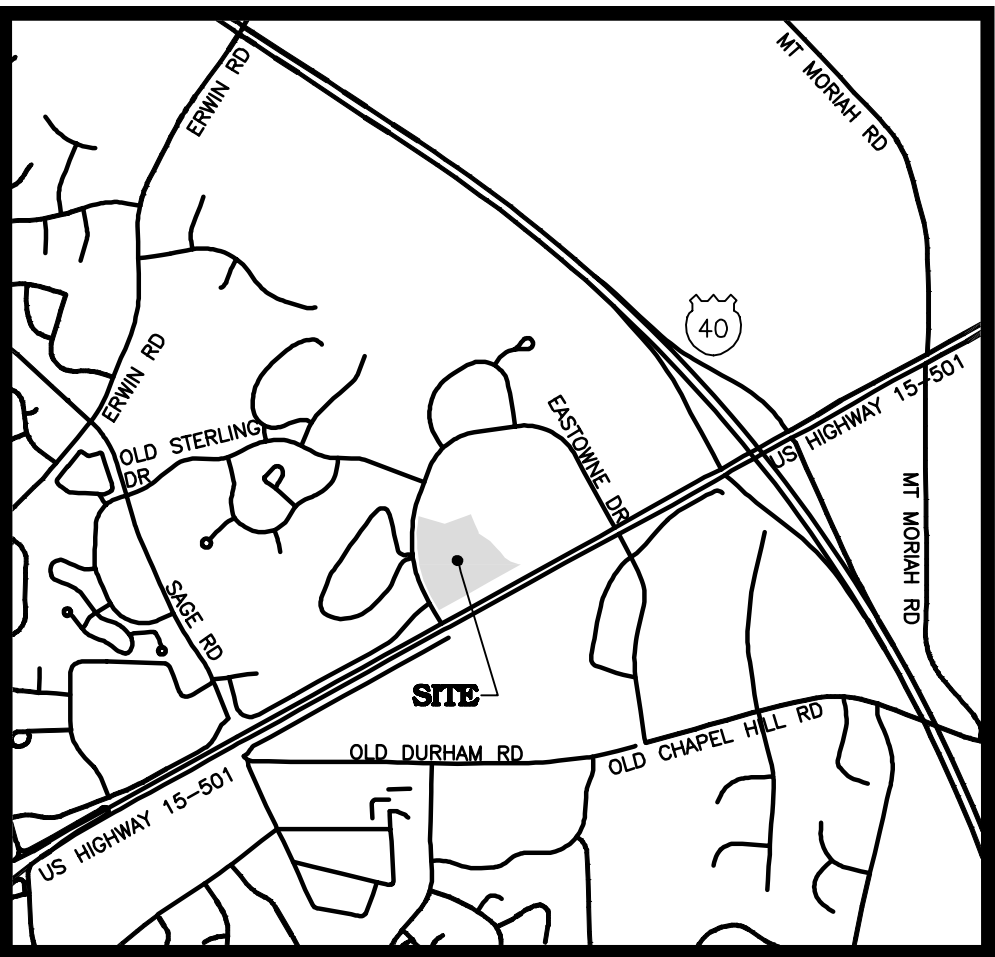


# UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1

SPECIAL USE PERMIT FOR:  
UNC HEALTH CARE SYSTEM EASTOWNE  
REDEVELOPMENT MOB 1  
CHAPEL HILL, NORTH CAROLINA  
PROJECT NUMBER: UNC-17020

SITE DATA:

|                                                                                                                                                                                            |                                                                                                |                |                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------|-----------------------|
| PHYSICAL ADDRESS:                                                                                                                                                                          | 100 EASTOWNE DRIVE<br>CHAPEL HILL, NC 27514                                                    |                |                       |
| OWNER:                                                                                                                                                                                     | HEALTH SYSTEM PROPERTIES, LLC.<br>211 FRIDAY CENTER DRIVE<br>CHAPEL HILL, NORTH CAROLINA 27517 |                |                       |
| PIN:                                                                                                                                                                                       | 9890800195                                                                                     |                |                       |
| EXISTING ZONING:                                                                                                                                                                           | OI-2                                                                                           |                |                       |
| PROPOSED ZONING:                                                                                                                                                                           | OI-3                                                                                           |                |                       |
| NET LAND AREA:<br>CREDITED STREET AREA:<br>GROSS LAND AREA:                                                                                                                                | 8.38 AC.<br>0.83 AC<br>9.21 AC.                                                                |                |                       |
| AREA IN FLOODWAY/FLOODPLAIN:                                                                                                                                                               | NONE                                                                                           |                |                       |
| AREA IN RCD                                                                                                                                                                                | 74,320 SF                                                                                      |                |                       |
| BUILDING HEIGHTS:                                                                                                                                                                          | OI-3                                                                                           | PROPOSED MOB   | PROPOSED PARKING DECK |
| MAXIMUM BUILDING HEIGHT (SETBACK):                                                                                                                                                         | N/A                                                                                            | 74'            | 42'                   |
| MAXIMUM BUILDING HEIGHT (CORE):                                                                                                                                                            | N/A                                                                                            | 105'           | 60'                   |
| FLOOR AREA:<br>MAXIMUM FAR: 0.566<br>MAXIMUM FAR IN RCD: 0.566/0.019/0.01<br>MAXIMUM FLOOR AREA: 199,772 SF<br>PROPOSED FLOOR AREA: 153,000 SF<br>EXISTING FLOOR AREA TO REMAIN: 25,546 SF |                                                                                                |                |                       |
| BUILDING SETBACKS:                                                                                                                                                                         | OI-3                                                                                           | EASTOWNE DRIVE |                       |
| STREET                                                                                                                                                                                     | 0 FEET                                                                                         | 22 FEET        |                       |
| INTERIOR                                                                                                                                                                                   | 0 FEET                                                                                         | 8 FEET         |                       |
| SOLAR                                                                                                                                                                                      | 0 FEET                                                                                         | 9 FEET         |                       |
| PARKING SUMMARY                                                                                                                                                                            | REQUIRED                                                                                       | PROPOSED       |                       |
| MEDICAL OFFICE                                                                                                                                                                             | VEHICULAR                                                                                      | BIKE           | VEHICULAR             |
| OFFICE                                                                                                                                                                                     | N/A                                                                                            | N/A            | 574                   |
|                                                                                                                                                                                            | N/A                                                                                            | N/A            | 69                    |
|                                                                                                                                                                                            |                                                                                                |                | 6 (IN DECK)           |
|                                                                                                                                                                                            |                                                                                                |                | 0                     |
|                                                                                                                                                                                            |                                                                                                |                | 26 (20 CLASS 1)       |
|                                                                                                                                                                                            |                                                                                                |                | 4                     |
| ACCESSIBLE PARKING:                                                                                                                                                                        |                                                                                                |                |                       |
| MEDICAL OFFICE                                                                                                                                                                             |                                                                                                |                | 66 (IN DECK)          |
| OFFICE                                                                                                                                                                                     |                                                                                                |                | 5 (SURFACE)           |
| IMPERVIOUS AREA SUMMARY:                                                                                                                                                                   |                                                                                                |                |                       |
| MAXIMUM ALLOWED                                                                                                                                                                            | 300,314 SF (82.27%)                                                                            |                |                       |
| EXISTING                                                                                                                                                                                   | 183,025 SF (50.14%)                                                                            |                |                       |
| PROPOSED                                                                                                                                                                                   | 172,140 SF (47.15%)                                                                            |                |                       |
| EXISTING IMPERVIOUS IN RCD:                                                                                                                                                                |                                                                                                |                |                       |
| STREAMSIDE                                                                                                                                                                                 | 4,080 SF                                                                                       |                |                       |
| MANAGED USE                                                                                                                                                                                | 8,570 SF                                                                                       |                |                       |
| UPLAND                                                                                                                                                                                     | 15,719 SF                                                                                      |                |                       |
| PROPOSED IMPERVIOUS IN RCD:                                                                                                                                                                |                                                                                                |                |                       |
| STREAMSIDE                                                                                                                                                                                 | EXISTING TO REMAIN                                                                             | PROPOSED       | TOTAL                 |
| MANAGED USE                                                                                                                                                                                | 2,465 SF                                                                                       | 163 SF         | 2,625 SF              |
| UPLAND                                                                                                                                                                                     | 7,584 SF                                                                                       | 0 SF           | 7,584 SF              |
|                                                                                                                                                                                            | 6,567 SF                                                                                       | 5,928 SF       | 12,495 SF             |
| BUFFERERS                                                                                                                                                                                  | REQUIRED                                                                                       | PROVIDED       |                       |
| 15-501                                                                                                                                                                                     | 30' TYPE 'D'                                                                                   | 30' MODIFIED   |                       |
| EASTOWNE DRIVE                                                                                                                                                                             | 20' TYPE 'C'                                                                                   | 30'            |                       |
| INTERIOR PROPERTY LINE                                                                                                                                                                     | 10'                                                                                            | 10'            |                       |



VICINITY MAP  
1"=1500'

## SPECIAL USE PERMIT 100 EASTOWNE DR CHAPEL HILL, NORTH CAROLINA PROJECT NUMBER: UNC-17020

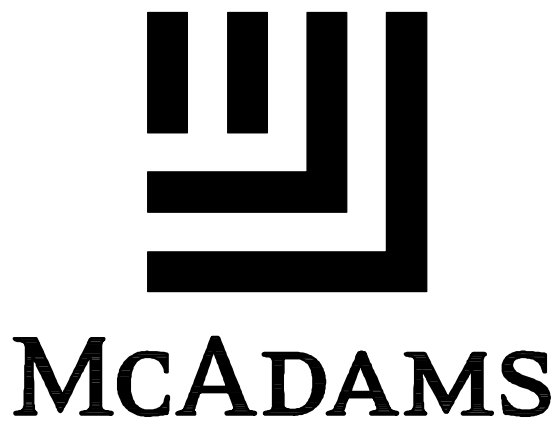
DATE: MARCH 6, 2018  
REVISED: APRIL 4, 2018



OWNER:  
**HEALTH SYSTEM PROPERTIES, LLC**  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517  
SIMON.GEORGE@UNCHEALTH.UNC.EDU  
(984) 974-5388

**SHEET INDEX**

|      |                                             |
|------|---------------------------------------------|
| C-1  | AREA MAP AND BIKE-PED NETWORK DIAGRAM       |
| C-2  | EXISTING CONDITIONS                         |
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| EC-2 | EROSION AND SEDIMENT CONTROL PLAN - STAGE 2 |
| TC-1 | TREE CANOPY COVERAGE PLAN                   |
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| D-4  | EROSION CONTROL DETAILS                     |
| A-1  | BUILDING FRONTAGE ELEVATIONS                |
| A-2  | PARKING DECK ELEVATION                      |



**THE JOHN R. McADAMS  
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Contact: Bill Derks  
Derks@mcadamsco.com



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#### TREE LEGEND

- ①A ASH  
①BE BEECH  
①B BIRCH  
①C CEDAR  
①CH CHERRY  
①CM GRAPE MYRTLE  
①CP CYPRESS  
①DG DOGWOOD  
①E ELM  
①G SWEET GUM  
①HW MISC. HARDWOOD  
①H HICKORY  
①HO HOLLY  
①MG MAGNOLIA  
①M MAPLE  
①MM JAPANESE MAPLE  
①MO MIMOSA  
①RO RED OAK  
①WO WHITE OAK  
①O OAK  
①PC PEACH  
①P PEAR  
①PN PECAN  
①PS PERSIMMON  
①P PINE  
①PO POPLAR  
①RB REDBUD  
①SY SYCAMORE  
①W WALNUT
- DOUBLE AND TRIPLE TRUNKS  
①D-O DOUBLE OAK  
①T-O TRIPLE OAK
- CALIPER INCH SIZE OF TREE  
— TYPE OF TREE  
D FOR DOUBLE, T FOR TRIPLE

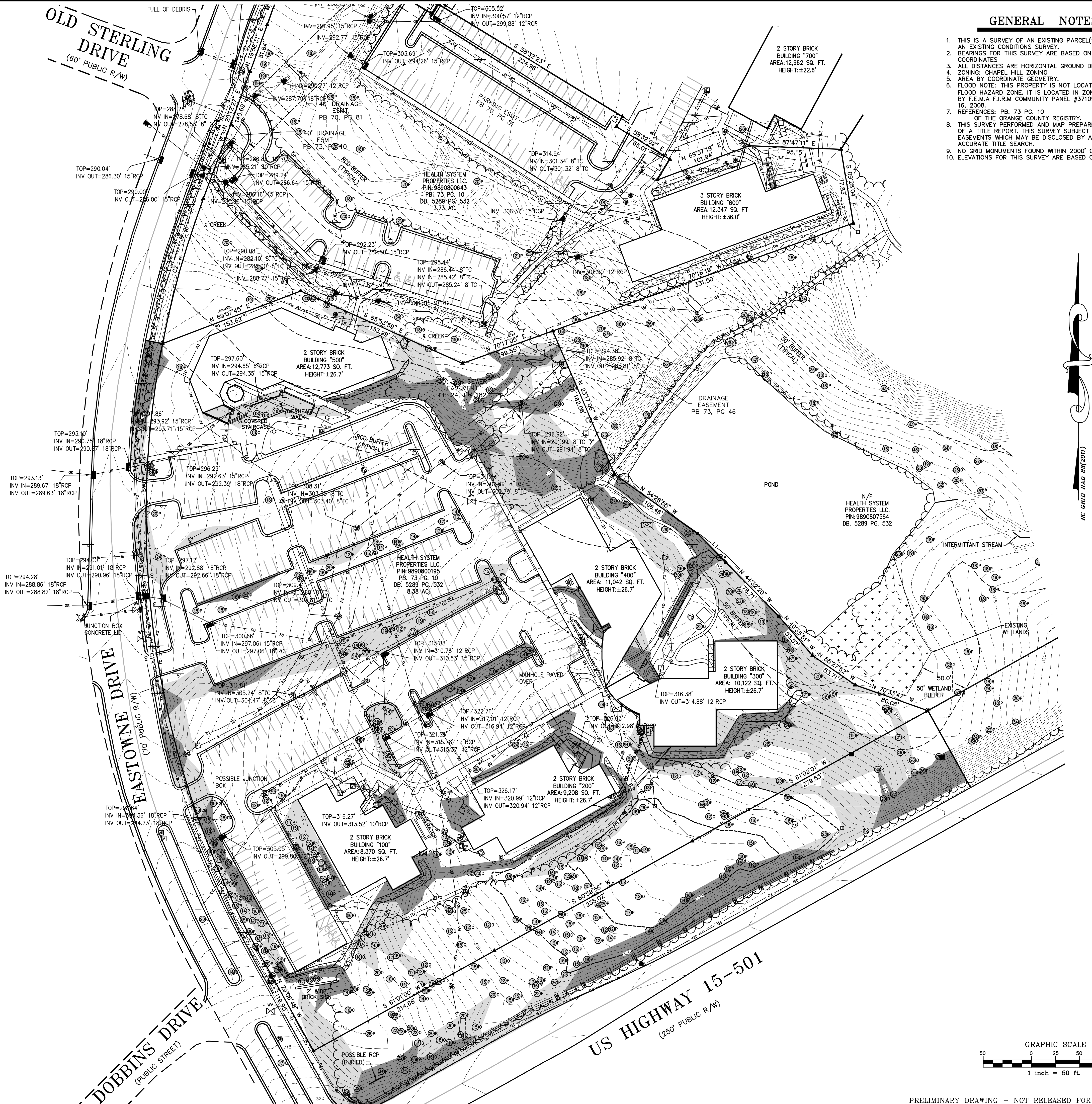
#### SLOPE ANALYSIS

- SLOPES 0% - 15% (74% BY AREA)
- SLOPES 15% - 25% (15% BY AREA)
- SLOPES >25% (11% BY AREA)

NOTE SLOPE ANALYSIS RAN FOR  
PIN: 9890800195 PROPERTY, EASTOWNE  
DRIVE FRONTAGE FROM R/W TO BACK OF  
CURB AND US HWY 15-501 FRONTAGE  
FROM R/W TO EDGE OF PAVEMENT.

#### LEGEND

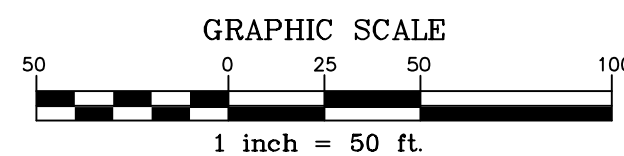
- EXISTING IRON PIPE  
○ IRON PIPE SET  
▲ CALCULATED POINT  
● BORE HOLE  
③ SANITARY SEWER MANHOLE  
③ SANITARY SEWER CLEANOUT  
⊗ WATER VALVE  
⊗ WATER METER  
⊗ FIRE HYDRANT  
⊗ TELEPHONE PEDESTAL  
⊗ TELEPHONE MANHOLE  
⊗ ELECTRIC BOX  
☆ LIGHT POLE  
⊗ POWER POLE  
■ CURB INLET  
⊗ STORM DRAINAGE MANHOLE  
□ YARD INLET
- SD — STORM DRAIN PIPE  
— OU — OVERHEAD UTILITY LINES  
— W — WATER LINE  
— SS — SANITARY SEWER LINE  
— T — TELEPHONE LINE  
— G — GAS LINE  
— UE — UNDERGROUND ELECTRIC  
— UT — UNDERGROUND TELEPHONE  
— X — FENCE LINE



#### GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: CHAPEL HILL ZONING
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3710989000L DATED MAY 16, 2008.
- REFERENCES: PB. 73 PG. 10
- OF THE ORANGE COUNTY REGISTRY.
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM

NC GRID NAD 83 (2011)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS  
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(800) 733-5646 • McAdamsCo.com



MCADAMS



#### REVISIONS:

2018-04-04 COMMENTS

#### OWNER:

UNC HOSPITALS  
101 MANNING DRIVE  
CHAPEL HILL, NORTH CAROLINA 27514

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1

CHAPEL HILL, NORTH CAROLINA

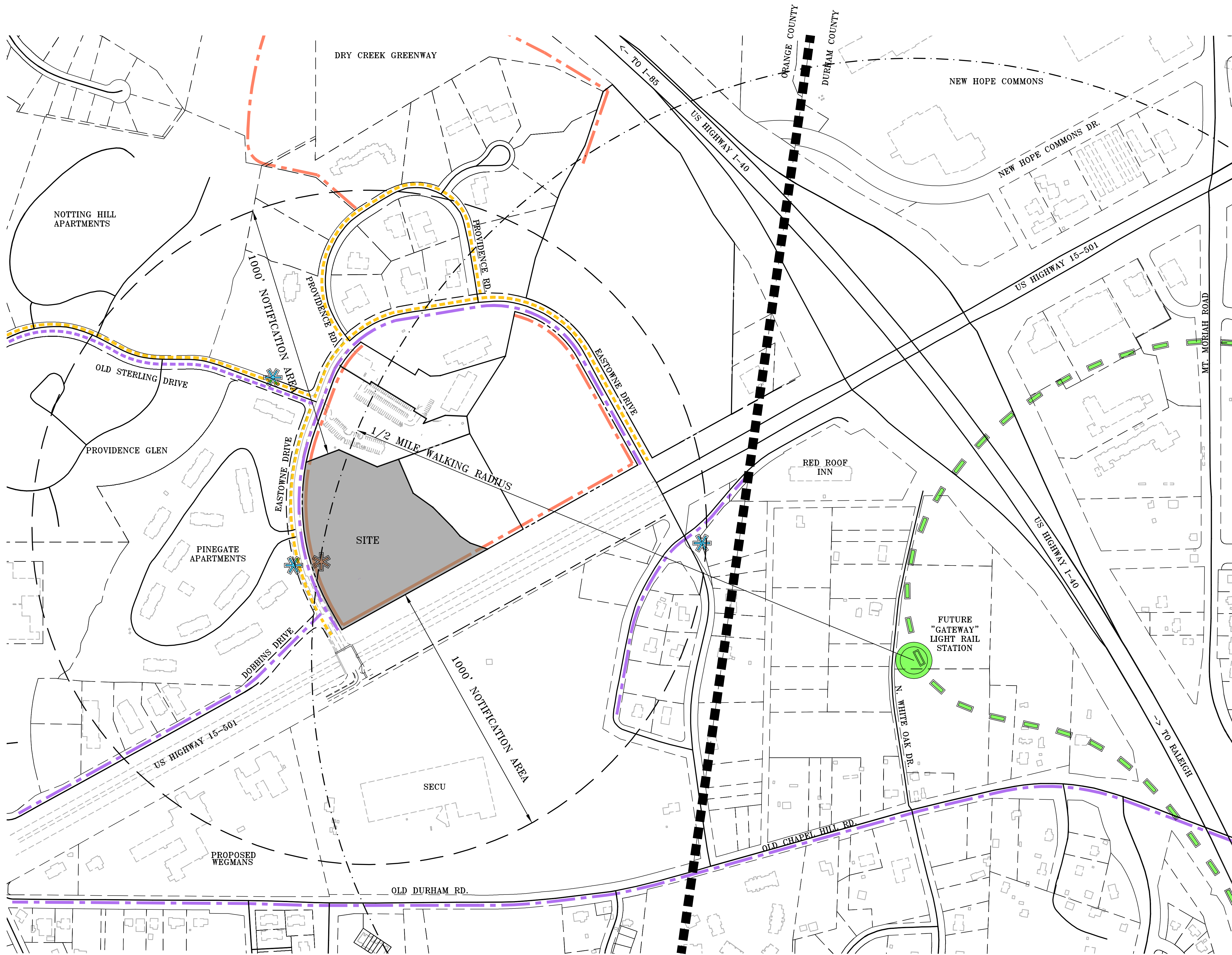
EXISTING CONDITIONS

PROJECT NO. UNC-17020  
FILENAME: UNC17020-C1  
CHECKED BY: RTF  
DRAWN BY: JBT  
SCALE: 1"=50'  
DATE: 12-28-17  
SHEET NO. C-2

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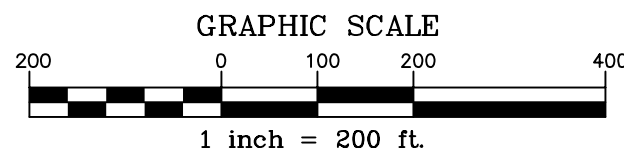
- LEGEND**
- 1,000' NOTIFICATION BOUNDARY
  - 1/2 MILE WALKING RADIUS TO FUTURE STATION
  - EXISTING ZONING BOUNDARY
  - EXISTING BUS STOP
  - EXISTING SIDEWALK
  - PROPOSED BUS STOP
  - PROPOSED MULTIUSE TRAIL
  - FUTURE CONNECTION
  - EXISTING BIKE LANE
  - FUTURE BIKE LANE
  - FUTURE LIGHTRAIL TRANSIT STATION
  - FUTURE DURHAM-ORANGE LIGHTRAIL

**SITE INFORMATION:**

PIN: 9890800195  
ADDRESS: 100 EASTOWNE DR  
CHAPEL HILL, NC 27517  
OWNER: HEALTH SYSTEM PROPERTIES, LLC  
ACREAGE: 8.38

**GENERAL NOTES**

1. PLANIMETRIC INFORMATION OBTAINED FROM ORANGE AND DURHAM COUNTY GIS.



**UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT**

CHAPEL HILL, NORTH CAROLINA  
AREA MAP AND BIKE-PED NETWORK DIAGRAM

|             |             |
|-------------|-------------|
| PROJECT NO. | UNC-17020   |
| FILENAME    | UNC17020-A1 |
| CHECKED BY: | WHD         |
| DRAWN BY:   | HMA         |
| SCALE:      | 1"=200'     |
| DATE:       | 03-06-18    |
| SHEET NO.   | C-1         |

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REVISIONS:

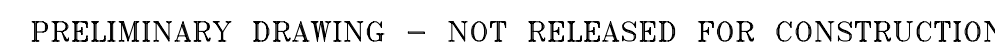
OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517



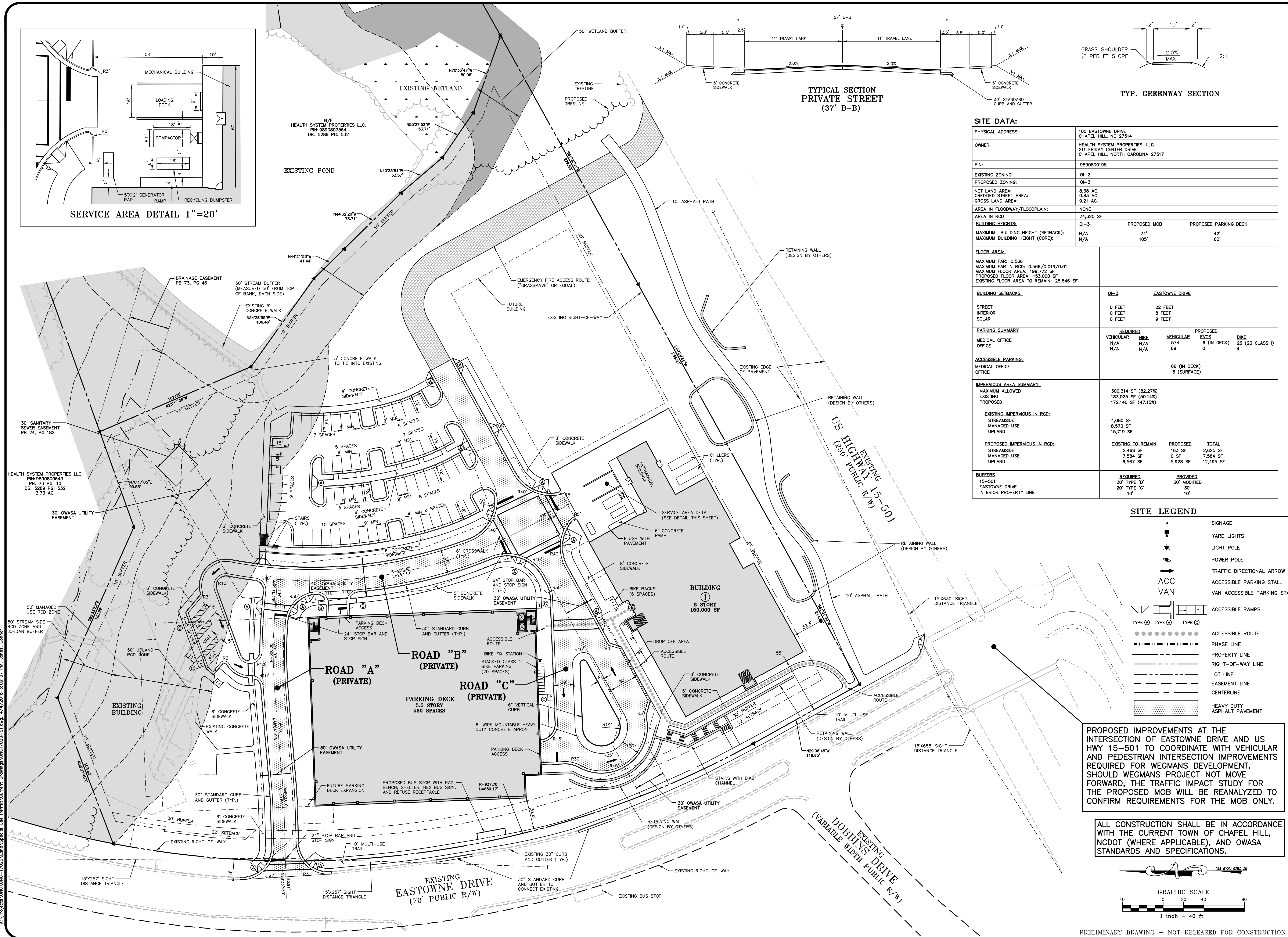
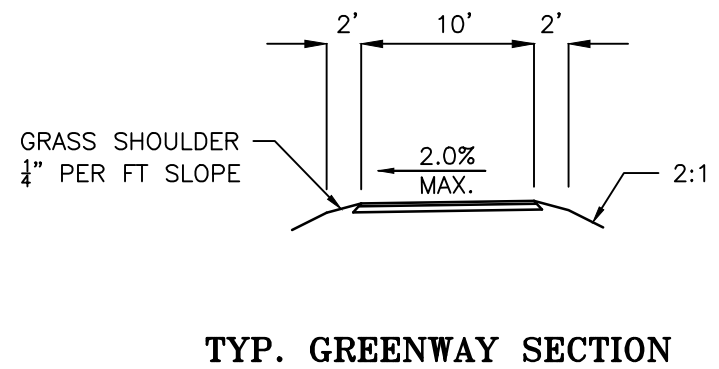
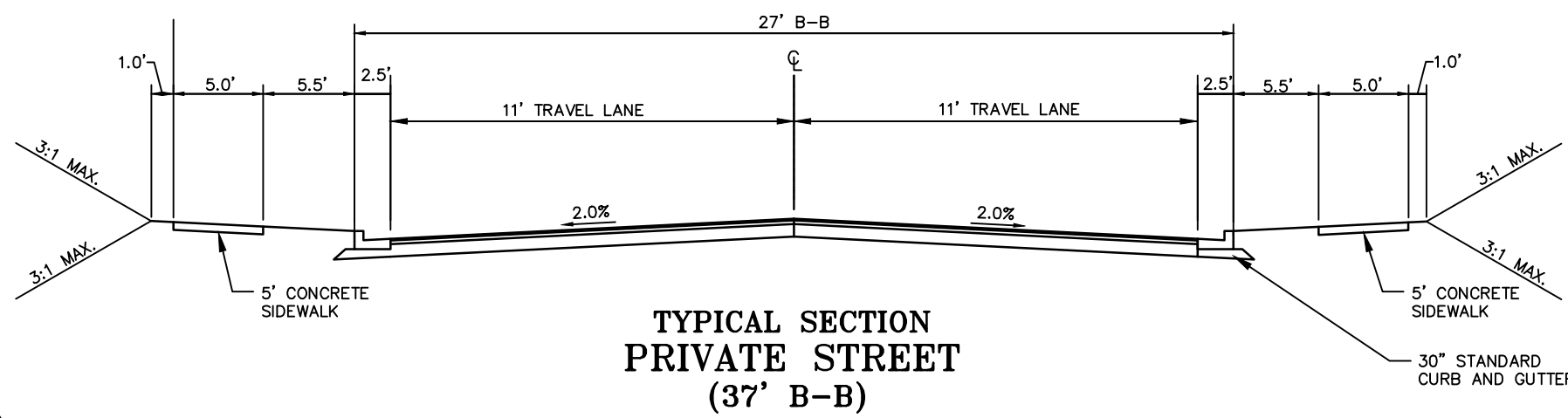
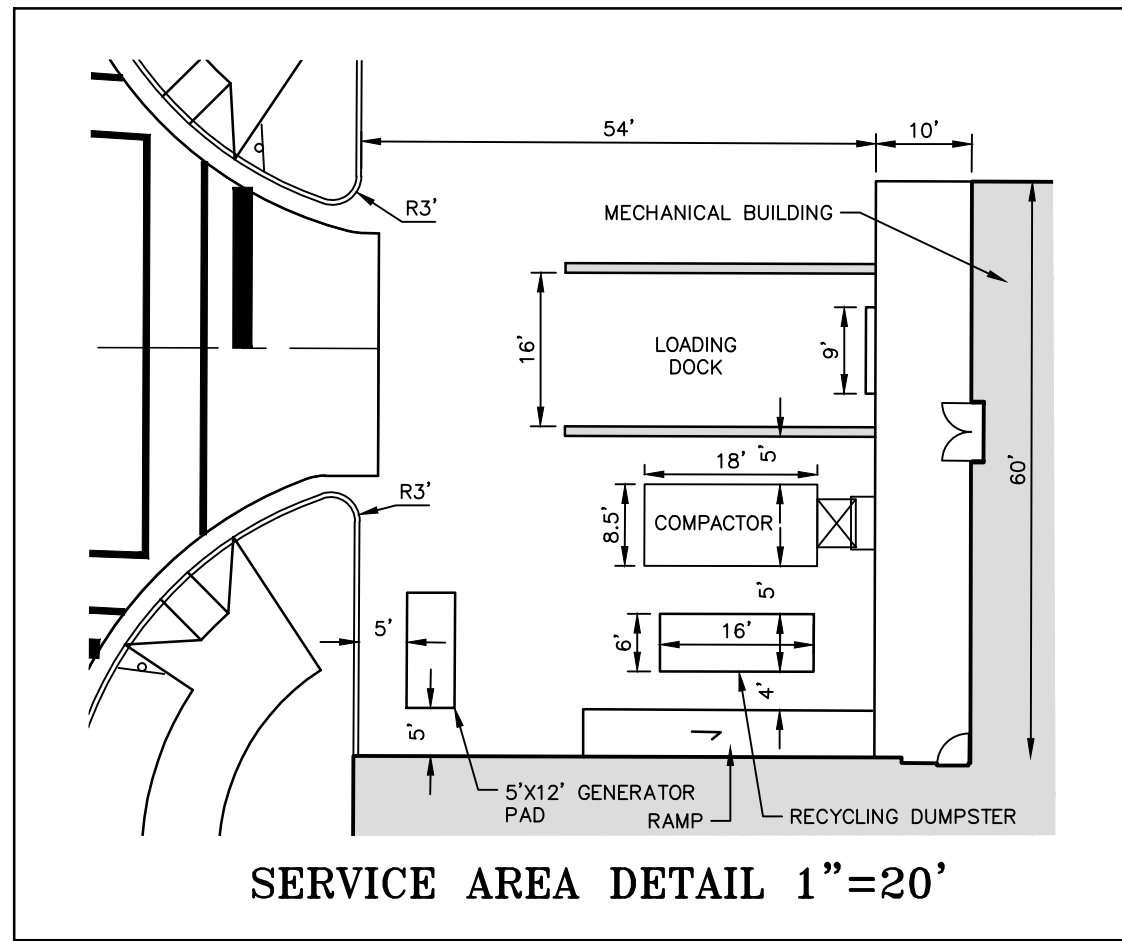
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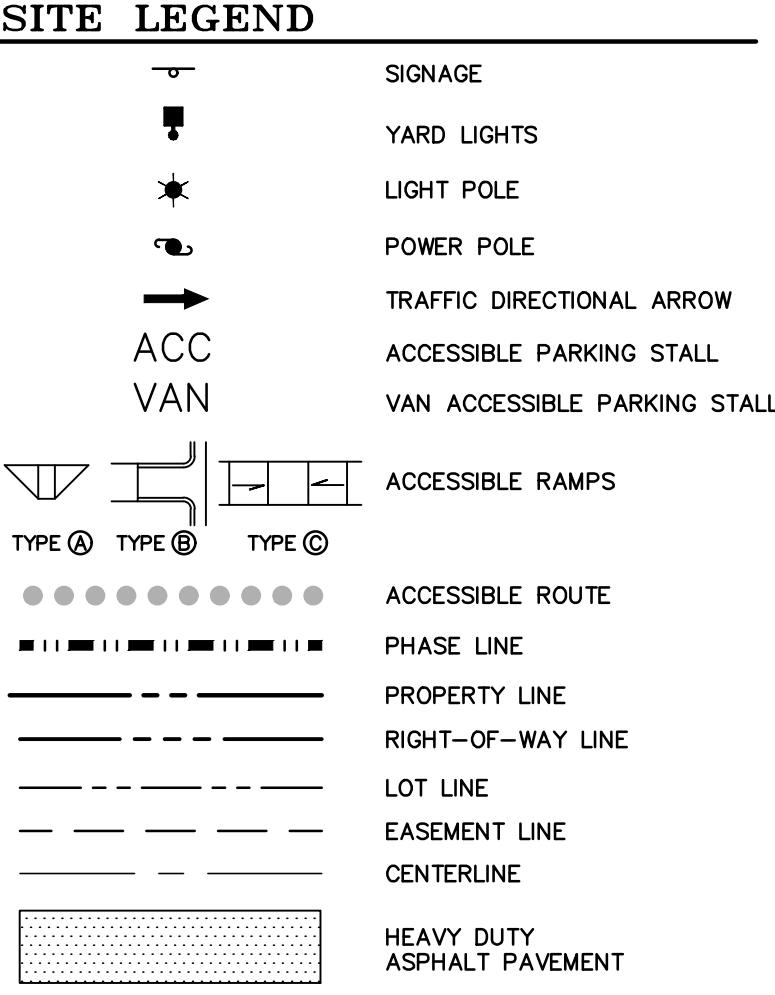






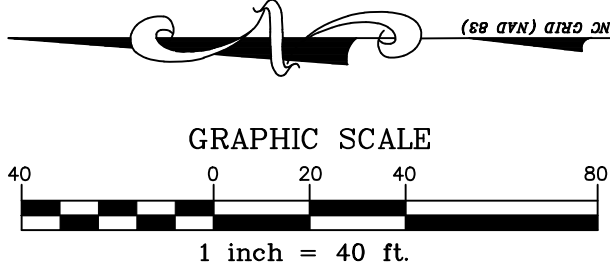


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|------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>SITE DATA:</b>                        |                                                                                                |
| PHYSICAL ADDRESS:                        | 100 EASTOWNE DRIVE<br>CHAPEL HILL, NC 27514                                                    |
| OWNER:                                   | HEALTH SYSTEM PROPERTIES, LLC.<br>211 FRIDAY CENTER DRIVE<br>CHAPEL HILL, NORTH CAROLINA 27517 |
| PIN:                                     | 9890800195                                                                                     |
| EXISTING ZONING:                         | OI-2                                                                                           |
| PROPOSED ZONING:                         | OI-3                                                                                           |
| NET LAND AREA:                           | 8.38 AC.                                                                                       |
| CREDITED STREET AREA:                    | 574 AC.                                                                                        |
| GROSS LAND AREA:                         | 9.21 AC.                                                                                       |
| AREA IN FLOODWAY/FLOODPLAIN:             | NONE                                                                                           |
| AREA IN RCD:                             | 74,320 SF                                                                                      |
| BUILDING HEIGHTS:                        | OI-3                                                                                           |
| MAXIMUM BUILDING HEIGHT (SETBACK):       | 74'                                                                                            |
| MAXIMUM BUILDING HEIGHT (CORE):          | 105'                                                                                           |
| FLOOR AREA:                              |                                                                                                |
| MAXIMUM FAR: 0.566                       |                                                                                                |
| MAXIMUM FAR IN RCD: 0.566/0.019/0.01     |                                                                                                |
| MAXIMUM FLOOR AREA: 199,772 SF           |                                                                                                |
| PROPOSED FLOOR AREA: 153,000 SF          |                                                                                                |
| EXISTING FLOOR AREA TO REMAIN: 25,546 SF |                                                                                                |
| BUILDING SETBACKS:                       | OI-3                                                                                           |
| STREET                                   | 0 FEET                                                                                         |
| INTERIOR                                 | 22 FEET                                                                                        |
| SOLAR                                    | 8 FEET                                                                                         |
| PARKING SUMMARY                          |                                                                                                |
| MEDICAL OFFICE                           | VEHICULAR 574                                                                                  |
| OFFICE                                   | BIKE N/A                                                                                       |
| VEHICULAR                                | EVCS 69                                                                                        |
| PROPOSED                                 | EVCS 6 (IN DECK)                                                                               |
| BIKE                                     | 26 (20 CLASS I)                                                                                |
| ACCESSIBLE PARKING:                      |                                                                                                |
| MEDICAL OFFICE                           | 66 (IN DECK)                                                                                   |
| OFFICE                                   | 5 (SURFACE)                                                                                    |
| IMPERVIOUS AREA SUMMARY:                 |                                                                                                |
| MAXIMUM ALLOWED                          | 300,314 SF (82.27%)                                                                            |
| EXISTING                                 | 183,025 SF (50.14%)                                                                            |
| PROPOSED                                 | 172,140 SF (47.15%)                                                                            |
| EXISTING IMPERVIOUS IN RCD:              |                                                                                                |
| STREAMSIDE                               | 4,080 SF                                                                                       |
| MANAGED USE                              | 8,570 SF                                                                                       |
| UPLAND                                   | 15,719 SF                                                                                      |
| PROPOSED IMPERVIOUS IN RCD:              |                                                                                                |
| STREAMSIDE                               | 2,465 SF                                                                                       |
| MANAGED USE                              | 7,584 SF                                                                                       |
| UPLAND                                   | 5,928 SF                                                                                       |
| BUFFERS                                  |                                                                                                |
| 15-501                                   | REQUIRED 30' TYPE 'D'                                                                          |
| EASTOWNE DRIVE                           | 20' TYPE 'C'                                                                                   |
| INTERIOR PROPERTY LINE                   | 10'                                                                                            |



PROPOSED IMPROVEMENTS AT THE INTERSECTION OF EASTOWNE DRIVE AND US HWY 15-501 TO COORDINATE WITH VEHICULAR AND PEDESTRIAN INTERSECTION IMPROVEMENTS REQUIRED FOR WEGMANS DEVELOPMENT. SHOULD WEGMANS PROJECT NOT MOVE FORWARD, THE TRAFFIC IMPACT STUDY FOR THE PROPOSED MOB WILL BE REANALYZED TO CONFIRM REQUIREMENTS FOR THE MOB ONLY.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



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PROFESSIONAL SEAL  
NORTH CAROLINA  
ENGINEER  
WILLIAM H. DENNIS  
21542

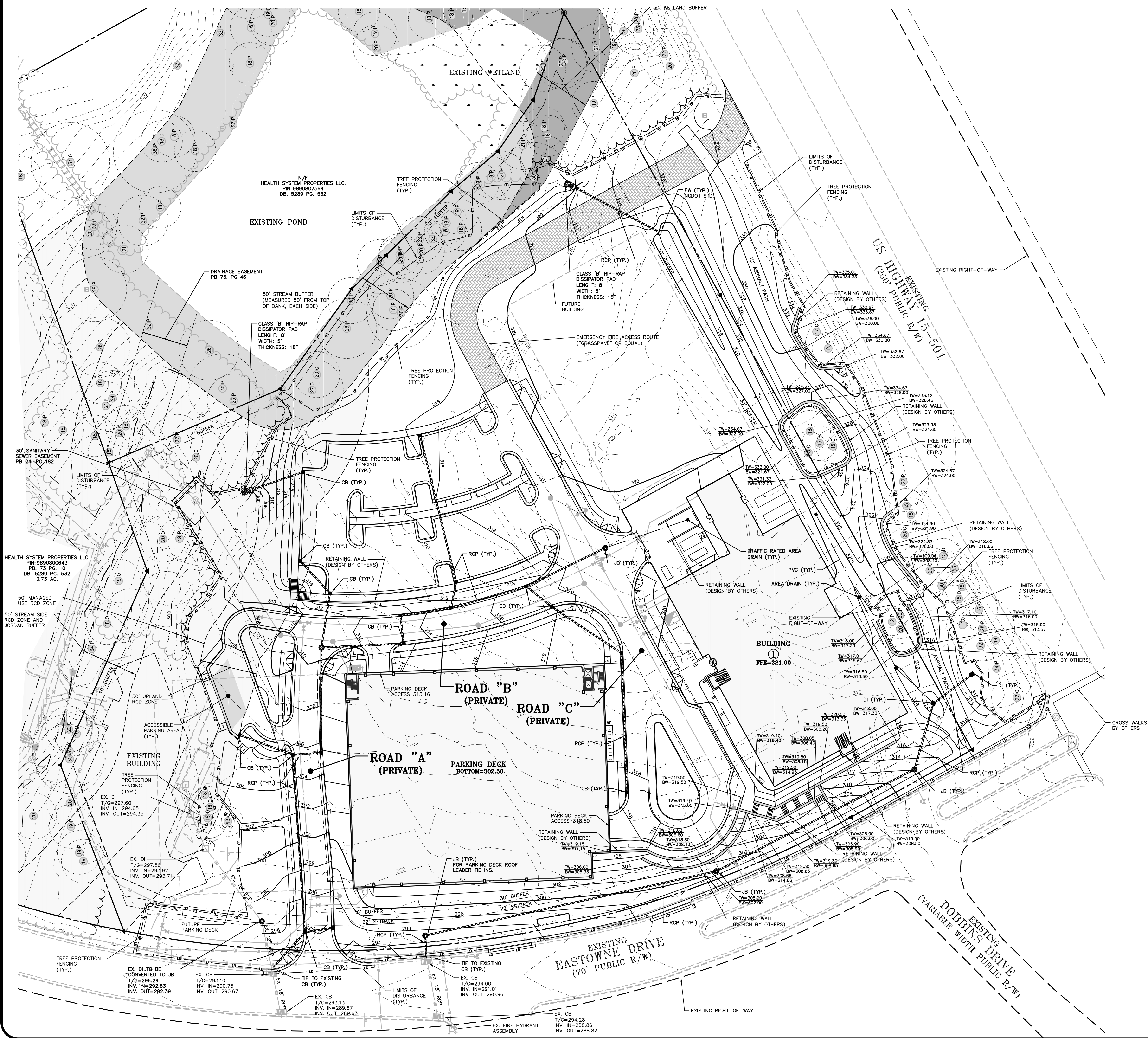
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OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

PROJECT NO: UNC-17020  
FILENAME: UNC17020-S1  
CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO: C-4  
McAdams



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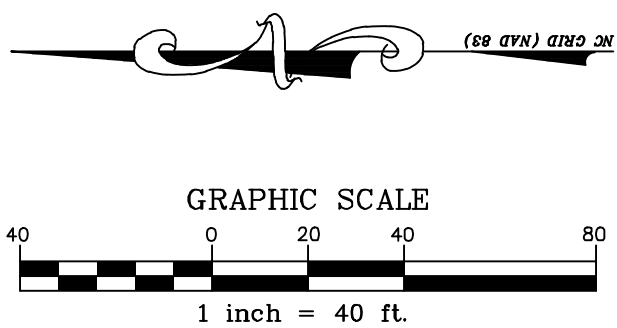
GRADING LEGEND

|  |                                                                                                                               |
|--|-------------------------------------------------------------------------------------------------------------------------------|
|  | FLARED END SECTION                                                                                                            |
|  | ENDWALL SECTION                                                                                                               |
|  | CATCH BASIN                                                                                                                   |
|  | DROP INLET                                                                                                                    |
|  | STORM SERVICE INLET                                                                                                           |
|  | STORM SERVICE ROOF-DRAIN                                                                                                      |
|  | JUNCTION BOX                                                                                                                  |
|  | DRAINAGE FLOW ARROW                                                                                                           |
|  | LINE BREAK SYMBOL                                                                                                             |
|  | TOP & BOTTOM CURB ELEVATIONS                                                                                                  |
|  | SPOT ELEVATION                                                                                                                |
|  | STORM DRAINAGE                                                                                                                |
|  | STORM SERVICE LINE                                                                                                            |
|  | ROOF DRAIN, 8" ADS<br>NON-PERFORATED TUBING OR<br>EQUAL 1.0% MIN. SLOPE, 3' MIN.<br>COVER PVC SCHEDULE 40 IN<br>TRAFFIC AREAS |
|  | TREE PROTECTION FENCE                                                                                                         |
|  | LIMITS OF DISTURBANCE                                                                                                         |
|  | WOODED AREA                                                                                                                   |
|  | MAJOR CONTOUR                                                                                                                 |
|  | MINOR CONTOUR                                                                                                                 |
|  | EXISTING MAJOR CONTOUR                                                                                                        |
|  | EXISTING MINOR CONTOUR                                                                                                        |
|  | EASEMENT LINE                                                                                                                 |
|  | ACCESSIBLE PARKING AREA<br>(2% MAX. SLOPE IN ALL DIRECTIONS)                                                                  |

GRADING/STORMWATER NOTES:

1. THE PROPOSED ELEVATORS, WHICH MAY REQUIRE SUMPS IF HYDRAULIC, WILL BE REQUIRED TO BE EQUIPPED WITH OIL SEPARATORS AND PLUMBED TO THE SANITARY SEWER SYSTEM, NOT THE STORM DRAINAGE SYSTEM.
2. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
3. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL LATEST STANDARDS AND SPECIFICATIONS.
4. ALL DAMAGE TO STREETS MAINTAINED BY THE TOWN OF CHAPEL HILL DUE TO PROJECT CONSTRUCTION SHALL BE REPAIRED AT NO COST TO THE TOWN PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
5. NO STORMWATER RUNOFF FROM THE FIRST FLOOR OF THE PARKING GARAGE IS TO BE CONVEYED INTO THE STORM DRAINAGE SYSTEM. ANY STORMWATER RUNOFF FROM WITHIN THE GARAGE IS TO BE CONVEYED TO A SC-TYPE OIL/WATER SEPARATOR THROUGH A DRAIN LOCATED IN THE GARAGE SLAB AND CONNECTED TO SANITARY SEWER.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
Phone No.: C-0283  
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REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

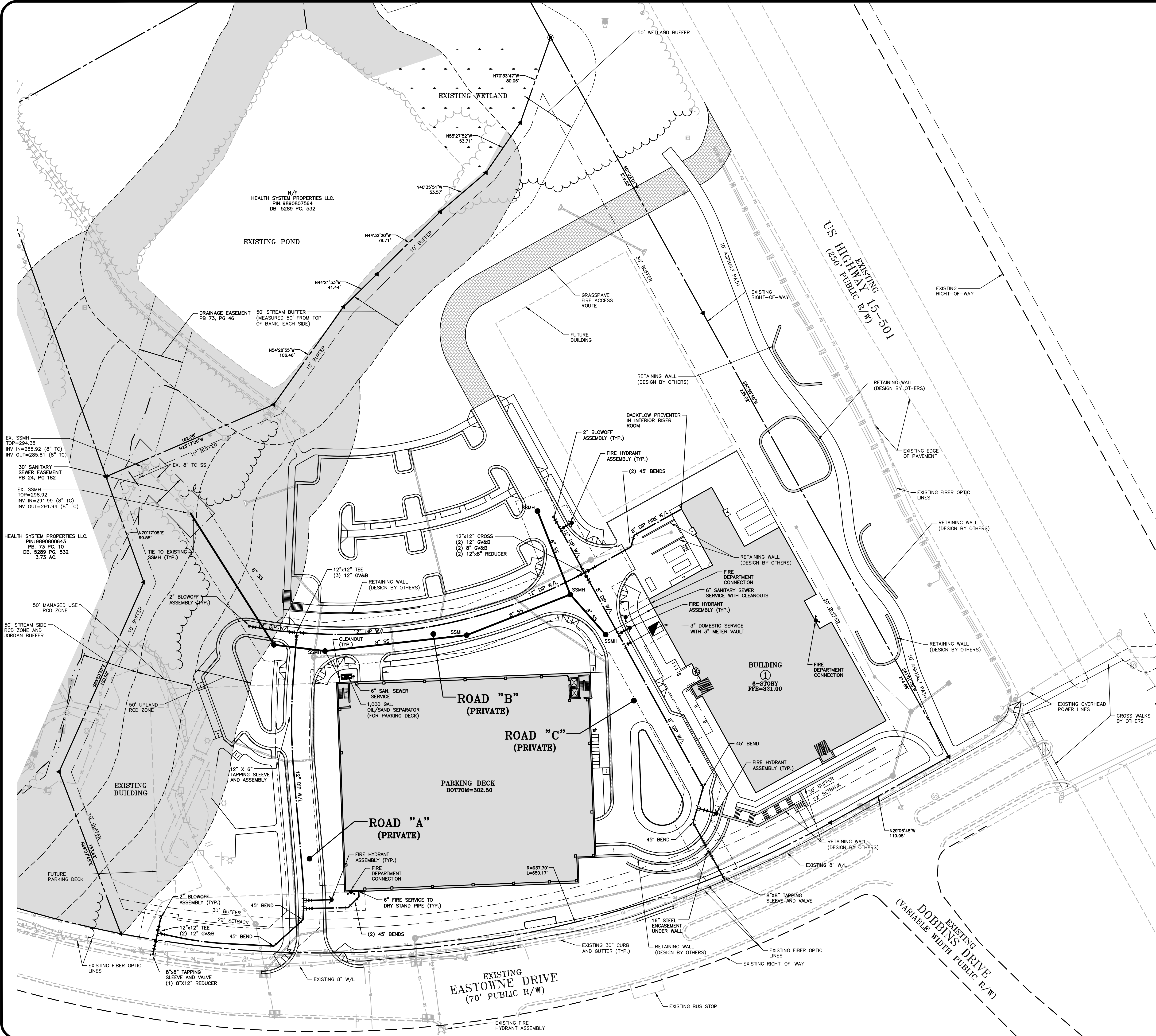
UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
GRADING AND STORM DRAINAGE PLAN

PROJECT NO.: UNC-17020  
FILENAME: UNC17020-G1  
CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO.: C-5





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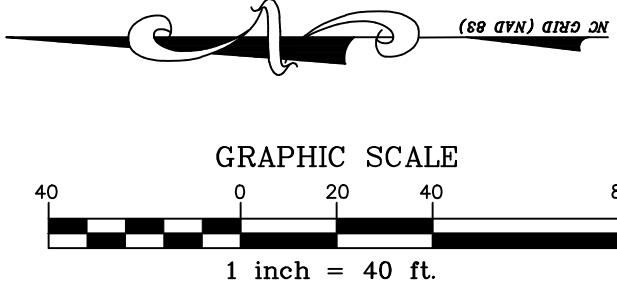
UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS DATED AUGUST, 2003, OR LATEST REVISED VERSION.
- PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICES, STANDARDS, AND SPECIFICATIONS ONLY. ALL OTHER MATTERS PERTAINING TO THIS PROJECT ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. OWASA APPROVAL DOES NOT PRECLUDE THE DEVELOPER, PROJECT ENGINEER, CONTRACTOR, OR OTHER AGENTS OR PARTIES ACTING ON THEIR BEHALF FROM FULL COMPLIANCE WITH OWASA CURRENT STANDARDS, SPECIFICATIONS, AND PROCEDURES OR FROM COMPLYING WITH ANY AND ALL STATUTES, RULES, REGULATIONS, AND ORDINANCES WHICH MAY BE IMPOSED BY OTHER GOVERNMENT AGENCIES (LOCAL, STATE, AND FEDERAL) WHICH MAY HAVE JURISDICTION. VIOLATIONS WILL RESULT IN THE OWASA PROJECT APPROVAL BEING RESCINDED.
- DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE. A GREASE INTERCEPTOR SHALL BE PROVIDED WHEN IN THE OPINION OF OWASA IT IS NECESSARY FOR THE PROPER HANDLING OF WASTEWATER CONTAINING EXCESSIVE AMOUNTS OF GREASE. ALL INTERCEPTION UNITS MUST BE OF THE TYPE AND CAPACITY WHICH IS CERTIFIED BY THE PROJECT ENGINEER AS MEETING THE REQUIREMENTS OF OWASA.
- BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
- ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLLERS THAT ACTIVATE THE SYSTEM ACCORDING TO A DESIRED FREQUENCY AND DURATION, AND SHALL ALSO BE EQUIPPED WITH RAIN OR SOIL MOISTURE SENSORS THAT WILL PREVENT IRRIGATION DURING PERIODS OF RAINFALL OR WHEN THERE IS SUFFICIENT MOISTURE IN THE GROUND FOR PLANT HEALTH AND SURVIVAL IN ACCORDANCE WITH THE LOCAL GOVERNMENT WATER CONSERVATION ORDINANCES.
- REMOTE READ-OUT DEVICES - RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER TO BE PURCHASED FROM OWASA AND INSTALLED BY THE CONTRACTOR. CONTACT THE OWASA CONSTRUCTION INSPECTOR FOR DETAILS OF THIS INSTALLATION.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING IN AN ABOVE GROUND LOCATION ADJACENT TO THE OUTSIDE WALL WHERE THE WATERLINE ENTERS THE BUILDING.
- FOR IRRIGATION SERVICE BACKFLOW DEVICE, USE A REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE IRRIGATION DEVICE INSIDE AN ABOVE GROUND HOT BOX.
- CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND PROPER GEOTECHNICAL INFORMATION FOR SOIL LOADING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
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(800) 733-5646 • [McAdamsCo.com](http://McAdamsCo.com)

**MCADAMS**

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OWNER:

HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

**UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT**

CHAPEL HILL, NORTH CAROLINA

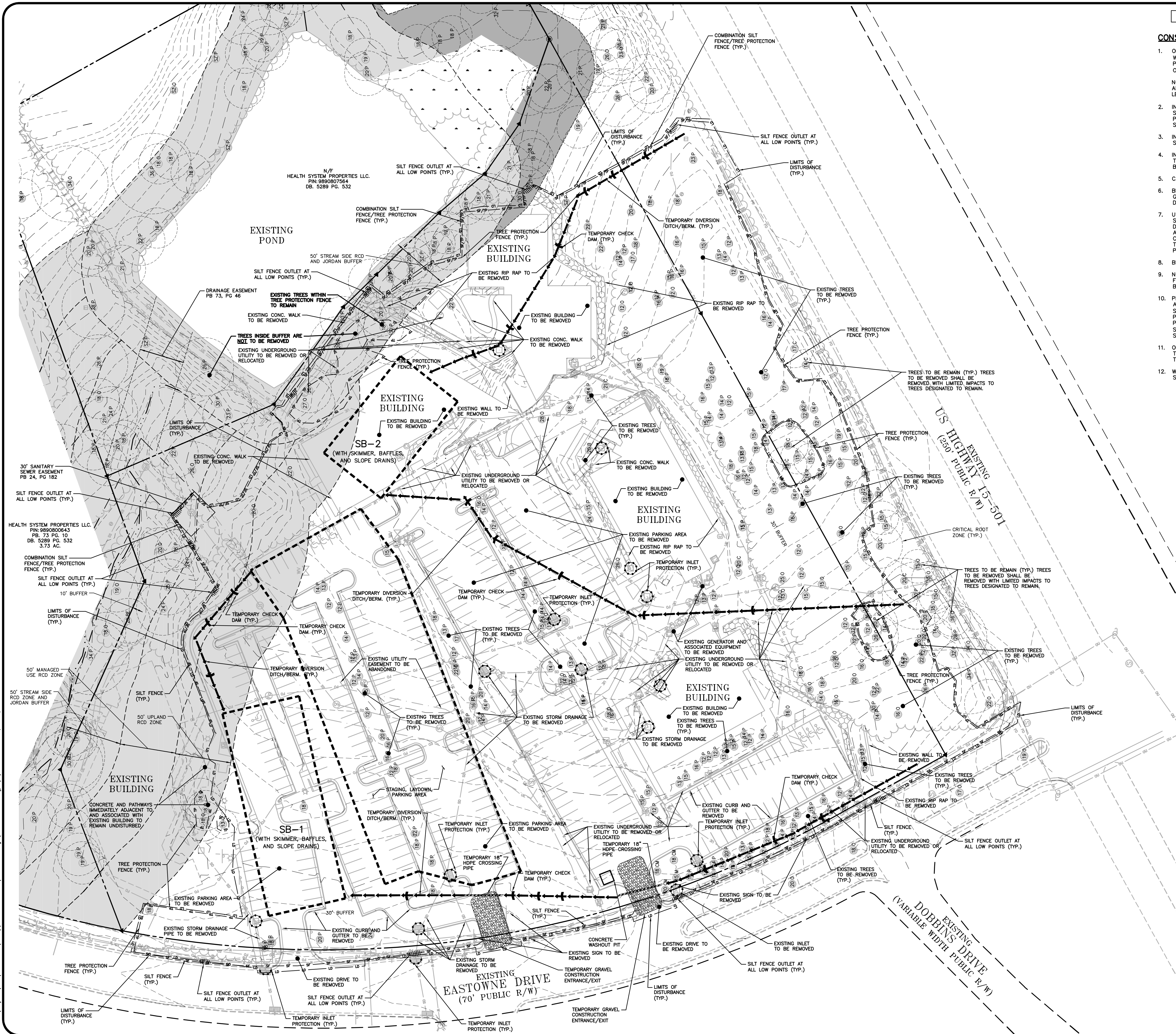
UTILITY PLAN

PROJECT NO: UNC-17020  
FILENAME: UNC17020-U1  
CHECKED BY: WHD  
DRAWN BY: C.J.J.  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO. **C-6**

**McADAMS**



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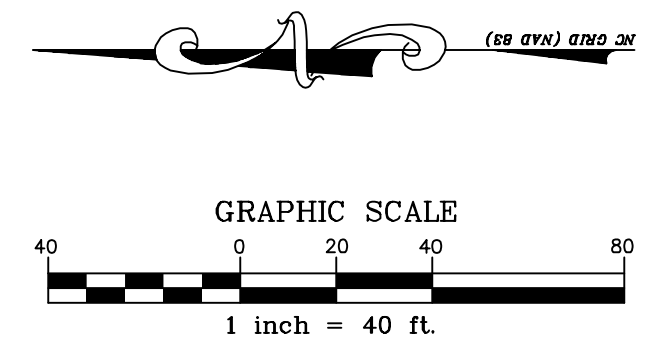
DISTURBED AREA = 8.25 AC

CONSTRUCTION SEQUENCE - STAGE 1

1. OBTAIN A LAND-DISTURBING PERMIT. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ORANGE COUNTY EROSION CONTROL OFFICER, WESLEY POOLE (919)245.2587. PRECONSTRUCTION MEETING SHALL INCLUDE A REPRESENTATIVE FROM OWASA, TOWN OF CHAPEL HILL, TOWN'S URBAN FORESTER, AND OWNER.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE(S) PER PLAN. ALSO INSTALL TEMPORARY SILT FENCING WITH OUTLETS AS SHOWN. ONLY DISTURB AREAS NECESSARY TO INSTALL PERIMETER MEASURES. WHERE SIL FENCE IS SHOWN IN EXISTING DRIVEWAY AREAS, SAW CUT DRIVEWAYS AND PLACE SILT FENCE FLUSH WITH PAVEMENT.
3. INSTALL INLET PROTECTION PER ORANGE COUNTY SEC STANDARDS AND SPECIFICATIONS ON ALL INLETS.
4. INSTALL SKIMMER BASINS SB-1, SB-2, AND THEIR RESPECTIVE DIVERSION DITCHES IN THE LOCATIONS SHOWN. ONLY DISTURB AREAS NECESSARY TO INSTALL THE SKIMMER BASINS AND THE TEMPORARY DIVERSION DITCHES.
5. CALL 919.245.2587 FOR ON-SITE INSPECTION BY ORANGE COUNTY EROSION CONTROL.
6. BEGIN CLEARING, DEMOLITION OF EXISTING ASPHALT AND GRAVEL AREAS, AND GENERAL GRADING, MAINTAIN DEVICES AS NEEDED, AS SHOWN ON THE APPROVED DEMOLITION PLAN.
7. USE EXTREME CARE IN BUFFER AREAS WHEN REMOVING EXISTING SITE FEATURES SUCH AS UNDERGROUND UTILITIES AND EXISTING CONCRETE PATHS AS TO NOT DISTURB EXISTING TREES. ONCE SITE FEATURES TO BE REMOVED WITHIN THE BUFFER AREAS HAVE BEEN REMOVED AND THE AREA STABILIZED, CONTACT THE ORANGE COUNTY EROSION CONTROL INSPECTOR FOR INSPECTION AND APPROVAL TO RELOCATE TREE PROTECTION AND SILT FENCE OUT OF THE BUFFER IN ORDER TO FULLY PROTECT THE EXISTING BUFFER TREES.
8. BEGIN GRADING OF SITE AS SHOWN ON THE APPROVED GRADING PLAN.
9. NO MUD SHALL BE TRACKED ONTO EXISTING PAVEMENT OR A NOTICE OF VIOLATION FROM THE EROSION CONTROL DEPARTMENT MAY ENSUE. ADDITIONAL MEASURES MAY BE NECESSARY TO ASSURE THAT NO SEDIMENT LEAVES THE SITE.
10. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
11. ONCE PROPOSED BUILDING PADS HAVE BEEN BROUGHT TO GRADE, BEGIN STABILIZING THE PADS WITH STONE SUITABLE FOR THE BUILDINGS FOUNDATION AS SPECIFIED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS.
12. WITH APPROVAL FROM ORANGE COUNTY EROSION CONTROL INSPECTOR, CONTINUE TO STAGE 2.

EROSION CONTROL LEGEND

- SILT FENCE OUTLET
- INLET PROTECTION
- INLET PROTECTION FOR EXISTING STRUCTURES
- FILTER BERM
- CHECK DAM
- SILT FENCE
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- BASIN/STAGING AREA
- WOODED AREA
- DIVERSION DITCH
- CONSTRUCTION ENTRANCE/EXIT



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
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REVISED: 11/15/18

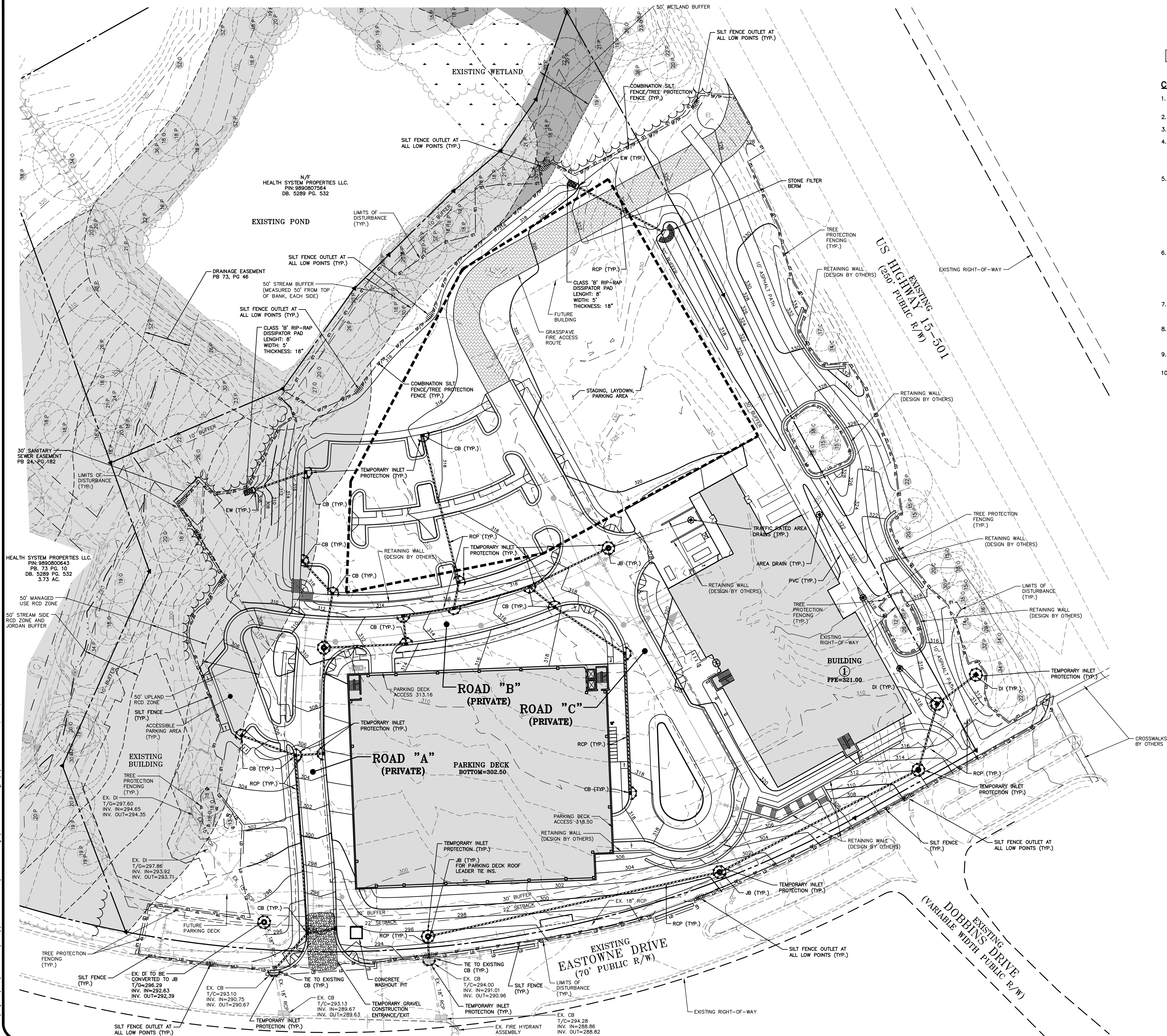
OWNER:  
UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA

PROJECT NO. UNC-17020  
FILENAME: UNC17020-EC1  
CHECKED BY: WHD  
DRAWN BY: C.J.J.  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO. EC-1

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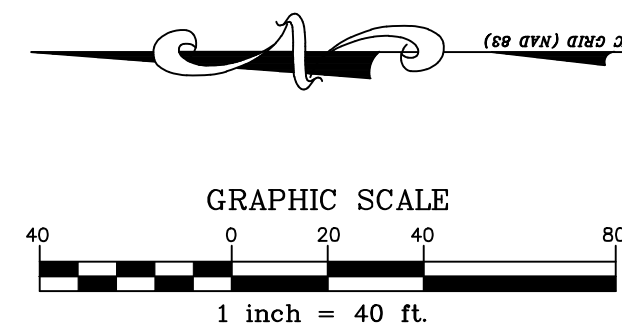
DISTURBED AREA = 8.25 AC

#### CONSTRUCTION SEQUENCE - STAGE 2

1. CONTINUE MASS GRADING FROM STAGE 1 AND STABILIZING THE PROPOSED BUILDING PADS AS THEY ARE BROUGHT TO FINAL GRADE.
2. CONSTRUCT STORM DRAIN SYSTEM AS SHOWN.
3. INSTALL INLET PROTECTION ON ALL INLET STRUCTURES DURING CONSTRUCTION.
4. STORM DRAINAGE IS TO BE ROUTED TO SKIMMER BASINS SB-1 AND SB-2 AS SHOWN IN STAGE 1 WHERE POSSIBLE UNTIL UPSTREAM BUILDING PADS AND OTHER AREAS HAVE BEEN STABILIZED. ONCE STABILIZED AND APPROVED BY THE ORANGE COUNTY EROSION CONTROL INSPECTOR, SB-1 AND SB-2 MAY BE REMOVED TO ALLOW FOR THE FULL BUILDOUT OF THE PROJECT.
5. INLET PROTECTION SHOULD BE INSPECTED AND MAINTAINED AFTER EVERY RAIN EVENT. NO OPEN TRENCHES SHALL BE LEFT AT THE END OF THE WORK DAY. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES AT LEAST ONCE PER WEEK AFTER EVERY RAINFALL EVENT. GRADING ACTIVITIES SHALL BE PROHIBITED IN AREAS OF SEDIMENT CONTROL DEVICES UNTIL THE AREAS UPSTREAM OF THESE AREAS HAVE BEEN STABILIZED AND APPROVED. ORANGE COUNTY EROSION CONTROL DEPARTMENT RESERVES THE RIGHT TO ISSUE A NOTICE OF VIOLATION IF EROSION CONTROL DEVICES ARE NOT PERFORMING CORRECTLY. FOR THIS REASON THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL MEASURES AS REQUIRED IN THE FIELD TO PERFORM THE CONTROL OF SEDIMENT LADEN RUNOFF.
6. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
7. AT THE CONCLUSION OF BUILDING OR IF LAND-DISTURBING ACTIVITY IS STOPPED FOR MORE THAN 14 CONSECUTIVE CALENDAR DAYS, PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THIS S&E PLAN.
8. WHEN SITE IS AT FINAL GRADE AND NO FURTHER GRADING IS NECESSARY, CONTRACTOR SHALL STABILIZE PORTIONS OF THE SITE WITH SEED/MULCH UNTIL FINAL LANDSCAPING IS INSTALLED.
9. WHEN CONSTRUCTION IS COMPLETE, CALL OCEC TO OBTAIN FINAL INSPECTION AND CERTIFICATE OF COMPLETION TO CLOSE OUT EROSION CONTROL PERMIT.
10. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

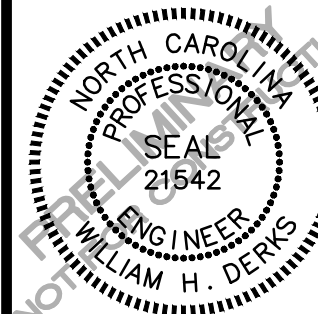
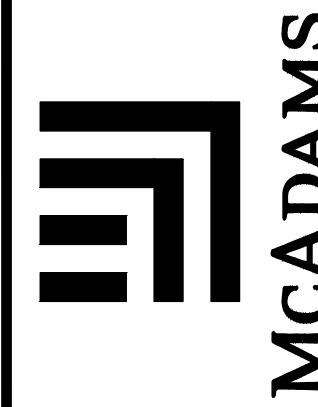
#### EROSION CONTROL LEGEND

|  |                                          |
|--|------------------------------------------|
|  | SILT FENCE OUTLET                        |
|  | INLET PROTECTION                         |
|  | INLET PROTECTION FOR EXISTING STRUCTURES |
|  | FILTER BERM                              |
|  | CHECK DAM                                |
|  | SILT FENCE                               |
|  | TREE PROTECTION FENCE                    |
|  | LIMITS OF DISTURBANCE                    |
|  | STAGING AREA                             |
|  | WOODED AREA                              |
|  | DIVERSION DITCH                          |
|  | CONSTRUCTION ENTRANCE/EXIT               |



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, North Carolina 27713  
Phone No.: C-0283  
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REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
SEDIMENT AND EROSION CONTROL PLAN - STAGE 2

PROJECT NO.: UNC-17020  
FILENAME: UNC17020-EC2  
CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO.

EC-2





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#### TREE CANOPY COVERAGE LEGEND

|                  |                       |
|------------------|-----------------------|
| ○ TREE           | EXISTING TREE         |
| ○ P              | EXISTING PINE         |
| ○ G              | EXISTING GUM          |
| ○ O              | EXISTING OAK          |
| ○ M              | EXISTING MAPLE        |
| ○ CM             | EXISTING GRAPE MYRTLE |
| ○ C              | EXISTING CEDAR        |
| ○ BE             | EXISTING BEECH        |
| ○ B              | EXISTING BIRCH        |
| — TP — TP — TP — | TREE PROTECTION FENCE |
| — LD — LD —      | LIMITS OF DISTURBANCE |

#### EXISTING CLEARED AREAS (EASEMENTS)

|                                  | ACREAGE    |
|----------------------------------|------------|
| EXISTING SANITARY SEWER EASEMENT | 0.51 ACRES |

#### AREAS TO BE CLEARED AND GRADED

|  |                                                                           |            |
|--|---------------------------------------------------------------------------|------------|
|  | AREA TO BE REMOVED. SEE SHEET C-3, DEMOLITION PLAN, FOR MORE INFORMATION. | 4.44 ACRES |
|  | LIMIT OF DISTURBANCE                                                      | 8.36 ACRES |
|  | FIRE ACCESS ROUTE                                                         | 0.22 ACRES |
|  | PROPOSED SANITARY SEWER, WATER MAIN EASEMENTS                             | 0.92 ACRES |
|  | PROPOSED RIGHT-OF-WAY                                                     | 1.03 ACRES |
|  | COMBINED PROPOSED SANITARY SEWER, WATER MAIN EASEMENTS, AND RIGHT-OF-WAY  | 1.30 ACRES |

#### EXISTING CANOPY TO REMAIN

|  |                                  |            |
|--|----------------------------------|------------|
|  | UNDISTURBED AREA TO BE PRESERVED | 1.28 ACRES |
|--|----------------------------------|------------|

#### TREE CANOPY COVERAGE CALCULATIONS

REQUIREMENT:  
(40% MINIMUM TREE CANOPY COVERAGE OF NET LAND AREA)

##### NET LAND AREA

|                                    |             |
|------------------------------------|-------------|
| GROSS LAND AREA:                   | 8.38 ACRES  |
| EXISTING EASEMENTS:                | -0.51 ACRES |
| PROPOSED FIRE LANE ACCESS:         | -0.22 ACRES |
| PROPOSED EASEMENTS & RIGHT-OF-WAY: | -1.30 ACRES |
| NET LAND AREA:                     | 6.35 ACRES  |

##### 40% TREE CANOPY COVERAGE

|                                        |            |
|----------------------------------------|------------|
| NET LAND AREA:                         | 6.35 ACRES |
| 40%:                                   | X(0.40)    |
| MIN. TREE CANOPY COVERAGE REQUIREMENT: | 2.54 ACRES |

##### TREE CANOPY COVERAGE DEFICIT

|                                        |                       |
|----------------------------------------|-----------------------|
| MIN. TREE CANOPY COVERAGE REQUIREMENT: | 2.54 ACRES (40.00 %)  |
| EXISTING CANOPY TO REMAIN:             | -1.28 ACRES (20.16 %) |
| TREE CANOPY COVERAGE DEFICIT:          | 1.26 ACRES (19.83 %)  |

##### CANOPY REPLACEMENT CALCULATIONS

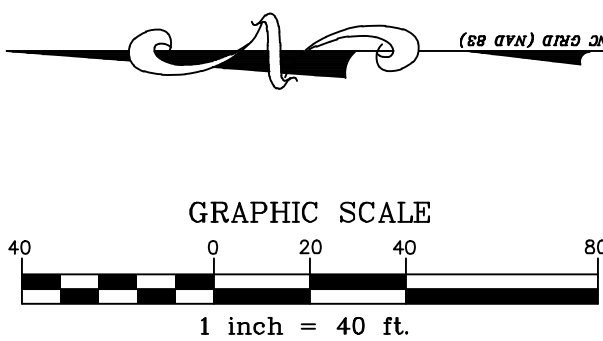
REQUIREMENT:  
(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT)

|                                  |                     |
|----------------------------------|---------------------|
| TREE CANOPY COVERAGE DEFICIT:    | 54,886 SF (1.26 AC) |
| LARGE TREE REPLACEMENT REQUIRED: | 110                 |

##### LANDSCAPE CALCULATION NOTES

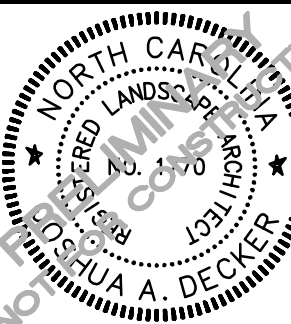
- TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL PLANS (ZCP).
- TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



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Fax: 919-286-1101  
Email: info@mcadamsco.com  
(800) 733-5646 • mcadamsco.com



REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
TREE CANOPY COVERAGE PLAN

PROJECT NO.: UNC-17020  
FILENAME: UNC17020-TC1  
CHECKED BY: JAD  
DRAWN BY: AMR  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO.: TC-1

MCADAMS



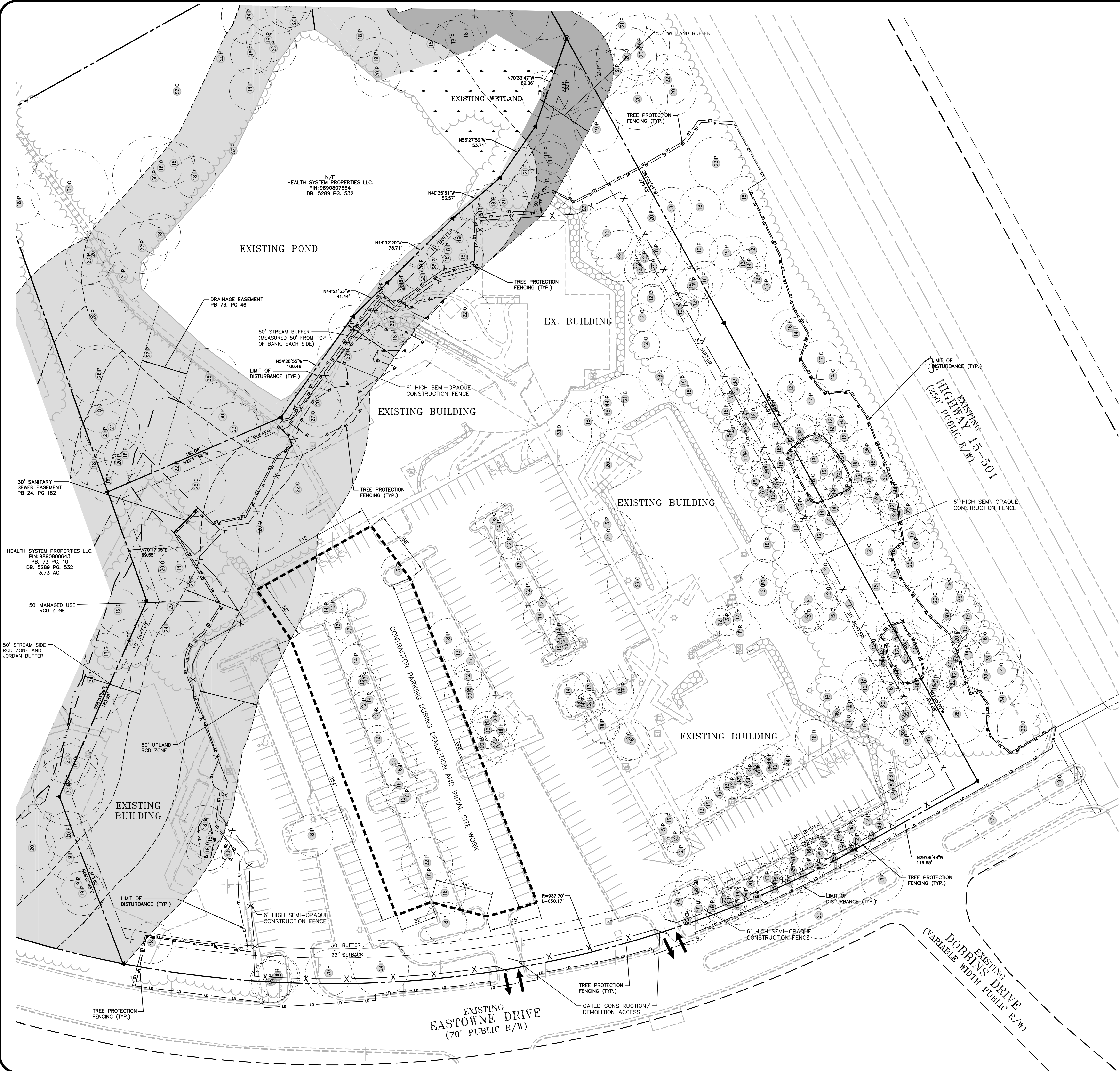








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## PROPOSED CONSTRUCTION MANAGEMENT PLAN

### NOTES:

- ALL LARGE TRUCKS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN.
- ENTRANCE AND EXIT GATES SHALL BE OPEN DURING ACTIVE CONSTRUCTION ON SITE, GENERALLY BETWEEN THE HOURS OF 6AM AND 7PM.
- ONSITE CONSTRUCTION PARKING FOR SMALL CONSTRUCTION VEHICLES AND MATERIAL STAGING CAN OCCUR ON-SITE. ADDITIONAL CONTRACTOR PARKING AREA, IF REQUIRED, TO BE PROVIDED OFF-SITE.
- PRIMARY CONSTRUCTION ACTIVITIES WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY. UNLESS SPECIFICALLY REQUESTED AND PERMITTED THROUGH THE TOWN OF CHAPEL HILL. LIMITED CONSTRUCTION ACTIVITIES MAY OCCUR DURING OFF HOURS.
- THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES --- REFER TO THE ZONING COMPLIANCE PERMIT TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
- NO OPEN BURNING SHALL BE PERMITTED.
- THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE AT THE DRIVE AND ON THE CONSTRUCTION TRAILERS FACING 15-501. THAT LISTS THE FOLLOWING:
  - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
  - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
  - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
  - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- THE SITE CONSTRUCTION SIGN SHALL INCLUDE A PHONE NUMBER TO CONTACT FOR NOISE NOTIFICATION DURING CONSTRUCTION.

### SOLID WASTE NOTES:

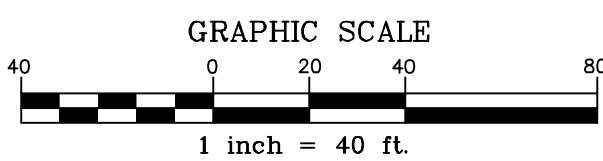
- MIXED RECYCLING (INCLUDING CARDBOARD) IN A ROLL OUT CONTAINER AND WILL BE COLLECTED BY PRIVATE WASTE COLLECTION CONTRACTOR. OWNER ACKNOWLEDGES THAT RIGHTS ARE BEING WAIVED FOR PUBLIC COLLECTION OF MIXED RECYCLABLES BY ORANGE COUNTY AND THAT PAYMENT OF ANNUAL FEE WITH REAL ESTATE TAXES WILL STILL BE REQUIRED.
- TRASH, CARDBOARD AND MIXED RECYCLABLES WILL BE IN SEPARATE CONTAINERS AND COLLECTED BY A PRIVATE WASTE COLLECTION CONTRACTOR.
- 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.
- THE SITE WILL NOT RECEIVE PUBLIC MIXED RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS A MIXED RECYCLING CENTER MEETING OCSW SPECIFICATIONS IS CONSTRUCTED OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED ON DEVELOPMENT PLANS.
- COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROPERTY WILL NOT BE WAIVED.

### FIRE DEPARTMENT NOTES:

- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIREWATCH 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 FDC.
- ANY GATES SHALL BE A MIN WIDTH OF 20', BE OF SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, SHALL BE OPENABLE BY EITHER FORCIBLE ENTRY OR KEYED, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200

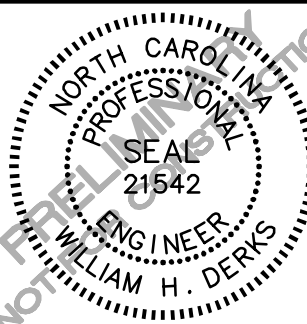
### TREE LEGEND

|        |                       |
|--------|-----------------------|
| ○ TREE | EXISTING TREE         |
| ○ P    | EXISTING PINE         |
| ○ G    | EXISTING GUM          |
| ○ O    | EXISTING OAK          |
| ○ M    | EXISTING MAPLE        |
| ○ CM   | EXISTING GRAPE MYRTLE |
| ○ C    | EXISTING CEDAR        |
| ○ BE   | EXISTING BEECH        |
| ○ B    | EXISTING BIRCH        |



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REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA

CONSTRUCTION MANAGEMENT PLAN - STAGE 1

PROJECT NO. UNC-17020  
FILENAME: UNC17020-CM1  
CHECKED BY: WHD  
DRAWN BY: C.J.J.  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO.

CM-1





PROPOSED  
CONSTRUCTION MANAGEMENT PLAN

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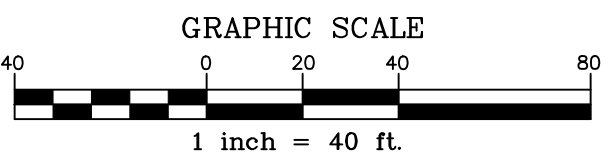
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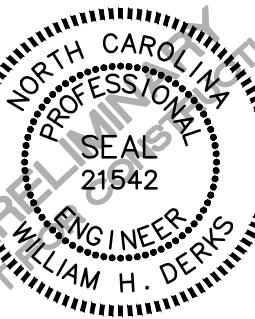
TREE LEGEND

|       |                       |
|-------|-----------------------|
| ○TREE | EXISTING TREE         |
| ○P    | EXISTING PINE         |
| ○G    | EXISTING GUM          |
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| REVISIONS: |
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|            |

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
CONSTRUCTION MANAGEMENT PLAN - STAGE 2

PROJECT NO. UNC-17020  
FILENAME: UNC17020-CM1  
CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO. CM-2  
McADAMS

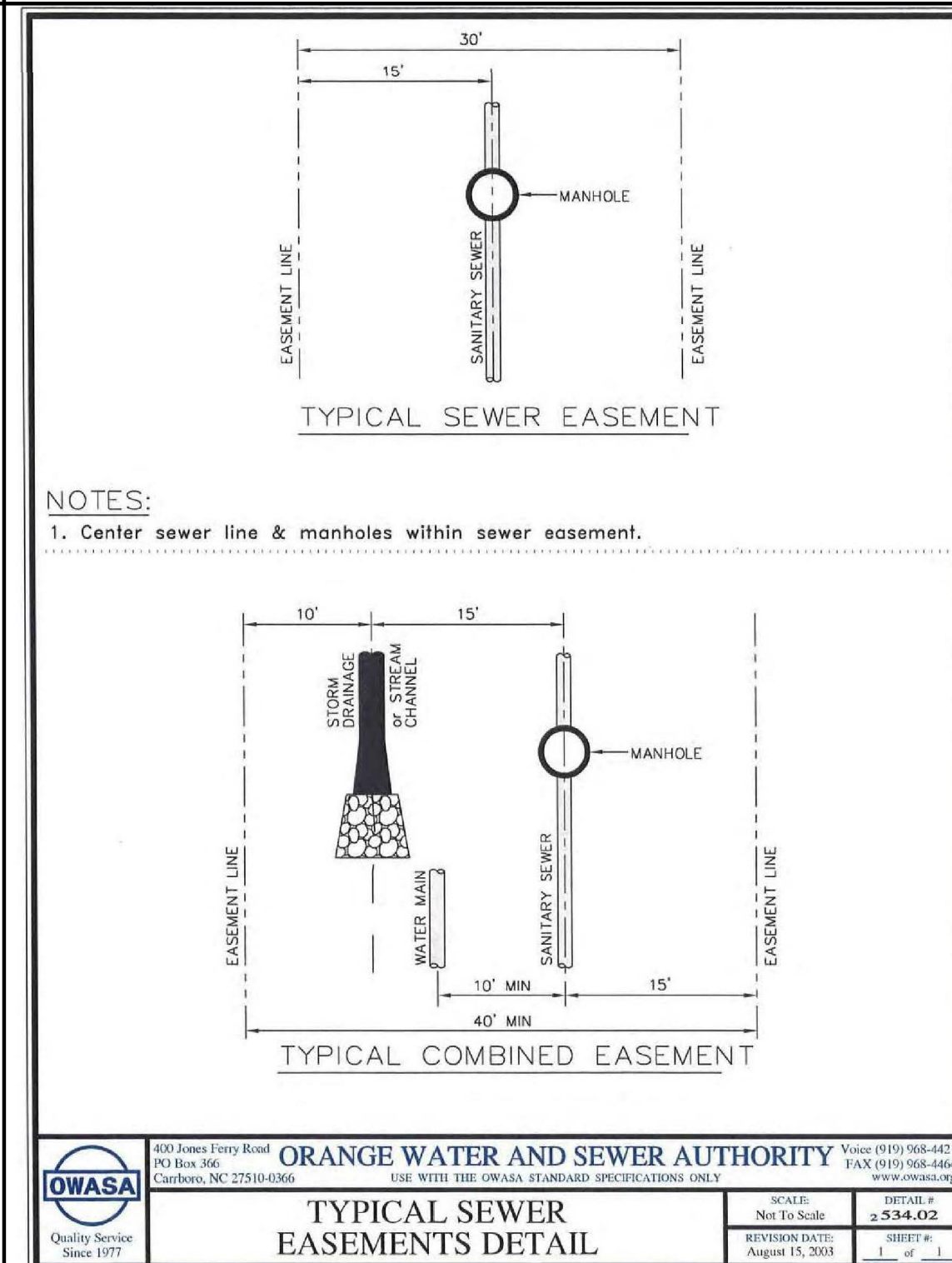
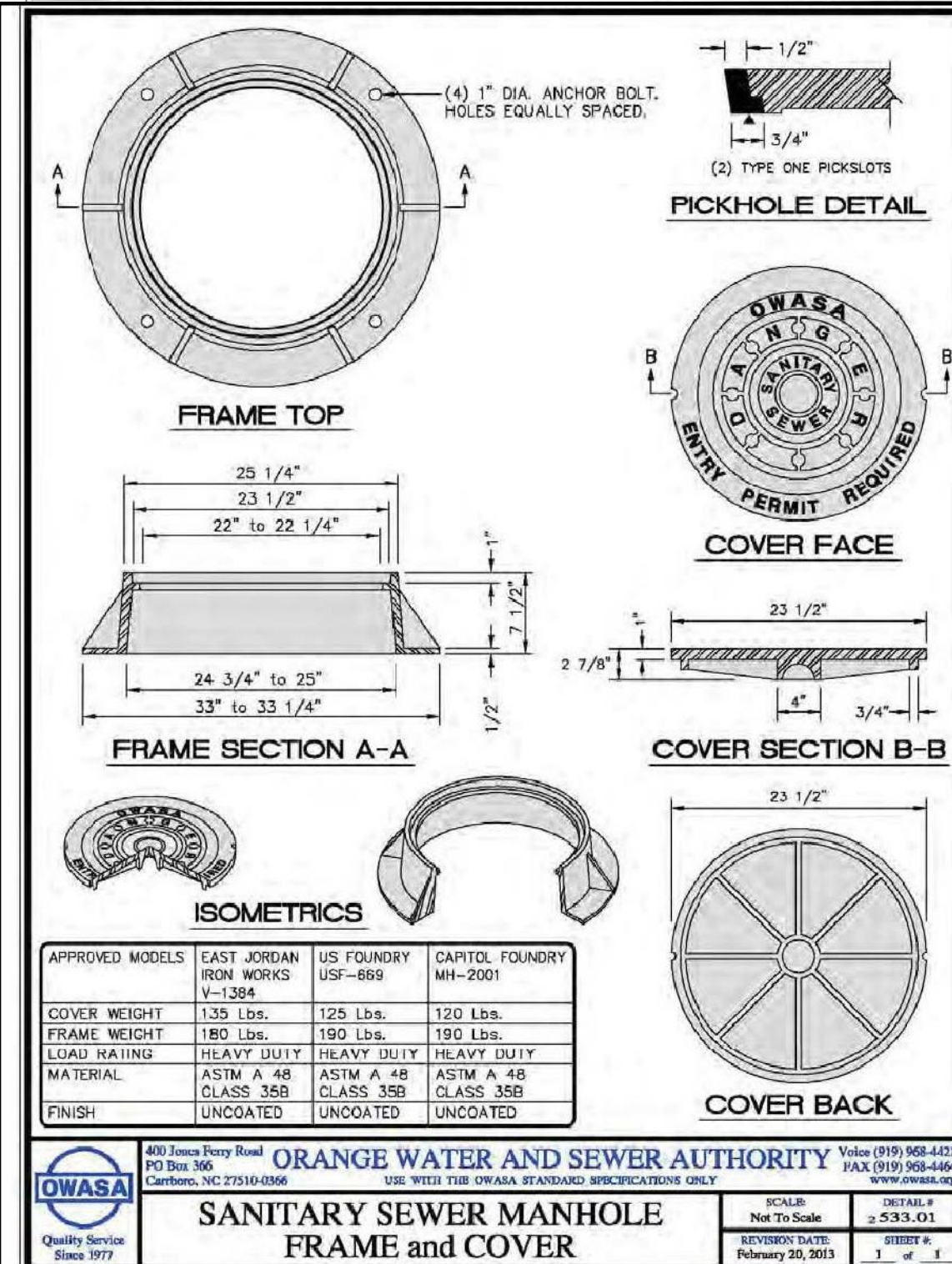
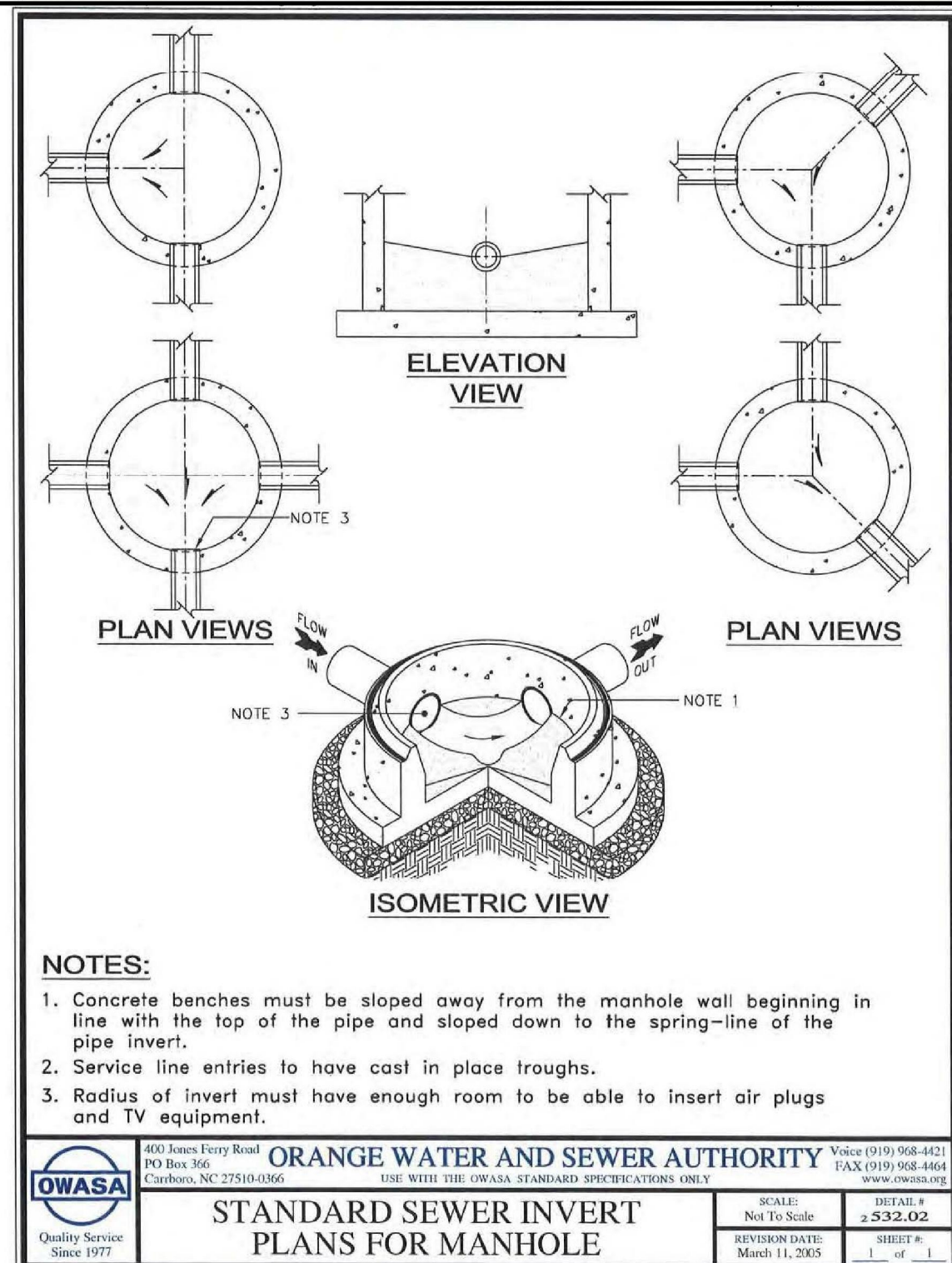
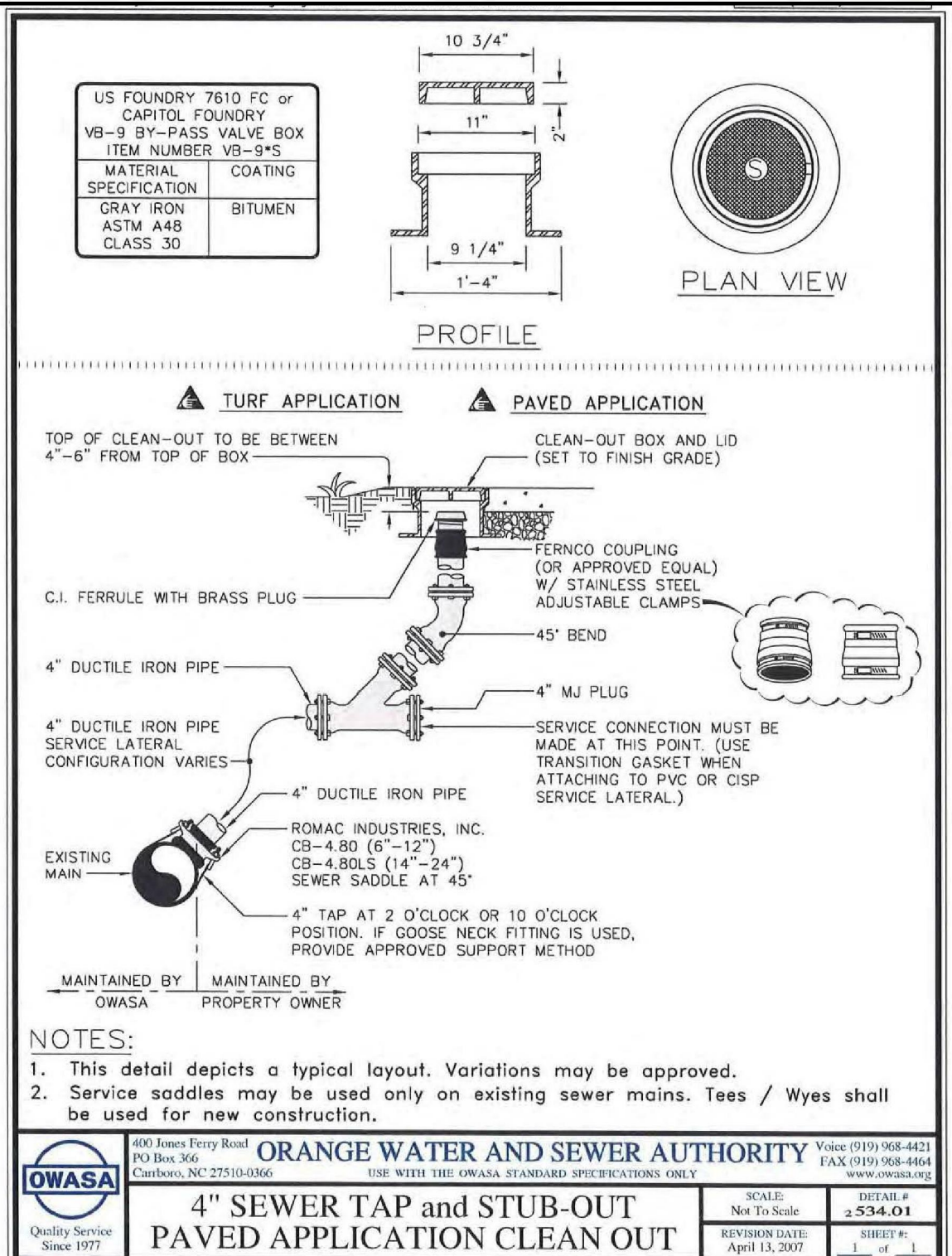
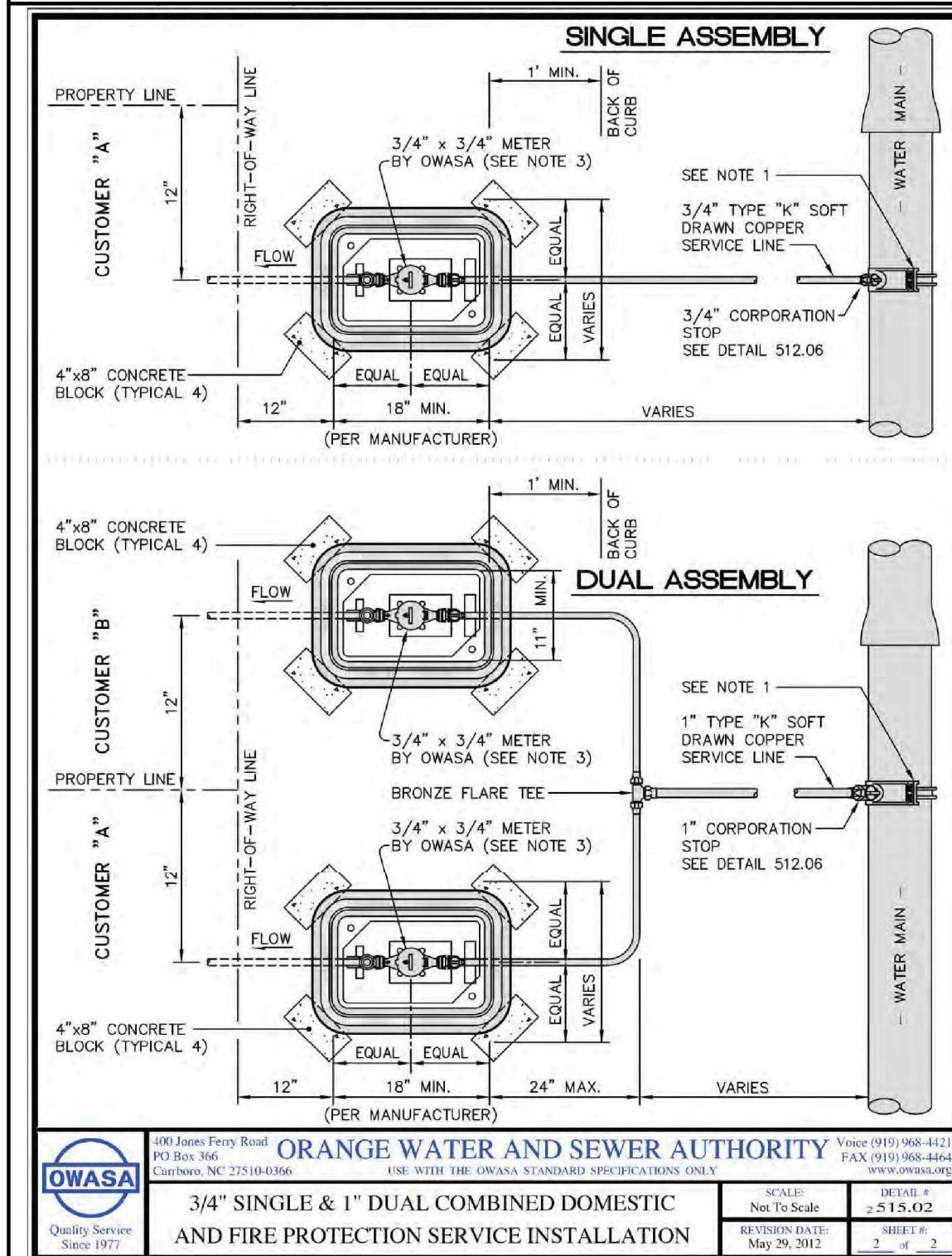
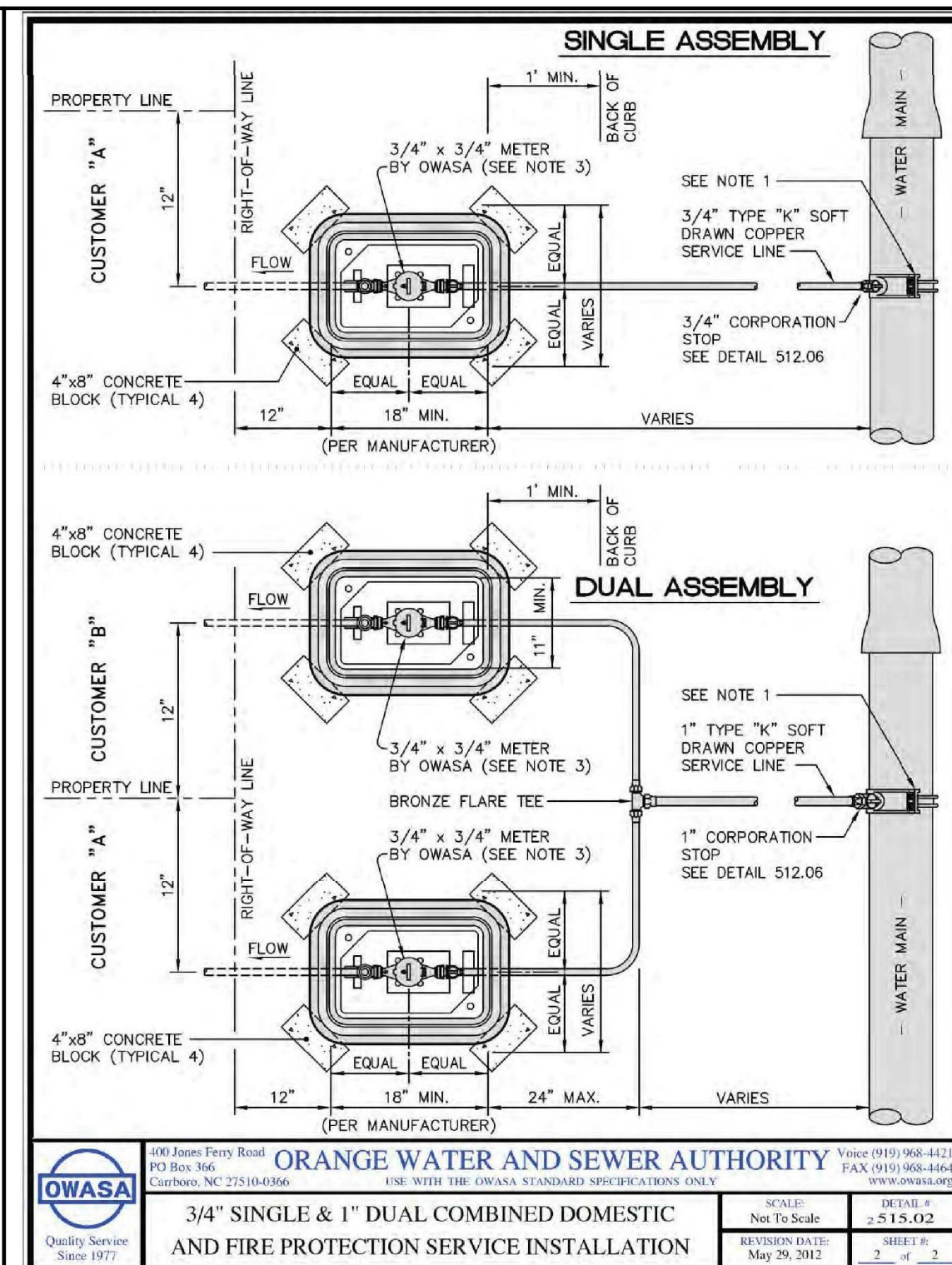
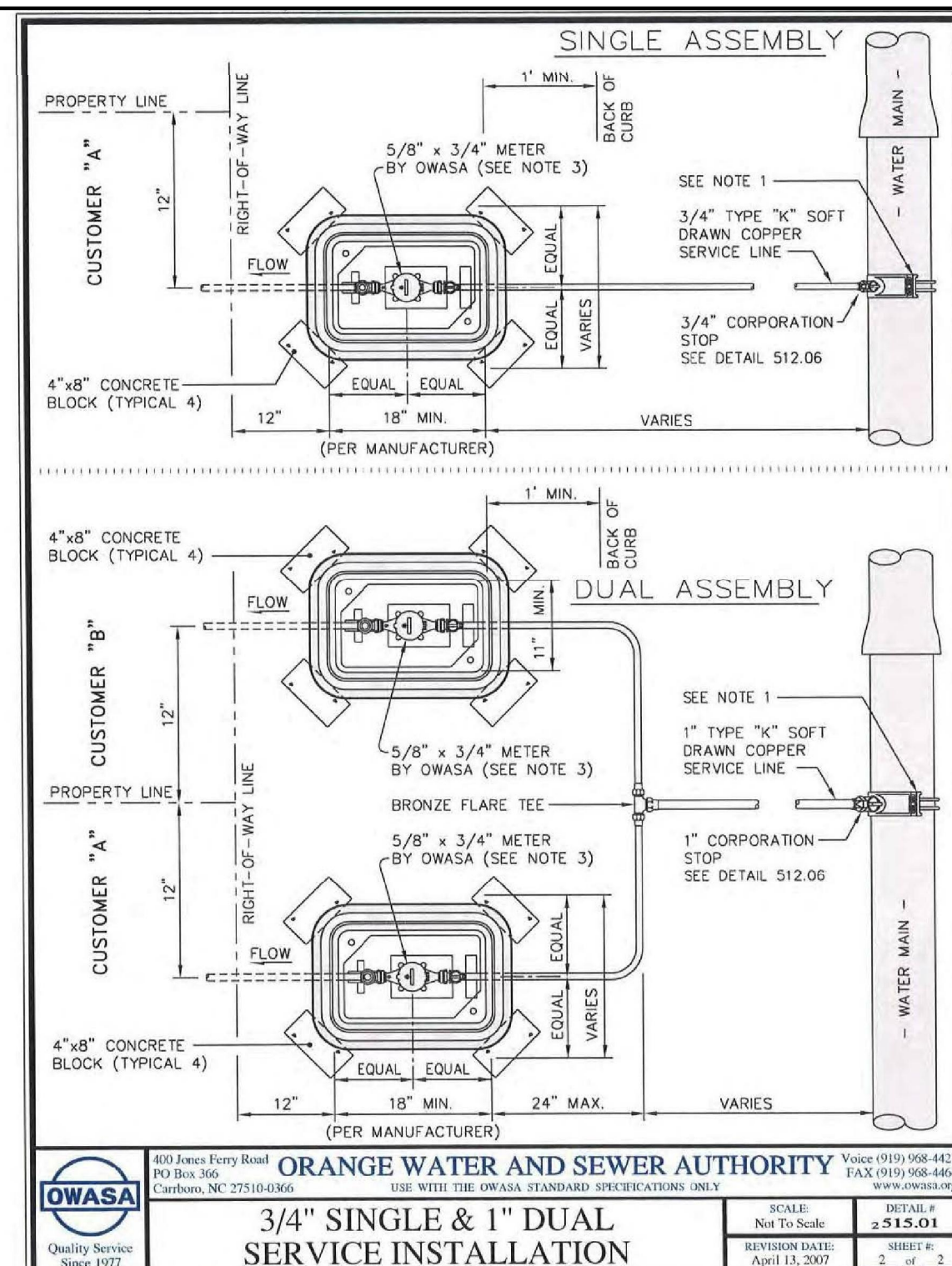
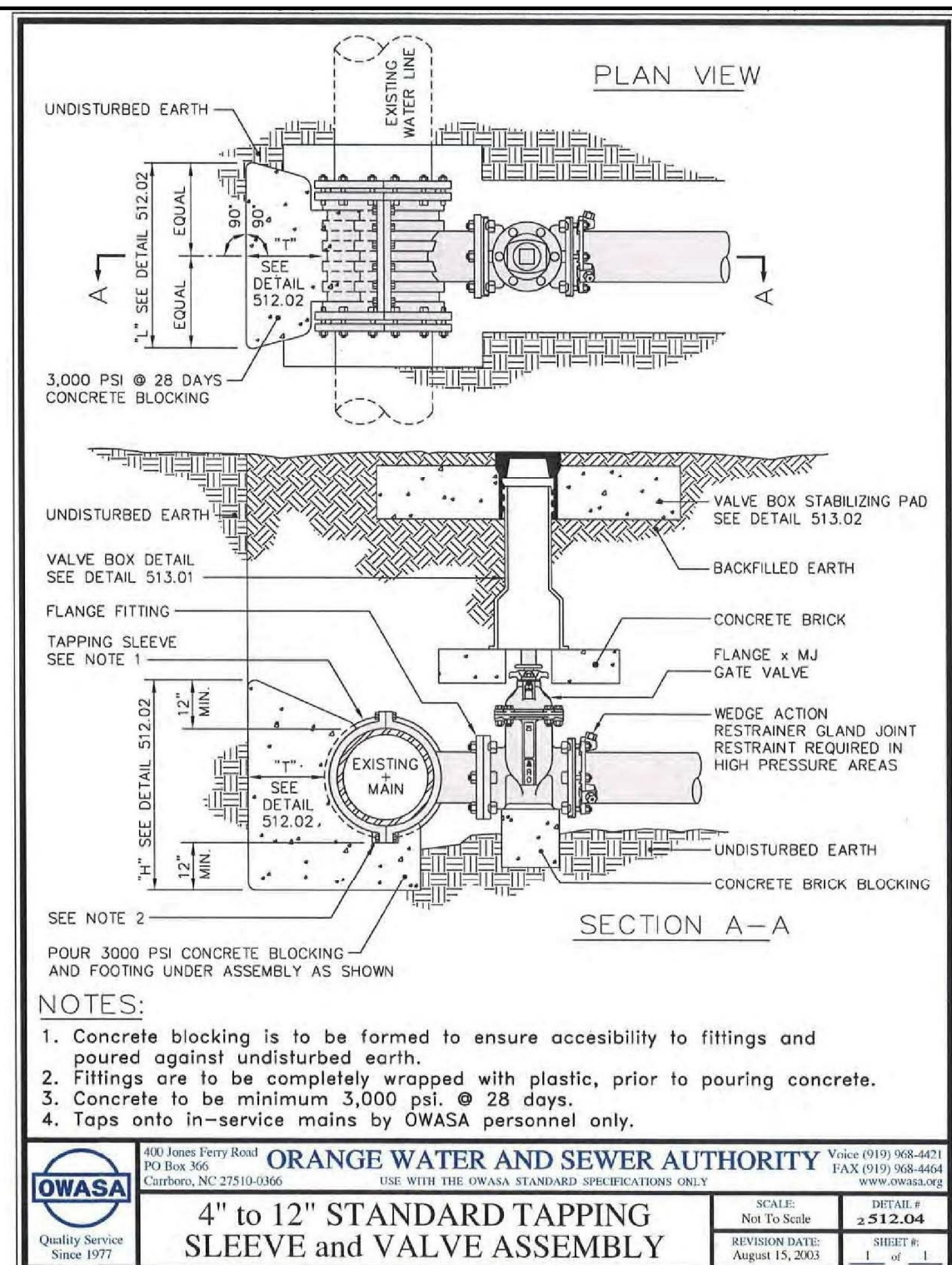
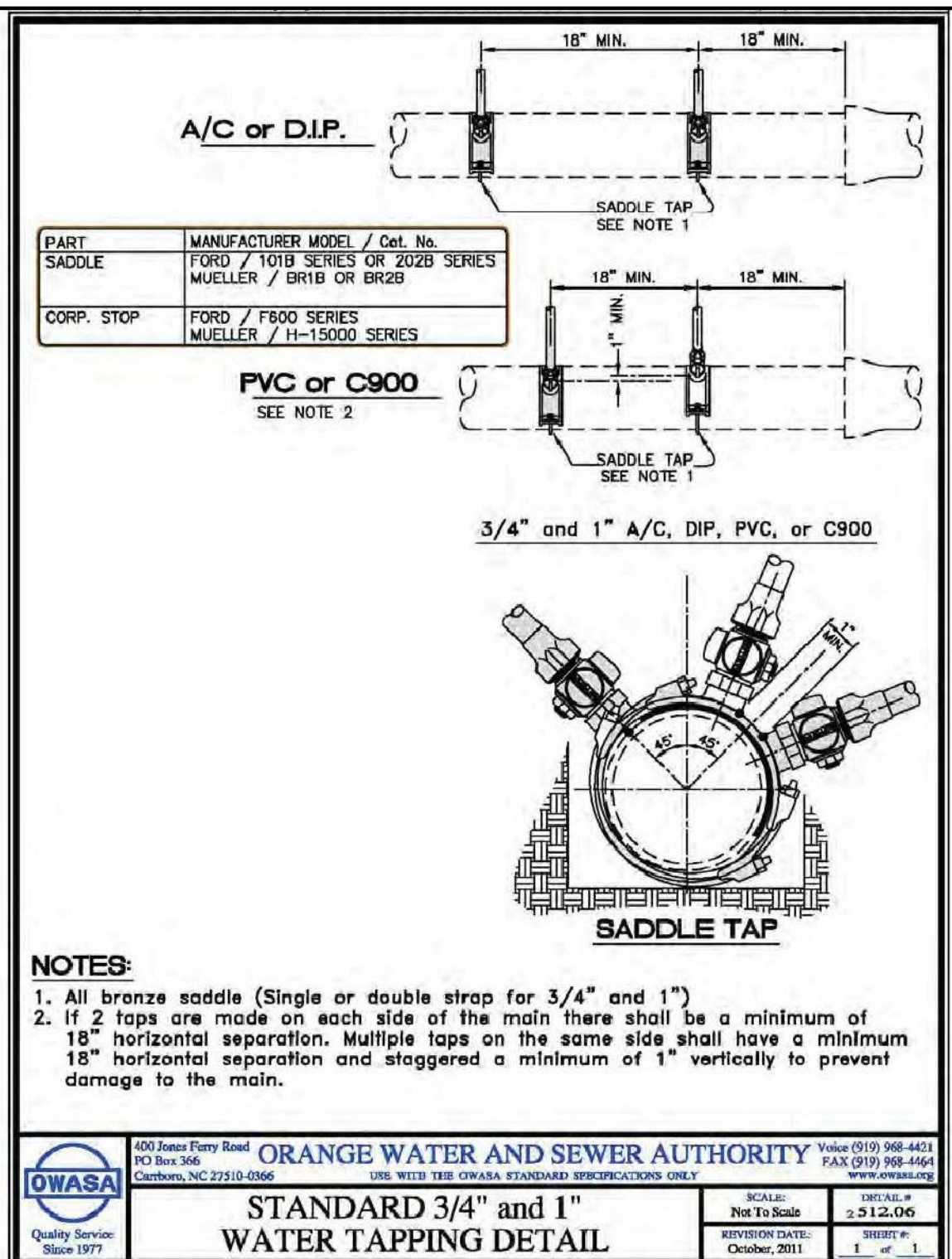
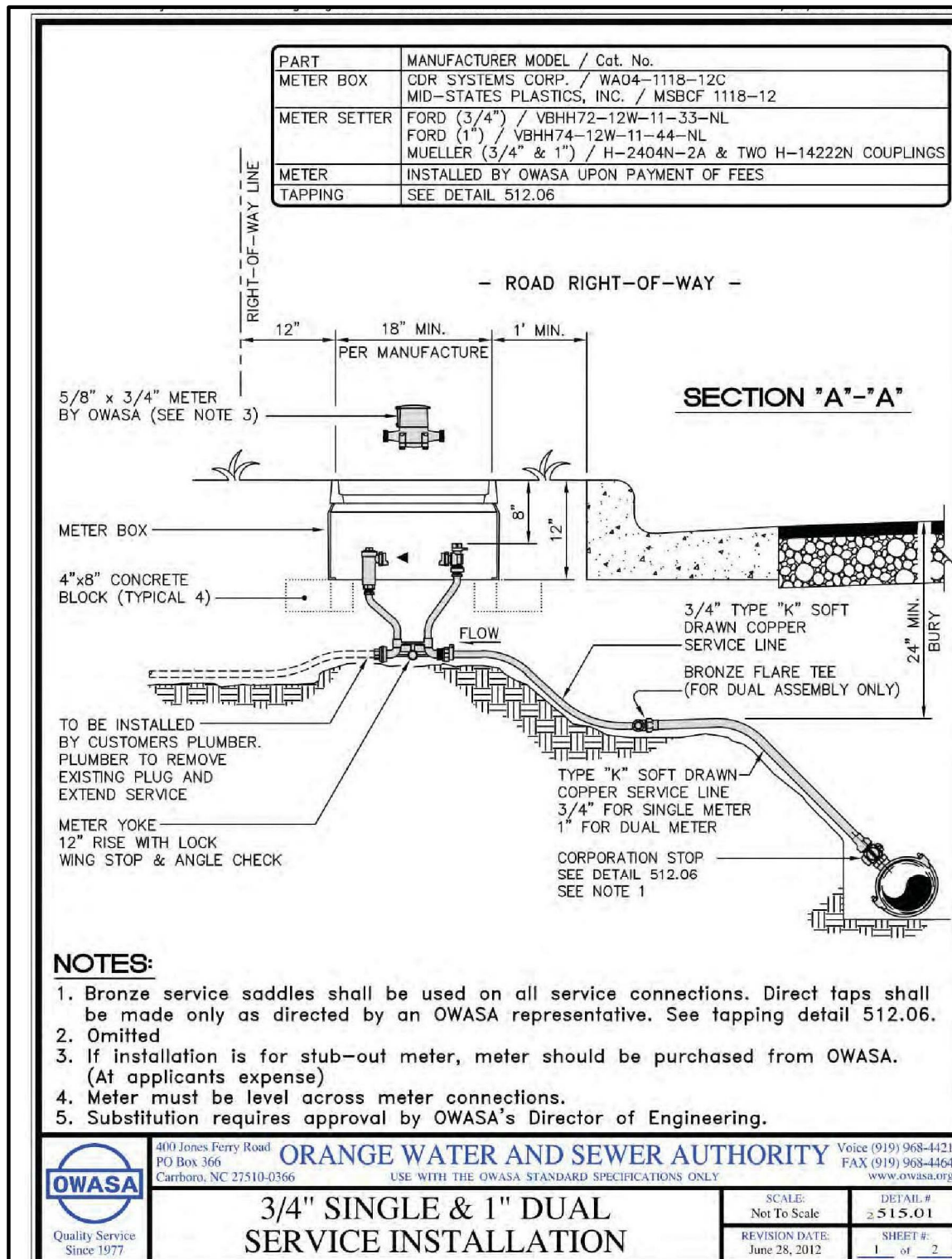
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**UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA**

PROJECT NO. UNC-17020  
FILENAME: UNC17020-D1  
CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO.

D-2

McADAMS

REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

**McADAMS**

NOT FOR CONSTRUCTION  
NORTH CAROLINA PROFESSIONAL SEAL  
21542  
ENGINEER  
WILLIAM H. DENNIS

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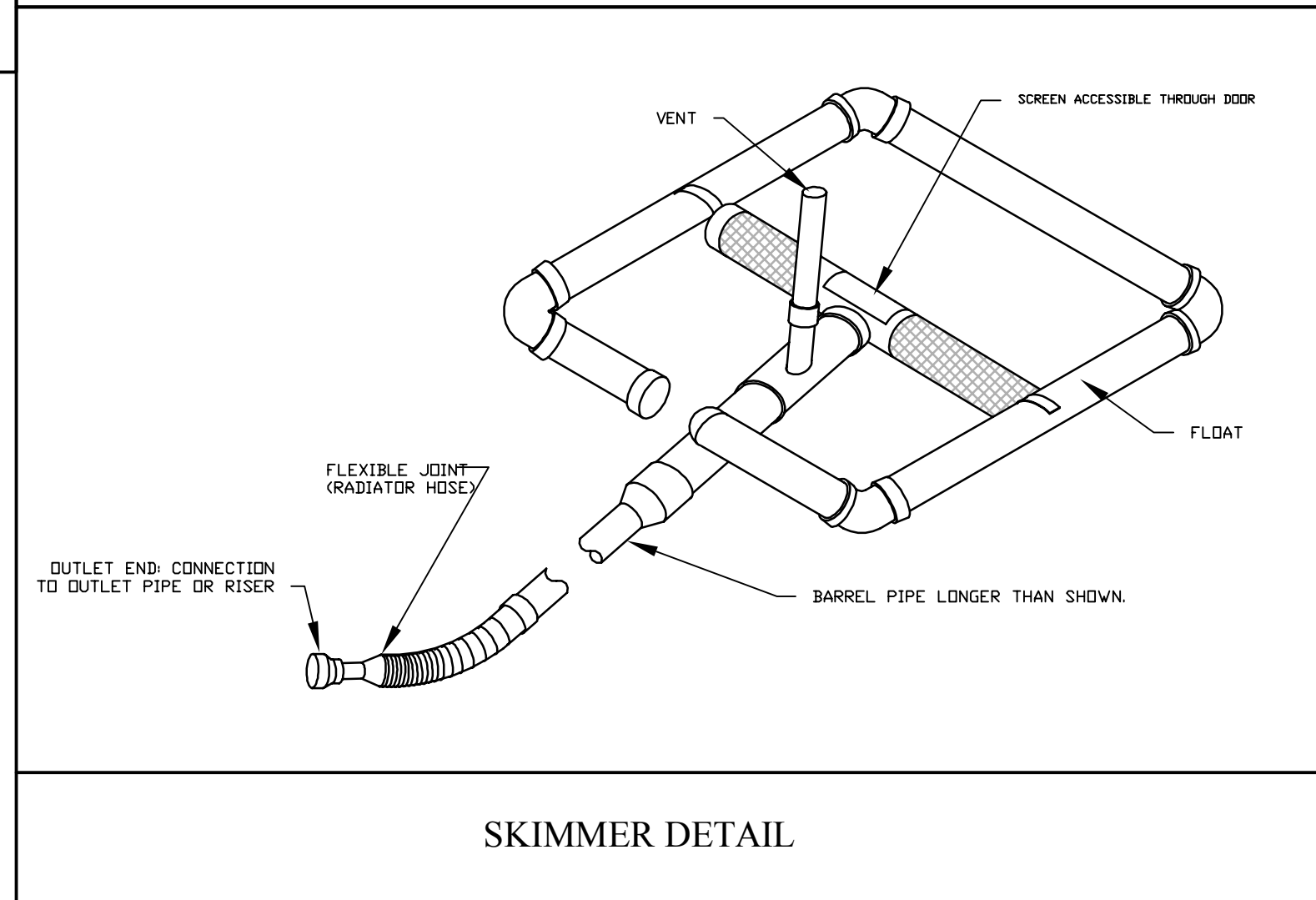
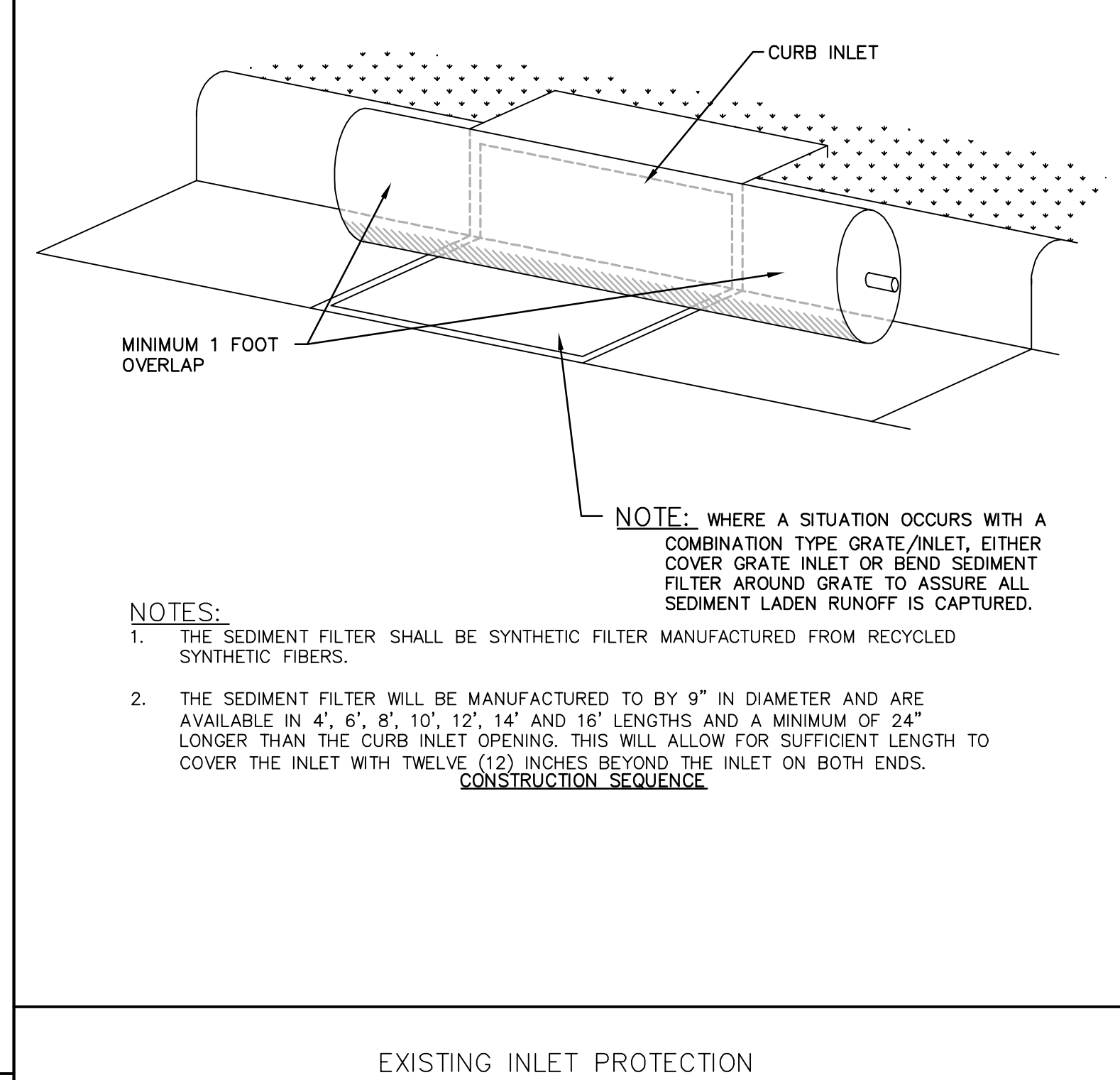
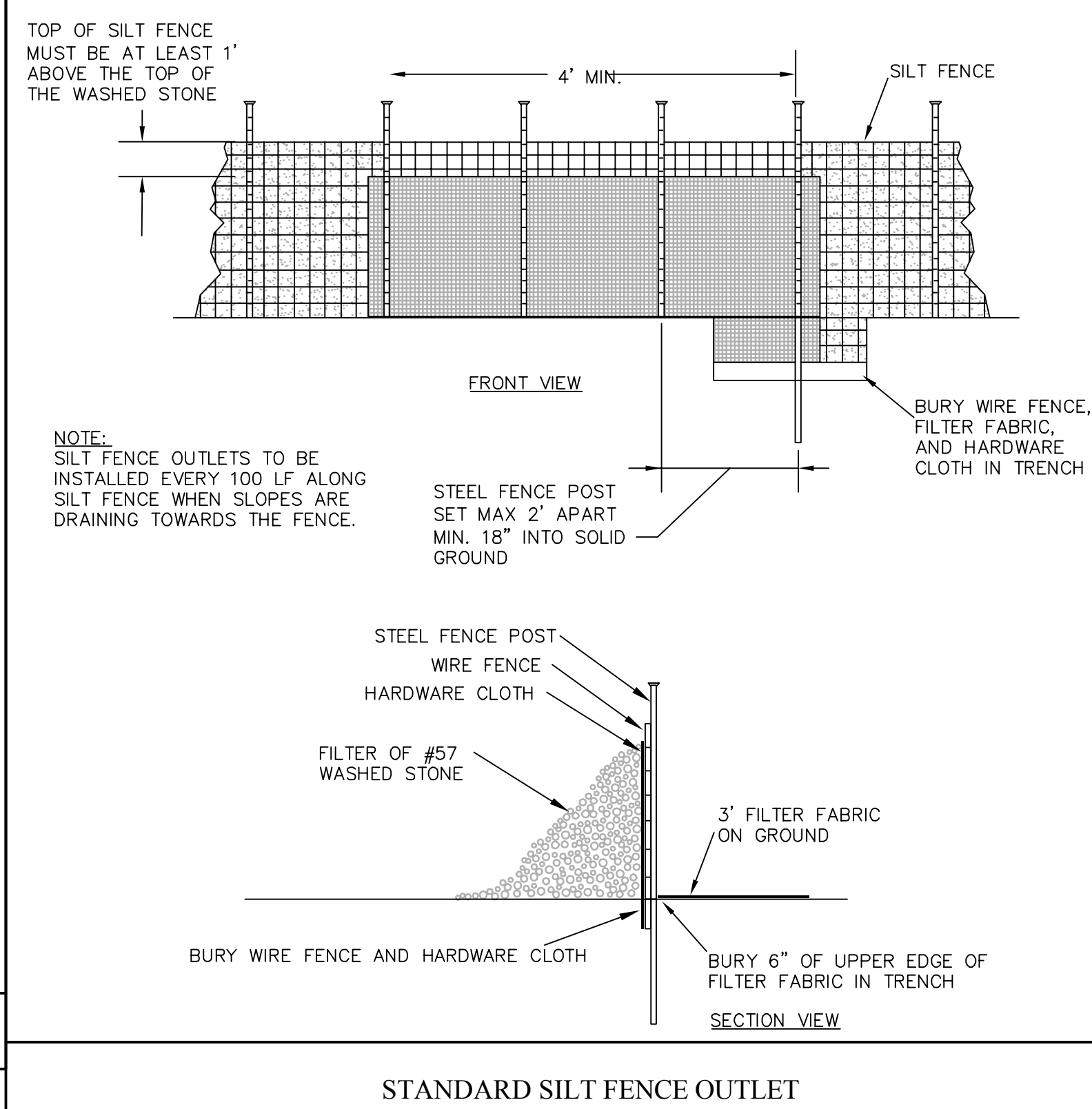
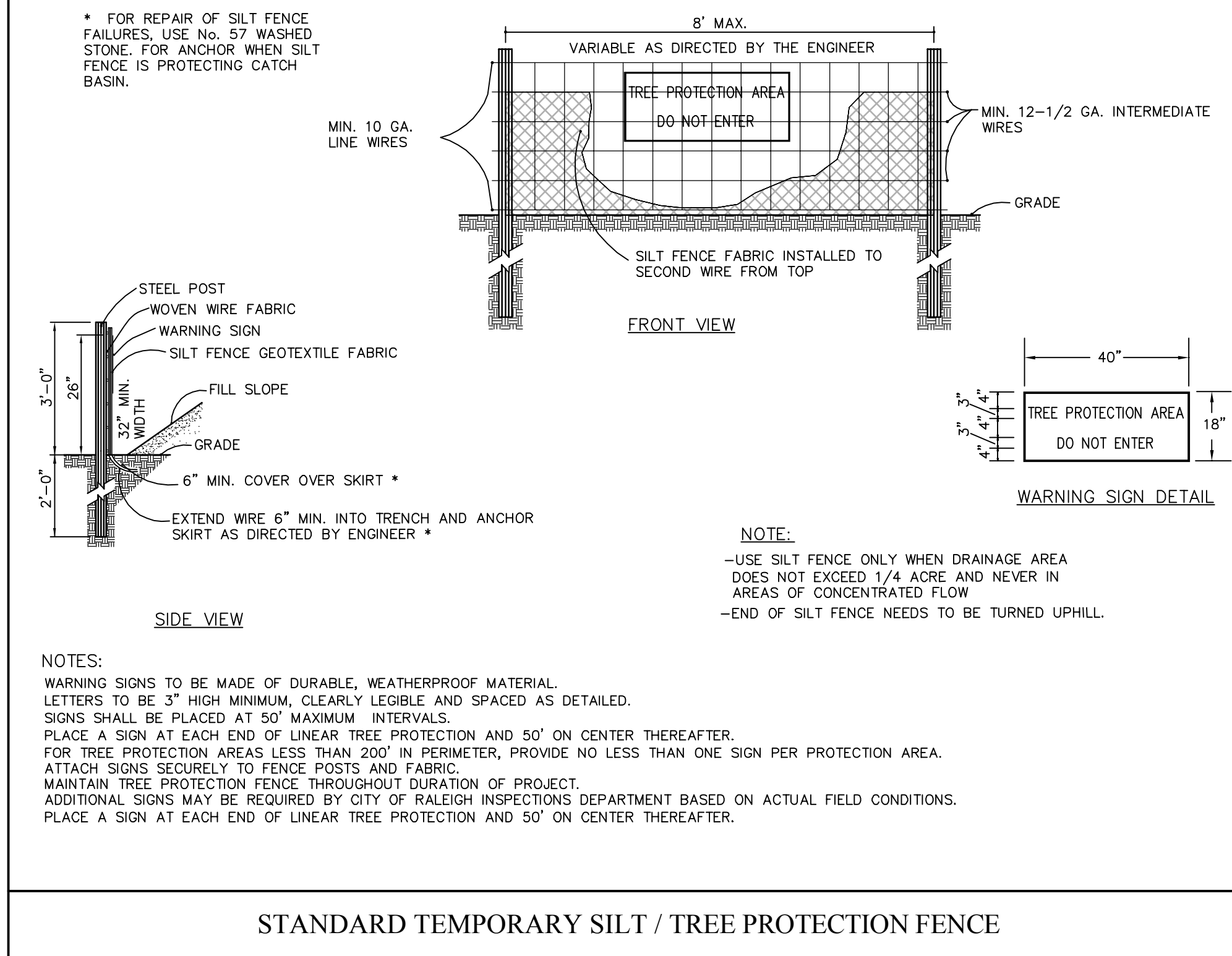
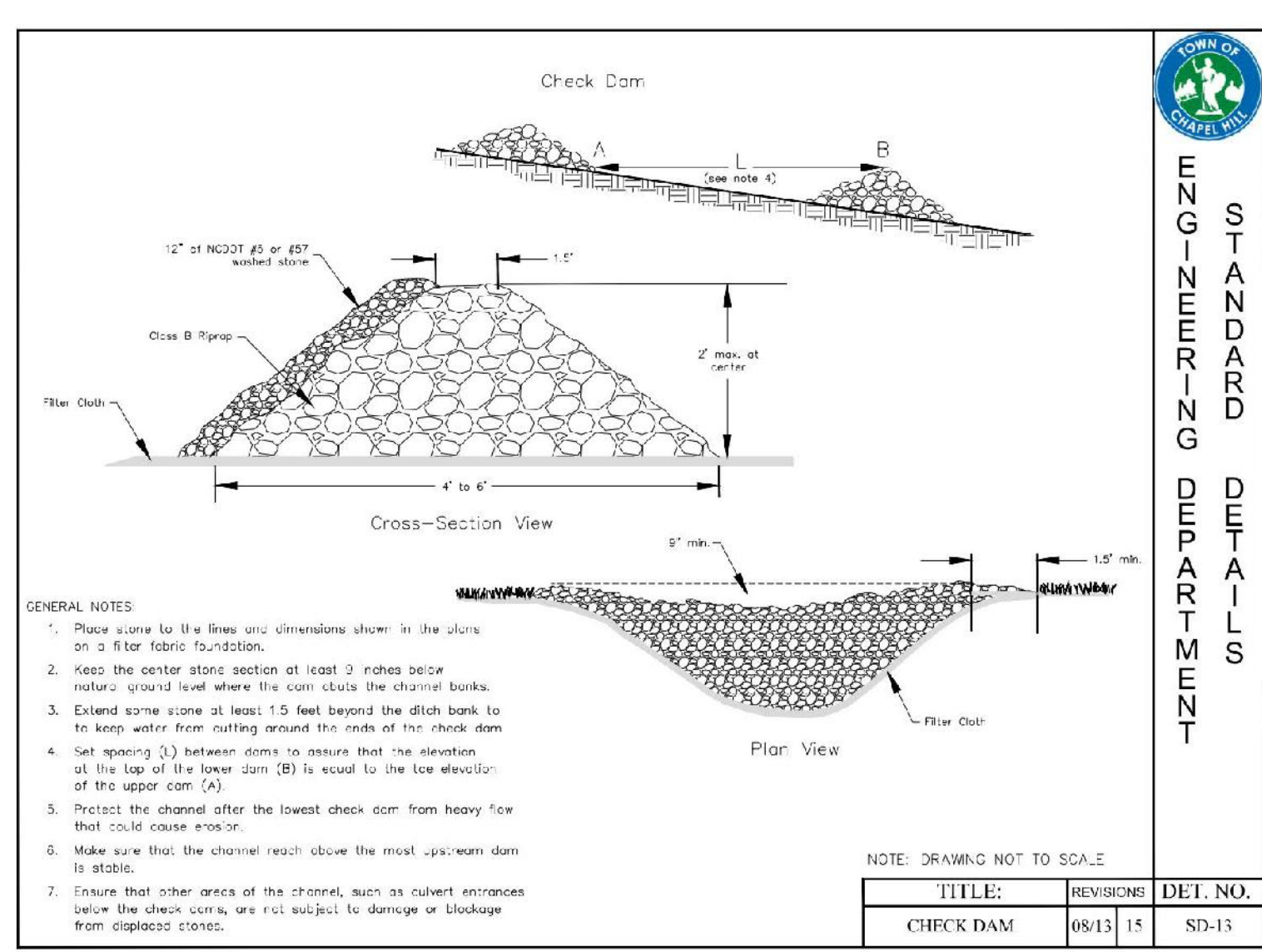
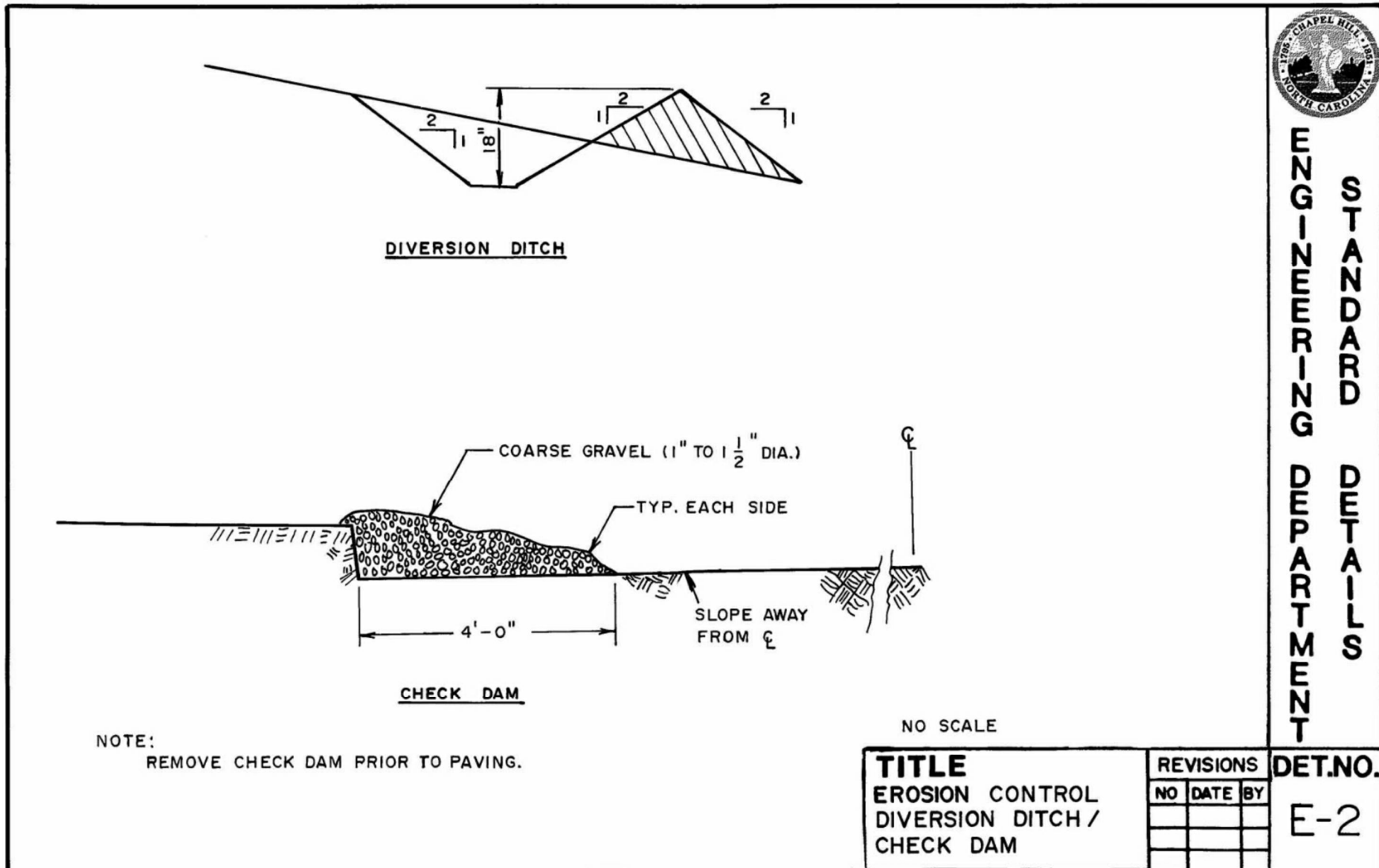
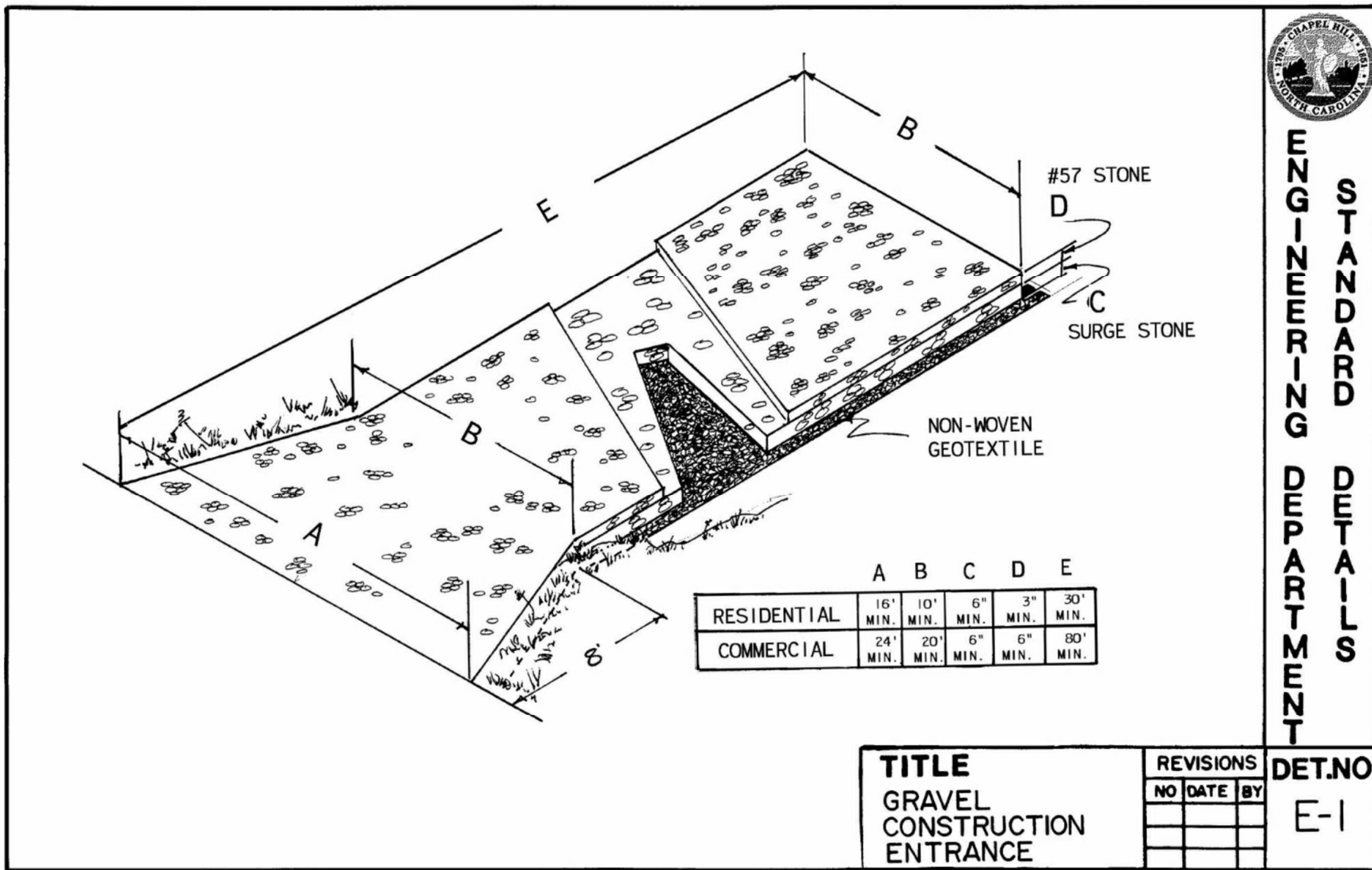
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







X:\Projects\UNC-17020\Land\Special Use Permit\Current Drawings\UNC17020-D1.dwg, 4/4/2018 1:51:02 PM, Jones, Connor



**SILT FENCE MAINTENANCE**

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

**SILT FENCE OUTLET MAINTENANCE**

REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.

REPLACE STONE AS NEEDED TO ENSURE DEWATERING.

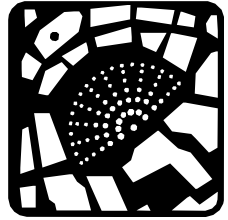
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

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REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.





UNC HEALTH CARE SYSTEMS  
EASTOWNE REDEVELOPMENT  
MEDICAL OFFICE BUILDING #1  
100 Eastowne Drive,  
Chapel Hill, North Carolina

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NOT FOR FINAL PRICING

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SHEET NAME:  
BUILDING FRONTAGE  
ELEVATIONS

PHASE:  
SPECIAL USE PERMIT

REVISIONS:  
# DESC. DATE

ISSUE DATE: 03/05/18  
PROJECT #: 17177  
DRAWN BY: SAL

SHEET NUMBER

A1

GENERAL CONSTRUCTION NOTES:

1. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN IN CASE OF CONFLICT. CONSULT THE ARCHITECT FOR DIRECTION.
3. INTERIOR PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHED WALL MATERIAL WHEN LAYING OUT WALLS. REFER TO INTERIOR FINISH INFORMATION FOR WALL FINISH.
4. ALL INTERIOR DOORS TO BE LOCATED 6" OFF PERPENDICULAR WALL, UNO, DIMENSION TO INCLUDE INTERIOR FINISH MATERIALS. ALL DOOR CLEARANCES TO MEET ANSI A117.1 2009 ACCESSIBLE CLEARANCES.
5. REFER TO THE OWNER FURNISHED OWNER INSTALLED LIST FOR EQUIPMENT TO BE INSTALLED BY OWNER'S CONTRACTOR. PROVIDE CONCEALED BLOCKING AS REQUIRED FOR WORK BY OWNER'S OTHER CONTRACTORS. COORDINATE WITH THE OWNER'S CONTRACTORS THE SIZE, LOCATION, AND BLOCKING REQUIREMENTS.
6. PLUMBING AND ELECTRICAL UTILITY SERVICES SHOWN IN THE P AND E SERIES ONLY EXTENDS 5'-0" OUTSIDE OF THE BUILDING. GC RESPONSIBLE FOR FINAL COORDINATION OF THESE ELEMENTS IF SITE CONDITIONS VARY FROM THE CIVIL / LANDSCAPE DESIGN DOCUMENTS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES OR ALTERATIONS TO THE DESIGN DOCUMENTS THAT RESULT FROM SITE CONDITIONS.
7. REFER TO CIVIL / LANDSCAPE DRAWINGS FOR FINAL GRADE ELEVATIONS AROUND BUILDING. FINISH GRADE TO BE A MINIMUM OF 6" BELOW FINISH FLOOR LEVEL UNLESS NOTED OTHERWISE.

DRAWING REFERENCES:

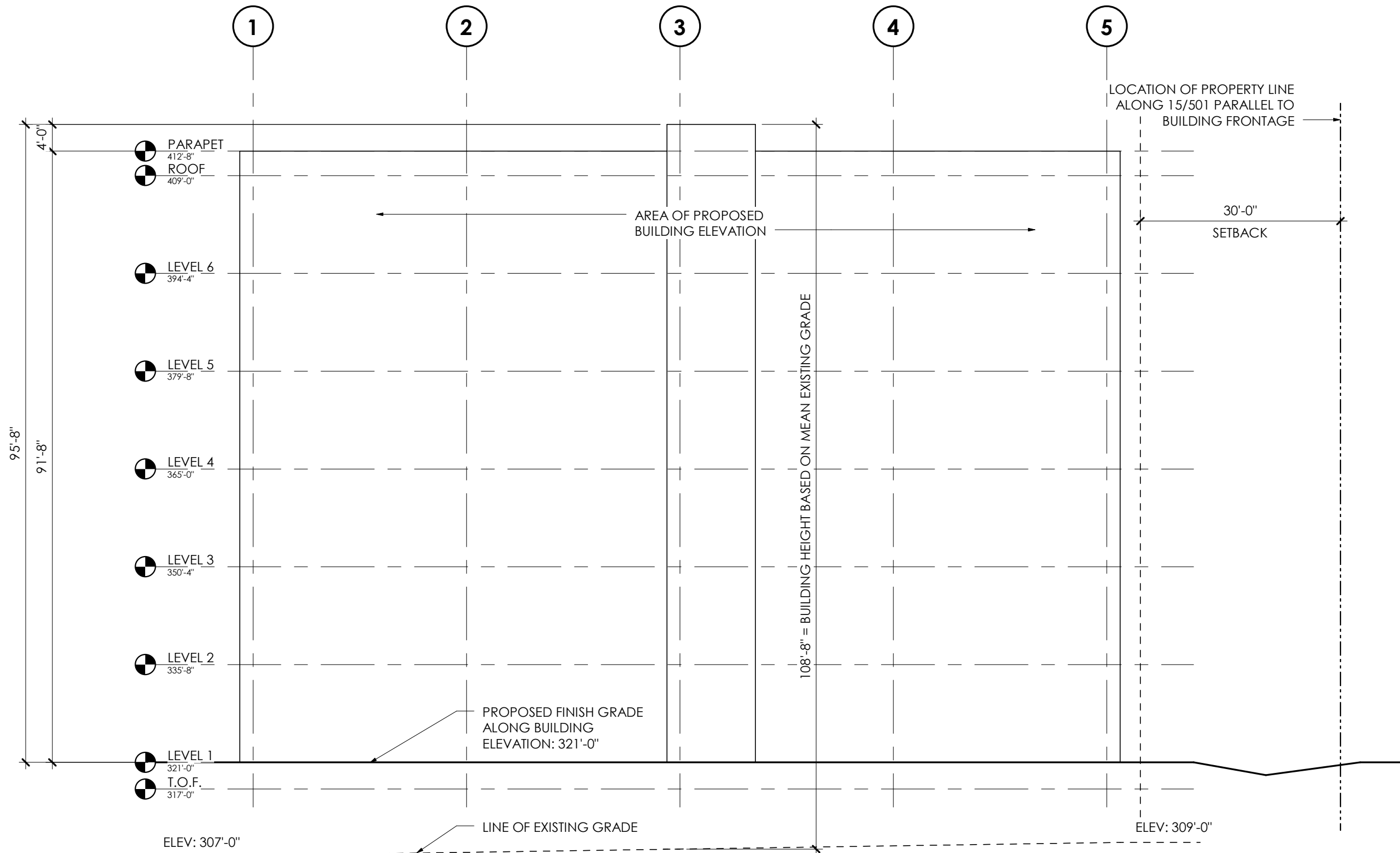
1. REFER TO G004 FOR TYPICAL INTERIOR MOUNTING HEIGHTS FOR TOILET ROOM ACCESSORIES, ELECTRICAL OUTLETS, DATA OUTLETS, FIRE ALARM, FIRE STROBE, THERMOSTATS, ETC.
2. REFER TO SHEET G200 FOR EXTERIOR WALL TYPE INFORMATION.
3. REFER TO SHEET G200 FOR INTERIOR WALL TYPE INFORMATION, UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE B1.
4. REFER TO SHEET A130 FOR INTERIOR FINISH INFORMATION.
5. REFER TO SHEETS A240 - A243 FOR EXTERIOR CURTAINWALL ELEVATIONS.
6. REFER TO DETAIL 3/G006 FOR DOOR OPERATOR BOLLARD DETAIL. DETAIL SHALL ALSO BE USED FOR POST MOUNTED FIRE PULLS.

ToCH BLDG HGT REQ'S - OI-3

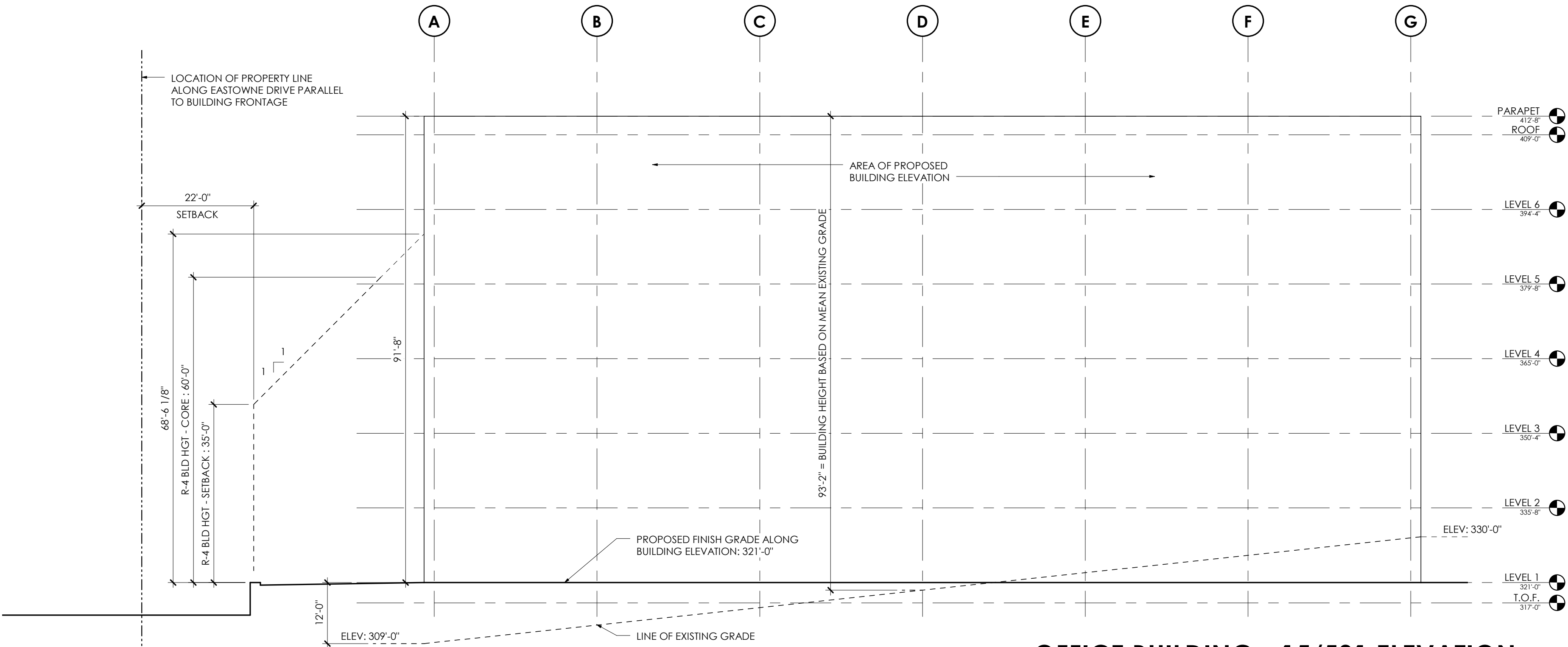
TABLE 3.8-1 - DIMENSIONAL MATRIX (3/5/2018)

| ZONING DISTRICT | (F)    | (G)    | (H)    | (I)   | (J)   |
|-----------------|--------|--------|--------|-------|-------|
| OI-3            | N/A    | N/A    | 0'     | 0'    | 0'    |
| R-4             | 34'-0" | 60'-0" | 22'-0" | 8'-0" | 9'-0" |

THE OI-3 INFORMATION IS FOR THE HIGHWAY US15/501 FRONTAGE. THE R-4 INFORMATION IS FOR THE EASTOWNE DRIVE FRONTAGE THAT IS OPPOSITE THE RESIDENTIAL USE. REFER TO CIVIL DOCUMENTATION FOR ADDITIONAL ZONING INFORMATION.

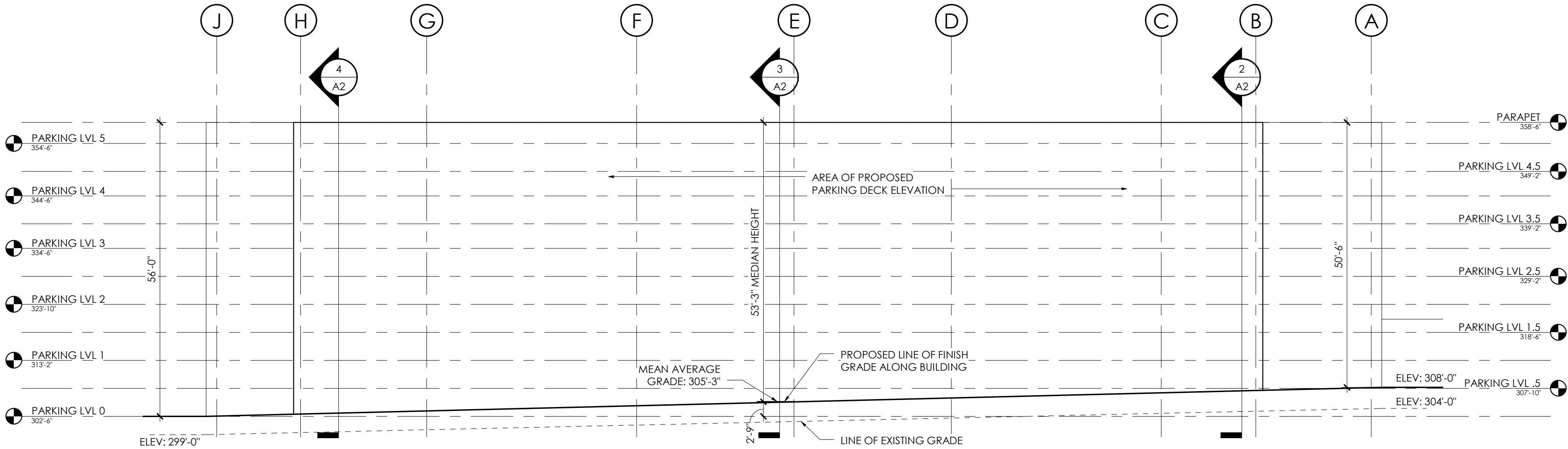


OFFICE BUILDING - EASTOWNE ELEVATION 2  
1/16" = 1'-0"



OFFICE BUILDING - 15/501 ELEVATION 1  
1/16" = 1'-0"

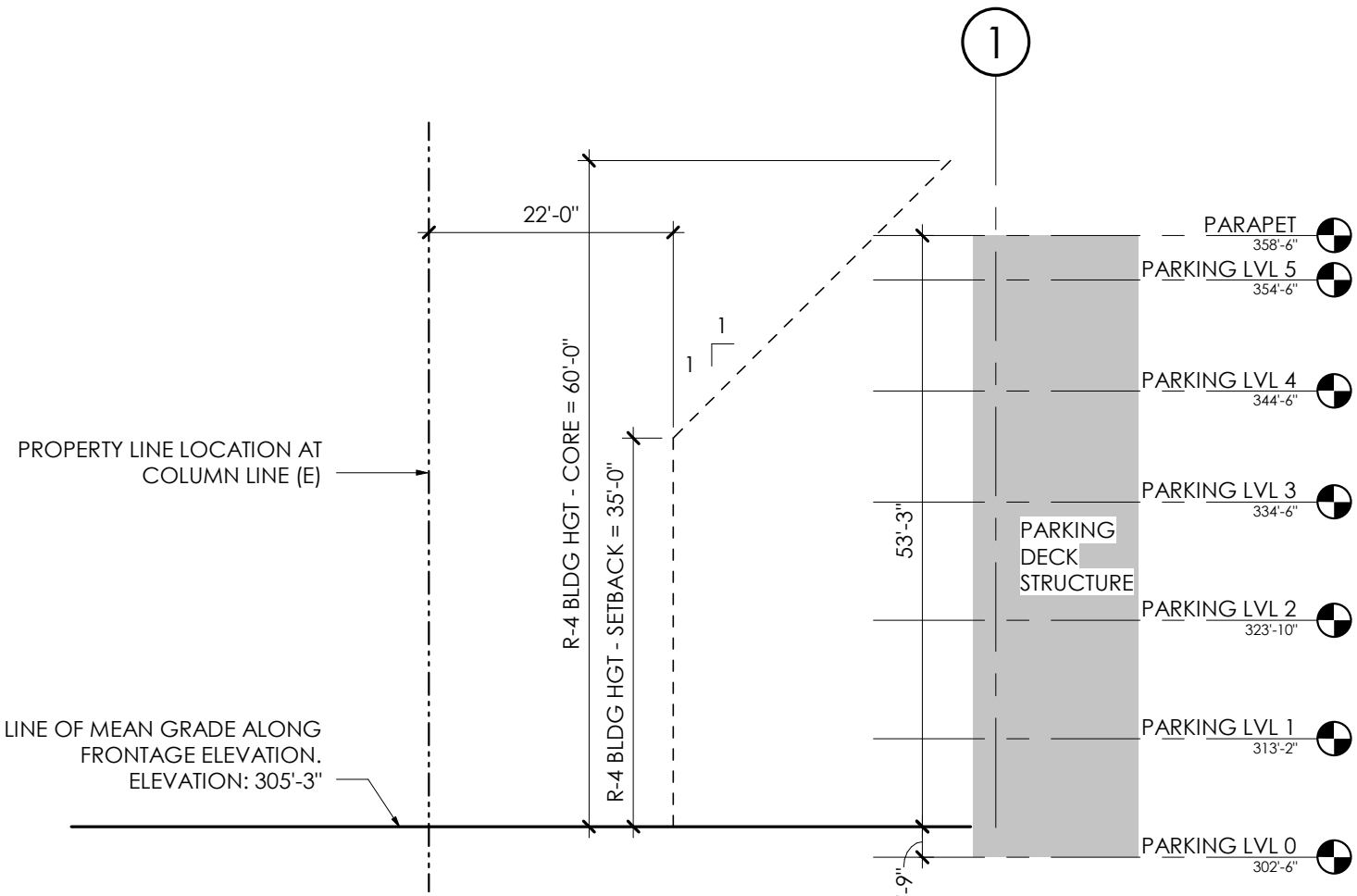




PARKING DECK - EASTOWNE ELEVATION

1/16" = 1'-0"

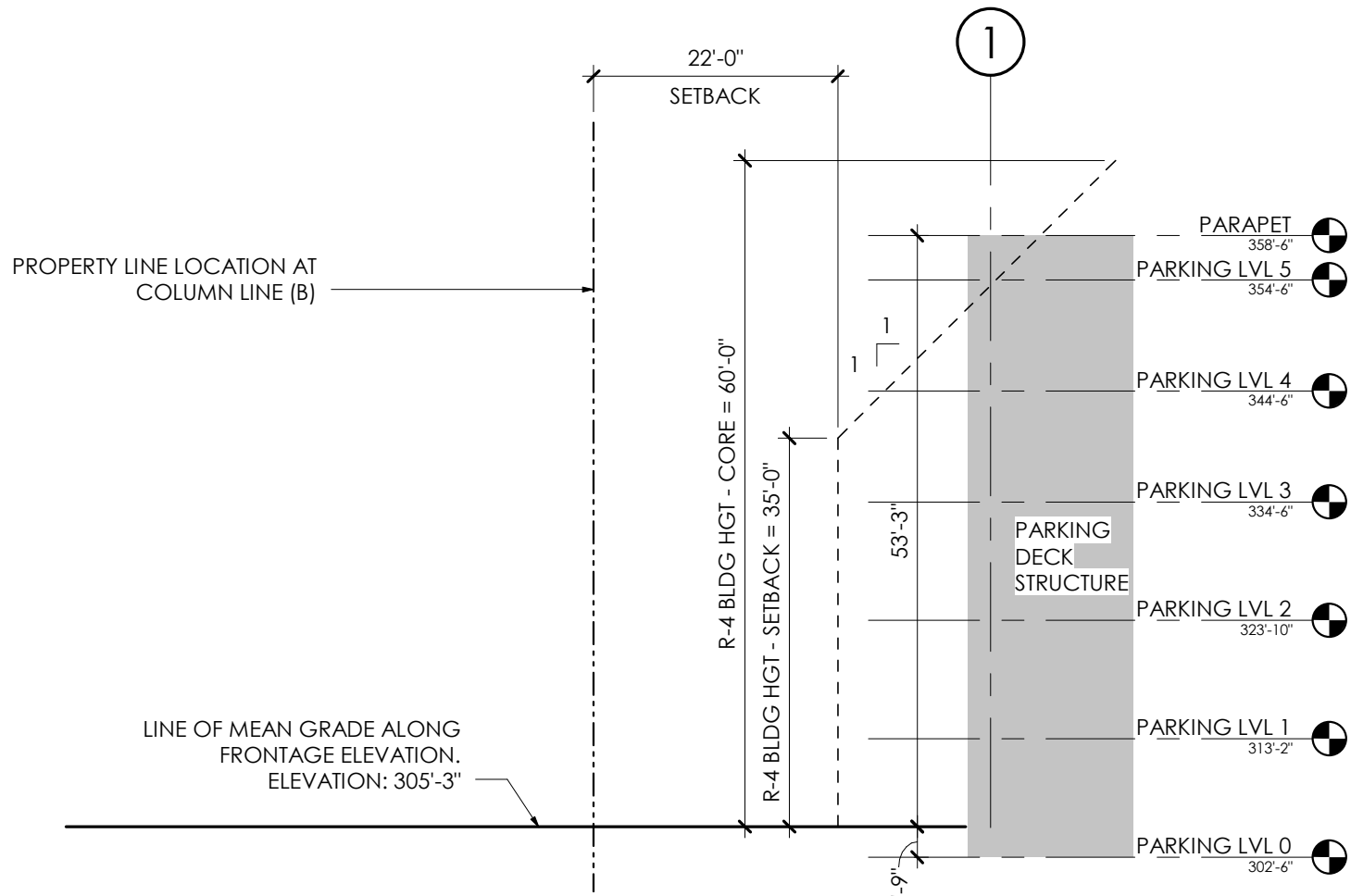
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SETBACK SECTION - EASTOWNE DRIVE (CL - E)

1/16" = 1'-0"

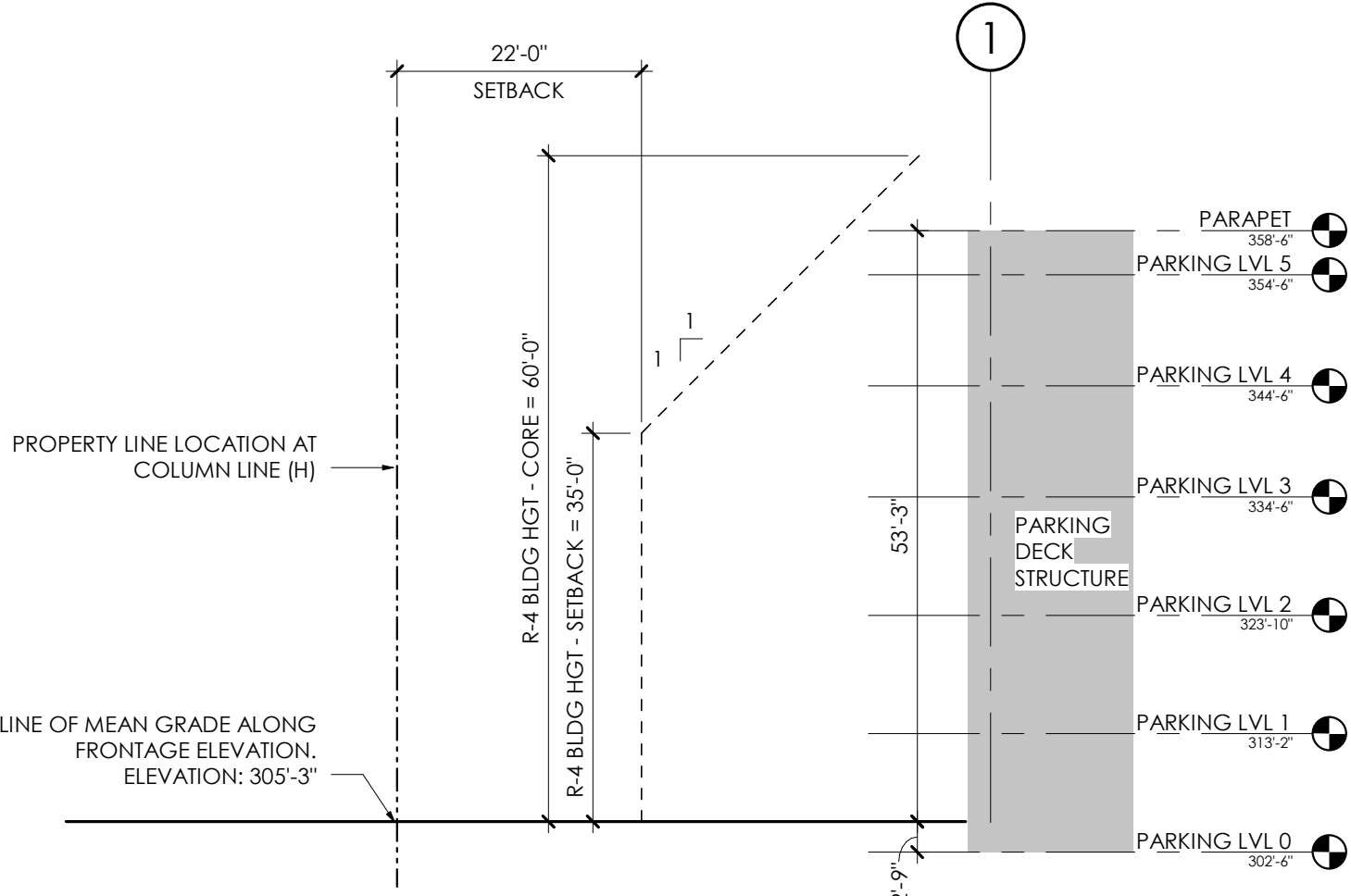
3



SETBACK SECTION - EASTOWNE DRIVE (CL - B)

1/16" = 1'-0"

2



SETBACK SECTION - EASTOWNE DRIVE (CL - H)

1/16" = 1'-0"

4

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DRAWING REFERENCES:

1. REFER TO G006 FOR TYPICAL INTERIOR MOUNTING HEIGHTS FOR TOILET ROOM ACCESSORIES, ELECTRICAL OUTLETS, DATA OUTLETS, FIRE ALARM, FIRE STROBE, THERMOSTATS, ETC.
2. REFER TO SHEET G200 FOR EXTERIOR WALL TYPE INFORMATION.
3. REFER TO SHEET G220 FOR INTERIOR WALL TYPE INFORMATION, UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE B1.
4. REFER TO SHEET A130 FOR INTERIOR FINISH INFORMATION.
5. REFER TO SHEETS A240 - A243 FOR EXTERIOR CURTAINWALL ELEVATIONS.
6. REFER TO DETAIL 3/G006 FOR DOOR OPERATOR BOLLARD DETAIL. DETAIL SHALL ALSO BE USED FOR POST MOUNTED FIRE PULLS.

ToCH BLDG HGT REQ'S - OI-3

TABLE 3.8-1 - DIMENSIONAL MATRIX (3/5/2018)

| ZONING DISTRICT | (F) (G) (H) (I) (J) |                |                |                  |               |
|-----------------|---------------------|----------------|----------------|------------------|---------------|
|                 | BLD HGT - SETBACK   | BLD HGT - CORE | STREET SETBACK | INTERIOR SETBACK | SOLAR SETBACK |
| OI-3            | N/A                 | N/A            | 0'             | 0'               | 0'            |
| R-4             | 34'-0"              | 60'-0"         | 22'-0"         | 8'-0"            | 9'-0"         |

THE OI-3 INFORMATION IS FOR THE HIGHWAY US15/501 FRONTAGE. THE R-4 INFORMATION IS FOR THE EASTOWNE DRIVE FRONTAGE THAT IS OPPOSITE THE RESIDENTIAL USE. REFER TO CIVIL DOCUMENTATION FOR ADDITIONAL ZONING INFORMATION.

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SHEET NAME:

PARKING DECK ELEVATION

PHASE:

SPECIAL USE PERMIT

REVISIONS:

# DESC. DATE

ISSUE DATE: 03/05/18

PROJECT #: 17177

DRAWN BY: SAL

SHEET NUMBER

A2



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