

**MCADAMS**

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**CLIENT**

REFUEL OPERATING COMPANY, LLC  
547 LONG POINT RS, SUITE 103  
MT. PLEASANT, SC 29464  
Ryan Robinson, PMP  
PHONE: 843. 388. 4966



**PROJECT DIRECTORY**

ARCHITECT  
RRMM ARCHITECTS  
1317 EXECUTIVE BOULEVARD, SUITE 200  
CHESAPEAKE, VIRGINIA 23320  
PHONE: 757. 622. 2828

MEP ENGINEER  
DUNHAM  
50 SOUTH SIXTH STREET, SUITE 1100  
MINNEAPOLIS, MINNESOTA  
PHONE: 612. 465. 7550



# STARPOINT - REFUEL MARKET

1950 US HWY 15-501 N  
CHAPEL HILL, NC 27516

**CONDITIONAL ZONING PERMIT**  
PROJECT NUMBER: RFM-21002  
DATE: 09. 23. 2022  
REVISED: 03.24.2023

SITE DATA	
PIN	9776-68-0129
SITE AREA	49,876 SF / 1.14 AC
GROSS LAND AREA	49,876 SF + 10%(49,876) = 54,864 SF / 1.26 AC
ZONING	EXISTING NC, R-LD1 PROPOSED NC
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE - UPPER NEW HOPE
WATERSHED PROTECTION	N/A
EXISTING USE	COMMERCIAL
PROPOSED USE	COMMERCIAL
IMPERVIOUS SURFACE AREA & RATIO (ISA/GLA)	EXISTING 0.89 AC (38,747 SF) (70.6%) MAX ALLOWED 0.88 AC (38,405 SF) (70.0%) PROPOSED 0.68 AC (29,467 SF) (53.7%)
BUILDING HEIGHT	ALLOWED 34' AT SETBACK, 60' AT CORE PROPOSED +/-27'
PARKING	REQUIRED 9 SPACES (1 PER 375 GSF) PROPOSED 9 SPACES (INCLUDING 1 MOTORCYCLE/MOPED STALL)
ACCESSIBLE PARKING	REQUIRED 1 SPACE (1 PER 25 TOTAL SPACES) PROPOSED 1 SPACE
BICYCLE PARKING	REQUIRED 4 SPACES (MIN 4; 1 PER 2,500 SF OF FLOOR AREA) PROPOSED 8 SPACES
SETBACKS	REQUIRED STREET (15-501) = 24' STREET (SMITH LEVEL RD) = 24' INTERIOR = 8' SOLAR = 11' PROPOSED STREET (15-501) = 24' STREET (SMITH LEVEL RD) = 16' INTERIOR = 8' SOLAR = 11'
BUFFERS	REQUIRED NORTHEAST (VACANT LAND) = 10' TYPE B EAST (SINGLE FAMILY) = 20' TYPE C EAST (15-501) = 30' TYPE D WEST (SMITH LEVEL RD) = 30' TYPE D PROPOSED NORTHEAST (VACANT LAND) = 10' TYPE B EAST (SINGLE FAMILY) = 12'-20' MODIFIED EAST (15-501) = MODIFIED - STREET TREES WEST (SMITH LEVEL RD) = MODIFIED - STREET TREES
DISTURBED AREA	1.12 AC (48,735 SF)



## VICINITY MAP

1" = 300'



**SHEET INDEX**

C0.00	PROJECT NOTES
C0.01	AREA MAP
C1.00	EXISTING CONDITIONS
C1.01	EXISTING VEGETATION
C1.02	STEEP SLOPES PLAN
C2.00	SITE PLAN
C2.01	SOLID WASTE PLAN
C2.02	FIRE PROTECTION PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C5.00	PLAN AND PROFILE - SMITH LEVEL SDT
C7.00	CONSTRUCTION MANAGEMENT PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
L1.00	LANDSCAPE PROTECTION & TREE COVERAGE PLAN
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES AND CALCULATIONS

**ADDITIONAL SHEETS**

A-1.0 EXTERIOR ELEVATIONS

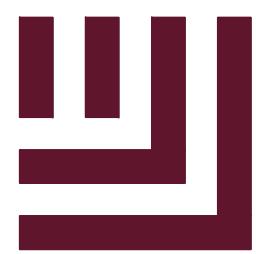
**REVISIONS**

NO.	DATE	REVISION
1	12.13.2022	REVISED PER 1ST C2P COMMENTS
2	03.24.2023	REVISED PER 2ND C2P COMMENTS
3		
4		
5		
6		

**CONDITIONAL ZONING PERMIT FOR:**

STARPOINT - REFUEL MARKET  
1950 US HWY 15-501 N  
CHAPEL HILL, NC 27516  
PROJECT NUMBER: RFM-21002

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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**PLAN INFORMATION**

PROJECT NO. RFM-21002  
FILENAME RFM21002-N1  
CHECKED BY SJC  
DRAWN BY WHM  
SCALE N/A  
DATE 09. 23. 2022

**SHEET**

**PROJECT NOTES**

**C0.00**

**PROJECT NOTES**

**C0.00**

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

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

**PAVEMENT MARKING/SIGNAGE NOTES:**

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

**RETAINING WALL NOTES**

- THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS AND ASSOCIATED FOOTERS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENTRANCE INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
- RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY PRIOR TO CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
- ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
- STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

**GENERAL NOTES:**

- CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES 7 DAYS PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.
- GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC PROPERTIES AFFECTED BY THE PROPOSED ROAD CLOSURES IF REQUIRED TO ENSURE CONTINUOUS ACCESS TO THE AFFECTED PROPERTIES.
- ALL PARKING SPACE MARKINGS SHOWN SHALL BE PER THE TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
- MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENTRANCE ON THIS MINIMUM CORNER CLEARANCE.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

- OCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.

- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.

- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.

- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).

- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL ENGINEERING DEPARTMENT, ORANGE COUNTY SOIL AND EROSION DEPARTMENT, AND OWNER/REPRESENTATIVE.

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

- ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.

- ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE REPAVED/RESURFACED.

- SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.

- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.

- EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY MCDAMS. EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND THE BEST AVAILABLE RECORDS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

- A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED, REQUIRING ALL LINES TO BE BURIED SURROUNDING STRUCTURES.

- CONTRACTOR TO CONTACT THE CHAPEL HILL STORMWATER MANAGEMENT DIVISION AT 919-969-7246 TO SCHEDULE SITE INSPECTION AT LEAST TEN (10) DAYS IN ADVANCE OF REQUESTING THE CERTIFICATE OF OCCUPANCY.

- IMPROVEMENTS, STRUCTURES, FIXTURES, SIGNS, TABLES, CHAIRS, PLANTERS, OR ANY OTHER OBJECT SHALL NOT BE PLACED IN SIDEWALK AREAS FOR ANY PERIOD OF TIME.

- ANY ROOT DRAINS OR OTHER PLUMBING INTENDED TO DISCHARGE TO THE STORM SEWER SYSTEM NOT SHOWN ON THE APPROVED PLANS ARE NOT APPROVED. ANY DISCHARGE DIRECTED TO THE STORM SEWER SYSTEM THAT IS NOT APPROVED WILL NOT MEET APPROVAL FROM THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION.

- THE NORTH CAROLINA DEPARTMENT OF INSURANCE SHALL REVIEW AND APPROVE ANY PROJECTS LISTED IN TABLE 10A.3 OF THE NORTH CAROLINA ADMINISTRATION AND POLICIES CODE BEFORE THE TOWN OF CHAPEL HILL WILL BEGIN ITS BUILDING PERMIT REVIEW.

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIREMENTS FOR PARKING SPACES AND DESIGN OF HANDICAPPED PARKING SPACES, PARKS, CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO THE AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AND TOWN STANDARDS.

- A. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH NBC 2018 SECTION 1106.1.1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION. SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH NBC 2018 REQUIREMENTS, MUTCD AND ACC A 117.1.

- B. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A11.1.2009 EDITION. CROSS SLOPE LIMITED TO 2%, CALL TOWN OF CHAPEL HILL BUILDING INSPECTION OFFICE FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE. C. SLOPES GREATER THAN 5% REQUIRE CONSTRUCTION AS A RAMP.

- AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DEVELOPER SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88 (TOWN OF CHAPEL HILL DESIGN MANUAL).

- OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.

- DURING CONSTRUCTION, VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

- THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.

- A WORKING SPACE OF NOT LESS THAN 36" IN WIDTH AND DEPTH AND 78" IN HEIGHT SHALL BE PROVIDED ON ALL SIDES EXCEPT FOR WALL MOUNTED FDC'S UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. THE FDC'S WHERE REQUIRED MUST BE PHYSICALLY PROTECTED BY AN APPROVES BARRIER FROM IMPACTS.

- WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET (7925 mm), EXCLUSIVE OF SHOULDERS (SEE FIGURE D103.1).

- FIRE APPARATUS ACCESS ROADS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. THE MINIMUM WIDTHS AND CLEARANCES ESTABLISHED IN SECTIONS 503.2.1 AND 503.2.2 SHALL BE MAINTAINED AT ALL TIMES. 2018 NCFC 503.4 (FIRE) FIRE

- WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARCHINGS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. 2018 NCFC SECTION 503.3 AND APPENDIX D D 103.6, D 103.6.1, D 103.6.2

- THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE THE INSTALLATION AND MAINTENANCE OF GATES OR OTHER APPROVED BARRICADES ACROSS FIRE APPARATUS ACCESS ROADS, TRAILS, OR OTHER ACCESSWAYS; NOT INCLUDING PUBLIC STREETS, ALLEYS, OR HIGHWAYS. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. 2018 NCFC SECTION 503 AND APPENDIX D103.

- THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT APPROVAL. THE GRADE OF THE FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT APPROVAL.

- D 103.2 GRADE. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE. EXCEPTION: GRADES STEEPER THAN 10 PERCENT AS APPROVED BY THE FIRE CHIEF. 2018 NCFC SECTION 503 AND APPENDIX D

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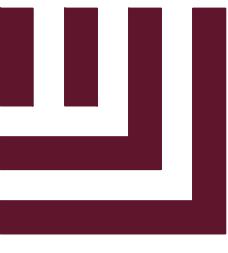
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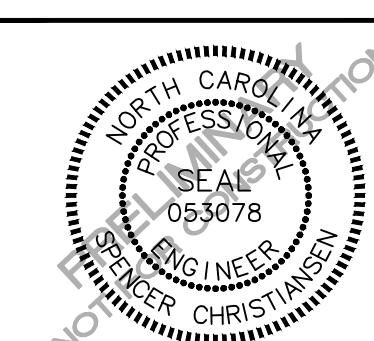
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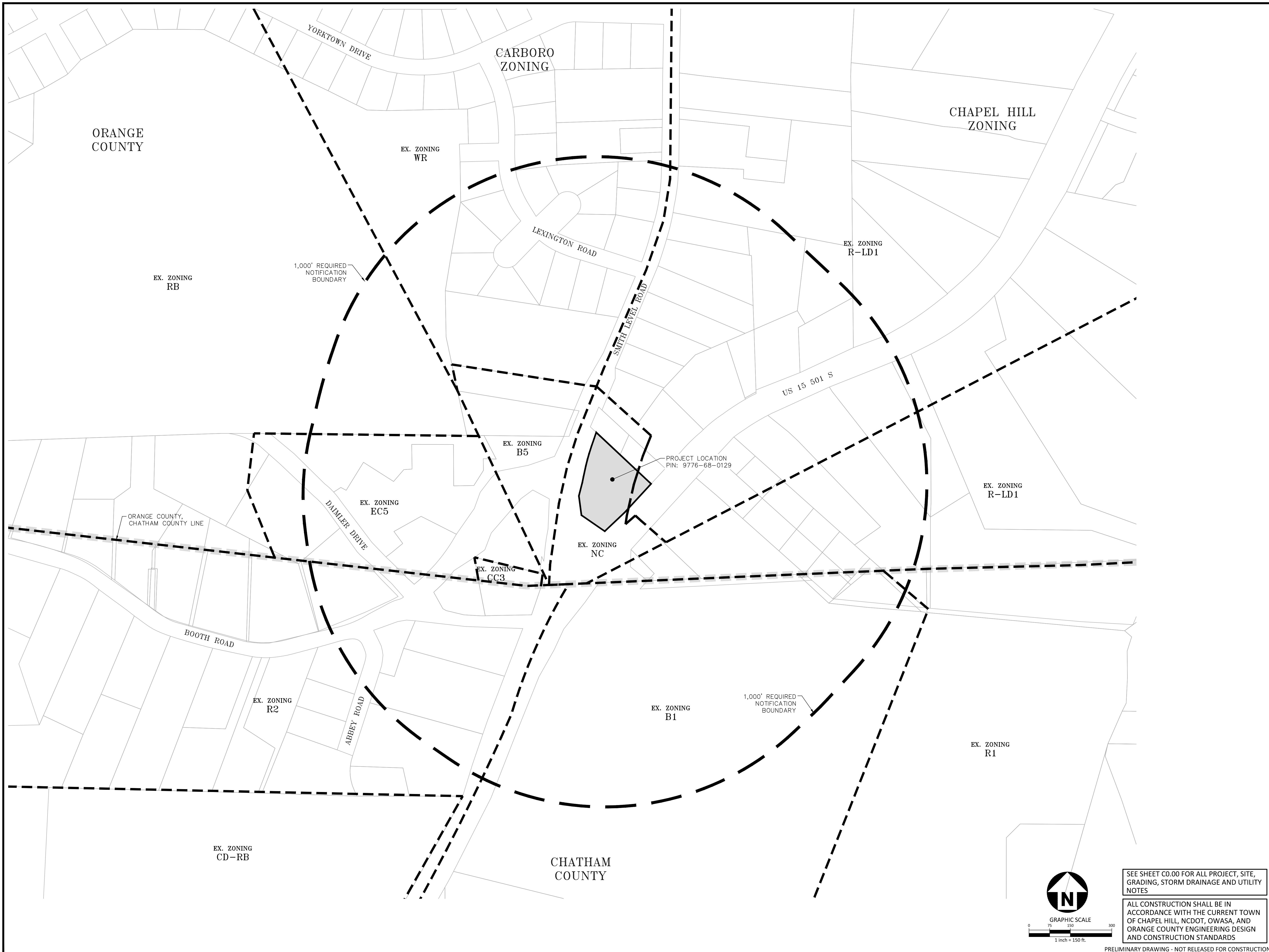
**PLAN INFORMATION**

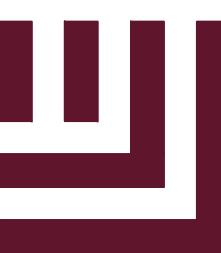
PROJECT NO. RFM-21002  
FILENAME RFM21002-AM1  
CHECKED BY SJC  
DRAWN BY WHM  
SCALE 1" = 150'  
DATE 09.23.2022

**SHEET**

**AREA MAP**

**C0.01**





**McADAMS**

The John R. McAdams Company, Inc.

621 Hillsborough Street

Suite 500

Raleigh, NC 27603

phone 919. 361. 5000

fax 919. 361. 2269

license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

REFUEL OPERATING COMPANY, LLC  
547 LONG POINT RS, SUITE 103  
MT. PLEASANT, SC 29464  
Ryan Robinson, PMP  
PHONE: 843. 388. 4966



**STARPOINT - REFUEL MARKET  
CONDITIONAL ZONING PERMIT  
1950 US HWY 15-501 N  
CHAPEL HILL, NC 27516**

ApC

ApB

**LEGEND**

■	CONCRETE MONUMENT
●	EXISTING IRON PIPE
▲	IRON PIPE SET
●	CALCULATED POINT
●	RW DISC
●	REBAR
●	RIGHT-OF-WAY MONUMENT
●	FIRE HYDRANT
●	WATER METER
●	BACKFLOW PREVENTER
●	WATER METER HOLE
●	WATER VALVE
●	BLOW OFF VALVE
●	HOSEBIB
●	FIRE DEPT. CONNECTION
●	SPRINKLER HEAD
●	DRAINAGE INLET/YARD INLET
●	CL CATCH BASIN AT BC
●	STORM DRAIN MANHOLE
●	FES
●	ELECTRIC MANHOLE
●	ELECTRIC METER
●	ELECTRIC TRANSFORMER
●	ELECTRIC PEDESTAL
●	ELECTRIC HANDHOLE
●	ELECTRIC BOX
●	GUY WIRE
●	LIGHT POLE
●	TOWER
●	POWER/UTILITY POLE
●	GREASE TRAP MANHOLE
●	CLEAR CUT
●	SEWER MANHOLE
●	GAS SERVICE METER
●	GAS MARKER
●	GUY POLE
●	GAS REGULATOR
●	GAS TEST STATION
●	GAS VALVE
●	CABLE TV BOX
●	CATV
●	WATER LINE
●	SEWER LINE
●	STORM LINE
●	FENCE
●	HANDRAIL
●	CANOPY/BUILDING OVERHANG
●	UNDERGROUND TV CABLE
●	UNDERGROUND ELECTRIC LINE
●	UNDERGROUND FIBER OPTIC CABLE
●	WOOD LINE/LANDSCAPING

SD1-CB	TOP=539.5'	SD6-DI	TOP=520.7'
	INV IN (NE)=537.8" (15" RCP)		INV IN (NE)=526.21" INV=COULD NOT OBTAIN
	INV OUT (SW)=537.4" (12" RCP)		SSMH1
SD2-CB	TOP=541.1'	SD7-DI	TOP=538.11"
	INV IN (NE)=535.0" (12" RCP)		INV=526.30"
	INV OUT (SE)=535.1" (15" RCP)		SSMH2
SD3-DI	TOP=540.8"	SD8-DI	TOP=536.4"
	INV IN (NW)=536.6" (15" RCP)		INV=527.26"
	INV IN (SW)=536.8" (15" RCP)		SSMH3
	INV IN (NE)=536.6" (15" RCP)		INV=524.74"
	INV OUT (SE)=536.6" (16" RCP)		SD9-CB
SD4-DI	TOP=540.9"		TOP=536.9"
	INV OUT (NE)=538.0" (15" RCP)		INV IN (SW)=531.1" (15" RCP)
SD5-DI	TOP=541.1'		INV OUT (N)=531.1" (15" DIP)
	INV OUT (SW)=538.3" (15" RCP)		SD10-CB
SD11-DI	TOP=526.8"		TOP=531.1"
	INV OUT (S)=519.2" (15" DIP)		INV IN (S)=523.5" (15" DIP)
	INV OUT=519.1" (15" DIP)		SD11-DI

**SOIL TYPE CLASSIFICATION**

— Soil Classification Line  
ApC: APPLING SANDY LOAM, 6 TO 10 PERCENT SLOPE  
ApB: APPLING SANDY LOAM, 2 TO 6 PERCENT SLOPE

**REVISIONS**

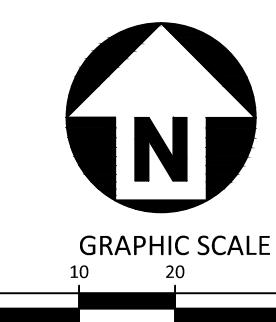
NO. DATE  
12.13.2022 REVISED PER 1ST C2P COMMENTS  
03.24.2023 REVISED PER 2ND C2P COMMENTS

**PLAN INFORMATION**

PROJECT NO. RFM-21002  
FILENAME RFM21002-XC1  
CHECKED BY SJC  
DRAWN BY WHM  
SCALE 1" = 20'  
DATE 09. 23. 2022

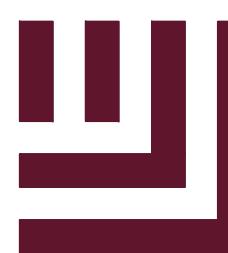
**SHEET**

**EXISTING CONDITIONS**



SEE SHEET C0.00 FOR ALL PROJECT, SITE,  
GRADING, STORM DRAINAGE AND UTILITY  
NOTES  
ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH THE CURRENT TOWN  
OF CHAPEL HILL, NCDOT, OWASA, AND  
ORANGE COUNTY ENGINEERING DESIGN  
AND CONSTRUCTION STANDARDS  
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**C1.00**



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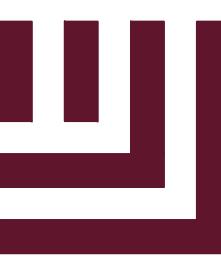
CONCRETE MONUMENT	CATV HANDHOLE
EXISTING IRON PIPE	TELEPHONE MANHOLE
IRON PIPE SET	PHONE POLE
CALCULATED POINT	PHONE BOX
RW DISC	MANHOLE
REBAR	PEDESTAL
RIGHT-OF-WAY MONUMENT	FIBER OPTIC
FIRE HYDRANT	HANDHOLE
WATER METER	UNKNOWN
BACKFLOW PREVENTER	MANHOLE
WATER VALVE	PEDESTAL
BLOW OFF VALVE	BURIED CABLE
HOSEBIB	WARNING POST
FIRE DEPT. CONNECTION	TRAFFIC SIGNAL
SPRINKLER HEAD	POLE
DRAINAGE INLET/YARD INLET	TRAFFIC
CL CATCH BASIN AT BC	HANDHOLE
STORM DRAIN MANHOLE	BOLLARD
FES	AIR CONDITIONER
ELECTRIC MANHOLE	SIGN
ELECTRIC METER	MAILBOX
ELECTRIC TRANSFORMER	UNDERGROUND FUEL TANK ACCESS
ELECTRIC PEDESTAL	GRAVESTONE
ELECTRIC HANDHOLE	SWEET GUM
ELECTRIC BOX	OAK
GUY WIRE	PINE
LIGHT POLE	GAS LINE
TOWER	WATER LINE
POWER/UTILITY POLE	SEWER LINE
GREASE TRAP MANHOLE	STORM LINE
CLEAR CUT	FENCE
SEWER MANHOLE	HANDRAIL
GAS SERVICE METER	CANOPY/BUILDING OVERHANG
GAS MARKER	UNDERGROUND TV CABLE
GUY POLE	UNDERGROUND ELECTRIC LINE
GAS REGULATOR	UNDERGROUND FIBER OPTIC CABLE
GAS TEST STATION	WOOD LINE/LANDSCAPING
GAS VALVE	
CABLE TV BOX	

SD1-CB	SD6-DI	SSMH1
TOP=539.5'	TOP=530.7"	TOP=526.21'
INV=IN (NE)=537.5'	INV=OUT (NE)=537.8" (15" RCP)	INV=COULD NOT OBTAIN
INV=OUT (SW)=537.4" (12" RCP)	INV=OUT (SW)=537.8" (15" RCP)	
SD2-CB	SD7-DI	SSMH2
TOP=541.1'	TOP=536.4"	TOP=538.11"
INV IN (NE)=535.0" (12" RCP)	INV OUT (NW)=532.5" (18" RCP)	INV=526.30"
INV OUT (SE)=535.1" (15" RCP)		
SD3-DI	SD8-DI	SSMH3
TOP=540.8"	TOP=537.6"	TOP=537.26"
INV IN (NW)=536.6" (15" RCP)	BOTTOM OF BOX=531.6"	INV=524.74"
INV IN (SW)=536.8" (15" RCP)	TIME OF DEBRIS AT TIME OF SURVEY	
INV IN (NE)=536.6" (15" RCP)		
INV OUT (SE)=536.6" (16" RCP)		
SD4-DI	SD9-CB	
TOP=540.9"	TOP=536.9"	
INV OUT (NE)=538.0" (15" RCP)	INV IN (SW)=531.1" (15" RCP)	
SD5-DI	INV OUT (N)=531.1" (15" DIP)	
TOP=541.1'	SD10-CB	
INV OUT (SE)=538.3" (15" RCP)	TOP=533.5"	
	INV IN (S)=523.5" (15" DIP)	
	INV OUT (NW)=523.5" (15" DIP)	
SD11-DI	SD11-DI	
	TOP=526.8"	
	INV IN (S)=519.2" (15" DIP)	
	INV OUT=519.1" (15" DIP)	

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**STARPOINT - REFUEL MARKET  
CONDITIONAL ZONING PERMIT  
1950 US HWY 15-501 N  
CHAPEL HILL, NC 27516**



**STEEP SLOPE LEGEND**

	SLOPES 0% - 10% (1.02 AC) (44,438 SF)
	SLOPES 10% - 15% (0.05 AC) (2,108 SF)
	SLOPES 15% - 25% (0.03 AC) (1,385 SF)
	SLOPES >25% (0.00 AC) (0 SF)
	MANMADE SLOPES >25% (0.04 AC) (1,945 SF)

**GENERAL NOTES:**

1. THERE WILL BE NO DISTURBANCE OF STEEP SLOPES REQUIRING A MODIFICATION REQUEST ON THIS PROJECT.

**REVISIONS**

NO. DATE  
12.13.2022 REVISED PER 1ST C2P COMMENTS  
03.24.2023 REVISED PER 2ND C2P COMMENTS

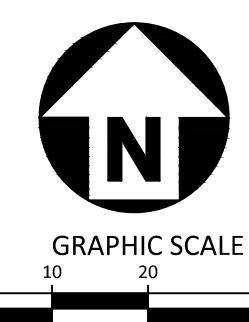
**PLAN INFORMATION**

PROJECT NO. RFM-21002  
FILENAME RFM21002-SS1  
CHECKED BY SJC  
DRAWN BY LUL  
SCALE 1" = 20'  
DATE 09.23.2022

**SHEET**

**STEEP SLOPES PLAN**

**C1.02**

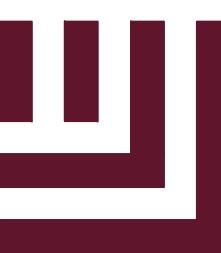


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1950 US HWY 15-501 N  
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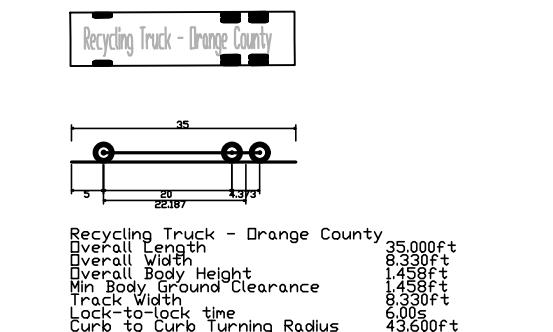
**GENERAL SOLID WASTE AND RECYCLING NOTES:**

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDE ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:)

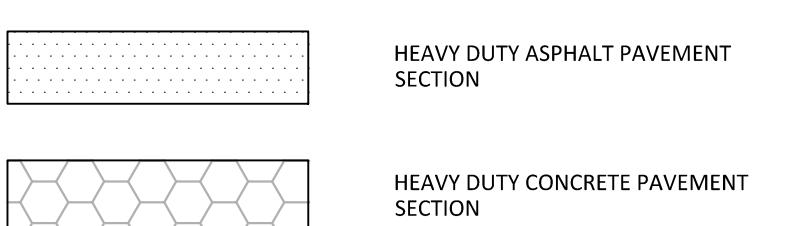
  - GLASS (CLEAR, BROWN AND GREEN)
  - PAPER
  - NEWSPAPERS, MAGAZINES AND OTHER PAPER
  - METAL CANS
  - CARDBOARD

- ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.
- HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C2.01. THESE SECTIONS APPLY UNLESS OTHERWISE INSTRUCTED BY THE GEOTECHNICAL ENGINEER.

**TRUCK DIMENSIONS:**



**PAVEMENT LEGEND:**



**REVISIONS**

NO. DATE  
12.13.2022 REVISED PER 1ST C2P COMMENTS  
03.24.2023 REVISED PER 2ND C2P COMMENTS

**PLAN INFORMATION**

PROJECT NO. RFM-21002  
FILENAME RFM21002-SWST1  
CHECKED BY SJC  
DRAWN BY WHM  
SCALE 1" = 20'  
DATE 09. 23. 2022

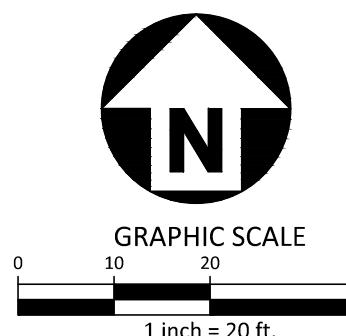
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GRADING, STORM DRAINAGE AND UTILITY  
NOTES

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**SHEET**

**SOLID WASTE PLAN**

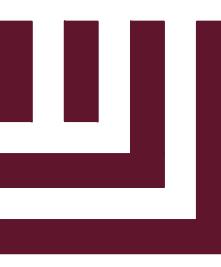
**C2.01**



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**STARPOINT - REFUEL MARKET  
CONDITIONAL ZONING PERMIT  
1950 US HWY 15-501 N  
CHAPEL HILL, NC 27516**



**UTILITY LEGEND**

×	WATER VALVE
◻	METER & VAULT
■	BACKFLOW PREVENTER
●	SEWER CLEAN-OUT
●	GREASE TRAP
—	WATER SERVICE LINE
—	SEWER SERVICE LINE
—	EASEMENT LINE

CLIFTON M. NIXON  
MIRIAM K. NIXON  
D.B. 4393, Pg. 332

GORDON M. MITCHELL  
D.B. 269, Pg. 1043

EXISTING  
LEVEL ROAD  
(VARIABLE WIDTH PUBLIC R/W)

EXISTING  
15 / 501  
(VARIABLE WIDTH PUBLIC R/W)

APPROXIMATE LOCATION OF  
OWASA MONITORING DEVICE. CONTRACTOR  
TO COORDINATE INSTALLATION WITH  
OWASA PRIOR TO CONSTRUCTION.

APPROXIMATE LOCATION OF  
5/8" AND 1" WATERLINES.  
CONTRACTOR TO VERIFY  
PRIOR TO CONSTRUCTION.

PERMANENT DRAINAGE  
EASEMENT  
D.B. 2373, PG. 565  
(TO BE RELEASED)

ABANDON EX. 2-INCH WATER  
SERVICE LINE PER OWASA  
STANDARDS.

EX. 8" PVC SS

EX. 8" AC W/L

EX. 12" DIP W/L  
APPROXIMATE LOCATION

EX. 8" PVC SS

EX. 8" AC W/L

APPROXIMATE LOCATION OF  
OWASA MONITORING DEVICE. CONTRACTOR  
TO COORDINATE INSTALLATION WITH  
OWASA PRIOR TO CONSTRUCTION.

EX. 8" PVC SS

EX. 8" AC W/L

EX. 8" PVC SS

EX. 8" AC W/L



0 10 20 40  
1 inch = 20 ft.

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1	12.13.2022 REVISED PER 1ST C2P COMMENTS
2	03.24.2023 REVISED PER 2ND C2P COMMENTS
3	
4	
5	
6	

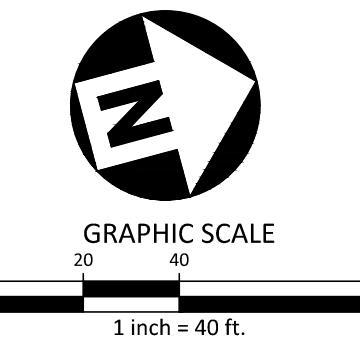
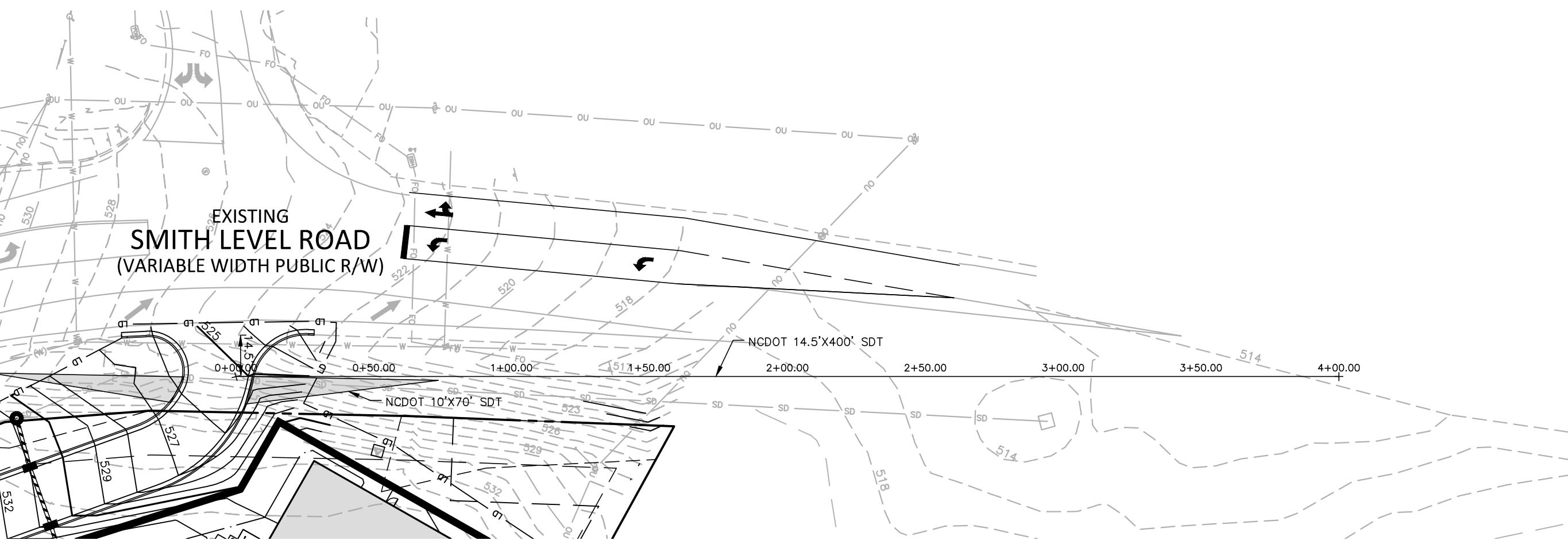
**PLAN INFORMATION**

PROJECT NO.	RFM-21002
FILENAME	RFM21002-U1
CHECKED BY	SJC
DRAWN BY	WHM
SCALE	1" = 20'
DATE	09.23.2022

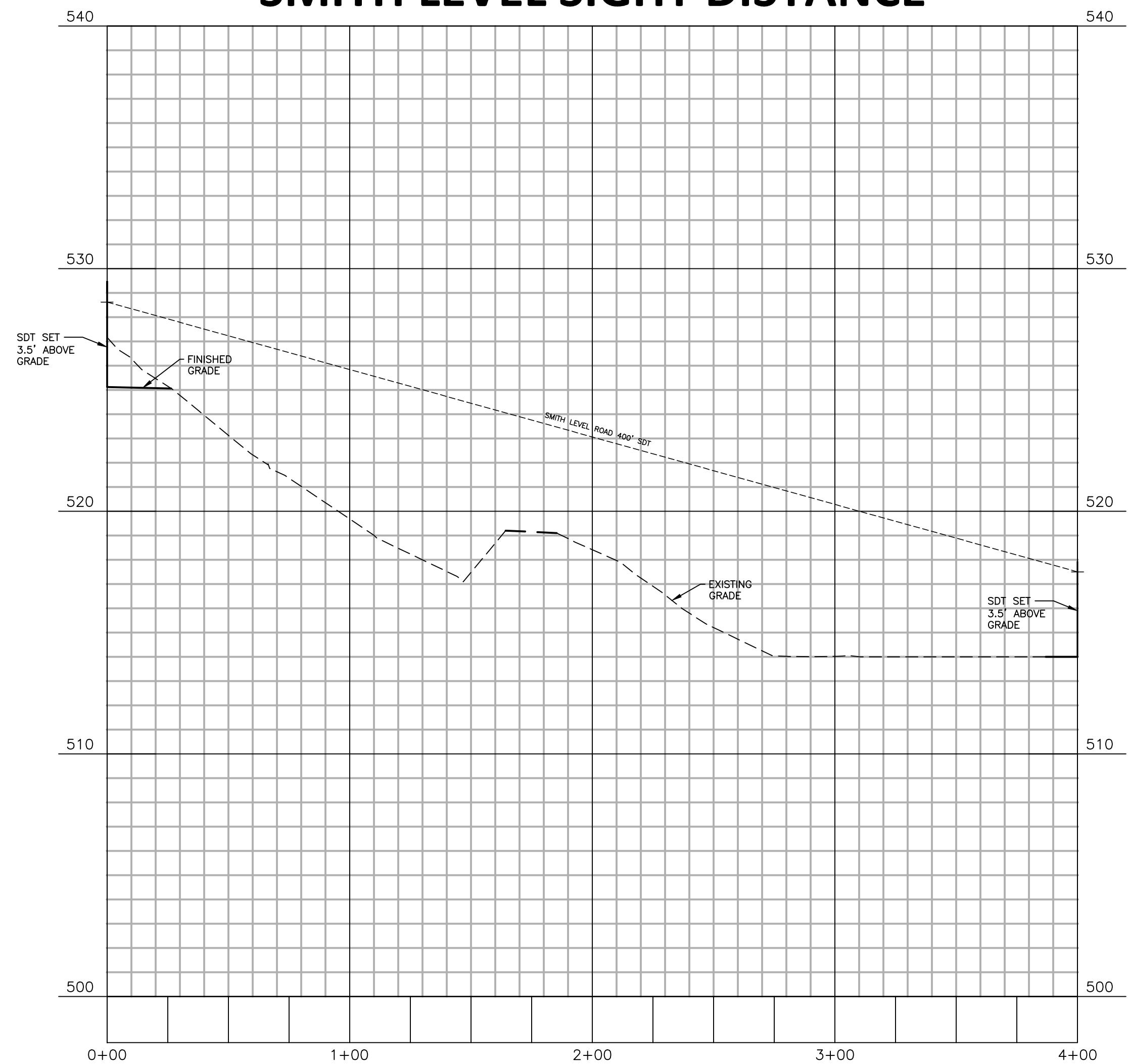
**SHEET**

**UTILITY PLAN**

**C4.00**



## SMITH LEVEL SIGHT DISTANCE

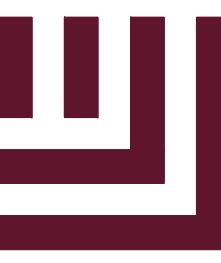


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CHAPEL HILL, NC 27516



REVISIONS

NO. DATE  
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PLAN INFORMATION

PROJECT NO. RFM-21002  
FILENAME RFM21002-D1  
CHECKED BY SJC  
DRAWN BY WHM  
SCALE N/A  
DATE 09.23.2022

SHEET

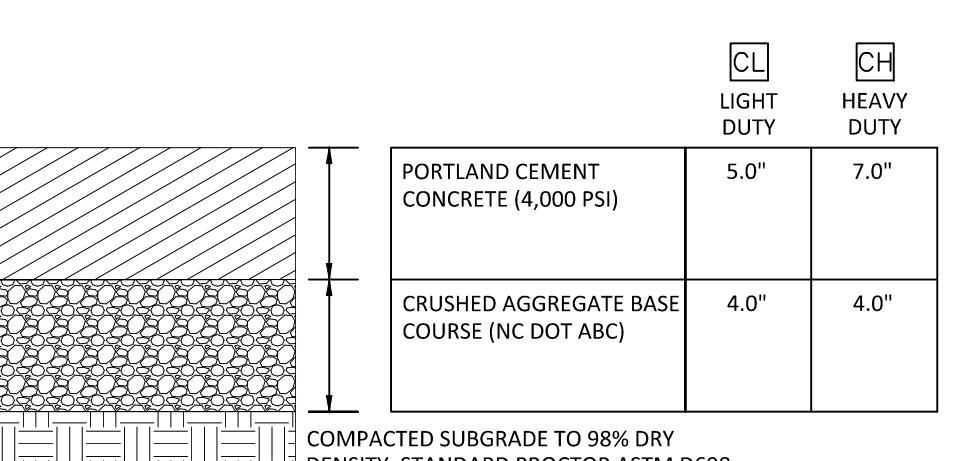
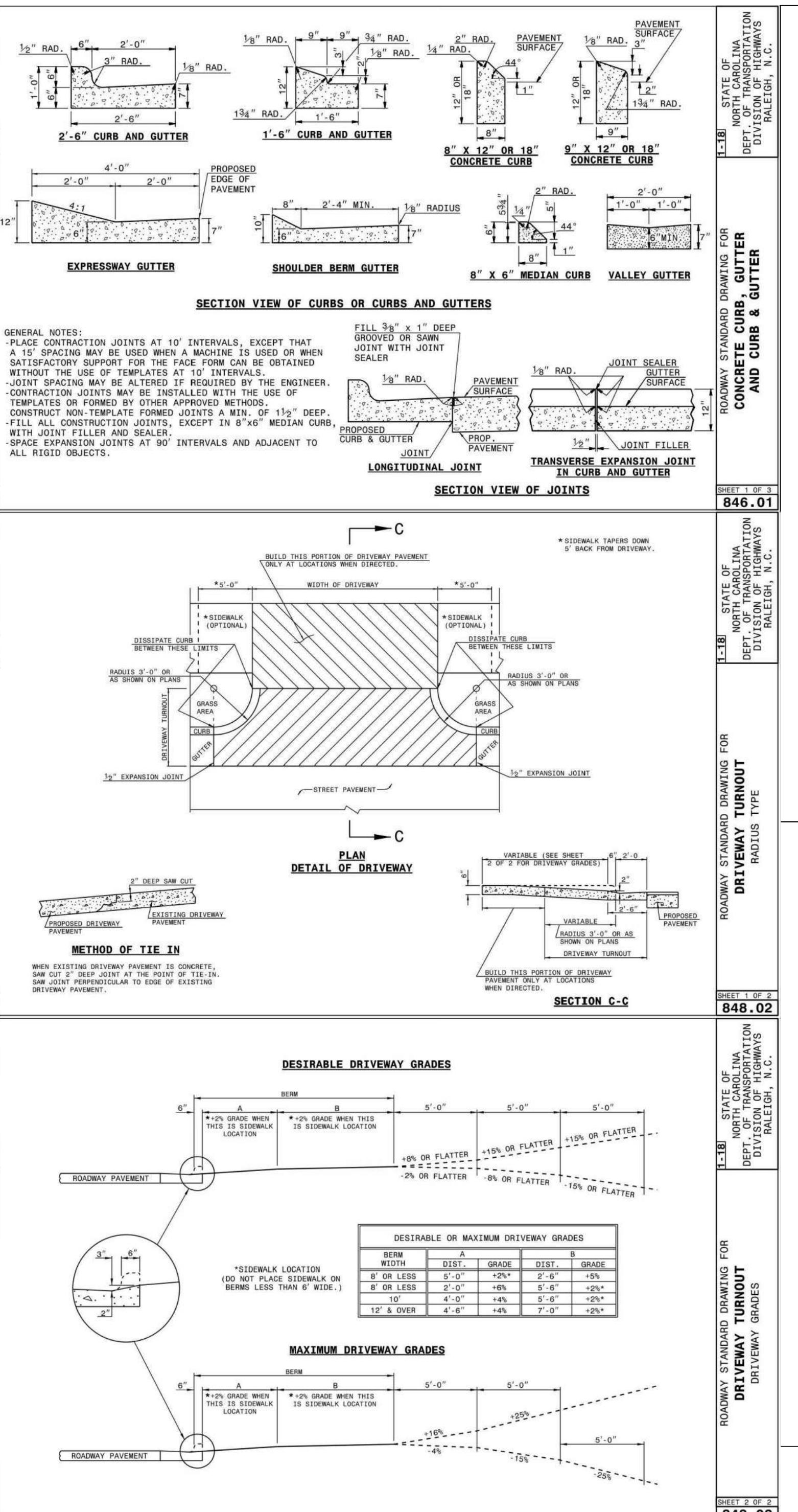
SITE DETAILS

**C8.00**

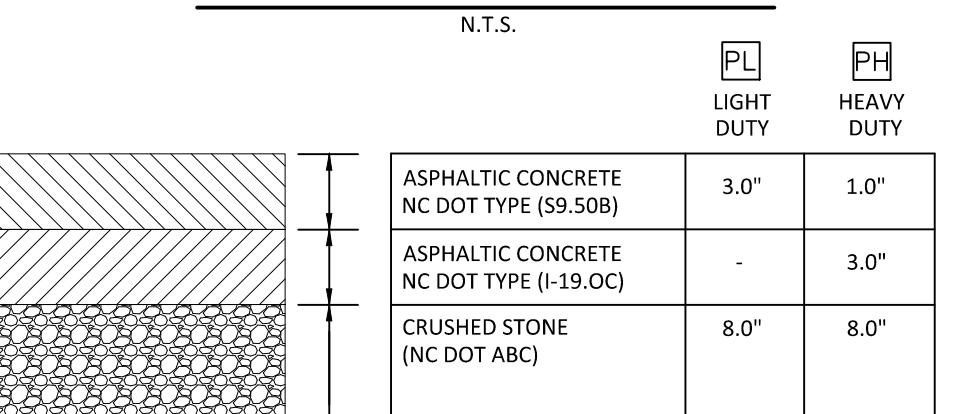
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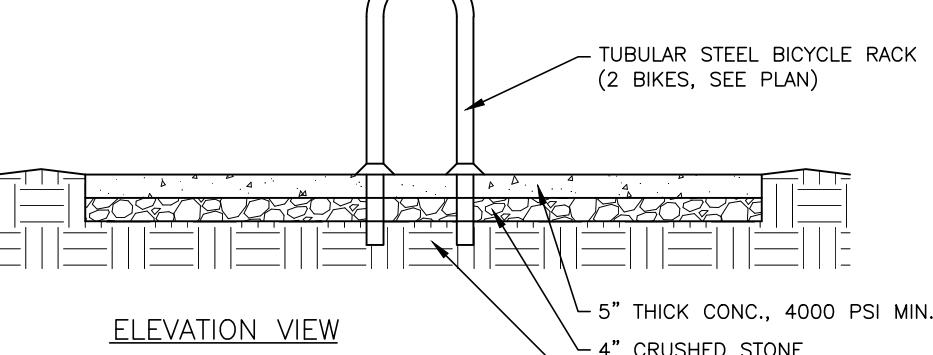
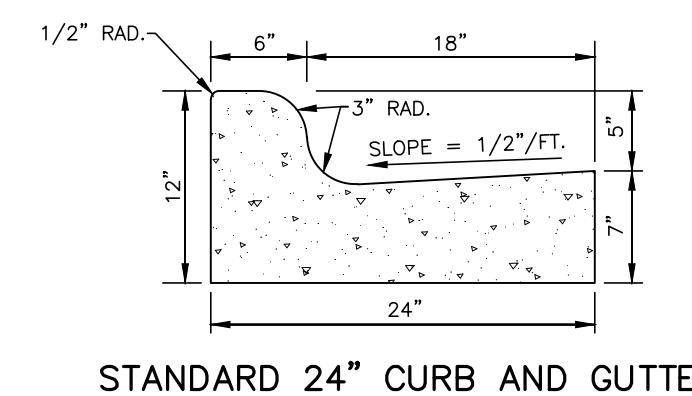
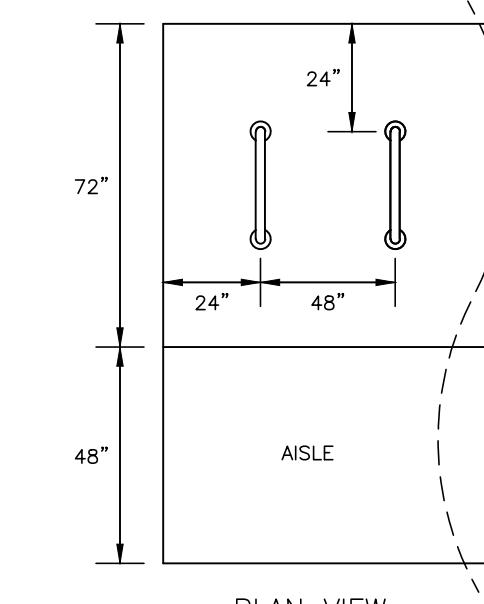
RIGID PAVEMENT SECTIONS



FLEXIBLE PAVEMENT SECTIONS

N.T.S.

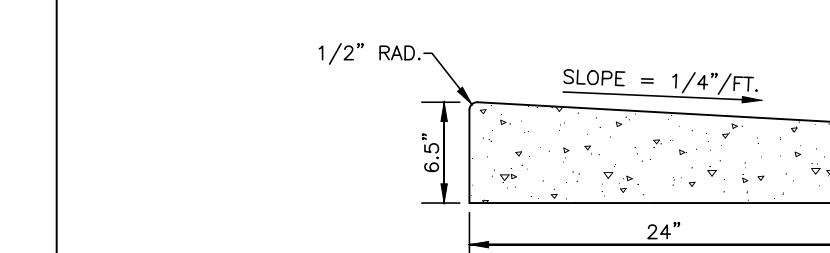
NOTE:  
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



24" SPILL CURB AND GUTTER

NOTES:  
1. 10' MAXIMUM BETWEEN DUMMY JOINTS. 15' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.  
2. 1/2" EXPANSION JOINT EVERY 50'.  
3. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.  
4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026-2 OF NCDOT STANDARDS AND SPECIFICATIONS FOR ROADS AND STRUCTURES.  
5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01. THE JOINT MATERIAL SHALL CONFORM TO SECTION 1026-2 OF THE NCDOT STANDARDS AND SPECIFICATIONS FOR ROADS AND STRUCTURES.  
6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

24" CURB AND GUTTER



24" FLUSH CURB

CONCRETE SIDEWALK

N.T.S.

NOTES:  
1. ALL CONCRETE 4000 PSI.  
2. EXPANSION JOINTS 30' APART MAXIMUM.  
3. CONTROL JOINT EVERY 5 FEET.  
4. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.



**McADAMS**

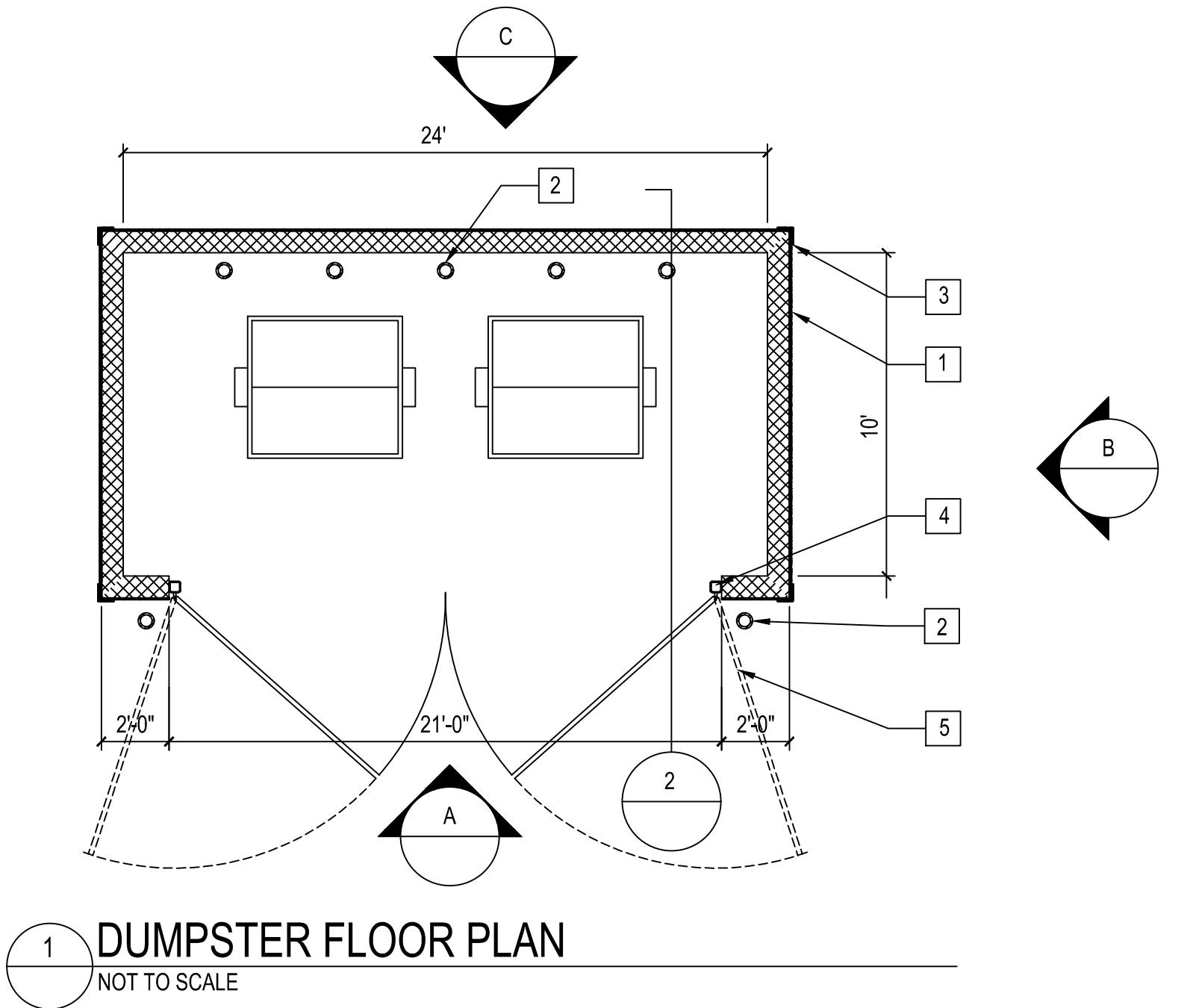
The John R. McAdams Company, Inc.  
621 Hillsborough Street  
Suite 500  
Raleigh, NC 27603  
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187  
[www.mcadamsco.com](http://www.mcadamsco.com)

**CLIENT**

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547 LONG POINT RS, SUITE 103  
MT. PLEASANT, SC 29464  
Ryan Robinson, PMP  
PHONE: 843. 388. 4966

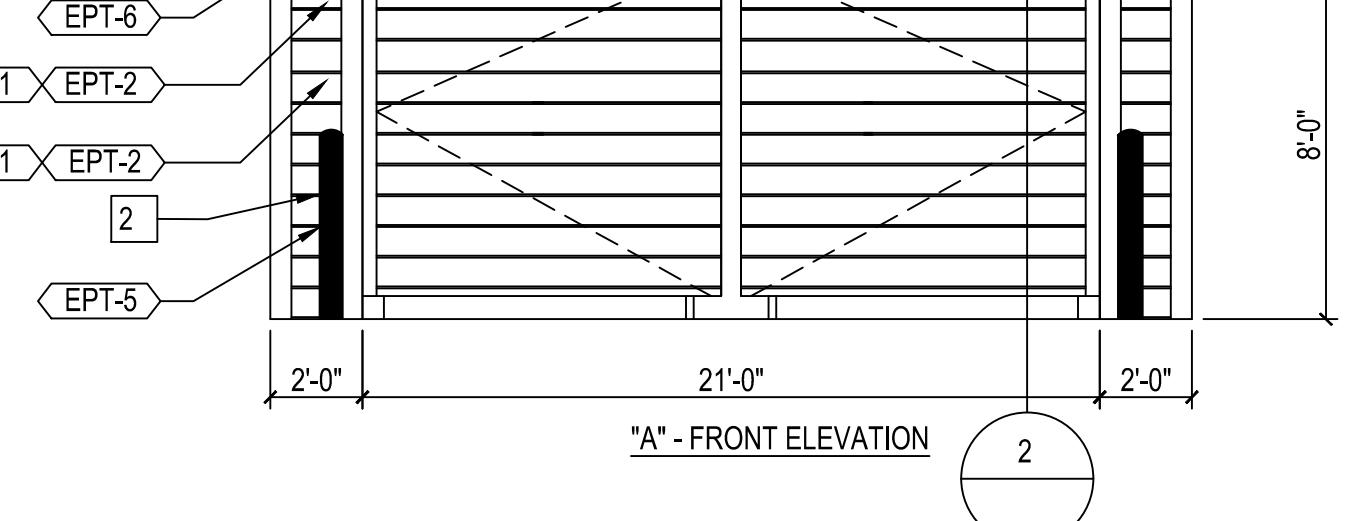


**STARPOINT - REFUEL MARKET  
CONDITIONAL ZONING PERMIT  
1950 US HWY 15-501 N  
CHAPEL HILL, NC 27516**

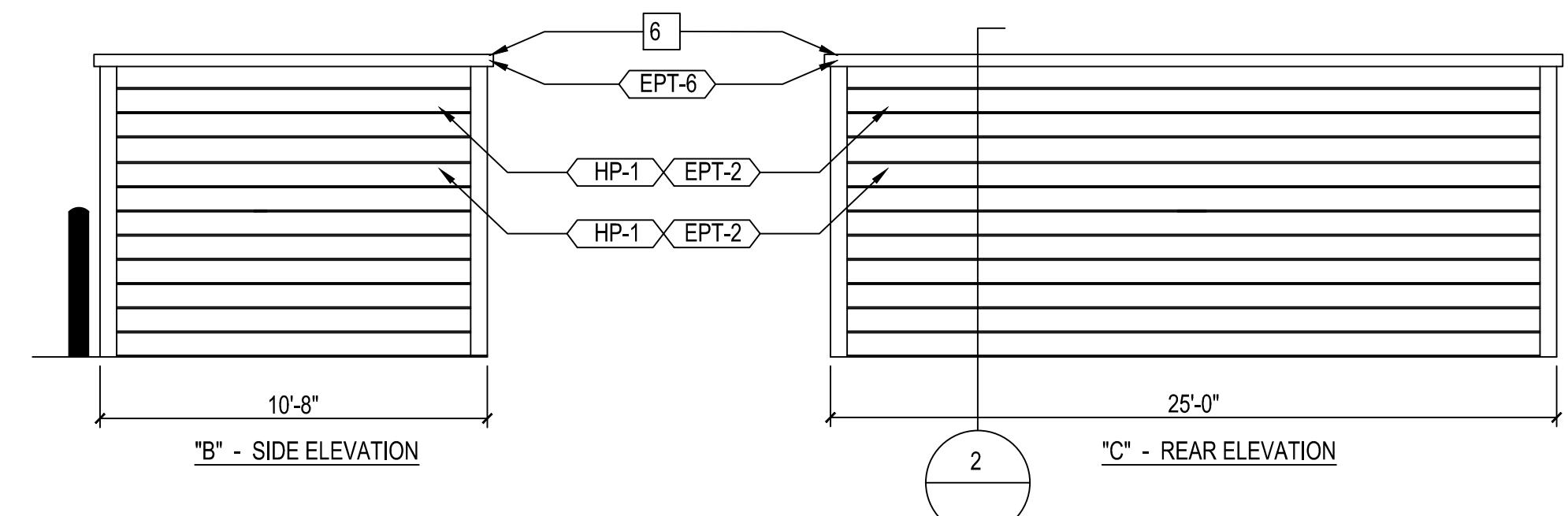


**KEY NOTES**

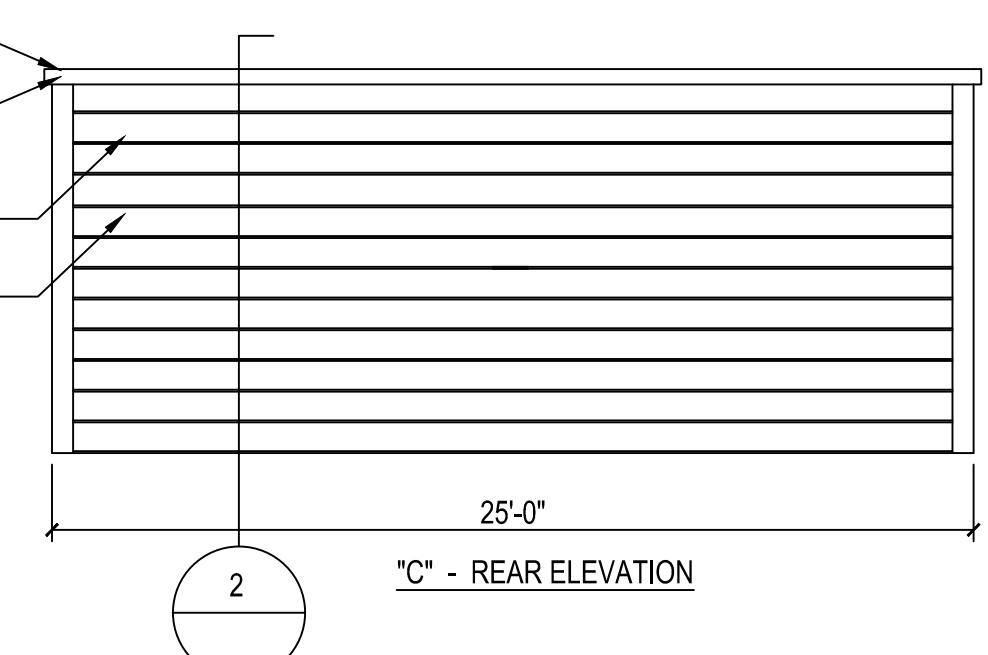
- 1 HARDI-PLANK SIDING ATTACHED TO 8" CMU WALL - REFER TO FINISH SCHEDULE.
- 2 6" CONCRETE FILLED BOLLARD. REFER TO STRUCTURAL SHEETS.
- 3 HARDI-TRIM - REFER TO FINISH SCHEDULE.
- 4 5" STEEL TUBE STEEL - SEE DETAIL 2/A-4.2 AND STRUCTURAL SHEETS.
- 5 HARDI-SIDING ATTACHED TO 2X4 FRAMING TO 2" METAL TUBE STEEL. SEE DETAIL 2/A-4.2.
- 6 CONCRETE CAP. REFER SECTION AND STRUCTURAL



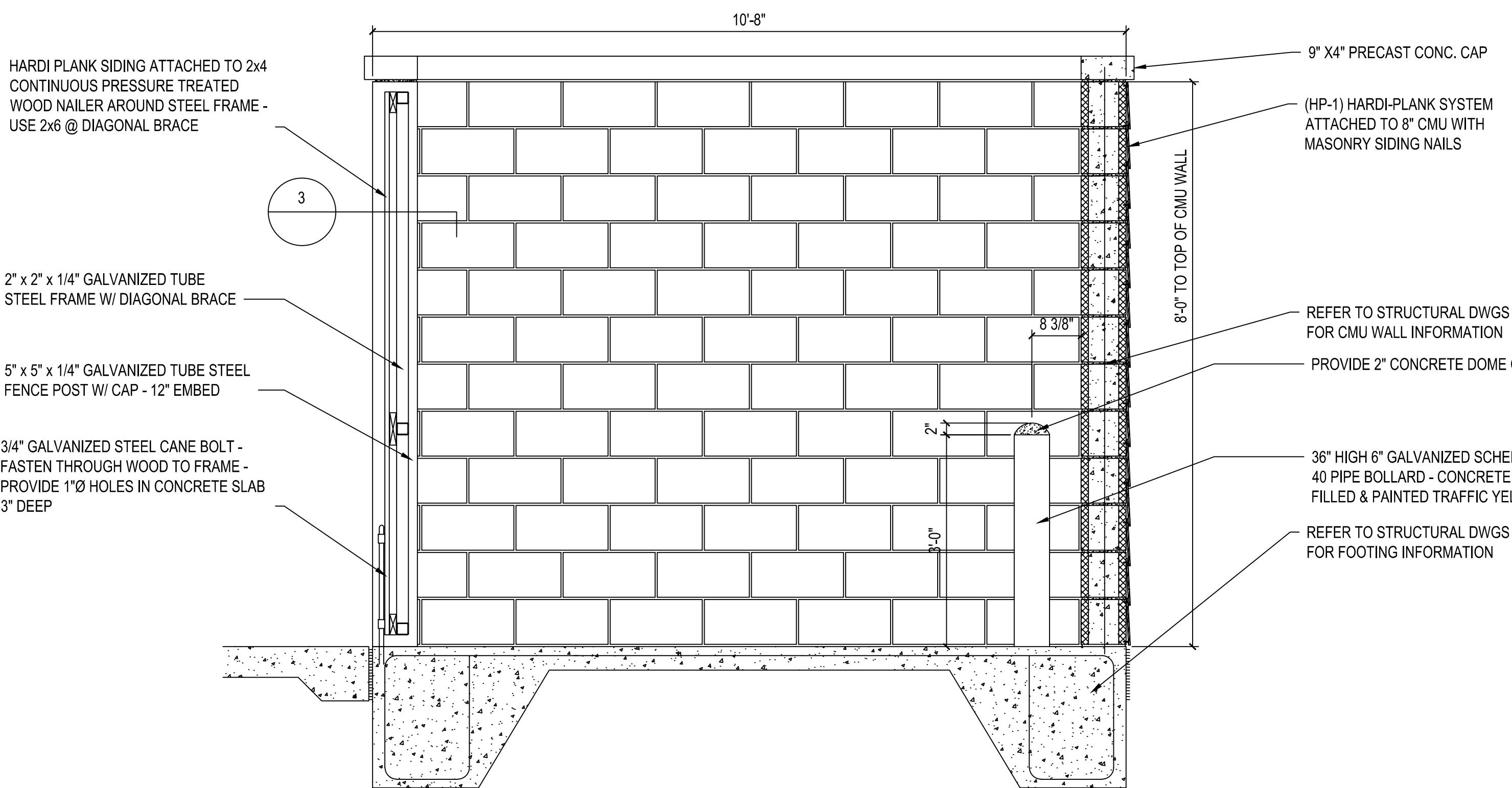
**A DUMPSTER ELEVATION**  
NOT TO SCALE



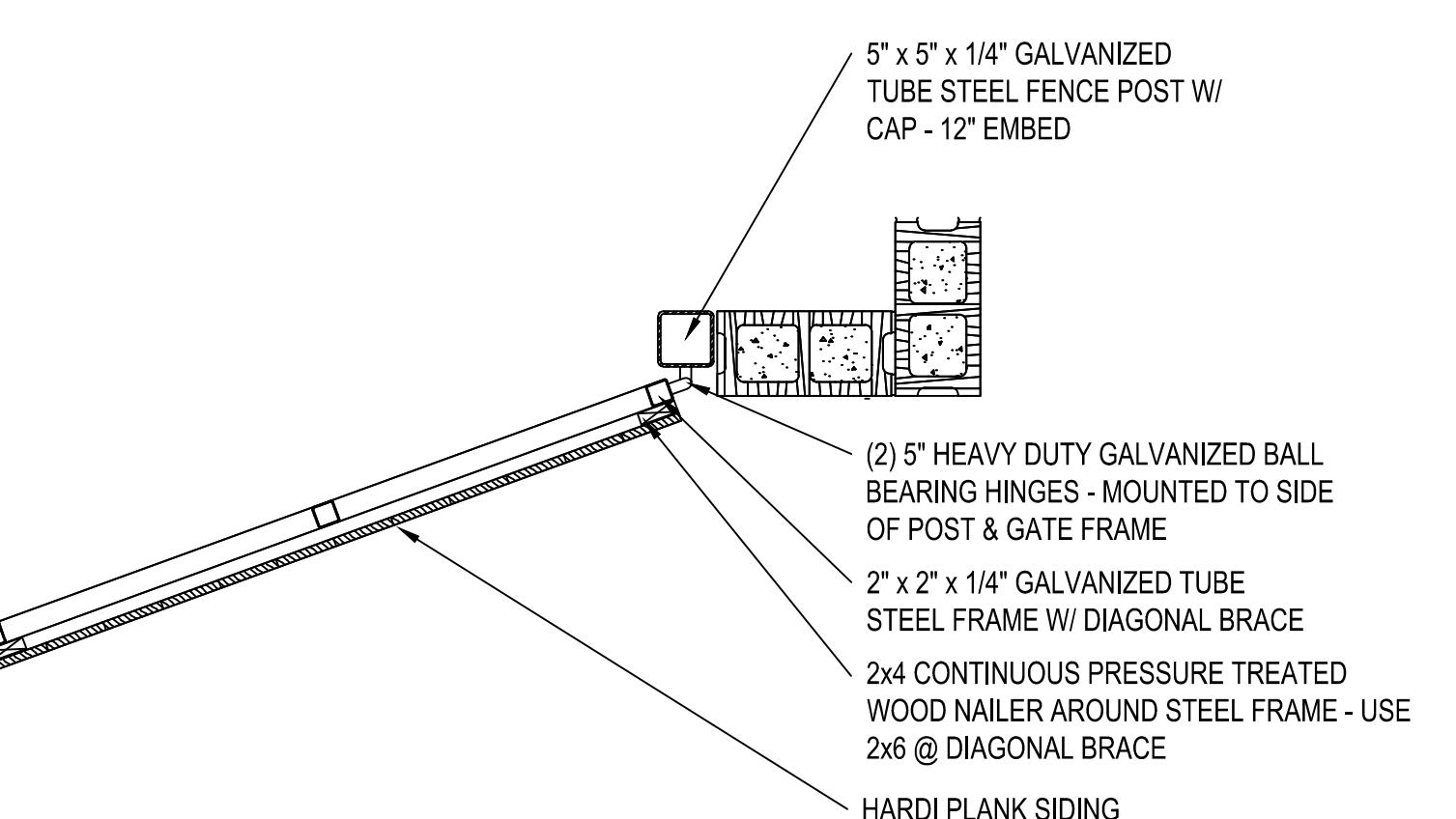
**B DUMPSTER ELEVATION**  
NOT TO SCALE



**C DUMPSTER ELEVATION**  
NOT TO SCALE



**2 DUMPSTER WALL SECTION**  
NOT TO SCALE



**3 DUMPSTER WALL SECTION**  
NOT TO SCALE

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

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**PLAN INFORMATION**

PROJECT NO. RFM-21002  
FILENAME RFM21002-D1  
CHECKED BY SJC  
DRAWN BY WHM  
SCALE N/A  
DATE 09. 23. 2022

**SHEET**

**SITE DETAILS**

**C8.01**



## McADAMS

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Ryan Robinson, PMP  
PHONE: 843.388.4966



# STARPOINT - REFUEL MARKET CONDITIONAL ZONING PERMIT 1950 US HWY 15-501 N CHAPEL HILL, NC 27516



### TREE PROTECTION NOTES:

1. THE CRITICAL ROOT ZONE OF A TREE IS DEFINED AS A CIRCULAR AREA, THE RADIUS OF WHICH IS TWELVE (12) TIMES THE DIAMETER OF THE TREE AT BREAST HEIGHT, MEASURED FROM THE TRUNK OF THE TREE.
2. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
4. THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
5. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
6. TO PROPERLY PROTECT AND ENURE THE HEALTH OF EXISTING TREES TO REMAIN, PROTECTIVE FENCING SHOULD BE INSTALLED TO PROTECT NO LESS THAN 75% OF A TREE'S CRITICAL ROOT ZONE. WHEN ERECTING FENCING NEAR TREES THAT ARE NOT INDIVIDUALLY IDENTIFIED ON THE LANDSCAPE PROTECTION PLAN, THE FENCING LOCATION SHOULD BE SHIFTED WHERE POSSIBLE, OR A TREE REMOVED IF ITS CRITICAL ROOT ZONE IS NOT ADEQUATELY PROTECTED. ALL LAND DISTURBING ACTIVITY, STORAGE OF EQUIPMENT, BUILDING MATERIAL, SOIL AND OTHER DEBRIS SHOULD BE KEPT WITHIN THE AREA OF DEVELOPMENT ACTIVITY AND OUTSIDE OF THE PROTECTIVE FENCING.
7. THE TOWN'S STANDARD FOR TREE PROTECTION FENCING IS ORANGE WOVEN PLASTIC OR FABRIC WITH A HEIGHT OF FOUR (4) FEET INSTALLED ON METAL POSTS SET A MAXIMUM OF TEN (10) FEET APART AS SHOWN IN THE FOLLOWING TYPICAL DETAIL.
8. IN SOME SITUATIONS, WHERE SILT FENCE IS REQUIRED TO BE INSTALLED ALONG THE CONSTRUCTION LIMIT LINES, THE SILT FENCE IS CONSIDERED TO FUNCTION IN LIEU OF THE STANDARD TREE PROTECTION FENCE AND THEREFORE STANDARD TREE PROTECTION FENCING IS NOT REQUIRED. IN OTHER LIMITED SITUATIONS, WHERE CONSTRUCTION IMPACT IS ANTICIPATED TO BE MINIMAL, A CONTINUOUS LINE OF SURVEY FLAGGING MAY BE ACCEPTABLE TO DELINEATE THE CONSTRUCTION LIMIT LINES. DEVELOPERS SHOULD CONTACT THE PUBLIC WORKS DEPARTMENT IF THERE ARE QUESTIONS ABOUT WHEN THESE TREE PROTECTION FENCE ALTERNATIVES CAN BE UTILIZED.

### TREE CANOPY COVERAGE LEGEND

— SF / TP — SF / TP — SILT / TREE PROTECTION FENCE  
— LD — LD — LIMITS OF DISTURBANCE

EXISTING CLEARED AREAS (EASEMENTS)	ACREAGE
	EXISTING EASEMENTS 0.05 AC
	AREAS TO BE CLEARED AND GRADED 0.99 AC
	LIMIT OF DISTURBANCE (INCLUDING OFFSITE) TBD
	AREA TO REMAIN PRESERVED AREA 0.11 AC

### TREE CANOPY COVERAGE

REQUIREMENT:  
(30% MINIMUM TREE CANOPY COVERAGE OF NET LAND AREA)

NET LAND AREA  
GROSS LAND AREA:  
EXISTING EASEMENTS:  
NET LAND AREA: 1.14 ACRES  
-0.05 ACRES  
1.09 ACRES

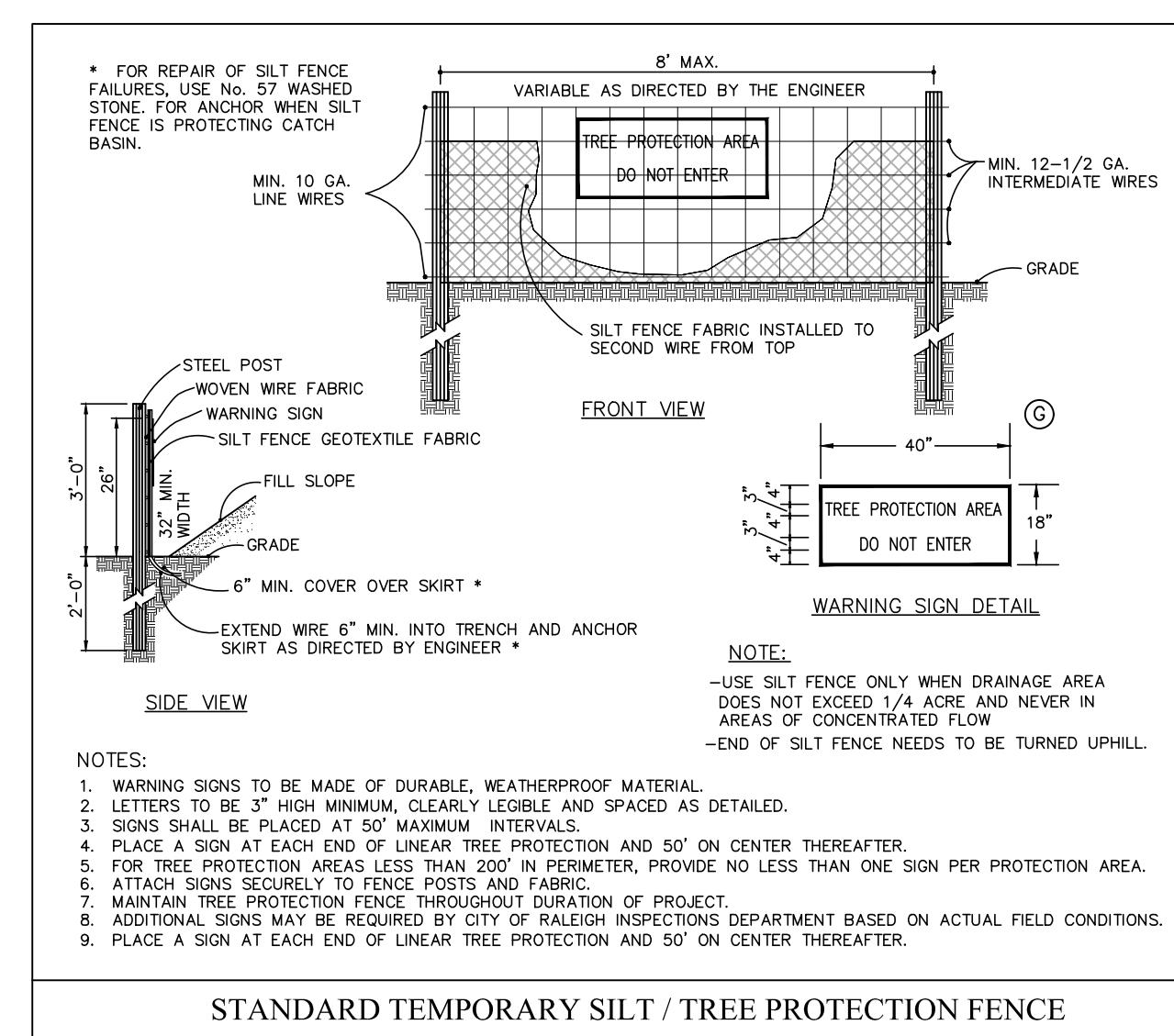
30% TREE CANOPY COVERAGE  
NET LAND AREA:  
30%: 1.09 ACRES  
TREE CANOPY COVERAGE REQUIREMENT: 0.33 ACRES

TREE CANOPY COVERAGE DEFICIT  
TREE CANOPY COVERAGE REQUIREMENT:  
EXISTING AREA TO REMAIN: 0.33 ACRES (30.27%)  
TREE CANOPY COVERAGE DEFICIT: -0.11 ACRES (6.14%)

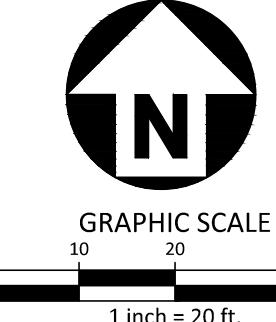
CANOPY REPLACEMENT CALCULATIONS  
REQUIREMENT:  
(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT)  
TREE CANOPY COVERAGE DEFICIT: 0.22 ACRES (9,583 SF)  
LARGE TREE REPLACEMENT REQUIRED: 20 TREES  
LARGE TREE REPLACEMENT PROVIDED: 23 TREES (SEE SHEET 15.00)

### LANDSCAPE NOTES:

1. TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL SIGNED PLANS.
2. TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.
3. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
4. PRIOR TO ANY SITE DISTURBANCE A TREE PROTECTION SEMINAR MUST BE ATTENDED BY THE CONTRACTOR W/ THE TOWN'S URBAN FORESTER. PLEASE CALL ADAM NICHOLSON AT 919.969.5006 FOR DETAILS.
5. ALL INVASIVE AND UNHEALTHY PLANT MATERIAL TO BE REMOVED FROM THE BUFFERS AND PRESERVED AREA. CONTRACTOR TO ENSURE NO DAMAGE IS DONE TO EXISTING HEALTHY PLANT MATERIAL. ANY DAMAGED HEALTHY PLANT MATERIAL THAT REQUIRES REMOVAL SHALL BE REPLACED.



STANDARD TEMPORARY SILT / TREE PROTECTION FENCE



SEE SHEET C0.00 FOR ALL PROJECT, SITE,  
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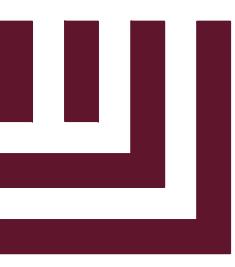
### PLAN INFORMATION

PROJECT NO. RFM-21002  
FILENAME RFM21002-TC1  
CHECKED BY JAD  
DRAWN BY CTM  
SCALE 1" = 20'  
DATE 09.23.2022

### sheet

### LANDSCAPE PROTECTION & TREE COVERAGE PLAN

L1.00



**McADAMS**

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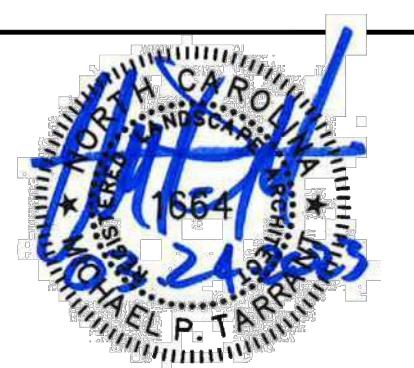
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**STARPOINT - REFUEL MARKET  
CONDITIONAL ZONING PERMIT  
1950 US HWY 15-501 N  
CHAPEL HILL, NC 27516**



**SITE LEGEND**

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A
	TYPE B
	TYPE C
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE

**PLANT SCHEDULE \_OVERALL\_LANDSCAPE\_PLAN**

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	NBG	4	Black Gum	Nyssa sylvatica
	QHL	6	Laurel Oak	Quercus hemisphaerica
	QRU	8	Red Oak	Quercus rubra
SMALL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	HCS	15	Silverbell	Halesia carolina
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	IAH	15	American Holly	Ilex opaca
	INS	6	Nellie Stevens Holly	Ilex x 'Nellie R Stevens'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	CAAB	14	American Beautyberry	Callicarpa americana
GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME
	HQOH	10	Oakleaf Hydrangea	Hydrangea quercifolia
	ICCC	13	Carissa Holly	Ilex cornuta 'Carissa'
	ICSI	76	Steeds Japanese Holly	Ilex crenata 'Steeds'
	IGNN	20	Nigra Inkberry	Ilex glabra 'Nigra'
	IVSW	23	Virginia Sweetspire	Ite virginica
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME
	PAHH	16	Hamel Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamel'
	CYDA	13,427 sf	Bermuda Sod	Cynodon dactylon
	FGBB	640	Beyond Blue Fescue	Festuca glauca 'Beyond Blue'
	PAFG	231	Cassian Fountain Grass	Pennisetum alopecuroides 'Cassian'

**REVISIONS**

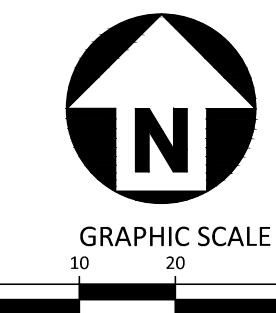
NO. DATE  
12.13.2022 REVISED PER 1ST C2P COMMENTS  
03.24.2023 REVISED PER 2ND C2P COMMENTS

**PLAN INFORMATION**

PROJECT NO. RFM-21002  
FILENAME RFM21002-LS1  
CHECKED BY JAD  
DRAWN BY CMXY  
SCALE 1" = 20'  
DATE 09.23.2022

**SHEET**

**LANDSCAPE PLAN**



SEE SHEET C.00 FOR ALL PROJECT, SITE,  
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**L5.00**

