REQUIRED CONDITIONS

1. NCFPC SECTION 510. EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS.
2. PRIVATE FIRE SERVICE MAINS (FIRE SPRINKLER LATERALS)]: PRIVATE FIRE SERVICE MAINS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24. 2018 NCFC SECTION 507
3. CONSTRUCTION/DEMOLITION; ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF THE NC FIRE CODE. 2018 NCFC CHAPTER 33
4. FIRE WATCH; DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS. 2018 NCFC SECTION 3304.5
5. FIRE PROTECTION AND UTILITY PLAN; SHALL INCLUDE THE FIRE FLOW REPORT. FOR A HYDRANT WITHIN 500' OF EACH BUILDING, PROVIDE THE CALCULATED GALLONS PER MINUTE OF WITH A RESIDUAL PRESSURE OF 20 POUNDS PER SQUARE INCH. THE CALCULATIONS SHOULD BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NC AND ACCOMPANIED BY A WATER SUPPLY FLOW TEST CONDUCTED WITHIN ONE YEAR OF THE SUBMITTAL. REFERENCE TOWN DESIGN MANUAL FOR REQUIRED GALLONS PER MINUTE.
6. WATER SUPPLY FOR FIRE PROTECTION: WHEN REQUIRED. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. 2018 NCFC 3312
7. ADDRESS IDENTIFICATION; 505.1 ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONT THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 6 INCHES (153 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 3/4 INCH (20.3 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. 2018 NCFC 505.1
8. FIRE LANES; WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING-FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY. 2018 NCFC SECTION 503.3 AND APPENDIX D D 103.6, D 103.6.1, D 103.6.2
9. GATES AND BARRICADES; 03.5 REQUIRED GATES OR BARRICADES. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE THE INSTALLATION AND MAINTENANCE OF GATES OR OTHER APPROVED BARRICADES ACROSS FIRE APPARATUS ACCESS ROADS, TRAILS, OR OTHER ACCESSWAYS, NOT INCLUDING PUBLIC STREETS, ALLEYS, OR HIGHWAYS. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. 2018 NCFC SECTION 503 AND APPENDIX D103
10. FIRE DEPARTMENT ACCESS/CONSTRUCTION: DURING CONSTRUCTION, VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. 2018 NCFC SECTION 505.2
11. FIRE DEPARTMENT ACCESS/CONSTRUCTION: FENCING AROUND PROJECTS SHALL INCLUDE ACCESS GATES WITH A 20 FOOT SWING OR SLIDE MOTION. ANY AREAS WHICH WILL BE INACCESSIBLE FOR FIREFIGHTING OR RESCUE OPERATIONS SHALL BE NOTED. EMERGENCY ACCESS DESIGNATION FOR APPARATUS SHALL BE PROVIDED. 2018 NCFC SECTION 503, APPENDIX D

PROJECT NARRATIVE

THE PURPOSE OF THIS PROJECT IS TO DISTURB 0.537 ACRES IN ORDER TO CONSTRUCT 10 AFFORDABLE APARTMENTS IN A 7,697 SF BUILDING. 13 PARKING SPACES AND ASSOCIATED SIDEWALKS, BMP AND SUPPORT FACILITIES.

EROSION CONTROL SEQUENCE

1. ORGANIZE ON-SITE PRE-CONSTRUCTION MEETING WITH ORANGE COUNTY EROSION CONTROL PRIOR TO LAND DISTURBING ACTIVITIES.
2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES ACCORDING TO THE INFORMATION DISCUSSED DURING THE PRE-CONSTRUCTION MEETING. MINIMAL CLEARING MAY OCCUR IN THE IMMEDIATE AREA OF ALL MEASURES TO PROVIDE FOR INSTALLATION OF THE CONSTRUCTION ENTRANCE, SILT FENCE AND SILT FENCE OUTLETS AND WASH OUT AREA.
3. BEGIN CUT AND FILL FOR PARKING AREA AND BUILDING PAD. COMMENCE BUILDING AND UTILITY CONSTRUCTION.
4. INSTALL RETAINING WALL; INSTALL DRAIN PIPES, DRAINAGE STRUCTURES, ROOF LEADERS AND BMP ONLY WHEN APPROVED BY THE ENGINEER.
5. COMPLETE SELF-INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAINFALL EVENT.
6. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN GOOD WORKING ORDER. SILT FENCE, INLET PROTECTION AND OTHER SIMILAR MEASURES MUST BE CLEANED OUT WHEN THEY ARE HALF FULL. CLOGGED SILT FENCE OUTLETS MUST BE REFRESHED/REPLACED. SILT FENCE CANNOT HAVE HOLES OR TEARS.
7. GROUND COVER SHALL BE PROVIDED AS FOLLOWS:
   A. STABILIZE PIPE OUTLETS WITH GROUND COVER IMMEDIATELY AFTER INSTALLATION.
   B. STABILIZE DIVERSION DITCHES INTENDED TO BE IN SERVICE FOR (14) DAYS OR MORE WITH TEMPORARY SEEDING.
   C. FOR ALL AREAS OF MODERATE AND/OR STEEP SLOPES, STABILIZE AREA WITH SEED AND MATTING IF THE SLOPE HAS NOT BEEN DISTURBED FOR A PERIOD OF (7) DAYS.
   D. PROVIDE GROUND COVER SUFFICIENT TO RESTRAIN EROSION ON ANY PORTION OF THE SITE UPON WHICH FURTHER LAND-DISTURBING ACTIVITY IS NOT BEING UNDERTAKEN WITHIN (14) CALENDAR DAYS OF TEMPORARILY OR PERMANENTLY SUSPENDING LAND DISTURBING ACTIVITY.
   E. ESTABLISH PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT AND/OR PRIOR TO FINAL INSPECTION.
8. RE-INSTALL ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES AND/OR INCREASE MAINTENANCE FREQUENCY WHERE APPROVED MEASURES FAIL TO PREVENT ACCELERATED EROSION.
9. PRIOR TO REMOVAL OF EROSION CONTROL MEASURES, CONTACT ORANGE COUNTY TO REQUEST AN INSPECTION AND OBTAIN A SIGNOFF.
10. ONCE GRADING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. TEMPORARY MEASURES ARE REMOVED, AND THE SITE IS STABILIZED, CALL ORANGE COUNTY EROSION CONTROL DIVISION TO SCHEDULE THE FINAL INSPECTION.
11. ONCE THE FINAL INSPECTION IS COMPLETE THE PERMIT WILL BE CLOSED AND NO ADDITIONAL LAND DISTURBANCE IS PERMITTED.

NOTES:

1. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND THROUGHOUT THE SITE AS ALLOWED BY LOCAL CODES UNLESS OTHERWISE SHOWN ON PLANS.
2. ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY, AGENCY OR COMPANY.
5. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS, THE TOWN OF CHAPEL HILL AND APPROPRIATE UTILITY COMPANIES SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
6. UTILITY CONNECTIONS FOR BUILDING PLUMBING LINES SHALL BE COORDINATED BY CONTRACTOR. LOCATIONS, BOTH HORIZONTAL AND VERTICAL, SHALL BE VERIFIED PRIOR TO BEGINNING THEIR CONSTRUCTION.
7. SEWER CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING.

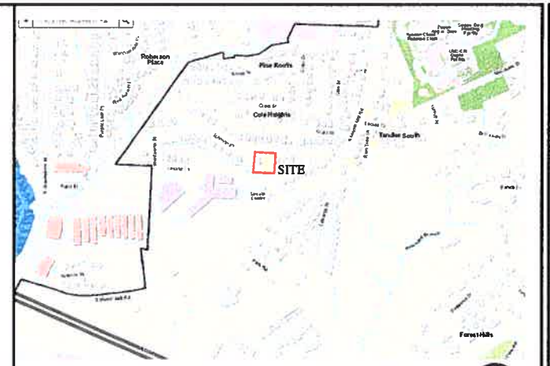
811 Know what's below. Call before you dig.

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

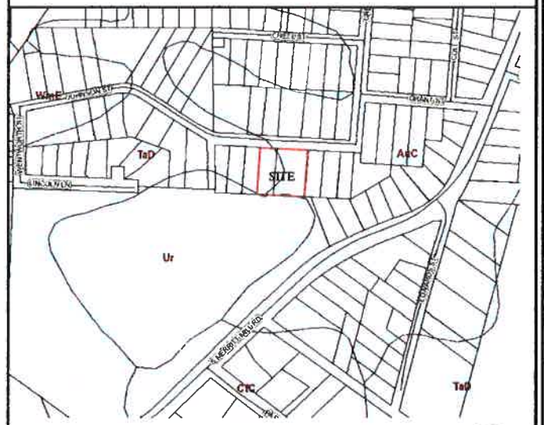
ZCP SITE PLANS
FOR
PEACH APARTMENTS

107 JOHNSON STREET
CHAPEL HILL, NORTH CAROLINA
PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
DATE: FEBRUARY 3, 2023
REVISION #1: MARCH 15, 2023
REVISION #2 MARCH 27, 2023

Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	AREA MAP
C-3	EXISTING CONDITIONS - SLOPE ANALYSIS PLAN
C-4	DEMOLITION PLAN
C-5	SITE PLAN
C-6	GRADING& DRAINAGE & UTILITY PLAN
C-7	EROSION CONTROL - CONSTRUCTION MANAGEMENT PLAN
D-1	SITE DETAILS
D-2	SITE DETAILS
D-3	SITE DETAILS
D-4	SITE DETAILS
LI-1	LIGHTING PLAN
L-1	LANDSCAPE PLAN



SITE LOCATION MAP
NTS



SOILS MAP
NTS

DEVELOPMENT INFORMATION

NET LAND AREA = 29,258 SF (0.67 AC)

GROSS LAND AREA = 32,184 SF (0.74 AC)

EXISTING ZONING = R-SS-CZD

PROPOSED AFFORDABLE DWELLING UNITS: 10 UNITS
(2) EFFICIENCIES; (4) ONE BEDROOM, (3) TWO BEDROOM, (1) THREE BEDROOM

PROPOSED FLOOR AREA = 7,697 SF

ALLOWABLE PARKING: 13 SPACES
PROPOSED PARKING: 9 REGULAR
2 ACCESSIBLE
2 OVERFLOW
13 TOTAL SPACES
BICYCLE PARKING: 4 SPACES

PROPOSED AMENITIES: PLAYGROUND; GAZEBO, COMMUNITY GARDEN

PROPOSED STORMWATER CONTROL MEASURE: BIORETENTION SCM

PROPOSED DISTURBED AREA = 23,525 SF (0.54 AC)

EXISTING IMPERVIOUS AREA = 5,141 SF (0.118 AC)

PROPOSED IMPERVIOUS AREA =
ROOFS = 5,891 SF (MAIN)
ROOFS = 113 SF (GAZEBO)
ROOFS = 60 SF (SHELTER)
WALKS/WALLS = 1,380 SF
DRIVES = 4,064 SF
TOTAL = 11,508 SF (0.26 AC)

NET NEW IMPERVIOUS SURFACE = 6,367 SF (0.146 AC)

NORTH CAROLINA PROFESSIONAL 3-28-2023 SEAL 7635 ENGINEER PHILIP N. POST

CIVIL ENGINEER
PHILIP POST ENGINEERING, INC.
PHILIP N. POST, PE, PLS
PO BOX 4912
CHAPEL HILL, N.C. 27515
TEL. (919) 818-7862
philip.n.post@gmail.com

ARCHITECT
JOSH GURLITZ
JGA ARCHITECTS
308 W. ROSEMARY ST, SUITE 302
CHAPEL HILL, NC 27516
TEL. (919) 537-5875
josh@joshgurlitz.com

OWNER
DELORES BAILEY
EMPOWERMENT, INC.
109 N. GRAHAM ST, SUITE 200
CHAPEL HILL, NC 27514
TEL. (919) 967-8779
delores.bailey@gmail.com

PRELIMINARY NOT FOR CONSTRUCTION

7			
6			
5			
4			
3			
2	EDIT RETAINING WALL	3/27/2023	DMC
1	COMMENTS	3/15/2023	DMC
	REVISIONS	DATE	BY

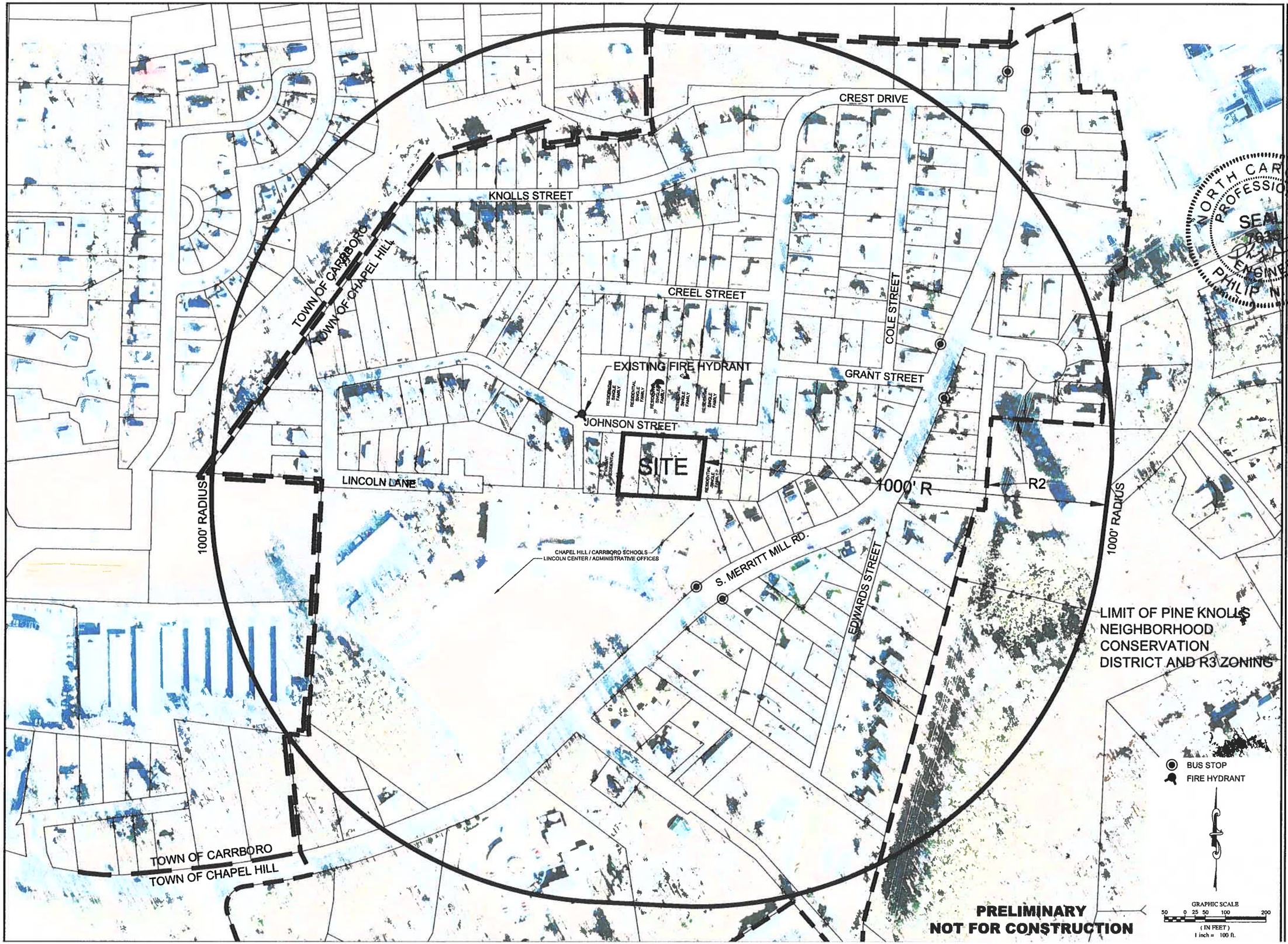
PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02-03-2023

Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
PHILIP POST ENGINEERING
FIRM: C 347

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

COVER SHEET

PROJECT NO.: PEACH
DRAWING NAME: PEACH_CS.dwg
SHEET NO.: C-1



NO.	COMMENTS	DATE	BY
2	EDIT RETAINING WALL	3/27/2023	DMC
1	COMMENTS	3/15/2023	DMC

REVISIONS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7035 PHILIP N. POST

3-28-23

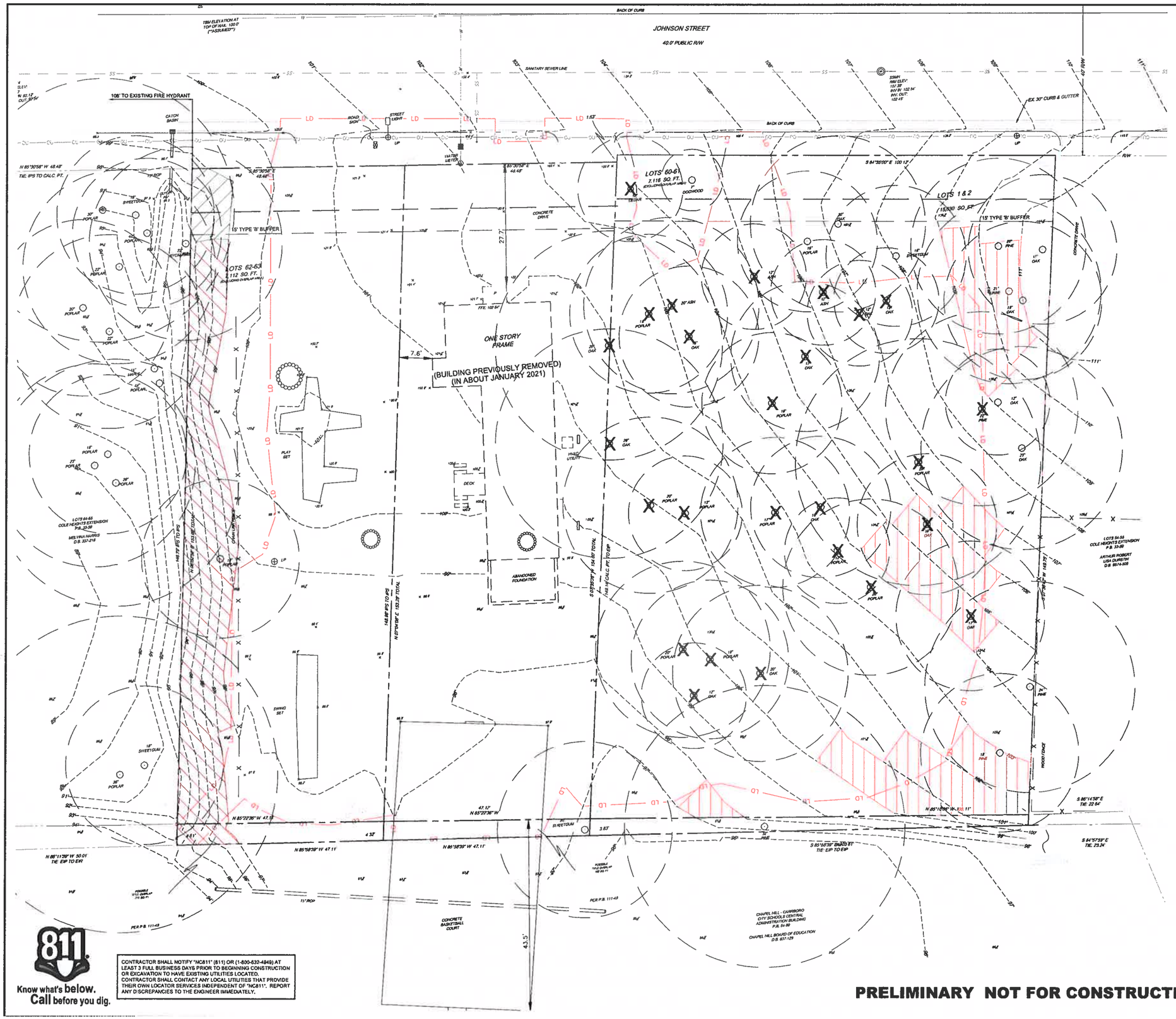
PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02.06.2023

Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
PHILIP POST ENGINEERING
FIRM: C 347

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

AREA MAP

PROJECT NO.
PEACH
DRAWING NAME.
AREA MAP.dwg
SHEET NO.
C-2



SLOPES LEGEND

10% TO 15% SLOPES
AREA = 1853 SF
DISTURBED = 870 SF

15% TO 25% SLOPES
AREA = 138 SF
DISTURBED = 0 SF

OVER 25% SLOPES
AREA = 1318 SF
DISTURBED = 87 SF

REMINDER OF SITE IS LESS THAN 10%

NOTE:
ALL INFORMATION ON THIS MAP WAS FIELD SURVEYED, USING ASSUMED ELEVATION AT TBM AS SHOWN HEREON. TO CONVERT TO MSL DATUM ADD 330' TO ALL CONTOURS AND GRADES.

LEGEND

- TELEPHONE PEDESTAL
- CONTROLLER CABINET
- CURB INLET
- DROP INLET
- LIGHT POLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- EXISTING SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- POWER/LIGHT POLE
- GUY WIRE
- EXISTING MONUMENT FOUND
- IRON ROD OR PIPE
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT
- EXISTING PIPE/CULVERT
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- T — EXISTING TELEPHONE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD UTILITY
- UGE — EXISTING UNDERGROUND UTILITY
- EXISTING WOODS LINE
- LIMITS OF DISTURBANCE LINE

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 10 ft.

811
Know what's below. Call before you dig.

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

PRELIMINARY NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 7635 ENGINEER PHILIP N. POST
3-28-2023

7			
6			
5			
4			
3		3/27/2023	DMC
2	EDIT RETAINING WALL	3/15/2023	DMC
1	COMMENTS	DATE	BY
	REVISIONS		

PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02.03.2023

PHILIP POST ENGINEERING
Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
FIRM: C 347

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-05-2946, 9788-04-0899 & 9788-04-0940
CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS - SLOPE ANALYSIS PLAN

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_XC.dwg
SHEET NO.
C-3

JOHNSON STREET
40.0' PUBLIC R/W

OPEN CUT FOR WATER LINE

DEMO EX. C&G TO NEAREST JOINT

DEMO TO BOC

DEMO EX. C&G TO NEAREST JOINT

EX. 30' CURB & GUTTER

LOTS 62-63
7,112 SQ. FT.

LOTS 60-61
7,118 SQ. FT.

LOTS 1 & 2
12,330 SQ. FT.

ONE STORY FRAME
(BUILDING PREVIOUSLY REMOVED)
(IN ABOUT JANUARY 2021)

DEMO EX. PLAY SET

NOTE:
FALLDOWN AREA UNDER PLAY STRUCTURES IS IMPERVIOUS RUBBER

BUILDING HAS BEEN DEMOLISHED

DEMO EX. SWING SET

DEMO EX. CONCRETE

SAW CUT EX. CONC.

CONCRETE BASKETBALL COURT

CHAPEL HILL - CARRBORO CITY SCHOOLS CENTRAL ADMINISTRATION BUILDING
P.B. 54-89

CHAPEL HILL BOARD OF EDUCATION
D.B. 857-179

LOTS 54-55
COLE HEIGHTS EXTENSION
P.B. 33-99

ARTHUR ROBERT
LISA DURSTIN
D.B. 5874-305

LOTS 54-58
COLE HEIGHTS EXTENSION
P.B. 33-99

MELVINA HARRIS
D.B. 337-218

LEGEND

- TELEPHONE PEDESTAL
- CONTROLLER CABINET
- CURB INLET
- DROP INLET
- LIGHT POLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- EXISTING SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- POWER/LIGHT POLE
- GUY WIRE
- EXISTING MONUMENT FOUND IRON ROD OR PIPE
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT
- EXISTING PIPE/CULVERT
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- T — EXISTING TELEPHONE
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD UTILITY
- UGE — EXISTING UNDERGROUND UTILITY
- EXISTING WOODS LINE
- LIMITS OF DISTURBANCE LINE

EXISTING IMPERVIOUS AREAS DEMOLISHED = 5,141 SF

NOTE:
FALLDOWN AREA UNDER PLAY STRUCTURES IS IMPERVIOUS RUBBER

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 10 ft.

811
Know what's below.
Call before you dig.

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

PRELIMINARY NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 7635 ENGINEER PHILIP N. POST
3-28-2023

7			
6			
5			
4			
3		3/27/2023	DMC
2	EDIT RETAINING WALL	3/15/2023	DMC
1	COMMENTS	DATE	BY

REVISIONS

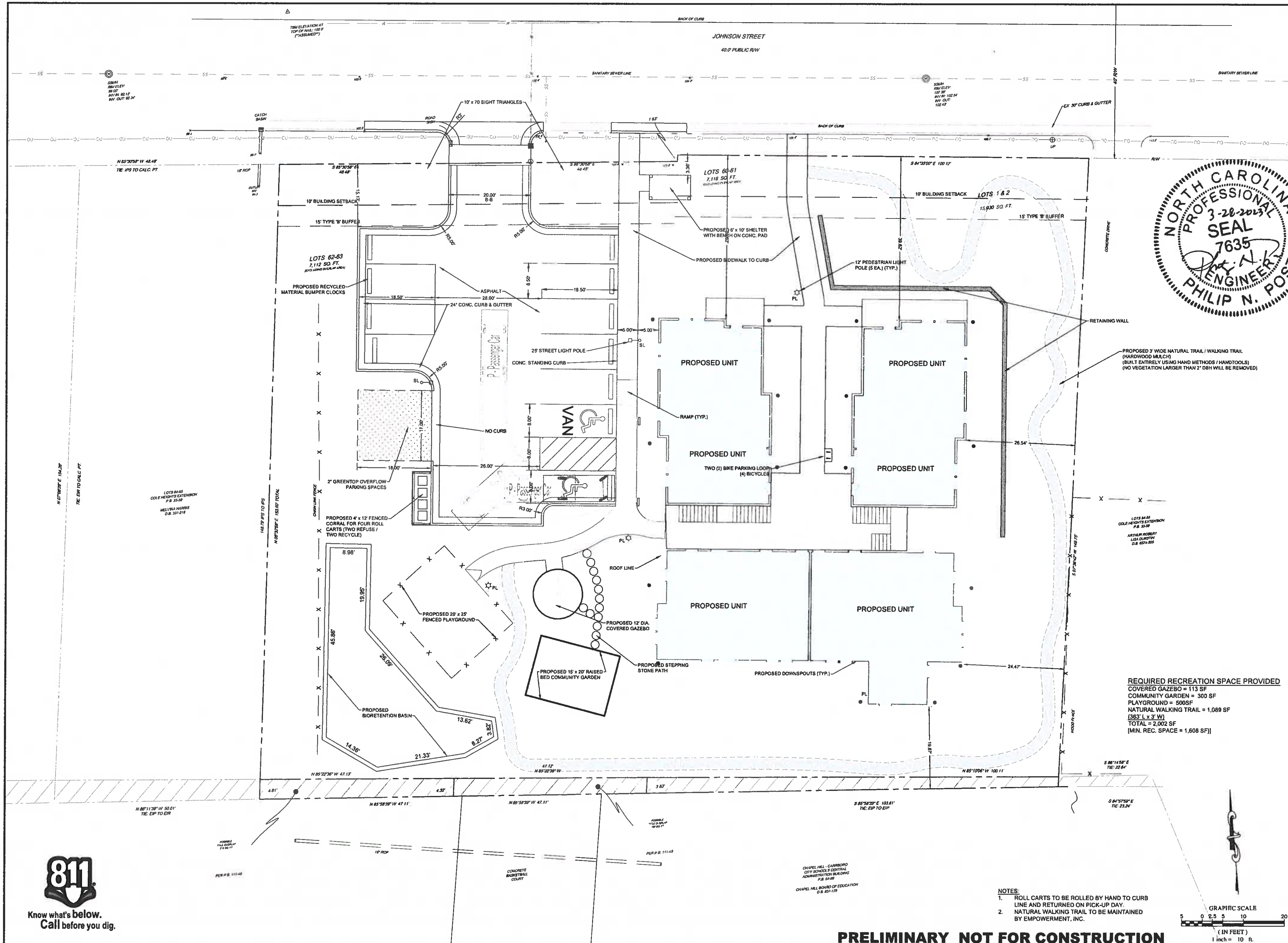
PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02.03.2023

Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
PHILIP POST ENGINEERING
FIRM: C 347

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0699 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

DEMOLITION PLAN

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_DEM.dwg
SHEET NO.
C-4



PRELIMINARY NOT FOR CONSTRUCTION

2	EXT. RETAINING WALL	3/27/2023	DMC
1	COMMENTS	3/15/2023	DMC
	REVISIONS	DATE	BY

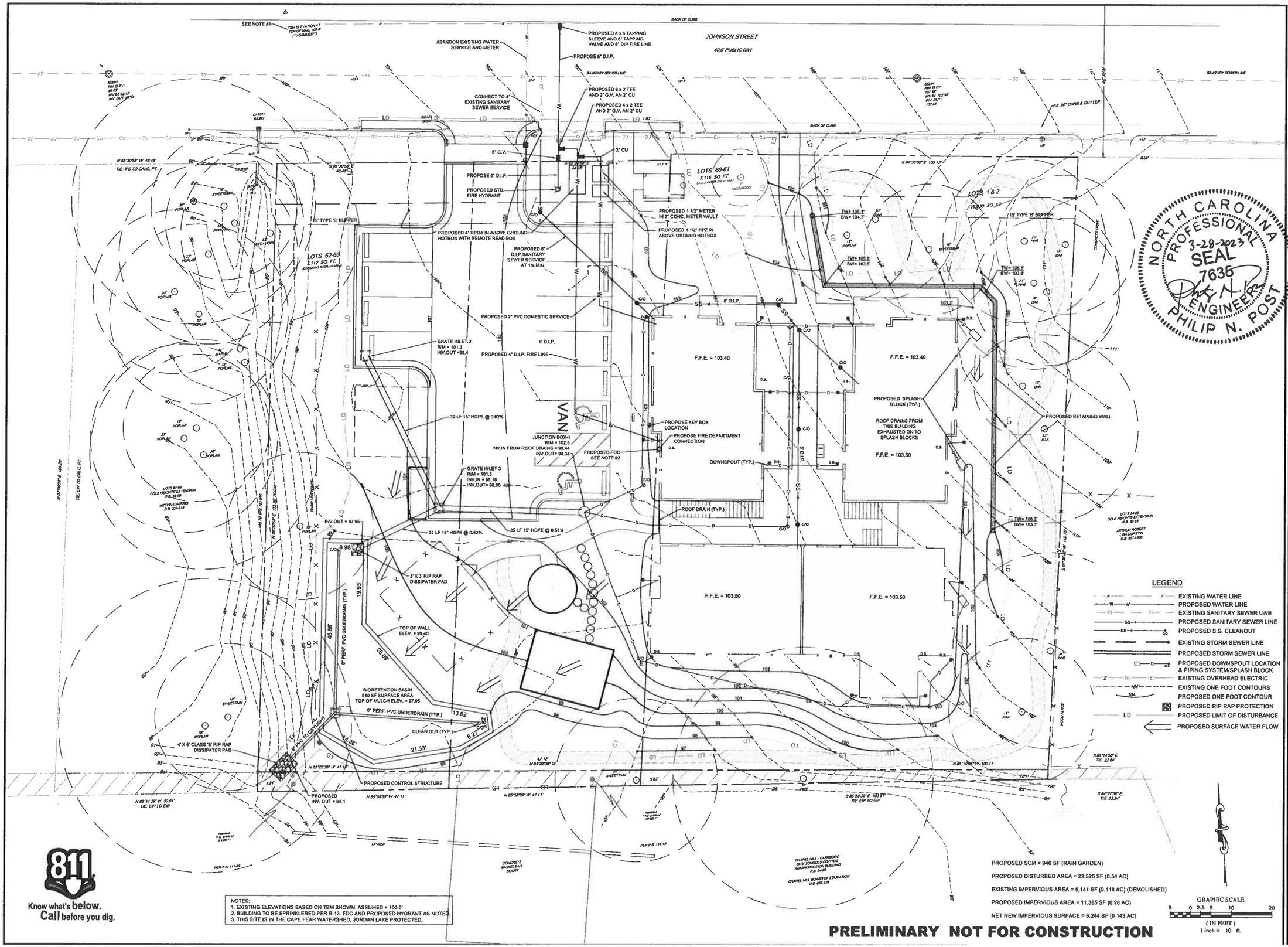
PROJECT ENGINEER PNP
CHECKED BY PNP
DRAWN BY DC
FIRST ISSUE DATE 02-03-2023

PHILIP POST ENGINEERING
FIRM: C-347
Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

SITE PLAN

PROJECT NO. PEACH
DRAWING NAME: SITE PLAN.dwg
SHEET NO. C-5



7			
6			
5			
4			
3			
2	EDIT RETAINING WALL	3/27/2023	DMC
1	COMMENTS	3/15/2023	DMC
	REVISIONS	DATE	BY

NORTH CAROLINA PROFESSIONAL 3-28-2023 SEAL 7635 ENGINEER PHILIP N. POST

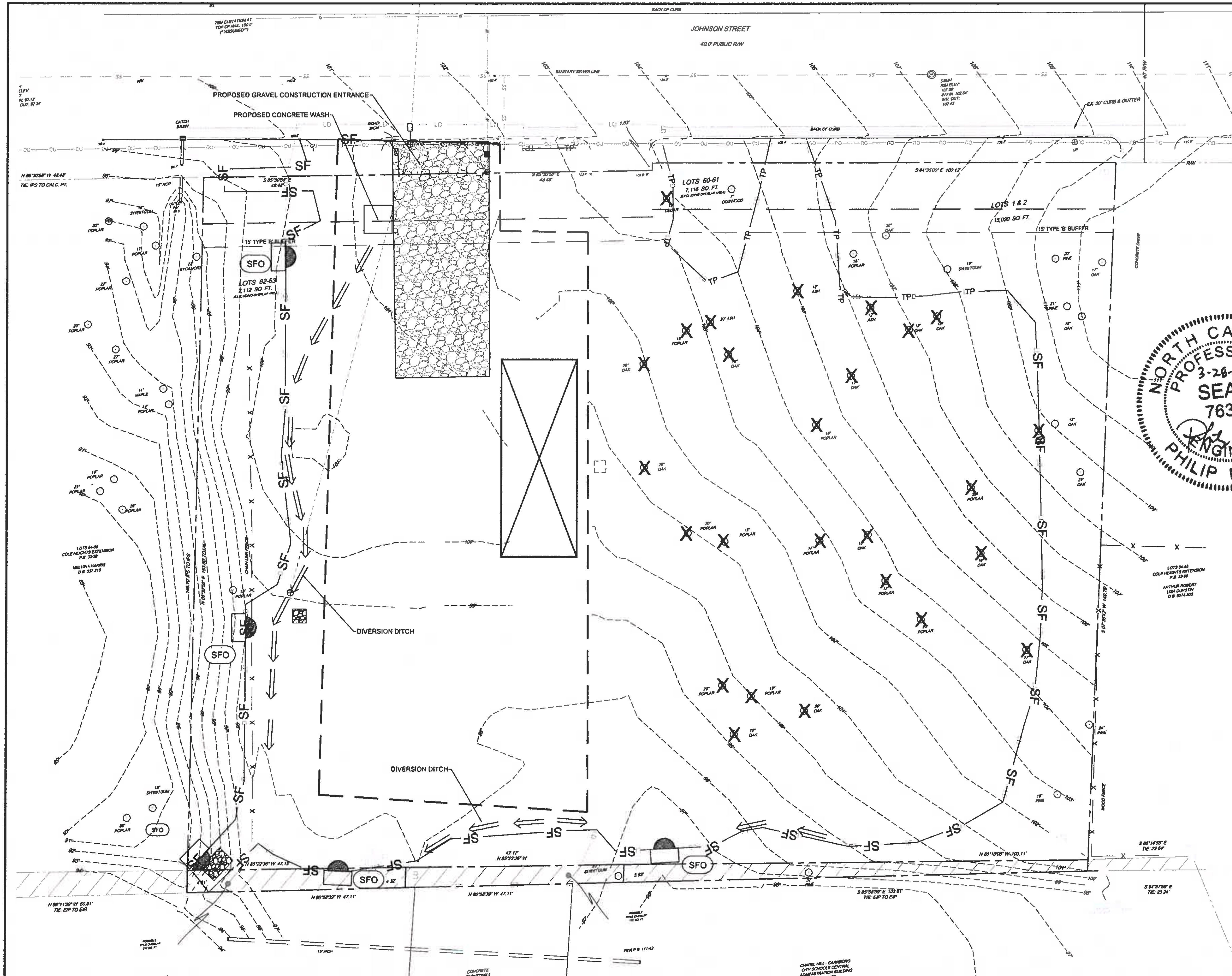
PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02.03.2023

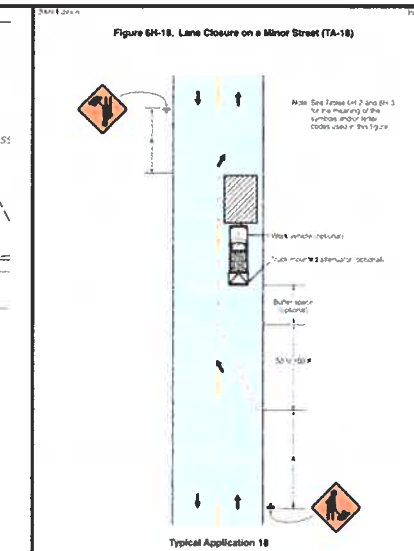
PHILIP POST ENGINEERING
Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
FIRM: C 347

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0699 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

GRADING& DRAINAGE & UTILITY PLAN

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_G.dwg
SHEET NO.
C-6





LANE CLOSURE DETAIL
NTS

NORTH CAROLINA PROFESSIONAL SEAL 7635 ENGINEER PHILIP N. POST — 3-28-2023

EROSION CONTROL LEGEND:

EXIST / PROPOSED

- CURB INLET
- DROP INLET
- JUNCTION BOX
- FLARED END SECTION (FES)
- IP — CATCH BASIN INLET PROTECTION
- IP — ROCK PIPE INLET PROTECTION
- SFO — SILT FENCE OUTLET
- TCD — TEMPORARY CHECK DAM
- SW — STRAW WATTLES
- CE — CONSTRUCTION ENTRANCE / EXIT
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- LD — LIMITS OF DISTURBANCE
- TF — TREE PROTECTION FENCE
- SF — SILT FENCE
- DIVERSION DITCH
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

PROPOSED CONSTRUCTION LAYDOWN AREA

PROPOSED CONSTRUCTION PARKING & DELIVERY AREA AND PORTABLE TOILET

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 10 ft.

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

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

NOTES:
1. EXISTING ELEVATIONS BASED ON TBM SHOWN, ASSUMED = 100.0'
2. BUILDING TO BE SPRINKLERED PER R-13. FDC AND EXISTING HYDRANT AS NOTED.
3. THIS SITE IS IN THE CAPE FEAR WATERSHED; JORDAN LAKE PROTECTED.
4. NO OPEN BURNING BURNING ALLOWED.
5. SEE SHEETS C-1 AND D-2 FOR DETAILS AND SEQUENCE AND NARRATIVE.

PRELIMINARY NOT FOR CONSTRUCTION

7			
6			
5			
4			
3			
2	EDIT RETAINING WALL	3/27/2023	DMC
1	COMMENTS	3/15/2023	DMC
	REVISIONS	DATE	BY

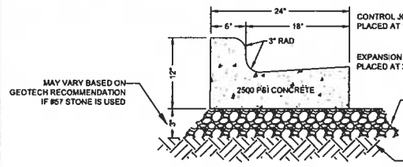
PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02-03-2023

Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
PHILIP POST ENGINEERING
FIRM: C 347

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

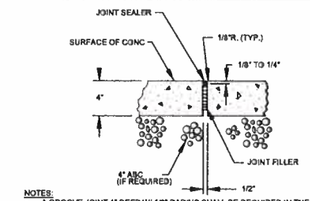
EROSION CONTROL - CONSTRUCTION MANAGEMENT PLAN

PROJECT NO.: PEACH
DRAWING NAME: PEACH_EC.dwg
SHEET NO.: C-7



24" STANDARD CURB & GUTTER (ON SITE)

NTS

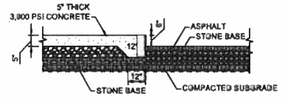


NOTES:

- A GROOVE JOINT 1" DEEP W/ 1/8" RADIUS SHALL BE REQUIRED IN THE CONC. SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 50' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
- FINISHED SURFACE OF SIDEWALK TO BE BROOM FINISHED, PERPENDICULAR TO TRAFFIC FLOW.

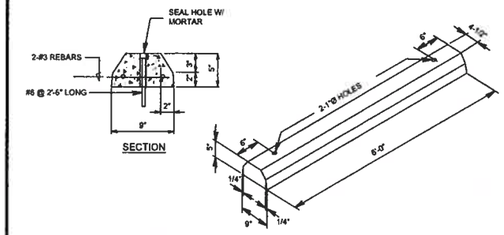
SIDEWALK DETAIL

NTS



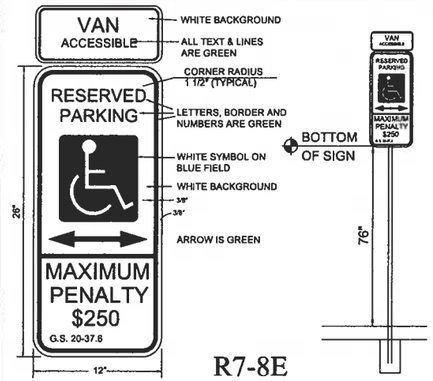
TURNDOWN SIDEWALK DETAIL

NTS



PRECAST CONCRETE WHEELSTOP

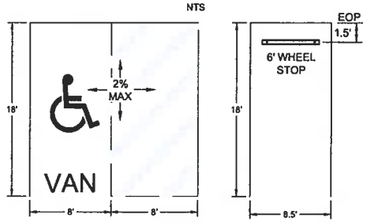
NTS



R7-8E

ACCESSIBLE PARKING SIGN

NTS

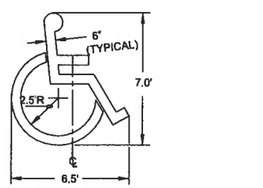


HANDICAP VAN ACCESSIBLE

REGULAR SPACE (WHEEL STOP ONLY WHERE INDICATED)

PARKING SPACES - TYPICAL

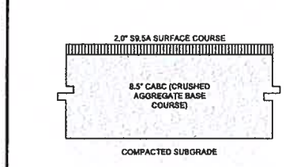
NTS



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL

NTS

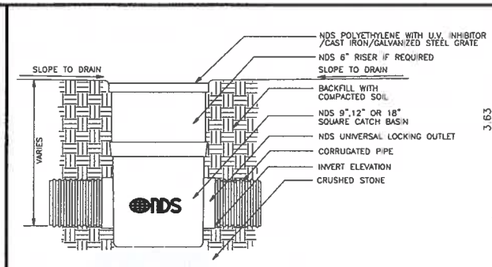


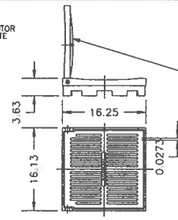
LIGHT DUTY PAVEMENT

NOTE: PAVEMENT SECTIONS SHALL MATCH ANY RECOMMENDATIONS BY GEOTECH ENGINEERS IF PROVIDED.

ASPHALT PAVING

NTS





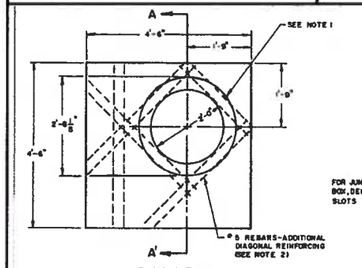
NYLOPLAST 15" GRATES/COVERS

PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

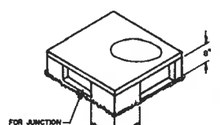
APPROX. DRAIN AREA = 81.25 SQ. IN
APPROX. WEIGHT WITH FRAME = 53.70 LBS.

NDS SQUARE GRATE WITH NDS SQUARE AREA DRAIN

NOT TO SCALE (LANDSCAPE APPLICATION)



PLAN VIEW



ISOMETRIC VIEW

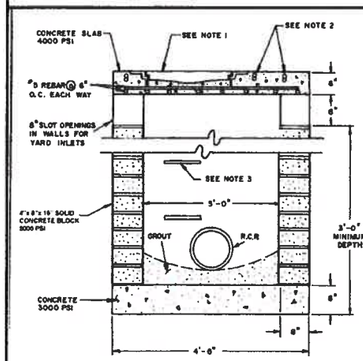
NOTES:
1. SHOWN WITH EAST JORDAN IRON WORKS FLUSH MOUNT MANHOLE FOR USE WITH ALL YARD INLETS B AS AN ALTERNATE FOR JUNCTION BOXES IN SIDEWALKS OR YARD AREAS ONLY. FOR ALL OTHER JUNCTION BOXES USE MANHOLES SPECIFIED IN STD. DET. SD-4C, GROUT AS SHOWN.
2. COVER TO BE 4000 PSI CONCRETE WITH #5 REBAR@ 6" O.C. EACH WAY.
3. SEE STANDARD DETAIL SD-2A FOR SECTION A-A'.

CONCRETE COVER

NO SCALE

TITLE	REVISIONS			DET.NO.
YARD INLET/ JUNCTION BOX	NO	DATE	BY	SD-2
				Sh 1 of 2

ENGINEERING DEPARTMENT STANDARD DETAILS



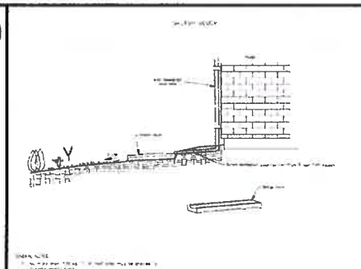
NOTES:
1. EAST JORDAN IRON WORKS FLUSH MOUNT MANHOLE B MH RING SEE STD. DETAIL SD-4C.
2. #5 REBAR PLACED DIAGONALLY AROUND MANHOLE RING. SEE STD. DET. SD-2.
3. MANHOLE STEPS @ 16" O.C. 1st STEP IS 2'-0" FROM TOP.
4. THIS DETAIL MAY BE USED AS AN ALTERNATE FOR JUNCTION BOXES IN SIDEWALK OR YARD AREAS ONLY.

SECTION A-A'

NO SCALE

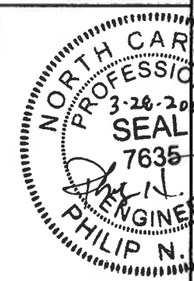
TITLE	REVISIONS			DET.NO.
YARD INLET-	NO	DATE	BY	SD-2A
				Sh 2 of 2

ENGINEERING DEPARTMENT STANDARD DETAILS



ENGINEERING DEPARTMENT STANDARD DETAILS

TITLE	REVISIONS			DET. NO.
SPLASH BLOCK	NO	DATE	BY	SD-4



PROJECT ENGINEER	PRP		
CHECKED BY	PRP		
DRAWN BY	DC	FIRST ISSUE DATE	02.03.2023

NO	COMMENTS	DATE	BY
1	REVISIONS	3/15/2023	DMC
2	EDIT RETAINING WALL	3/27/2023	DMC
3			
4			
5			
6			
7			

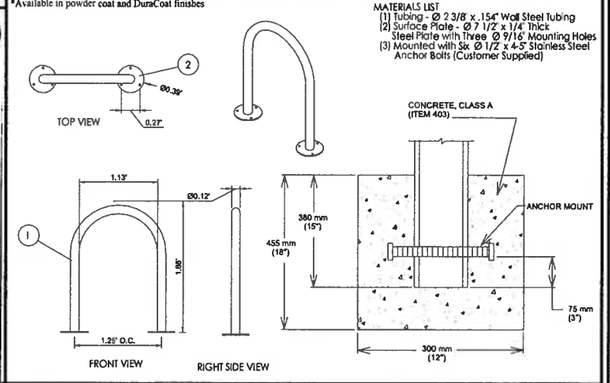
Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
PHILIP POST ENGINEERING
FIRM: C 347

sitescapes P.O. Box 22326 Lincoln, NE 68542
PF: 402/421-9464 FX: 402/421-9479
WEBSITE: www.sitescapesonline.com
E-MAIL: info@sitescapesonline.com

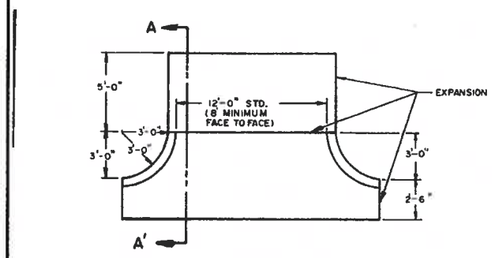
TITLE	PRODUCT NO.	INCH TOLERANCES U.O.S.
APEX BIKE RACK	AP2-02-SM	FRACTION- ±1/16" ANG- ±1°

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

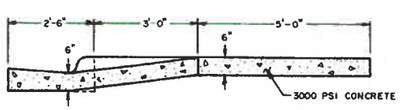
*Available in powder coat and DuraCoat finishes



MATERIALS LIST
(1) Tubing - Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



TYPICAL DRIVEWAY APRON

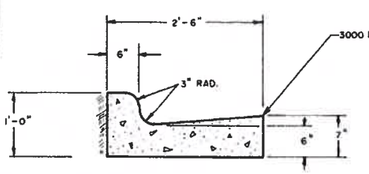


DRIVEWAY SECTION A-A'

NO SCALE

ENGINEERING DEPARTMENT STANDARD DETAILS

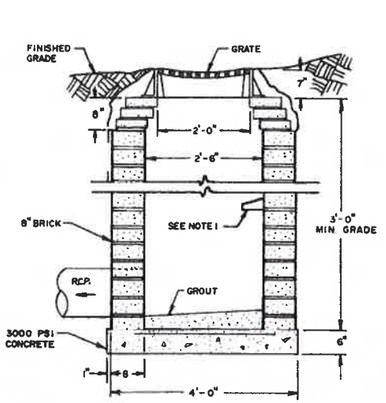
TITLE	REVISIONS			DET.NO.
DRIVEWAY RAMP- CURB & GUTTER SECTION (ALT)	NO	DATE	BY	D-7



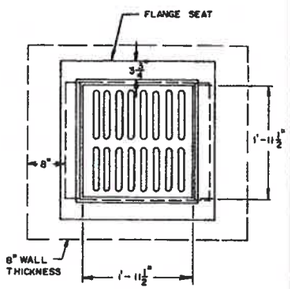
SCALE 1"=1'-0"

ENGINEERING DEPARTMENT STANDARD DETAILS

TITLE	REVISIONS			DET.NO.
CURB & GUTTER SECTION	NO	DATE	BY	ST-2



SIDE VIEW



TOP VIEW

NOTE:
1. STEPS ON CENTER. 1st STEP IS 2' FROM TOP.

NO SCALE

ENGINEERING DEPARTMENT STANDARD DETAILS

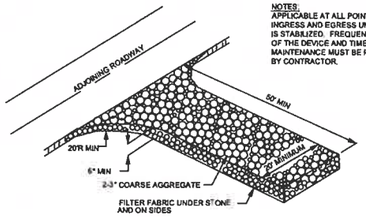
TITLE	REVISIONS			DET.NO
CATCH BASIN- TOP VIEW & SIDE VIEW	NO	DATE	BY	SD-6

PRELIMINARY NOT FOR CONSTRUCTION

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

SITE DETAILS

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_D.dwg
SHEET NO.
D-1



NOTES:
APPLICABLE AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED BY CONTRACTOR.

NOTES:
WASHED STONE PAD TO BE 50'L X 25'W X 6"TH MINIMUM (100'L MIN IN URBAN AREAS). IF THE ADJOINING ROADWAY IS WIDER THAN 25', THEN THE WASHED STONE SHALL BE AS WIDE AS THE ADJOINING ROADWAY.

TURNING RADIUS OF 20' MINIMUM TO ACCOMMODATE LARGE TRUCKS SHALL BE PROVIDED.

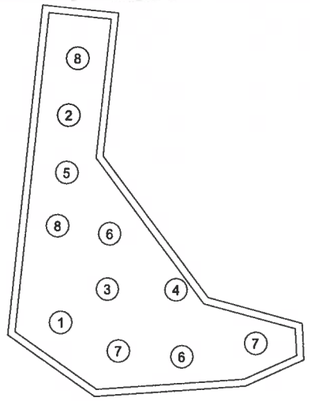
ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR MAXIMUM USE BY ALL CONSTRUCTION VEHICLES.

MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO ADJACENT STREETS.

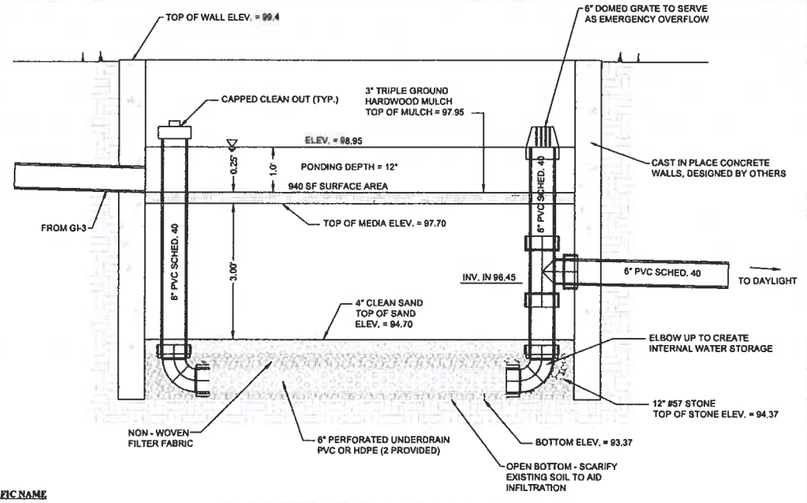
PERIODIC TOP DRESSING WITH STONE (2" THICK) WILL BE NECESSARY. ANY MATERIAL WHICH STILL MAKES IT ONTO THE ROAD MUST BE CLEANED UP IMMEDIATELY.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

NTS



PLANTING PLAN



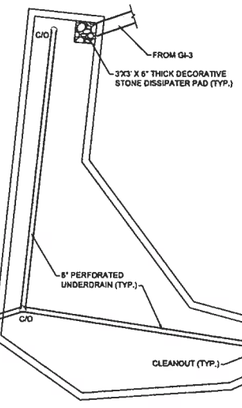
BIORETENTION CROSS-SECTION

NTS

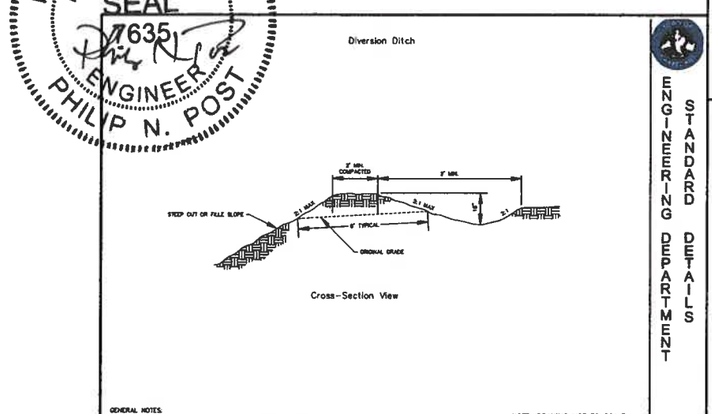
PLANT KEY:

NUMBER	QUANTITY	COMMON NAME	SCIENTIFIC NAME
1.	1	EASTERN REDBUD	CERCIS CANADENSIA
2.	1	FRINGETREE	CHIONANTHUS VIRGINICUS
3.	1	AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA
4.	1	DWARF AZALEA	RHODODENDRON ATLANTICUM
5.	1	JOE PYE WEED	EUTROCHIUM FISTULOSUM
6.	2	TICKSEED	COREOPSIS LANCEOLATA
7.	2	CARDINAL FLOWER	LOBELIA CARDINALIS
8.	2	SWITCHGRASS	PANICUM VIRGATUM

PLANT LIST



BIORETENTION PLAN VIEW



PERMANENT SEEDING IN NORTH CAROLINA (TABLE 6.11L)

SEEDING MIXTURE

SPECIES	RATE (LB/ACRE)
TALL FESCUE	250
SERICEA LESPEDEZA	20
KOBE LESPEDEZA	10
	50

SEEDING NOTES
1. AFTER AUGUST 15 USE UNSCARIFIED SERICEA SEED.
2. WHERE PERIODIC MOWING IS PLANNED OR A NEAR APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE LESPEZEDA TO 40 LB/ACRE
3. TO EXTEND SPRING SEEDING DATES INTO JUNE, ADD 15LB/ACRE HULLED BERMUDAGRASS. HOWEVER, AFTER MID-APRIL IT IS PREFERABLE TO SEED TEMPORARY COVER.

NURSE PLANTS
BETWEEN MAY 1 AND AUGUST 15, ADD 10 LB/ACRE GERMAN MILLET OR 15LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUGUST 15 ADD 40 LB/ACRE RYE (GRAIN).

SEEDING DATES

	BEST	POSSIBLE
FALL:	AUGUST 25 - SEPTEMBER 15	AUGUST 20 - OCTOBER 25
LATE WINTER:	FUBRUARY 15 - MARCH 21	FEBRUARY 1 - APRIL 15

FALL IS BEST FOR ALL FESCUE AND LATE WINTER FOR LESPEDEZAS. OVER SEEDING OF KOBE LESPEZEDA OVER FALL-SEEDED TALL FESCUE IS VERY EFFECTIVE.

SOIL AMENDMENTS
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE
REFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. MAY BE MOWED ONCE OR TWICE A YEAR, BUT MOWING IS NOT NECESSARY. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

SEEDING SCHEDULE

1.) CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2.) RIP THE ENTIRE AREA TO 6 INCHES DEPTH.
3.) REMOVE ALL LOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4.) APPLY AGRICULTURAL LIME, FERTILIZER, AND UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5.) CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES.
6.) SEED ON A FRESHLY PREPARED SEEDBED AND SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK
7.) MULCH IMMEDIATELY AFTER SEEDING
8.) INSPECT ALL SEEDED AREAS AND MAKE NECESSARY RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. STAND SHOULD BE OVER 60% DAMAGED, RESTABLISH WITH ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
9.) CONSULT CONSERVATION INSPECTOR ON MAINTENANCE AND FERTILIZATION AFTER PERMANENT COVER IS STABILIZED.

* APPLY:
AGRICULTURAL LIMESTONE - 2 TONS/ ACRES (3 TONS/ ACRE IN CLAY SOILS)
FERTILIZER - 1,000 lbs. / ACRE -10-10-10
SUPERPHOSPHATE- 500 lbs- / ACRE -20% ANALYSIS
MLCH -2 TONS / ACRE (5000 LBS/AC FOR STEEP SLOPES) - SMALL GRAIN STRAW
ANOTHER - ASPHALT EMULSION @ 300 GALS / ACRE

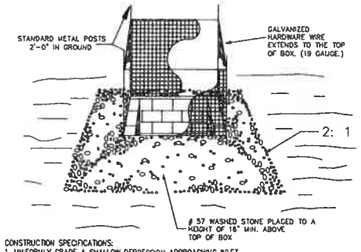
SEEDBED PREPARATION

MAINTENANCE:
NEW SEEDLINGS SHOULD BE INSPECTED FREQUENTLY AND MAINTENANCE PERFORMED AS NEEDED. IF RILLS AND GULLIES DEVELOP, THEY MUST BE FILLED, RE-SEEDED, AND MULCHED AS SOON AS POSSIBLE. DIVERSIONS MAY BE NEEDED UNTIL NEW PLANTS TAKE HOLD.
DAMAGE TO VEGETATION FROM DISEASE, INSECTS, TRAFFIC, ETC., CAN OCCUR AT ANY TIME. HERBICIDES AND REGULAR MOWING MAY BE NEEDED TO CONTROL WEEDS. DUST AND SPRAYS MAY BE NEEDED TO CONTROL INSECTS.
WEEK OR DAMAGED SPOTS MUST BE RELIMED, FERTILIZED, MULCHED, AND RESEEDED AS PROMPTLY AS POSSIBLE.

NPDES Stormwater Discharge Permit for Construction Activities (NCG01) — NCDENR/Division of Water Quality

NEW STABILIZATION TIMEFRAMES
(Effective Aug. 3, 2011)

SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

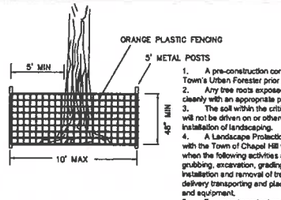


CONSTRUCTION SPECIFICATIONS:
1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING INLET.
2. DRIVE 5' STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4' APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, & BOTTOM. PLACING A 2-FT. FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NC DOT #5 OR #57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 18" AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUNDCOVER.

MAINTENANCE:
INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1" OR GREATER) RAINFALL EVENT. CLEAR THE WIRE MESH OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

Inlet Protection

Not to scale



1. A pre-construction conference will be held with the Town's Urban Forester prior to beginning site work.
2. Any tree roots exposed by construction will be severed cleanly with an appropriate pruning tool.
3. The soil within the critical root zones of existing trees will not be driven on or otherwise disturbed during the installation of landscaping.
4. 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.
5. To properly protect and ensure 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.

Tree Protection Fence Detail

Not to scale

BIORETENTION PLAN VIEW

GENERAL NOTES:
1. All e minimum, seed, straw, & lock required for site inspection approval.
2. Stabilize diversion ditch based on design velocity.

NOTE: DRAWING NOT TO SCALE

TITLE:	REVISIONS	DET. NO.
Diversion Ditch	08/13 15	SD-20

ENGINEERING DEPARTMENT STANDARD DETAILS

TEMPORARY SEEDING IN NORTH CAROLINA

SEEDING MIXTURE

SPECIES		RATE (LB/ACRE)
LATE WINTER & EARLY SPRING	RYE (GRAIN) ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COASTAL PLAIN, KOREAN IN MOUNTAINS)	120 50
SUMMER	GERMAN MILLET OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDAGRASS	40
FALL	RYE (GRAIN) IS NOT TO EXTEND BEYOND JUNE. MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.	120

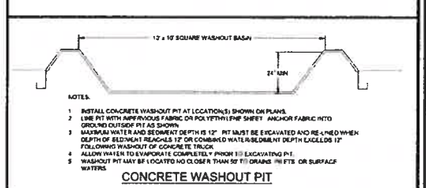
SEEDING DATES:

LATE WINTER & EARLY SPRING	MOUNTAINS -	ABOVE 2500 ft: FEB. 15 - MAY 15 BELOW 2500 ft: FEB. 1 - MAY 1
	PIEDMONT - JAN. 1 - MAY 1	
	COASTAL PLAIN - DEC. 1 - APR. 15	
SUMMER	MOUNTAINS - MAY 15 - AUG. 15	
	PIEDMONT - MAY 1 - AUG. 15	
	COASTAL PLAIN - APR. 15 - AUG. 15	
FALL	MOUNTAINS - AUG. 15 - DEC. 15	
	COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC. 30	

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER

MULCH
APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

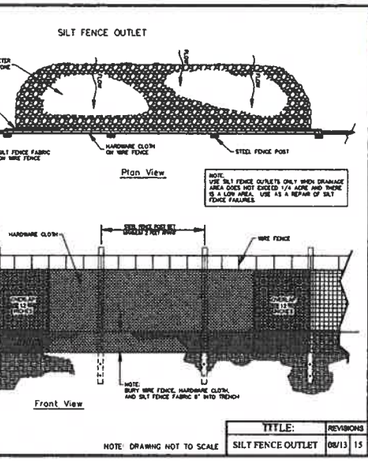
MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, FERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.



NOTES:
1. INSTALL CONCRETE WASHOUT PIT AT LOCATION(S) SHOWN ON PLANS.
2. LINE PIT WITH IMPERVIOUS FABRIC OR POLYETHYLENE SHEET. ANCHOR FABRIC INTO GROUND OUTSIDE PIT AS SHOWN.
3. MAXIMUM WATER AND SEDIMENT DEPTH IS 12". PIT MUST BE EXCAVATED AND RE-LINED WHEN DEPTH OF SEDIMENT REACHES 12" OR COMBINED WATER-SEDIMENT DEPTH EXCEEDS 12" FOLLOWING WASHOUT OF CONCRETE TRUCK.
4. ALLOW WATER TO EVAPORATE COMPLETELY PRIOR TO EXCAVATING PIT.
5. WASHOUT PIT MAY BE LOCATED NO CLOSER THAN 50' TO DRAINS, INLETS, OR SURFACE WATERS.

CONCRETE WASHOUT PIT

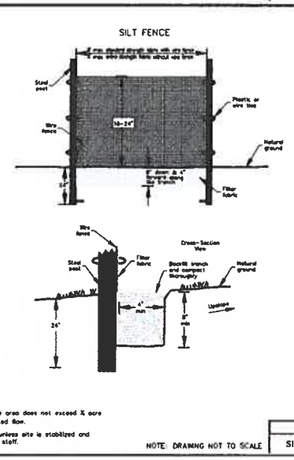
PRELIMINARY
NOT FOR CONSTRUCTION



ENGINEERING DEPARTMENT STANDARD DETAILS

TITLE:	REVISIONS	DET. NO.
SILT FENCE OUTLET	08/13 15	SD-19

NOTE: DRAWING NOT TO SCALE



GENERAL NOTES:
1. Use silt fence only when drainage area does not exceed ¼ acre and never in areas of concentrated flow.
2. Silt fence shall not be removed unless site is stabilized and inspected by Town of Chapel Hill staff.

NOTE: DRAWING NOT TO SCALE

TITLE:	REVISIONS	DET. NO.
SILT FENCE	08/13 15	SD-18

ENGINEERING DEPARTMENT STANDARD DETAILS

7								3/27/2023	DMC
6								3/15/2023	DMC
5									
4									
3									
2	EDIT RETAINING WALL								
1	COMMENTS								DATE
	REVISIONS								BY

PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02-03-2023

Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
PHILIP POST ENGINEERING
FIRM: C 347

ZCP SITE PLAN'S
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0699 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

SITE DETAILS

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_D.dwg
SHEET NO.
D-2

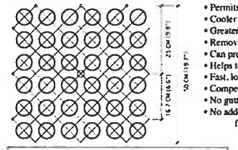
GRASSPAVE²

BY INVISIBLE STRUCTURES

100% Grass Covered Porous Pavement

Grasspave2 Flexible Plastice Porous Pavement

Grasspave2 protects and enhances the environment in three ways: First, made from 100% recycled plastic, Grasspave2 keeps common consumer and industrial products from going into landfills. Second, grass paving directly improves the environment by recharging water tables on site (reducing flooding hazards downstream), reducing sources of oils and solvents from asphalt, absorbing carbon dioxide, and creating oxygen. Third, it enhances the beauty and quality of the built environment – replacing hot asphalt paved areas with cool, sparking green lawn-like
Product Description



- Maximum porosity
- Low to zero runoff
- Free air/water movement
- Permits more trees
- Cooler site
- Greater oxygen
- Removes air pollutants
- Can preserve existing trees
- Helps to meet "Green Coverage Codes"
- Fast, low cost installation
- Competes in cost with asphalt paving
- No gutter and rain system needed
- No added land required for detention facilities
- Lower life cycle costs

Applications

- Church/employee parking
- Overflow and event parking
- Golf cart paths
- Residential driveways
- Firelanes

Grasspave2 has thin-walled independent plastic rings connected by an interlocking geogrid structure, which, because it is installed below the surface, is invisible in the completed project. While the rings are rigid, the grid itself is flexible, which makes it easy to install on uneven grades, and reduces usual cut and fill requirements.

The rings transfer loads from the surface to the grid structure and engineered base course material below, thus preventing compaction of the upper root zone of the grass. A single ring supports small loads, such as shoes; several rings support tires and large loads.

The rings also act to contain the root zone medium (sand) and prevent lateral migration away from tires, feet, or other loads. This protects the grass root system, enabling roots to grow deep into the porous base course. The result is healthy, green turf at the surface.

One person can easily install the Grasspave2 rolls at a rate of 70m2 (750 ft2) per hour, plus time for base course preparation and grass installation (seeding, sod or sprigging). Step-by-step instructions are included in our Installation Instructions, which accompany each order.

Features and Benefits

- Allows 100% grass coverage instead of asphalt
- Made from 100% post consumer plastic
- High strength to weight load-bearing capacity
- Supports vehicular and pedestrian traffic

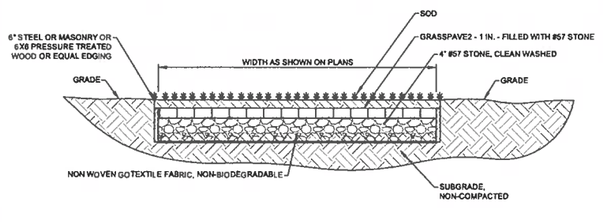
Specifications

Unit Size – 20"x 20"x 1" (50 x 50 x 2.5cm)
Unit Weight – 18oz (510 grams)
Strength – 15,940 psi (109,906 kPa)
Connector Pull Apart Strength (Tensile) - 458 lbf/in
Color – Black
Resin – 100% recycled HDPE with 3% carbon black
Shipped in Rolls (431 sq ft standard, other roll sizes available)
92% Void Space (8% plastic by volume)

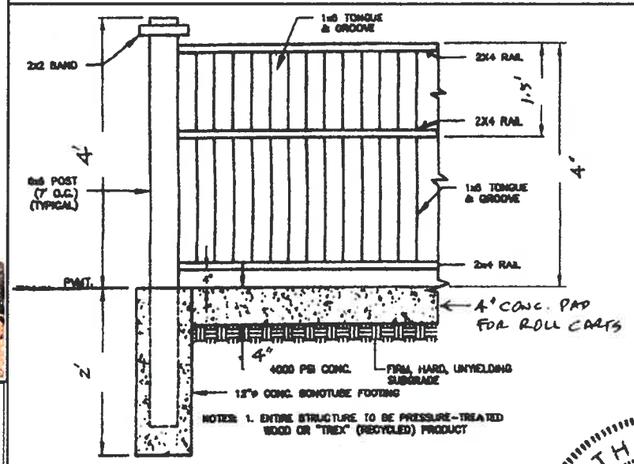
Invisible Structures, Inc.
303-233-8383
www.invisiblestructures.com
US Patent #5,250,340

INVISIBLE STRUCTURES

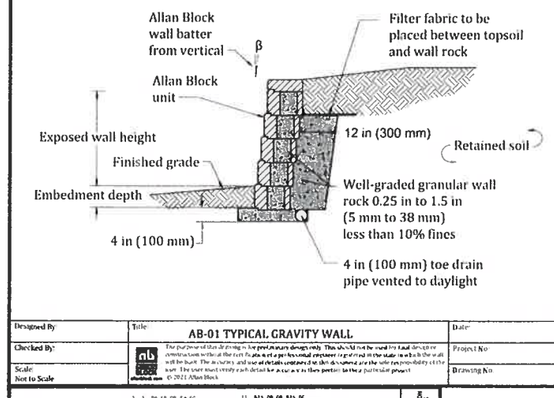
NOTES:
1. THIS COMPILES WITH NCDEQ STORMWATER DESIGN MANUAL - SECTION A-4.
2. #57 STONE AND GEOTEXTILE FABRIC MAY NOT BE PLACED ON IMPERVIOUS MATERIAL SUCH AS PAVEMENT OR CRUSHER RUN.



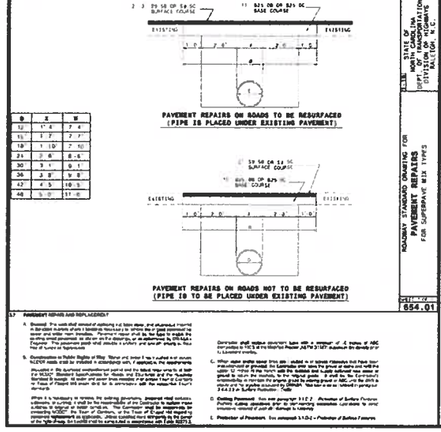
PERVIOUS GRAVEL - 100% GRASS COVERED PORUS SURFACE TYPICAL SECTION
NTS

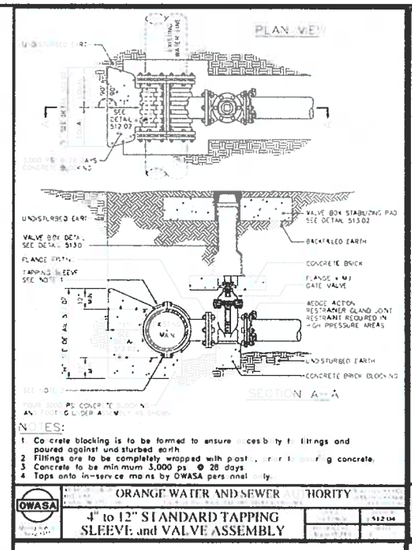


4' WOOD ROLL CART SCREEN
NTS

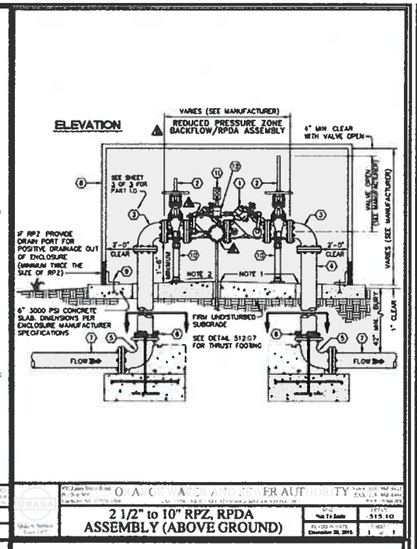


Designed By	Title: AB-01 TYPICAL GRAVITY WALL	Date:
Checked By:	The purpose of this drawing is to provide generic design only. This should not be used for final design or construction without the services of a professional engineer registered in the state in which the wall will be built. The accuracy and use of all details contained in this drawing are the sole responsibility of the user. The user must verify each detail he chooses is appropriate for his particular project.	Project No:
Scale: Not to Scale	© 2021 Allan Block	Drawing No:

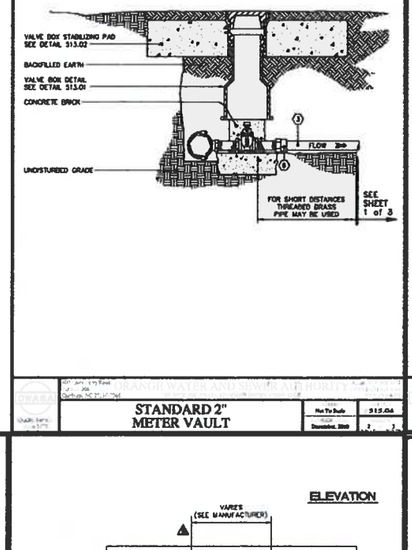


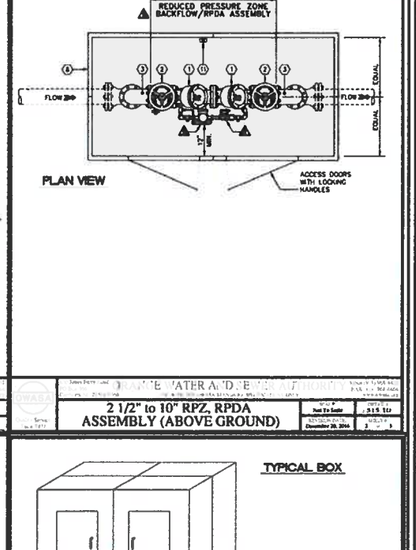


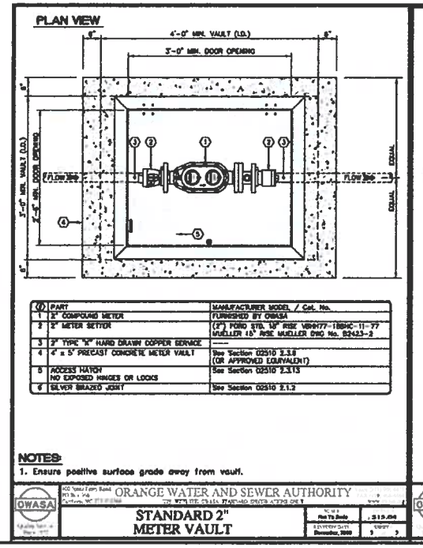
ORANGE WATER AND SEWER AUTHORITY
4" to 12" STANDARD TAPPING SLEEVE and VALVE ASSEMBLY
S12.04



ORANGE WATER AND SEWER AUTHORITY
2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)
S15.10



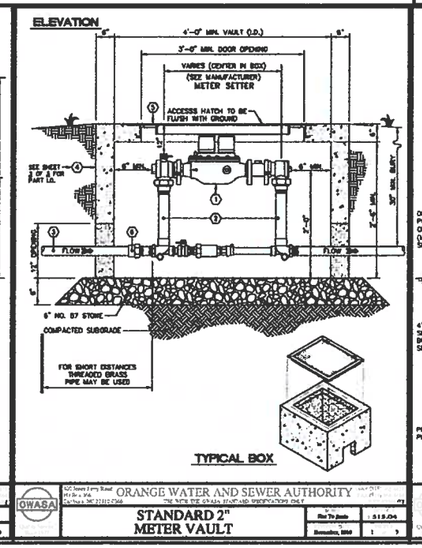




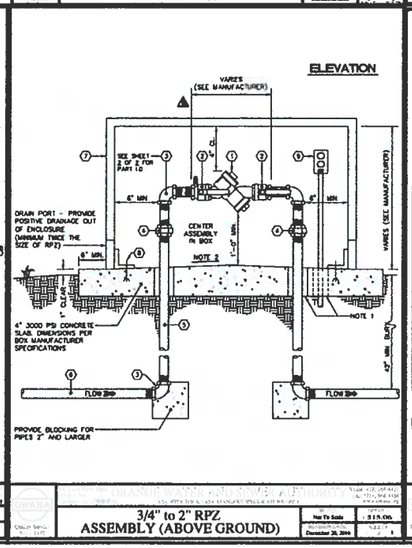
ⓘ	PART	MANUFACTURER MODEL / Cat. No.
1	2" COMPOUND METER	FURNISHED BY OWASA
2	2" METER SETTER	(2") FORD STR 10" RISE VBH77-1BBNG-11-77 SHUELLER 10" RISE MUELLER DMG No. B2643-2
3	2" TYPE "K" HARD DRAWN COPPER SERVICE	----
4	4' x 5' PRECAST CONCRETE METER VAULT	See Section 02510 2.3.6 (OR APPROVED EQUIVALENT)
5	ACCESS HATCH NO EXPOSED HINGES OR LOCKS	See Section 02510 2.3.13
6	SILVER BRAZED JOINT	See Section 02510 2.1.3

NOTES:
1. Ensure positive surface grade away from vault.

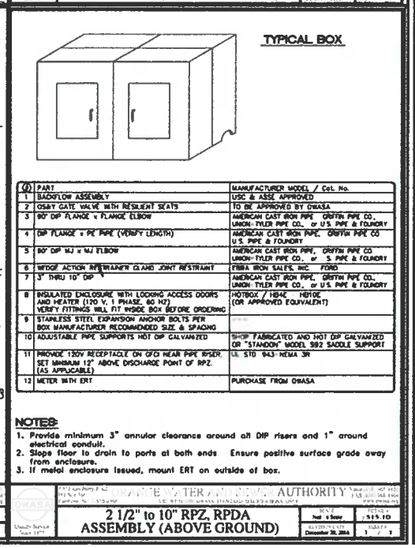
ORANGE WATER AND SEWER AUTHORITY
STANDARD 2" METER VAULT
S15.04



ORANGE WATER AND SEWER AUTHORITY
STANDARD 2" METER VAULT
S15.04



ORANGE WATER AND SEWER AUTHORITY
3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)
S15.08



ⓘ	PART	MANUFACTURER MODEL / Cat. No.
1	BACKFLOW ASSEMBLY	USC & ASSE APPROVED
2	OS&Y GATE VALVE WITH RESILIENT SEATS	TO BE APPROVED BY OWASA
3	90° DIP FLANGE x FLANGE ELBOW	AMERICAN CAST IRON PIPE GRIFFIN PIPE CO. UNION- TYLER PIPE CO., or U.S. PIPE & FOUNDRY
4	DIP FLANGE x PE PIPE (VERIFY LENGTH)	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO U.S. PIPE & FOUNDRY
5	90° DIP MJ x MJ ELBOW	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO UNION- TYLER PIPE CO., or U.S. PIPE & FOUNDRY
6	MEGA ACTION RESTRAINER GLAND JOINT RESTRAINT	FIELD LOK GASKET, MEGALUG, or EQUAL
7	3" THRU 10" DIP	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., UNION- TYLER PIPE CO., or U.S. PIPE & FOUNDRY
8	INSULATED ENCLOSURE WITH LOCKING ACCESS DOORS AND HEATER (120 V, 1 PHASE, 60 HZ) VERIFY FITTINGS WILL FIT W/BOX BOX BEFORE ORDERING	HOTBOX / HBHC (OR APPROVED EQUIVALENT)
9	STAINLESS STEEL EXPANSION ANCHOR BOLTS PER BOX MANUFACTURER RECOMMENDED SIZE & SPACING	
10	ADJUSTABLE PIPE SUPPORTS HOT DIP GALVANIZED	5"-10" FABRICATED AND HOT DIP GALVANIZED OR "STANDON" MODEL S82 SADDLE SUPPORT
11	PROVIDE 120V RECEPTACLE ON GFCI NEAR PIPE RISER. SET MINIMUM 12" ABOVE DISCHARGE POINT OF RPZ. (AS APPLICABLE)	UL STD 943- NEMA 3R
12	METER WITH ERT	PURCHASE FROM OWASA

NOTES:
1. Provide minimum 3" annular clearance around all DIP risers and 1" around electrical conduit.
2. Slope floor to drain to ports at both ends. Ensure positive surface grade away from enclosure.
3. If metal enclosure issued, mount ERT on outside of box.

ORANGE WATER AND SEWER AUTHORITY
2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)
S15.10

7			
6			
5			
4			
3		3/27/2023	DMC
2	EDIT RETAINING WALL	3/15/2023	DMC
1	COMMENTS	DATE	BY
	REVISIONS		

PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02-03-2023

Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
PHILIP POST ENGINEERING
FIRM: C-347

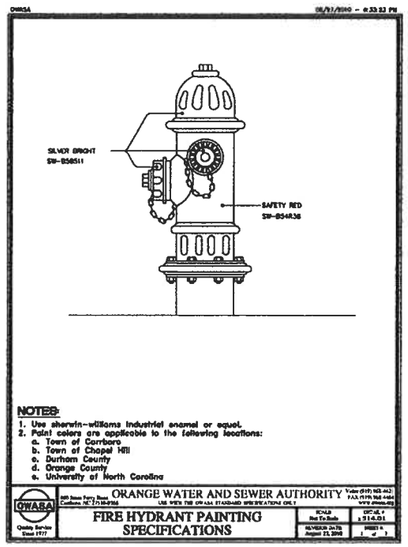
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7635 PHILIP N. POST 3-28-2023

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2948, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

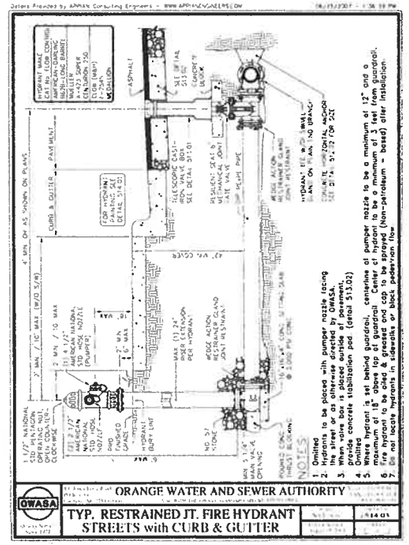
SITE DETAILS

PROJECT NO: PEACH
DRAWING NAME: PEACH_D.dwg
SHEET NO: D-3

Return to Table of Details



Return to Table of Details



NORTH CAROLINA PROFESSIONAL 3-28-2023 SEAL 7635 ENGINEER PHILIP N. POST

7			
6			
5			
4			
3			
2	EDIT RETAINING WALL	3/27/2023	DMC
1	COMMENTS	3/15/2023	DMC
	REVISIONS	DATE	BY

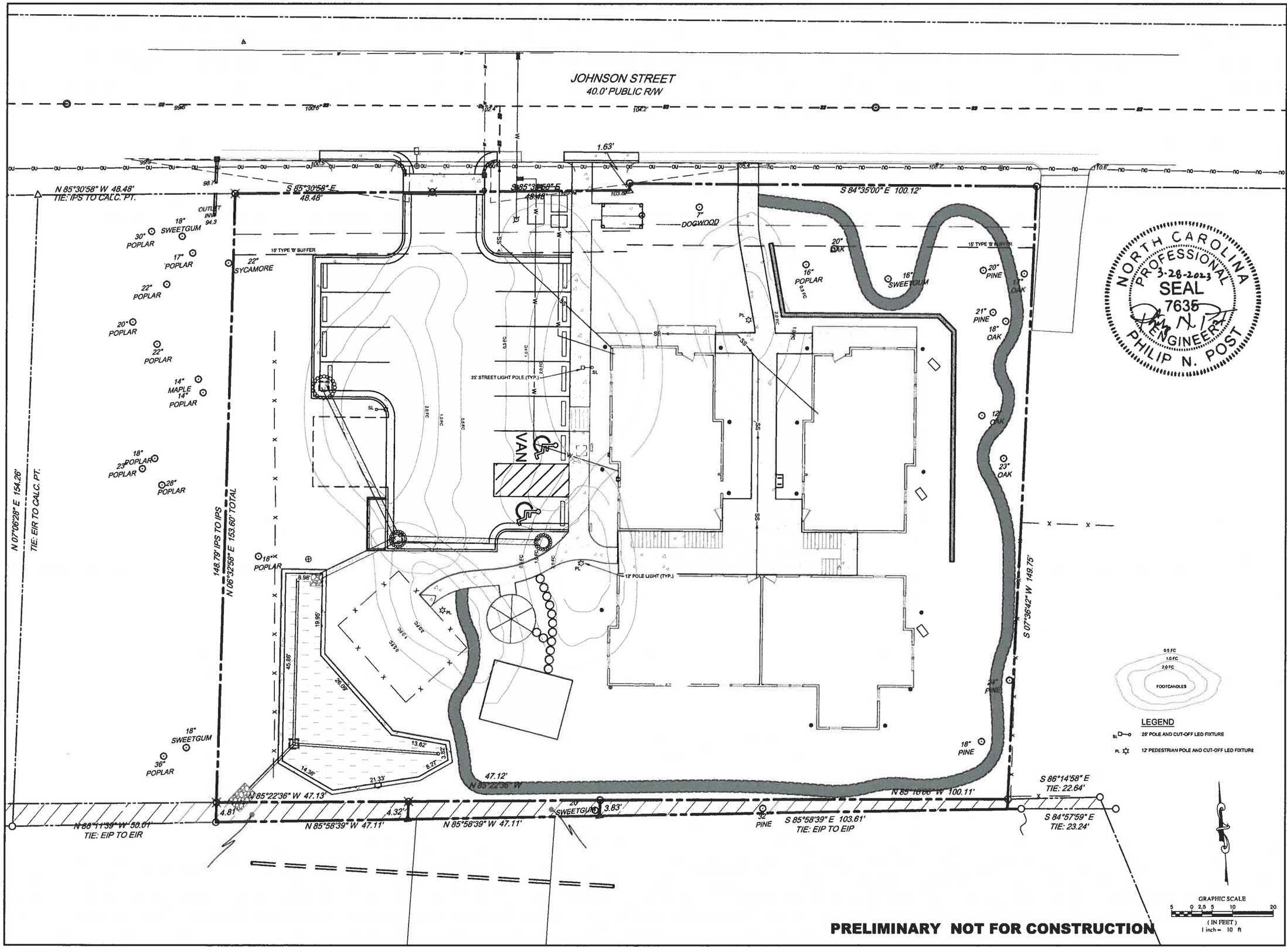
PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02-03-2023

PHILIP POST ENGINEERING
FIRM: C 347
Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

SITE DETAILS

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_D.dwg
SHEET NO.
D-4



NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 7635 PHILIP N. POST 3-28-2023

PRELIMINARY NOT FOR CONSTRUCTION

7			
6			
5			
4			
3	EBT RETAINING WALL	3/27/2023	DMC
2	COMMENTS	3/15/2023	DMC
1	REVISIONS	DATE	BY

PROJECT ENGINEER: PNP
CHECKED BY: PNP
DRAWN BY: DC
FIRST ISSUE DATE: 02.03.2023

PHILIP POST ENGINEERING
FIRM: C 347
Philip N. Post, PE, PLS
(919) 818-7862
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

LIGHTING PLAN

PROJECT NO.
PEACH
DRAWING NAME:
LI-1 LIGHTING PLAN.dwg
SHEET NO.
LI-1

JOHNSON STREET
40.0' PUBLIC R/W

N 85°30'58" W 48.48'
TIE: IPS TO CALC. PT.

S 85°30'58" E 48.48'

S 85°30'58" E 18.48'

1.63'

S 84°35'00" E 100.12'

N 07°06'28" E 154.26'
TIE: EIR TO CALC. PT.

148.79' IPS TO IPS
N 06°32'58" E 153.60' TOTAL

N 85°22'36" W 47.13'

N 86°11'59" W 50.61'
TIE: EIP TO EIR

N 85°58'39" W 47.11'

N 85°58'39" W 47.11'

S 85°58'39" E 103.61'
TIE: EIP TO EIP

N 85°22'36" W 47.12'

N 85°10'00" W 100.11'

S 86°14'58" E
TIE: 22.64'

S 84°57'59" E
TIE: 23.24'

S 07°36'42" W 149.75'

(3) CH
(2) FQ
(4) FQ
(3) FQ
(4) GA
(3) GA
(2) FQ
(3) CH

TREE SAVE AREA #2
405 SF

TREE SAVE AREA #1
4,720 SF

TREE SAVE AREA #3
2,438 SF

15' TYPE 'B' BUFFER
15' TYPE 'B' BUFFER

25' STREET LIGHT POLE (TYP.)
12' POLE LIGHT (TYP.)

PROPOSED 3' WIDE NATURAL TRAIL / WALKING TRAIL (HARDWOOD MULCH)

18" SWEETGUM
30" POPLAR
17" POPLAR
22" SYCAMORE
22" POPLAR
20" POPLAR
22" POPLAR
14" MAPLE
14" POPLAR
18" POPLAR
23" POPLAR
28" POPLAR
18" POPLAR
18" SWEETGUM
36" POPLAR
OUTLET INV 94.3
7" DOGWOOD
20" OAK
16" POPLAR
16" SWEETGUM
20" PINE
17" OAK
21" PINE
18" OAK
12" OAK
23" OAK
24" PINE
18" PINE
20" SWEETGUM
32" PINE

QTY	LEGEND	COMMON NAME	BOTANICAL NAME	HEIGHT @ PLANTING	SPACING
7	GA	GLOSSY ABELIA	ABELIA GRANDIFOLIA	15"	4' O.C.
9	CH	CARISSA HOLY	ILEX CORNUTA 'CARISSA'	15"	3' O.C.
3	FT	FRINGE TREE	CHIONATHUS VIRGINIICUS	5'	6' O.C.
3	RB	REDBUD	CERCIS CANADENSIS	5'	-
4	RM	RED MAPLE	ACER RUBRUM	5'	-
2	PO	PIN OAK	QUERCUS PALUSTRIS	5'	-
15	FQ	FLOWERING QUINCE	CHAENDMELES SPECIOSA	15"	4' O.C.

TREE SAVE AREA

PROPOSED SHRUB

PROPOSED TREE
(WITH CANOPY AT MATURITY)

1. TREE CANOPY AREAS #1, #2 AND #3 TO BE UNDISTURBED = 8,160 SF
2. CANOPY TREES TO PLANTED = 2,500 SF+
TOTAL PROPOSED = 10,660 SF OR 38.4% NET LAND AREA

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
1 inch = 10 ft.

PRELIMINARY NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL
3-28-2023
SEAL
7635
ENGINEER
PHILIP N. POST

	BY	DATE	REVISIONS
7			
6			
5			
4			
3	DMC	3/27/2023	
2	DMC	3/15/2023	EST RETAINING WALL
1			COMMENTS

PROJECT ENGINEER
PNP

CHECKED BY
PNP

DRAWN BY
DC

FIRST ISSUE DATE
02-03-2023

PHILIP POST ENGINEERING
Philip N. Post, PE, PLS
(919) 818-7662
philip.n.post@gmail.com
PO Box 4912
Chapel Hill, NC 27515
FIRM. C 347

ZCP SITE PLANS
PEACH APARTMENTS
107 JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0889 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

LANDSCAPE PLAN

PROJECT NO.
PEACH
DRAWING NAME
L-1 LANDSCAPE PLAN.dwg
SHEET NO.
L-1