

US 15-501

ROAD C (PUBLIC)

ROAD C (PUBLIC)

ROAD F (PUBLIC)

WETLAND AREA #11  
1934 SF / 0.044 AC

ZONE AE

1.0% CHANCE FLOODPLAIN  
REFER TO NOTE 3

0.2% CHANCE FLOODPLAIN  
REFER TO NOTE 3

TOP OF BANK

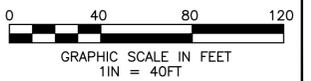
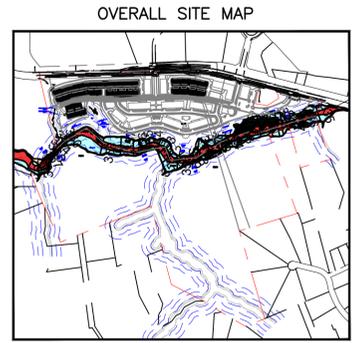
**NOTES**

- SEE SHEET C-003 FOR GENERAL NOTES.
- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, INC., DATED DECEMBER 27, 2018.
- FLOODPLAIN AND FLOODWAY INFORMATION TAKEN FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 37109787800K, REVISED NOVEMBER 17, 2017.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BUILDINGS 1-9 AND 11 HAVE UPPER (P1) AND LOWER PARKING (P2) LEVELS; DEPICTED PARKING IS AS LABELED.

**KEYNOTES** (X)

- ASPHALT PAVEMENT SECTION
- PERVIOUS PAVERS
- CONCRETE CURB AND GUTTER (WIDTH AS LABELED)
- 30" WIDE CONCRETE GUTTER
- CURB AND GUTTER TRANSITION
- 5" THICK CONCRETE SIDEWALK
- VEHICULAR DROP OFF
- ADA PEDESTRIAN RAMP
- RETAINING WALL
- CROSSWALK
- CONCRETE DUMPSTER PAD & ENCLOSURE
- BIKE RACK
- MAIL KIOSK
- PROPOSED TREELINE
- GRAVEL DRIVEWAY
- PROPOSED PROPERTY LINE, TYP.
- TRANSFORMER PAD
- ENTRY MONUMENT SIGN
- TRAIL CONNECTION LOCATION
- BICYCLE FIX-IT STATION

**FOR ILLUSTRATIVE PURPOSES ONLY**



**CIVIL PERMIT PLAN SET**

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

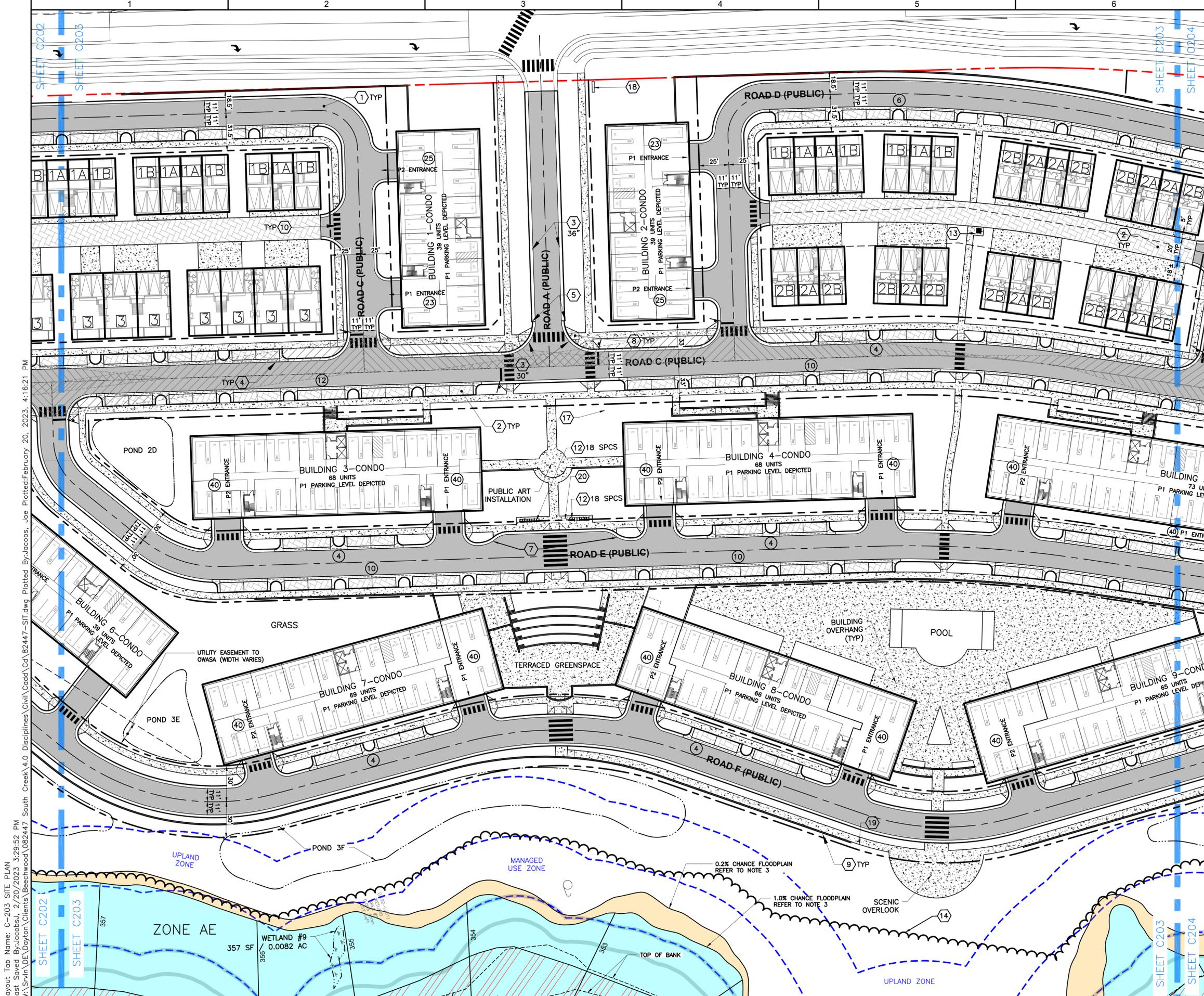
**BEECHWOOD HOMES**  
**SOUTH CREEK**  
**MIXED USE DEVELOPMENT**  
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

SHEET NAME:  
**SITE PLAN**

SHEET NO:  
**C-202**

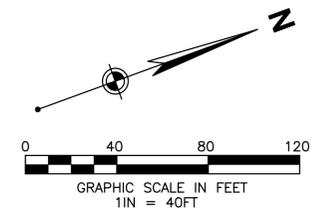
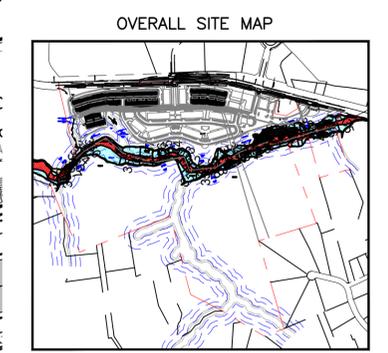
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- ### NOTES
- SEE SHEET C-003 FOR GENERAL NOTES.
  - EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, INC., DATED DECEMBER 27, 2018.
  - FLOODPLAIN AND FLOODWAY INFORMATION TAKEN FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 37109787800K, REVISED NOVEMBER 17, 2017.
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  - BUILDINGS 1-9 AND 11 HAVE UPPER (P1) AND LOWER PARKING (P2) LEVELS; DEPICTED PARKING IS AS LABELED.

- ### KEYNOTES (X)
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  - PERVIOUS PAVERS
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  - 30" WIDE CONCRETE GUTTER
  - CURB AND GUTTER TRANSITION
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  - RETAINING WALL
  - CROSSWALK
  - CONCRETE DUMPSTER PAD & ENCLOSURE
  - BIKE RACK
  - MAIL KIOSK
  - PROPOSED TREELINE
  - GRAVEL DRIVEWAY
  - PROPOSED PROPERTY LINE, TYP.
  - TRANSFORMER PAD
  - ENTRY MONUMENT SIGN
  - TRAIL CONNECTION LOCATION
  - BICYCLE FIX-IT STATION

**FOR ILLUSTRATIVE PURPOSES ONLY**



**CIVIL PERMIT PLAN SET**

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

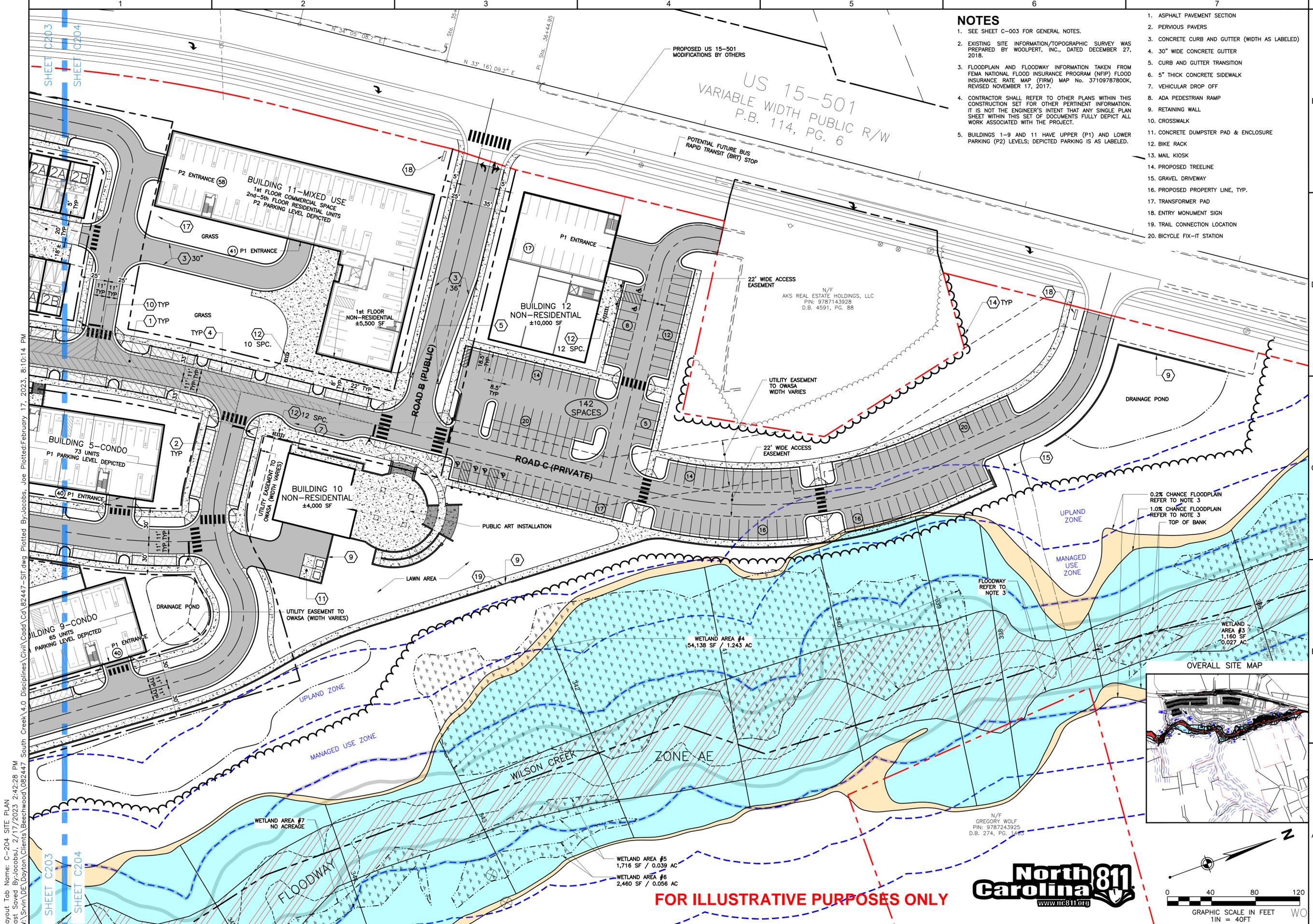
**BEECHWOOD HOMES  
SOUTH CREEK  
MIXED USE DEVELOPMENT**

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

SHEET NAME:  
**SITE PLAN**

SHEET NO:  
**C-203**

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**NOTES**

- SEE SHEET C-003 FOR GENERAL NOTES.
- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, INC., DATED DECEMBER 27, 2018.
- FLOODPLAIN AND FLOODWAY INFORMATION TAKEN FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 37109787800K, REVISED NOVEMBER 17, 2017.
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- PERVIOUS PAVERS
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- CURB AND GUTTER TRANSITION
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- RETAINING WALL
- CROSSWALK
- CONCRETE DUMPSTER PAD & ENCLOSURE
- BIKE RACK
- MAIL KIOSK
- PROPOSED TREELINE
- GRAVEL DRIVEWAY
- PROPOSED PROPERTY LINE, TYP.
- TRANSFORMER PAD
- ENTRY MONUMENT SIGN
- TRAIL CONNECTION LOCATION
- BICYCLE FIX-IT STATION



**CIVIL PERMIT PLAN SET**

ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
0	07/22/23	CONDITIONAL ZONING SUBMITTAL
1	10/05/23	CONDITIONAL ZONING RESUBMITTAL
2	12/09/23	CONDITIONAL ZONING RESUBMITTAL
3	02/17/24	CONDITIONAL ZONING RESUBMITTAL

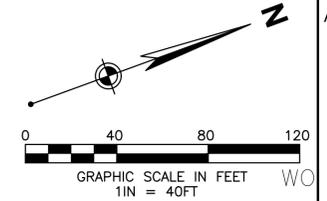
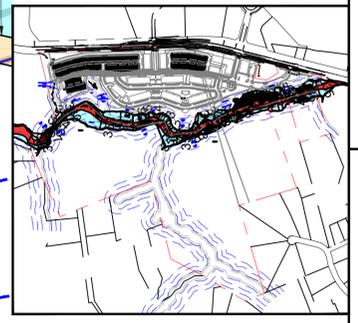
**BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT**

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

SHEET NAME: SITE PLAN

SHEET NO: **C-204**

**FOR ILLUSTRATIVE PURPOSES ONLY**

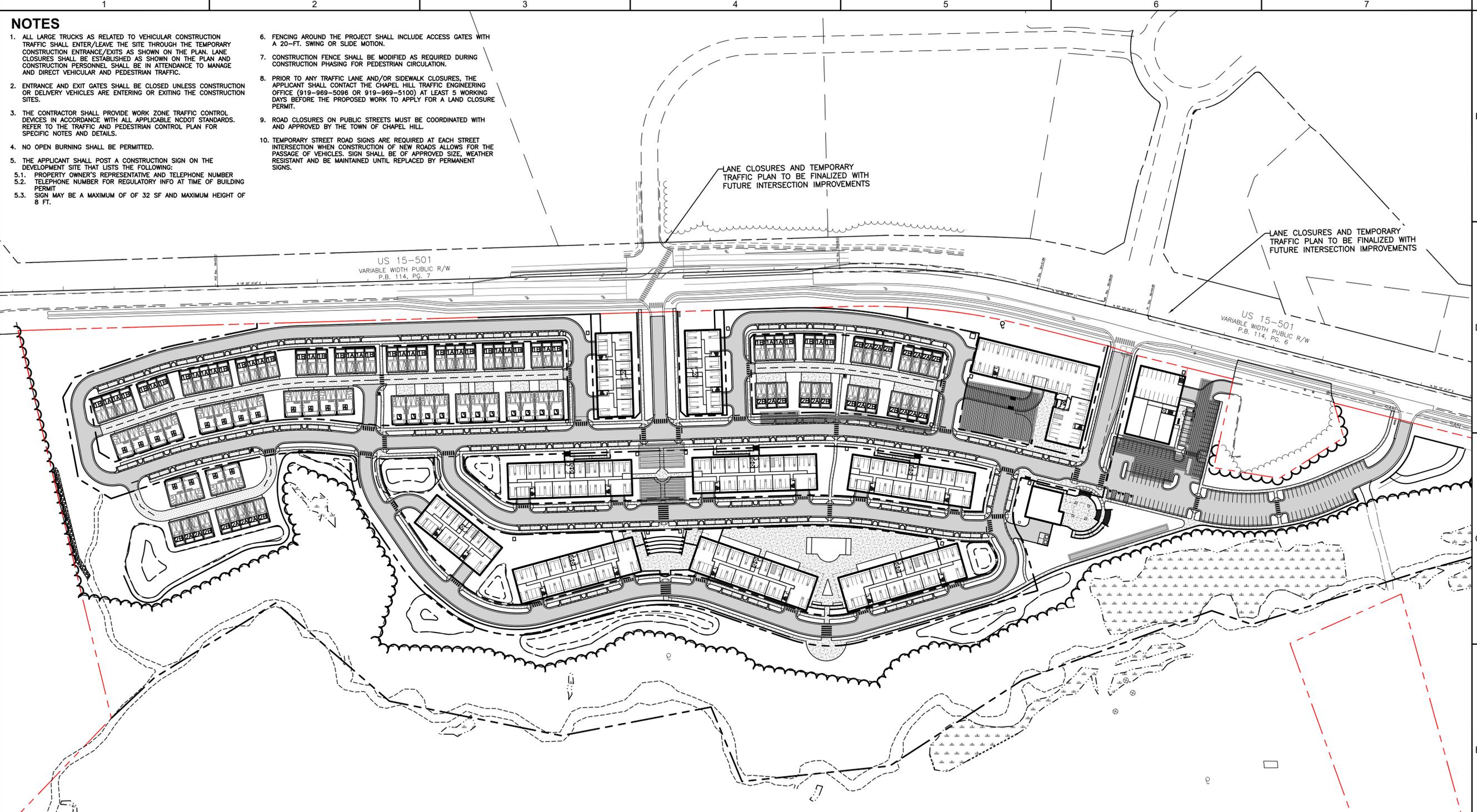


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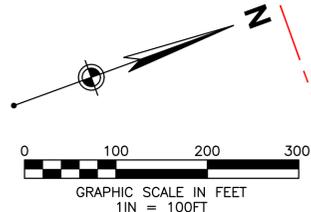
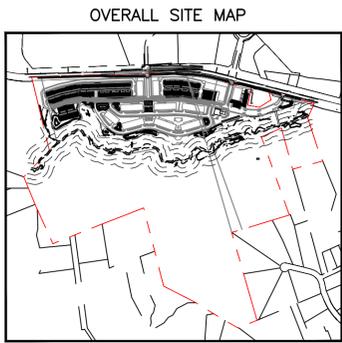
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**NOTES**

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



**FOR ILLUSTRATIVE PURPOSES ONLY**



**CIVIL PERMIT PLAN SET**

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

**BEECHWOOD HOMES  
 SOUTH CREEK  
 MIXED USE DEVELOPMENT**

S COLUMBIA ST.  
 CHAPEL HILL, NC 27514

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

SHEET NAME:  
**CONSTRUCTION MANAGEMENT PLAN**

SHEET NO:  
**C-205**

**CIVIL PERMIT PLAN SET**

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

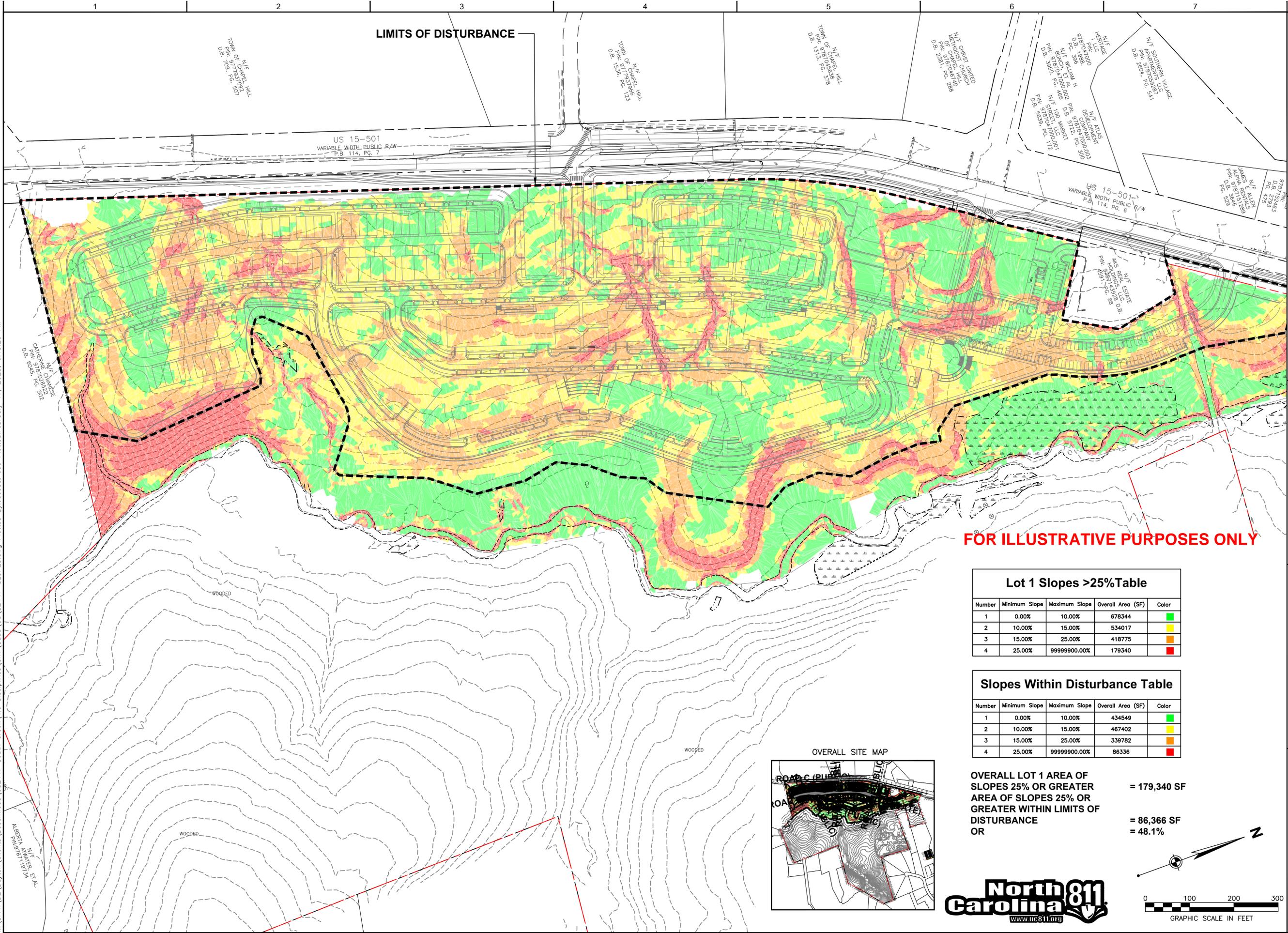
**BEECHWOOD HOMES  
SOUTH CREEK  
MIXED USE DEVELOPMENT**

S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

SHEET NAME:  
**STEEP SLOPES PLAN**

SHEET NO:  
**C-206**



**FOR ILLUSTRATIVE PURPOSES ONLY**

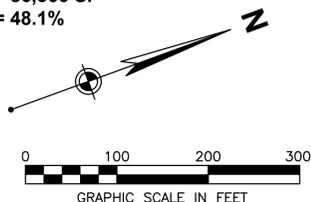
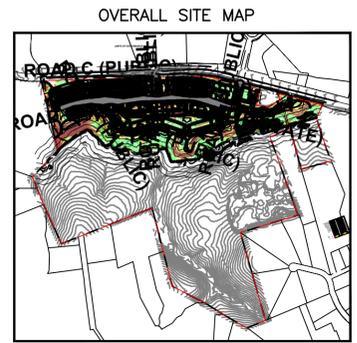
**Lot 1 Slopes >25% Table**

Number	Minimum Slope	Maximum Slope	Overall Area (SF)	Color
1	0.00%	10.00%	678344	Green
2	10.00%	15.00%	534017	Yellow
3	15.00%	25.00%	418775	Orange
4	25.00%	99999900.00%	179340	Red

**Slopes Within Disturbance Table**

Number	Minimum Slope	Maximum Slope	Overall Area (SF)	Color
1	0.00%	10.00%	434549	Green
2	10.00%	15.00%	467402	Yellow
3	15.00%	25.00%	339782	Orange
4	25.00%	99999900.00%	86336	Red

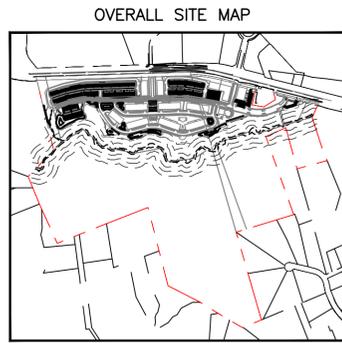
**OVERALL LOT 1 AREA OF SLOPES 25% OR GREATER = 179,340 SF**  
**AREA OF SLOPES 25% OR GREATER WITHIN LIMITS OF DISTURBANCE = 86,366 SF**  
**OR = 48.1%**



Layout Tab Name: C-206 STEEP SLOPES PLAN  
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**SOLID WASTE AND RECYCLING NOTES:**

1. 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.
2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. 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.
6. 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.
7. TRASH WILL BE PLACED IN SEPARATE DUMPSTERS AND COLLECTED BY A PRIVATE WASTE COLLECTION CONTRACTOR.
8. ALL CONSTRUCTION WASTE MATERIALS CONTAINING REGULATED RECYCLABLE MATERIALS (SEE NOTE 2 ABOVE) SHALL BE RECYCLED PURSUANT TO THE ORANGE COUNTY REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO). CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
9. 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.
10. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
11. ANY GATE DESIGN SHALL INCLUDE GATE RETAINERS.
12. THERE WILL BE ROOM IN THE DUMPSTER ENCLOSURES OR ADJACENT TO COMPACTOR AREAS DESIGNATED FOR RECYCLING roll carts AS APPROVED BY THE ORANGE COUNTY SOLID WASTE DEPARTMENT.
13. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:):
  - 13.1.1. GLASS (CLEAR, BROWN AND GREEN)
  - 13.1.2. PLASTIC
  - 13.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
  - 13.1.4. METAL CANS
  - 13.1.5. CARDBOARD
14. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE STORAGE AREAS.
15. HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET 08.00. THESE SECTIONS APPLY UNLESS AN APPROVED GEOTECHNICAL ENGINEER HAS DESIGN SPECIFIC FOR THIS PROJECT



**CIVIL PERMIT PLAN SET**

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	3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

**BEECHWOOD HOMES  
SOUTH CREEK  
MIXED USE DEVELOPMENT**

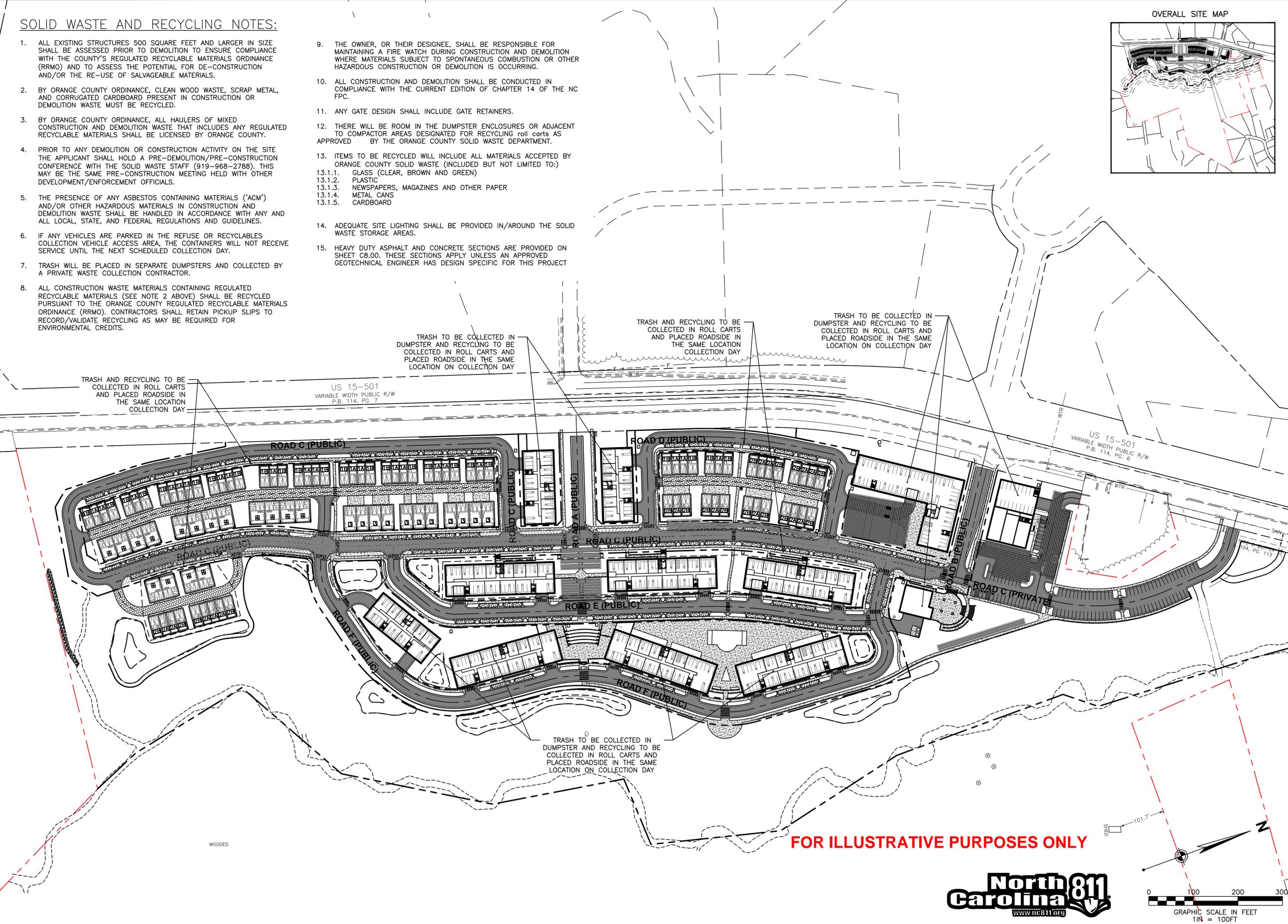
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

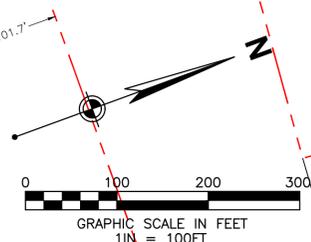
SHEET NAME:  
**SOLID WASTE PLAN**

SHEET NO:  
**C-207**

Layout Tab Name: C-207 SOLID WASTE PLAN  
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**FOR ILLUSTRATIVE PURPOSES ONLY**



**CIVIL PERMIT PLAN SET**

ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

**BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT**

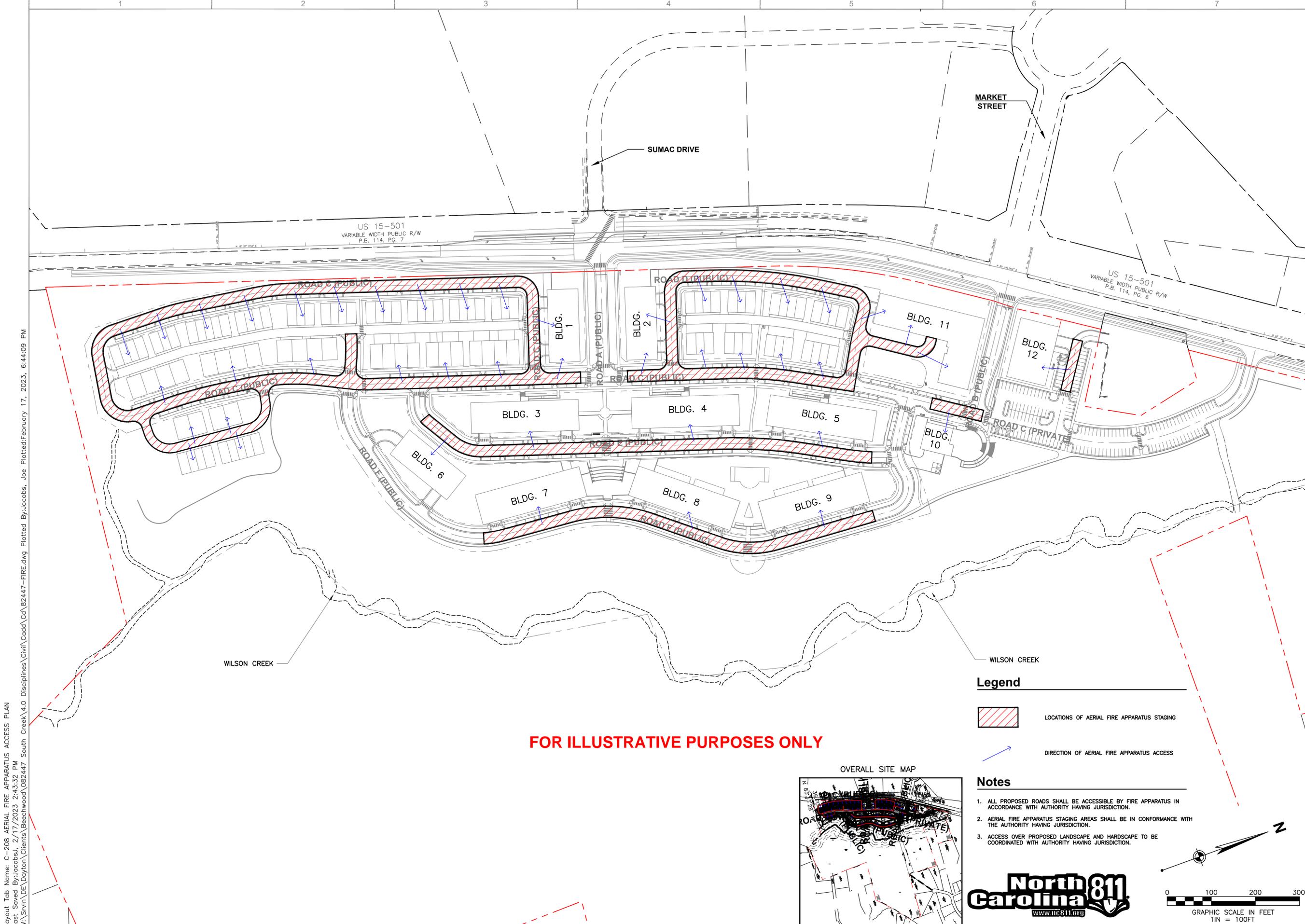
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

SHEET NAME:  
**AERIAL FIRE APPARATUS ACCESS PLAN**

SHEET NO:

**C-208**



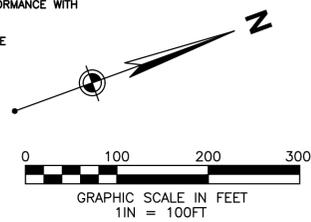
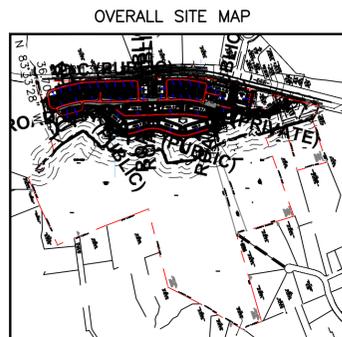
**FOR ILLUSTRATIVE PURPOSES ONLY**

**Legend**

-  LOCATIONS OF AERIAL FIRE APPARATUS STAGING
-  DIRECTION OF AERIAL FIRE APPARATUS ACCESS

**Notes**

1. ALL PROPOSED ROADS SHALL BE ACCESSIBLE BY FIRE APPARATUS IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION.
2. AERIAL FIRE APPARATUS STAGING AREAS SHALL BE IN CONFORMANCE WITH THE AUTHORITY HAVING JURISDICTION.
3. ACCESS OVER PROPOSED LANDSCAPE AND HARDSCAPE TO BE COORDINATED WITH AUTHORITY HAVING JURISDICTION.



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US 15-501  
VARIABLE WIDTH PUBLIC R/W  
P.B. 114, PG. 7

US 15-501  
VARIABLE WIDTH PUBLIC R/W  
P.B. 114, PG. 6

WILSON CREEK

WILSON CREEK

MARKET STREET

SUMAC DRIVE

ROAD C (PUBLIC)

ROAD D (PUBLIC)

ROAD C (PUBLIC)

ROAD C (PUBLIC)

ROAD E (PUBLIC)

ROAD E (PUBLIC)

ROAD F (PUBLIC)

ROAD B (PUBLIC)

ROAD C (PRIVATE)

BLDG. 1

BLDG. 2

BLDG. 11

BLDG. 12

BLDG. 3

BLDG. 4

BLDG. 5

BLDG. 10

BLDG. 6

BLDG. 7

BLDG. 8

BLDG. 9

**FOR ILLUSTRATIVE PURPOSES ONLY**

**CIVIL PERMIT PLAN SET**

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

**BEECHWOOD HOMES  
SOUTH CREEK  
MIXED USE DEVELOPMENT**

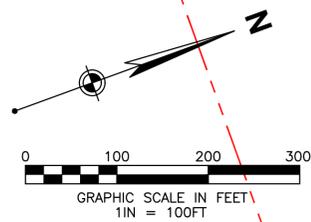
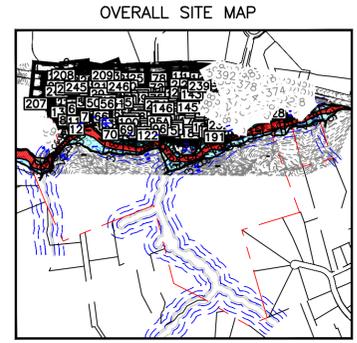
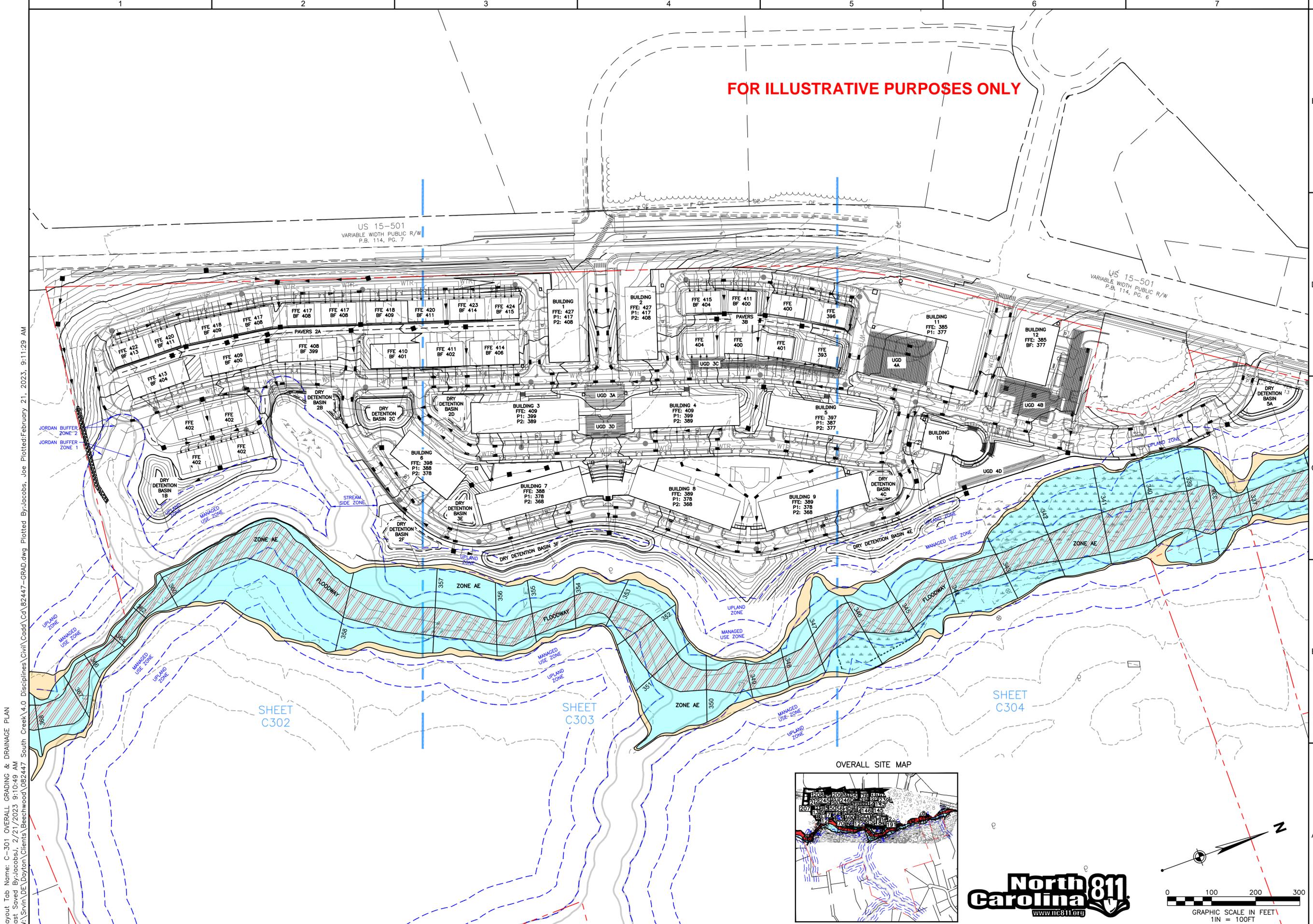
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

SHEET NAME:  
**OVERALL GRADING & DRAINAGE PLAN**

SHEET NO:

**C-301**



Layout Tab Name: C-301 OVERALL GRADING & DRAINAGE PLAN  
Last Saved By: jacobs, 2/21/2023 9:10:49 AM  
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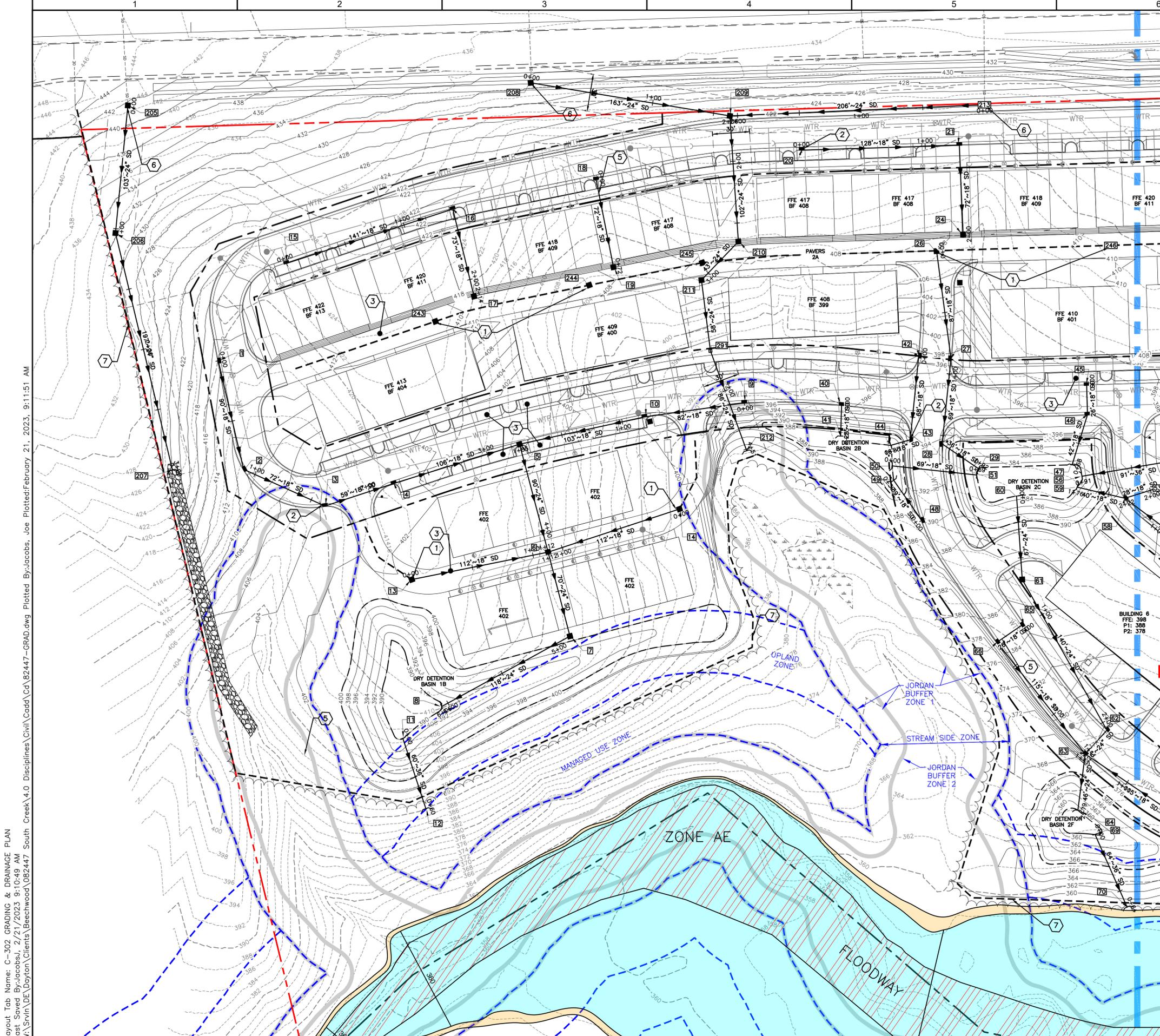
SHEET C302

SHEET C303

SHEET C304

US 15-501  
VARIABLE WIDTH PUBLIC R/W  
P.B. 114, PG. 7

US 15-501  
VARIABLE WIDTH PUBLIC R/W  
P.B. 114, PG. 6

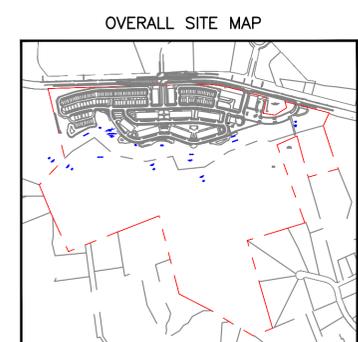


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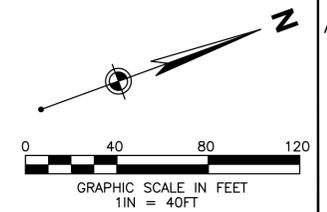
--- 799 ---	EXISTING 1' CONTOUR
--- 800 ---	EXISTING 5' CONTOUR
--- 799 ---	1' CONTOUR
--- 800 ---	5' CONTOUR
→	STORM SEWER
→	EXISTING STORM SEWER
- - - - -	CONSTRUCTION LIMITS
■	CATCH BASIN
●	CURB INLET
○	STORM MANHOLE
○	STORM CLEANOUT
⊠	STORM STRUCTURE ID
⊠	EXISTING DRAINAGE STRUCTURE
○	SPOT ELEVATION
ME	MATCH EXISTING

- NOTES**
- SEE SHEET C-004 FOR GENERAL NOTES.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.

- KEYNOTES**
- STORM CATCH BASIN (X)
  - STORM CURB INLET
  - PREVIOUS PAVERS
  - UNDERGROUND DETENTION SYSTEM
  - STORMWATER PIPING
  - NC DOT STORMWATER DISCHARGE TO BE RE-ROUTED TO OBEY CREEK
  - LIMITS OF DISTURBANCE



**FOR ILLUSTRATIVE PURPOSES ONLY**



**CIVIL PERMIT PLAN SET**

**ISSUANCE SCHEDULE**

NUMBER	DATE	DESCRIPTION
0	07/22/23	CONDITIONAL ZONING SUBMITTAL
1	10/05/23	CONDITIONAL ZONING RESUBMITTAL
2	12/09/23	CONDITIONAL ZONING RESUBMITTAL
3	02/17/24	CONDITIONAL ZONING RESUBMITTAL

**BEECHWOOD HOMES**  
**SOUTH CREEK**  
MIXED USE DEVELOPMENT

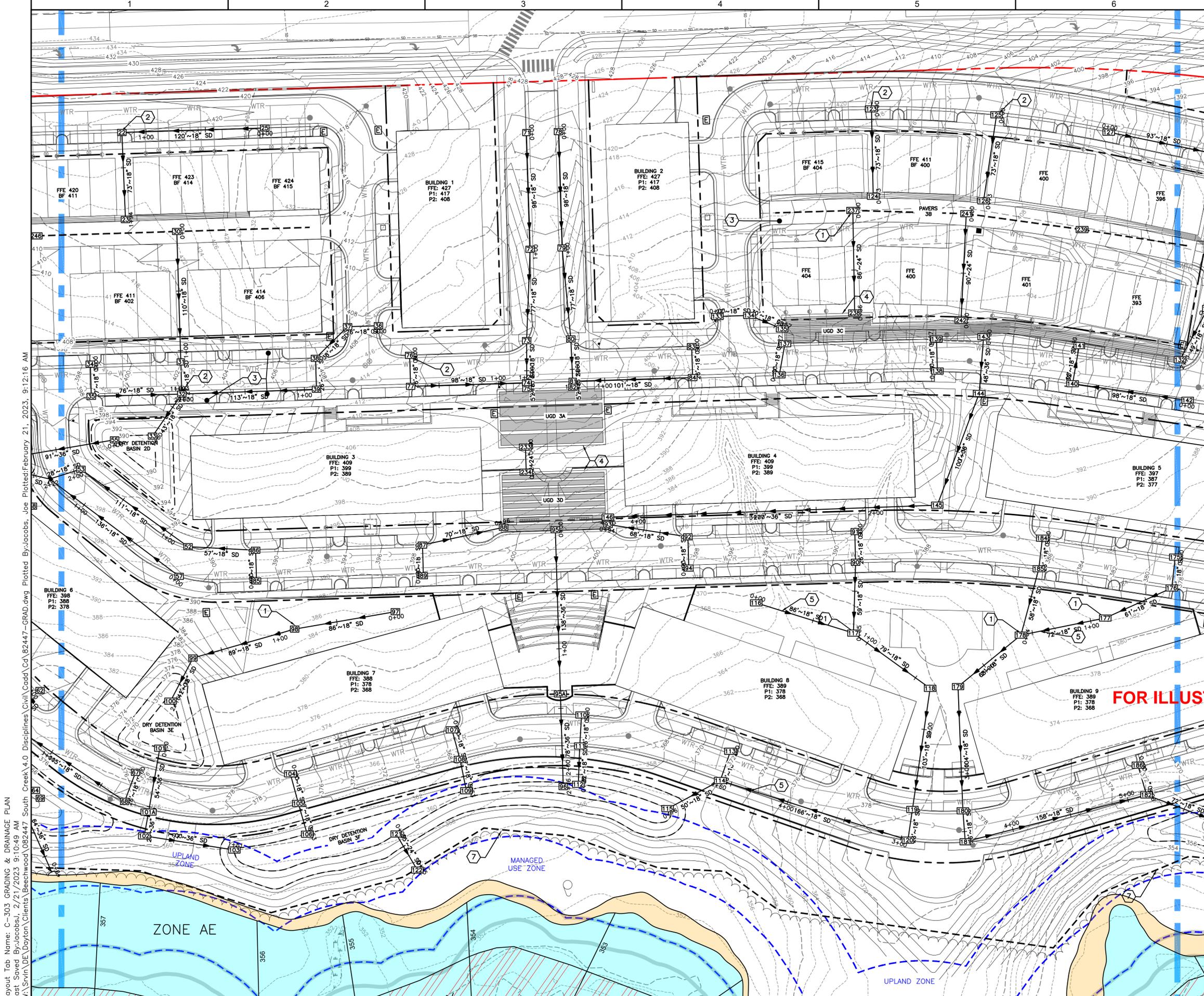
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

SHEET NAME:  
GRADING & DRAINAGE PLAN

SHEET NO:  
**C-302**

Layout Tab Name: C-302 GRADING & DRAINAGE PLAN  
Last Saved By: jacobson, 2/21/2023 9:10:49 AM  
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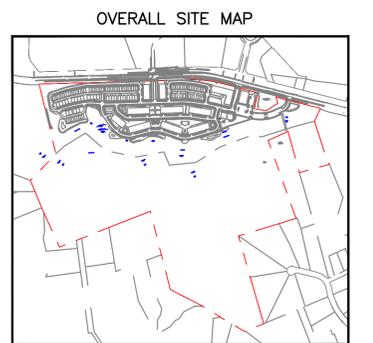


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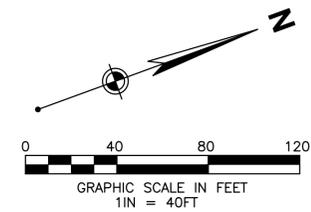
--- 799 ---	EXISTING 1' CONTOUR
--- 800 ---	EXISTING 5' CONTOUR
--- 799 ---	1' CONTOUR
--- 800 ---	5' CONTOUR
---	STORM SEWER
---	EXISTING STORM SEWER
---	CONSTRUCTION LIMITS
■	CATCH BASIN
■	CURB INLET
●	STORM MANHOLE
●	STORM CLEANOUT
⊠	STORM STRUCTURE ID
⊠	EXISTING DRAINAGE STRUCTURE
xxx.xx	SPOT ELEVATION
ME	MATCH EXISTING

- NOTES**
- SEE SHEET C-004 FOR GENERAL NOTES.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
  - PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.

- KEYNOTES**
- STORM CATCH BASIN (X)
  - STORM CURB INLET
  - PERVIOUS PAVERS
  - UNDERGROUND DETENTION SYSTEM
  - STORMWATER PIPING
  - NCDOT STORMWATER DISCHARGE TO BE RE-ROUTED TO OBEY CREEK
  - LIMITS OF DISTURBANCE



**FOR ILLUSTRATIVE PURPOSES ONLY**



**CIVIL PERMIT PLAN SET**

**ISSUANCE SCHEDULE**

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

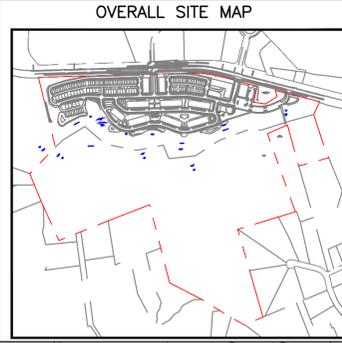
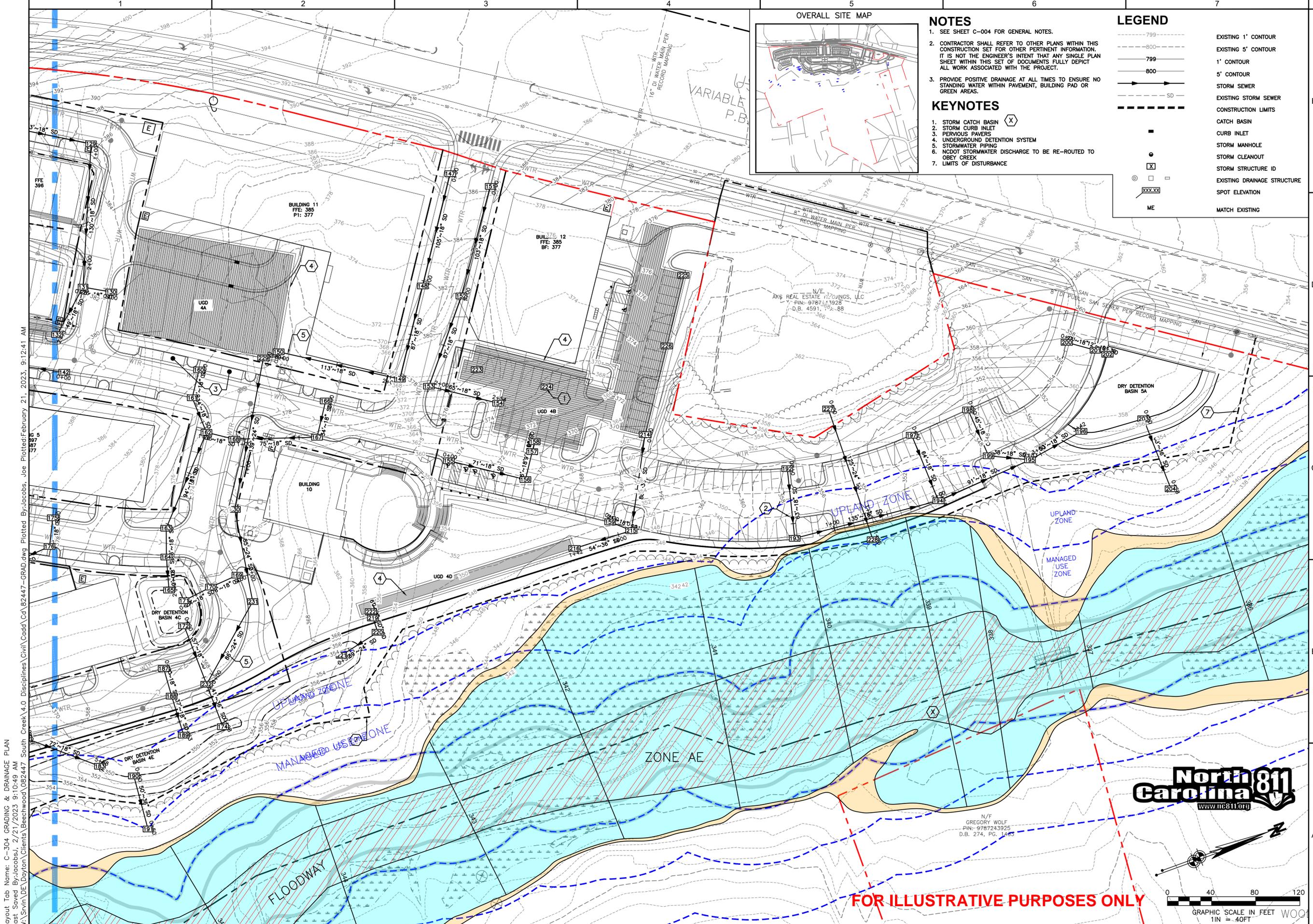
**BEECHWOOD HOMES**  
**SOUTH CREEK**  
MIXED USE DEVELOPMENT  
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

SHEET NAME:  
**GRADING & DRAINAGE PLAN**

SHEET NO:  
**C-303**

Layout Tab Name: C-303 GRADING & DRAINAGE PLAN  
 Last Saved By: jacobson, 2/21/2023 9:10:49 AM  
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- NOTES**
- SEE SHEET C-004 FOR GENERAL NOTES.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
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- KEYNOTES**
- STORM CATCH BASIN (X)
  - STORM CURB INLET
  - PERVIOUS PAVERS
  - UNDERGROUND DETENTION SYSTEM
  - STORMWATER PIPING
  - NC DOT STORMWATER DISCHARGE TO BE RE-ROUTED TO OBEY CREEK
  - LIMITS OF DISTURBANCE

**LEGEND**

--- 799 ---	EXISTING 1' CONTOUR
--- 800 ---	EXISTING 5' CONTOUR
--- 799 ---	1' CONTOUR
--- 800 ---	5' CONTOUR
--- SD ---	STORM SEWER
--- SS ---	EXISTING STORM SEWER
---	CONSTRUCTION LIMITS
■	CATCH BASIN
□	CURB INLET
○	STORM MANHOLE
●	STORM CLEANOUT
⊗	STORM STRUCTURE ID
⊕	EXISTING DRAINAGE STRUCTURE
xxx.xx	SPOT ELEVATION
ME	MATCH EXISTING

**CIVIL PERMIT PLAN SET**

**ISSUANCE SCHEDULE**

NUMBER	DATE	DESCRIPTION
0	07/22/23	CONDITIONAL ZONING SUBMITTAL
1	10/05/23	CONDITIONAL ZONING RESUBMITTAL
2	12/09/23	CONDITIONAL ZONING RESUBMITTAL
3	02/17/24	CONDITIONAL ZONING RESUBMITTAL

**BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT**  
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

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

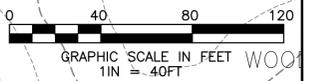
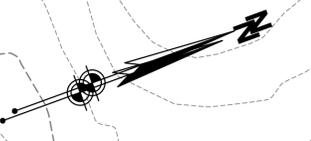
SHEET NAME:  
**GRADING & DRAINAGE PLAN**

SHEET NO:  
**C-304**

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Last Saved By: Jacobs, J. 2/21/2023 9:10:49 AM  
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N/F  
GREGORY WOLF  
PIN: 9787243925  
D.B. 274, PG. 1483



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