

PHASE 2							
AGE *	SQ. FOOTAGE *	NUMBER OF	SQUARE FOOTAGE	SQ. FOOTAGE *	SQ. FOOTAGE *	TOTAL FLOOR AREA	
E	COMMERCIAL	DWELLING UNITS	RESIDENTIAL	OFFICE	COMMERCIAL		
)	5,800	—	-	-	-	34,000	
	-	_	-	-	_	38,000	
	-	—	-	38,000	_	38,000	
	-	—	-	8,400	_	8,400	
	_	_	-	_	_	107,000	
	3,000	_	_	46,400	_	225,400	

	<u>R-2</u>					
PHASE 2					TOTAL	
OTAGE	SQ. FOOTAGE	NUMBER OF	SQUARE FOOTAGE	SQ. FOOTAGE	SQ. FOOTAGE	TOTAL FLOOR AREA
FICE	COMMERCIAL	DWELLING UNITS	RESIDENTIAL	OFFICE	COMMERCIAL	TEOOK ANEA
	_	-	-	_	_	17,000
•	_	_	_	-	_	17,000

	R-2	MU-V	TOTALS
PHASE 1 (NORTH) BLDG. J	_	109	109
PHASE 1 (SOUTH) BLDGS. A, B, & T	21	95	116
PHASE 2 BLDGS. D, E	_	79	79
TOTALS	21	283	304

NAD 83 PHASE 1B - SITE PLAN OVERVIEW (GRAPHIC SCALE IN FEET) 1 inch = 40 ft. REVIEW DRAWING NOT FOR CONSTRUCTIO

- REFUSE/RECYCLING NOTES
- ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
- THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON-SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
- 4. PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS,
- 3. ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
- 2. THE TOWN OF CHAPEL HILL, ITS ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
- <u>NOTES</u>

)	N	

5. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED. 6. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD DECONSTRUCTION ASSESSMENT CONFERENCE SPECIFICALLY CONCERNING THE BUILDINGS TO BE REMOVED FROM THE SITE AND A GENERAL PRE-DEMOLITION/ PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

3. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.

2. THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION

1. ANY GATE DESIGN WILL INCLUDE GATE RETAINERS.

ALL DRIVE AISLES AND PARKING LOTS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.

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Site Plan

Conditional Zoning Request

Existing

• 5,176 SF Retail Shell Space



Proposed

• (6) Units

COMPANY

DEV

- 1 Bedroom / 1 Bathroom
- 700 860 SF





