECTORY

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REVISIONS

NO.	DATE
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CONDITIONAL ZONING PERMIT DRAWINGS FOR:

BARBEE CHAPEL APARTMENTS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517
PROJECT NUMBER: TLA-22001

ORANGE COUNTY SOLID WASTE STANDARD PLAN NOTES (CONSTRUCTION WASTE):

- 1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
- 2. PURSUANT TO THE COUNTY'S RMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- 3. PURSUANT TO THE COUNTY'S RMO, ALL HALLERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- 4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPER/ENFORCEMENT OFFICIALS.
- 5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ("ACM") AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

LANDSCAPE PROTECTION NOTES:

- 1. PLAN SHOWS RARE AND SPECIMEN TREES IN ACCORDANCE WITH THE ORDINANCE THAT WAS IN EFFECT AT THE TIME OF APPROVAL.
- 2. LANDSCAPING SHALL BE COORDINATED TO PRESERVE EXISTING TREES AS MUCH AS POSSIBLE. CONFLICTS BETWEEN PROPOSED PLANTINGS AND EXISTING TREES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- 3. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLLERS THAT ACTIVATE THE SYSTEM ACCORDING TO A DESIRED FREQUENCY AND DURATION, AND SHALL ALSO BE EQUIPPED WITH RAIN OR SOIL MOISTURE SENSORS THAT WILL PREVENT IRRIGATION DURING PERIODS OF RAINFALL OR WHEN THERE IS SUFFICIENT MOISTURE IN THE GROUND FOR PLANT HEALTH AND SURVIVAL IN ACCORDANCE WITH THE LOCAL GOVERNMENT WATER CONSERVATION ORDINANCES.

PAVEMENT MARKING/SIGNAGE NOTES:

- 1. ALL SIGNAGE SHALL BE COORDINATED WITH THE TOWN OF CHAPEL HILL.
- 2. ALL SIGNAGE SHALL MEET MUTCD STANDARDS AND SPECIFICATIONS.
- 3. ALL SIGNAGE SHALL MEET NCDOT PEDESTRIAN SAFETY SPECIFICATIONS.
- 4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- 5. ALL SIGNS SHALL BE PRISMATIC AND ADHERE TO THE MINIMAL RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST VERSION OF THE MUTCD.
- 6. ALL PAVEMENT MARKINGS ON PUBLIC STREETS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE 2012 NCDOT DETAILS (1205.01-1205.12))
- 7. SIGN DESIGNS FOR STREET NAME SIGNS SHALL BE APPROVED BY TRANSPORTATION/ENGINEERING DEPARTMENT STAFF TO ENSURE COMPLIANCE WITH MUTCD SPECIFICATIONS. DESIGNS MUST BE APPROVED BY TOWN STAFF PRIOR TO ACCEPTANCE OF STREETS OR ISSUANCE OF 1ST CO.
- 8. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPOPER LETTER HEIGHTS, AND RETROREFLECTIVITY.

CONSTRUCTION MANAGEMENT NOTES:

- 1. ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN. LANE CLOSURES SHALL BE ESTABLISHED AS SHOWN ON THIS PLAN AND CONSTRUCTION PERSONNEL SHALL BE IN ATTENDANCE TO MANAGE AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
- 2. ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE CONSTRUCTION SITE.
- 3. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ALL APPLICABLE NCDOT STANDARDS. REFER TO THE TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
- 4. NO OPEN BURNING SHALL BE PERMITTED.
- 5. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- 6. FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FOOT SWING OR SLIDE MOTION.
- 7. CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING FOR PEDESTRIAN CIRCULATION.
- 8. PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING OFFICE (919-969-5096 OR 919-969-5100) AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.
- 9. ROAD CLOSURES ON PUBLIC STREETS MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.
- 10. TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- 11. CONTRACTOR TO PROVIDE DEDICATED ONSITE PARKING SPACES FOR INSPECTORS AT EACH BUILDING AND NEAR THE JOB TRAILER FOR THE DURATION OF CONSTRUCTION
- 12. ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE CONSTRUCTED BEFORE COMBUSTIBLES ARE ON SITE IN ORDER TO MEET REQUIREMENTS FROM FIRE CODE, STORMWATER, AND OWASA. HYDRANTS SHALL BE ACTIVE IN THE AREAS FOR CONSTRUCTION.

GENERAL NOTES:

- 1. CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES 7 DAYS PRIOR TO STARTING CONSTRUCTION.
- 2. CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.
- 3. GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC PROPERTIES AFFECTED BY THE PROPOSED ROAD CLOSURES IF REQUIRED TO ENSURE CONTINUOUS ACCESS TO THE AFFECTED PROPERTIES.
- 4. ALL SHOWN PARKING SPACE MARKINGS SHALL BE PER THE TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
- 5. MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
- 6. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- 7. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS AND SPECIFICATIONS.
- 8. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 9. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- 10. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- 11. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- 12. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- 13. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL ENGINEERING DEPARTMENT, ORANGE COUNTY SOIL AND EROSION DEPARTMENT, ENGINEER, AND OWNER/REPRESENTATIVE.
- 14. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 15. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.
- 16. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LET FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE REPAVED/RESURFACED.
- 17. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.
- 18. 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.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.
- 20. EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY SUMMIT. EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND THE BEST AVAILABLE RECORDS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 21. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- 22. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION PLUS 2 FEET.
- 23. A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED, REQUIRING ALL LINES TO BE BURIED SURROUNDING STRUCTURES.
- 24. IF APPLICABLE, BACK WASH WATER FROM THE POOL SHALL DISCHARGE INTO THE SANITARY SEWER SYSTEM, NOT STORM SEWER, AND SHALL NOT EXCEED 50 GALLONS PER MINUTE.
- 25. CONTRACTOR TO CONTACT THE CHAPEL HILL STORMWATER MANAGEMENT DIVISION AT 919-969-7246 TO SCHEDULE SITE INSPECTION AT LEAST TEN (10) DAYS IN ADVANCE OF REQUESTING THE CERTIFICATE OF OCCUPANCY.
- 26. IMPROVEMENTS, STRUCTURES, FIXTURES, SIGNS, TABLES, CHAIRS, PLANTERS, OR ANY OTHER OBJECT SHALL NOT BE PLACED IN SIDEWALK AREAS FOR ANY PERIOD OF TIME.
- 27. HVAC CONDENSATE AND FLOOR DRAINS FROM THE ROOFED PARKING AREA SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM. NO ELEVATOR SUMP PUMP DISCHARGE MAY ENTER THE STORM SEWER SYSTEM.
- 28. ANY ROOF DRAINS OR OTHER PLUMBING INTENDED TO DISCHARGE TO THE STORM SEWER SYSTEM NOT SHOWN ON THE APPROVED PLANS ARE NOT APPROVED. ANY DISCHARGE DIRECTED TO THE STORM SEWER SYSTEM THAT IS NOT APPROVED WILL NEED TO APPROVAL FROM THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION.
- 29. THE NORTH CAROLINA DEPARTMENT OF INSURANCE SHALL REVIEW AND APPROVE ANY PROJECTS LISTED IN TABLE 104.1 OF THE NORTH CAROLINA ADMINISTRATION AND POLICIES CODE BEFORE THE TOWN OF CHAPEL HILL WILL BEGIN ITS BUILDING PERMIT REVIEW.
- 30. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP, IN ACCORDANCE WITH ARTICLE 230.2(A) OF THE 2017 NORTH CAROLINA ELECTRICAL CODE.
- 31. CURB AND GUTTER AND AT LEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE PLACED PRIOR TO THE START OF CONSTRUCTION.
- 32. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES, RAMPS, CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO THE AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AND TOWN STANDARD.
 - A. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH NCBC 2018 SECTION 1106.1. 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION. SIGNAGE SHALL BE PLACES IN ACCORDANCE WITH NCBC 2018 REQUIREMENTS, MUTCD AND ACC A 117.1.
 - B. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 EDITION. CROSS SLOPE LIMITED TO 2%. CALL TOWN OF CHAPEL HILL BUILDING INSPECTIONS OFFICE FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.
 - C. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.
- 33. FINAL LOCATION OF GAS LINE INSTALLED BY DOMINION ENERGY TO BE VERIFIED IN FIELD PRIOR TO THE INSTALLATION OF ANY FURNISHINGS REQUIRING GAS CONNECTIONS, INCLUDING BUT NOT LIMITED TO FIRE PITS, FIRE TABLES AND OUTDOOR GRILLING STATIONS. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY, LANDSCAPE ARCHITECT, ARCHITECT AND OWNER FOR CONNECTIONS TO GAS LINE. CONNECTIONS TO BE PROVIDED BY A LICENSED GAS FITTER/TECHNICIAN AND SHALL CONFIRM TO ALL LOCAL AND STATE REGULATIONS.

GRADING & STORM DRAINAGE NOTES:

- 1. CONTRACTOR SHALL NOTIFY NC 811 (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS 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 NC 811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- 2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOIL AND EROSION CONTROL OFFICER, TOWN OF CHAPEL HILL STORM WATER MANAGEMENT DIVISION, AND OWNER'S RE/ENGINEER.
- 3. CONTRACTOR TO CONTACT ERNEST ODEI-LARBI WITH THE TOWN OF CHAPEL HILL AT 919-969-5084 TO POST EROSION CONTROL BOND, ALONGS WITH A PERFORMANCE GUARANTEE FER, PRIOR TO ANY LAND DISTURBANCE.
- 4. GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAV88).
- 5. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED TOWN OF CHAPEL HILL STANDARDS.
- 6. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS.
- 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED PRIOR TO PAVING THAT DOES NOT DRAIN PROPERLY.
- 8. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN
- 9. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- 10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- 11. PIPE SPECIFIED AS RCP MAY BE SUBSTITUTED IF APPROVED BY THE TOWN OF CHAPEL HILL WITH APPROVED MATERIALS PER THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS OUTSIDE OF PUBLIC RIGHT OF WAY AND EASEMENTS. ALL BEDDING FOR ALTERNATE MATERIALS SHALL CONFORM TO NCDOT, AASHTO AND ASTM SPECIFICATIONS.
- 12. THE MINIMUM PIPE SIZE WITHIN A PUBLIC RIGHT-OF-WAY IS 15".
- 13. FOR ALL PIPE OUTLETS 60" AND GREATER (SINGLE) AND 36" (MULTIPLE) HEADWALLS/ENDWALLS SHALL BE USED AND A 4" HIGH BLACK POLY COATED CHAIN LINK FENCE PLACED OVER THE WALL.
- 14. FOR NPDES PERMIT COMPLIANCE: ALL SLOPES 3:1 AND STEEPER MUST BE STABILIZED WITHIN 7 DAYS, ALL OTHER AREAS MUST BE STABILIZED WITHIN 14 DAYS.
- 15. ALL STORM PIPE SPECIFIED AS REINFORCED CONCRETE (RCP) SHALL BE MINIMUM CLASS III PIPE.
- 16. ALL STORM PIPE SHALL BE LAID AT LEAST 10" HORIZONTALLY OR 18" VERTICALLY FROM ANY WATER MAIN AND 24" VERTICALLY FROM ANY SEWER MAIN. REFER TO NCAC 02 I RULES FOR EXEMPTIONS.
- 17. GEOTEXTILE FABRIC OR APPROVED EQUIVALENT ARE REQUIRED AT ALL DISSIPATOR PADS.

FIRE DEPARTMENT NOTES:

- 1. SITE SHALL COMPLY WITH THE LATEST NATIONAL BUILDING AND FIRE CODES.
- 2. FUNCTIONAL FIRE PROTECTION SHALL BE PROVIDED PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIALS ON THE SITE.
- 3. FIRE ACCESS ROUTE SHALL HAVE A MINIMUM RADIUS OF 28' (FACE OF CURB) TO ALLOW FIRE APPARATUS ACCESS THROUGH SITE. (IFC 503.2.4).
- 4. ANY GATES ACROSS FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 20', BE OF SWINGING OR SLIDING PIPE AND HAVE AN EMERGENCY MEANS OF OPERATION. GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYS AND MUST BE CAPABLE OF BEING OPERATED MY ONE PERSON. ALL GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL375 AND ASTM F2200.
- 5. ALL PORTIONS OF THE FIRST FLOOR OF THE BUILDING MUST BE WITHIN 150' OF THE FIRE ACCESS ROUTE (IFC 503.1.1), UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.
- 6. BUILDING ADDRESSES SHALL BE PLACED ON BOTH SIDES OF THE BUILDING ON A CLEARLY VISIBLE PLACARD FOR LOCATION PURPOSES.
- 7. ALL FIRE TRUCK ACCESSIBLE ROUTES SHALL BE RATED FOR 80,000 LB AND HAVE A MINIMUM CLEAR WIDTH OF 26' (IFC 503.2.1) UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.
- 8. FIRE RISER ROOM SHALL BE EQUIPPED WITH AN EXTERNAL LOCK BOX.
- 9. RISER ROOM SHALL HAVE ADEQUATE DRAINAGE FOR EMERGENCY RPE DISCHARGE.
- 10. PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, NC FFC 507.2.1.
- 11. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF 2018 NC FIRE CODE CHAPTER 33.
- 12. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
- 13. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION IMPEDS PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANCE AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- 14. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.
- 15. A WORKING SPACE OF NOT LESS THAN 36" IN WIDTH AND DEPTH AND 78" IN HEIGHT SHALL BE PROVIDED ON ALL SIDES EXCEPT FOR WALL MOUNTED FDC'S UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. THE FDC'S WHERE REQUIRED MUST BE PHYSICALLY PROTECTED BY AN APPROVES BARRIER FROM IMPACTS.
- 16. ANY REQUIRED FDC'S FOR ANY BUILDING SHALL MEET THE DESIGN AND INSTALLATION REQUIREMENTS FOR THE CURRENT, APPROVED EDITION OF NFPA 13, 13D, 13R, OR 14 OF THE NCFPC 2018 AND TOWN ORDINANCES, 7-38 FOR LOCATIONS. FDC'S SHALL BE INSTALLED ON THE STREET/ADDRESS SIDE OF THE BUILDING AND WITHIN 300' OF A HYDRANT OR UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL AND SHALL NOT BE OBSTRUCTED OR HINDERED BY PARKING OR LANDSCAPING.
- 17. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET (7925 mm), EXCLUSIVE OF SHOULDERS (SEE FIGURE D103.1).
- 18. FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTIONS 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 2018 NCFPC 503.4 (FIRE)
- 19. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING-FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. 2018 NCFPC SECTION 503.3 AND APPENDIX D 103.6, D 103.6.1, D 103.6.2.
- 20. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE THE INSTALLATION AND MAINTENANCE OF GATES OR OTHER APPROVED BARRICADES ACROSS FIRE APPARATUS ACCESS ROADS, TRAILS, OR OTHER ACCESSWAYS, NOT INCLUDING PUBLIC STREETS, ALLEYS, OR HIGHWAYS. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. 2018 NCFPC SECTION 503 AND APPENDIX D103.
- 21. THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS 503.2.8 ANGLES OF APPROACH AND DEPARTURE. THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS. D 103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. EXCEPTION: GRADES STEEPER THAN 10 PERCENT AS APPROVED BY THE FIRE CHIEF. 2018 NCFPC SECTION 503 AND APPENDIX D.

ORANGE WATER AND SEWER AUTHORITY UTILITY NOTES:

- 1. STANDARDS AND SPECIFICATIONS - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS LATEST REVISED EDITION.
- 2. PRECONSTRUCTION CONFERENCE - A PRECONSTRUCTION CONFERENCE WITH THE OWASA CONSTRUCTION INSPECTOR IS REQUIRED BEFORE BEGINNING ANY UTILITY CONSTRUCTION.
- 3. PROJECT ACCEPTANCE - IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS:
 - ENGINEER'S CERTIFICATION OF PUBLIC SEWER - ORIGINAL DOCUMENT
 - ENGINEER'S CERTIFICATION OF PUBLIC WATER - ORIGINAL DOCUMENT
 - ASSET LETTER - ORIGINAL DOCUMENT
 - LETTER OF DEDICATION - ORIGINAL DOCUMENT
 - AS BUILT DRAWINGS (INCLUDING 1"=100' SCALE SITE PLAN) AS BUILTS OF SEWER CONSTRUCTION SUBJECT TO REVIEW AND APPROVAL BY NCDENR DIVISION OF WATER QUALITY.
 - MANHOLE DATA SHEETS
 - RECORDED PLAT
 - ORIGINAL RECORDED WATER AND SEWER DEEDS OF EASEMENT - PREPARED USING OWASA'S STANDARD FORM.
- 4. SEWER STATEMENT - SEWER LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A MECHANICAL PLUG AT THE FIRST MANHOLE UPSTREAM FROM THE POINT OF CONNECTION. PLUGS SHALL BE PLACED IN THE OUTLET CONNECTION AND SECURED WITH STEEL CABLE. PLUG SHALL REMAIN IN PLACE UNTIL ACCEPTANCE OF LINES BY OWASA. WATER, STONE, DIRT, OR ANY OTHER DEBRIS SHALL NOT BE ALLOWED TO ENTER THE OWASA SANITARY SEWER SYSTEM DURING FLUSHING OPERATIONS OR AT ANY OTHER TIME. CONSTRUCTION TAKING PLACE IN THE VICINITY OF ANY EXISTING OWASA SEWER LINES OR MANHOLES SHALL NOT CAUSE ANY INFLOW OF SURFACE WATER OR DEBRIS TO ENTER THE REMAIN ACCESSIBLE AT ALL TIMES. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED TO THE OWASA SANITARY SEWER SYSTEM AND FINES IMPOSED BY THE STATE OF NORTH CAROLINA DIVISION OF WATER QUALITY DUE TO SEWER SPILLS OR OVERFLOWS.
- 5. SEWER SERVICES - SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR OWASA SEWER EASEMENTS MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FROM THE TAP UP TO AND INCLUDING THE FIRST CLEAN-OUT. EXCEPT FOR DEAD END MANHOLES, ALL 4" INCH SEWER SERVICES MUST BE TAPPED INTO THE SEWER MAIN. ALL 6" SERVICES MUST BE CONNECTED TO A MANHOLE. CLEANOUTS SHALL BE SPACED NO MORE THAN 75 FEET APART. CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
- 6. BLOCKING AND RODDING - RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS IN ADDITION TO RODDING AND BLOCKING.
- 7. EXISTING VALVES - CONTRACTOR RESPONSIBLE FOR VERIFYING THAT EXISTING VALVE AT THE POINT OF CONNECTION TO THE OWASA SYSTEM IS ADEQUATE FOR PERFORMING AND PASSING HYDROSTATIC PRESSURE AND LEAKAGE TEST. CONTRACTOR, AT HIS EXPENSE, MAY OPTIONALLY REPLACE VALVE OR INSTALL A NEW VALVE FOR THE PURPOSE OF PERFORMING A PRESSURE TEST FOR NEW MAIN INSTALLATION. IF CONTRACTOR ELECTS TO PRESSURE TEST AGAINST EXISTING VALVE, CONTRACTOR ACCEPTS RESPONSIBILITY FOR ENSURING PASSING PRESSURE TEST IN ACCORDANCE WITH OWASA REQUIREMENTS. IN ANY CASE, NO CLAIM WHATSOEVER SHALL BE MADE AGAINST OWASA FOR FAILURE OF EXISTING TEST. EXISTING WATER VALVES SHALL BE OPERATED BY OWASA PERSONNEL ONLY. VALVES THAT SEPARATE PURITY APPROVED WATER AND UNAPPROVED WATER ARE TO REMAIN CLOSED AT ALL TIMES. VALVES MAY BE TEMPORARILY OPENED FOR LOADING AND FLUSHING BY THE OWASA INSPECTOR ONLY.
- 8. DECHLORINATION REQUIREMENTS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEUTRALIZATION OF CHLORINATED WATER AT THE POINT OF DISCHARGE FROM THE MAIN BEING TESTED. THIS SHALL OCCUR FOLLOWING CHLORINATES TO DISINFECT A MAIN OR ANY OTHER TIME WHEN ELEVATED LEVELS OF CHLORINE COULD POTENTIALLY BE DISCHARGED INTO THE ENVIRONMENT BY THE CONTRACTOR. AT THE TIME THE DISINFECTION AND PURITY TESTING PROCEDURES ARE DISCUSSED WITH THE OWASA CONSTRUCTION INSPECTOR, THE PROCEDURE FOR DECHLORINATION WILL BE COVERED. ABSOLUTELY NO FLUSHING, DISINFECTION, OR PURITY SAMPLING IS TO TAKE PLACE WITHOUT PRIOR APPROVAL OF A SAMPLING PLAN BY THE OWASA INSPECTOR.
- 9. PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICIES, STANDARDS, AND SPECIFICATIONS ONLY. ALL OTHER MATTERS PERTAINING TO THIS PROJECT ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. OWASA APPROVAL DOES NOT PRECLUDE THE DEVELOPER, PROJECT ENGINEER, CONTRACTOR, OR OTHER AGENTS OR PARTIES ACTING ON THEIR BEHALF FROM FULL COMPLIANCE WITH OWASA CURRENT STANDARDS, SPECIFICATIONS, AND PROCEDURES OR FROM COMPLYING WITH ANY AND ALL STATUTES, RULES, REGULATIONS, AND ORDINANCES WHICH MAY BE IMPOSED BY OTHER GOVERNMENT AGENCIES (LOCAL, STATE, AND FEDERAL) WHICH MAY HAVE JURISDICTION. VIOLATIONS WILL RESULT IN THE OWASA PROJECT APPROVAL BEING RESCINDED.
- 10. CONTACT NC 811 (811 OR 1-800-632-4949) AND OWASA (919-968-4421) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION TO HAVE EXISTING UTILITIES LOCATED.
- 11. DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE. A GREASE INTERCEPTOR SHALL BE PROVIDED WHEN IN THE OPINION OF OWASA IT IS NECESSARY FOR THE PROPER HANDLING OF WASTEWATER CONTAINING EXCESSIVE AMOUNTS OF GREASE. ALL INTERCEPTION UNITS MUST BE OF THE TYPE AND CAPACITY WHICH IS CERTIFIED BY THE PROJECT ENGINEER AS MEETING THE REQUIREMENTS OF OWASA.
- 12. BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
- 13. DOMESTIC SERVICE TO INCLUDE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- 14. FIRE SERVICE TO INCLUDE RPDA BACKFLOW DEVICE.
- 15. FIRE PROTECTION SYSTEMS - PRESSURE TESTING, CHLORINATION, AND PURITY TESTING SHALL BE COMPLETED BEFORE THE INSTALLATION OF THE RPDA UNIT.
- 16. REMOTE READ-OUT DEVICES - RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER TO BE PURCHASED FROM OWASA AND INSTALLED BY THE CONTRACTOR. CONTACT THE OWASA CONSTRUCTION INSPECTOR FOR DETAILS OF THIS INSTALLATION.
- 17. FOR FIRE SERVICE BACKFLOW DEVICES, USE A DOUBLE CHECK DETECTOR, REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE DEVICE IN AN INTERNAL RISER ROOM WITH EXTERNAL ACCESS. CLEARANCES SHALL COMPLY WITH THE OWASA CROSS CONNECTION CONTROL ORDINANCES AND MANUAL. ACCESS TO RISER ROOM FROM OUTSIDE SHALL INCLUDE PROVISIONS FOR THE FIRE DEPARTMENT SUCH AS A KNOX BOX.
- 18. ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING AND AN ABOVE GROUND LOCATION ADJACENT TO THE OUTSIDE WALL WHERE THE WATERLINE ENTERS THE BUILDING.
- 19. FOR IRRIGATION SERVICE BACKFLOW DEVICE, USE A REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE IRRIGATION DEVICE INSIDE AN ABOVE GROUND HOT BOX.
- 20. UNDERGROUND VAULTS FOR METERS SHALL BE DRAINED BY PVC SCHEDULE 40 DRAINS TO DAYLIGHT INTO SLOPES. CONNECTION TO STORM STRUCTURES IS ONLY ALLOWED WITH THE CONSENT OF OWASA. DRAIN SIZES SHALL BE 2" DIAMETER FOR METERS OR DEVICES LESS THAN 2" AND SHALL BE 4" DIAMETER FOR DEVICES OVER 2".
- 21. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND PROPER GEOENGINEERING INFORMATION FOR SOIL LOADING.
- 22. IF HYDRAULIC ELEVATORS ARE USED THE SUMP MUST BE PLUMBED TO SANITARY SEWER LINES.
- 23. FIRE HYDRANTS MUST BE FULLY FUNCTIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ON TO THE SITE.



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**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517**



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	TLA-22001
FILENAME	TLA22001-N1
CHECKED BY	SJC
DRAWN BY	WHM
SCALE	NTS
DATE	09.29.2022

SHEET

PROJECT NOTES

C0.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



**Know what's below.
Call before you dig.**

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



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DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-XC1
CHECKED BY SIC
DRAWN BY WHM/LJL
SCALE 1" = 40'
DATE 09.29.2022

SHEET

EXISTING CONDITIONS

C1.00

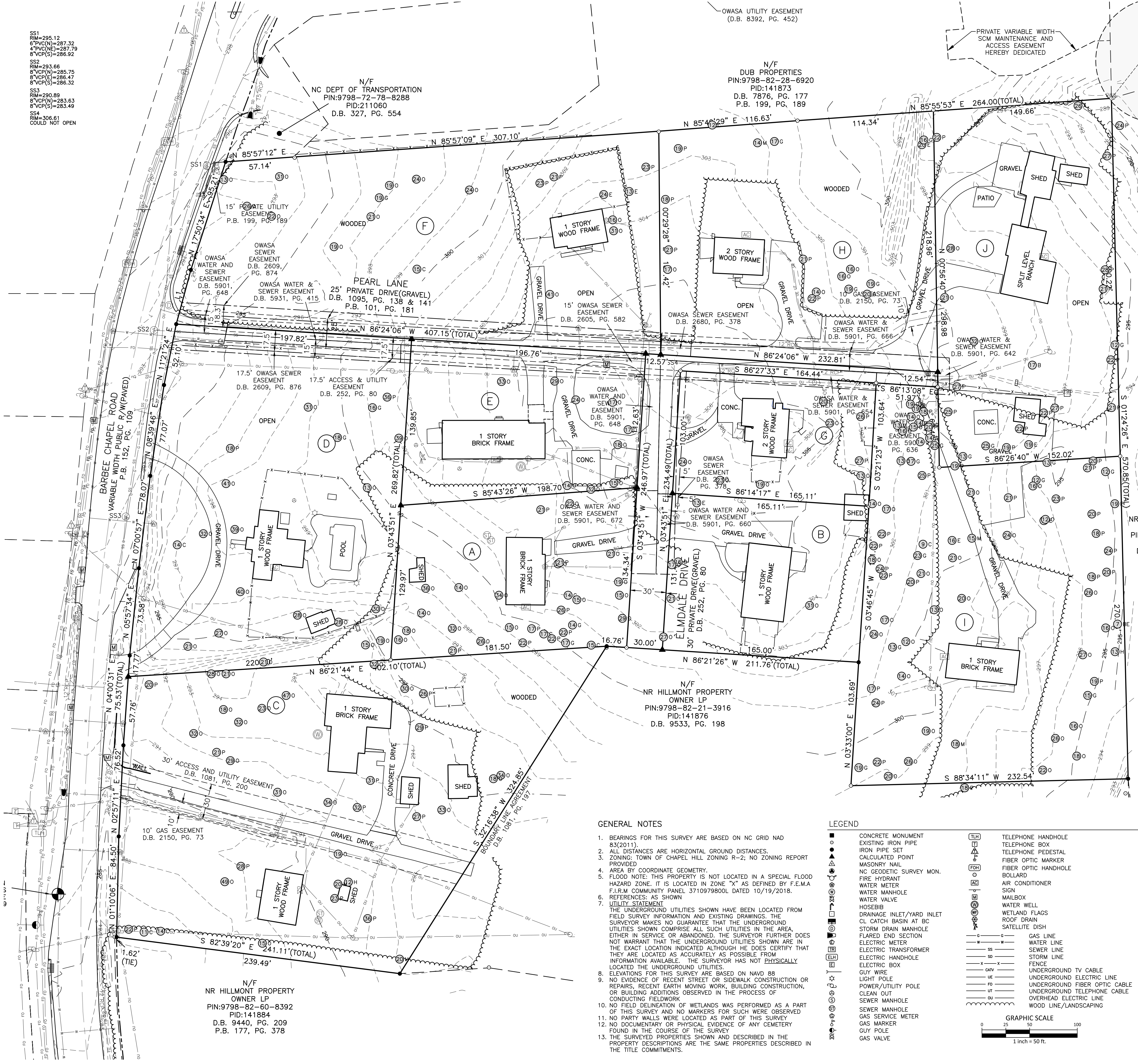
- (A) PARCEL A
DON PENDERGRAFT
PIN:9798-72-94-8347
PID:141879
2 ELMDALE DR
D.B. 1813, PG. 446
25,810 SQ.FT.
0.59 AC.
- (B) PARCEL B
FRANK HERLANT
PIN:9798-82-24-0401
PID:141878
6 ELMDALE DR
D.B. 8911, PG. 659
21,676 SQ.FT.
0.50 AC.
- (C) PARCEL C
STEPHEN PENDERGRAFT, ET AL
PIN:9798-72-82-2595
PID:141882
5105 BARBEE CHAPEL RD
D.B. 9659, PG. 517
79,258 SQ.FT.
1.82 AC.
- (D) PARCEL D
SANDY PENDERGRAFT, ET AL
PIN:9798-72-75-8083
PID:141880
5101 BARBEE CHAPEL RD
D.B. 7565, PG. 832
P.B. 35, PG. 34
59,827 SQ.FT.
1.37 AC.
- (E) PARCEL E
FRANK HERLANT
PIN:9798-72-95-9660
PID:141881
102 PEARL LN
D.B. 2605, PG. 579
24,839 SQ.FT.
0.57 AC.
- (F) PARCEL F
SQUARE WHEEL VENTURES LLC
PIN:9798-72-97-2169
PID:141875
105 PEARL LN
D.B. 8420, PG. 922
62,368 SQ.FT.
1.43 AC.
- (G) PARCEL G
QUENTIN KRANTZ
PIN:9798-82-27-2292
PID:141877
110 PEARL LN
D.B. 8911, PG. 653
17,024 SQ.FT.
0.39 AC.
- (H) PARCEL H
QUENTIN KRANTZ
PIN:9798-82-34-8161
PID:141895
111 PEARL LN
D.B. 8911, PG. 656
47,038 SQ.FT.
1.08 AC.
- (I) PARCEL I
DONNA SAYERS
PIN:9798-82-34-8161
PID:141895
114 PEARL LN
D.B. 2598, PG. 537
62,768 SQ.FT.
1.44 AC.
- (J) PARCEL J
RODERICK ROBERSON
PIN:9798-82-46-2809
PID:141894
115 PEARL LN
D.B. 1483, PG. 403
45,142 SQ.FT.
1.04 AC.

TREE LEGEND

(E)	ELM
(G)	SWEET GUM
(H)	MISC. HARDWOOD
(I)	HICKORY
(M)	MAPLE
(O)	OAK
(P)	PINE
(PO)	POPLAR
(SY)	SYCAMORE

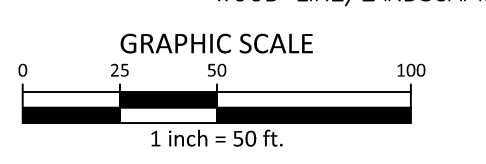
PARCEL A	25,810 SQ.FT./0.59 AC.
PARCEL B	21,676 SQ.FT./0.50 AC.
PARCEL C	79,258 SQ.FT./1.82 AC.
PARCEL D	59,827 SQ.FT./1.37 AC.
PARCEL E	24,839 SQ.FT./0.57 AC.
PARCEL F	62,368 SQ.FT./1.43 AC.
PARCEL G	17,024 SQ.FT./0.39 AC.
PARCEL H	47,038 SQ.FT./1.08 AC.
PARCEL I	62,768 SQ.FT./1.44 AC.
PARCEL J	45,142 SQ.FT./1.04 AC.
REMAINDER AREA	10,090 SQ.FT./0.23 AC.
TOTAL AREA	45,584 SQ.FT./10.46 AC.

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-65-2259
PID:141871
D.B. 9440, PG. 209
P.B. 177, PG. 378



- GENERAL NOTES
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - ZONING: TOWN OF CHAPEL HILL ZONING R-2; NO ZONING REPORT PROVIDED.
 - AREA BY COORDINATE GEOMETRY.
 - FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M. COMMUNITY PANEL 3710979800L DATED 10/19/2018.
 - REFERENCES: AS SHOWN
 - UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88
 - NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK
 - NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED
 - NO PARTY WALLS WERE LOCATED AS PART OF THIS SURVEY
 - NO DOCUMENTARY OR PHYSICAL EVIDENCE OF ANY CEMETERY FOUND IN THE COURSE OF THE SURVEY
 - THE SURVEYED PROPERTIES SHOWN AND DESCRIBED IN THE PROPERTY DESCRIPTIONS ARE THE SAME PROPERTIES DESCRIBED IN THE TITLE COMMITMENTS.

- LEGEND
- | | | | |
|-------|---------------------------|--------|-------------------------------|
| (C) | CONCRETE MONUMENT | (TH) | TELEPHONE HANDHOLE |
| (I) | EXISTING IRON PIPE | (TB) | TELEPHONE BOX |
| (IP) | IRON PIPE SET | (TP) | TELEPHONE PEDESTAL |
| (CAL) | CALCULATED POINT | (FOM) | FIBER OPTIC MARKER |
| (M) | MASONRY NAIL | (FOMH) | FIBER OPTIC HANDHOLE |
| (NGS) | NO GEODETIC SURVEY MON. | (B) | BOLLARD |
| (FD) | FIRE HYDRANT | (AC) | AIR CONDITIONER |
| (WM) | WATER METER | (S) | SIGN |
| (WMA) | WATER MANHOLE | (M) | MAILBOX |
| (WV) | WATER VALVE | (W) | WATER WELL |
| (H) | HOSEBIB | (WF) | WETLAND FLAGS |
| (DI) | DRAINAGE INLET/YARD INLET | (RD) | ROOF DRAIN |
| (CB) | CL CATCH BASIN AT BC | (SD) | SATELLITE DISH |
| (SDM) | STORM DRAIN MANHOLE | (G) | GAS LINE |
| (FES) | FLARED END SECTION | (E) | ELECTRIC METER |
| (EM) | ELECTRIC METER | (SS) | SEWER LINE |
| (EFT) | ELECTRIC TRANSFORMER | (SD) | STORM LINE |
| (EH) | ELECTRIC HANDHOLE | (X) | FENCE |
| (EB) | ELECTRIC BOX | (UW) | UNDERGROUND TV CABLE |
| (LW) | LIGHT POLE | (UE) | UNDERGROUND ELECTRIC LINE |
| (LWP) | POWER/UTILITY POLE | (UF) | UNDERGROUND FIBER OPTIC CABLE |
| (C) | CLEAN OUT | (UT) | UNDERGROUND TELEPHONE CABLE |
| (SM) | SEWER MANHOLE | (OE) | OVERHEAD ELECTRIC LINE |
| (SM) | SEWER MANHOLE | (WL) | WOOD LINE/LANDSCAPING |
| (SM) | GAS SERVICE METER | | |
| (G) | GAS MARKER | | |
| (G) | GUY POLE | | |
| (G) | GAS VALVE | | |



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TLA\22001\04_Production\Engineering\Construction Drawings\2_CDP Drawings\TLA22001_XC1.dwg, 9/29/2022 11:08:18 AM, lindsay.ozar

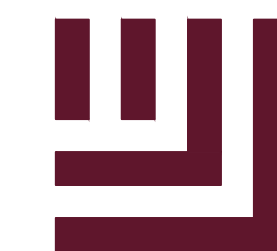
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RM=295.12
6"VPC(N)=287.32
4"VPC(S)=287.79
8"VCP(S)=286.92
- SS2
RM=293.66
8"VCP(N)=285.75
8"VCP(S)=286.47
8"VCP(S)=286.32
- SS3
RM=290.89
8"VCP(N)=283.63
8"VCP(S)=283.49
- SS4
RM=306.61
COULD NOT OPEN

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-60-8392
PID:141884
D.B. 9440, PG. 209
P.B. 177, PG. 378

N/F
NC DEPT OF TRANSPORTATION
PIN:9798-72-78-8288
PID:211060
D.B. 327, PG. 554

N/F
DUB PROPERTIES
PIN:9798-82-28-6920
PID:141873
D.B. 7876, PG. 177
P.B. 199, PG. 189

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-21-3916
PID:141876
D.B. 9533, PG. 198



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DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517**



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-SS1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 40'
DATE 09.29.2022

SHEET

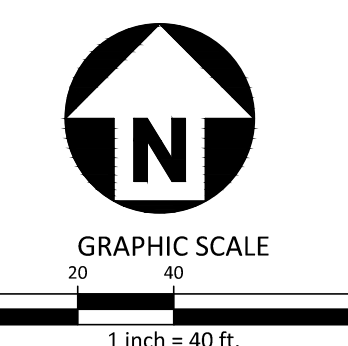
STEEP SLOPES PLAN

C1.01



STEEP SLOPE LEGEND

- SLOPES 0% - 10% (10.16 AC) (442,918 SF)
- SLOPES 10% - 15% (0.15 AC) (6,548 SF)
- SLOPES 15% - 25% (0.06 AC) (2,651 SF)
- SLOPES >25% (0.00 AC) (0 SF)
- EXEMPT MANMADE SLOPES >25% (0.09 AC) (3,724 SF)

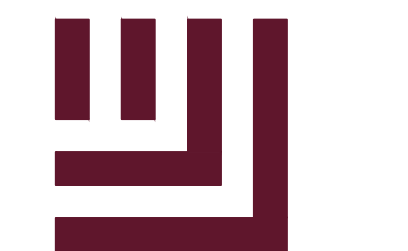


SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TLA\22001\04-Production\Engineering\Construction\Drawings\Current\Drawings\2 - CPT Drawings\TLA22001-SS1.dwg, 9/29/2022 11:03:45 AM, Lindsay Lopez



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license number: C-0293, C-187

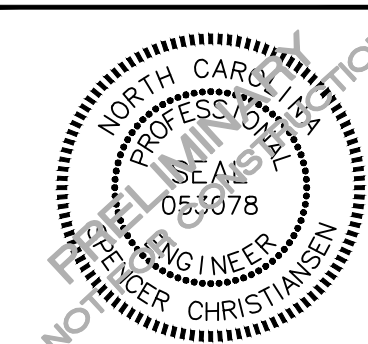
www.mcadamsco.com

CLIENT

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1140 VIRGINIA DR
FORT WASHINGTON, PA, 19034
Contact
PHONE: 202.577.6491



BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-S1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 40'
DATE 09.29.2022

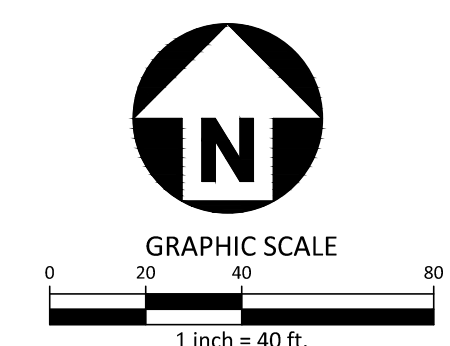
SHEET

SITE PLAN

C2.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



SITE LEGEND

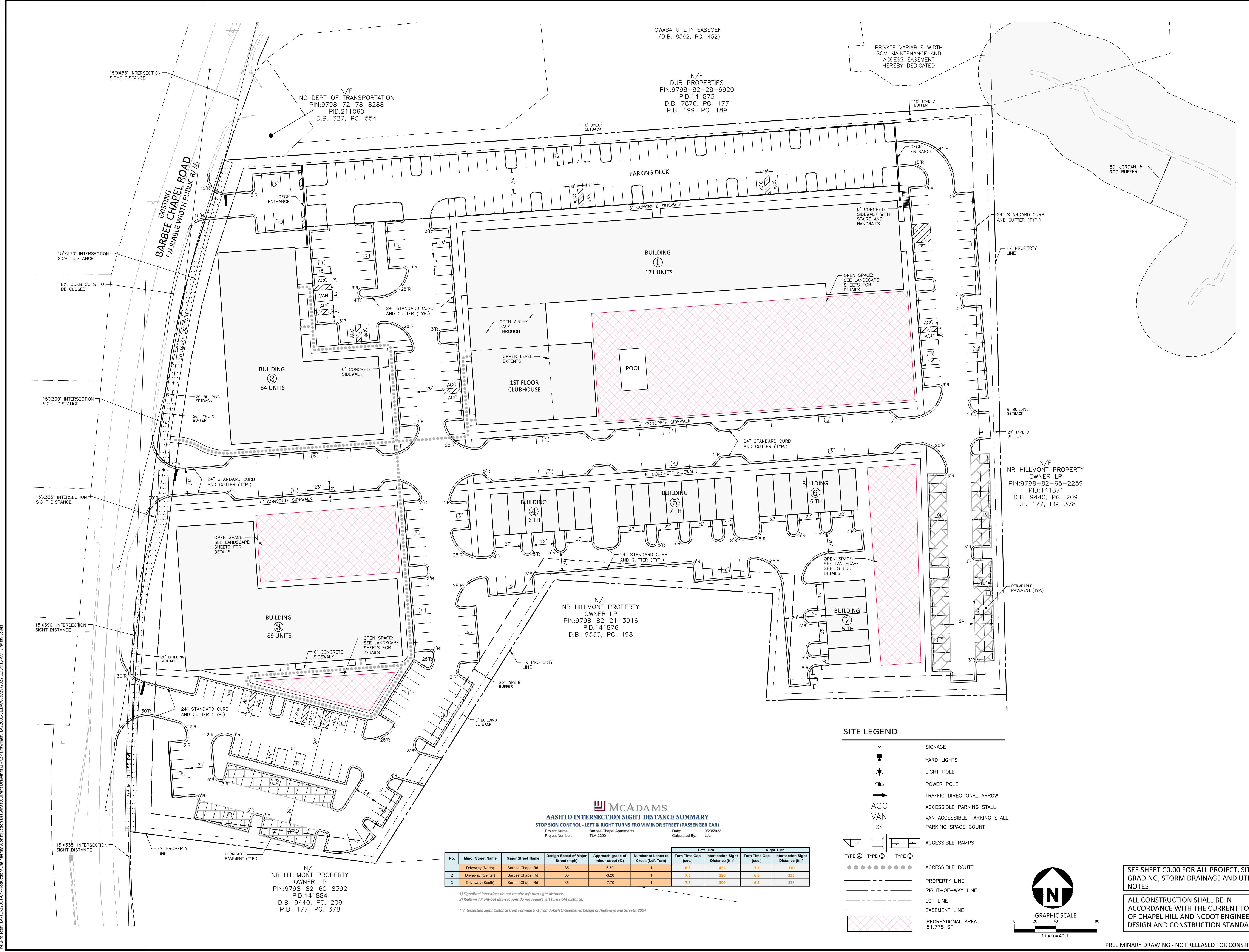
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- RECREATIONAL AREA
51,775 SF

McADAMS
AASHTO INTERSECTION SIGHT DISTANCE SUMMARY
STOP SIGN CONTROL - LEFT & RIGHT TURNS FROM MINOR STREET (PASSENGER CAR)

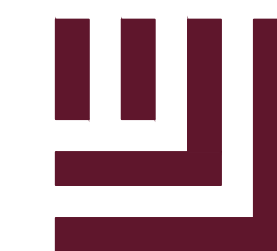
Project Name: Barbee Chapel Apartments Date: 9/29/2022
Project Number: TLA-22001 Calculated By: L.J.L.

No.	Minor Street Name	Major Street Name	Design Speed of Major Street (mph)	Approach grade of minor street (%)	Number of Lanes to Cross (Left Turn)	Left Turn		Right Turn	
						Turn Time Gap (sec.)	Intersection Sight Distance (ft.)	Turn Time Gap (sec.)	Intersection Sight Distance (ft.)
1	Driveway (North)	Barbee Chapel Rd	35	6.50	1	8.8	455	7.2	370
2	Driveway (Center)	Barbee Chapel Rd	35	-3.20	1	7.5	390	6.5	335
3	Driveway (South)	Barbee Chapel Rd	35	-7.70	1	7.5	390	6.5	335

1) Signalized intersections do not require left turn sight distance.
2) Right-in / Right-out intersections do not require left turn sight distance.
* Intersection Sight Distance from Formula 9-1 from AASHTO Geometric Design of Highways and Streets, 2004



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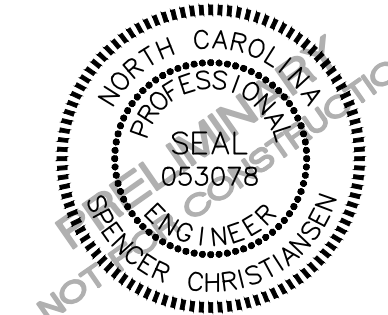
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CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-SW1
CHECKED BY SJC
DRAWN BY WHM/LIL
SCALE 1" = 40'
DATE 09.29.2022

SHEET

SOLID WASTE PLAN

C2.01

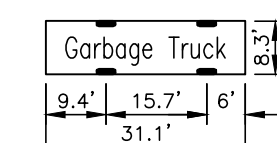
GENERAL SOLID WASTE AND RECYCLING NOTES:

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/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.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO):
 - 9.1.1 GLASS (CLEAR, BROWN AND GREEN)
 - 9.1.2 PLASTIC
 - 9.1.3 NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - 9.1.4 METAL CANS
 - 9.1.5 CARDBOARD
- ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.
- HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C2.01. THESE SECTIONS APPLY UNLESS OTHERWISE INSTRUCTED BY THE GEOTECHNICAL ENGINEER.

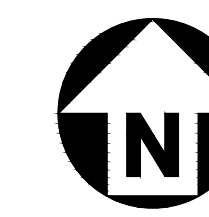
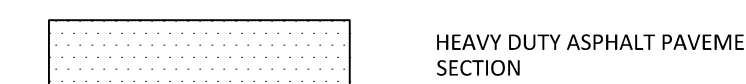
RESIDENTIAL REFUSE COLLECTION NOTES:

- CERTAIN REFUSE (PAINT, MEDICAL WASTE, ETC.) CANNOT BE COLLECTED FROM STANDARD REFUSE RECEPTACLES. RESIDENTS ARE ADVISED TO CONTACT THE TOWN OF CHAPEL HILL PUBLIC WORKS DEPARTMENT FOR ADDITIONAL INFORMATION ABOUT REFUSE REQUIRING SPECIAL HANDLING AND REFUSE, YARD WASTE, LEAF, AND WHITE GOOD COLLECTION SCHEDULE.
- REFUSE, RECYCLING, AND YARD WASTE CONTAINERS ALONG WITH LOOSE YARD WASTE PILES MAY NOT BE STORED IN THE PUBLIC STREET RIGHT-OF-WAY BUT BE STORED OUT OF SIGHT FROM THE STREET OR SCREENED.
- CONTAINERS AND LOOSE PILES SHALL BE BROUGHT TO THE STREET AND PLACED BEHIND THE CURB OR EDGE OF PAVEMENT ON THE COLLECTION DAY AND BE REMOVED BY 7:00 PM ON THE DAY OF COLLECTION.

TRUCK DIMENSIONS:



PAVEMENT LEGEND:



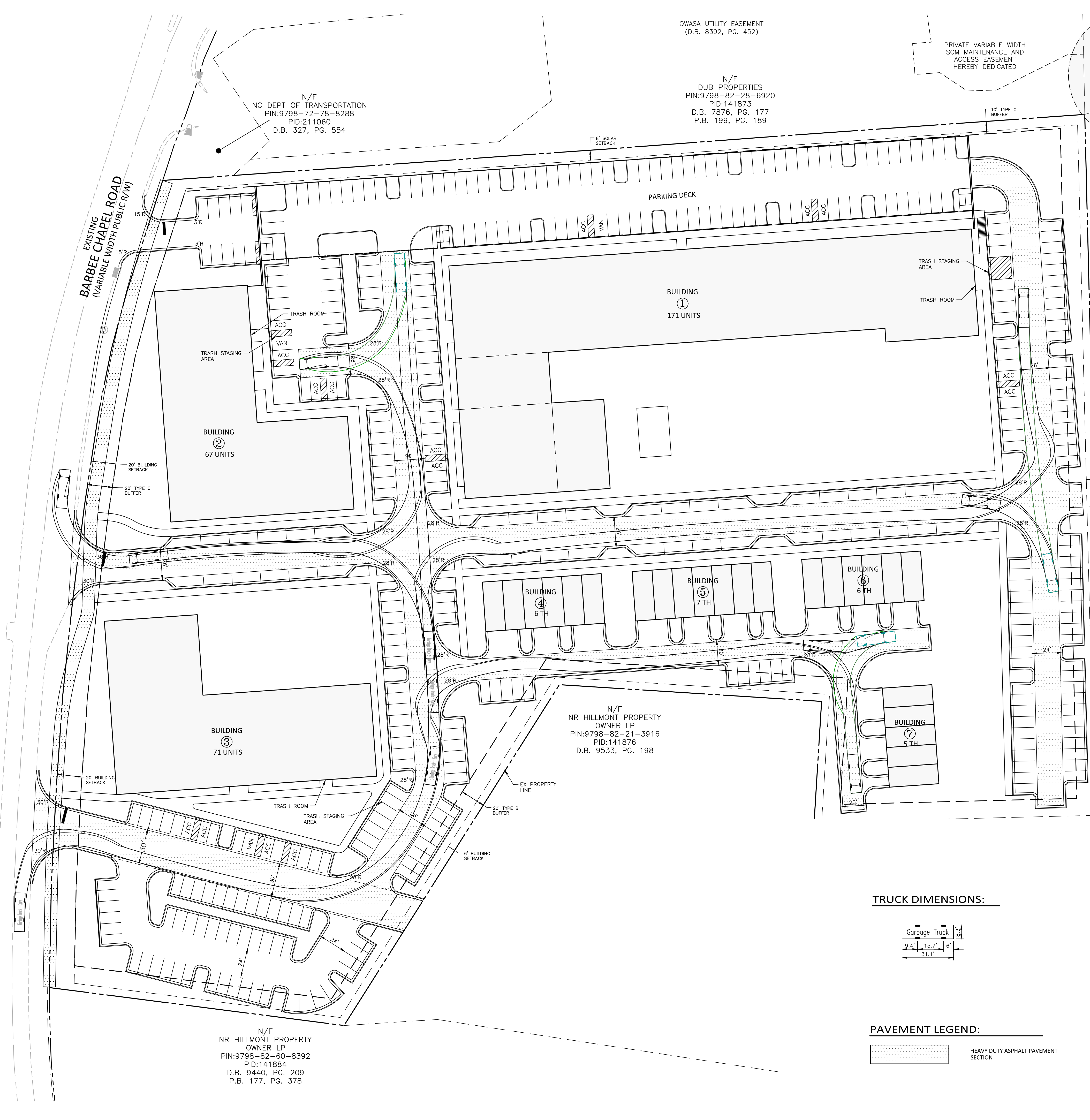
GRAPHIC SCALE
1 inch = 40 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

PRIVATE VARIABLE WIDTH
SCM MAINTENANCE AND
ACCESS EASEMENT
HEREBY DEDICATED

N/F
DUB PROPERTIES
PIN:9798-82-28-6920
PID:141873
D.B. 7876, PG. 177
P.B. 199, PG. 189

N/F
NC DEPT OF TRANSPORTATION
PIN:9798-72-78-8288
PID:211060
D.B. 327, PG. 554

EXISTING
BARBEE CHAPEL ROAD
(VARIABLE WIDTH PUBLIC R/W)

PARKING DECK

BUILDING ①
171 UNITS

BUILDING ②
67 UNITS

BUILDING ④
6 TH

BUILDING ⑤
7 TH

BUILDING ⑥
6 TH

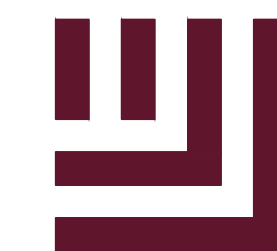
BUILDING ③
71 UNITS

BUILDING ⑦
5 TH

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-21-3916
PID:141876
D.B. 9533, PG. 198

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-65-2259
PID:141871
D.B. 9440, PG. 209
P.B. 177, PG. 378

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-60-8392
PID:141884
D.B. 9440, PG. 209
P.B. 177, PG. 378



McADAMS

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license number: C-0293, C-187

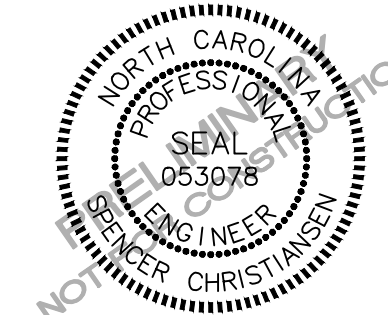
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1140 VIRGINIA DR
FORT WASHINGTON, PA, 19034
Contact
PHONE: 202.577.6491



**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517**



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-FP1
CHECKED BY SJC
DRAWN BY WHM/LJL
SCALE 1" = 40'
DATE 09.29.2022

SHEET

FIRE PROTECTION PLAN

C2.02

OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

N/F
DUB PROPERTIES
PIN:9798-82-28-6920
PID:141873
D.B. 7876, PG. 177
P.B. 199, PG. 189

N/F
NC DEPT OF TRANSPORTATION
PIN:9798-72-78-8288
PID:211060
D.B. 327, PG. 554

PRIVATE VARIABLE WIDTH
SCM MAINTENANCE AND
ACCESS EASEMENT
HEREBY DEDICATED

EXISTING
BARBEE CHAPEL ROAD
(VARIABLE WIDTH PUBLIC R/W)

PARKING DECK

BUILDING
①
171 UNITS

BUILDING
②
84 UNITS

BUILDING
④
6 TH

BUILDING
⑤
7 TH

BUILDING
⑥
6 TH

BUILDING
③
89 UNITS

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-21-3916
PID:141876
D.B. 9533, PG. 198

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-65-2259
PID:141871
D.B. 9440, PG. 209
P.B. 177, PG. 378

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-60-8392
PID:141884
D.B. 9440, PG. 209
P.B. 177, PG. 378

GENERAL NOTES:

- 1. OUTER PATH IS TRUCK OVERHANG, INNER PATH IS TIRE TRACKING

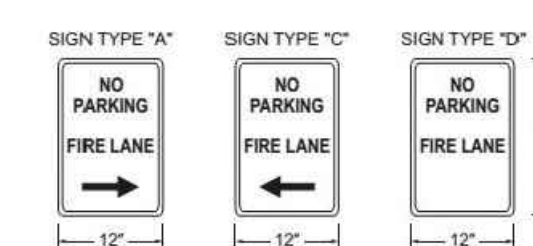
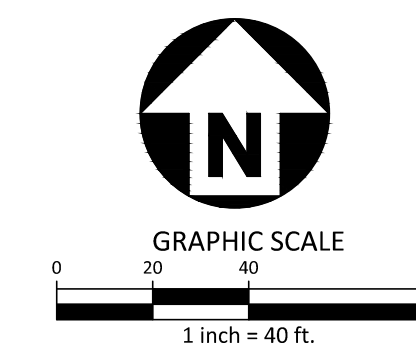
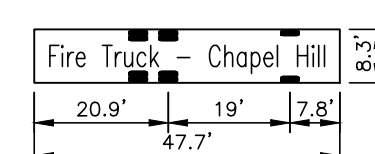


FIGURE D103.6
FIRE LANE SIGNS

PAVEMENT LEGEND:



TRUCK DIMENSIONS:

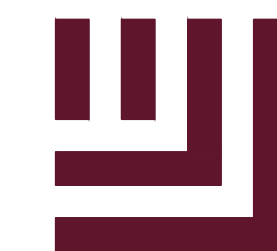


SEE SHEET C0.00 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

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DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517**



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-G1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 40'
DATE 09.29.2022

SHEET

GRADING PLAN

C3.00

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-RAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)

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OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

PRIVATE VARIABLE WIDTH
SCM MAINTENANCE AND
ACCESS EASEMENT
HEREBY DEDICATED

N/F
NC DEPT OF TRANSPORTATION
PIN:9798-72-78-8288
PID:211060
D.B. 327, PG. 554

N/F
DUB PROPERTIES
PIN:9798-82-28-6920
PID:141873
D.B. 7876, PG. 177
P.B. 199, PG. 189

PARKING DECK
FFE: 289.50

BUILDING ①
FFE: 301.00

1ST FLOOR
CLUBHOUSE

POOL

STORMWATER
CONTROL
MEASURE "B"

BUILDING ②
FFE: 300.50

BUILDING ④
FFE: 299.50

BUILDING ⑤
FFE: 300.25

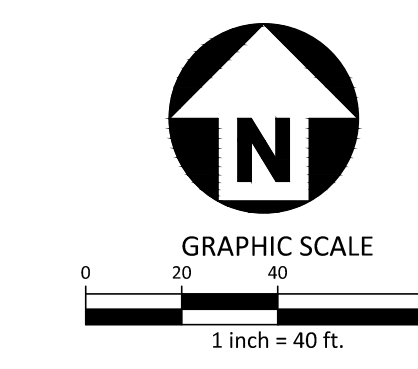
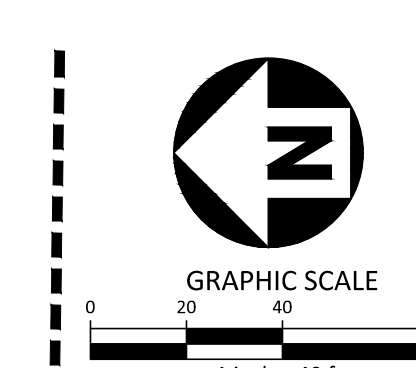
BUILDING ⑥
FFE: 300.25

BUILDING ⑦
FFE: 301.50

BUILDING ③
FFE: 297.00

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-21-3916
PID:141876
D.B. 9533, PG. 198

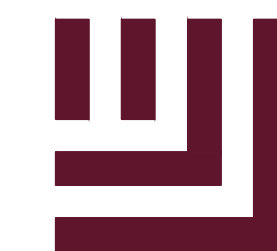
N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-65-2259
PID:141871
D.B. 9440, PG. 209
P.B. 177, PG. 378



SEE THIS SHEET

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-60-8392
PID:141884
D.B. 9440, PG. 209
P.B. 177, PG. 378

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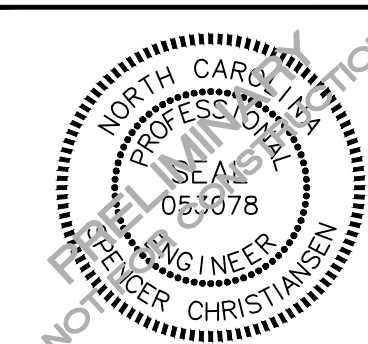
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REVISIONS

NO. DATE

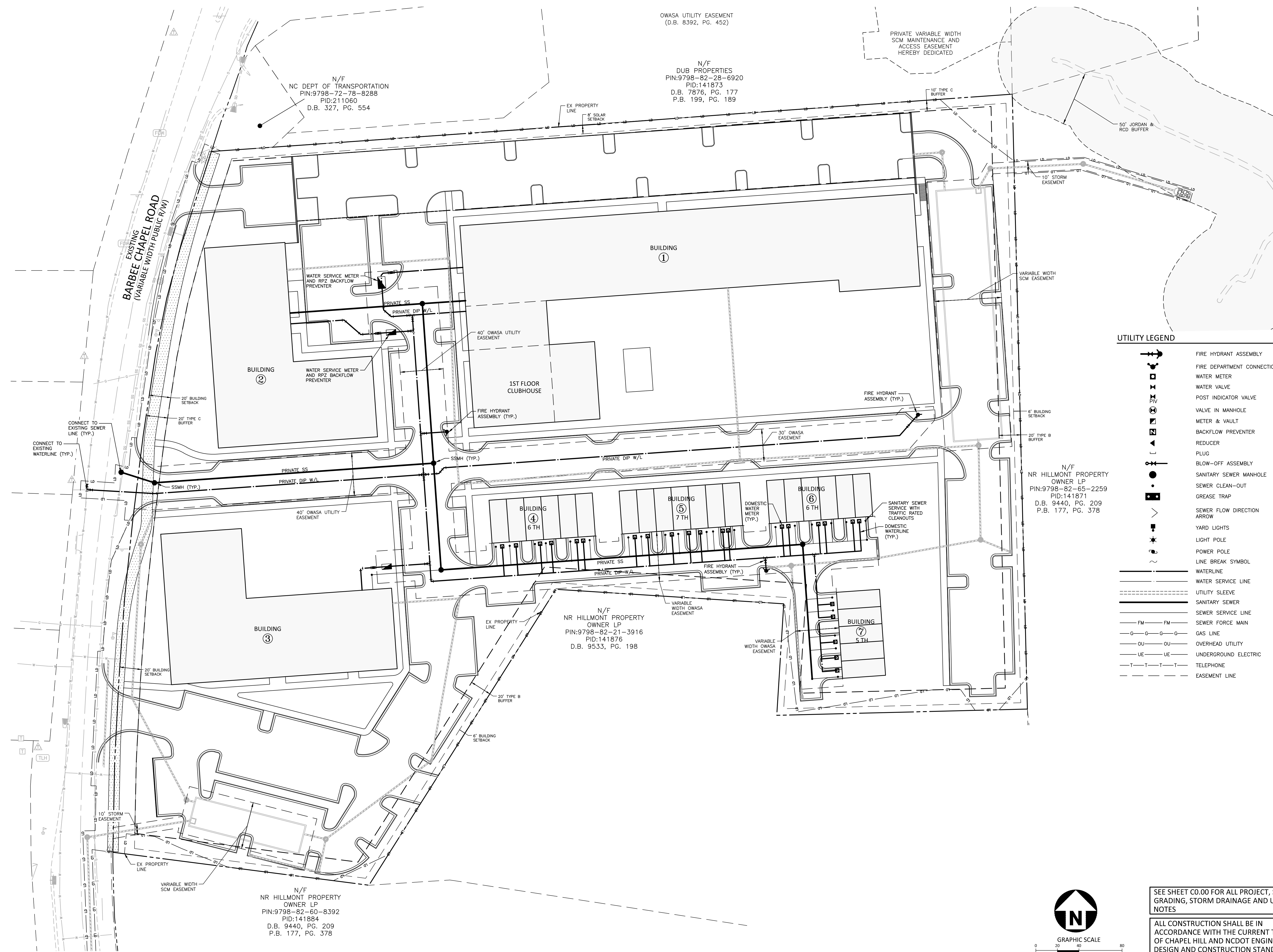
PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-U1
CHECKED BY SJC
DRAWN BY WHM/LIL
SCALE 1" = 40'
DATE 09.29.2022

SHEET

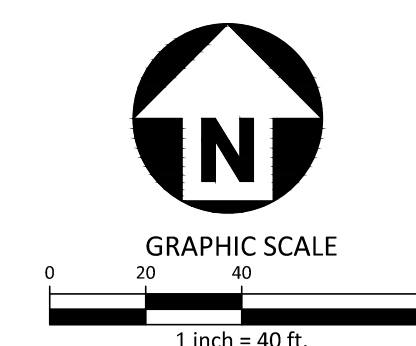
UTILITY PLAN

C4.00



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



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OWASA UTILITY EASEMENT
(D.B. 8392, PG. 452)

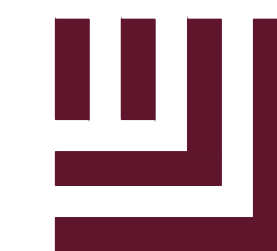
N/F
DUB PROPERTIES
PIN:9798-82-28-6920
PID:141873
D.B. 7876, PG. 177
P.B. 199, PG. 189

N/F
NC DEPT OF TRANSPORTATION
PIN:9798-72-78-8288
PID:211060
D.B. 327, PG. 554

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-65-2259
PID:141871
D.B. 9440, PG. 209
P.B. 177, PG. 378

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-21-3916
PID:141876
D.B. 9533, PG. 198

N/F
NR HILLMONT PROPERTY
OWNER LP
PIN:9798-82-60-8392
PID:141884
D.B. 9440, PG. 209
P.B. 177, PG. 378



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FORT WASHINGTON, PA, 19034
Contact
PHONE: 202.577.6491



BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC 27517



REVISIONS

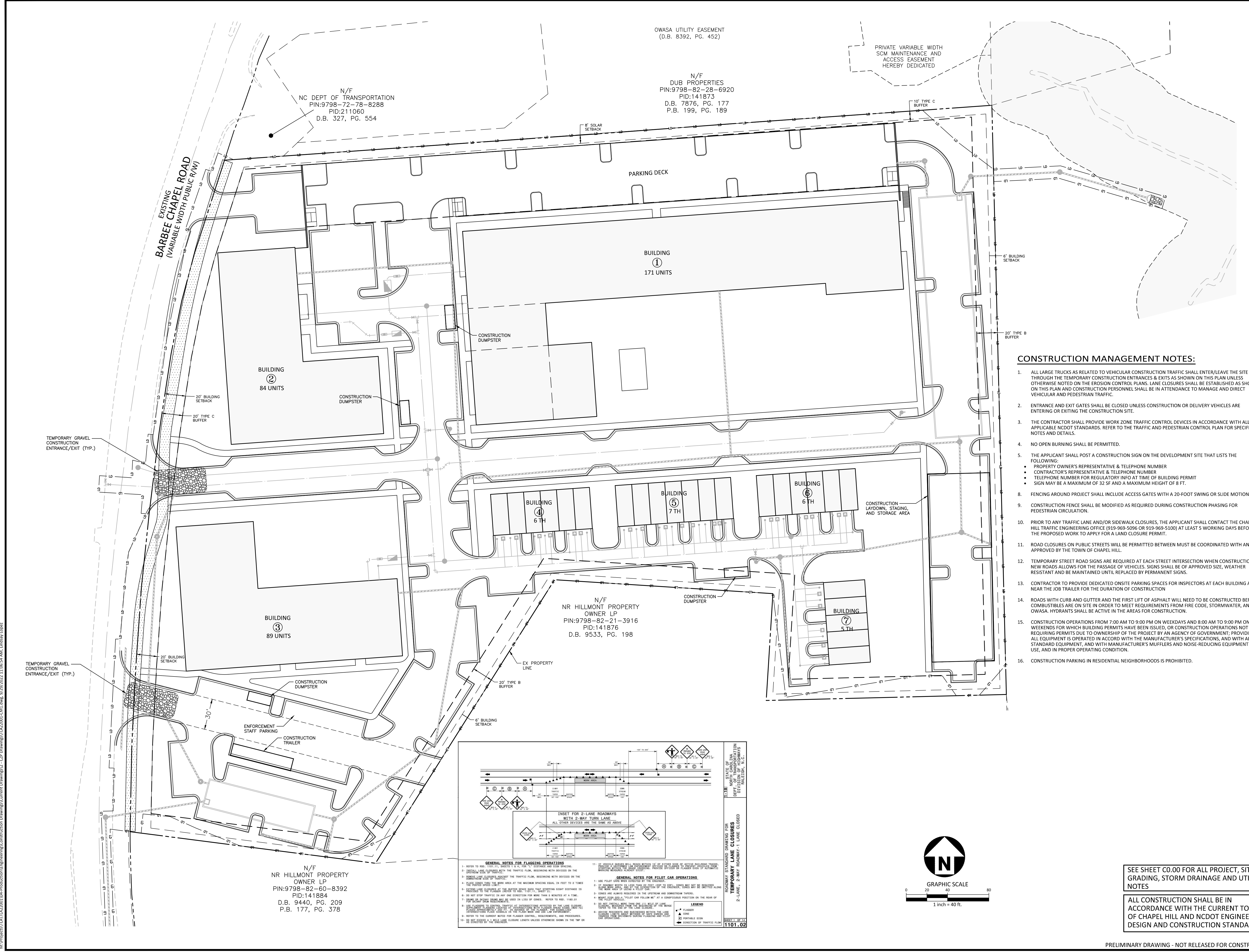
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PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-CM1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 40'
DATE 09.29.2022

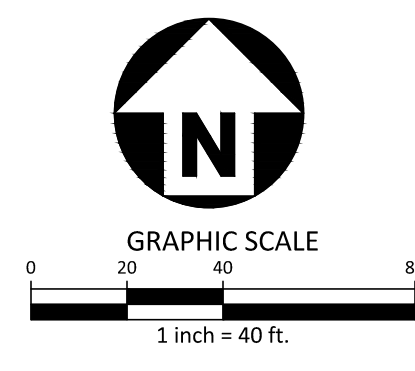
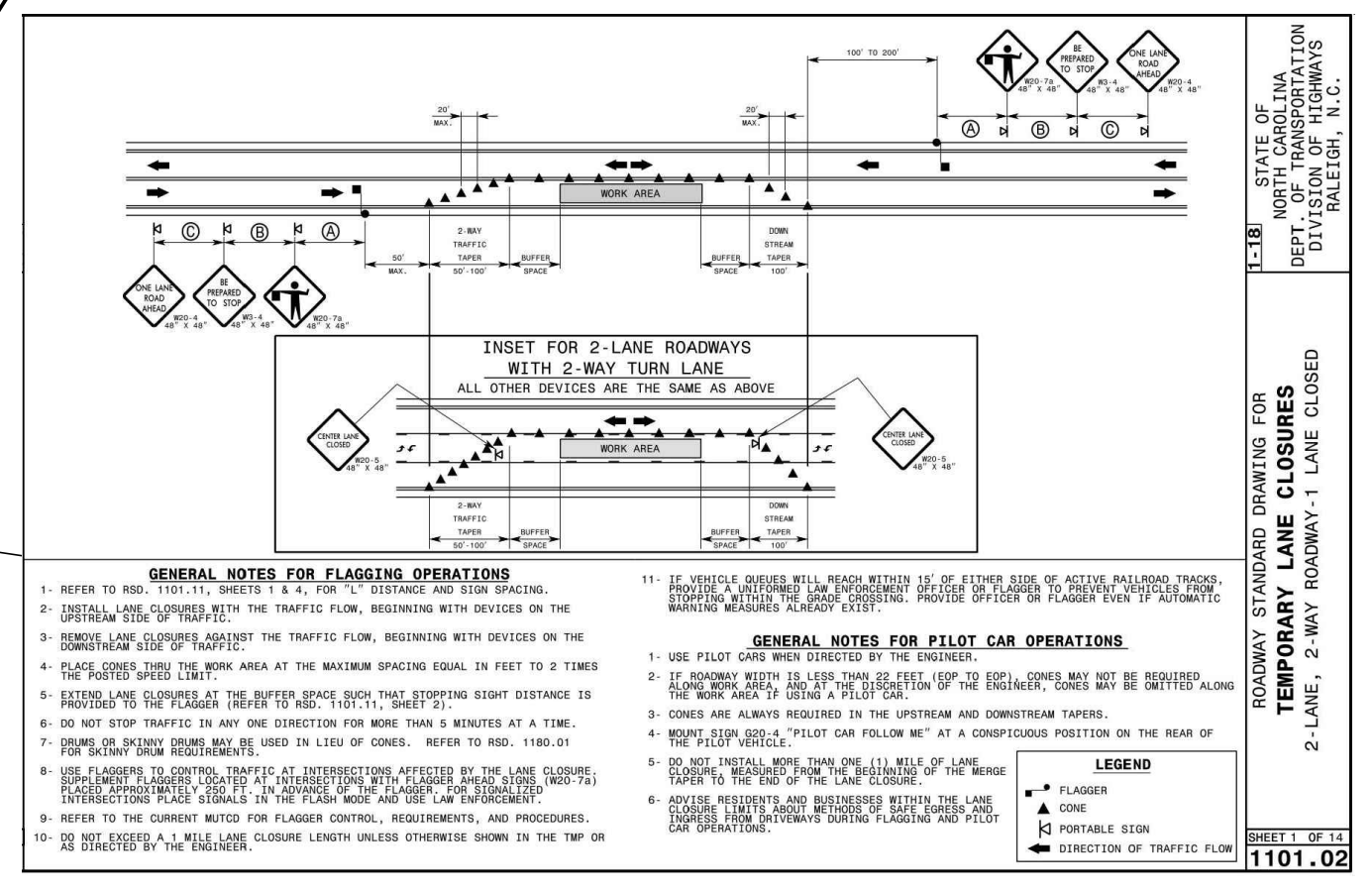
SHEET

CONSTRUCTION
MANAGEMENT PLAN
C7.00



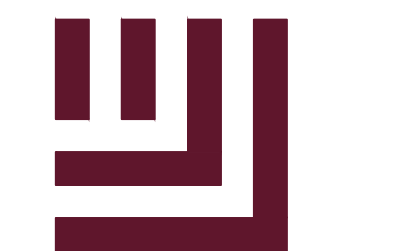
CONSTRUCTION MANAGEMENT NOTES:

- 1. ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED ON THE EROSION CONTROL PLANS. LANE CLOSURES SHALL BE ESTABLISHED AS SHOWN ON THIS PLAN AND CONSTRUCTION PERSONNEL SHALL BE IN ATTENDANCE TO MANAGE AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
- 2. ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE CONSTRUCTION SITE.
- 3. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ALL APPLICABLE NCDOT STANDARDS. REFER TO THE TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
- 4. NO OPEN BURNING SHALL BE PERMITTED.
- 5. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- 6. FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FOOT SWING OR SLIDE MOTION.
- 7. CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING FOR PEDESTRIAN CIRCULATION.
- 8. PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING OFFICE (919-969-5096 OR 919-969-5100) AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LAND CLOSURE PERMIT.
- 9. ROAD CLOSURES ON PUBLIC STREETS WILL BE PERMITTED BETWEEN MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.
- 10. TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- 11. CONTRACTOR TO PROVIDE DEDICATED ONSITE PARKING SPACES FOR INSPECTORS AT EACH BUILDING AND NEAR THE JOB TRAILER FOR THE DURATION OF CONSTRUCTION
- 12. ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE CONSTRUCTED BEFORE COMBUSTIBLES ARE ON SITE IN ORDER TO MEET REQUIREMENTS FROM FIRE CODE, STORMWATER, AND OWASA. HYDRANTS SHALL BE ACTIVE IN THE AREAS FOR CONSTRUCTION.
- 13. CONSTRUCTION OPERATIONS FROM 7:00 AM TO 9:00 PM ON WEEKDAYS AND 8:00 AM TO 9:00 PM ON THE WEEKENDS FOR WHICH BUILDING PERMITS HAVE BEEN ISSUED, OR CONSTRUCTION OPERATIONS NOT REQUIRING PERMITS DUE TO OWNERSHIP OF THE PROJECT BY AN AGENCY OF GOVERNMENT; PROVIDING ALL EQUIPMENT IS OPERATED IN ACCORD WITH THE MANUFACTURER'S SPECIFICATIONS, AND WITH ALL STANDARD EQUIPMENT, AND WITH MANUFACTURER'S MUFFLERS AND NOISE-REDUCING EQUIPMENT IN USE, AND IN PROPER OPERATING CONDITION.
- 14. CONSTRUCTION PARKING IN RESIDENTIAL NEIGHBORHOODS IS PROHIBITED.



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

M:\Projects\TLA\TLA22001\04-Production\Engineering\Construction\Drawings\Current Drawings\ - C7P Drawings\TLA22001-CM1.dwg, 9/29/2022, 11:06:54 AM, Lindsay Logez



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CHAPEL HILL, NC 27517



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-D1
CHECKED BY SJC
DRAWN BY WHM/LIL
SCALE NTS
DATE 09.29.2022

SHEET

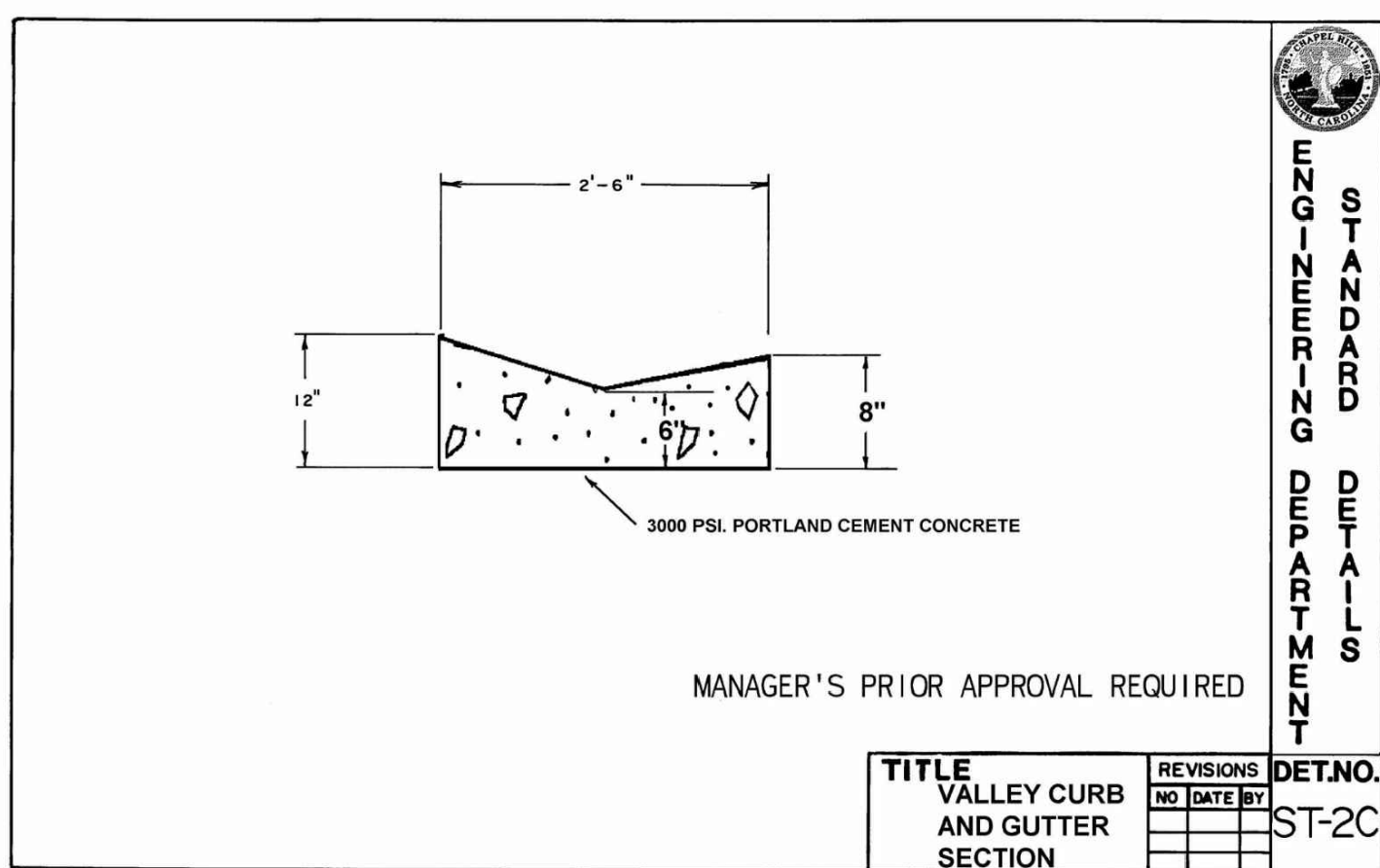
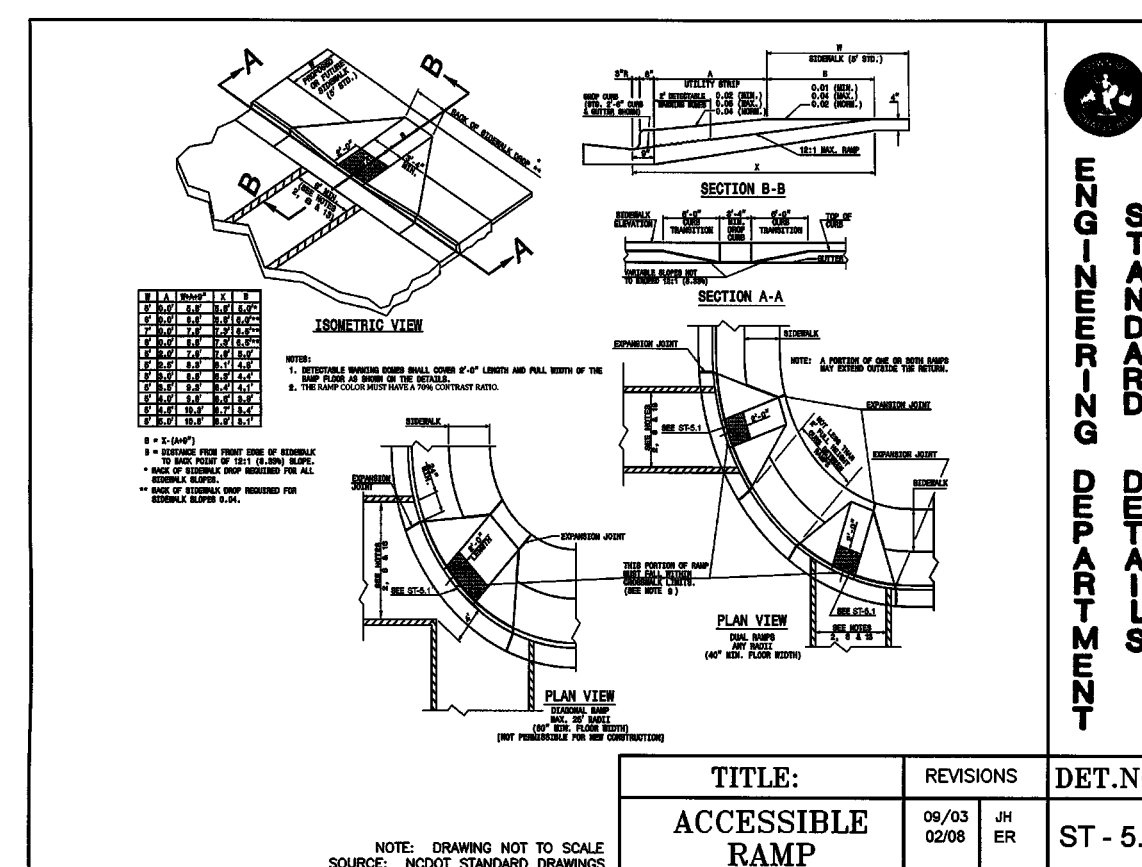
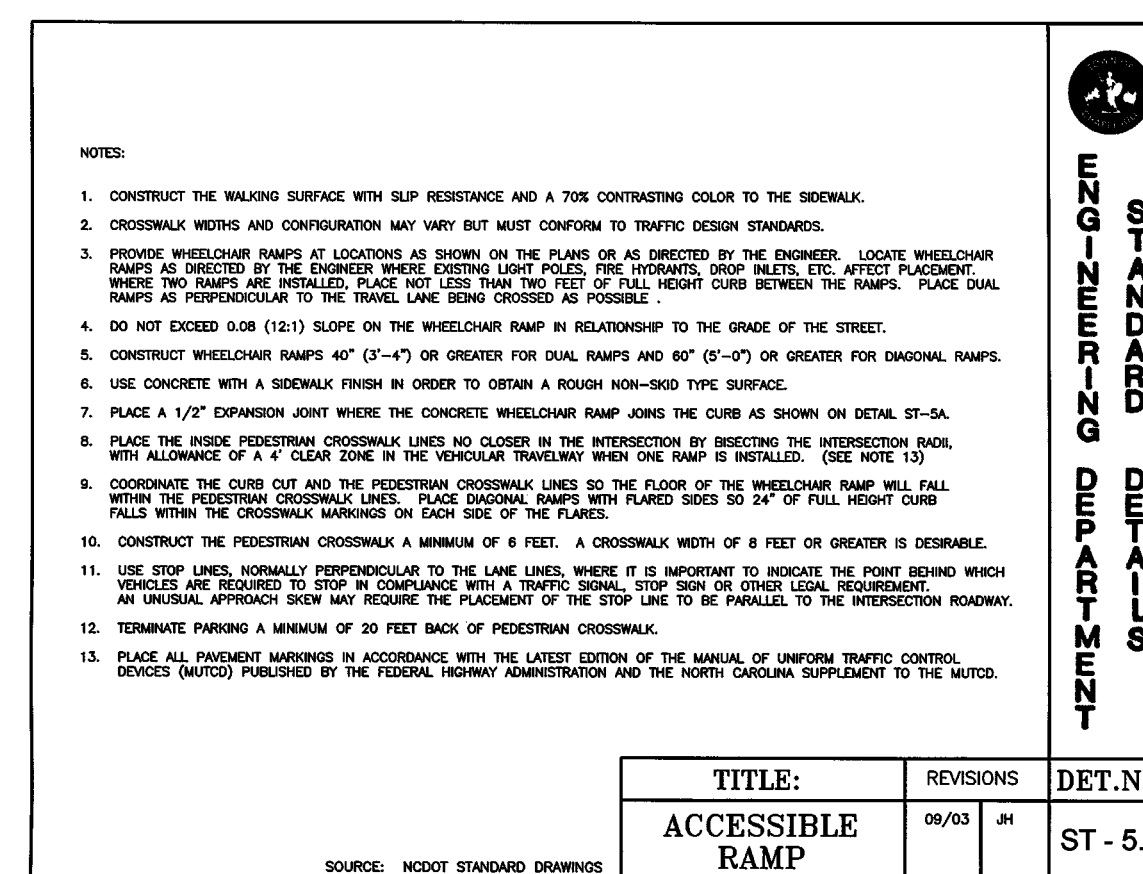
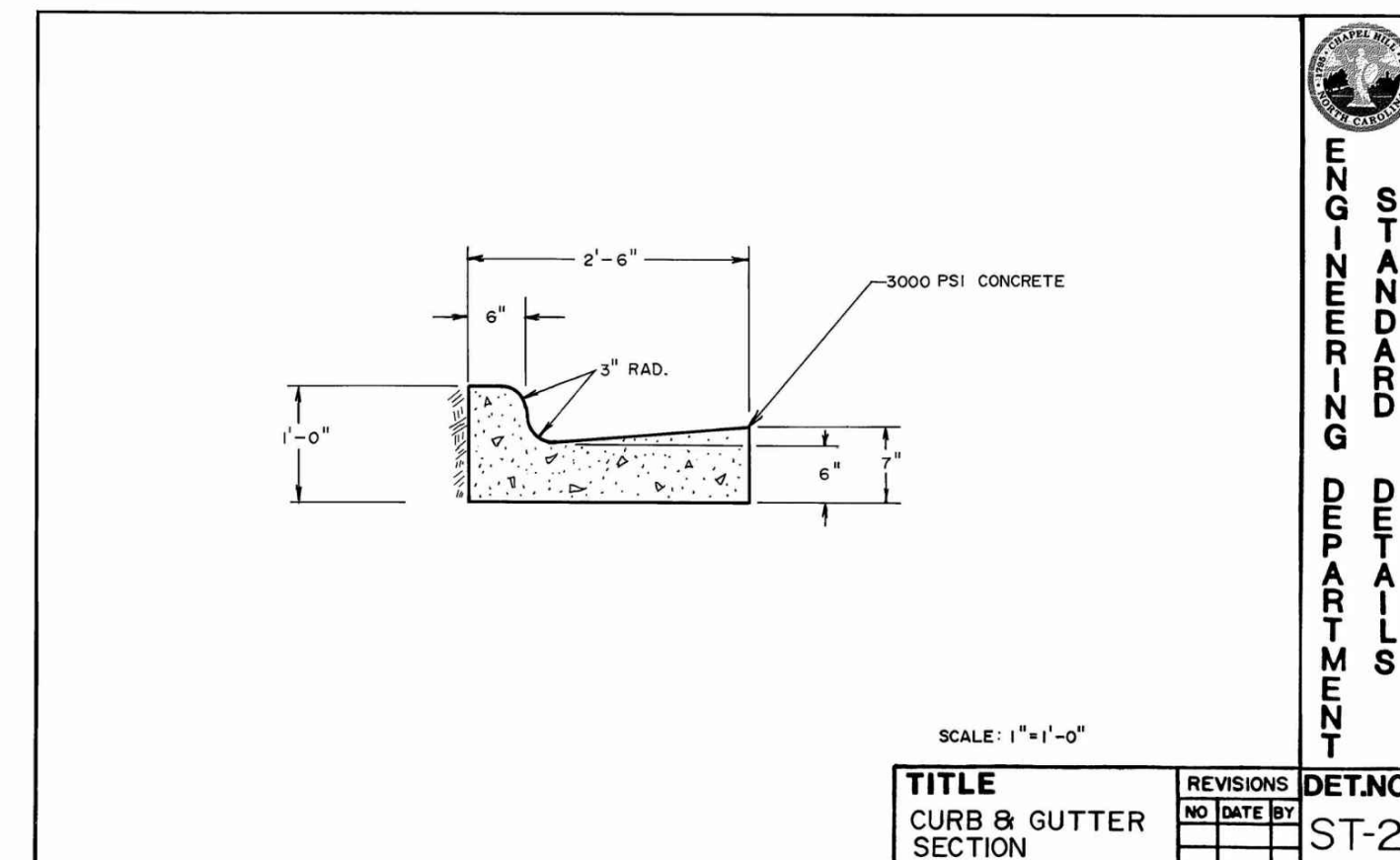
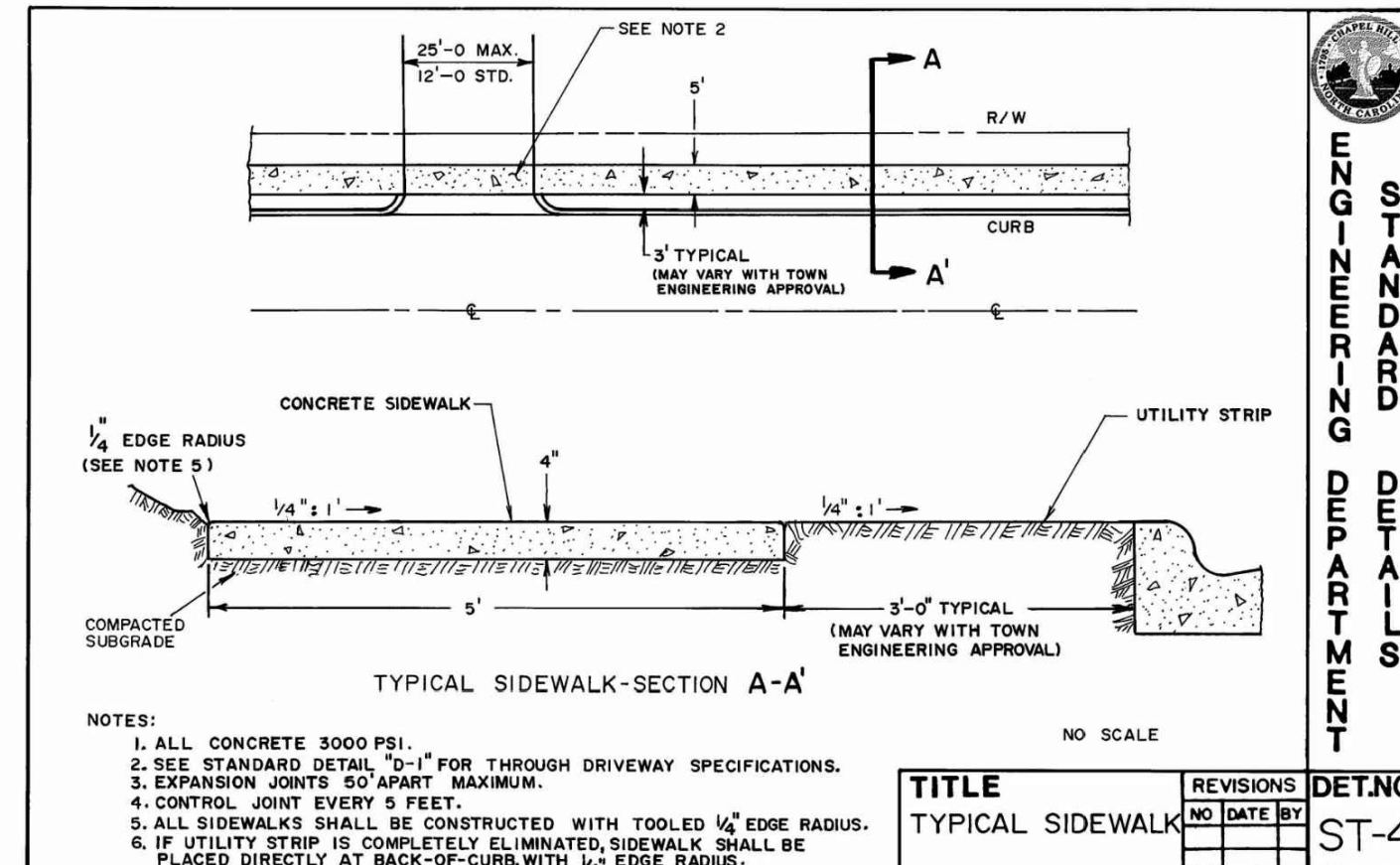
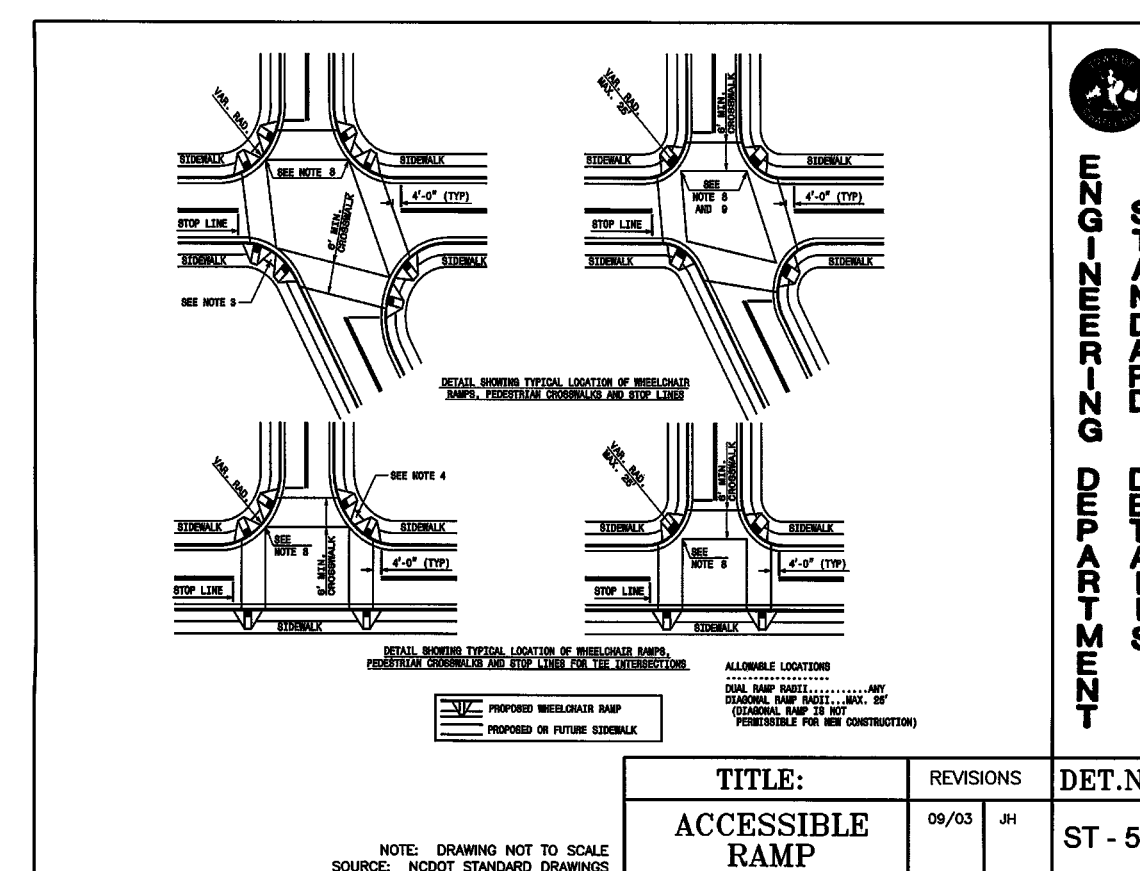
SITE DETAILS

C8.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT TOWN
OF CHAPEL HILL AND NCDOT ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NORTH CAROLINA, 27517**

REVISIONS

NO.	DATE	REVISION DESCRIPTION

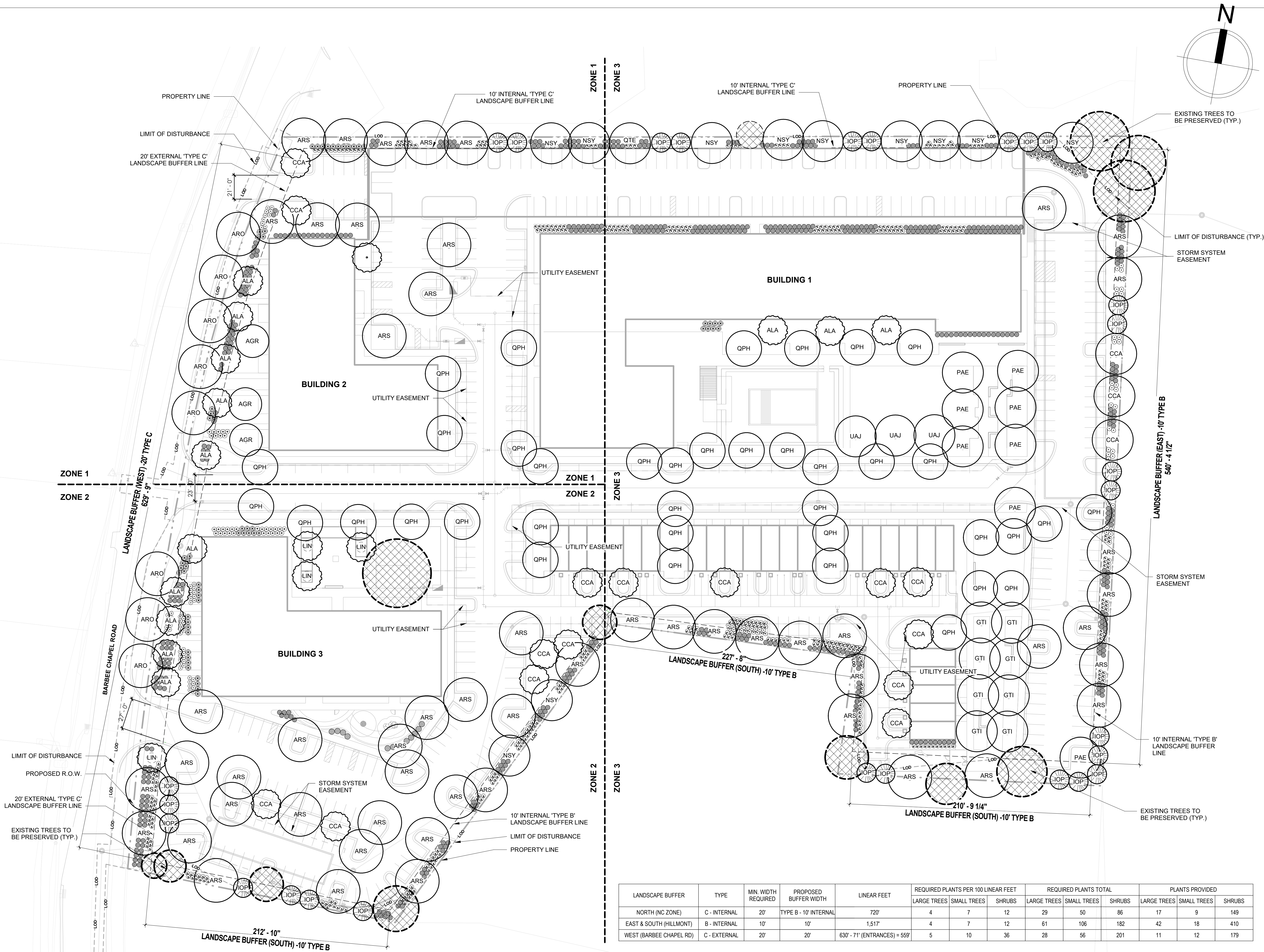
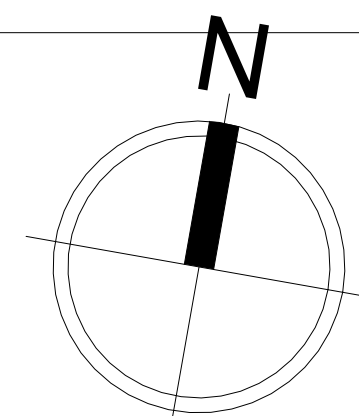
PLAN INFORMATION

PROJECT NO.: P200798

SCALE: AS INDICATED
DATE: 09/29/2022

OVERALL SITE PLAN

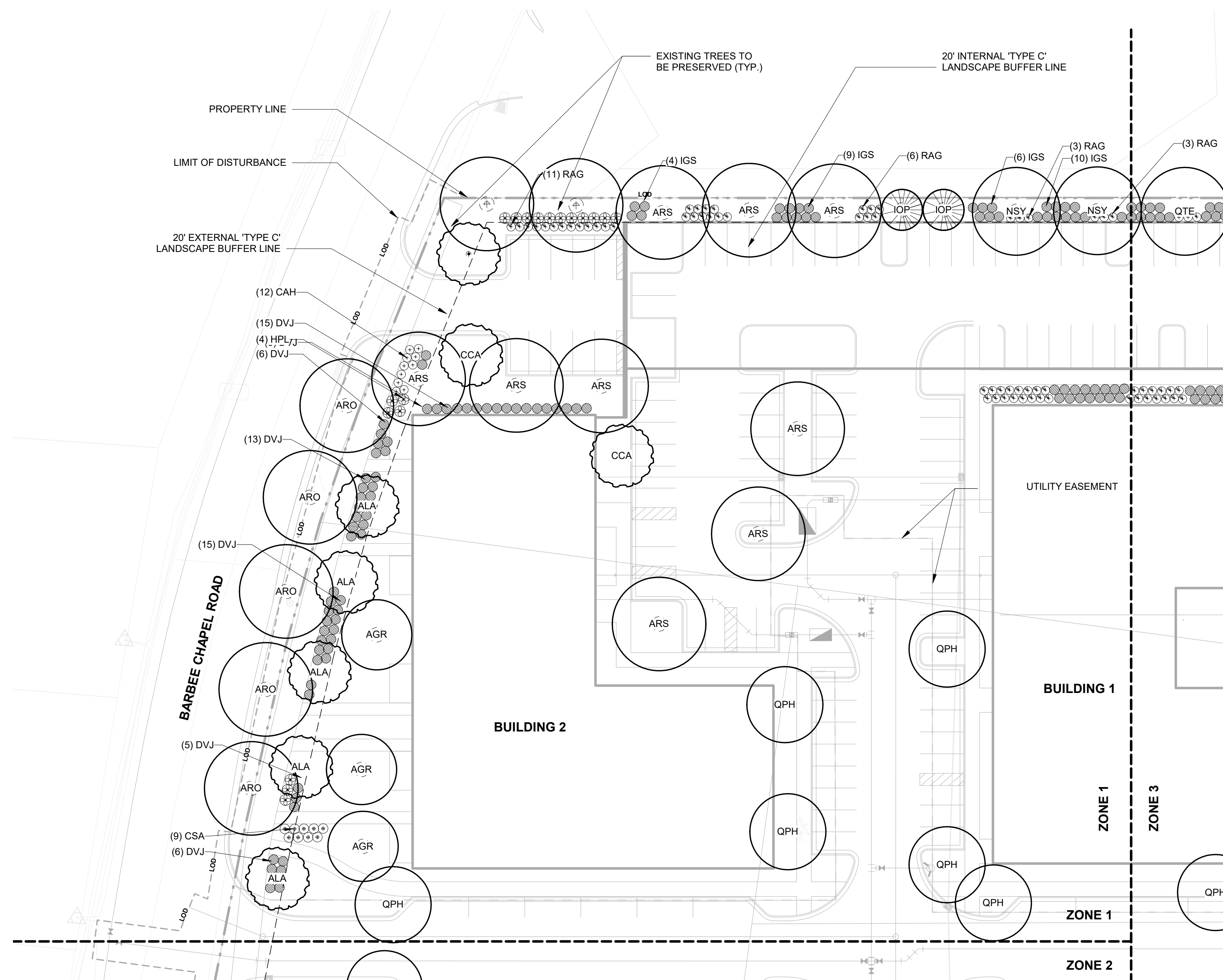
L1.00



LANDSCAPE BUFFER	TYPE	MIN. WIDTH REQUIRED	PROPOSED BUFFER WIDTH	LINEAR FEET	REQUIRED PLANTS PER 100 LINEAR FEET			REQUIRED PLANTS TOTAL			PLANTS PROVIDED		
					LARGE TREES	SMALL TREES	SHRUBS	LARGE TREES	SMALL TREES	SHRUBS	LARGE TREES	SMALL TREES	SHRUBS
NORTH (NC ZONE)	C - INTERNAL	20'	TYPE B - 10' INTERNAL	720'	4	7	12	29	50	86	17	9	149
EAST & SOUTH (HILLMONT)	B - INTERNAL	10'	10'	1,517'	4	7	12	61	106	182	42	18	410
WEST (BARBEE CHAPEL RD)	C - EXTERNAL	20'	20'	630' - 71' (ENTRANCES) = 559'	5	10	36	28	56	201	11	12	179

TREE SCHEDULE-KEY				
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
IOP	<i>Ilex opaca</i>	American Holly	2.5" Cal	B&B
ORNAMENTAL TREES				
ALA	<i>Amelanchier laevis</i>	Allegheny serviceberry	7'-8' Ht.	B&B
CCA	<i>Cercis canadensis</i>	Eastern Redbud	7'-8' Ht.	B&B
LIN	<i>Lagerstroemia indica x fauriei</i>	Natchez Crape Myrtle 'Natchez'	3" Cal	B&B
SHADE TREES				
AGR	<i>Acer griseum</i>	Paperbark Maple	2.5" Cal	B&B
ARO	<i>Acer rubrum</i>	October Glory Red Maple	3" cal.	B&B
ARS	<i>Acer rubrum</i>	Red Sunset Maple	3" Cal	B&B
CCA	<i>Carpinus caroliniana</i>	American Hornbeam	4" Cal	B&B
GTI	<i>Gleditsia triacanthos var. inermis</i>	Thornless Honeylocust 'Shademaster'	4" Cal	B&B
NSY	<i>Nyssa sylvatica</i>	Blackgum	3" Cal	B&B
PAE	<i>Platanus x acerifolia</i>	London Planetree	4" Cal	B&B
QPH	<i>Quercus phellos</i>	'Hightower' Willow Oak	3" cal.	B&B
QTE	<i>Quercus texana</i>	Nuttall's oak	4" Cal	B&B
UAJ	<i>Ulmus americana</i>	Jefferson American Elm	3" Cal	B&B
Grand total				

SHRUB & ORNAMENTAL GRASS SCHEDULE-KEY					
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
SHRUB					
CAH	<i>Clethra alnifolia</i>	'Hummingbird'	Sweet Pepperbush	#3	Container 36" o.c.
CSA	<i>Cornus sericea</i>	'Arctic Fire'	Red Twig Dogwood	#3	Container 36" o.c.
DVJ	<i>Distylium x</i>	'Vintage Jade'	Vintage Jade Evergreen Witch Hazel	#3	Container 48" o.c.
HPL	<i>Hydrangea paniculata</i>	'Limelight'	Limelight Hydrangea	#3	Container 48" o.c.
IGS	<i>Ilex glabra</i>	'Shamrock'	Inkberry Holly	#3	Container 36" o.c.
IVE	<i>Ilex verticillata</i>		Winterberry Holly	#3	Container 48" o.c.
PLO	<i>Prunus laurocerasus</i>	'Otto Luyken'	Cherry laurel	#3	Container 48" o.c.
RAG	<i>Rhus aromatica</i>	'Grow-low'	Dwarf Sumac 'Grow-low'	#3	Container 48" o.c.
TBR	<i>Taxus baccata</i>	'Repandens'	Spreading English Yew	#3	Container 24"-30" spd.



LEGEND

- LOD --- LIMITS OF DISTURBANCE
- TP --- TREE PROTECTION FENCE
- SF --- SILT FENCE
- P.L. --- PROPERTY LINE
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN



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BARBEE CHAPEL APARTMENTS CONDITIONAL ZONING PERMIT DRAWINGS 5101 BARBEE CHAPEL RD CHAPEL HILL, NORTH CAROLINA, 27517

REVISIONS

NO.	DATE	REVISION DESCRIPTION
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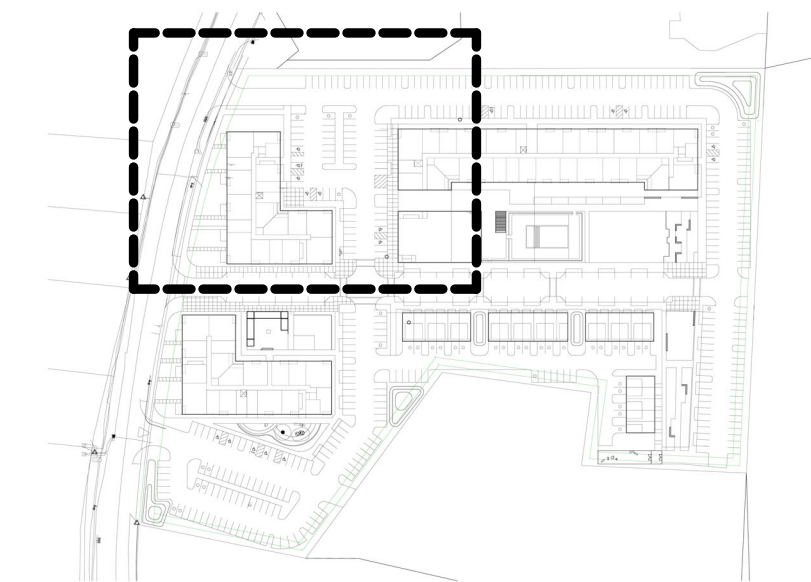
PLAN INFORMATION

PROJECT NO.: P200798

SCALE: AS INDICATED
DATE: 09/29/2022

PLANTING PLAN ZONE 01

L1.01



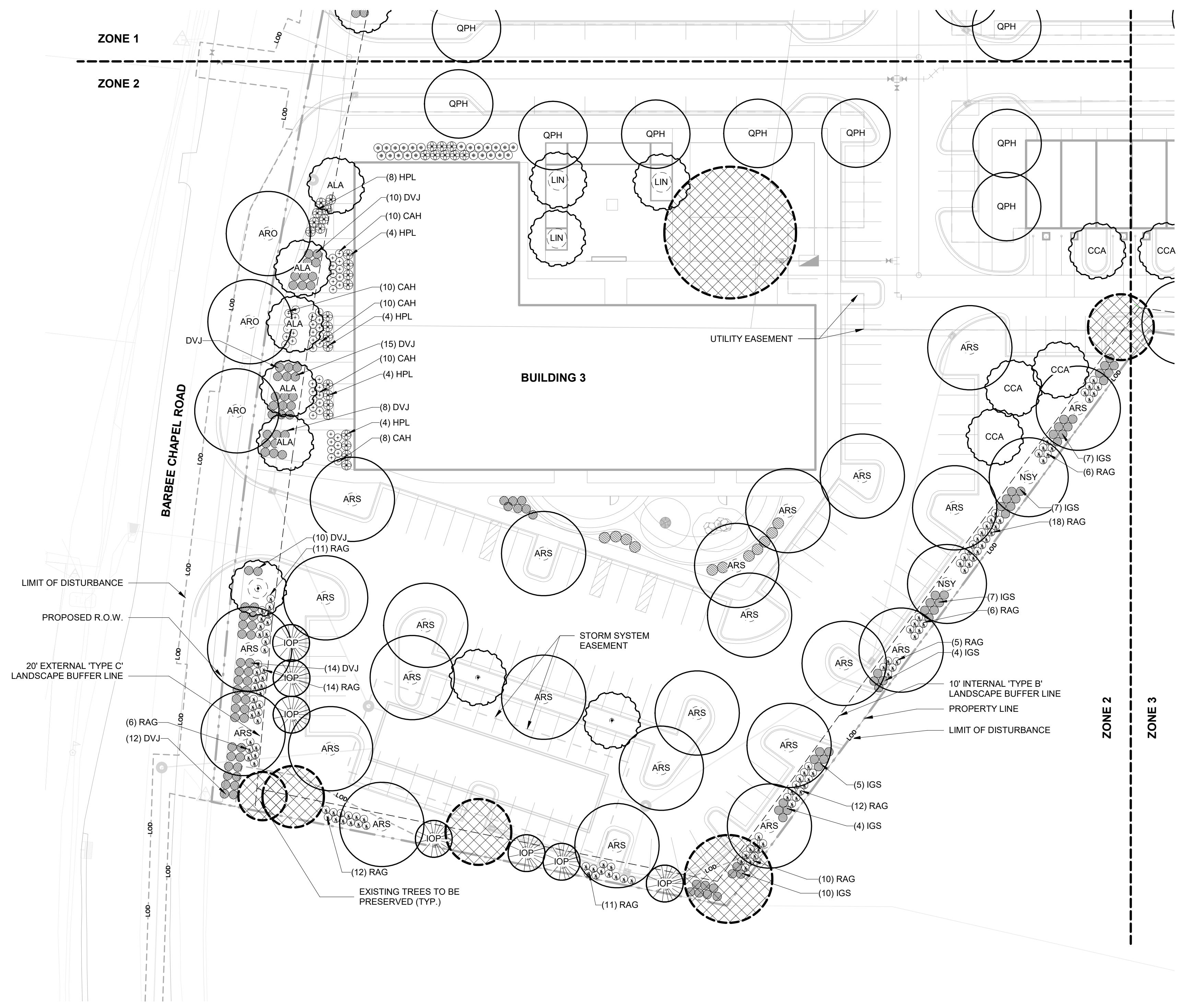
PLANTING PLAN ZONE 01
SCALE: 1" = 30'-0"

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KEY PLAN

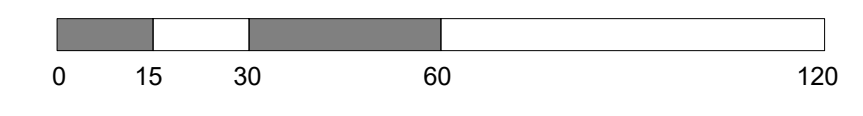
TREE SCHEDULE-KEY				
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
IOP	Ilex opaca	American Holly	2.5" Cal	B&B
ORNAMENTAL TREES				
ALA	Amelanchier laevis	Allegheny serviceberry	7'-8' Ht.	B&B
CCA	Cercis canadensis	Eastern Redbud	7'-8' Ht.	B&B
LIN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	3" Cal	B&B
SHADE TREES				
AGR	Acer griseum	Paperbark Maple	2.5" Cal	B&B
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B
ARS	Acer rubrum 'Somerset'	Red Sunset Maple	3" Cal	B&B
CCA	Carpinus caroliniana	American Hornbeam	4" Cal	B&B
GTI	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust	4" Cal	B&B
NSY	Nyssa sylvatica	Blackgum	3" Cal	B&B
PAE	Platanus x acerifolia 'Exclamation'	London Planetree	4" Cal	B&B
QPH	Quercus phellos 'Hightower'	'Hightower' Willow Oak	3" cal.	B&B
QTE	Quercus texana	Nuttall's oak	4" Cal	B&B
UAJ	Ulmus americana 'Jefferson'	Jefferson American Elm	3" Cal	B&B
Grand total				

SHRUB & ORNAMENTAL GRASS SCHEDULE-KEY					
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
SHRUB					
CAH	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	#3	Container	36" o.c.
CSA	Cornus sericea 'Arctic Fire'	Red Twig Dogwood	#3	Container	36" o.c.
DVJ	Distylium x 'Vintage Jade'	Vintage Jade Evergreen Witch Hazel	#3	Container	48" o.c.
HPL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3	Container	48" o.c.
IGS	Ilex glabra 'Shamrock'	Inkberry Holly	#3	Container	36" o.c.
IVE	Ilex verticillata	Winterberry Holly	#3	Container	48" o.c.
PLO	Prunus laurocerasus 'Otto Luyken'	Cherry laurel	#3	Container	48" o.c.
RAG	Rhus aromatica 'Grow-low'	Dwarf Sumac 'Grow-low'	#3	Container	48" o.c.
TBR	Taxus baccata 'Repandens'	Spreading English Yew	#3	Container	24"-30" spd.

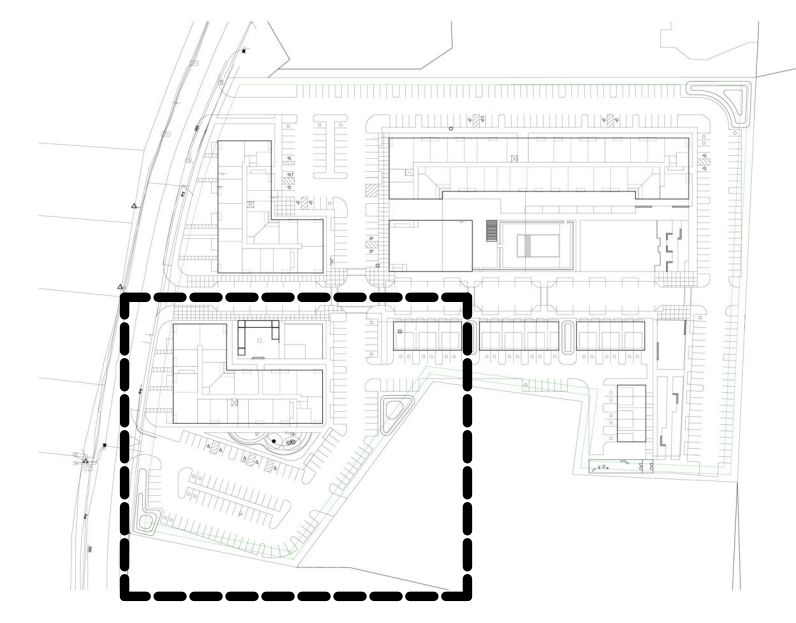


LEGEND

- LOD --- LIMITS OF DISTURBANCE
- TP --- TREE PROTECTION FENCE
- SF --- SILT FENCE
- P --- PROPERTY LINE
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN



PLANTING PLAN ZONE 02
SCALE: 1" = 30'-0"



KEY PLAN



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**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NORTH CAROLINA, 27517**

REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.: P200798

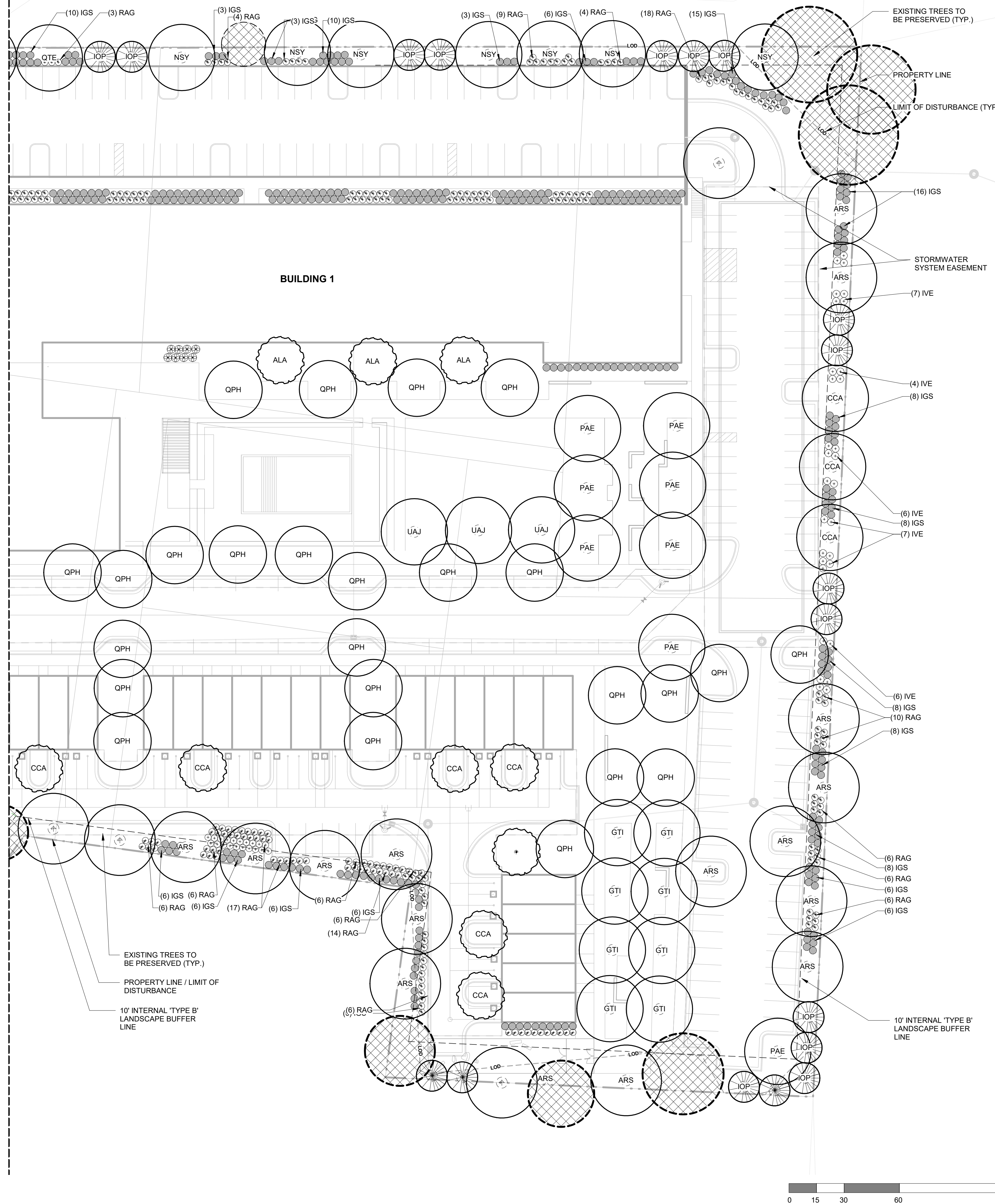
SCALE: AS INDICATED
DATE: 09/29/2022

PLANTING PLAN ZONE 2

L1.02

TREE SCHEDULE-KEY				
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
EVERGREEN TREES				
IOP	Ilex opaca	American Holly	2.5" Cal	B&B
ORNAMENTAL TREES				
ALA	Amelanchier laevis	Allegheny serviceberry	7'-8' Ht.	B&B
CCA	Cercis canadensis	Eastern Redbud	7'-8' Ht.	B&B
LIN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	3" Cal	B&B
SHADE TREES				
AGR	Acer griseum	Paperbark Maple	2.5" Cal	B&B
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B
ARS	Acer rubrum 'Somerset'	Red Sunset Maple	3" Cal	B&B
CCA	Carpinus carolinana	American Hornbeam	4" Cal	B&B
GTI	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust	4" Cal	B&B
NSY	Nyssa sylvatica	Blackgum	3" Cal	B&B
PAE	Platanus x acerifolia 'Exclamation'	London Planetree	4" Cal	B&B
QPH	Quercus phellos 'Hightower'	'Hightower' Willow Oak	3" cal.	B&B
QTE	Quercus texana	Nuttall's oak	4" Cal	B&B
UAJ	Ulmus americana 'Jefferson'	Jefferson American Elm	3" Cal	B&B
Grand total				

SHRUB & ORNAMENTAL GRASS SCHEDULE-KEY					
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
SHRUB					
CAH	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	#3	Container	36" o.c.
CSA	Cornus sericea 'Arctic Fire'	Red Twig Dogwood	#3	Container	36" o.c.
DVJ	Distylium x 'Vintage Jade'	Vintage Jade Evergreen Witch Hazel	#3	Container	48" o.c.
HPL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3	Container	48" o.c.
IGS	Ilex glabra 'Shamrock'	Intiberry Holly	#3	Container	36" o.c.
IVE	Ilex verticillata	Winterberry Holly	#3	Container	48" o.c.
PLO	Prunus laurocerasus 'Otto Luyken'	Cherry laurel	#3	Container	48" o.c.
RAG	Rhus aromatica 'Grow-low'	Dwarf Sumac 'Gro-low'	#3	Container	48" o.c.
TBR	Taxus baccata 'Repandens'	Spreading English Yew	#3	Container	24"-30" spd.



LEGEND

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- TP --- TREE PROTECTION FENCE
- SF --- SILT FENCE
- P.L. --- PROPERTY LINE
- SHADE TREES
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- EVERGREEN TREES
- EXISTING TREES TO REMAIN



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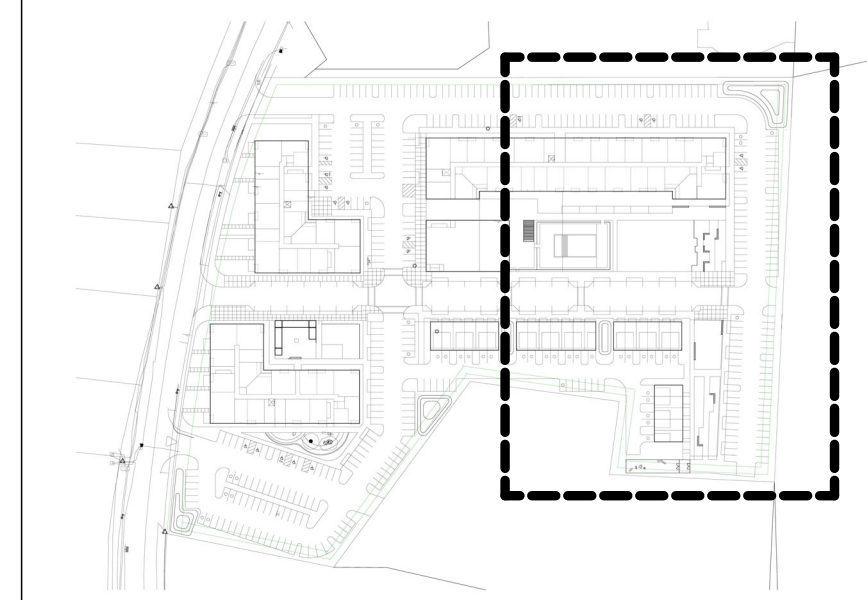
REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.: P200798

SCALE: AS INDICATED
DATE: 09/29/2022



KEY PLAN

PLANTING PLAN ZONE 03
SCALE: 1" = 30'-0"



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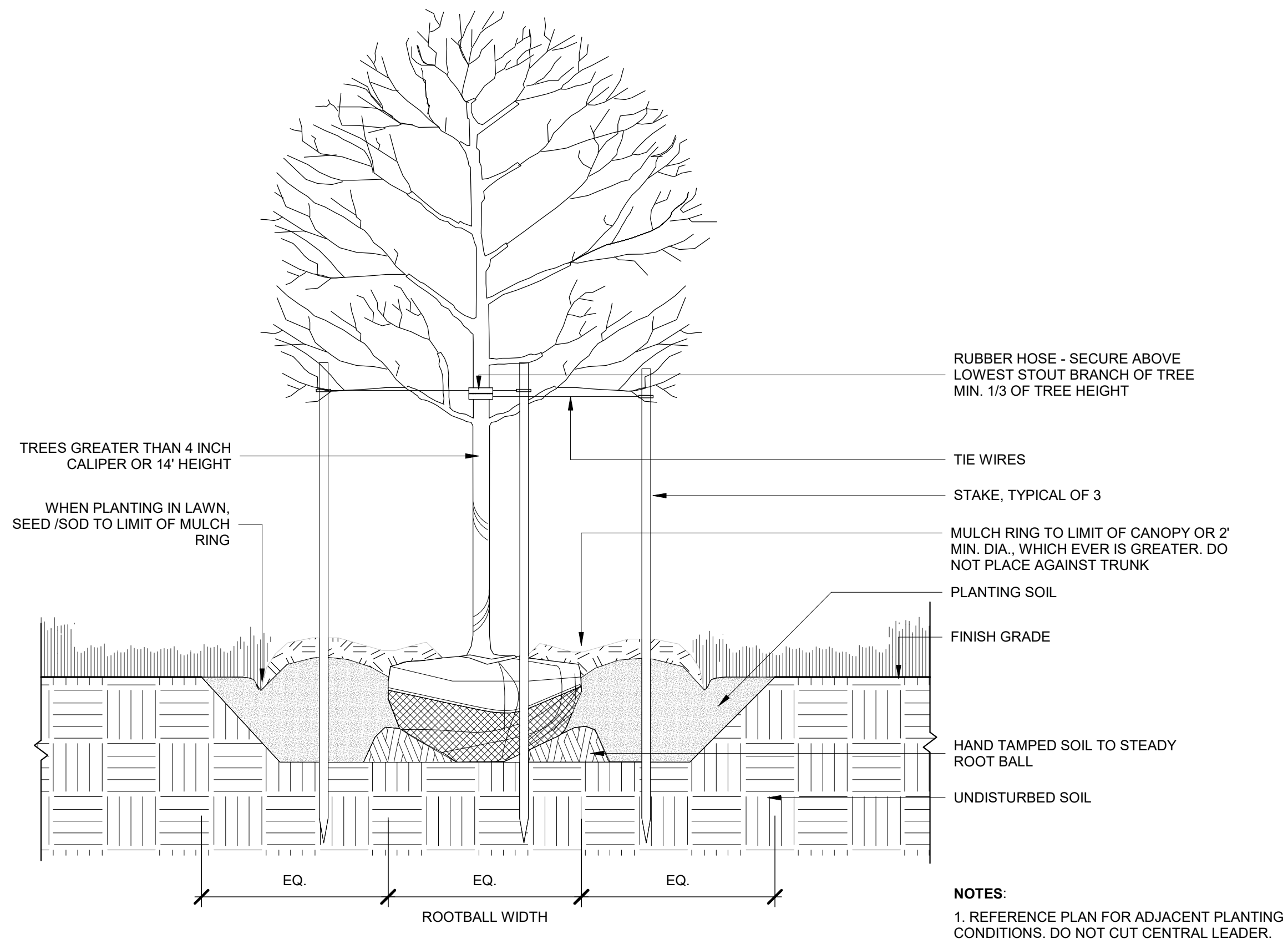
TREE SCHEDULE

PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COUNT	COMMENTS
EVERGREEN TREES						
IOP	Ilex opaca	American Holly	2.5" Cal	B&B	27	
ORNAMENTAL TREES						
ALA	Amelanchier laevis	Allegheny serviceberry	7'-8" Ht.	B&B	13	
CCA	Cercis canadensis	Eastern Redbud	7'-8" Ht.	B&B	16	
LIN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	3" Cal	B&B	4	
SHADE TREES						
AGR	Acer griseum	Paperbark Maple	2.5" Cal	B&B	3	
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B&B	8	Limb lowest branch to 7'-0"
ARS	Acer rubrum 'Somerset'	Red Sunset Maple	3" Cal	B&B	54	Limb lowest branch to 7'-0"
CCA	Carpinus caroliniana	American Hornbeam	4" Cal	B&B	3	Limb lowest branch to 7'-0"
GTI	Gleditsia triacanthos var. inermis 'Shademaster'	Thornless Honeylocust	4" Cal	B&B	8	Limb lowest branch to 7'-0"
NSY	Nyssa sylvatica	Blackgum	3" Cal	B&B	11	Limb lowest branch to 7'-0"
PAE	Platanus x acerifolia 'Exclamation'	London Planetree	4" Cal	B&B	8	Limb lowest branch to 7'-0"
QPH	Quercus phellos 'Hightower'	'Hightower' Willow Oak	3" cal.	B&B	38	Limb lowest branch to 7'-0"
QTE	Quercus texana	Nuttall's oak	4" Cal	B&B	1	Limb lowest branch to 7'-0"
UAJ	Ulmus americana 'Jefferson'	Jefferson American Elm	3" Cal	B&B	3	Limb lowest branch to 7'-0"
Grand total					197	

SHRUB & ORNAMENTAL GRASS SCHEDULE

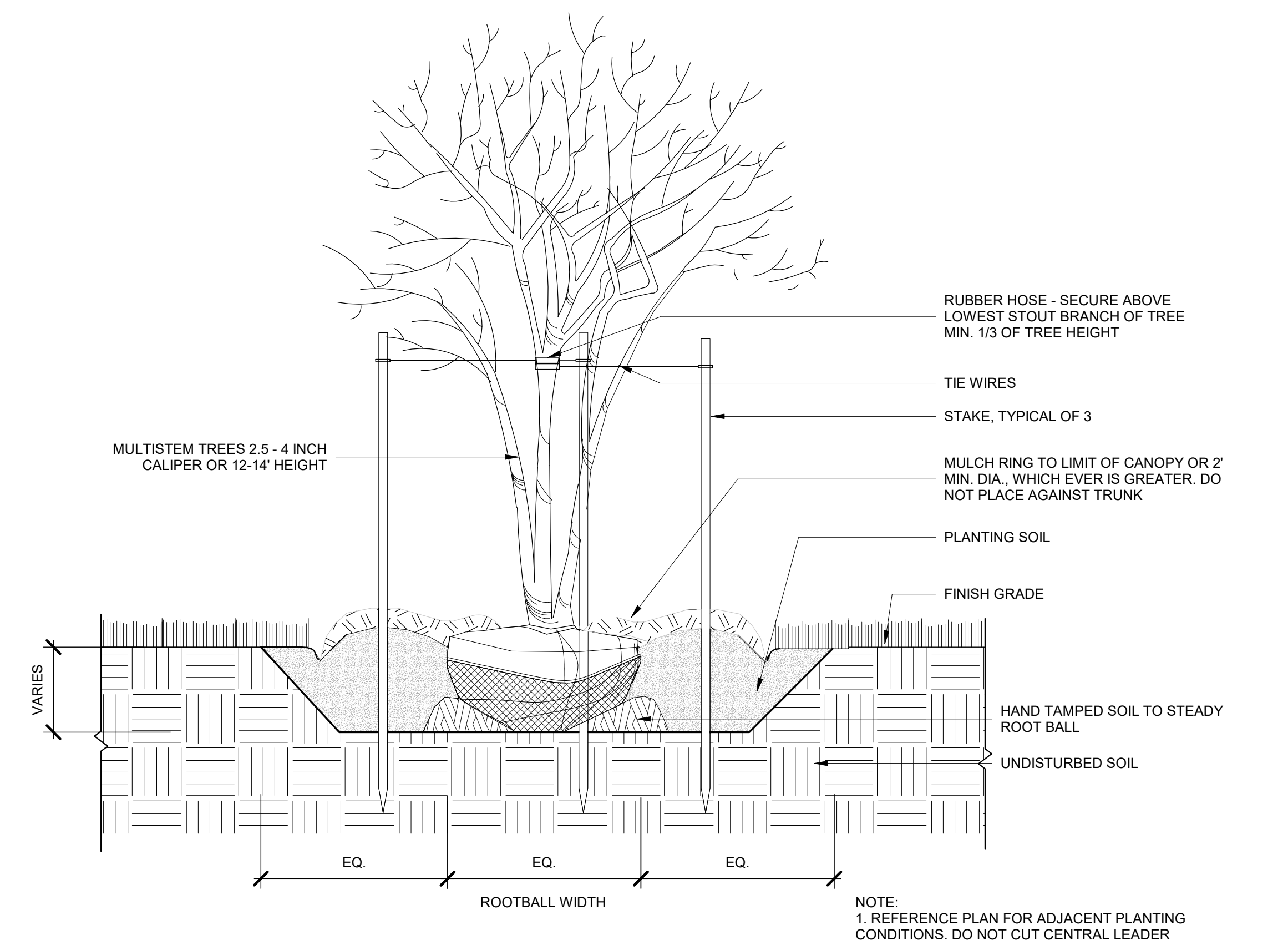
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	COUNT	COMMENTS
SHRUB					
CAH	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	#3	78	36" o.c.
CSA	Cornus sericea 'Arctic Fire'	Red Twig Dogwood	#3	32	36" o.c.
DVJ	Distylium x 'Vintage Jade'	Vintage Jade Evergreen Witch Hazel	#3	161	48" o.c.
HPL	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3	58	48" o.c.
IGS	Ilex glabra 'Shamrock'	Inkberry Holly	#3	373	36" o.c.
IVE	Ilex verticillata	Winterberry Holly	#3	30	48" o.c.
PLO	Prunus laurocerasus 'Otto Luyken'	Cherry laurel	#3	7	48" o.c.
RAG	Rhus aromatica 'Grow-low'	Dwarf Sumac 'Gro-low'	#3	391	48" o.c.
TBR	Taxus baccata 'Repandens'	Spreading English Yew	#3	11	24"-30" spd.

When selecting shrub species, a minimum of 50% of the total number of required shrubs should be evergreen.



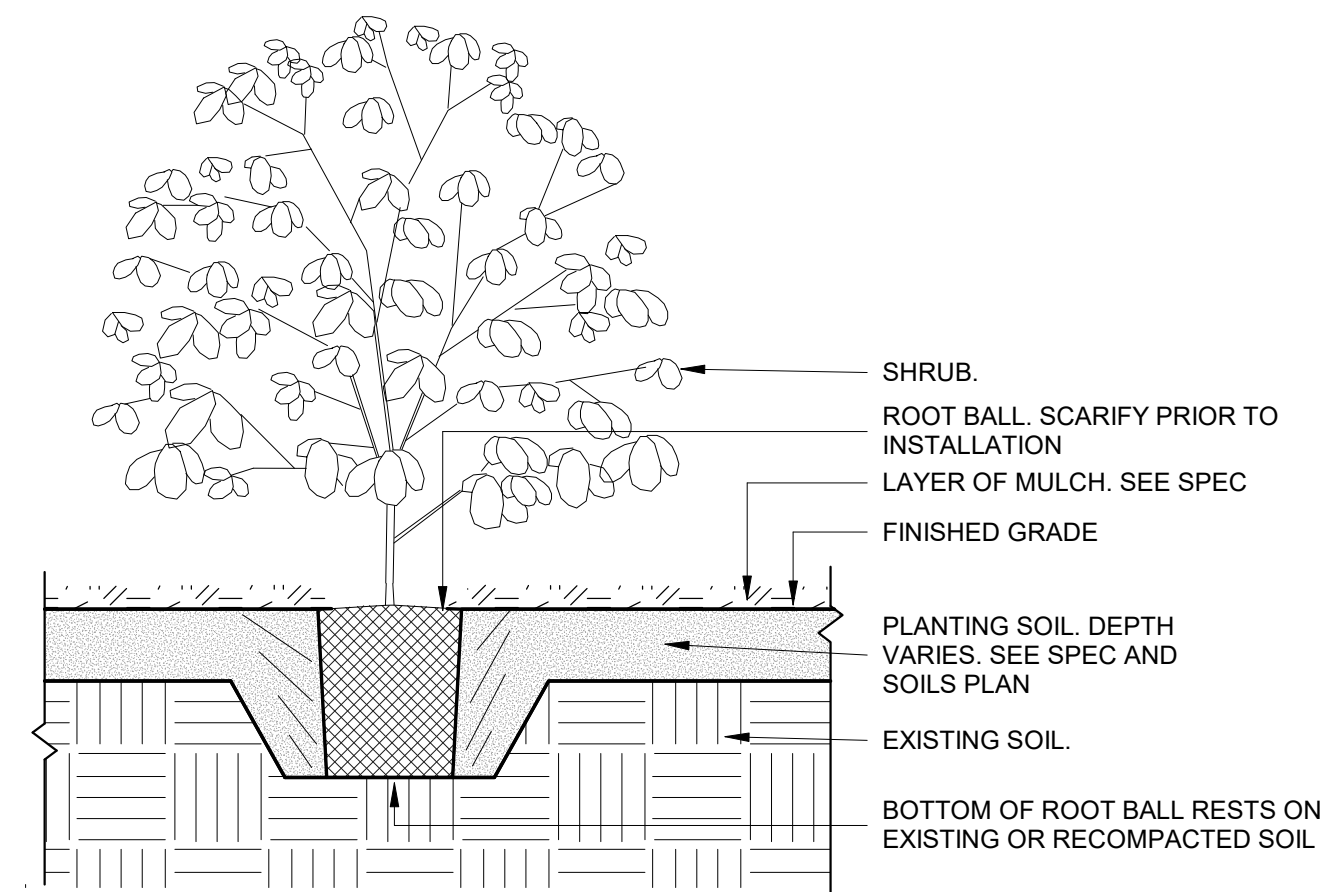
SHADE TREE PLANTING
SCALE: 3/4" = 1'-0"

3



ORNAMENTAL TREE PLANTING
SCALE: 3/4" = 1'-0"

1



SHRUB PLANTING DETAIL
SCALE: 3/4" = 1'-0"

2

REVISIONS

NO.	DATE	REVISION DESCRIPTION
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PLAN INFORMATION

PROJECT NO.: P200798

SCALE: AS INDICATED
DATE: 09/29/2022

PLANTING DETAILS AND
PLANTING SCHEDULE
L1.04



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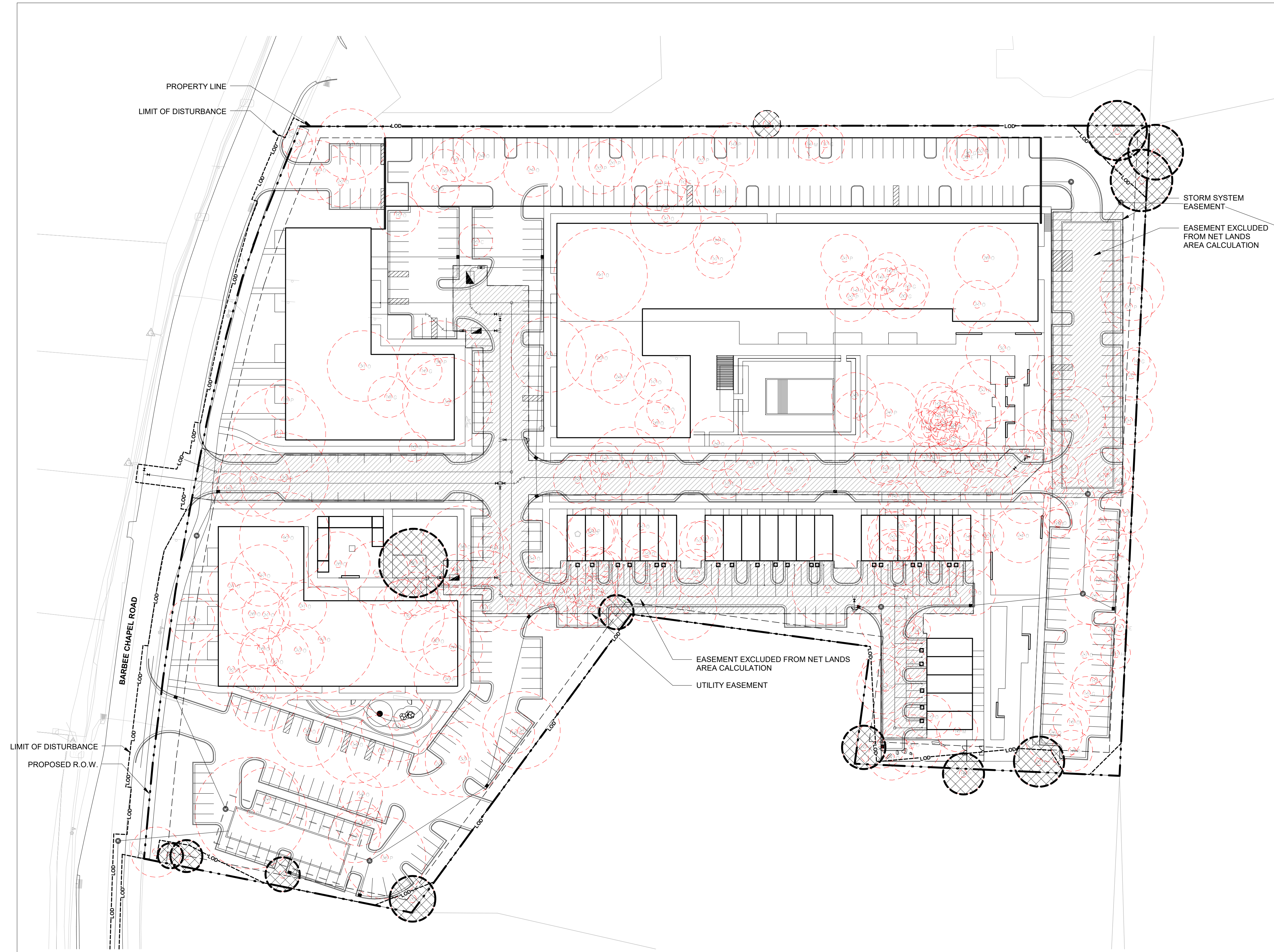
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**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
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CHAPEL HILL, NORTH CAROLINA, 27517**



LEGEND

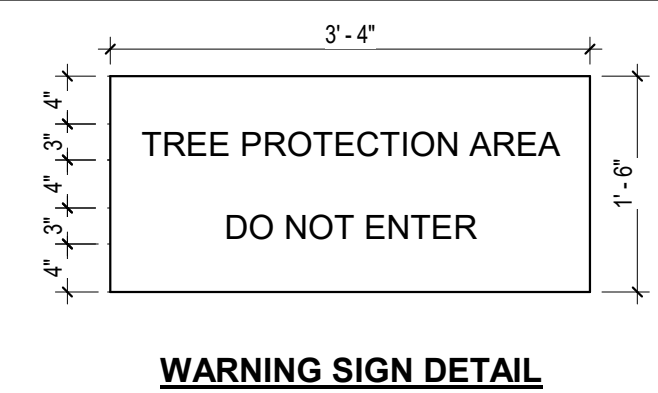
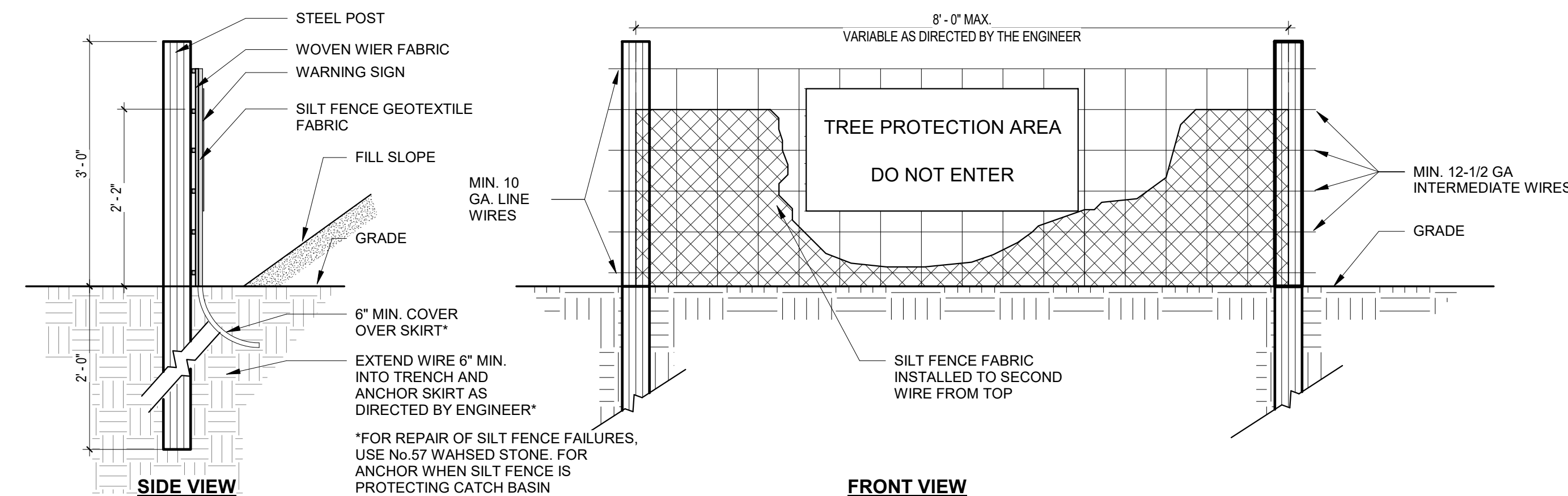
- PRESERVED EX. TREES CRITICAL ROOT ZONE
- TREES TO BE REMOVED
- LOD- LIMITS OF DISTURBANCE
- TP/SP- COMBINATION SILT/TREE PROTECTION FENCE. SEE CIVIL PLANS FOR DETAILS
- - - - PROPERTY LINE
- - - - UTILITY EASEMENT
- EASEMENT AREA EXCLUDED FROM NET LANDS AREA CALCULATION

- RARE TREES - 0
- SIGNIFICANT TREE STANDS - NONE (refer to Tree Evaluation Report)
- SPECIMEN TREES - 240
- TREES TO BE PROTECTED - 12
- TREES TO BE REMOVED - 228
- LOT SIZE - 455,841 SQF
- NET LOT SIZE (excl. easements and ROWs) - 380,454 SQF
- 30% REQUIRED TREE CANOPY COVERAGE (MIXED USE) - 114,136 SQF
- AREA OF EXISTING TREE CANOPY PROTECTED - 16,389 SQF
- CANOPY DEFICIT - 97,747 SQF
- REPLACEMENT TREES REQUIRED (as per Section 5.7.2) - 196
- REPLACEMENT TREES PROPOSED -
Proposed Trees: 197
Credit on Trees over 4" Cal: 20
Total: 217

NOTES:

1. Prior to the commencement of any activities requiring a zoning compliance permit, a **pre-construction conference** with the town's urban forester or landscape architect shall take place to review procedures for protection and management of all protected landscape elements identified on the landscape protection plan.
2. **On-site supervision:** The owner will designate landscape protection supervisors one or more persons who have completed instruction in landscape protection procedures with the town.
 - a. It is the duty of the landscape protection supervisor to ensure the protection of new or existing landscape elements, as defined in the landscape protection plan. The approved landscape protection supervisor shall supervise all site work to assure that development activity conforms to provisions of the approved landscape protection plan. At least one (1) identified landscape protection supervisor shall be present on the development site at all times when activity that could damage or disturb soil and adjacent landscape elements occurs such as:
 - Clearing and grubbing;
 - Any excavation, grading, trenching or moving of soil;
 - Removal, installation, or maintenance of all landscape elements and landscape protection devices; or
 - Delivery, transporting, and placement of construction materials and equipment on site.

TREE PROTECTION PLAN
SCALE: 1" = 50'-0" **1**



- WARNING SIGN DETAIL**
- NOTES:**
1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
 2. LETTERS TO BE 1" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
 4. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
 5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
 6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
 8. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
 9. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
 10. FOR CONDITIONS WHERE PRACTICE APPLIES: PLANNING CONSIDERATIONS (HOWEVER FLOW SHALL NOT RUN PARALLEL WITH THE FENCE) AND DESIGN CRITERIA.
 11. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.
 12. SEE NC STATE DENR PRACTICE & SPECIFICATION SEDIMENTS FENCE SECTION FOR CONDITIONS WHERE PRACTICE APPLIES: PLANNING CONSIDERATIONS.
 13. SEE NC STATE DENR PRACTICE & SPECIFICATION SEDIMENTS FENCE SECTION (HOWEVER FLOW SHALL NOT RUN PARALLEL WITH THE FENCE).

COMBINATION SILT / TREE PROTECTION FENCE
SCALE: 3/4" = 1'-0" **2**

REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.: P200798

SCALE: AS INDICATED
DATE: 09/29/2022

TREE PROTECTION PLAN

L2.00



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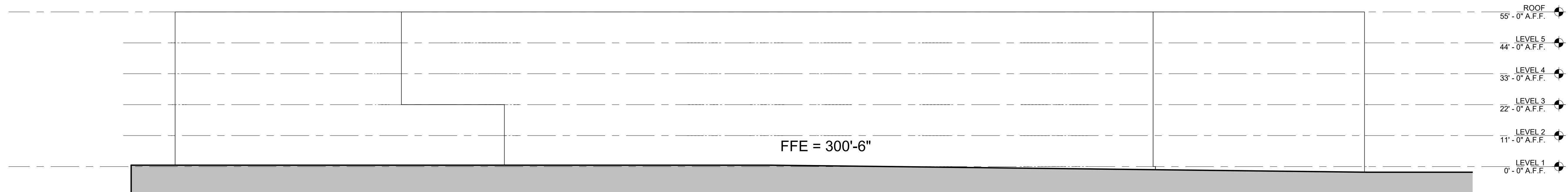
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BARBEE CHAPEL APARTMENTS
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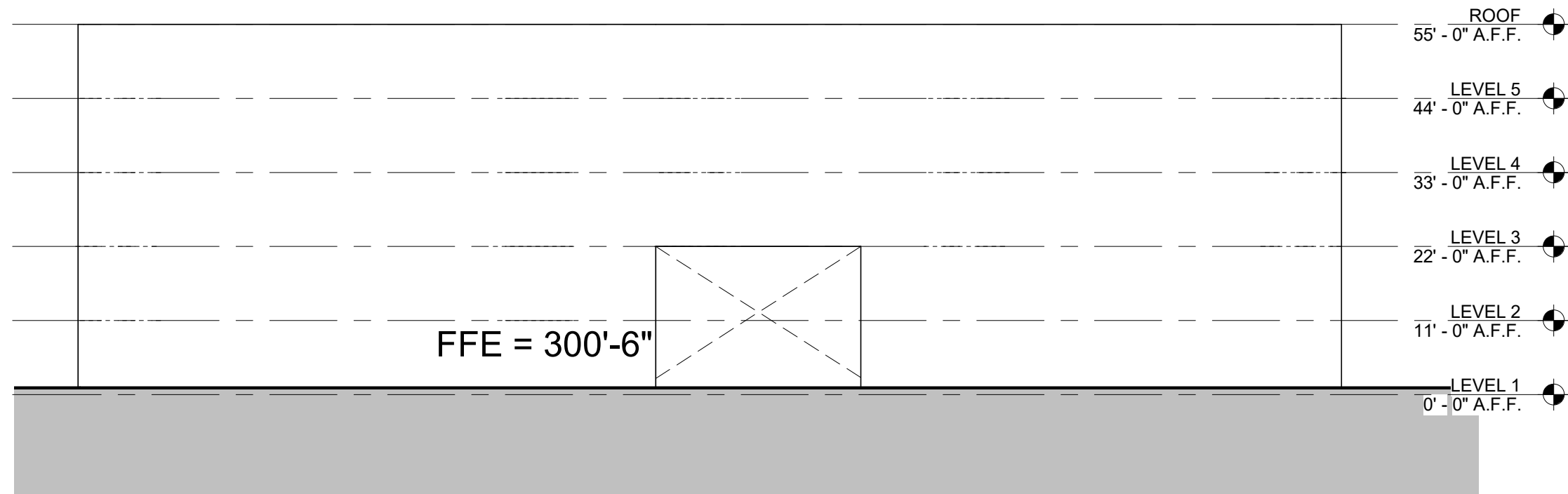
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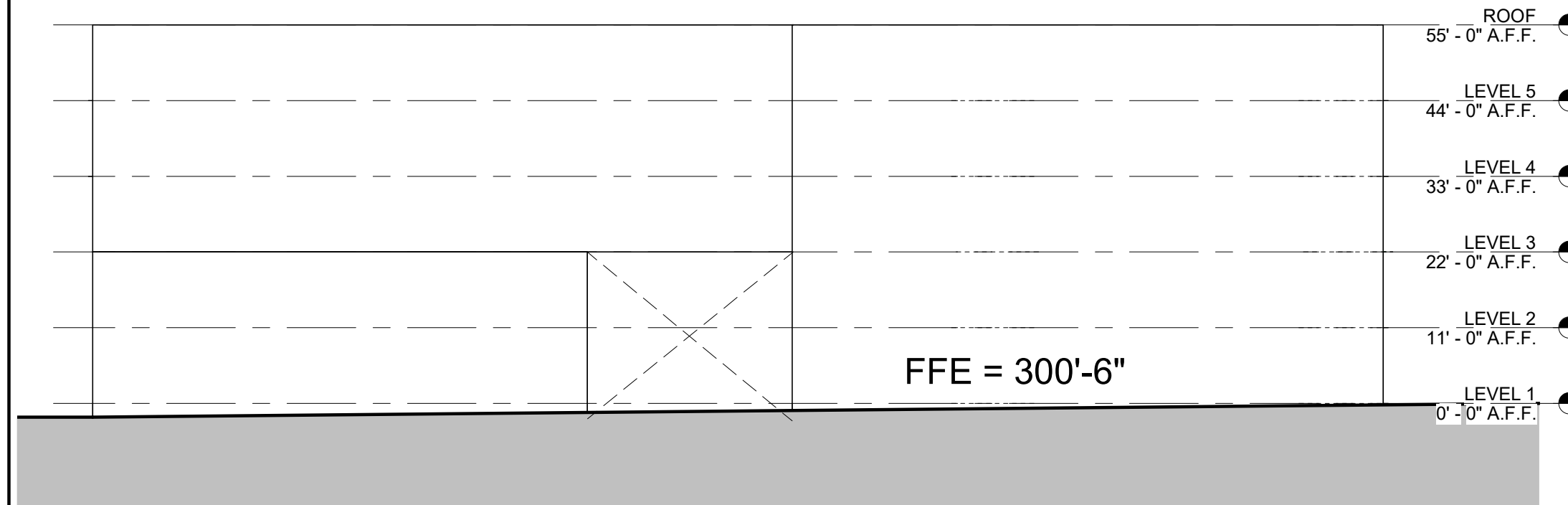
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2



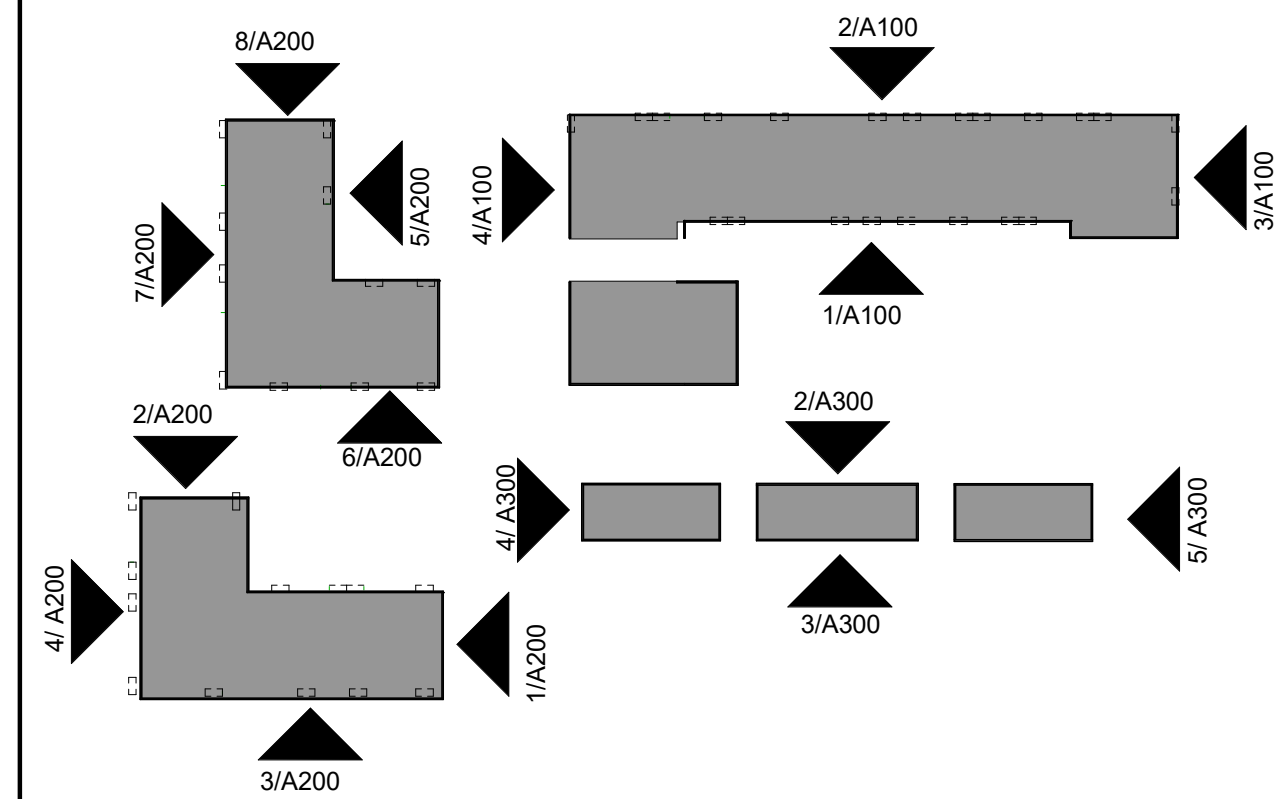
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 REF DRAWING: 1 / A0.00 SCALE: 1" = 20'-0"

4



BLDG 100 - EAST ELEV
 REF DRAWING: 1 / A0.00 SCALE: 1" = 20'-0"

3



KEY PLAN
 REF DRAWING: 1 / A1.00 SCALE: 1" = 15'96"

0

REVISIONS

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BUILDING 100 ELEVATIONS

A1.00



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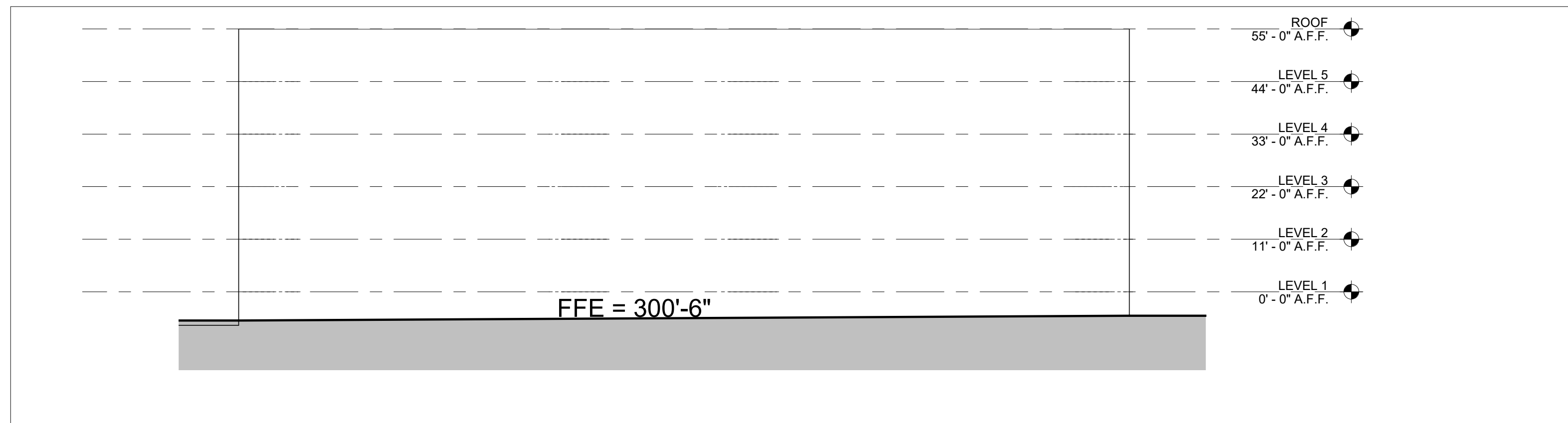
PLAN INFORMATION

PROJECT NO.: P200798

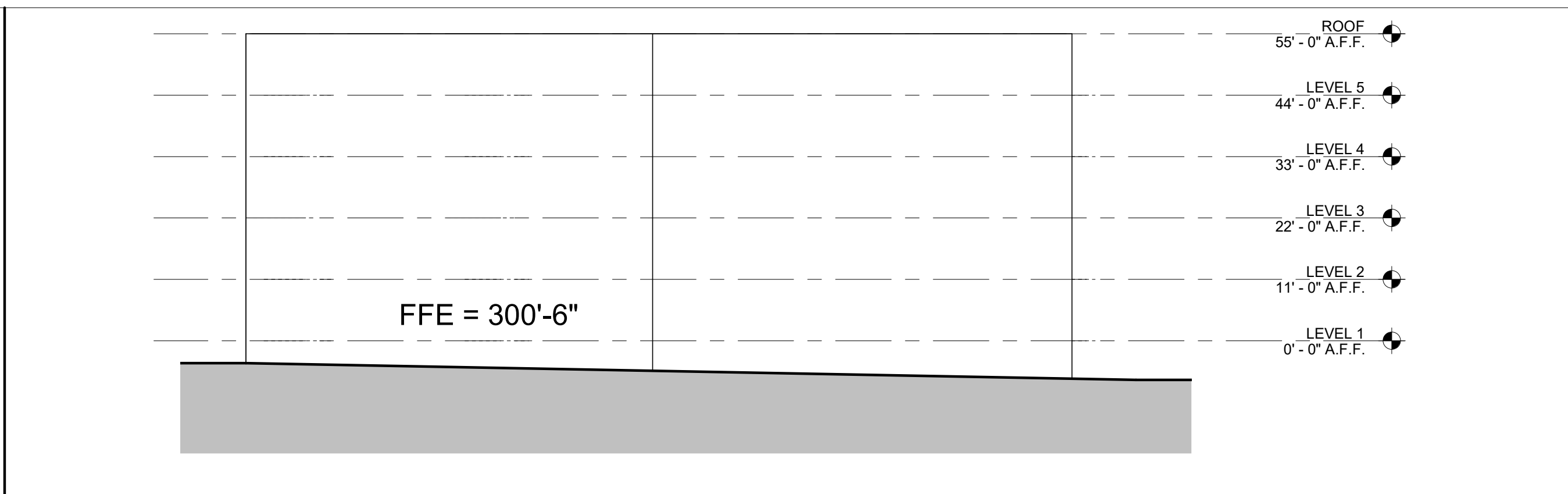
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DATE: 09.29.2022

BLDG 200 & 300 ELEVATIONS

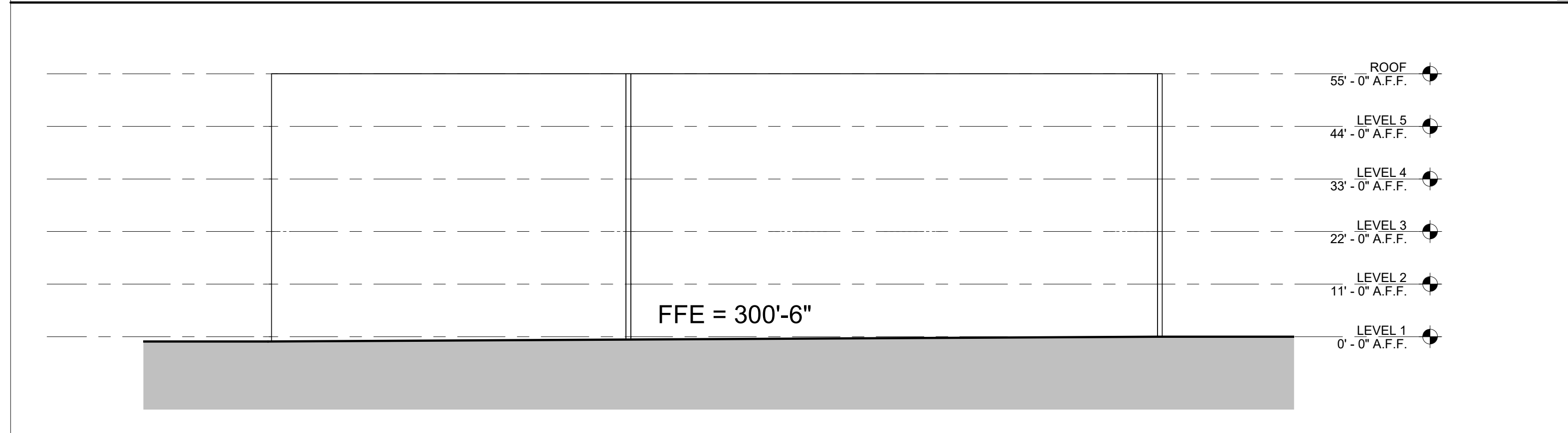
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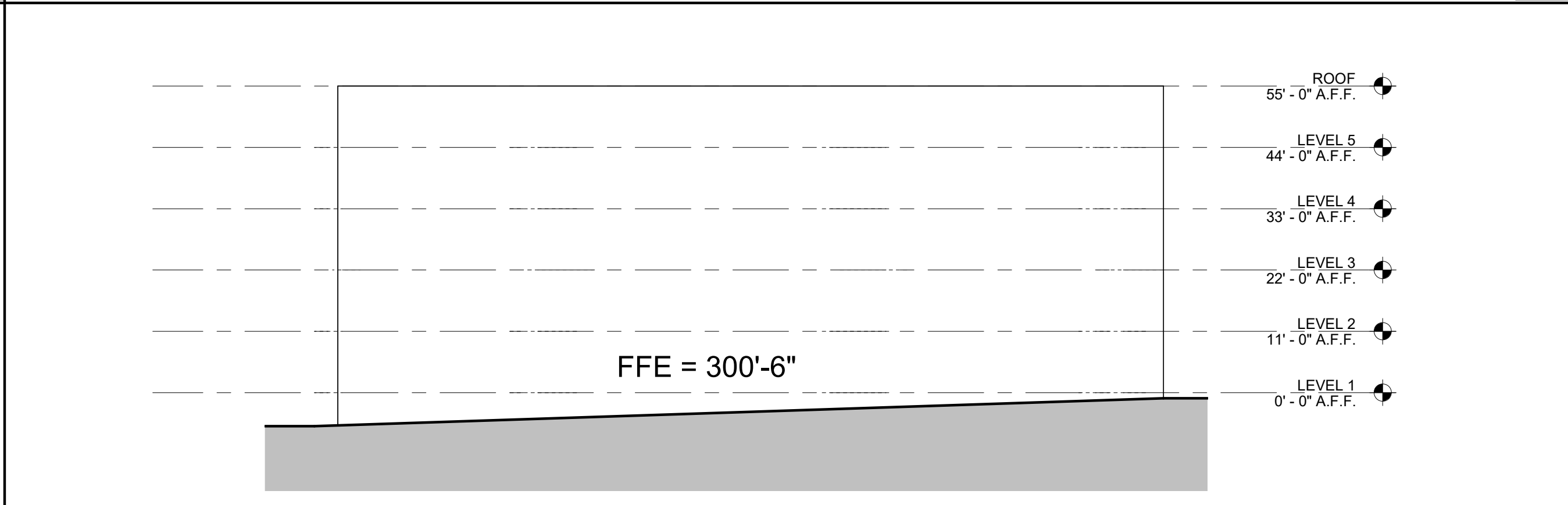
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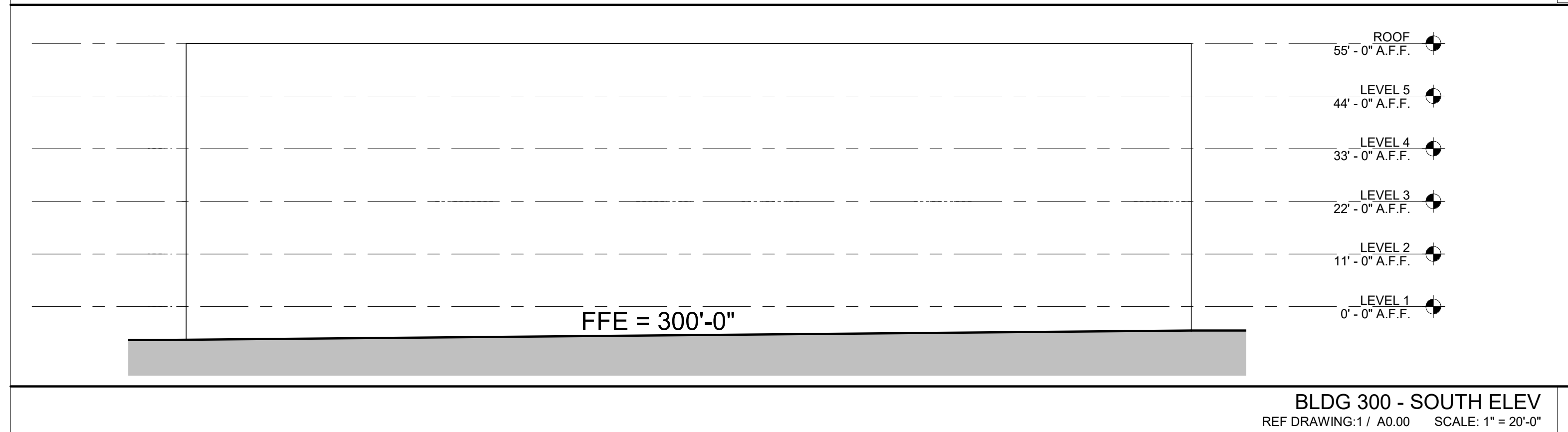
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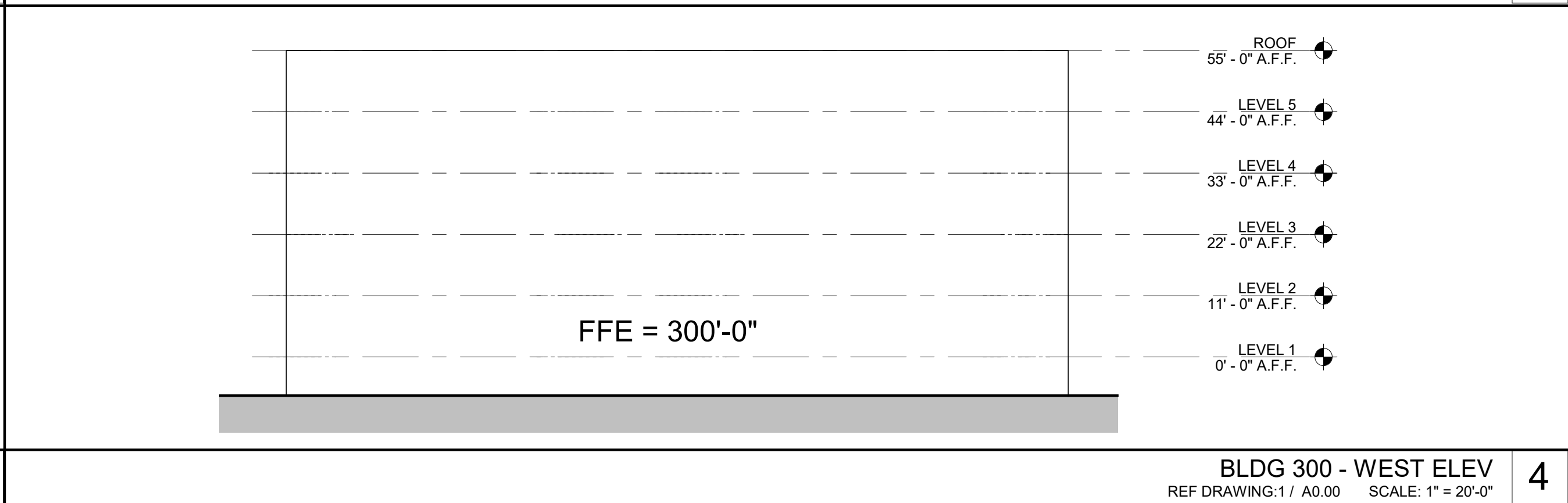
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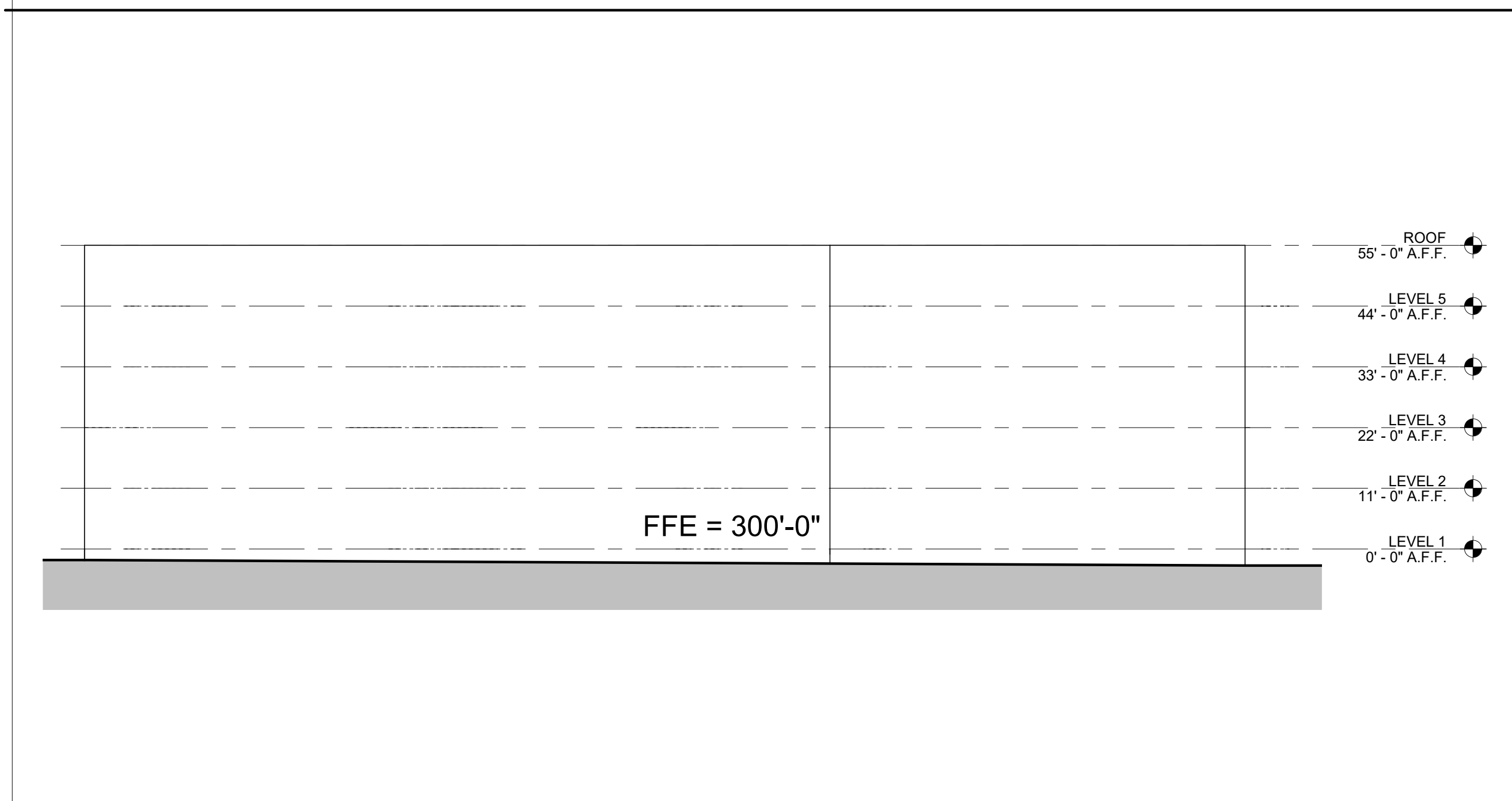
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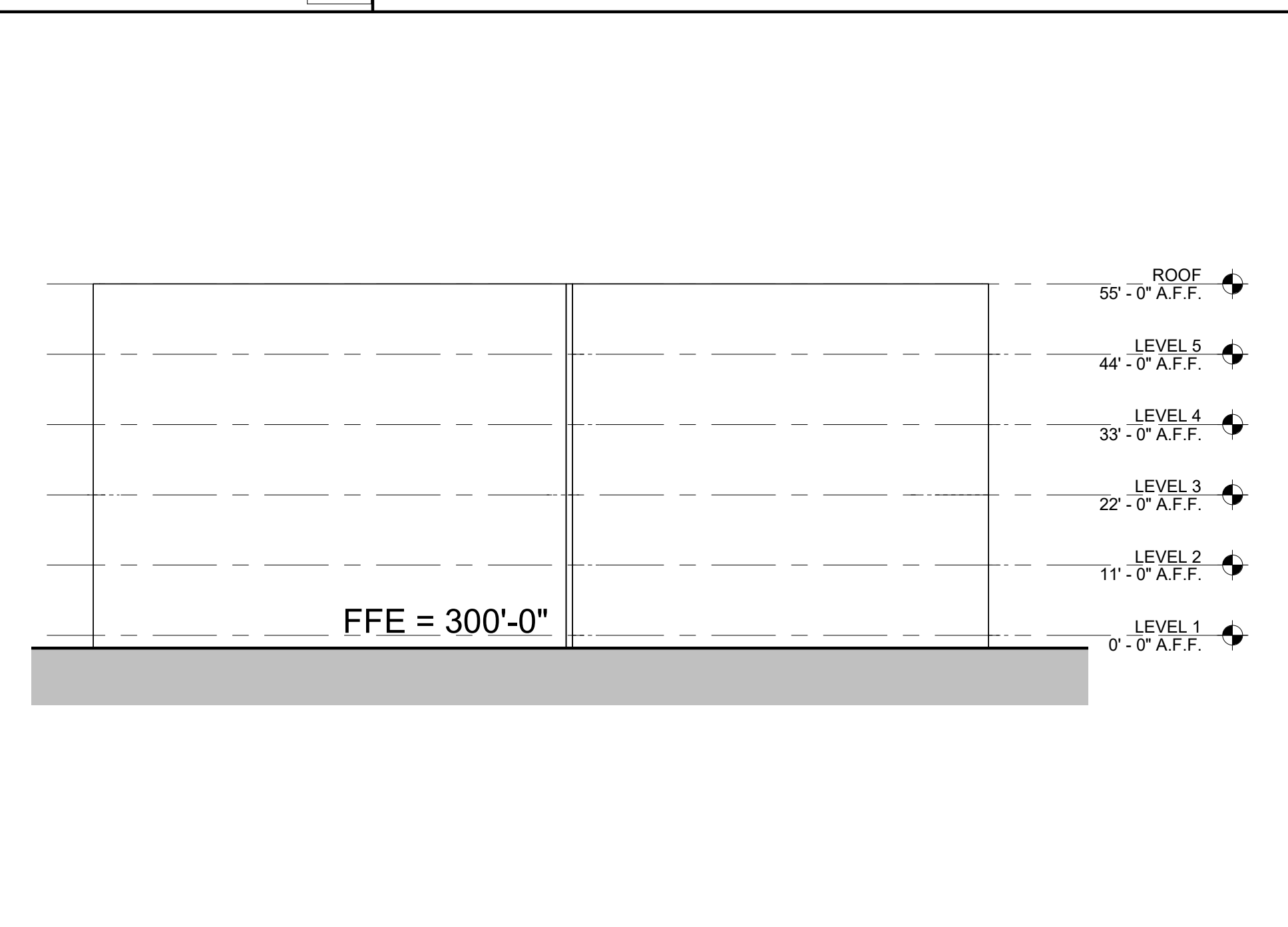
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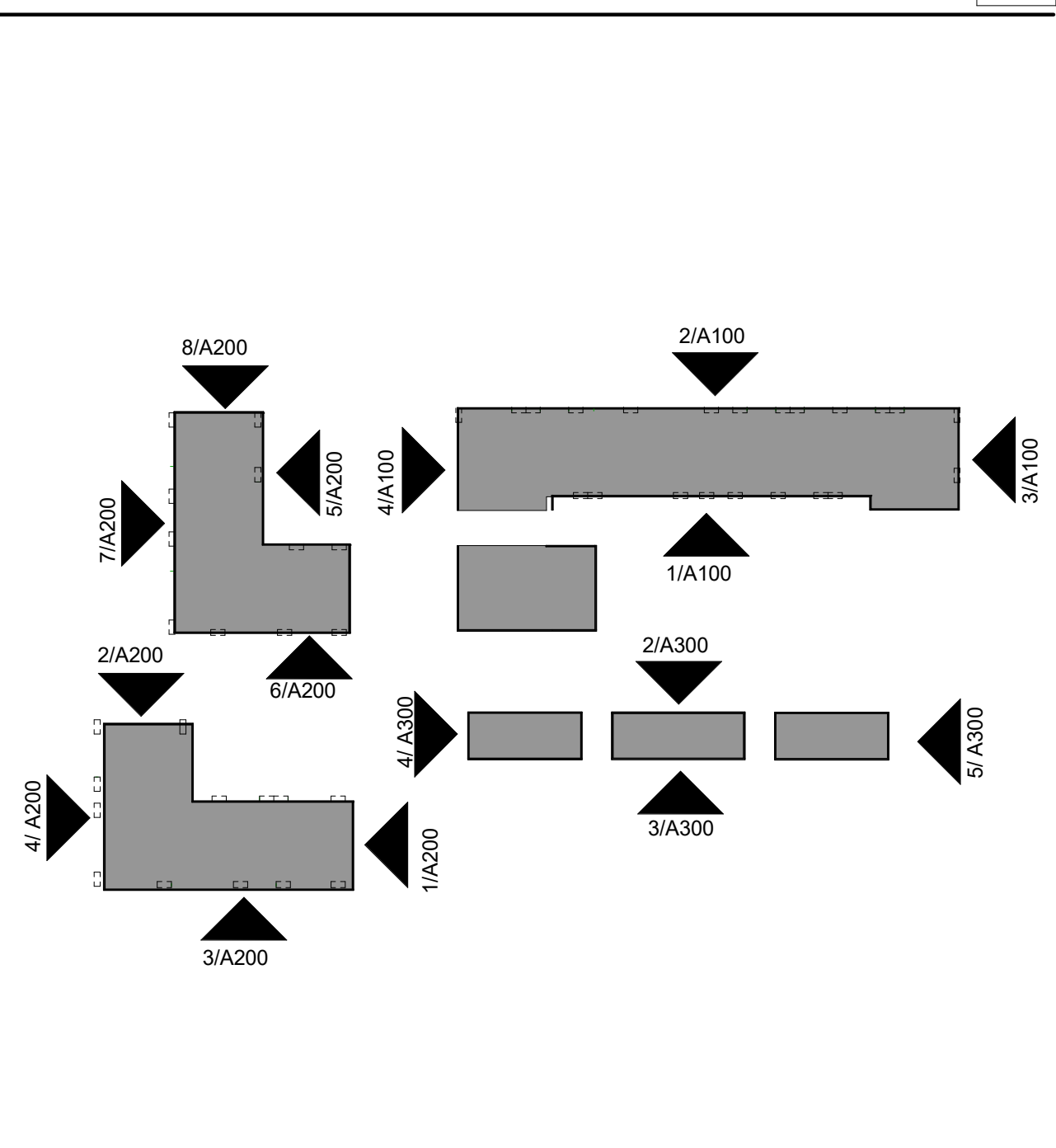
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BLDG 300 - NORTH ELEV
REF DRAWING: 1 / A0.00 SCALE: 1" = 20'-0" **2**



BLDG 300 - EAST ELEV
REF DRAWING: 1 / A0.00 SCALE: 1" = 20'-0" **1**



KEY PLAN
REF DRAWING: 1 / A1.00 SCALE: 1" = 15'0" **9**



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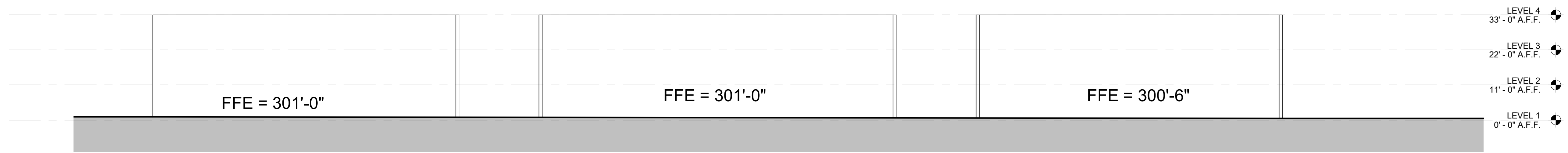
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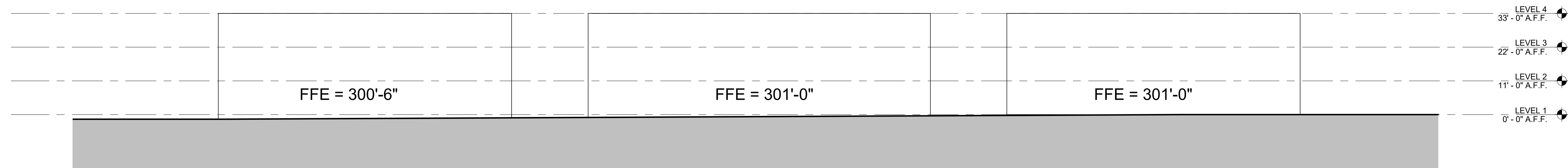


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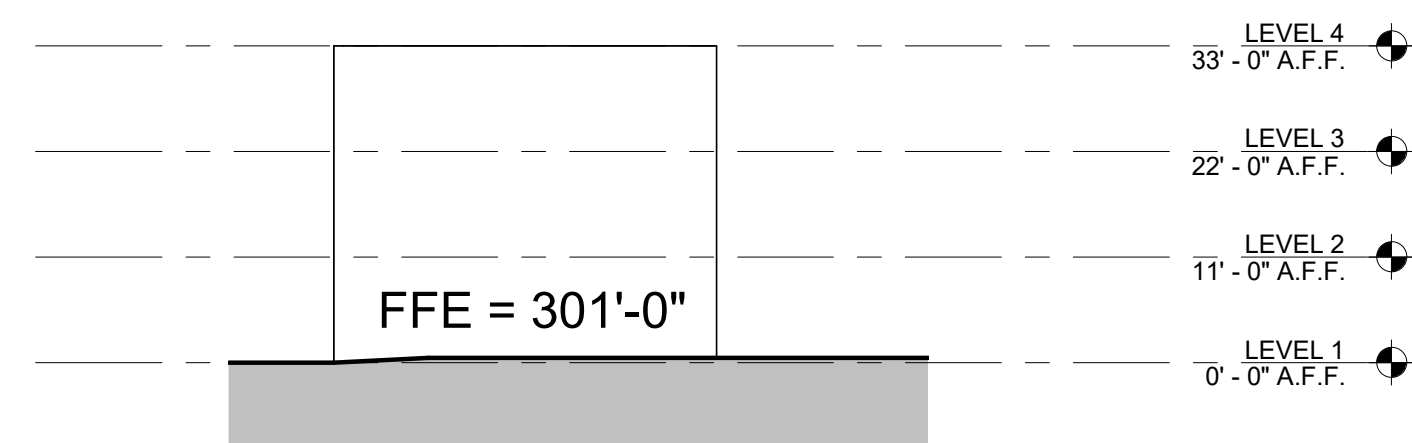
TOWNHOMES- NORTH ELEV
 REF DRAWING: 1 / A0.00 SCALE: 1" = 20'-0"

2



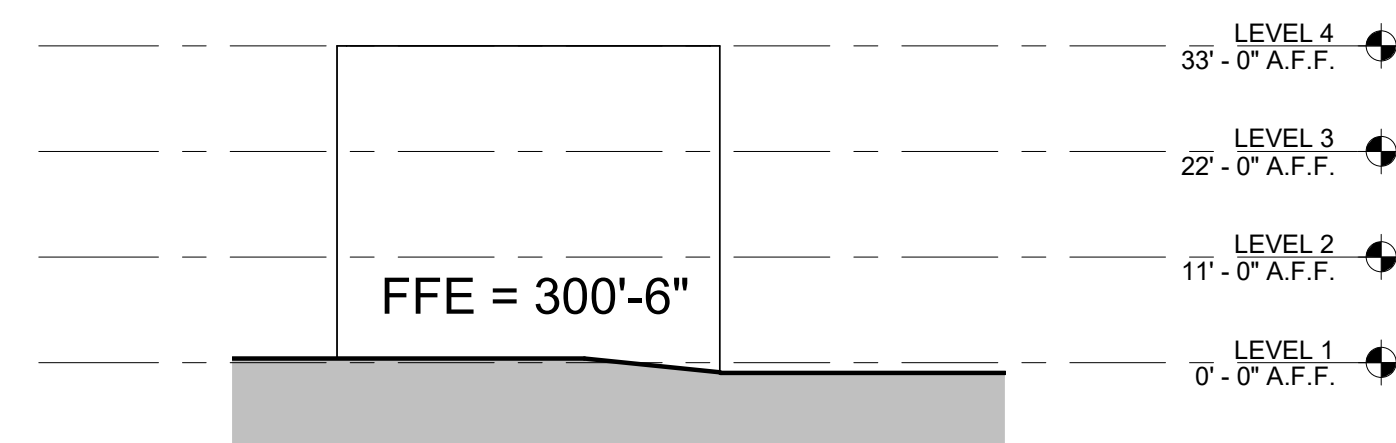
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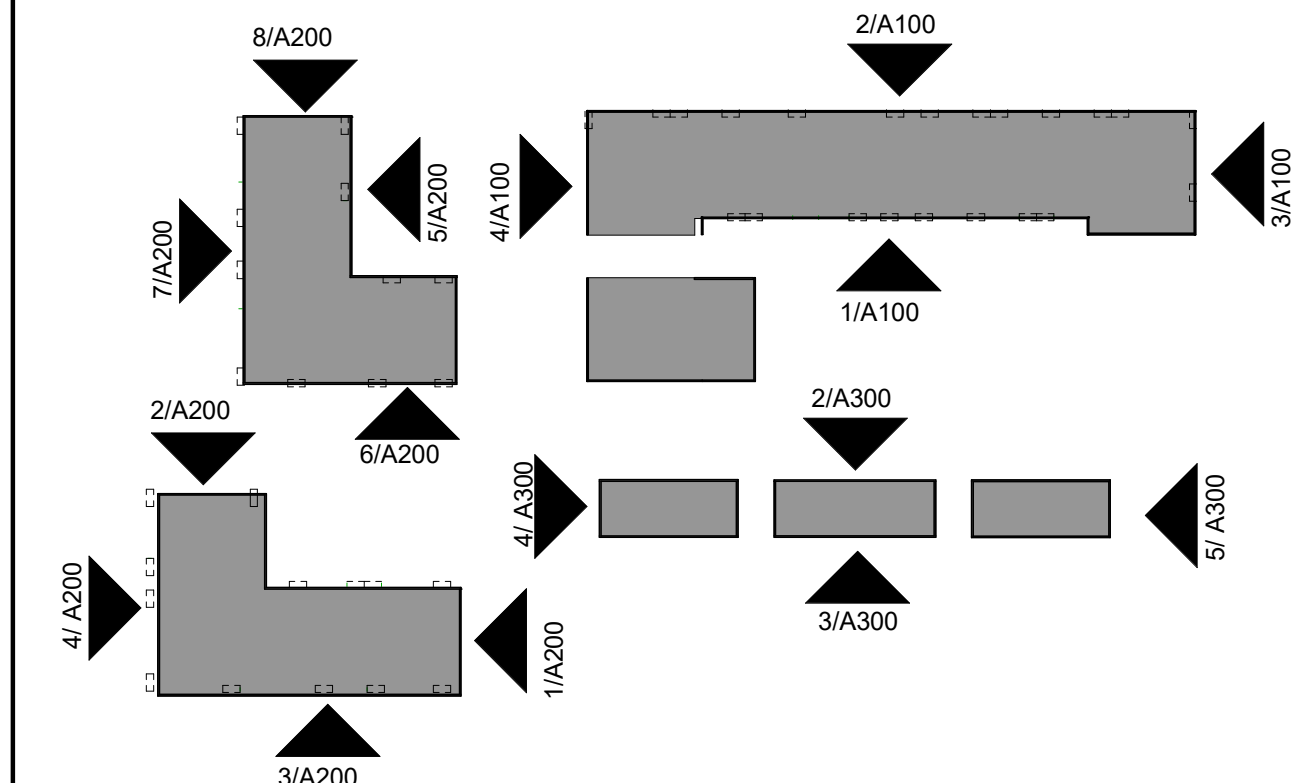
TOWNHOMES- EAST ELEV
 REF DRAWING: 1 / A0.00 SCALE: 1" = 20'-0"

5



TOWNHOMES - WEST ELEV
 REF DRAWING: 1 / A0.00 SCALE: 1" = 20'-0"

4



KEY PLAN
 REF DRAWING: 1 / A1.00 SCALE: 1" = 15'96"

1

REVISIONS

NO.	DATE	REVISION DESCRIPTION

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TOWNHOME ELEVATIONS

A3.00