



@ S Columbia Street (15-501) across from Southern Village

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1. Written Narrative

Introduction

This request is for Conditional Rezoning of the South Creek Mixed-Use proposal on an approximately 43 acre property located on the east side of US 15-501 across the street from Southern Village and the Southern Community Park. The proposed development will include for-sale residential homes (both market-rate and affordable housing units), a small component of rental units, and a mix of complementary land uses including retail, office, and public trails. The for-sale residential units will include both condominiums and townhouses. (Accordingly, a Townhouse Development preliminary plat/application will be provided in conjunction with the conditional zoning application.) The proposal embraces the adopted vision of the Chapel Hill 2020 Plan and specifically its Future Focus Area 6: South 15-501 section which calls for meeting the evolving needs of the community with concentrated, compact development that maximizes open space preservation. When considering the 688 proposed units, a density of 12.4 units per acre would be yielded which is in alignment with our proposed zoning classification of MU-V-CZD Arterial. This density would also help to address several of the housing challenges highlighted in the recent Chapel Hill Housing Need Analysis commissioned by the Town by offering multiple different housing types suitable for a wide range of stages in life and income levels. A large portion of the proposed housing in South Creek would furthermore provide a better balance of housing types in Chapel Hill with a focus on multi-family condos (ownership) addressing the increasing need for “missing middle” housing as well as a significant number of homes in compliance with the Town’s Affordable Housing requirements. Finally, the project team has worked closely with Town staff to ensure that the new development would appropriately integrate multimodal transportation methods, specifically a future BRT station along 15-501 making it feasible to live in a community in which one does not need to own a car.

Project Background

The Town and the previous property owner entered into a development agreement for the property in 2015. The development agreement contemplated a dense mixed-use commercial development of up to 1.6 million square feet known as “Obey Creek.” Following the execution of the development agreement,

the property was rezoned DA-1, which is the Town's zoning designation that is applied to properties subject to an approved development agreement.

The Obey Creek development agreement contemplated a mixed-use development made up of primarily commercial uses. However, market conditions are not suitable to support the level of commercial development called for by the Obey Creek development agreement and no development activities have been commenced.

Based on a formal administrative determination from the Town in June 2021, the DA-1 zoning district permits all uses which are listed as "permitted" in Use Matrix, found in Table 3.7-1 of the Land Use Management Ordinance. This means that the property could be developed "by right" with single family dwellings, duplexes, townhomes and other multifamily dwelling units on all 120 acres spanning both sides of the creek. The entire site, as opposed to the limited portion that Beechwood now proposes to develop, could yield approximately sixty (60) +/- one-acre lots.

The new project sponsor, Beechwood, proposes to terminate the existing development agreement, pursuant to the termination provisions outlined therein, and to petition the Town to rezone the Obey Creek property. Our proposal includes the exchange and re-zoning of a 2.19-acre tract owned by the Town within the site, to the same conditional zoning. Our intention is to obtain final approval for the exchange concurrently with the approval of the conditional zoning. This course of action will allow Beechwood and the Town to negotiate appropriate development standards without being constrained by the existing development agreement which was drafted for a different use profile, different demographics and is no longer feasible under current market conditions. Beechwood believes that the newly proposed development far better addresses the Town's Comprehensive Plan and its current housing needs than either the current development agreement or the alternative "by right" one acre lot single family zoning.

General Site Layout and Building Orientation

The property is approximately 43 acres and is located on the east side of US 15-501 at the southern end of Chapel Hill across from Southern Village. Wilson Creek divides the property into easterly and westerly portions. While not formally part of the rezoning action, the area on the eastern side of Wilson Creek is intended to be preserved as a natural space. The area on the western side of Wilson Creek is intended to be developed. With the sloping condition of the site, Beechwood intends to bench the townhome and condominium buildings into the grade to optimize parking opportunities and preserve the natural topography and sightline. These areas partially below grade will be used for parking garages and some walk-out ingress and egress. The stepping of the buildings into the grade will afford residents and visitors views out to the nature preserve further enhancing the community's connection to nature and open space.

Site Access and Circulation

The site will be configured so that there will be two primary access points directly across from Sumac Road and Market Street creating direct links to the Southern Community Park and Park and Ride lot. These access points are desired to be signalized, full movements pending NCDOT approval and Town of Chapel Hill coordination. It is understood that NCDOT would need to review their median spacing guidelines to allow Sumac Road to become a full-movement intersection. That process is ongoing with NCDOT and

Town staff. There is also a right-in, right-out for the northernmost section of the project proposed to assist with northbound traffic desiring access to the property.

The South Creek development will only generate 20-30% of the traffic from what was expected to be generated by the underlying approved Obey Creek site plan. However, despite the lower amount of traffic expected to be generated by South Creek, internal stem lengths have been updated from the concept plan and are shown on the plans for this Conditional Zoning application. A primary north-south internal street will provide connectivity between the two primary access points with secondary streets and alleys to assist with vehicular circulation. South Creek will have on-street parking as well as parking integrated into the condo and mixed-use buildings. In addition, the proposed community will have a strong emphasis on walkability with the incorporation of a pedestrian trail surrounding the community with access points to the internal road network and scenic overlooks. We also intend to incorporate electric vehicle charging stations throughout the community to encourage clean and renewable transportation modes.

Site Conditions

Wilson Creek, the most notable physical feature bisecting the property meanders northward to join with Morgan Creek. Land on both sides of the creek is characterized by moderate to steep slopes (12% - 30%) within the stream buffers and adjacent to the alluvial zone. Incorporating this grade change into building footprints will create an immense amount of character as the grade is transitioned. Soil types that persist over much of the area include Appling sandy loam, Louisburg sandy loam and Wedowee sandy loam which pose only moderate constraints for development. Vegetation includes a mixture of hardwoods and pines with younger growth pines throughout the area west of Wilson Creek. Larger hardwoods occur along the stream buffer and to the east of Wilson Creek.

Natural Features, Environment, Landscaping and Cultural Significance

Vegetation includes a mixture of hardwoods and pines with younger growth pines throughout the area west of Wilson Creek. Larger hardwoods occur along the stream buffer and to the east of Wilson Creek. Except for several vacant houses and the abandoned quarry located east of Wilson Creek, the site is undeveloped.

A portion of the property had previously been the site of the Watts Restaurant and Motel, one of the last segregated businesses in Chapel Hill and the site of numerous civil rights protests in the 1960s. The project sponsor intends to include historical markers and informational material to emphasize this site's important significance in the struggle for racial and social justice.

Non-Residential Uses

As mentioned above, while the proposed development will primarily focus on residential uses, a mix of complementary non-residential uses are proposed. In addition to business-convenience, business, office and business general, there may be some other non-residential uses such as child/adult day care facilities, medical clinics, bank/financial offices, barber shop/beauty salon, commercial recreational facilities, and other personal service business land uses including retail, office, and public trails that are proposed to be permitted as part of this conditional zoning process.

Developer Background

The Beechwood Organization is ranked at the forefront of privately-owned residential developers nationwide and on the East Coast. It is one of the largest developers of single-family homes, multi-family homes and sophisticated lifestyle communities in New York State and listed #58 of 245 U.S Housing Giants by Professional Builder. Since 1985, Beechwood has built more than 7,500 homes in 60 communities, averaging 3.9 million square feet in new developments annually since 2017 with new projects on the map from New York to the Carolinas.

Beechwood founder and chief executive Michael Dubb, with son and principal Steven Dubb, are renowned for their innovative and forward thinking in “not just selling a home, but a lifestyle” with signature quality construction and design for how sophisticated buyers and renters want to live today. Their company is known for its commitment to thoughtful land planning and design, repurposing disused land, building in harmony with nature and creating a benefit for all residents.

In 2022, Beechwood carries these values forward to the North Carolina market. With thoughtful proposals for new residential developments, starting in Charlotte and Chapel Hill, Beechwood’s vision for the Carolinas is to enhance quality of life for both residents and the distinguished communities in which it develops.

2. STATEMENT OF JUSTIFICATION

Beechwood believes that the goals and objectives of this development proposal are in positive alignment with the goals and objectives of the Town’s Comprehensive Plan and its Future Focus Area 6: South 15-501 section and do much more to address the Town’s need for housing diversity than either the development agreement currently in place, or the by-right zoning that would allow for one-acre single family homes to be built. The revised land uses and lower intensity would require a rezoning of the property. Beechwood formally requests a mixed-use category of MU-V-CZD Arterial, which accommodates a broad mix of uses, for this Conditional Zoning application.

Final action by Town Council on Conditional Zoning application is to be based on the following:

- a. The conformity of the application with the applicable provisions of the Town Code.
- b. The conformity of the proposed application with the Comprehensive Plan.
- c. The compatibility of the application with adjoining uses.
- d. The impacts of the proposed application on the surrounding properties and Town as a whole.
- e. The relationship of the application and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities.
- f. The relationship of the application to natural systems such as hydrology, topography, and other environmental constraints.

As provided with the application materials and associated plans, compliance with each of the findings has been demonstrated. The proposed development embraces the key components of the Town’s 2020 Plan and its Future Focus Area 6: South 15-501 section, while also addressing the urgent housing needs and desires highlighted in recent analysis conducted by the Town regarding its housing stock. South Creek

intends to be a transit-friendly development that welcomes and integrates with the Town's Bus Rapid Transit (BRT) system and enhances its operation on the southern end of Town while providing quick non-car commutes to job centers at UNC and UNC Hospitals. Moreover, the application proposes concentrated, compact development and create a place that celebrates the area's unique qualities while making South Creek a neighborhood known for its diverse offering of homes and residents.

3. STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN

The South Creek application is proposed to comply with the Town of Chapel Hill's Comprehensive Plan, and in particular the Future Focus Area 6: South 15-501 section. The site plan has been designed to meet the plans in the following ways:

A. Compliance with the Comprehensive Plan

A Place for Everyone

South Creek will provide the community with diverse choices regarding where to live, work, and play in Chapel Hill and will attract those working in Chapel Hill during the day to remain and become residents. In particular, South Creek seeks to provide housing opportunities for many of those almost 20,000 commuters who cannot afford to live in Chapel Hill. These choices will be achieved in a development that will offer new outdoor amenities and gathering spaces, small-scale retail and work places in a manner that will serve as a unique gateway into Chapel Hill. Our hope is to address the crisis of the "missing middle" in Chapel Hill by providing a truly diverse range of housing types which are affordable at varying income levels.

Community Prosperity and Engagement

The South Creek development will increase revenues for the town by creating employment opportunities, increasing the real estate tax valuation, and by enticing those who work in Town to become a resident. It will also complement the Southern Village development across 15-501 by providing additional retail opportunities and public amenities to Southern Village residents, and by providing additional consumers for the Southern Village retail shops.

Getting Around

A diverse residential development such as South Creek will support optimum use of the BRT for the Town and enhance the live-work experience to attract those UNC and UNC Hospital workers that live outside of Town to move to Chapel Hill, thereby helping to address the fact that 90% of Chapel Hill's employees live outside of Chapel Hill. The finalized TIA will inform the Town of additional improvements needed to ensure a development design that minimizes traffic impacts and does not subtract from the quality of life of existing neighbors and future residents.

Good Places, New Spaces

The proposed development provides new housing options to the South 15-501 Focus Area, while promoting architectural diversity and quality. The streetscape in South Creek will provide a pedestrian friendly and vibrant space for residents and visitors including spaces to gather and socialize outdoors. Beechwood also intends to celebrate an element of the land's cultural heritage by honoring the significance the Watts Motel played in the US Civil Rights movement of the 1960s. Collaboration with local organizations will be conducted to best determine how to formally integrate a historical marker regarding the Watts Motel as well as commemorating an open space into the development plan.

Nurturing Our Community

Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. Trail connections both internal to South Creek and at stub-outs to external trail system opportunities will provide physical connections with the ultimate goal of linkage to Chapel Hill's future "everywhere to everywhere" greenway system. These connections will not only provide important physical connectivity for members of our community with linkage to open spaces, but social opportunities as well. Finally, residents of South Creek will have an easy walk or bike to a community transit stop offering routes to job centers for the opportunity to live car-free if so desired.

Town and Gown Collaboration

South Creek will provide a variety of desired choices in southern Chapel Hill. The diverse housing options offered will blend and interconnect with each other; and while residential centric, South Creek will deliver neighborhood commercial services for residents to walk or bike to on a regular basis. By contributing to the range of housing options that will primarily target the Missing Middle, not only will a wider range of people be able to live in Chapel Hill, but the diverse offering of housing in South Creek will give many of the employees of UNC and UNC Hospitals the opportunity to live nearby.

4. RESPONSE TO COMMUNITY DESIGN COMMISSION AND TOWN COUNCIL CONCEPT PLAN COMMENTS

CDC Review of Concept Plan (12/16/21)

- a. Appreciated the thoughtful approach to topography and terracing the grade; but concerned about relationship of the buildings to 15-501 (i.e., grade separation and differential)

Applicant Response: Confirmed. Please refer to the proposed plans and associated building elevations and setbacks

- b. Continued conversation about 15-501 and proposed intersections and believes the project makes a compelling approach; but encourages meaningful conversations with NC DOT so that the road functions better for pedestrian connectivity and improves/enhances bus transit along the corridor.

Applicant Response: Agree. While residents are already crossing 15-501 at the northern Southern Village entrance to access the bus get to campus, we are dedicated to working with the Town and NC DOT to improve and enhance movements for connectivity to Southern Village and Sumac and Market streets at grade. Multiple meetings with Town staff and DOT have occurred since the review of the Concept Plan and we are awaiting DOT confirmation on a spacing variance to allow Sumac to be a full movement intersection as well as allowable crossing details at grade.

- c. Does the southern section where the townhomes are located need all that road?

Applicant Response: Confirmed. Goal was to prioritize the pedestrian experience with access for owners along the alley and guest access/parking along the public street.

- d. Supports the townhome streetscape with alley and "front" public road but big question is 15-501. Seems like there is a trail and landscape buffer but would prefer no fence and bolstered landscaping. Also, a concern about noise from 15-501 for the townhomes.

Applicant Response: Confirmed. Please refer to the attached plans for proposed landscaping to serve as a visual buffer as well as to assist with some noise reduction. Also, there is no fence proposed along this trail/15-501 section.

- e. Appears to have condos over parking decks; concern about the character of the ground plane and location of driveways and how people will enter buildings.

Applicant Response: Please refer to the proposed plans and associated building elevations for updated designs. Pedestrian flow into/out of the buildings along with guest parking and streetscape considerations were incorporated into plans as well as updated grading thoughts about optimal ways to access the parking decks.

- f. With parking decks, looks like you have some seven (7) story buildings. How does that height relate to the area?

Applicant Response: Please refer to proposed plans and associated building elevations for updated designs. With the overall grading approach for site, the stepping of the grade down from 15-501 to Wilson Creek will allow the parking decks to be optimally integrated into the condo buildings. The resulting visual impact ensures that the community will have a low-rise aesthetic. Moreover, the Hyatt Place hotel on the other side of 15-501 from our site will sit up much higher than any of our buildings.

- g. What are the lengths and widths of the buildings?

Applicant Response: Please refer to the proposed plans and associated building elevations

- h. Likes the look and feel of buildings in renderings but concerned about the targeted price point and ability to keep them attainable.

Applicant Response: Additional market studies have been performed since the review of the Concept Plan specifically focusing on the relevant condo projects in the Durham and Raleigh submarkets. Thoughtful consideration has been given to potential unit square footages in order to focus price points from the \$300Ks to the \$700Ks and to address the need for “missing middle” housing.

- i. Don’t see a lot of park space on the plans; still feels like an adult development; what about small kids? The open space across from the proposed Sumac intersection has an opportunity to be expanded and be a unique focal point.

Applicant Response: Agree; an amenity study was performed to determine how to best provide programmed amenities within the building footprints (e.g., fitness, clubroom, scenic overlooks, community gathering centers, etc). There are two primary open space nodes that will be programmed for a variety of user demographics. A local, but nationally recognized landscape architecture firm has been engaged to assist with this design. Furthermore, we are excited about the opportunity to collaborate with local organizations to best determine how to properly interpret the former Watts Hotel/Restaurant site into our open space development plan.

- j. From the public (a resident of Founders Ridge Road, an adjoining neighborhood): Concerned about pedestrian connectivity to Southern Village

Applicant Response: Understood. While residents are already crossing 15-501 at the northern Southern Village entrance to access the bus get to campus, we are dedicated to working with the Town and NC DOT to improve and enhance movements for connectivity to Southern Village and Sumac and Market streets at grade. Multiple meetings with Town staff and DOT have occurred since the review of the Concept Plan and we are awaiting DOT confirmation on a spacing variance to allow Sumac to be a full movement intersection as well as allowable crossing details at grade.

Town Council Review of Concept Plan (1/12/22)

- a. Grateful for different ideas and thoughtful approach; however, please make sure to review the work done by the Compass Committee on the previous approved project

Applicant Response: Confirmed

- b. Please work with Urban Designer regarding placemaking opportunities

Applicant Response: Confirmed and we have had several productive discussions with the Urban Designer to adapt and adjust the site plan accordingly.

- c. Request to try to stay out of the RCD

Applicant Response: Extensive review in analyzing the RCD including a site visit with the Town stormwater staff was performed. Due to some of its current condition, it was agreed that some of our proposed encroachment could enhance the perpetual state of that condition.

- d. Consider the Town's Climate Action Integration Plan

Applicant Response: Confirmed

- e. Concern about street widths being too narrow and building heights too high

Applicant Response: Understand, and we will balance it with the objective to provide a streetscape that is more pedestrian and human scale while meeting the necessary street width standards.

- f. Desires to see as many price points below \$700K as possible.

Applicant Response: Understood. Our updated thoughts on a unit segmentation strategy should provide for a majority of the units to be below \$700K assuming normal economic conditions

- g. Consider intermixing some of the townhomes with the condos so that there does not appear to be two separate developments

Applicant Response: Confirmed. Our revised site plan added a mixed-used building and open space to an area where there were townhomes to provide a varied and organic feel to the community.

- h. Consider mixing proposed retail locations so it is not clustered in one spot.

Applicant Response: Understood. Our revised site plan adjusted the retail areas based on overall plan modifications while balancing the demand for a neighborhood retail environment. Included in the proposal is an amount of retail/mixed-use for this project to serve its residents and surrounding community.

- i. Is the nature preserve area going to be put in a conservation easement?

Applicant Response: While separate from this rezoning application, Beechwood intends to work with a local conservancy group to hold the +/- 80 preserve area in a conservation easement.

- j. Desires to see affordable housing integrated within the site plan.

Applicant Response: Confirmed. Please refer to the Affordable Housing Plan for more details.

- k. Would like to see housing opportunities for those earning below 60% AMI

Applicant Response: Understood. Please refer to the Affordable Housing Plan for more details.

- l. Likes the thought to have an affordable housing developer work with a supportive housing group like HOPE

Applicant Response: Understood. Please refer to the Affordable Housing Plan for more details.

- m. Question about who maintains the stream buffer

Applicant Response: The underlying owner of the land—which could be the property owners' association, a conservancy group, or Beechwood—would be responsible for the maintenance of stream buffer based on how the conservation/mitigation plans are finalized. Construction plans would include any necessary maintenance programs for the stream buffer and/or stormwater management devices.

- n. Consideration for connectivity to internal spaces and external (i.e. Southern Village) especially for pedestrians

Applicant Response: Understood. While residents are already crossing 15-501 at the northern Southern Village entrance to access the bus get to campus, we are dedicated to working with the Town and NC DOT to improve and enhance movements for connectivity to Southern Village and Sumac and Market streets at grade. Multiple meetings with Town staff and DOT have occurred since the review of the Concept Plan and we are awaiting DOT confirmation on a spacing variance to allow Sumac to be a full movement intersection as well as allowable crossing details at grade.

- o. From the public: Concern about potential noise from open spaces

Applicant Response: Any of our programmed spaces will comply with the appropriate Town ordinances.

- p. From the public: Concern about density

Applicant Response: We understand that the previously approved development plan called for much more density and intensity of uses. While we will not be building to the same density or scale, our revised

proposal will incorporate many of the best features from those guidelines as well as consideration of design successes from other projects along the 15-501 corridor in order to appropriately position South Creek as a southern gateway to Town that is welcoming and uniquely Chapel Hill.

- q. From the public: Concern about stormwater runoff and stream buffers

Applicant Response: The Town imposes rigorous stormwater regulations and we have committed to meeting those requirements.

- r. Concern about preserve area to be used as amenity for local residents and public

Applicant Response: While not part of this rezoning application, Beechwood will work with the entity that will ultimately own and manage the preserve area to cover potential maintenance and nuisance items (e.g., trash).

- s. Appreciated the thoughtful approach and desires for supportive housing to be a part of this development

5. AFFORDABLE HOUSING PROPOSAL

Beechwood understands the Town of Chapel Hill's objectives for providing affordable housing and is committed to developing the appropriate mix of offerings that meet the intent of the Town's Inclusionary Zoning Ordinance.

Background

Beechwood and its team have had a variety of discussions with several local affordable housing providers since the Concept Plan review to offer a plan that attempts to align with the Town's objectives. There have also been discussions with town officials and community members to consider how our proposed residential development in the southern part of Chapel Hill could creatively assist with a variety of workforce, supportive and affordable housing needs for the community. The South Creek development proposes to have an extremely diverse mix of housing types totaling 688 units. These units are divided into the following categories: 526 for-sale condominiums consisting of a variety of sizes (e.g., studios, 1 BD, 2 BD, and 3BD); 60 rental apartment units consisting of the same variety as the condos, and 102 for-sale townhomes (consisting of 2, 3, and 4 BD units).

Proposal Terms

Beechwood proposes to provide a combination of condo, apartment (rental) and townhome units in order to supply the Town with 88 affordable housing units. Recognizing the significant quantity of units, Beechwood is willing to work with the right affordable housing organization(s) to provide the appropriate mix of needs as well as ensuring permanent affordability (i.e., 99 year term). One potential allocation of the units could be:

	Apartment (Rental)	Condos	Townhomes
65% AMI or less	15	30	
80% AMI or less		30	13
Totals	15	60	13

This totals 88 housing units. In speaking with one of the local affordable housing organizations, a need for office space in the southern part of Chapel Hill was expressed. Accordingly, Beechwood could provide the +/-1000 SF of office space in lieu of two (2) affordable housing units. Therefore, this combination of office space and 88 housing units would be the equivalent of 90 affordable housing units which would be fifteen percent (15%) of the total market rate housing units proposed for South

Creek (e.g., 600). Another way of looking at the mix of proposed affordable housing units is the percentage of each type which is represented in the table below:

	Apartment (Rental)	Condos	Townhomes
65% AMI or less	17%	34%	
80% AMI or less		34%	15%
Totals	17%	68%	15%

The affordable housing units will be provided as the market rate units come on-line. They will be floating (i.e., not a fixed location) and indistinguishable from the market rate units (in terms exterior materials, location within the community and access to community amenities). Upon Beechwood's selection of the affordable housing organization(s), Beechwood will update the Town of Chapel Hill Planning Department, including any additional details of the proposal.

6. DESCRIPTION OF PUBLIC ART PROPOSAL

Beechwood has engaged a local and nationally renowned landscape architect to assist with its open space planning. As shown on the submitted plans, there are two proposed locations for public art and will be incorporated into the overall design of the spaces. Beechwood will update the Town of Chapel Hill and all appropriate boards, commissions, staff as deemed appropriate as we progress through the process. Beechwood deems the public art plan as a collaborative process with the community, Town, and design team.

7. ENERGY MANAGEMENT PLAN

Beechwood has engaged an energy management partner to utilize energy modeling tools and green building expertise for the South Creek development. The following preliminary Energy Management Plan (EMP) incorporates Beechwood's best efforts to incorporate as much of the Town's guidance as commercially reasonable prior to building design development. Moreover, it is Beechwood's intent to evaluate building strategies and materials for each building type in the community to support healthy indoor environments. Ultimately, during the construction drawing phase, Beechwood shall provide an EMP to the Town.

Town of Chapel Hill Energy Management Plan Guidance and applicant comments:

1. The energy management plan should indicate how the project will meet the Council's policy expectation of an energy performance that is 20% better than ASHRAE 90.1 (e.g., pre and post construction energy models will be used to verify performance). The project is required to use the most recent version of ASHRAE 90.1 for its baseline to achieve the "20% more energy efficient" standard.

Response: Acknowledged. Beechwood has engaged an energy management partner to utilize energy modeling tools and green building expertise for the South Creek development. Some of the tools South Creek could employ include a design assistance program by Duke Energy to have whole building energy modeling done to analyze energy saving opportunities for its buildings.

The modeling would assist with design decisions and automating multiple baselines—including American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 90.1 standards – to allow South Creek’s energy efficiency measures to hit targeted goals. South Creek intends to evaluate 3rd party insulation and air sealing inspections on its units along with sample testing of unit infiltration (blower door) and HVAC air leakage testing to confirm units achieve 20% increased efficiency over the ASHRAE 90.1 baseline.

2. The energy management plan should indicate whether or not a green building standard is being used and whether or not the applicant is pursuing a particular level of certification for that standard (e.g., LEED Gold, SB 668 for State Buildings, EarthCraft House).

Response: South Creek will evaluate green program certification opportunities as part of preliminary building design based on what programs are available at that time.

3. The energy management plan should describe the expected savings (as a percentage) from both building and site related water conservation measures (e.g., WasterSense fixtures and toilets, xeriscaping, cisterns, graywater reuse, constructed wetland, rain garden, soil and moisture irrigation sensors).

Response: Percent of projected savings will be determined in conjunction with energy modeling analysis. Project will implement the following water conservation measures at minimum: watersense qualified fixtures for lavatory faucets and toilets, landscape with native and regionally appropriate plant species, and utilize advanced SWM described per original submittal.

4. The energy management plan should indicate what forms of sustainable energy are being utilized in this project (e.g., solar hot water, geothermal, solar photovoltaics, radiant heating/cooling, thermal energy storage).

Response: South Creek plans to perform a solar feasibility study for the community, identifying best fit opportunities for photovoltaic installations, production estimates, considerations for metering and installation of electric utilities with relationship to solar, and related incentives to support a cost / benefit analysis for utilization of renewable energy systems.

5. The energy management plan should describe how the project aims to lower transportation-related energy consumption (e.g., project will build a bus shelter with solar-powered LED lighting).

Response: Beechwood is committed to building a transit shelter integrating energy conscious lighting and construction. South Creek is prioritizing the pedestrian, mass transit, and cycling experience to minimize dependence on automobiles for daily and work activities.

6. The energy management plan should describe how the design aims to mitigate the urban heat-island effect (e.g., project will include a vegetative roof).

Response: Acknowledged; Project will utilize high SRI (solar reflective index) materials for flat roof structures and shading strategies (such as street trees and ground integrated parking structures) will be incorporated into design to reduce opportunities for heat island effect.

7. The energy management plan should indicate how the site design will enhance water and/or energy conservation (e.g., xeriscaping, tree shading, solar orientation).

Response: The eastern +/- 80 acres (almost 70% of the property) is intended to be preserved as natural space protecting Wilson Creek with recreational opportunities open to the public. Landscaping will comprise of native and regionally appropriate plant species, and utilize advanced SWM described per original submittal.

8. The energy management plan should indicate if the site is reducing life-cycle and transportation related energy consumption based on its location and previous condition (e.g., brownfield redevelopment, grayfield redevelopment, urban infill).

Response: South Creek is prioritizing the pedestrian, mass transit, and cycling experience to minimize dependence on automobiles for daily and work activities; Providing connectivity and access to trails will promote active transportation via walking and biking to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. In addition, we intend to include electric vehicle and bike charging stations in various locations in the community.

9. The energy management plan should describe how the design of the project demonstrates a commitment to long term energy efficiency and reduced greenhouse gas emissions (e.g., durable materials, high-efficiency equipment, xeriscaping).

Response: Project will utilize high performance building envelope strategies to ensure units perform efficiently over time, require minimal maintenance, and can adapt to the latest energy efficient technologies. Landscaping will minimize potable water needs through commitment to native and regionally appropriate plantings.

10. The energy management plan should describe how the lighting design will reduce energy consumption (e.g., high efficiency interior/exterior lighting, clerestory, passive solar, photocells, occupancy sensors, automated shades).

Response: Acknowledged. The project will demonstrate adequate access to natural lighting and a lighting plan to take advantage of natural lighting to reduce energy consumption; at minimum high efficiency lighting strategies will be utilized throughout lighting design.

11. The energy management plan should indicate what percentage of the occupied rooms/office will have direct access to a reasonable amount of natural light.

Response: Acknowledged. Adequate access to natural light will be incorporated into design for occupied rooms and office spaces.

12. The energy management plan should describe how the building envelope will reduce energy consumption (e.g., low-e glazing, R-38 insulation in the attic, north-south glazing orientation, thermal massing).

Response: Acknowledged. Building envelope will incorporate strategies to reduce energy consumption while also providing for healthy living environments. Specific envelope strategies will be detailed as part of the building energy modeling analysis and reflected in building plans.

13. The energy management plan should describe how the building materials reduce life-cycle energy costs by their sourcing location/condition (e.g., recycled, locally sourced, certified sustainable, low VOC paints).

Response: Acknowledged. South Creek will evaluate building materials for each building type in the community to support healthy indoor environments and incorporate locally sourced and sustainable certified materials where commercially feasible.

14. The energy management plan should indicate how the mechanical equipment will offer better energy performance than the minimum allowed by code (e.g., SEER 15 HVAC unit, enthalpy wheel).

Response: Acknowledged. Mechanical equipment efficiencies will be determined in conjunction with the energy modeling analysis to achieve overall energy efficiency targets for the project.

15. The energy management plan should describe the various health and safety features that complement the energy efficient design (e.g., carbon dioxide monitors, frequency of air exchanges, access to natural light, low VOC building materials).

Response: Acknowledged. Various health and safety features will be detailed on building plans. Strategies include but are not limited to access to natural spaces and trails for all occupants, low VOC paints and finishes, CRI Indoor air quality certified carpets, and fresh air ventilation for occupants.

16. The energy management plan should describe what construction-phase steps will be taken to assure the building will perform as specified (e.g., envelope/duct air leakage test at dried in but unfinished phase, commissioning, etc.)

Response: South Creek intends to incorporate 3rd party insulation and air sealing inspections on its units along with sample performance testing of units prior to occupancy, including infiltration (blower door) and HVAC air leakage testing, to confirm units are constructed and performing as designed.

8. REQUESTED MODIFICATIONS TO REGULATIONS AND JUSTIFICATIONS

a) Maximum Disturbance Ratio in an RCD (Upland Zone)

The ratio for the amount of proposed disturbance in the RCD (Upland Zone) is 0.535 which exceeds the Town's maximum ratio of 0.400. Extensive review in analyzing the existing conditions of the RCD included a site visit with the Town stormwater staff and our stormwater professionals. The majority of disturbances in the Upland Zone are associated with the installation of stormwater management facilities on the western side of Wilson Creek. These stormwater facilities will provide water quality treatment and water quality controls from the project's runoff. Furthermore, watercourses that have been identified by the Town that the RCD buffers are based on have been created by NCDOT construction and are not naturally occurring. (Note: The Town stream classifications differ from Army Corps of Engineers stream classifications.) The use/inclusion of the Town stream classification increases the area of the

RCD and thus our disturbance ratio. As site design progresses, we anticipate a small reduction of disturbance in the upland zone; however, we do not anticipate this will be enough to provide compliance under the LUMO. Therefore, our request is for a ratio that ranges between 0.52 and 0.545 of the amount to be disturbed in the Upland Zone of the RCD. Additionally, these disturbances only occur on the western banks of Wilson Creek; the applicant intends to preserve the eastern banks, as well as the additional acreage to the east for conservation—while formally not part of this submittal—and a future greenway/trail. The nature of these disturbances have been located and designed in keeping with the goals of the RCD: preserve the water quality of the town's actual or potential water supply sources, to minimize danger to lives and properties from flooding in and near the watercourses, to preserve the water-carrying capacity of the watercourses, and to protect them from erosion and sedimentation, to retain open spaces and greenways and to protect their environmentally-sensitive character, to preserve urban wildlife and plant life habitats from the intrusions of urbanization, to provide air and noise buffers to ameliorate the effects of development, and to preserve and maintain the aesthetic qualities and appearance of the town.

- b) Streets, bridges, and other similar transportation facilities ~~(including parking lots)~~ where there is a practical necessity to their location within the Resource Conservation District (Upland Zone)
 Justification: Streets and other similar transportation facilities are proposed in order to provide vehicular and emergency access to all buildings within the project, as well as vehicular parking and access to existing landlocked parcels, future greenways, semi-public active recreation areas as well as pedestrian access via sidewalks. These uses will all be tributary to stormwater management facilities which will be located between the streets/transportation facilities and Wilson Creek; these facilities will provide stormwater treatment of runoff that complies with Town and State environmental regulations and will help to mitigate the impact of the uses.
- c) Minimum Tree Canopy Coverage
 The current tree canopy coverage proposed is ± 13.0 acres ($\pm 30\%$) which below the 40% limits. The current tree canopy is comprised of a combination of existing tree canopy to be preserved, as well as proposed tree canopy as required by code planting. We anticipate meeting the 40% coverage requirement as we progress our landscape plan beyond the required code planting. Supplemental planting on site will likely result in overall tree canopy coverage meeting the 40% requirement.
- d) Eastern Landscape Buffer
 - a. Minimum Required = Type B Buffer
 - b. Proposed = Utilize Existing Vegetation to Remain
 - c. Justification: The applicant requests in lieu of the installation of a Type B Buffer, which would require an increase in disturbances to the RCD, that the existing vegetated riparian buffer be utilized to satisfy this requirement. The Lot 1 vegetation/tree canopy that will remain, located between the proposed development and Wilson Creek, will provide adequate buffer due to its variable width in excess of the required 10-foot Type B buffer.
- e) Western Landscape Buffer
 - a. Minimum Required = Type D Buffer
 - b. Proposed = Variable Width

- c. Justification: Modification is requested for the 30-foot Type D Buffer requirement along US 15-501. Due to variable width right-of-way, as well as existing site constraints, a uniform 30' width buffer along the entire US 15-501 property frontage is not feasible. Every attempt has been made to provide a 30' buffer width along this frontage where possible. Additionally, as currently proposed, the developed portion of the site sits below the line of sight from US 15-501. This condition will aid greatly in viewshed buffering as otherwise not provided by landscape material in specific areas of the buffer.
- f) Interior Landscape Buffer
 - a. Minimum Required = Type B Buffer
 - b. Proposed = Variable Width
 - c. Justification: Modification is requested for the 10-foot Type B Buffer requirement adjacent to the Strata Solar building. Due to the required grading and underground infrastructure required in the vicinity of this parcel, additional shrub plantings were provided in lieu of trees. Existing vegetation on the Strata Solar parcel will remain; this will complement the onsite plantings. Additionally, as currently proposed, the developed portion of the site sits below the line of sight from the Strata Solar Parcel. This condition will aid greatly in viewshed buffering as otherwise not provided by landscape material in specific areas of the buffer.
- g) Maximum Allowable Disturbance to Slopes >25%

The total amount of Disturbance to Slopes>25% is 48.1% which is larger than the 25% threshold in the LUMO. Therefore, our request is for a modification to allow between 47% and 50% of Disturbance to Slopes>25%. We are requesting this range to allow for some flexibility as we prepare final construction drawings. As noted throughout the course of this submittal process, a thoughtful approach to the existing topography has been considered as our intentions are to "terrace" the grade of the buildings, streetscape and open spaces from 15-501 down to Wilson Creek. Moreover, by incorporating this grade change into building footprints with parking garages, an immense amount of character in the streetscape will be created as the grade is transitioned. Approximately 10% of Proposed Lot 1 contains slopes in excess of 25%; although the scope of the project will disturb a majority of Proposed Lot 1—as did the plan for the currently approved project—the proposed disturbances are concentrated on the project's western side, which is further upland from Wilson Creek. Grading will be in conformance with all Town and State erosion and sediment control requirements.
- h) Minimum Commercial Floor Area in an MU-V-CZD

The total amount of non-residential floor area proposed is approximately 3% with the minimum required for a MU-V-CZD being 25%. A request to modify that regulation so that it can be between 2% to 5% is hereby included in this application accordingly. Due to the tremendous need for housing, especially housing for a diverse variety of demographics—including the Missing Middle—the site plan focuses primarily on residential use. Office/commercial, however, is an important part of the overall sense of place for the community and there is intended to be sufficient retail, office and restaurant establishments in South Creek for its residents to walk or bike to on a regular basis. By doing so, the commercial areas will be provided in a quality way that creates excellence in the public realm especially considering online retail's continuing impact on the

commercial/retail real estate industry and should be complimentary to the commercial development at neighboring Southern Village.

- i) NCDOT Landscaping
 - a. Justification: Applicant requests a modification to the MU-V-CZD for any landscaping work that is required by NCDOT within their right-of-way that conflicts with the MU-V-CZD buffer requirements.
- j) OWASA Landscaping
 - a. Justification: Applicant requests a modification to the MU-V-CZD for any landscaping work that is required by OWASA outside of their right-of-way that conflicts with the MU-V-CZD buffer requirements.

CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Section A: Project Information

Parcel Identifier Number (PIN): 9787-130667; 238844; 144852; 244637; 141770; 241209 Date: July 5th, 2022
rev. 12/9/2022

Project Name: Beechwood Homes - Southcreek

Property Address: S Columbia St, Chapel Hill, NC Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: DA-1

Project Description: To develop an existing vacant parcel with a mixed use development along US 15-501. See narrative.

Applicant Information (to whom correspondence will be mailed):

Section B: Applicant, Owner, and/or Contract Purchaser Information

Name: Beechwood Obey Creek, LLC

Address: 7621 Little Avenue, Suite 111

City: Charlotte State: NC Zip Code: 29226

Phone: 704.582.3989 Email: bkardos@beechwoodhomes.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: [Signature] Date: 12/9/22

Owner/Contract Purchaser Information:

☒ **Owner**

☐ **Contract Purchaser**

Name: Bob Kardos

Address: 7621 Little Avenue, Suite 111

City: Charlotte State: NC Zip Code: 29226

Phone: 704.582.3989 Email: bkardos@beechwoodhomes.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: [Signature] Date: 12/9/22



CONDITIONAL ZONING

TOWN OF CHAPEL HILL
Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section A: Project Information

Use Type: (check/list all that apply)

☐ Office/Institutional ☐ Residential ☒ Mixed-Use ☐ Other: _____

Overlay District: (check all that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	1,864,355	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	186,435	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	2,050,790	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

☒ Jordan Buffer ☒ Resource Conservation District ☒ 100 Year Floodplain ☒ Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	1,373,643
Area of Land Disturbance within RCD	115,122
Area of Land Disturbance within Jordan Buffer	34,031

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	6,400	6,400	733,239	733,239
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	0	0	0.358	0.358
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0	0	0	0



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	7	7	40	40
Number of Floors	1+	1+	5 + 2 garage levels	5 + 2 garage levels
Recreational Space	0	0	100,140	100,140

Residential Space				
Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)			See attached	See attached
Total Square Footage of All Units			See attached	See attached
Total Square Footage of Affordable Units			See attached	See attached
Total Residential Density			See attached	See attached
Number of Dwelling Units			See attached	See attached
Number of Affordable Dwelling Units			TBD	TBD
Number of Single Bedroom Units			See attached	See attached
Number of Two Bedroom Units			See attached	See attached
Number of Three Bedroom Units			See attached	See attached

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	0	See attached			
Restaurant	0	See attached	# of Seats		
Government	0	N/A			
Institutional	0	N/A			
Medical	0	N/A			
Office	0	See attached			
Hotel	0	N/A	# of Rooms		
Industrial	0	N/A			
Place of Worship	0	N/A	# of Seats		
Other	0	See attached			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	0	N/A	17.6
	Interior (neighboring property lines)	0	N/A	92.9
	Solar (northern property line)	0	N/A	N/A
Height (maximum)	Primary	70	N/A	0
	Secondary	114	N/A	52 +/-
Streets	Frontages	80	+1,600	500.9 +/-
	Widths	62	N/A	500.9 +/-



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Market Street (West of 15/501)	78	48	3	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Sumac Road (West of 15/501)	N/A	36	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Market Street	TBD	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Sumac Road	TBD	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	709	891	1009
Handicap Spaces	15	18	20
Total Spaces	709	891	1009
Loading Spaces			SEE PLAN
Bicycle Spaces	247		322
Surface Type	Concrete within parking structure; Asphalt and Paver on street		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West (frontage to 15/501)	20	20+	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
MU-V-CZD	0.914	0.046			0.700	1,435,553	94,336
TOTAL	0.914				0.700	1,825,669	228,358
RCD Streamside	0.010	0.01					
RCD Managed	0.019	0.019					
RCD Upland	1.20	???					

Section J: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**Town of Chapel Hill
Planning Department**

405 Martin Luther King Jr Blvd

Phone: (919) 968-2728

Email: planning@townofchapelhill.org

www.townofchapelhill.org

Property Owner Authorization of Application for Conditional Zoning District

Staff Use Only

Application Number: **CZD-22-1**

Pursuant to NCGS § 160D-703(b) Conditional Districts, property may be placed in a conditional district only in response to a petition by all owners of the property to be included.

This Property Owner Authorization form must be completed and signed by the current property owner(s) of each zoning lot involved in the proposed Conditional Zoning District application. Please submit a separate form per property owner.

Project Name: South Creek

Property Address:

Parcel Identifier Number(s) (PINs): 9787241209

Property Owner Name (must match County tax records): Town of Chapel Hill

Property Owner Address: 405 Martin Luther King Jr Blvd, Chapel Hill, NC 27514

Email: mnirdlinger@townofchapelhill.org

Phone: 919-968-2739

Relationship to Applicant: Deputy Town Manager

If the property owner is an entity, provide detailed information regarding the principals of the entity.

Property Owner Authorization

The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.

Signature: 

Date: 12-8-22

Print Name: Mary Jane Nirdlinger

BEECHWOOD HOMES

SOUTH CREEK

MIXED USE DEVELOPMENT

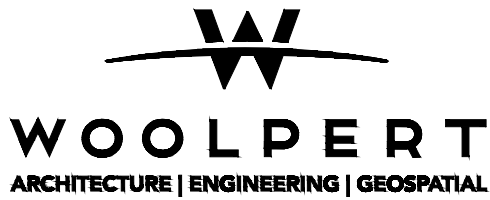
S COLUMBIA ST, CHAPEL HILL, NC 27514

CONDITIONAL ZONING SET

FEBRUARY 17, 2023

CIVIL
PERMIT
PLAN SET

PROJECT TEAM



13860 Ballantyne Corporate Place
Suite 425
Charlotte, NC 28227

DEVELOPER

BEECHWOOD OBEY CREEK LLC
7621 LITTLE AVENUE
SUITE 111
CHARLOTTE, NC 28226
TEL: (704)582-3989

POTABLE WATER & SANITARY SEWER

ORANGE COUNTY WATER AND SEWER AUTHORITY (OWASA)
TEL: (919)560-4326

POWER

DUKE ENERGY CAROLINAS/PROGRESS
4412 HILLSBOROUGH RD
DURHAM, NC 27705
TEL: (800)777-9898

GAS

DOMINION GAS
66 N CHATHAM PKWY
CHAPEL HILL, NC 27517
TEL: (877)776-2427

TOWN OF CHAPEL HILL
CONSTRUCTION PLAN APPROVAL

ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL, ORANGE WATER AND SEWER AUTHORITY (OWASA), AND NCDOT STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN STANDARDS, THE MORE STRINGENT SHALL GOVERN UNLESS A WAIVER IS ISSUED BY THE TOWN ENGINEER AND/OR AUTHORITY HAVING JURISDICTION (AHJ). UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING STREETS, SIDEWALKS, STORMWATER AND HANDICAP RAMPS, HAVE BEEN APPROVED BY THE TOWN OF CHAPEL HILL AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY PRIOR WRITTEN APPROVAL. PUBLIC WATER/SANITARY SEWER, STORMWATER AND UTILITY EASEMENTS SHALL BE RECORDED PRIOR TO FINAL ACCEPTANCE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN.

THE TOWN OF CHAPEL HILL MAY REQUIRE REDESIGN AND/OR RECONSTRUCTION OF WORK SHOWN ON THE APPROVED PLANS, SUBSEQUENT TO SUCH APPROVAL, IF IT BECOMES EVIDENT THAT THE DESIGN IS INADEQUATE TO MEET THE ACTUAL FIELD CONDITIONS AND/OR IS BASED ON INCOMPLETE, INSUFFICIENT, INACCURATE OR MISLEADING DATA PORTRAYED ON THE APPROVED PLANS. THE TOWN OF CHAPEL HILL ACCEPTS NO RESPONSIBILITY FOR COSTS INVOLVED IN SUCH REDESIGN AND/OR RECONSTRUCTION.

ENGINEERING SIGNATURE:

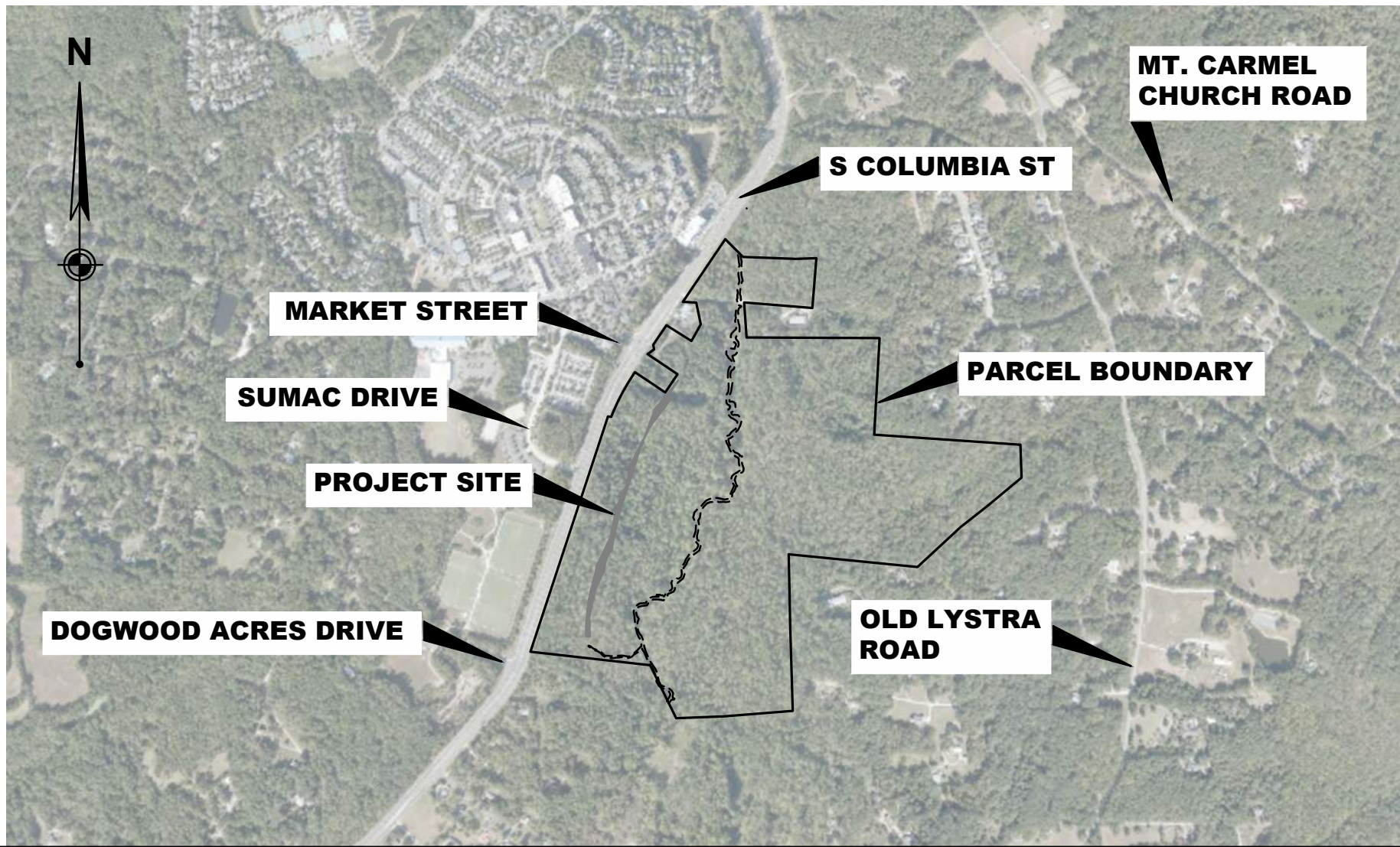
DATE:

NOTE: THE FOLLOWING IS A LIST OF JURISDICTIONAL AGENCIES KNOWN TO HAVE PERMIT AUTHORITY OVER THE SUBJECT PROPERTY. APPROVALS SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ENTITY	PERMIT NO.	APPROVAL DATE	EXPIRATION DATE
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

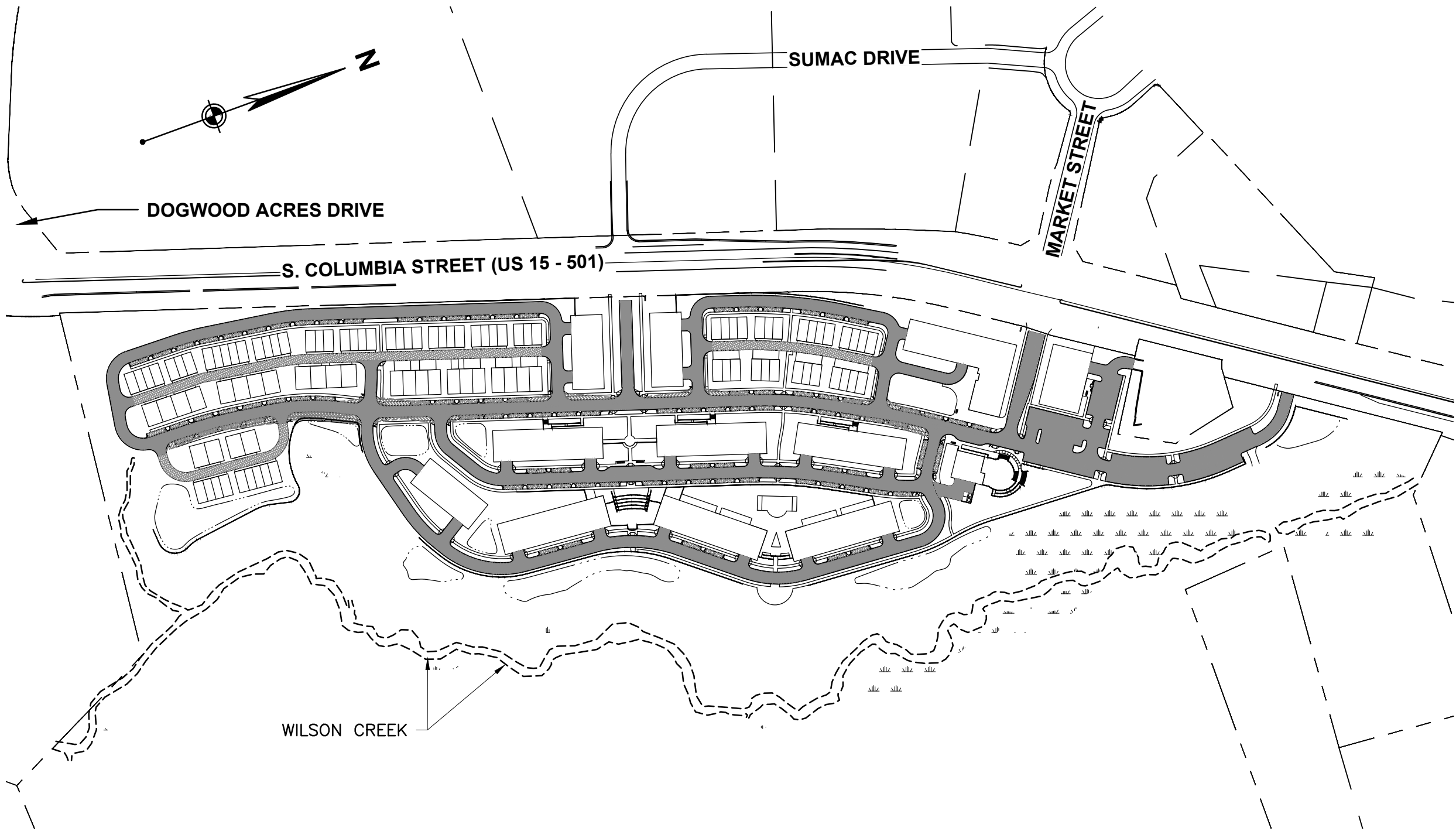
VICINITY MAP

SCALE: 1" = 1000'



SITE PLAN

SCALE: 1" = 250'



SHEET INDEX

SHEET INDEX	Sheet Number	Sheet Title
	C-001	COVER SHEET
	C-002	SITE DATA
	C-003	STORMWATER DATA
	C-004	GENERAL NOTES
	C-005	ADDITIONAL NOTES & LEGENDS
	C-100	AREA PLAN
	C-101	EXISTING CONDITIONS
	C-102	STREAM EXHIBIT
	C-103	OVERALL DEMOLITION PLAN
	C-104	DEMOLITION PLAN
	C-105	DEMOLITION PLAN
	C-106	DEMOLITION PLAN
	C-107	OVERALL PRELIMINARY PLAT
	C-108	PRELIMINARY PLAT
	C-109	PRELIMINARY PLAT
	C-201	OVERALL SITE PLAN
	C-202	SITE PLAN
	C-203	SITE PLAN
	C-204	SITE PLAN
	C-205	CONSTRUCTION MANAGEMENT PLAN
	C-206	STEEP SLOPES PLAN
	C-207	SOLID WASTE PLAN
	C-208	AERIAL FIRE APPARATUS ACCESS PLAN
	C-301	OVERALL GRADING & DRAINAGE PLAN
	C-302	GRADING & DRAINAGE PLAN
	C-303	GRADING & DRAINAGE PLAN
	C-304	GRADING & DRAINAGE PLAN
	C-305	DRAINAGE PROFILES
	C-306	DRAINAGE PROFILES
	C-307	DRAINAGE PROFILES
	C-308	DRAINAGE PROFILES
	C-309	DRAINAGE PROFILES
	C-310	DRAINAGE PROFILES
	C-311	DRAINAGE PROFILES
	C-312	DRAINAGE PROFILES
	C-313	DRAINAGE PROFILES
	C-314	DRAINAGE PROFILES
	C-315	DRAINAGE PROFILES
	C-401	OVERALL UTILITY PLAN
	C-402	UTILITY PLAN
	C-403	UTILITY PLAN
	C-404	UTILITY PLAN
	C-801	DETAILS
	C-802	DETAILS
	L-101	LANDSCAPE PLAN
	L-102	LANDSCAPE PLAN
	L-103	LANDSCAPE PLAN
	L-104	LANDSCAPE PLAN

ARCHITECTURAL DRAWINGS

Architect	Sheet Title
FMK	TYPICAL 'LONG' CONDOMINIUM ELEVATIONS
FMK	TYPICAL 'SHORT' CONDOMINIUM ELEVATIONS
505	TYP. OFFICE-OVER-RETAIL BUILDING - 1
505	TYP. TOWNHOME BUILDING TYPE A - 2
505	TYP. TOWNHOME BUILDING TYPE B - 3
505	TYP. TOWNHOME BUILDING TYPE C - 4



ISSUANCE SCHEDULE

ISSUANCE SCHEDULE	DESCRIPTION
0	CONDITIONAL ZONING SUBMITTAL
1	CONDITIONAL ZONING RESUBMITTAL
2	CONDITIONAL ZONING RESUBMITTAL
3	CONDITIONAL ZONING RESUBMITTAL

BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

PROJECT NO:	082447
DATE ISSUED:	02/17/23
DESIGNED BY:	JJJ
DRAWN BY:	VCS
CHECKED BY:	RMN

SHEET NAME:
COVER SHEET

SHEET NO:

C-001

Layout Tab Name: C-002 SITE DATA
Last Saved By: Jacobs, J. 2/21/2023 4:01:20 PM
W:\Srv\DE\Dayton\Beechwood\082447\South Creek\4.0 Disciplines\Civil\Cadd\Cd\82447-NOTES.dwg Plotted By: Jacobs, Joe Plotted: February 21, 2023, 4:01:35 PM

OVERALL SITE DATA

CURRENT PROPERTY OWNER:

BEECHWOOD OBEY CREEK LLC
200 ROBBINS LANE, SUITE D1
JERICHO, NY 11753
CONTACT: BOB KARDOS
PHONE: (704) 582-3989

DEVELOPER:

BEECHWOOD OBEY CREEK LLC
7621 LITTLE AVENUE, SUITE 111
CHARLOTTE, NC 28226
CONTACT: BOB KARDOS
PHONE: (704) 582-3989

PROPERTY ADDRESS: US 15/501
TOWN OF CHAPEL HILL, NC

GROSS TRACT AREA: 120.88 ACRES (ACROSS 6 PARCELS)

EXISTING SITE DATA

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	TOTAL
PROPERTY OWNER:	BEECHWOOD OBEY CREEK VENTURES, LLC	BEECHWOOD OBEY CREEK	BEECHWOOD OBEY CREEK	BEECHWOOD OBEY CREEK	BEECHWOOD OBEY CREEK	TOWN OF CHAPEL HILL	
PROPERTY ADDRESS:	4511 S COLUMBIA ST	—	4210 S COLUMBIA ST	—	—	—	—
PIN NUMBER:	9787130667	9787238844	9787144852	9787244637	9787141770	9787241209	—
DEED BOOK:	4387, PG. 61	4387, PG. 61	4812, PG. 499	4812, PG. 499	6061, PG. 498	1573, PG. 193	—
PLAT BOOK:	114, PG. 7	114, PG. 7	114, PG. 6	114, PG. 6	104, PG. 113	78, PG. 31	—
ZONING:	DA-1 ¹	R-LD1	DA-1 ¹	R-LD1	DA-1 ¹	DA-1 ¹ /R-LD1	—
USE:	VACANT	UNDEVELOPED	VACANT SINGLE FAMILY RES	UNDEVELOPED	GRAVEL DRIVEWAY	UNDEVELOPED	—
LOT AREA (SF/AC):	1,308,915/30.05	2,603,489/59.77	476,024/10.93	734,216/16.86	37,090/0.85	105,675/2.43	5,265,409/120.88

¹ PER EXISTING DEVELOPER AGREEMENT DATED -----

PROPOSED LOT 1 SITE DATA

PROPERTY OWNER: OBEY CREEK VENTURES, LLC

ZONING: MU-V-CZD (ARTERIAL)

USE: MIXED-USE

LOT AREA (SF/AC): 1,864,355/42.800

NET LAND AREA (SF/AC): 1,864,355/42.800

CREDITED STREET AREA (SF/AC): 186,435/4.280

CREDITED OPEN SPACE (SF/AC): 0

GROSS LAND AREA (SF/AC): 2,050,790/47.080

DWELLING UNITS: 688

	REQUIRED BY LUMO	LOT 1
MINIMUM LOT SIZE (SF/AC):	11,000/0.253	2,050,790/47.080
MAXIMUM LOT DENSITY (UNITS/AC):	20.0	12.4
MINIMUM LOT FRONTAGE (FT):	80	500.9
MINIMUM LOT WIDTH (FT):	62	500.9
MAXIMUM BUILDING HEIGHT (FT):	70	N/A ³
CORE: SETBACK:	114 ±52	
MINIMUM STREET SETBACK (FT):	0	17.6
MINIMUM INTERIOR SETBACK (FT):	0	92.9
MAXIMUM IMPERVIOUS SURFACE (SF/RATIO):	1,435,553/0.700	733,239/0.358
MAXIMUM FLOOR AREA (GSF/RATIO):	1,704,858/0.914 ⁴	740,114/0.397
MINIMUM RECREATION SPACE ⁵ (SF/RATIO):	94,336/0.046	100,140/0.049
MAXIMUM DISTURBANCE TO SLOPES >25% (SF/%)	48,974/25%	86,336/48.1%
VEHICULAR PARKING SPACES:	REFER TO ANALYSIS THIS PAGE	
BICYCLE PARKING SPACES:	REFER TO ANALYSIS THIS PAGE	

² MU-V-CZD ARTERIAL ROAD
³ BUILDINGS PLACED AWAY FROM SETBACK (0 FT SETBACK)
⁴ COMPOSITE FAR PER LUMO SECTION 3.8
⁵ MINIMUM RECREATION SPACE = GLA x 0.046

RESOURCE CONSERVATION DISTRICT (RCD) DATA

	STREAMSIDE_ZONE	MANAGED USE_ZONE	UPLAND_ZONE
LOT 1 AREA (SF/AC):	291,798 / 6.699	156,756 / 3.599	147,596 / 3.388
IMPERVIOUS AREA (SF/AC):	2,751 / 0.063	0 / 0.000	8,003 / 0.184
DISTURBED AREA (SF/AC):	34,031 / 0.781	2,087 / 0.048	79,003 / 1.814
FLOOR AREA RATIO: (MAX. PER LUMO 3.6/PROPOSED)	0.010 / 0.000	0.019 / 0.000	0.500 / 0.000
SEWERED IMPERVIOUS AREA RATIO: (MAX. PER LUMO 3.6/PROPOSED)	0.100 / 0.009	0.200 / 0.000	0.200 / 0.054
DISTURBED AREA RATIO: (MAX. PER LUMO 3.6/PROPOSED)	0.200 / 0.117	0.400 / 0.013	0.400 / 0.535

WATER PROTECTION DISTRICT (WPD) DATA

PROPOSED:	OPTIONS:	LAND USE	DRAINAGE/STORMWATER REQUIREMENTS	STANDARDS
	HIGH DENSITY	OTHER	USE STORMWATER CONTROL MEASURES	35.8% (70% MAX)

JORDAN WATERSHED RIPARIAN BUFFER DATA

	PROPOSED
ZONE 1 DISTURBED AREA (SF/AC):	17,827 / 0.409
ZONE 2 DISTURBED AREA (SF/AC):	16,205 / 0.372

VEHICULAR PARKING ANALYSIS

RESIDENTIAL PARKING							VEHICULAR PARKING REQUIRED BY CODE ⁶		PROVIDED OFF-STREET PARKING
STRUCTURE	UNIT TYPE	STUDIO	1 BED	2 BED	3 BED	4 BED	MIN.	MAX.	
BUILDING 1	CONDO	4	16	14	5	0	39	49	61
BUILDING 2	CONDO	4	16	14	5	0	39	49	61
BUILDING 3	CONDO	5	25	32	6	0	68	86	108
BUILDING 4	CONDO	5	25	32	6	0	68	86	108
BUILDING 5	CONDO	0	45	26	2	0	73	85	107
BUILDING 6	CONDO	4	16	14	5	0	39	49	61
BUILDING 7	CONDO	0	45	22	2	0	69	80	100
BUILDING 8	CONDO	0	44	20	2	0	66	76	95
BUILDING 9	CONDO	5	24	30	6	0	82	102	122
BUILDING 11	APARTMENT	3	27	27	3	0	60	73	92
RESIDENTIAL TOTALS		30	283	231	42	0	586	356*	895

NON-RESIDENTIAL PARKING					VEHICULAR PARKING REQUIRED BY CODE ⁶		PROVIDED OFF-STREET PARKING
STRUCTURE	UNIT TYPE	PARKING USE PER LUMO 5.9.7	UNIT COUNT	UNIT	MIN.	MAX.	
BUILDING 10	RESTAURANT	BUSINESS, RESTAURANT	7350	SF	67	98	61
BUILDING 11	COMMERCIAL	BUSINESS, GENERAL	5500	SF	18	28	25
BUILDING 12	OFFICE	BUSINESS, OFFICE	18578	SF	53	74	59
NON-RESIDENTIAL TOTALS					69*	200	145
TOTAL					425	1095	843

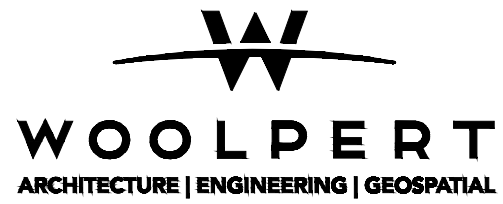
⁶ Calculation of spaces provided by the Town of Chapel Hill
* 50% Reduction per LUMO

BICYCLE PARKING ANALYSIS

RESIDENTIAL PARKING			UNIT COUNT	BICYCLE PARKING REQ'D BY CODE ⁶	PROVIDED
STRUCTURE	UNIT TYPE				
BUILDING 1	CONDO		39		48
BUILDING 2	CONDO		39		48
BUILDING 3	CONDO		68		80
BUILDING 4	CONDO		68		80
BUILDING 5	CONDO		73		80
BUILDING 6	CONDO		39		48
BUILDING 7	CONDO		69		80
BUILDING 8	CONDO		66		80
BUILDING 9	CONDO		65		80
BUILDING 11	APARTMENT		60		74
RESIDENTIAL TOTALS			586	147	147**

NON-RESIDENTIAL PARKING				UNIT COUNT	BICYCLE PARKING REQ'D BY CODE ⁶	PROVIDED
STRUCTURE	UNIT TYPE	QTY	UNIT			
BUILDING 10	RESTAURANT	7350	SF		17	
BUILDING 11	COMMERCIAL	5500	SF		12	
BUILDING 12	OFFICE	18578	SF		19	
NON-RESIDENTIAL TOTALS					48	70

⁶ Calculation of spaces provided by the Town of Chapel Hill
**Bicycle parking provided on interior of buildings



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE		DATE	DESCRIPTION
NUMBER	0	07/22/22	CONDITIONAL ZONING SUBMITTAL
	1	10/05/22	CONDITIONAL ZONING RESUBMITTAL
	2	12/09/22	CONDITIONAL ZONING RESUBMITTAL
	3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

PROJECT NO: 082447
DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
SITE DATA

SHEET NO:

C-002

<div><div><div><div></div><div>WOOLPERT</div><div>Curve Number</div></div></div></div>					
I. Total Project Area					
Pre Basin 1	143,312	sf	=	3.29	ac
Pre Basin 2	515,195	sf	=	11.85	ac
Pre Basin 3	543,332	sf	=	12.45	ac
Pre Basin 4	528,818	sf	=	12.14	ac
Pre Basin 5	146,797	sf	=	3.37	ac
II. Pre Basin 1					
Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB - Appling Sandy Loam					
Woods	B	Fair	66.00	0.66	43.56
Gravel	B		85.00		0.00
ApC - Appling Sandy Loam					
Woods	B	Fair	66.00	0.84	55.44
Gravel	B		85.00		0.00
Ch - Chewacla Loam					
Woods	C	Fair	77.00	0.18	13.86
Gravel	C		89.00		0.00
WmD - Wedowee Sandy Loam					
Woods	B	Fair	66.00	1.81	106.26
Gravel	B		85.00		0.00
Total				3.29	219.12
Composite Curve Number =				67	


<div><div><div><div></div><div>WOOLPERT</div></div></div></div>					
II. Pre Basin 2					
Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB - Appling Sandy Loam					
Woods	B	Fair	66.00	3.13	206.58
Gravel	B		85.00	0.04	3.40
ApC - Appling Sandy Loam					
Woods	B	Fair	66.00	0.83	54.78
Gravel	B		85.00		0.00
Ch - Chewacla Loam					
Woods	C	Fair	77.00	2.23	171.71
Gravel	C		89.00		0.00
LoC - Lousburg (Wateres) Sandy Loam					
Woods	B	Fair	66.00	0.33	22.05
Gravel	B		85.00	0.02	1.70
WmD - Wedowee Sandy Loam					
Woods	B	Fair	66.00	4.62	304.88
Gravel	B		85.00		0.00
WmE - Wedowee Sandy Loam					
Woods	B	Fair	66.00	0.62	40.92
Gravel	B		85.00		0.00
Impervious					
	-	-	98.00	0.03	2.94
Total				11.85	808.96
Composite Curve Number =				68	

<div><div><div><div></div><div>WOOLPERT</div></div></div></div>					
II. Pre Basin 3					
Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB - Appling Sandy Loam					
Woods	B	Fair	66.00	1.02	67.32
Gravel	B		85.00		0.00
Ch - Chewacla Loam					
Woods	C	Fair	77.00	1.55	119.35
Gravel	C		89.00		0.00
LoC - Lousburg (Wateres) Sandy Loam					
Woods	B	Fair	66.00	4.82	318.07
Gravel	B		85.00		0.00
WmD - Wedowee Sandy Loam					
Woods	B	Fair	66.00	3.27	215.82
Gravel	B		85.00		0.00
WmE - Wedowee Sandy Loam					
Woods	B	Fair	66.00	1.75	115.50
Gravel	B		85.00		0.00
Impervious					
	-	-	98.00	0.04	3.78
Total				12.45	839.82
Composite Curve Number =				67	

<div><div><div><div></div><div>WOOLPERT</div></div></div></div>					
II. Pre Basin 4					
Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB - Appling Sandy Loam					
Woods	B	Fair	66.00	0.83	54.78
Gravel	B		85.00		0.00
Ch - Chewacla Loam					
Woods	C	Fair	77.00	1.85	142.44
Gravel	C		89.00	0.04	3.56
LoC - Lousburg (Wateres) Sandy Loam					
Woods	B	Fair	66.00	3.97	262.03
Gravel	B		85.00	0.14	11.90
LoF - Lousburg (Wateres) Sandy Loam					
Woods	B	Fair	66.00	2.95	194.91
Gravel	B		85.00	0.09	7.36
WmE - Wedowee Sandy Loam					
Woods	B	Fair	66.00	1.07	70.62
Gravel	B		85.00		0.00
Ur - Urban Land					
Woods	B	Fair	66.00	0.84	55.71
Gravel	B		85.00	0.21	18.00
Impervious					
	-	-	98.00	0.15	14.23
Total				12.14	835.53
Composite Curve Number =				69	

<div><div><div><div></div><div>WOOLPERT</div></div></div></div>					
II. Pre Basin 5					
Land Use	Soil	Condition	CN	Area (ac)	Area*CN
Ch - Chewacla Loam					
Woods	C	Fair	77.00	1.06	81.62
Gravel	C		89.00		0.00
LoF - Lousburg (Wateres) Sandy Loam					
Woods	B	Fair	66.00	1.22	80.52
Gravel	B		85.00		0.00
Ur - Urban Land					
Woods	B	Fair	66.00	1.09	71.94
Gravel	B		85.00	0.00	0.00
Impervious					
	-	-	98.00		0.00
Total				3.37	234.88
Composite Curve Number =				69	

<div><div><div><div></div><div>WOOLPERT</div><div>Curve Number</div></div></div></div>					
I. Total Project Area					
Post Basin 1A	92,783	sf	=	2.13	ac
Post Basin 1B	100,624	sf	=	2.31	ac
Post Basin 2A	203,425	sf	=	4.67	ac
Post Basin 2B	21,780	sf	=	0.50	ac
Post Basin 2C	52,708	sf	=	1.21	ac
Post Basin 2D	46,174	sf	=	1.06	ac
Post Basin 2E	141,570	sf	=	3.25	ac
Post Basin 2F	25,700	sf	=	0.59	ac
Post Basin 3A	100,624	sf	=	2.31	ac
Post Basin 3B	98,010	sf	=	2.25	ac
Post Basin 3C	59,242	sf	=	1.36	ac
Post Basin 3D	73,616	sf	=	1.69	ac
Post Basin 3E	36,155	sf	=	0.83	ac
Post Basin 3F	106,722	sf	=	2.45	ac
Post Basin 3G	94,525	sf	=	2.17	ac
Post Basin 4A	69,260	sf	=	1.59	ac
Post Basin 4B	75,794	sf	=	1.74	ac
Post Basin 4C	52,272	sf	=	1.20	ac
Post Basin 4D	31,363	sf	=	0.72	ac
Post Basin 4E	104,980	sf	=	2.41	ac
Post Basin 4F	148,104	sf	=	3.40	ac
Post Basin 5A	58,370	sf	=	1.34	ac
Post Basin 5B	83,635	sf	=	1.92	ac



WOOLPERT

II. Post Basin 1A

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB, ApC, WmD					
Woods	B	Fair	66.00	1.93	127.38
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.00	0.00
Open Space	B	Good	61.00	0.00	0.00
Impervious	B	N/A	98.00	0.02	1.96
Ch					
Woods	C	Fair	77.00	0.18	13.86
Gravel	C		89.00	0.00	0.00
Total				2.13	143.20


Composite Curve Number = **67**

II. Post Basin 1B

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB, ApC, WmD					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.19	16.44
Open Space	B	Good	61.00	1.09	66.40
Impervious	B	N/A	98.00	1.03	100.75
Ch					
Woods	C	Fair	77.00	0.00	0.00
Gravel	C		89.00	0.00	0.00
Total				2.31	183.59

Composite Curve Number = **79**

2



WOOLPERT

II. Post Basin 2A

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB, ApC, LoC					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.54	45.72
Open Space	B	Good	61.00	1.81	110.53
Impervious	B	N/A	98.00	2.32	227.36
Total				4.67	383.63
Composite Curve Number =			82		

II. Post Basin 2B

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB, WmD					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.00	0.00
Open Space	B	Good	61.00	0.22	13.33
Impervious	B	N/A	98.00	0.28	27.59
Total				0.50	40.92
Composite Curve Number =			82		

II. Post Basin 2C

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB, ApC, WmD					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.01	0.85
Open Space	B	Good	61.00	0.45	27.53
Impervious	B	N/A	98.00	0.75	73.37
Ch					
Woods	C	Fair	77.00	0.00	0.00
Gravel	C		89.00	0.00	0.00
Total				1.21	101.75
Composite Curve Number =			84		

3

II. Post Basin 2D

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
LoC, WmD					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.07	5.62
Open Space	B	Good	61.00	0.42	25.44
Impervious	B	N/A	98.00	0.58	56.53
Ch					
Woods	C	Fair	77.00	0.00	0.00
Gravel	C		89.00	0.00	0.00
Total				1.06	87.59

Composite Curve Number = 83

II. Post Basin 2E

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
WmD					
Woods	B	Fair	66.00	1.23	81.18
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.00	0.00
Open Space	B	Good	61.00	0.00	0.00
Impervious	B	N/A	98.00	0.00	0.00
Ch					
Woods	C	Fair	77.00	2.02	155.54
Gravel	C		89.00	0.00	0.00
Total				3.25	236.72

Composite Curve Number = 73

4

II. Post Basin 2F

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
WmE					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.00	0.00
Open Space	B	Good	61.00	0.16	9.69
Impervious	B	N/A	98.00	0.22	21.67
Ch					
Woods	C	Fair	77.00	0.00	0.00
Gravel	C	Fair	89.00	0.00	0.00
Open Space	C	Good	74.00	0.21	15.54
Total				0.59	46.90

Composite Curve Number = 79

II. Post Basin 3A

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB/WmD/LoC					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.01	1.25
Open Space	B	Good	61.00	0.86	52.47
Impervious	B	N/A	98.00	1.44	140.64
Total				2.31	194.36

Composite Curve Number = 84

II. Post Basin 3B

Land Use	Soil	Condition	CN	Area (ac)	Area*CN
ApB/LoC					
Woods	B	Fair	66.00	0.00	0.00
Gravel	B	Fair	85.00	0.00	0.00
Pavers	B	Fair	85.00	0.21	17.83
Open Space	B	Good	61.00	0.98	59.55
Impervious	B	N/A	98.00	1.06	104.26
Total				2.25	181.65

Composite Curve Number = 81

5

Layout Tab Name: C-004 GENERAL NOTES
Last Saved By: Jacobs, J 2/21/2023 8:19:08 AM
W:\Srv\DE\Dayton\Clients\Beechwood\082447 South Creek\4.0 Disciplines\Civil\Cadd\Cd\82447-NOTES.dwg Plotted By: Jacobs, Joe Plotted: February 21, 2023, 8:20:14 AM

- 1
- 2
- 3
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- General Notes
1.

EXISTING CONDITIONS ARE TAKEN FROM A LAND TITLE SURVEY PREPARED BY THE JOHN R. McADAMS COMPANY, INC UNDER PROJECT No.2021110472 DATED AUGUST 19th, 2021; AND SUPPLEMENTED WITH TOPOGRAPHICAL SURVEY PREPARED BY AVOIMAGE MAPPING SERVICES; AND WETLAND AND STREAM LOCATION PREPARED BY MCKIM AND CREED; FEMA DATA AND SHAPE FILES OBTAINED FROM THE NORTH CAROLINA FLOOD MAPPING PROGRAM; AND SUPPLEMENTED BY PLANS PREPARED FOR THE NC DOT WIDENING OF US 15 - 501 PROJECT No. 34353.3.5.
2.

THE CONTRACTOR SHALL BE FAMILIAR WITH THE DRAWINGS, THE SITE'S EXISTING CONDITIONS, AND ANY DIFFICULTIES LIKELY TO BE ENCOUNTERED IN THE CONSTRUCTION OF THIS PROJECT.
3.

THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND LICENSES, AND PAY ALL CHARGES AND FEES NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AS DETAILED IN THIS SET OF CONSTRUCTION DOCUMENTS. REQUIRED PRE-CONSTRUCTION MEETINGS SHALL BE SECURED, OR HELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4.

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL HAVE INQUIRY OF THE LOCAL GAS, TELEPHONE, ELECTRIC, AND PETROLEUM CARRIERS TO DETERMINE IF THEY HAVE UNDERGROUND UTILITIES IN THE AREA OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL CONTACT NC811 (www.nc811.org) 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF SITE.
5.

ROADS, SIDEWALKS, AND OTHER APPURTENANCES DAMAGED DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED, REPLACED, OR PROTECTED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES TO EXISTING IMPROVEMENTS, EXCAVATION, AND/OR REMOVAL OF ANY AND ALL EXISTING IMPROVEMENTS SHALL BE KEPT TO A MINIMUM AND RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION.
6.

ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", "STANDARD DRAWINGS FOR ROAD CONSTRUCTION", LATEST EDITION, PROJECT PLANS AND SPECIFICATIONS, AND ALL APPLICABLE REQUIREMENTS OF TOWN OF CHAPEL HILL AND ORANGE COUNTY STANDARD SPECIFICATIONS. ALL PRIVATE WATER DISTRIBUTION AND SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS UNLESS OTHERWISE APPROVED.
7.

THE CONTRACTOR SHALL BE PROVIDED WITH THE ELECTRONIC DRAWING FILES FOR CONSTRUCTION STAKING AND LAYOUT. THE FILES PROVIDED WILL BE IN AUTOCAD CIVIL 3D 2020 FORMAT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND VERIFY ACCURACY IN THE FIELD.
8.

ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL CONTROL POINTS PRIOR TO PERFORMING ANY WORK.
9.

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH INFRASTRUCTURE AND RETAINING WALL CONSTRUCTION.

10.

PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR SHALL VERIFY THE ENGINEER'S LINES AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY THE DISCREPANCY. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
11.

CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACING ALL SURVEY PINS AND/OR MARKERS DISTURBED OR DAMAGED DURING CONSTRUCTION.
12.

CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PREVENT PUBLIC FROM ENTERING THE WORK AREA. CONTRACTOR SHALL PHASE WORK AS NECESSARY TO MAINTAIN VEHICULAR ACCESS TO EXISTING RESIDENCES ALONG WORK AREA.
13.

CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING OR NEW PAVEMENT DAMAGED DURING CONSTRUCTION. REPAIR OF ANY DAMAGED PAVEMENTS SHALL COMPLY WITH THE ROADWAY OWNER'S STANDARDS.
14.

THE USE OF EXPLOSIVES AND BURNING OF DEBRIS ON SITE IS PROHIBITED.
15.

CONTRACTOR, OR CONTRACTOR SURVEYOR, SHALL PREPARE AS-BUILT DRAWINGS UPON COMPLETION OF CONSTRUCTION. AS-BUILT DRAWINGS SHALL NOTE ANY DEVIATIONS FROM THE PROPOSED LOCATIONS AND/OR ELEVATIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SIGNED AND SEALED BY A LICENSED SURVEYOR, INDICATING RIMS, TOP OF GRATES, AND INVERTS OF ALL STORM DRAINAGE, WATER LINES, AND SANITARY SEWER SYSTEM AS WELL AS AN AS-BUILT OF ALL MODIFICATIONS TO THE FOREBAY OF THE ABOVE-GROUND DETENTION FACILITIES. AS-BUILTS SHALL BE DETAILED ENOUGH TO VERIFY CONFORMANCE OF CONSTRUCTION WITH THE APPROVED CONSTRUCTION PLANS. TO INCLUDE FINISH ELEVATION OF THE CENTERLINE AND EDGE OF TRAVEL LANE AT 100 FOOT INCREMENTS ALONG THRU ROADWAY AND AS NECESSARY TO DETAIL BOTH TRUCK WELL AND TRUCK TURN-AROUND.
16.

CONTRACTOR SHALL ADHERE TO ANY TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, AND/OR PROJECT BID MANUAL ISSUED FOR THIS PROJECT.
17.

WHEN A CONFLICT EXISTS BETWEEN PLANS, TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR PROJECT BID MANUAL, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD. THE ENGINEER SHALL DECIDE WHICH GOVERNS. GENERALLY, THE MORE RESTRICTIVE, MORE SPECIFIC, OR STRICTER PROVISION SHALL GOVERN. IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN ANY OF THE AFOREMENTIONED DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN CLARIFICATION OF THE INTENT FROM THE ENGINEER PRIOR TO CONSTRUCTION OR INSTALLATION OF PROPOSED IMPROVEMENTS.
18.

CONTRACTOR SHALL MAKE WORK AVAILABLE FOR TESTING AND INSPECTION BY OWNER AND OWNER'S REPRESENTATIVES.
19.

PROVIDE SAFETY PRECAUTIONS TO PREVENT THE PUBLIC FROM BEING INJURED AND SECURE JOB SITE DAILY. CONTRACTOR SHALL ABIDE BY ALL OSHA REGULATIONS.
20.

THE PORTION OF THE SITE TO BE DEVELOPED IS LOCATED WITHIN FLOOD ZONE X AS DEFINED BY FEMA FIRM COMMUNITY PANEL No. 3710978700K EFFECTIVE 17 NOVEMBER 2017.

Demolition Notes

1.

THE CONTRACTOR SHALL CONTACT THE OWNER/ARCHITECT UPON COMPLETION OF THE LAYOUT OF THE CONSTRUCTION LIMITS AND FLAGGING OF THE CLEARING LIMITS FOR APPROVAL.
2.

CONTRACTOR SHALL PROPERLY NOTIFY AND COORDINATE DEMOLITION WITH OWNER PRIOR TO COMMENCEMENT.
3.

THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE DISTURBED AREAS TO A MINIMUM. ALL TREES AND OTHER VEGETATION SHALL REMAIN UNLESS SHOWN OTHERWISE ON THE DRAWINGS OR THEIR REMOVAL IS AUTHORIZED BY THE OWNER. ALL AREAS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE SEEDED.
4.

COORDINATE WITH UTILITY COMPANIES FOR CONFIRMATION OF ACTIVE LINES AND SHUT-OFF OF SERVICES AS NECESSARY (NC811, www.nc811.org). DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED.
5.

WITH THE EXCEPTION OF EXISTING FOUNDATIONS AS MAY BE PRESENT WITHIN THE SITE LIMITS, UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE. EXISTING FOUNDATIONS AS MAY BE ENCOUNTERED WITHIN THE SITE LIMITS DURING EARTHWORK OPERATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND GEOTECHNICAL ENGINEER.
6.

ALL STRUCTURES/UTILITIES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.
7.

REMOVE ALL CLEARING WASTE FROM THE SITE AND DISPOSE OF THESE MATERIALS IN A MANNER ACCEPTABLE TO NCDEQ AND THE TOWN OF CHAPEL HILL.
8.

ANY EXISTING PAVEMENTS NOTED TO BE REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF IN A LEGAL MANNER.
9.

CONTRACTOR SHALL REMOVE FROM THE SITE AND DISPOSE OF LEGALLY, ALL MATERIALS AND DEBRIS WHICH RESULT FROM CONSTRUCTION OPERATIONS.
10.

SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AND INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
11.

CONTRACTOR SHALL LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION.

- Layout Notes
1.

ALL DIMENSIONS, STATIONING, COORDINATES, ELEVATIONS, ETC. SHOWN ON THESE PLANS ARE IN FEET UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
2.

BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM RESPECTIVELY OF THE NORTH CAROLINA GRID SYSTEM.
3.

ALL DIMENSIONS AND COORDINATES IN CURBED AREAS SHALL BE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND COORDINATES IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING, UNLESS OTHERWISE NOTED.
4.

ALL RADII SHALL BE TO FACE OF CURB IN CURBED AREAS AND TO EDGE OF PAVEMENT IN PAVED AREAS WITHOUT CURBS, UNLESS OTHERWISE NOTED.
5.

PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
6.

ACCESSIBLE RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES, WHICHEVER HAS JURISDICTION.
7.

SEE PLAN FOR LOCATION AND SITE DETAILS. SPECIFICATIONS AND APPLICABLE STANDARDS MAY BE REFERENCED OR UNDERSTOOD AS APPLICABLE.
8.

ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS UNLESS OTHERWISE NOTED.
9.

CONTRACTOR TO COORDINATE WITH UTILITY FOR INSTALLATION OF PARKING LOT LIGHTING.
10.

ALL PARKING LOT SPACES, ACCESSIBLE SPACES, CROSSWALKS, AND TRAFFIC MARKINGS SHALL BE AS INDICATED ON THE SITE PLAN AND/OR DETAILS.
11.

SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER/ARCHITECT OF RECORD REVIEW AND APPROVAL.
12.

REFER TO THE PROPOSED PLAT PREPARED BY MSS LAND CONSULTANTS FOR SUPPLEMENTAL INFORMATION AND LOT DESCRIPTIONS.

Grading Notes

1.

PRIOR TO ANY GRADING, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH THE DESIGNATED REPRESENTATIVES FROM THE APPROVAL AGENCY. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AND OWNER 48 HOURS PRIOR TO ANY PRE-CONSTRUCTION MEETING.
2.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEO-TECHNICAL REPORT PREPARED FOR THIS PROJECT. ALL EARTHWORK AND GRADING OPERATIONS SHALL COMPLY WITH RECOMMENDATIONS INCLUDED IN THE REPORT AND PER THE DIRECTION OF THE OWNER'S ON-SITE GEO-TECHNICAL REPRESENTATIVE.
3.

CONTRACTOR SHALL VERIFY ADA PARKING DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL VERIFY ALL ACCESSIBLE ROUTES SHALL MEET ALL STATE AND FEDERAL ADA STANDARDS.
4.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING CATCH BASINS, MANHOLES, AND OTHER STRUCTURES TO GRADE, AS REQUIRED.
5.

ELEVATIONS SHOWN REFER TO FINISHED GRADE, UNLESS NOTED OTHERWISE. FINISH GRADE ELEVATIONS FOR STRUCTURES WITH FRAME, GRATE AND HOOD SHALL BE THE EDGE OF PAVEMENT.
6.

CLEARING AND GRUBBING LIMITS SHALL BE LIMITED TO AREAS NECESSARY FOR SITE CONSTRUCTION AND AS INDICATED ON PLANS.
7.

ALL EXISTING VEGETATION AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO PLACING FILL.
8.

GRADING SHALL BE WITHIN 0.1 FEET OF PLAN SUBGRADE IN ALL PAVED AREAS. GRADING SHALL BE WITHIN 0.12 FEET OF PLAN GRADE IN ALL OTHER AREAS. POSITIVE DRAINAGE SHALL BE MAINTAINED IN ALL AREAS.
9.

FILL AREAS SHALL BE PROOF ROLLED AND APPROVED BY THE GEO-TECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FILL MATERIALS. AREAS NOT PASSING A PROOF-ROLL OR THAT ARE OTHERWISE UNACCEPTABLE TO THE GEO-TECHNICAL ENGINEER SHALL BE REMOVED OR STABILIZED IN ANOTHER APPROVED MANNER PRIOR TO THE PLACEMENT OF FILL MATERIALS. ALL SUBGRADES MUST BE PROOF-ROLLED PRIOR TO THE PLACEMENT OF CURB AND GUTTER OR PAVEMENT.
10.

THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE GEO-TECHNICAL ENGINEER TO PERFORM COMPACTION TESTS. COMPACTION TESTS SHALL BE PERFORMED AND DOCUMENTED FOR EACH FILL LIFT. LIFTS IN FILL AREAS SHALL NOT EXCEED 8" IN LOOSE DEPTH, AND SHALL BE REDUCED IN DEPTH IF NECESSARY TO MEET THE COMPACTION REQUIREMENTS.
11.

UNLESS SPECIFIED OTHERWISE ON A DESIGN CROSS SECTION OR WITHIN THE RECOMMENDATIONS OF THE GEO-TECHNICAL REPORT FOR THE PROJECT, COMPACTION OF SUBGRADE SURFACES SHALL BE AS FOLLOWS: WALKWAYS, PAVEMENTS BELOW 12 INCHES OF SUBGRADE, OUTPARCELS, AND TRENCHES: 95% STANDARD PROCTOR DENSITY (ASTM D698); LAWN OR UNIMPROVED AREAS: 90%; BUILDING AND PAVEMENT SUBGRADES (TOP 12 INCHES).
12.

IF APPLICABLE, GRADING AND COMPACTION WITHIN STATE ROAD RIGHT-OF-WAY, BIO-RETENTION BANKS & DETENTION AREA BANKS & SLOPES SHALL BE PER THE SPECIFICATIONS FOR EMBANKMENT CONSTRUCTION, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
13.

ON-SITE STRUCTURAL FILL MATERIALS SHALL CLASSIFY AS GM, GC, SW, SP, SM, SC, CL, AND/OR ML IN ACCORDANCE WITH ASTM D2487. IMPORTED STRUCTURAL FILL MATERIALS SHALL BE PER THE GEO-TECHNICAL REPORT.
14.

FILL MATERIALS CLASSIFYING AS OL, CH, MH, OH, OR PT ARE CONSIDERED UNSUITABLE FILL MATERIALS AND SHALL NOT BE USED AS STRUCTURAL FILL, PARTICULARLY WITHIN THE STRUCTURAL LIMITS OF ANY BUILDINGS OR PAVEMENT SECTIONS. WHERE UNSUITABLE FILL MATERIAL IS ENCOUNTERED IN AREAS TO RECEIVE STRUCTURAL FILL, THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIALS AND BACKFILL WITH STRUCTURAL FILL.
15.

DE-WATERING AND DRYING OF AREAS TO BE EXCAVATED OR FILLED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16.

CONTRACTOR SHALL EXERCISE CAUTION WHEN CONDUCTING FILL OPERATIONS IN AREAS OF PROPOSED AND EXISTING UTILITIES. LARGE ROCKS OR BOULDERS SHALL NOT BE PLACED ON TOP OF UTILITY LINES OR WITHIN UTILITY TRENCHES.
17.

CURB AND GUTTER SHALL "SHED" INSTEAD OF "CATCH" WITHIN THE GUTTER PAN WHEN USED ON THE HIGH SIDE OF THE ROADWAY OR GRADED AWAY FROM THE FACE OF CURB.

Traffic Control Notes

1.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION.
2.

TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AND MAINTAINED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND/OR THE APPLICABLE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STANDARD CONSTRUCTION WARNING SIGNS, BARRICADES, DRUMS, OR OTHER TRAFFIC HANDLING DEVICES AS REQUIRED BY MUTCD.

OWASA Pool Notes

1.

PERMIT FROM OWASA WILL BE OBTAINED TO DISCHARGE BACKWASH TO THE SANITARY SEWER SYSTEM.

- Storm Drainage Notes
1.

THE DESIGN STORM DRAINAGE PIPE IS CLASS III REINFORCED CONCRETE PIPE WITH TONGUE AND GROOVE JOINTS MEETING ASTM C76 UNLESS OTHERWISE NOTED ON THE PLAN. DEVIATION SHALL BE APPROVED IN WRITING BY OWNER WITH NOTIFICATION TO AND APPROVAL BY THE ENGINEER OF RECORD. SHOULD CONTRACTOR ELECT TO USE HDPE OR CORRUGATED METAL THE DESIGN INVERT ELEVATION MAY REQUIRE REVISION. STORM DRAIN PIPE EXCEEDING 20" IN FILL HEIGHT SHALL BE CLASS IV RCP; STORM DRAIN PIPE EXCEEDING 30" IN FILL HEIGHT SHALL BE CLASS V RCP. REFER TO NC DOT STD DWG NO. 300.01 FOR ADDITIONAL INFORMATION.
2.

ALL DRAINAGE PIPE NOTED AS HDPE SHALL BE ADVANCED DRAINAGE SYSTEM N-12 OR EQUAL.
3.

ALL DRAINAGE STRUCTURES SHALL MEET THE SPECIFICATIONS OF THE NCDOT STANDARD DRAWINGS, SECTION 838 AND 840, LATEST EDITION.
4.

TOP OF GRATE AND RIM ELEVATIONS INDICATED FOR DROP INLETS AND MANHOLES ARE AT THE CENTER OF THE GRATE OR COVER. RIM ELEVATIONS INDICATED FOR CURB INLETS HAVING A FRAME, GRATE AND HOOD SHALL BE THE ADJACENT EDGE OF PAVEMENT ELEVATION.
5.

ALL PIPES ENTERING STORM STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
6.

THE JOINTS OF ALL DRAINAGE PIPE LYING WITHIN OR WITHIN 5' OF THE GEOGRID REINFORCEMENT ZONE SHALL BE WRAPPED WITH MIRAFI 140N OR EQUIVALENT.
7.

ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON "AS-BUILT" PLANS BY THE CONTRACTOR.
8.

2" WEEP HOLES & STONE DRAINS SHALL BE INSTALLED AT ALL DROP INLETS AND CURB INLETS.
9.

STORM MANHOLES SHALL BE SET SUCH THAT THE MANHOLE TOP IS FLUSH WITH ADJACENT GRADES.
10.

FOUNDRY FRAME, GRATE AND HOOD IDENTIFIED FOR REFERENCE. CONTRACTOR MAY USE APPROVED EQUAL WITH ENGINEER'S APPROVAL.
11.

CONTRACTOR SHALL BE REQUIRED TO CLEAN PROPOSED AND EXISTING DRAINAGE SYSTEMS PRIOR TO ACCEPTANCE BY OWNER.

Erosion & Sediment Control Notes

1.

A LAND DISTURBANCE PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.
2.

THE EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. PLEASE REFER TO THE C-300 SERIES FOR THE ANTICIPATED LIMITS OF DISTURBANCE. GRADING BEYOND THE LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE NCDEQ EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
3.

NO ONSITE BURIAL PITS SHALL BE PERMITTED. OFFSITE SOIL SPOIL AND/OR BORROW SITE IS NOT INCLUDED IN THE LAND DISTURBANCE ACREAGE. IF AN OFFSITE SOIL SPOIL OR BORROW IS UTILIZED BY SITE CONTRACTOR, PLEASE NOTIFY THE ENGINEER OR RECORD AND TOWN OF CHAPEL HILL IMMEDIATELY. ADDITIONAL DISTURBED AREA FOR SPOIL AND/OR BORROW MUST BE INCLUDED IN THE LAND DISTURBANCE PLAN AND PERMIT UNLESS THE ADDITIONAL AREA IS ALREADY INCLUDED IN AN EXISTING PERMIT AREA.
4.

ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN. REFER TO THE PLAN SHEET FOR SEQUENCE OF IMPLEMENTATION.
5.

EXISTING VEGETATION SHALL BE PROTECTED. IF TREE PROTECTION IS REQUIRED BY THE TOWN OF CHAPEL HILL, A TREE PROTECTION CERTIFICATION MUST BE SUBMITTED TO THE TOWN, AND ALL EROSION CONTROL AND SLOPE CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY.
6.

ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL ALL LAND DISTURBING AND CONSTRUCTION ACTIVITIES HAVE CEASED. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
7.

THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL AND MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTES AND MATERIALS IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL APPLICABLE REGULATIONS REGARDING WASTE DISPOSAL.
8.

THE CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN FINAL LANDSCAPING. THE LOCATION OF THE STOCKPILE AREA SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER AND ENGINEER OF RECORD AND ALL NECESSARY EROSION AND SEDIMENTATION PREVENTION MEASURES SHALL BE IMPLEMENTED.
9.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS, SIDEWALKS, OR RIGHTS-OF-WAY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
10.

INLET PROTECTION SHALL BE INSTALLED AND MAINTAINED AROUND ALL STORM DRAINAGE INLETS.
11.

CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM ALL UTILITY STRUCTURES PRIOR TO FINAL SITE STABILIZATION. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES OF ANY PERMANENT SEDIMENT CONTROL STRUCTURES WITH THE OWNER. MAINTENANCE OF ALL STRUCTURES SHALL BE IN ACCORDANCE WITH NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
12.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED, OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. ACCUMULATED SEDIMENT SHALL BE PERMANENTLY STABILIZED OR PROPERLY DISPOSED.
13.

PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION.
14.

THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
15.

ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE NCDEQ, THE TOWN OF CHAPEL HILL OR THE ENGINEER OF RECORD.
16.

SLOPES SHALL BE GRADED NO STEEPER 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING.
17.

AN INSPECTION IS REQUIRED PRIOR TO CONVERTING BASINS USED DURING CONSTRUCTION PHASE TO STORMWATER FACILITIES.
18.

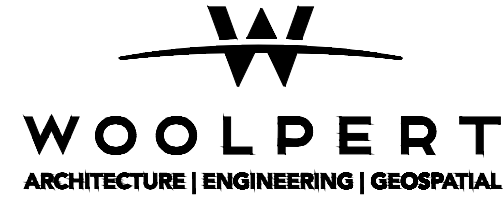
CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION THAT MAY OCCUR DURING OR AFTER CONSTRUCTION TO INCLUDE NECESSARY REPAIRS TO EXISTING CONDITIONS OUTSIDE THE LIMITS OF CONSTRUCTION UNTIL SUCH TIME THAT FINAL STABILIZATION IS DEEMED ACCEPTABLE BY NCDEQ AND ENGINEER OF RECORD. REFER TO THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR ADDITIONAL INFORMATION.
19.

SKIMMER SHALL BE MAINTAINED IN GOOD OPERATING CONDITION DURING CONSTRUCTION.
20.

SEDIMENT SHALL BE REMOVED / HAULED FROM THE SITE UNLESS AN APPROVED ON-SITE LOCATION IS IDENTIFIED BY THE OWNER. REMOVAL AND HAULING SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
21.

ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY SEED AND STRAW IN ACCORDANCE WITH NCDEQ SCHEDULE.
22.

REFER TO EROSION CONTROL PHASING PLANS AND SEQUENCING ON THE SHEET ____ FOR ADDITIONAL INFORMATION.



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL
PERMIT
PLAN SET

ISSUANCE SCHEDULE	NUMBER	DATE	DESCRIPTION	
			CONDITIONAL ZONING SUBMITTAL	CONDITIONAL ZONING RESUBMITTAL
D	0	07/22/23	CONDITIONAL ZONING SUBMITTAL	
	1	10/05/22	CONDITIONAL ZONING RESUBMITTAL	
	2	12/09/22	CONDITIONAL ZONING RESUBMITTAL	
	3	02/17/23	CONDITIONAL ZONING RESUBMITTAL	

C

BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

PROJECT NO:	082447
DATE ISSUED:	02/17/23
DESIGNED BY:	RMN
DRAWN BY:	VCS
CHECKED BY:	RMN

SHEET NAME:
GENERAL NOTES

SHEET NO:
C-004

Layout Tab Name: C-005 ADDITIONAL NOTES & LEGENDS
Last Saved By: Jacobs, J 2/21/2023 9:04:17 AM
W:\Srv\In\DE\Dayton\Clients\Beechwood\082447 South Creek\4.0 Disciplines\Civil\Cadd\Cd\82447-NOTES.dwg Plotted By: Jacobs, Joe Plotted: February 21, 2023, 9:04:27 AM

Utility Notes

- ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF <CITY/TOWNSHIP> SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCIES.
- PROVIDE <SIZE> STORZ FIRE DEPARTMENT CONNECTION WITH 30 DEGREE TURN DOWN PER LOCAL FIRE DEPARTMENT REQUIREMENTS. UNDERGROUND PIPING SERVING REMOTE FIRE DEPARTMENT CONNECTION SHALL BE DUCTILE IRON PIPING WITH RUBBER-GASKET PUSH-ON JOINTS. ABOVE GROUND PIPING AT LOCATION OF FIRE DEPARTMENT CONNECTION SHALL BE GALVANIZED, PROVIDE FLANGE ABOVE GRADE AT TRANSITION. PROVIDE CONCRETE THRUST BLOCKING AT ALL CHANGES OF DIRECTION AND MOUNT FIRE DEPARTMENT CONNECTION PIPING IN A 12" X 12" CONCRETE PAD 4" THICK. PROVIDE BALL DRIP VALVE AT BASE OF VERTICAL PIPING SERVING FIRE DEPARTMENT CONNECTION AND SURROUND WITH PEA GRAVEL.
- THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.
- SANITARY SEWER SHALL BE <PVC-SDR 35 PER ASTM D-3034> OR APPROVED EQUAL (CONFORMING TO <NAME OF CITY OR COUNTY> WATER & SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF TWO PERCENT (2.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES <NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12"> ABOVE THE PIPE.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE. UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS, INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER/ARCHITECT/ENGINEER/OWNER.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- ALL WATER SERVICE PIPE SIZES 3" THRU 12" SHALL BE <DUCTILE IRON PIPE CLASS <51, 52, 53>, PVC <C-900> OR PVC <C909>> PIPE PER LOCAL JURISDICTION, FROM WATERMAIN THRU METER SETTING(S) INCLUDING THE METER BYPASS.
- ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER.
- ALL WATER SERVICE PIPE, <2" AND SMALLER>, SHALL BE K SOFT COPPER FROM WATERMAIN THRU CURB STOP; K SOFT COPPER OR <UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY> APPROVED POLYTUBING FROM <CURB STOP THRU METER SETTING IN BUILDING>.

Landscape Notes

THE FOLLOWING NOTES, CONDITIONS, INCLUDING LANDSCAPE PLAN AND SPECIFICATIONS ARE TO BE STRICTLY FOLLOWED IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION. ANY CHANGES IN SPECIES, QUANTITY, OR SIZE MUST BE APPROVED PRIOR TO INSTALLATION BY THE CITY OR COUNTY LANDSCAPE ARCHITECT. THE PLANT MATERIALS AND SIZES ARE SPECIFIED AS MINIMUMS AND WILL BE MEASURED FOR COMPLIANCE AT THE TIME OF FINAL INSPECTION.

- ALL DISTURBED AREAS NOT TO BE COVERED BY IMPERVIOUS SURFACE OR LANDSCAPING MATERIAL SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED AND MULCHED OR SODDED AS SPECIFIED. INSTALL TEMPORARY GRASS AS NOTED ON THE EROSION CONTROL PLANS.
- MULCH ALL AREAS UNDER AND AROUND ALL PLANTS AND ALL OTHER AREAS INDICATED ON THE PLAN WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH (SUBMIT SAMPLE FOR APPROVAL).
- ALL PLANTS SHALL BE DENSE, UNIFORM AND FREE OF INSECTS AND DISEASE. PLANT SELECTIONS SHALL NOT INCLUDE LOOSE, OPEN PLANTS OR OTHER "NATIVE" MATERIALS GATHERED FROM WOODLAND CONDITIONS. ALL PLANTS MEET OR EXCEED THE MINIMUM STANDARDS IN AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WASHINGTON, D.C. (LATEST EDITION)
- CONTRACTOR IS RESPONSIBLE FOR WATERING DAILY AND MAINTAINING ALL LANDSCAPING, INCLUDING MATERIAL STORED ON-SITE UNTIL PROJECT IS COMPLETED. PLANT MATERIAL SHALL NOT STAY ON SITE MORE THAN 48 HOURS PRIOR TO PLANTING. PLANT STORAGE ON-SITE WILL REQUIRE THE CONTRACTOR TO HEEL IN PLANTS AND COVER ROOT BALLS WITH MULCH.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION (1) YEAR AFTER ACCEPTANCE..

- REMOVE ALL TREATED OR PLASTIC COATED BURLAP, WIRE, STRAPPING OR NYLON TWINE FROM PLANT BALL.
- INSTALL TOP OF PLANT BALL MIN. 2" / MAX 3" ABOVE FINISH GRADE.
- SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
- DO NOT INSTALL DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
- SET TREES VERTICAL IN ALL DIRECTIONS.
- STAGING AREA FOR MATERIALS ON-SITE TO BE COORDINATED WITH OWNER. NO EQUIPMENT SHALL BE STORED UNDER EXISTING VEGETATION.
- UNINSTALLED PLANT MATERIAL STORED ON SITE, AS WELL AS INSTALLED MATERIAL SHALL BE WATERED BY THE INSTALLER PER SPECIFICATIONS.
- PLANT LIST IS SUPPLIED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES ON THE PLAN.
- ALL DISTURBED TURF AREAS SHALL BE SCARIFIED TO A DEPTH OF 4"-6" TO PROVIDE A UNIFORM SEED BED.

Sequence of Construction

THE FOLLOWING SEQUENCE OF CONSTRUCTION IS GENERAL AND COVERS MAJOR WORK ITEMS. IT IS NOT INTENDED TO LIMIT THE CONTRACTOR TO CERTAIN MEANS, METHODS AND/OR TIMES FOR DOING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SCHEDULING AND PERFORMING HIS/HER WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD THERE BE ANY FORESEEN SIGNIFICANT CONFLICTS WITH THE INTENT OF THIS SEQUENCE AND SHALL PROVIDE IN WRITING TO THE ENGINEER RECOMMENDATIONS FOR ALTERING THE SEQUENCE.

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL PERFORM SUBSURFACE UTILITY INVESTIGATION PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL CALL MISS UTILITY (811) 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH THE PERMIT APPROVING AUTHORITIES AT LEAST ONE (1) WEEK PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PROPOSED WORK TO ENGINEER FOR REVIEW AND APPROVAL AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AUTHORITIES A MINIMUM OF 30 DAYS PRIOR TO THE REQUIRED WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK REQUIRING CERTIFICATIONS FOR THIS PROJECT WITH ENGINEER.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S) AND REQUIRED SIGNAGE. THE STONE AREA OF THE CONSTRUCTION ENTRANCE IS TO BE CHECKED REGULARLY TO ENSURE IT IS SUFFICIENT TO REDUCE TRACKING OF MATERIAL OFF SITE. ANY AND ALL MATERIAL OR DEBRIS TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND MAY BE TRANSPORTED TO A SEDIMENT CONTROLLED DISPOSAL AREA. LOCATION OF CONSTRUCTION ENTRANCE(S) SHOWN ON THIS PLAN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. CONSTRUCTION ENTRANCE SHALL NOT BE LOCATED WITHIN (3) FEET OF WATER METERS, SEWER CLEANOUTS, TRANSFORMERS, LIGHT POLES, FIRE HYDRANTS, OR ANY OTHER ABOVE GROUND APPURTENANCES.
- ESTABLISH A WORKING PERIMETER WITH SILT FENCE AND TREE PROTECTION. SILT FENCE AND TREE PROTECTION ARE TO BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES ½ HEIGHT TO THE TOP OF THE BARRIER. WHERE PUBLIC SIDEWALK EXISTS, CONTRACTOR SHALL ENSURE SILT FENCE AND TREE PROTECTION DOES NOT IMPEDE PEDESTRIAN TRAFFIC.
- ALL AREAS OUTSIDE OF LIMITS OF DISTURBANCE ARE NOT TO BE DISTURBED AND SHALL BE LEFT IN A NATURAL STATE.
- INSTALL INLET AND/OR OUTLET PROTECTION, TEMPORARY WATTLE(S), ROCK CHECK DAM(S), TEMPORARY SEDIMENT BASINS/TRAPS, AND OTHER EROSION CONTROL MEASURES AS REQUIRED IN AREAS RECEIVING RUNOFF FROM CONSTRUCTION ACTIVITIES. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. CHECK REGULARLY FOR SETTLEMENT, EROSION, AND DISPLACEMENT TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. REPAIR OR REPLACE IMMEDIATELY. SEDIMENT SHALL BE REMOVED IN ACCORDANCE WITH EROSION & SEDIMENT CONTROL (E&S) MINIMUM STANDARDS AND SPECIFICATIONS.
- ALL E&S MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST STATE AND LOCAL STANDARDS AND SPECIFICATIONS. E&S MEASURES SHALL BE INSTALLED BEFORE CONSTRUCTION AND MAINTAINED UNTIL FINAL VEGETATIVE COVER IS ESTABLISHED. E&S MEASURES ARE TO BE CHECKED WEEKLY UNLESS OTHERWISE SPECIFIED AND AFTER EACH SIGNIFICANT RAINFALL EVENT.
- THE CONTRACTOR SHALL CONTROL DUST THROUGHOUT THE PROJECT DURATION, WITHIN THE PROJECT AREA AND AT ALL OTHER AREAS AFFECTED BY THE CONSTRUCTION OF THE PROJECT. DUST CONTROL SHALL NOT BE CONSIDERED EFFECTIVE WHERE THE AMOUNT OF DUST CREATES A POTENTIAL OR ACTUAL UNSAFE CONDITION, PUBLIC NUISANCE OR CONDITION ENDANGERING THE VALUE OR APPEARANCE OF ANY PROPERTY.
- INSTALL UNDERGROUND UTILITIES AND STORM DRAINAGE, PROVIDING APPROVED SEDIMENT PROTECTION AT NEW DRAINAGE CONVEYANCE STRUCTURES AS REQUIRED, INCLUDING INLET AND/OR OUTLET PROTECTION, ROCK CHECK DAMS, WATTLES, AND MATTING. IF TEMPORARY DIVERSIONS ARE REQUIRED, TEMPORARY SEDIMENT FILTRATION AND VELOCITY CONTROL MEASURES MUST BE INSTALLED. IMMEDIATELY UPON COMPLETION OF INSTALLATION, ALL DISTURBED AREAS ARE TO BE LEVELED OUT, SEEDED, AND MULCHED. DISTURBED AREAS ARE NOT TO LAY EXPOSED LONGER THAN OUTLINED ON THESE PLANS.
- INSTALL RETAINING WALLS, CURB AND/OR GUTTER AND/OR CONCRETE EDGE RESTRAINTS.
- CONTRACTOR SHALL VERIFY THAT THE BASE IS DRY AND MEETS ALL MATERIAL, INSTALLATION AND GRADE SPECIFICATIONS AND ENSURE THAT THE BASE IS READY TO SUPPORT THE IMPOSED LOADS.
- PLACE BASE STONE IN ROADWAY, PARKING, AND SIDEWALK AREAS.
- PAVE ROADWAYS, PARKING AREAS, AND SIDEWALKS.
- ESTABLISH FINAL GRADES FOR POSITIVE DRAINAGE.
- INSTALL FINAL SITE IMPROVEMENTS, INCLUDING FENCING, PAVEMENT MARKINGS AND SIGNAGE.
- INSTALL PERMANENT LANDSCAPING AND SEEDING. ALL AREAS TO BE LANDSCAPED AND/OR SEEDED SHALL BE LOOSENEED TO A DEPTH OF 6".
- AFTER VEGETATION AND PERMANENT STORMWATER CONTROL MEASURES HAVE BEEN ESTABLISHED AND UPON AUTHORIZATION FROM THE DESIGNATED INSPECTOR, REMOVE REMAINING EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS AFTER FINAL SITE IS STABILIZED WITH VEGETATIVE COVER.
- CONTRACTOR SHALL PROVIDE WRITTEN NOTICE OF PROJECT COMPLETION TO THE OWNER AT LEAST THIRTY (30) CALENDAR DAYS IN ADVANCE OF SCHEDULED PROJECT COMPLETION.

Civil Abbreviations

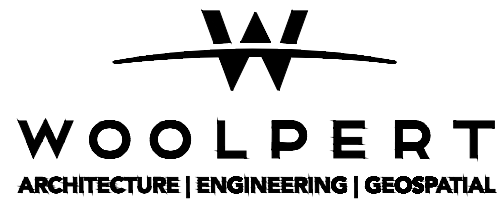
AC	ASPHALTIC CONCRETE
ARV	AIR RELEASE VALVE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BRL	BUILDING RESTRICTION LINE
CB	CATCH BASIN
CE	CONSTRUCTION ENTRANCE
CI	CAST IRON
CONC	CONCRETE
CSPP	CONSTRUCTION SAFETY PHASING PLAN
DI	DUCTILE IRON
DIA	DIAMETER
DS	DOWN SPOUT
DT	DITCH
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EXIST	EXISTING
ET	
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FS	FIRE SERVICE LINE
GV	GATE VALVE
HDPE	CORRUGATED PLASTIC PIPE
HORIZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
IP	INLET PROTECTION
LAT	LATERAL
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MG	MATCH GRADE
OC	OFF CENTER
PIV	POST INDICATOR VALVE
PVC	POLYVINYL CHLORIDE
RCD	TEMPORARY ROCK CHECK DAM
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER
RS	RUNWAY SAFETY AREA
R/W	RIGHT OF WAY
SCH	SCHEDULE
SF	SILT FENCE
SS	GRAVITY SEWER LINE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STRUCT	STRUCTURAL
SW	SWALE
TC	TOP OF CURB
TEL	TELEPHONE
TP	TREE PROTECTION
TSA	TAXIWAY SAFETY AREA
TOFA	TAXIWAY OBJECT FREE AREA
TYP	TYPICAL
TST	TEMPORARY SEDIMENT TRAP
VB	VALVE BOX
VERT	VERTICAL
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

Existing Legend

-----799-----	1' CONTOUR
-----800-----	5' CONTOUR
-----	PROPERTY BOUNDARY
-----	EASEMENT
-----	TREE/SHRUB LINE
-----	WOOD FENCE
-----SD-----	STORM & SIZE IF INDICATED
-----WTR-----	WATER & SIZE IF INDICATED
-----SAN-----	SANITARY & SIZE IF INDICATED
-----G-----	GAS & SIZE IF INDICATED
-----UE-----	UNDERGROUND ELECTRIC
-----UT-----	UNDERGROUND TELEPHONE
+++++	PAVEMENT/CURB REMOVAL
⊙	SANITARY MANHOLE
⊙	STORM MANHOLE
□	CATCH BASIN
⊕	CURB INLET
)	HEADWALL
⊗	WATER METER PIT
⊗WV	WATER VALVE
⊗	SPRINKLER
⊗	TRANSFORMER
⊗	ELECTRIC METER
⊗	UTILITY/LIGHT POLE
⊗	GROUND LIGHT
⊗	TELEPHONE PEDESTAL
⊗	GAS METER
⊗	SIGN
⊗	BRUSH
⊗	TREE
⊗	EVERGREEN TREE
⊗	FOUND IRON PIN
⊗	FOUND DRILL HOLE
⊗	FOUND MAG NAIL
⊗	SET IRON PIN
⊗	SET CHISELED X
⊗	BUILDING
⊗	REMOVE PAVEMENT
⊗	LIMITS OF CLEARING

Proposed Legend

⊕	SIGN
⊕	PARKING SPACE COUNT
-----799-----	EXISTING 1' CONTOUR
-----800-----	EXISTING 5' CONTOUR
-----799-----	1' CONTOUR
-----800-----	5' CONTOUR
-----	TOP OF POND
-----	STORM
-----	SANITARY
-----WTR-----	WATER
-----G-----	GAS
-----UE-----	UNDERGROUND ELECTRIC
-----UT-----	UNDERGROUND TELECOMMUNICATIONS
-----	CONSTRUCTION LIMITS
-----	ROW LINE
-----	CATCH BASIN
-----	CURB INLET
-----	STORM MANHOLE
-----	FIRE HYDRANT BRANCH
-----	STORM STRUCTURE ID
-----	SPOT ELEVATION
-----	MATCH EXISTING
-----	CONCRETE SIDEWALK
-----	HEAVY DUTY CONCRETE
-----	STANDARD DUTY ASPHALT
-----	HEAVY DUTY ASPHALT
-----	SIGHT DISTANCE TRIANGLES



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE
0	07/22/22
1	10/05/22
2	12/09/22
3	02/17/23

BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

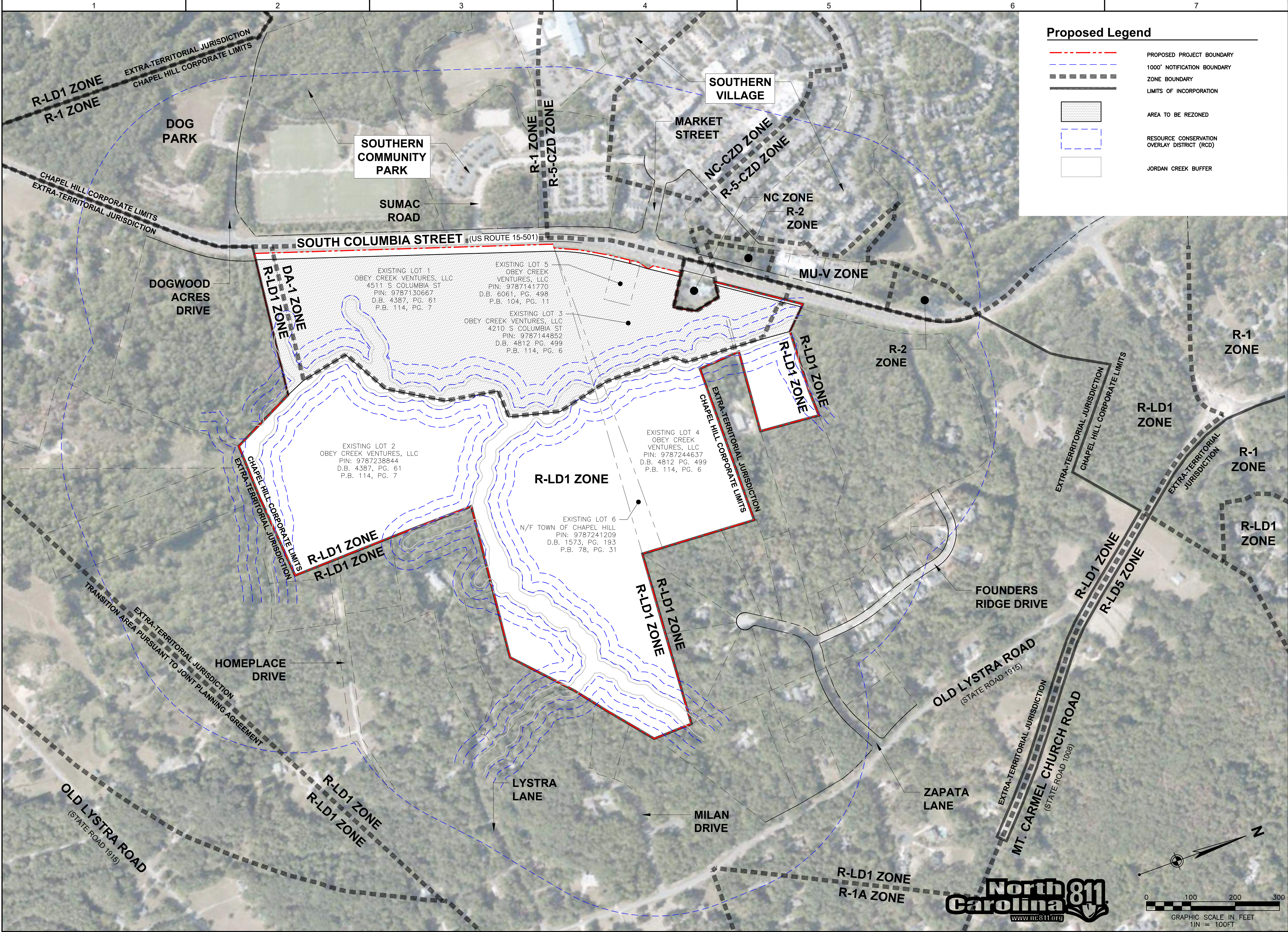
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DATE ISSUED:	02/17/23
DESIGNED BY:	RMN
DRAWN BY:	VCS
CHECKED BY:	RMN

SHEET NAME: ADDITIONAL NOTES & LEGENDS

SHEET NO:

C-005

Layout Tab Name: C-100 AREA PLAN
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Proposed Legend

PROPOSED PROJECT BOUNDARY

1000' NOTIFICATION BOUNDARY

ZONE BOUNDARY

LIMITS OF INCORPORATION

AREA TO BE REZONED

RESOURCE CONSERVATION OVERLAY DISTRICT (RCD)

JORDAN CREEK BUFFER

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

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Charlotte, NC 28227

CIVIL
PERMIT
PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION	
	NUMBER	DATE
△	0	07/22/22
	1	10/05/22
	2	12/09/22
	3	02/17/23
		CONDITIONAL ZONING RESUBMITTAL
		CONDITIONAL ZONING RESUBMITTAL
		CONDITIONAL ZONING RESUBMITTAL

BEECHWOOD HOMES

SOUTH CREEK

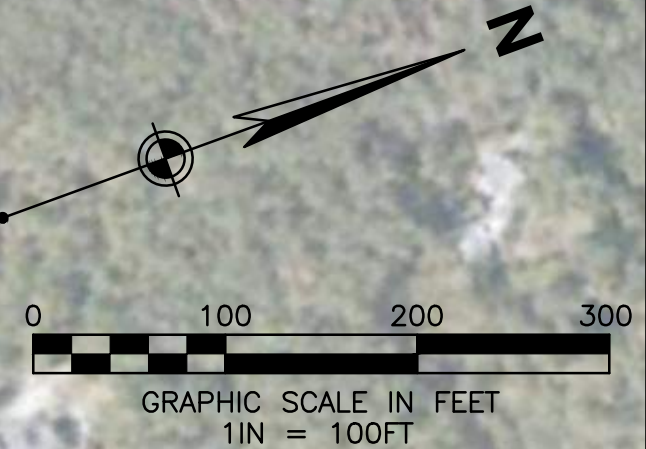
MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

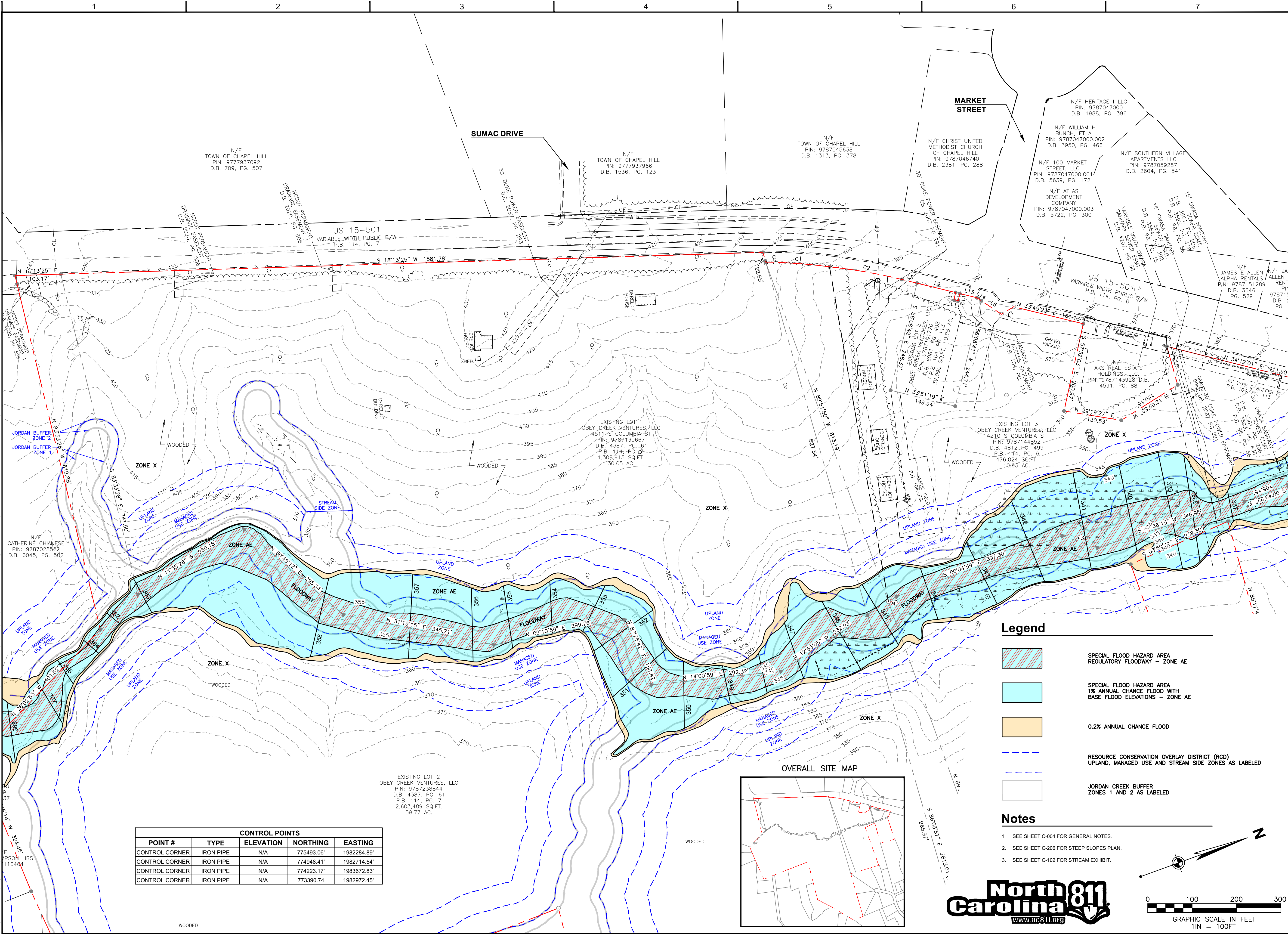
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DATE ISSUED:	02/17/23
DESIGNED BY:	RMN
DRAWN BY:	VCS
CHECKED BY:	RMN

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AREA PLAN

SHEET NO:
C-100



Layout Tab Name: C-101 EXISTING CONDITIONS
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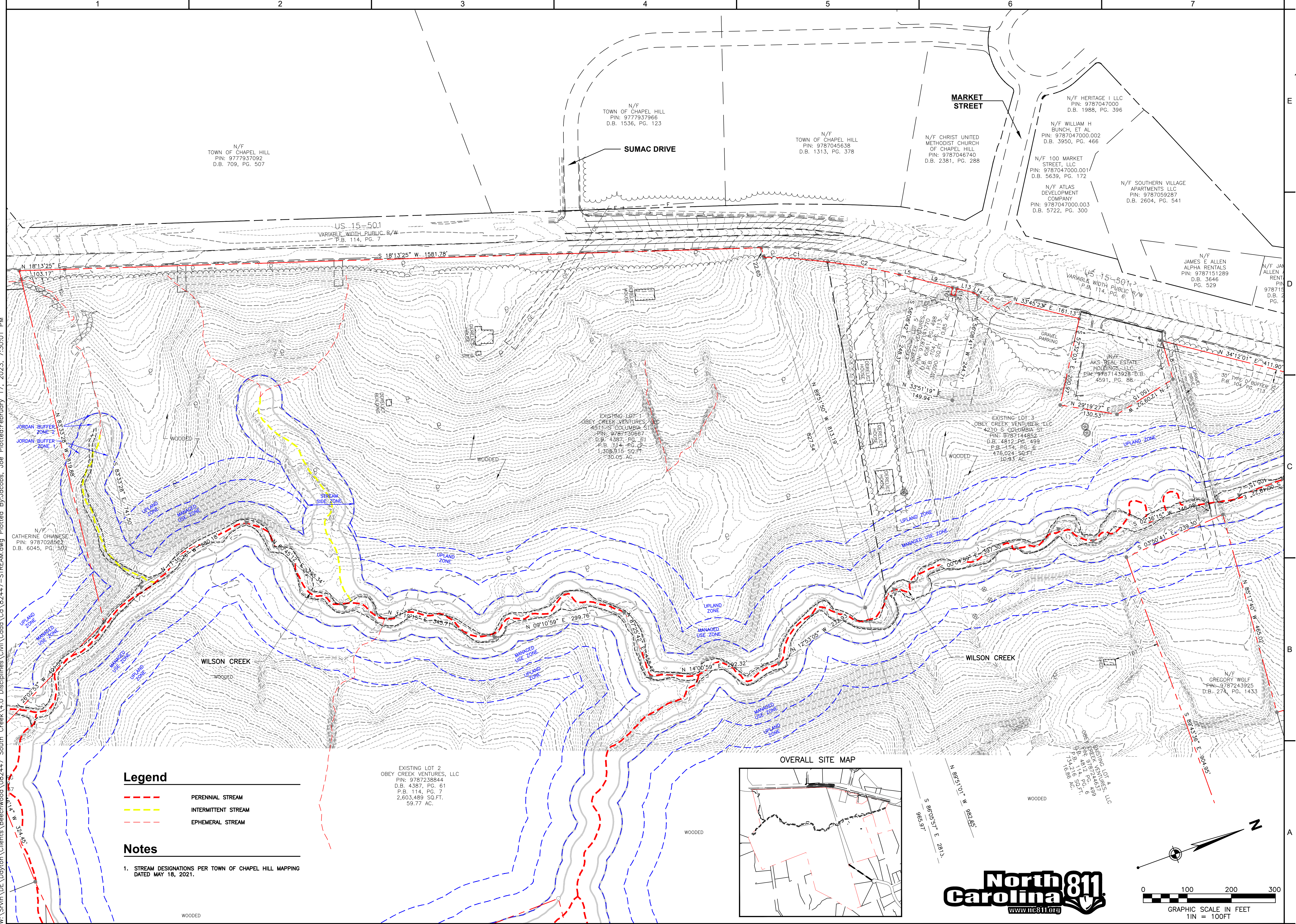
ISSUANCE SCHEDULE	
NUMBER	DATE
0	07/22/22
1	10/05/22
2	12/09/22
3	02/17/23

BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

PROJECT NO: 082447
DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
EXISTING CONDITIONS

Layout Tab Name: C-102 STREAM EXHIBIT
Last Saved By: Jacobs, Joe
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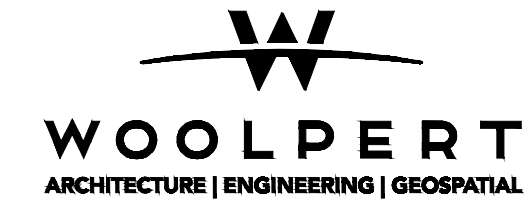
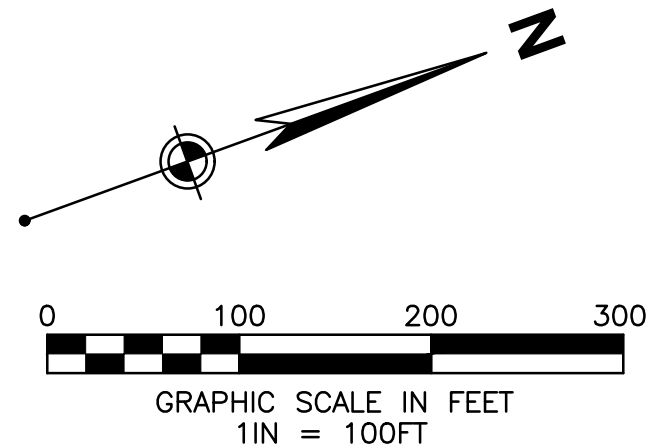
Legend

- PERENNIAL STREAM
- INTERMITTENT STREAM
- EPHEMERAL STREAM

Notes

1. STREAM DESIGNATIONS PER TOWN OF CHAPEL HILL MAPPING DATED MAY 18, 2021.

OVERALL SITE MAP



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

**CIVIL
PERMIT
PLAN SET**

ISSUANCE SCHEDULE	
NUMBER	DATE
1	10/05/22
2	12/08/22
3	02/17/23

DESCRIPTION	
CONDITIONAL ZONING RESUBMITTAL	
CONDITIONAL ZONING RESUBMITTAL	
CONDITIONAL ZONING RESUBMITTAL	

**BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT**

S COLUMBIA ST.
CHAPEL HILL, NC 27514

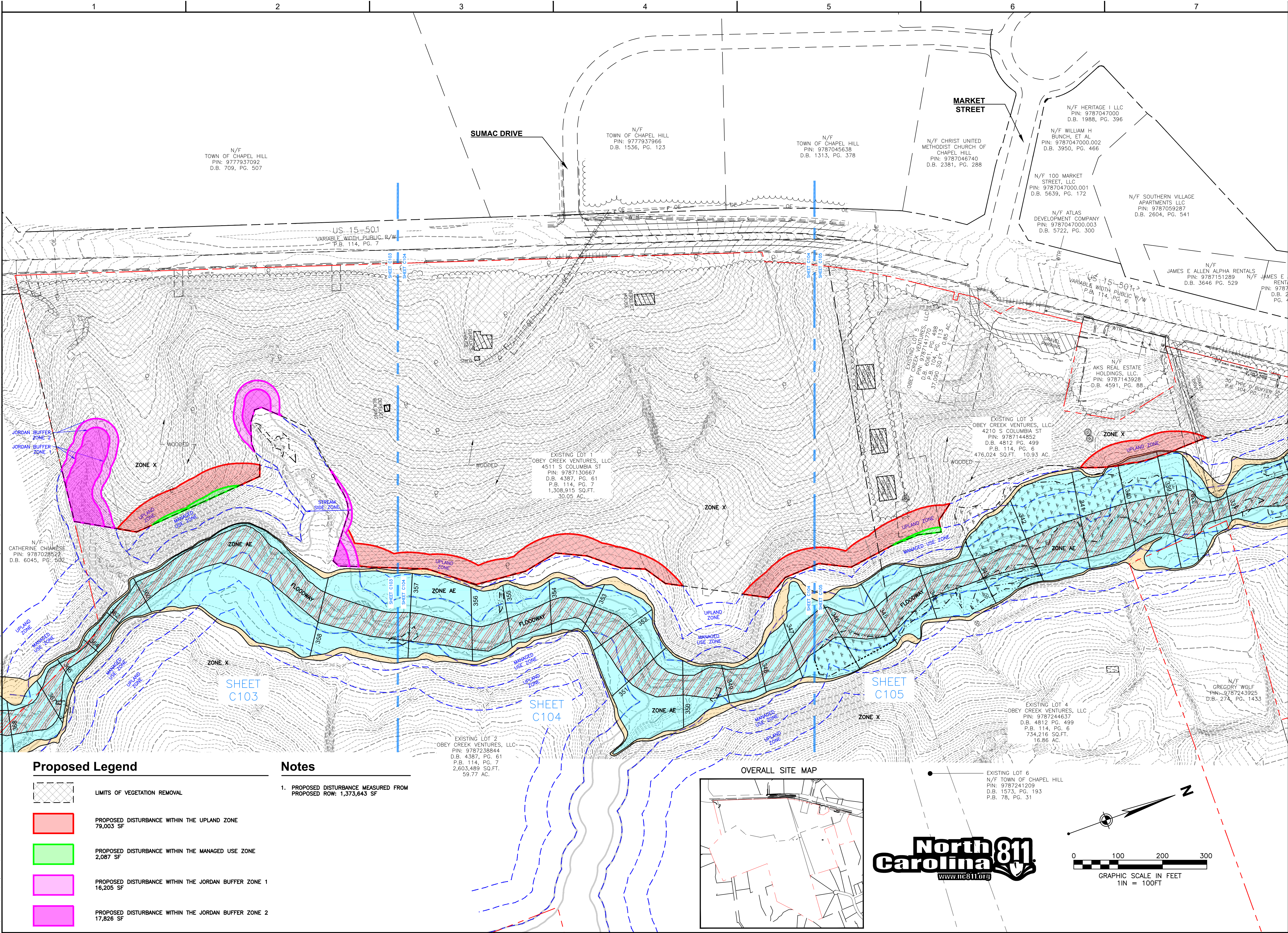
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DATE ISSUED: 02/17/23
DESIGNED BY: JJJ
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
STREAM EXHIBIT

SHEET NO:

C-102

Layout Tab Name: C-103 OVERALL DEMOLITION PLAN
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Proposed Legend

	LIMITS OF VEGETATION REMOVAL
	PROPOSED DISTURBANCE WITHIN THE UPLAND ZONE 79,003 SF
	PROPOSED DISTURBANCE WITHIN THE MANAGED USE ZONE 2,087 SF
	PROPOSED DISTURBANCE WITHIN THE JORDAN BUFFER ZONE 1 16,205 SF
	PROPOSED DISTURBANCE WITHIN THE JORDAN BUFFER ZONE 2 17,826 SF

Notes

- PROPOSED DISTURBANCE MEASURED FROM PROPOSED ROW: 1,373,643 SF

CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE
0	07/22/22
1	10/05/22
2	12/09/22
3	02/17/23
CONDITIONAL ZONING SUBMITTAL	
CONDITIONAL ZONING RESUBMITTAL	
CONDITIONAL ZONING RESUBMITTAL	

BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

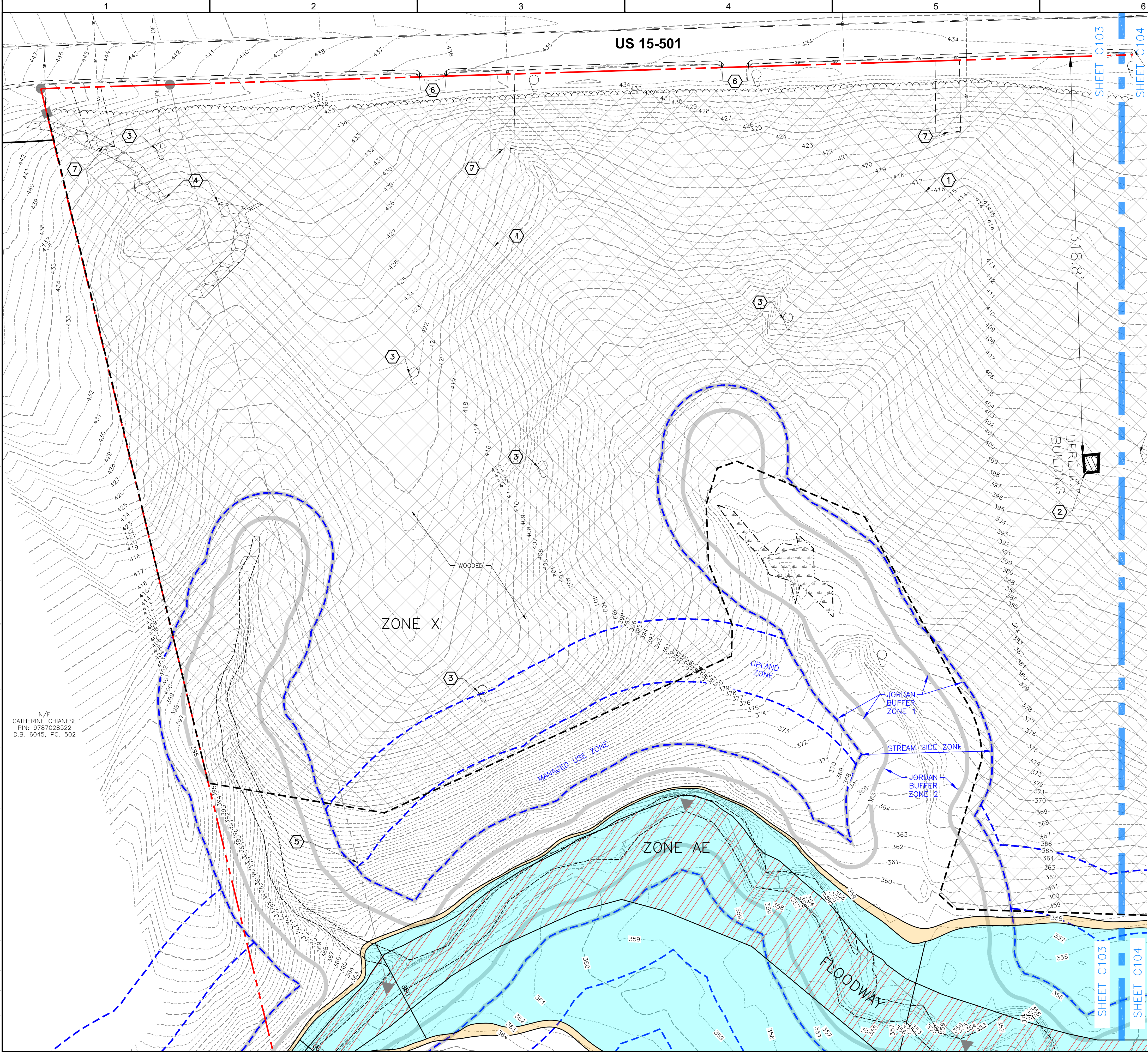
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DATE ISSUED:	02/17/23
DESIGNED BY:	RMN
DRAWN BY:	VCS
CHECKED BY:	RMN

SHEET NAME:
OVERALL DEMOLITION
PLAN

SHEET NO:
C-103

Layout Tab Name: C-104 DEMOLITION PLAN
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N/F
CATHERINE CHIANESE
PIN: 9787028522
D.B. 6046, Pg. 502



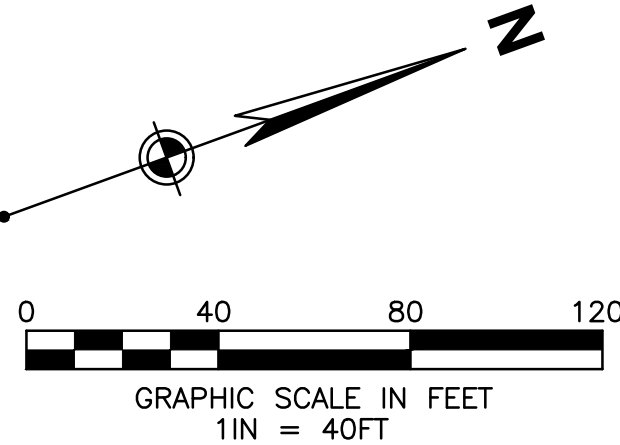
NOTES

- SEE SHEET C-003 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- HORIZONTAL DATUM REFERENCE: U.S. STATE PLANE, NORTH CAROLINA 1983
- VERTICAL DATUM REFERENCE: NAVD88
- CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.

KEYNOTES

- DEMOLISH AND REMOVE EXISTING TREE, ROOT, AND VEGETATION IN IT'S ENTIRETY
- DEMOLISH AND REMOVE EXISTING BUILDING, FOUNDATION, AND ALL APPURTENANCES
- REMOVE POWER POLE. COORDINATE WITH DOMINION ENERGY
- REMOVE EXISTING RIP-RAP
- PROPERTY LINE TO BE ABANDONED; REFER TO PRELIMINARY PLAT PLAN
- DEMOLISH AND REMOVE PAVEMENT AND CURB; SHOWN BY OTHERS
- NCDOT DRAINAGE EASEMENT

OVERALL SITE MAP



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION
0	07/22/22
1	10/05/22
2	12/09/22
3	02/17/23

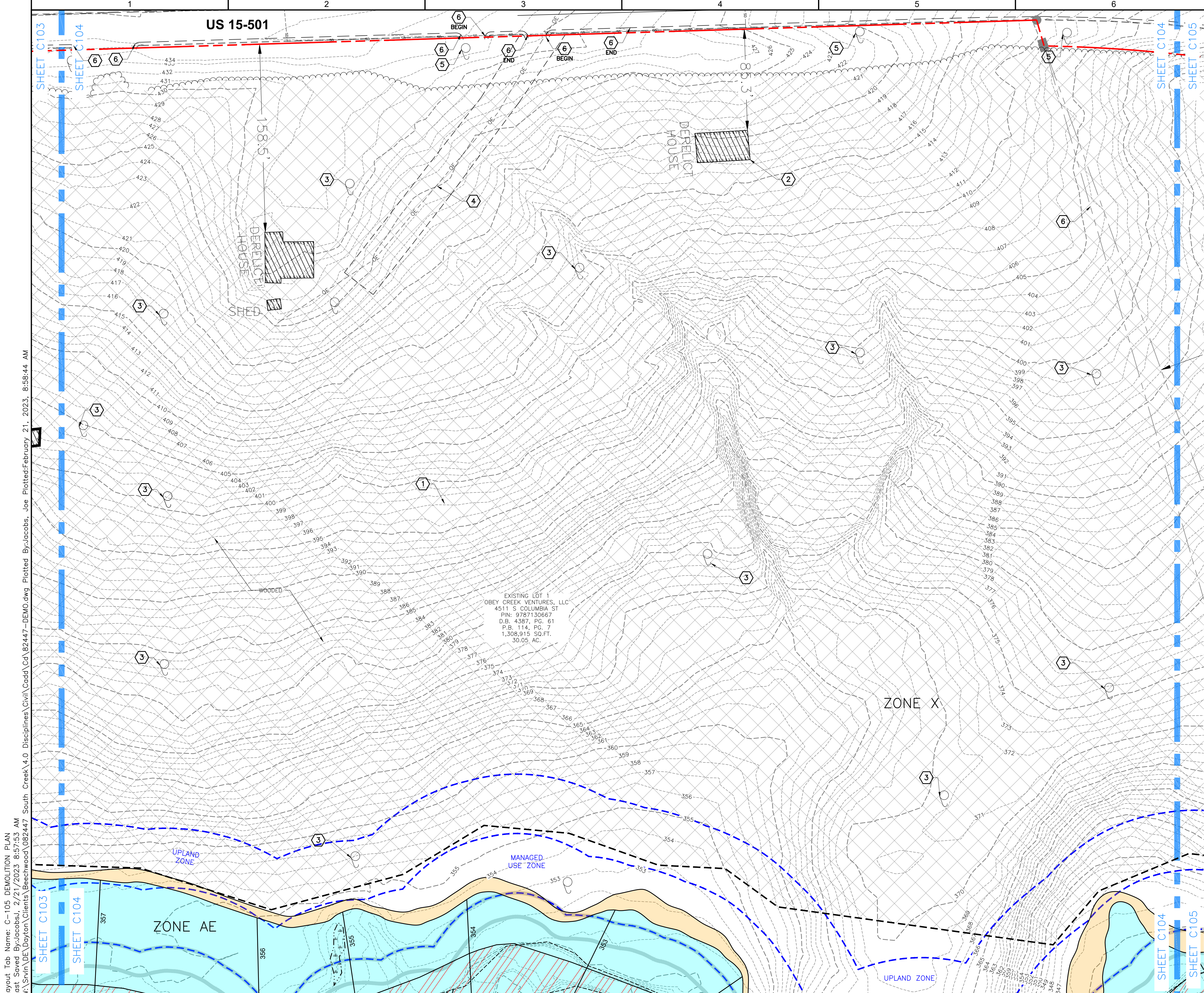
BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

PROJECT NO: 082447
DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
DEMOLITION PLAN

SHEET NO:
C-104



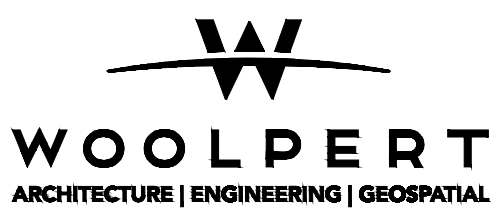
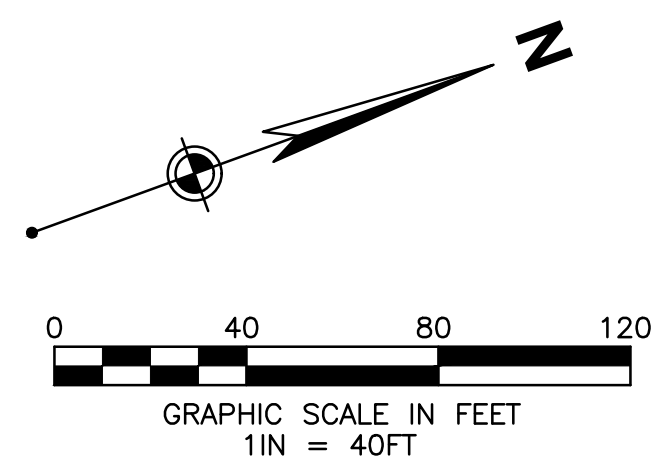
NOTES

- SEE SHEET ##### FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- HORIZONTAL DATUM REFERENCE: U.S. STATE PLANE, NORTH CAROLINA 1983
- VERTICAL DATUM REFERENCE: NAVD88
- CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.

KEYNOTES X

- DEMOLISH AND REMOVE EXISTING TREE, ROOT, AND VEGETATION IN ITS ENTIRETY
- DEMOLISH AND REMOVE EXISTING BUILDING, FOUNDATION, AND ALL APPURTENANCES
- REMOVE POWER POLE. COORDINATE WITH DOMINION ENERGY
- REMOVE EXISTING OVERHEAD POWER LINE. COORDINATE WITH DOMINION ENERGY
- EXISTING FEATURE TO REMAIN
- DEMOLISH AND REMOVE PAVEMENT AND CURB; SHOWN BY OTHERS

OVERALL SITE MAP



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL
PERMIT
PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION	
	NUMBER	DATE
0	0	07/22/23
	1	10/05/22
	2	12/09/22
	3	02/17/23

BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

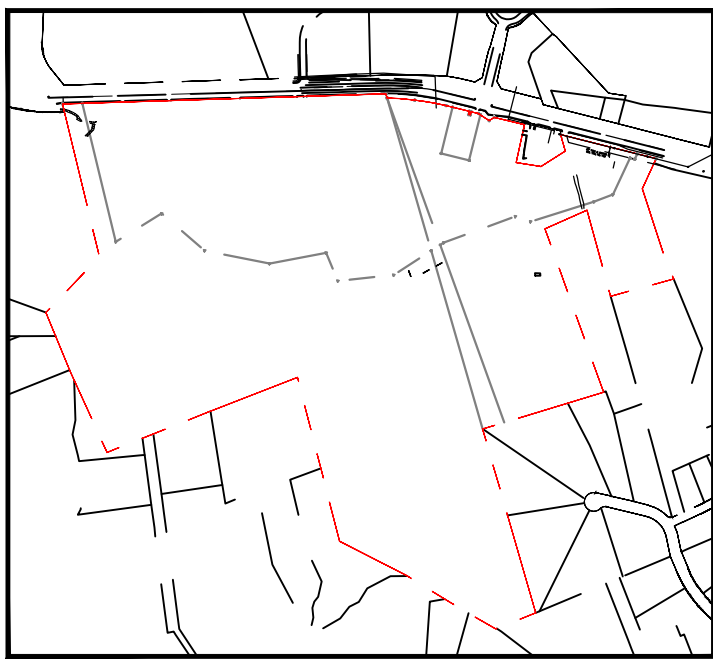
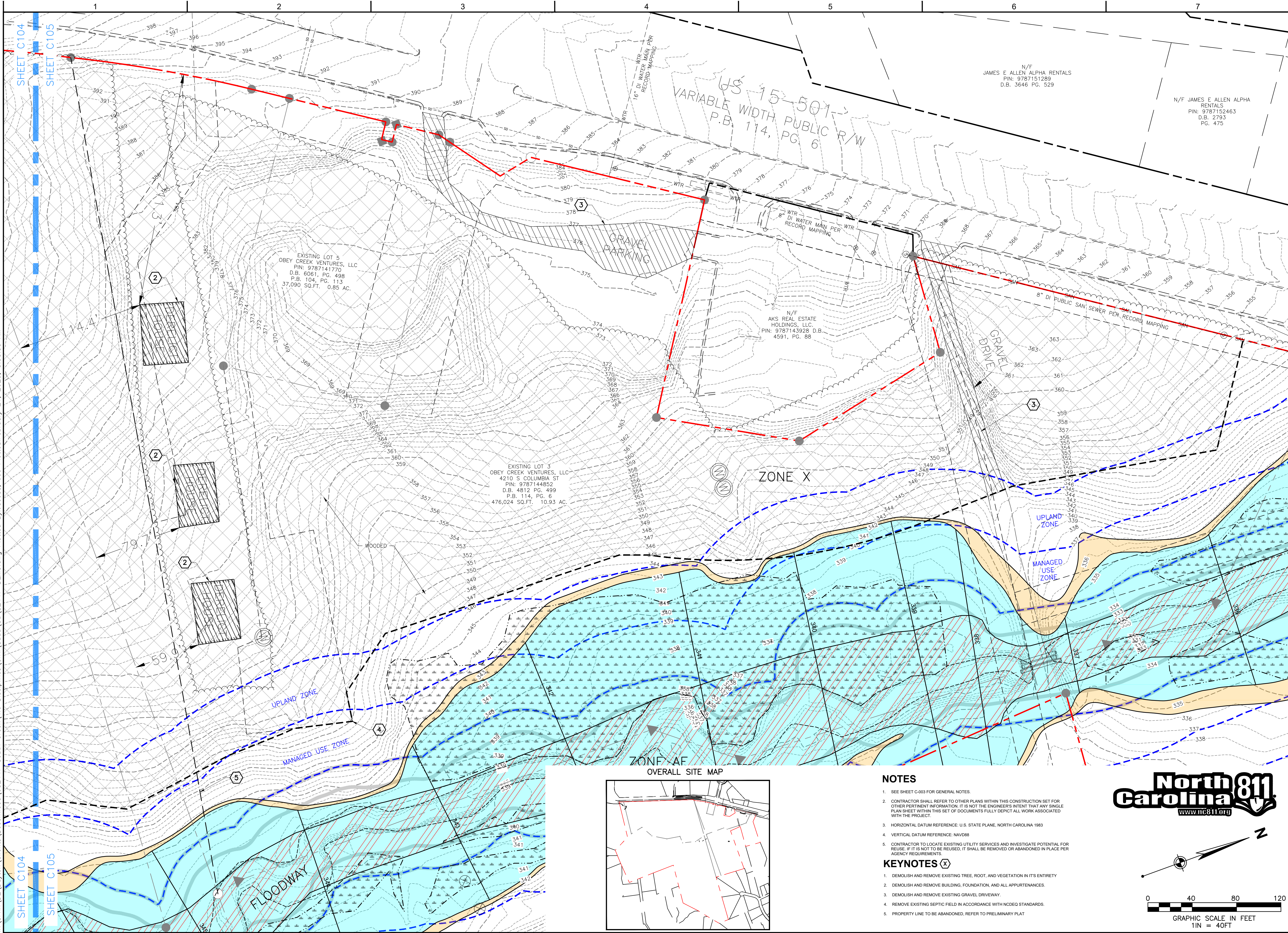
PROJECT NO: 082447
DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
DEMOLITION PLAN

SHEET NO:
C-105

Layout Tab Name: C-105 DEMOLITION PLAN
Last Saved By: Jacobs, J. 2/21/2023 8:57:53 AM
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Layout Tab Name: C-106 DEMOLITION PLAN
Last Saved By: Jacobs, 2/21/2023 8:57:53 AM
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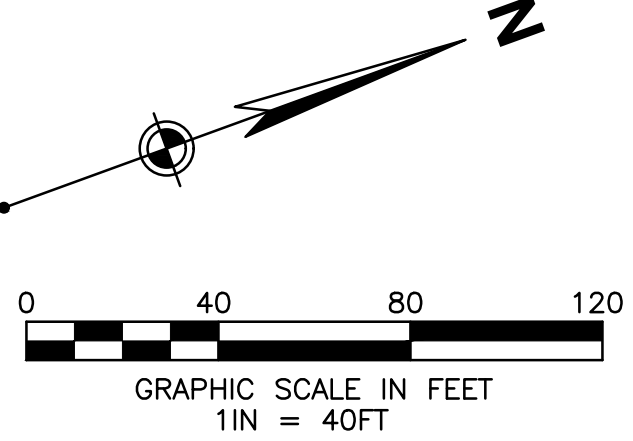


NOTES

- SEE SHEET C003 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- HORIZONTAL DATUM REFERENCE: U.S. STATE PLANE, NORTH CAROLINA 1983
- VERTICAL DATUM REFERENCE: NAVD88
- CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.

KEYNOTES (X)

- DEMOLISH AND REMOVE EXISTING TREE, ROOT, AND VEGETATION IN ITS ENTIRETY
- DEMOLISH AND REMOVE BUILDING, FOUNDATION, AND ALL APPURTENANCES.
- DEMOLISH AND REMOVE EXISTING GRAVEL DRIVEWAY.
- REMOVE EXISTING SEPTIC FIELD IN ACCORDANCE WITH NCDEQ STANDARDS.
- PROPERTY LINE TO BE ABANDONED, REFER TO PRELIMINARY PLAT



CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE	NUMBER	DATE	DESCRIPTION
	0	07/22/23	CONDITIONAL ZONING SUBMITTAL
	1	10/05/22	CONDITIONAL ZONING RESUBMITTAL
	2	12/09/22	CONDITIONAL ZONING RESUBMITTAL
	3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

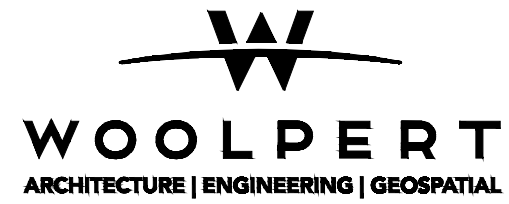
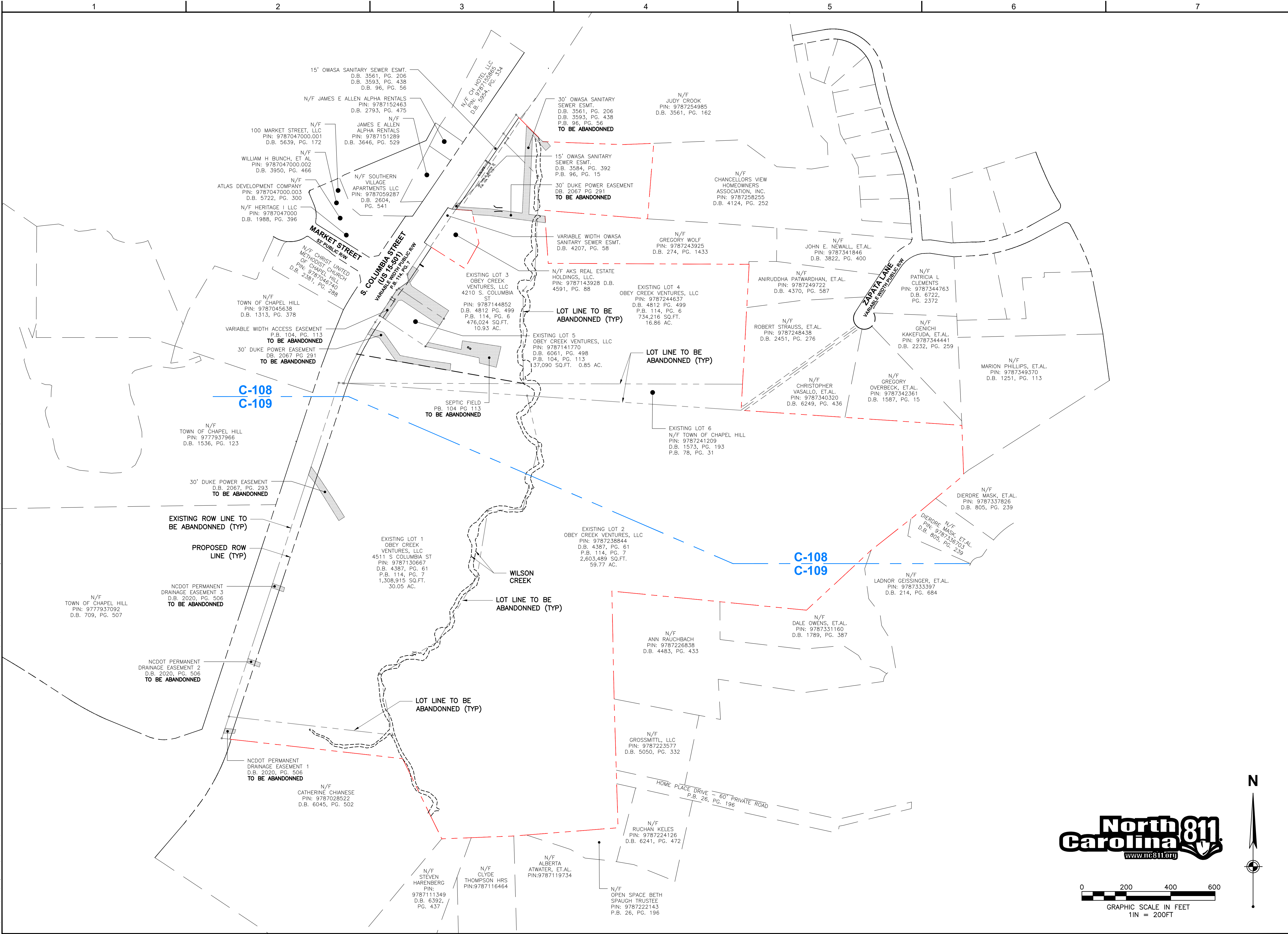
S COLUMBIA ST.
CHAPEL HILL, NC 27514

PROJECT NO: 082447
DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
DEMOLITION PLAN

SHEET NO:
C-106

Layout Tab Name: C-107 OVERALL PRELIMINARY PLAT
Last Saved By: Jacobs, Joe
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13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL
PERMIT
PLAN SET

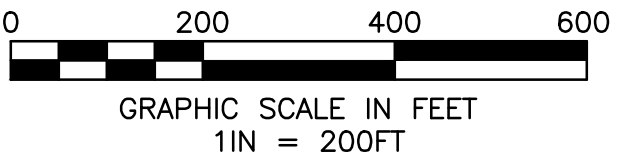
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	NUMBER	DATE
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	1	10/05/22
	2	12/09/22
	3	02/17/23
CONDITIONAL ZONING SUBMITTAL		
CONDITIONAL ZONING RESUBMITTAL		
CONDITIONAL ZONING RESUBMITTAL		

BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

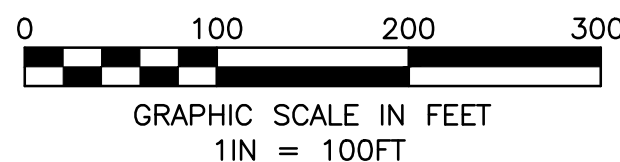
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DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
OVERALL PRELIMINARY
PLAT

SHEET NO:
C-107



Layout Tab Name: C-108 PRELIMINARY PLAT
Last Saved By: Jacobs, Joe
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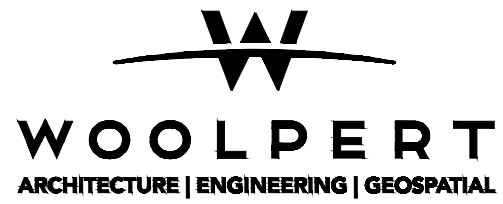


PROPOSED LOT 1
OBEY CREEK VENTURES, LLC
AREA: 1,864,331 SF OR 42.800 AC

TO BE DEDICATED TO THE
TOWN OF CHAPEL HILL

PROPOSED LOT 2
CONSERVATION EASEMENT
AREA: 3,316,184 SF OR 76.130 AC.

SEE SHEET C-109



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL
PERMIT
PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE
0	07/22/22
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2	12/09/22
3	02/17/23

BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

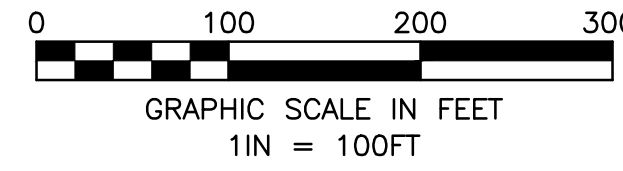
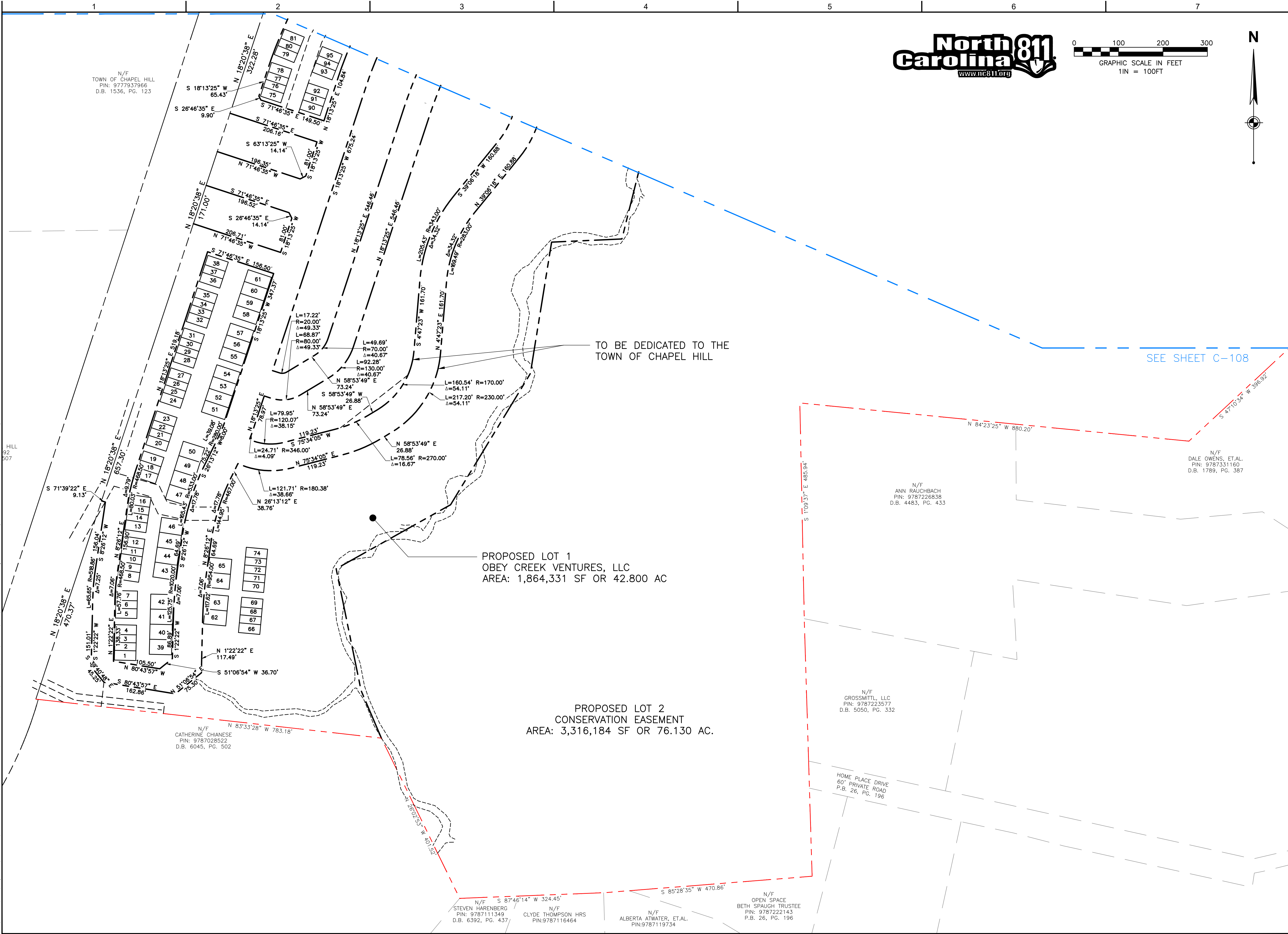
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DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
PRELIMINARY PLAT

SHEET NO:

C-108

Layout Tab Name: C-109 PRELIMINARY PLAT
Last Saved By: Jacobs, J. 2/17/2023 8:04:00 PM
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WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION	
	NUMBER	DATE
△	0	07/22/22
	1	10/05/22
	2	12/09/22
	3	02/17/23

BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

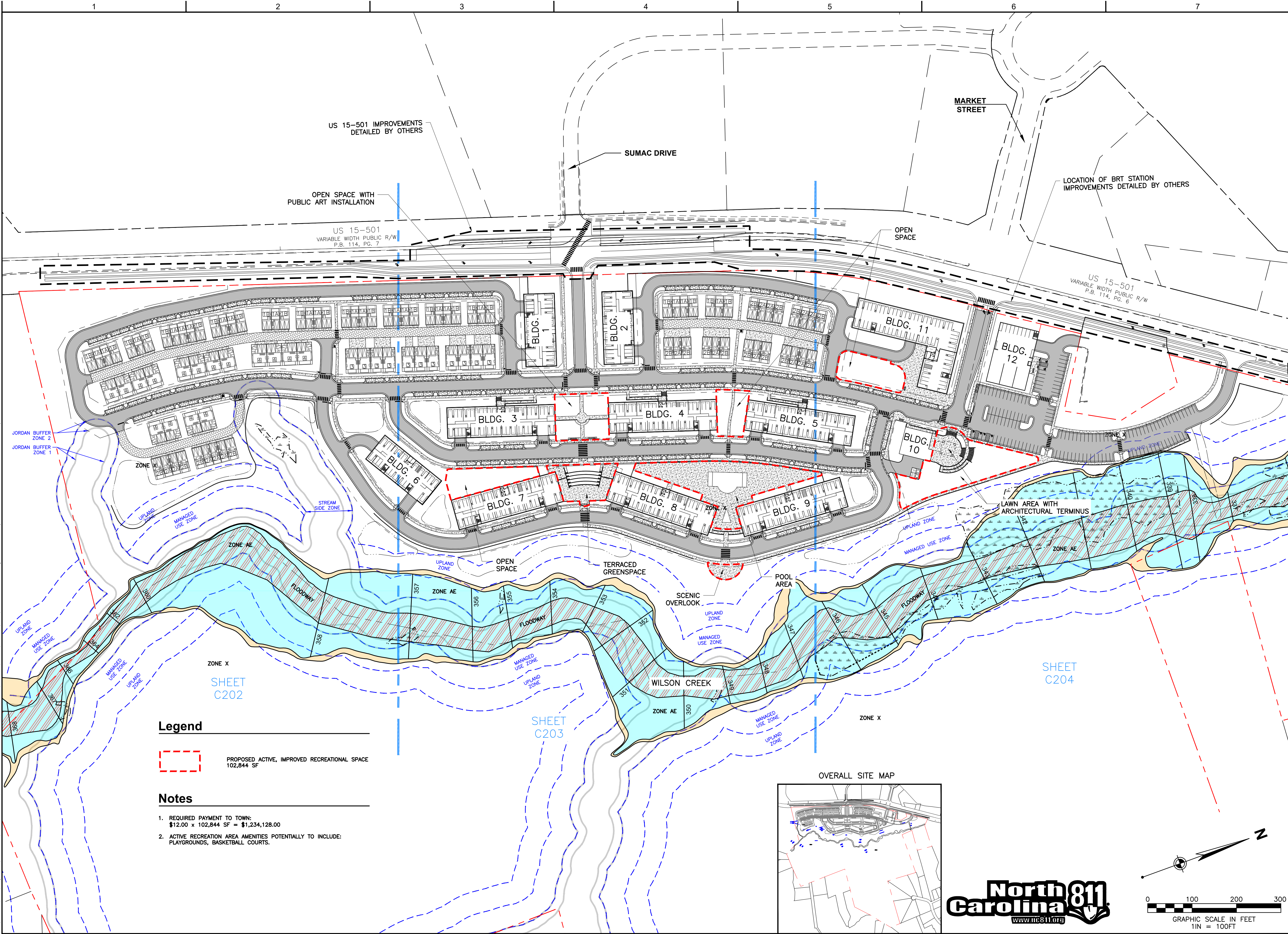
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DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
PRELIMINARY PLAT

SHEET NO:

C-109

Layout Tab Name: C-201 OVERALL SITE PLAN
Last Saved By: Jacobs, Joe
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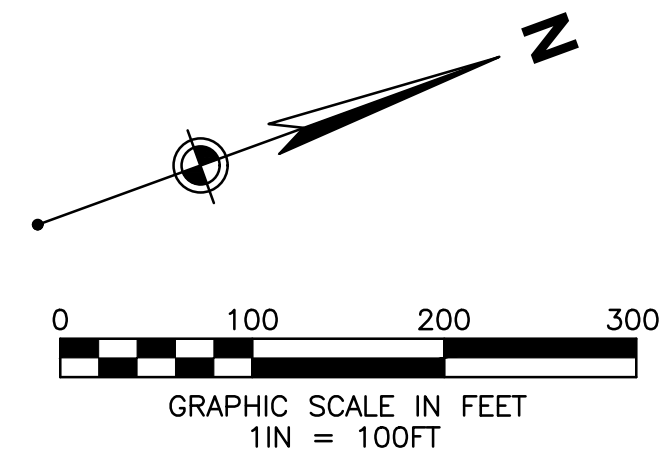
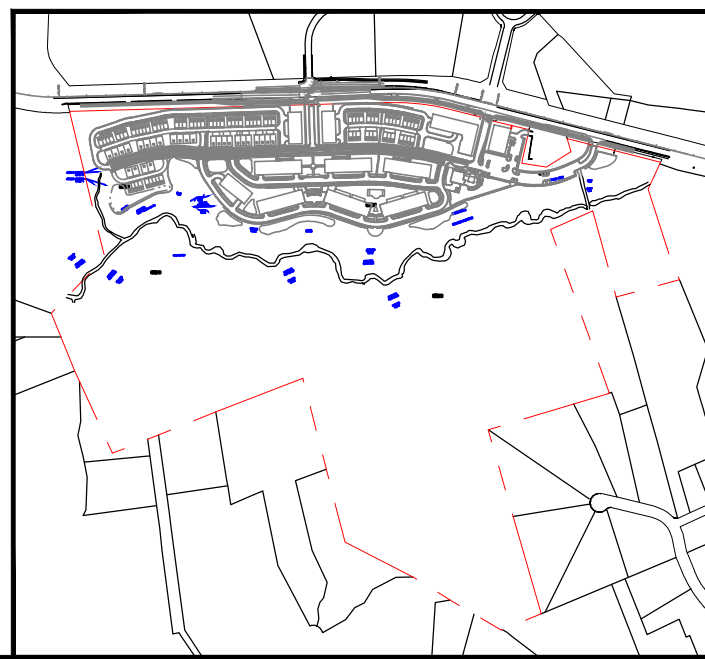
Legend

PROPOSED ACTIVE, IMPROVED RECREATIONAL SPACE
102,844 SF

Notes

1. REQUIRED PAYMENT TO TOWN:
\$12.00 x 102,844 SF = \$1,234,128.00
2. ACTIVE RECREATION AREA AMENITIES POTENTIALLY TO INCLUDE:
PLAYGROUNDS, BASKETBALL COURTS.

OVERALL SITE MAP



**CIVIL
PERMIT
PLAN SET**

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE
0	07/22/22
1	10/05/22
2	12/09/22
3	02/17/23

**BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT**

S COLUMBIA ST.
CHAPEL HILL, NC 27514

PROJECT NO: 082447
DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
OVERALL SITE PLAN

SHEET NO:

C-201