

BEECHWOOD HOMES

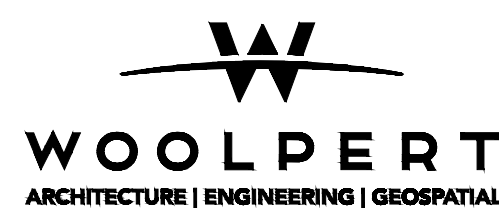
FOR ILLUSTRATIVE PURPOSES ONLY



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

SOUTH CREEK MIXED USE DEVELOPMENT S COLUMBIA ST, CHAPEL HILL, NC 27514 CONDITIONAL ZONING SET FEBRUARY 17, 2023

PROJECT TEAM



13860 Ballantyne Corporate Place
Suite 425
Charlotte, NC 28227

DEVELOPER
BEECHWOOD OBEY CREEK LLC
7621 LITTLE AVENUE
SUITE 111
CHARLOTTE, NC 28226
TEL: (704)582-3989

POTABLE WATER & SANITARY SEWER
ORANGE COUNTY WATER AND SEWER AUTHORITY (OWASA)
TEL: (919)560-4326

POWER
DUKE ENERGY CAROLINAS/PROGRESS
4412 HILLSBOROUGH RD
DURHAM, NC 27705
TEL: (800)777-9898

GAS
DOMINION GAS
66 N CHATHAM PKWY
CHAPEL HILL, NC 27517
TEL: (877)776-2427

TOWN OF CHAPEL HILL
CONSTRUCTION PLAN APPROVAL

ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL, ORANGE WATER AND SEWER AUTHORITY (OWASA), AND NCDOT STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN STANDARDS, THE MORE STRINGENT SHALL GOVERN UNLESS A WAIVER IS ISSUED BY THE TOWN ENGINEER AND/OR AUTHORITY HAVING JURISDICTION (AHJ). UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING STREETS, SIDEWALKS, STORMWATER AND HANDICAP RAMPS, HAVE BEEN APPROVED BY THE TOWN OF CHAPEL HILL AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY PRIOR WRITTEN APPROVAL. PUBLIC WATER/SANITARY SEWER, STORMWATER AND UTILITY EASEMENTS SHALL BE RECORDED PRIOR TO FINAL ACCEPTANCE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN.

THE TOWN OF CHAPEL HILL MAY REQUIRE REDESIGN AND/OR RECONSTRUCTION OF WORK SHOWN ON THE APPROVED PLANS, SUBSEQUENT TO SUCH APPROVAL, IF IT BECOMES EVIDENT THAT THE DESIGN IS INADEQUATE TO MEET THE ACTUAL FIELD CONDITIONS AND/OR IS BASED ON INCOMPLETE, INSUFFICIENT, INACCURATE OR MISLEADING DATA PORTRAYED ON THE APPROVED PLANS. THE TOWN OF CHAPEL HILL ACCEPTS NO RESPONSIBILITY FOR COSTS INVOLVED IN SUCH REDESIGN AND/OR RECONSTRUCTION.

ENGINEERING SIGNATURE:

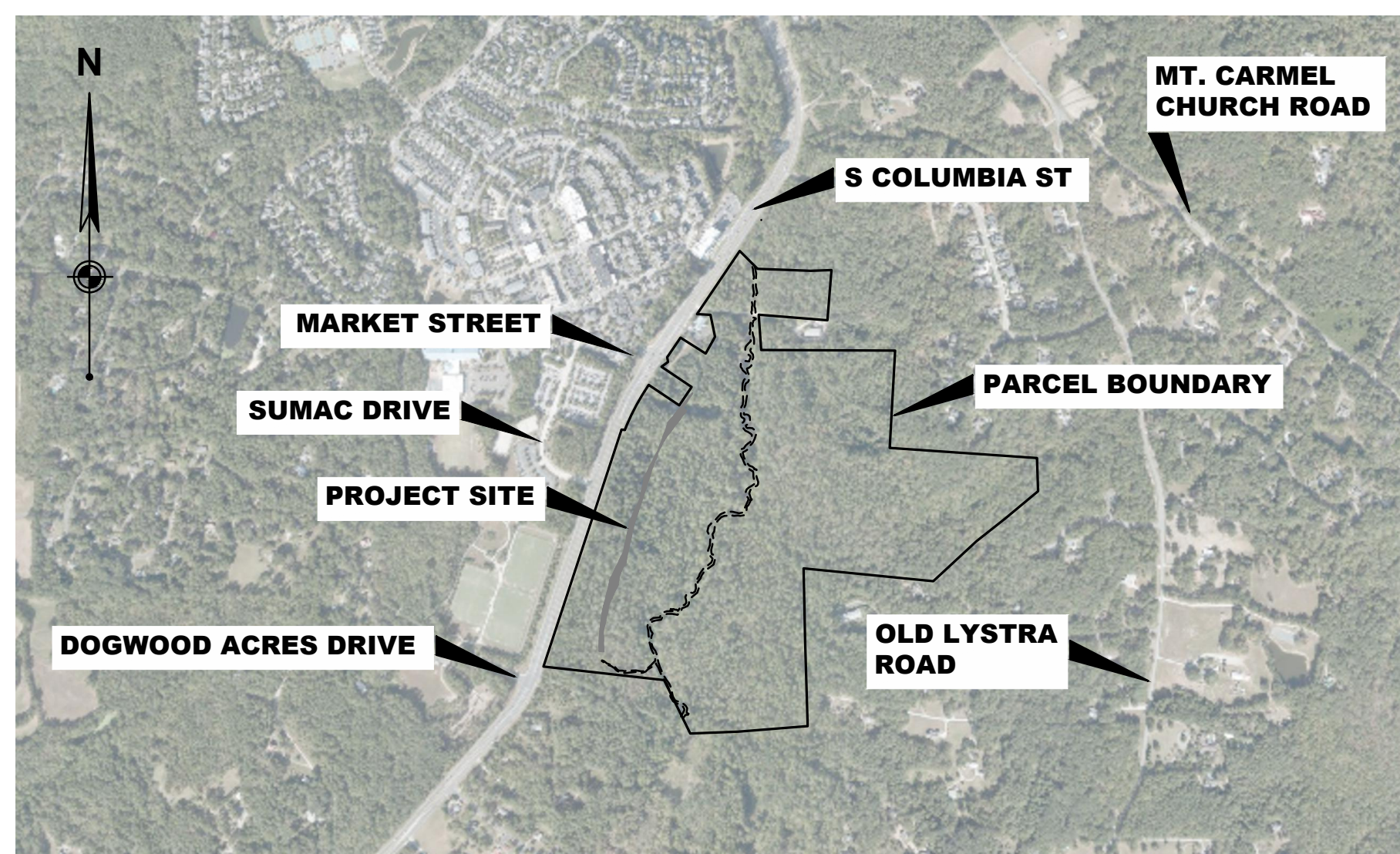
DATE:

NOTE THE FOLLOWING IS A LIST OF JURISDICTIONAL AGENCIES KNOWN TO HAVE PERMIT AUTHORITY OVER THE SUBJECT PROPERTY. APPROVALS SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ENTITY	PERMIT NO.	APPROVAL DATE	EXPIRATION DATE

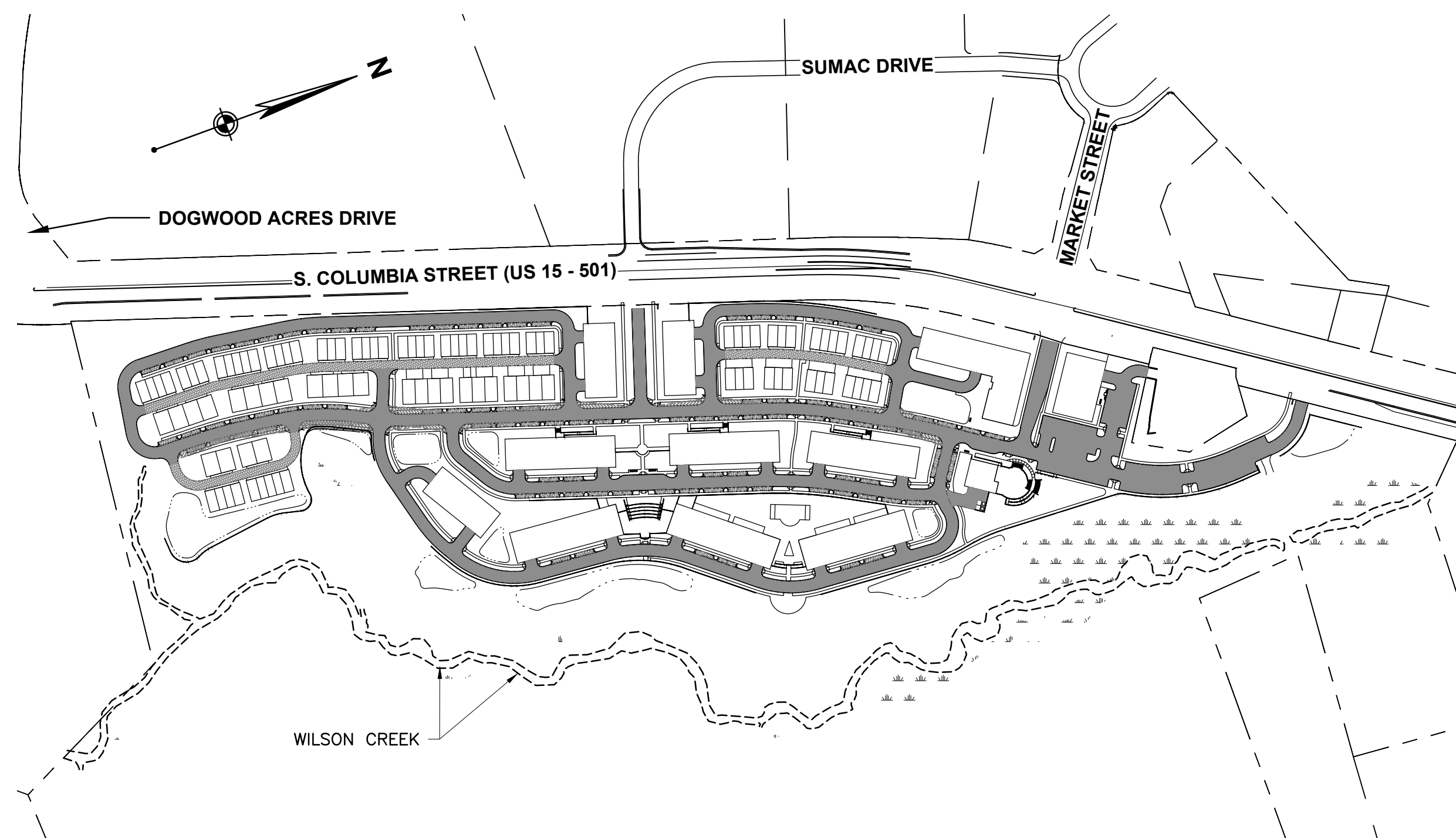
VICINITY MAP

SCALE: 1" = 1000'



SITE PLAN

SCALE: 1" = 250'



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SHEET INDEX	Sheet Number	Sheet Title
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C-303	GRADING & DRAINAGE PLAN	GRADING & DRAINAGE PLAN
C-304	GRADING & DRAINAGE PLAN	GRADING & DRAINAGE PLAN
C-305	DRAINAGE PROFILES	DRAINAGE PROFILES
C-306	DRAINAGE PROFILES	DRAINAGE PROFILES
C-307	DRAINAGE PROFILES	DRAINAGE PROFILES
C-308	DRAINAGE PROFILES	DRAINAGE PROFILES
C-309	DRAINAGE PROFILES	DRAINAGE PROFILES
C-310	DRAINAGE PROFILES	DRAINAGE PROFILES
C-311	DRAINAGE PROFILES	DRAINAGE PROFILES
C-312	DRAINAGE PROFILES	DRAINAGE PROFILES
C-313	DRAINAGE PROFILES	DRAINAGE PROFILES
C-314	DRAINAGE PROFILES	DRAINAGE PROFILES
C-315	DRAINAGE PROFILES	DRAINAGE PROFILES
C-401	OVERALL UTILITY PLAN	OVERALL UTILITY PLAN
C-402	UTILITY PLAN	UTILITY PLAN
C-403	UTILITY PLAN	UTILITY PLAN
C-404	UTILITY PLAN	UTILITY PLAN
C-801	DETAILS	DETAILS
C-802	DETAILS	DETAILS
L-101	LANDSCAPE PLAN	LANDSCAPE PLAN
L-102	LANDSCAPE PLAN	LANDSCAPE PLAN
L-103	LANDSCAPE PLAN	LANDSCAPE PLAN
L-104	LANDSCAPE PLAN	LANDSCAPE PLAN
ARCHITECTURAL DRAWINGS		
Architect	Sheet Title	
FMK	TYPICAL 'LONG' CONDOMINIUM ELEVATIONS	
FMK	TYPICAL 'SHORT' CONDOMINIUM ELEVATIONS	
505	TYP OFFICE-OVER-RETAIL BUILDING - 1	
505	TYP. TOWNHOME BUILDING TYPE A - 2	
505	TYP. TOWNHOME BUILDING TYPE B - 3	
505	TYP. TOWNHOME BUILDING TYPE C - 4	

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
S COLUMBIA ST.
CHAPEL HILL, NC 27514

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

SHEET NAME:
COVER SHEET

SHEET NO:
C-001



Layout Tab Name: C-001 COVER SHEET
Last Saved By: jacobson, 2/17/2023 2:35:46 PM
W:\Srv\DE\Dayton\Clients\Beechwood\082447\South Creek\4.0 Disciplines\Civil\Cadd\Cd\82447-COV.dwg Plotted By: jacobson, Joe Plotted: February 17, 2023, 6:37:48 PM

OVERALL SITE DATA

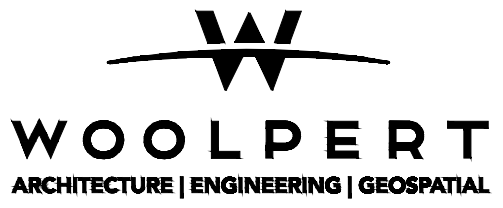
CURRENT PROPERTY OWNER:
BEECHWOOD OBEY CREEK LLC
200 ROBBINS LANE, SUITE D1
JERICHO, NY 11753
CONTACT: BOB KARDOS
PHONE: (704) 582-3989

DEVELOPER:
BEECHWOOD OBEY CREEK LLC
7521 LITTLE AVENUE, SUITE 111
CHARLOTTE, NC 28226
CONTACT: BOB KARDOS
PHONE: (704) 582-3989

PROPERTY ADDRESS: US 15/501
TOWN OF CHAPEL HILL, NC

GROSS TRACT AREA: 120.88 ACRES (ACROSS 6 PARCELS)

FOR ILLUSTRATIVE PURPOSES ONLY



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

EXISTING SITE DATA

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	TOTAL
PROPERTY OWNER:	BEECHWOOD OBEY CREEK VENTURES, LLC	BEECHWOOD OBEY CREEK	BEECHWOOD OBEY CREEK	BEECHWOOD OBEY CREEK	BEECHWOOD OBEY CREEK	TOWN OF CHAPEL HILL	-
PROPERTY ADDRESS:	4511 S COLUMBIA ST	-	4210 S COLUMBIA ST	-	-	-	-
PIN NUMBER:	9787130667	9787238844	9787144852	9787244637	9787141770	9787241209	-
DEED BOOK:	4387, PG. 61	4387, PG. 61	4812, PG. 499	4812, PG. 499	6061, PG. 498	1573, PG. 193	-
PLAT BOOK:	114, PG. 7	114, PG. 7	114, PG. 6	114, PG. 6	104, PG. 113	78, PG. 31	-
ZONING:	DA-1 ¹	R-LD1	DA-1 ¹	R-LD1	DA-1 ¹	DA-1 ¹ /R-LD1	-
USE:	VACANT	UNDEVELOPED	VACANT SINGLE FAMILY RES	UNDEVELOPED	GRAVEL DRIVEWAY	UNDEVELOPED	-
LOT AREA (SF/AC):	1,308,915/30.05	2,603,489/59.77	476,024/10.93	734,216/16.86	37,090/0.85	105,675/2.43	5,265,409/120.88

¹ PER EXISTING DEVELOPER AGREEMENT DATED -----

PROPOSED LOT 1 SITE DATA

PROPERTY OWNER: OBEY CREEK VENTURES, LLC
ZONING: MU-V-CZD (ARTERIAL)
USE: MIXED-USE
LOT AREA (SF/AC): 1,864,355/42.800
NET LAND AREA (SF/AC): 1,864,355/42.800
CREDITED STREET AREA (SF/AC): 1,864,435/4.280
CREDITED OPEN SPACE (SF/AC): 0
GROSS LAND AREA (SF/AC): 2,050,790/47.080
DWELLING UNITS: 688

REQUIRED BY LUMO LOT 1

MINIMUM LOT SIZE (SF/AC):	11,000/0.253	2,050,790/47.080
MAXIMUM LOT DENSITY (UNITS/AC):	20.0	12.4
MINIMUM LOT FRONTAGE (FT):	80	500.9
MINIMUM LOT WIDTH (FT):	62	500.9
MAXIMUM BUILDING HEIGHT (FT):	70	N/A ³
SETBACK:	114 ±52	
CORE:		
MINIMUM STREET SETBACK (FT):	0	17.6
MINIMUM INTERIOR SETBACK (FT):	0	92.9
MAXIMUM IMPERVIOUS SURFACE (SF/RATIO):	1,435,553/0.700	733,239/0.358
MAXIMUM FLOOR AREA (GSF/RATIO):	1,704,858/0.914 ⁴	740,114/0.397
MINIMUM RECREATION SPACE ⁵ (SF/RATIO):	94,336/0.046	100,140/0.049
MAXIMUM DISTURBANCE TO SLOPES >25% (SF/%)	48,974/25%	86,336/48.1%
VEHICULAR PARKING SPACES:	REFER TO ANALYSIS THIS PAGE	
BICYCLE PARKING SPACES:	REFER TO ANALYSIS THIS PAGE	

² MU-V-CZD ARTERIAL ROAD
³ BUILDINGS PLACED AWAY FROM SETBACK (0 FT SETBACK)
⁴ COMPOSITE FAR PER LUMO SECTION 3.8
⁵ MINIMUM RECREATION SPACE = GLA x 0.046

RESOURCE CONSERVATION DISTRICT (RCD) DATA

	STREAMSIDE_ZONE	MANAGED USE_ZONE	UPLAND_ZONE
LOT 1 AREA (SF/AC):	291,798 / 6.699	156,756 / 3.599	147,596 / 3.388
IMPERVIOUS AREA (SF/AC):	2,751 / 0.063	0 / 0.000	8,003 / 0.184
DISTURBED AREA (SF/AC):	34,031 / 0.781	2,087 / 0.048	79,003 / 1.814
FLOOR AREA RATIO: (MAX. PER LUMO 3.6/PROPOSED)	0.010 / 0.000	0.019 / 0.000	0.500 / 0.000
SEWERED IMPERVIOUS AREA RATIO: (MAX. PER LUMO 3.6/PROPOSED)	0.100 / 0.009	0.200 / 0.000	0.200 / 0.054
DISTURBED AREA RATIO: (MAX. PER LUMO 3.6/PROPOSED)	0.200 / 0.117	0.400 / 0.013	0.400 / 0.535

WATER PROTECTION DISTRICT (WPD) DATA

PROPOSED:	LAND USE	DRAINAGE/STORMWATER REQUIREMENTS	STANDARDS
HIGH DENSITY	OTHER	USE STORMWATER CONTROL MEASURES	35.8% (70% MAX)

JORDAN WATERSHED RIPARIAN BUFFER DATA

	PROPOSED
ZONE 1 DISTURBED AREA (SF/AC):	17,827 / 0.409
ZONE 2 DISTURBED AREA (SF/AC):	16,205 / 0.372

VEHICULAR PARKING ANALYSIS

RESIDENTIAL PARKING

STRUCTURE	UNIT TYPE	STUDIO	1 BED	2 BED	3 BED	4 BED	SUBTOTAL	VEHICULAR PARKING REQUIRED BY CODE ⁶ MIN.	MAX.	PROVIDED OFF-STREET PARKING
BUILDING 1	CONDO	4	16	14	5	0	39	49	61	48
BUILDING 2	CONDO	4	16	14	5	0	39	49	61	48
BUILDING 3	CONDO	5	25	32	6	0	68	86	108	80
BUILDING 4	CONDO	5	25	32	6	0	68	86	108	80
BUILDING 5	CONDO	0	45	26	2	0	73	85	107	80
BUILDING 6	CONDO	4	16	14	5	0	39	49	61	48
BUILDING 7	CONDO	0	45	22	2	0	69	80	100	80
BUILDING 8	CONDO	0	44	20	2	0	66	76	95	80
BUILDING 9	CONDO	5	24	30	6	0	65	82	102	80
BUILDING 11	APARTMENT	3	27	27	3	0	60	73	92	74
RESIDENTIAL TOTALS	30	283	231	42	0	586	356*	895	698	

NON-RESIDENTIAL PARKING

STRUCTURE	UNIT TYPE	PARKING USE PER LUMO 5.9.7	UNIT COUNT QTY	UNIT	VEHICULAR PARKING REQUIRED BY CODE ⁶ MIN.	MAX.	PROVIDED OFF-STREET PARKING
BUILDING 10	RESTAURANT	BUSINESS, RESTAURANT	7350	SF	67	98	61
BUILDING 11	COMMERCIAL	BUSINESS, GENERAL	5500	SF	18	28	25
BUILDING 12	OFFICE	BUSINESS, OFFICE	18578	SF	53	74	59
NON-RESIDENTIAL TOTALS					69*	200	145
TOTAL					425	1095	843

⁶ Calculation of spaces provided by the Town of Chapel Hill
* 50% Reduction per LUMO

BICYCLE PARKING ANALYSIS

RESIDENTIAL PARKING

STRUCTURE	UNIT TYPE	UNIT COUNT	BICYCLE PARKING REQ'D BY CODE ⁶	PROVIDED
BUILDING 1	CONDO	39		
BUILDING 2	CONDO	39		
BUILDING 3	CONDO	68		
BUILDING 4	CONDO	68		
BUILDING 5	CONDO	73		
BUILDING 6	CONDO	39		
BUILDING 7	CONDO	69		
BUILDING 8	CONDO	66		
BUILDING 9	CONDO	65		
BUILDING 11	APARTMENT	60		
RESIDENTIAL TOTALS	586	147	147**	

NON-RESIDENTIAL PARKING

STRUCTURE	UNIT TYPE	UNIT COUNT QTY	UNIT	BICYCLE PARKING REQ'D BY CODE ⁶	PROVIDED
BUILDING 10	RESTAURANT	7350	SF		17
BUILDING 11	COMMERCIAL	5500	SF		12
BUILDING 12	OFFICE	18578	SF		19
NON-RESIDENTIAL TOTALS				48	70

⁶ Calculation of spaces provided by the Town of Chapel Hill
**Bicycle parking provided on interior of buildings

FLOOR AREA DATA

STRUCTURE	UNIT TYPE	P2	P1	L1	L2	L3	L4	L5	SUBTOTAL
BUILDING 1	CONDO	0	0	11,315	11,315	11,315	11,315	45,260	
BUILDING 2	CONDO	0	0	11,315	11,315	11,315	11,315	45,260	
BUILDING 3	CONDO	0	0	16,767	16,767	16,767	16,767	83,835	
BUILDING 4	CONDO	0	0	16,767	16,767	16,767	16,767	83,835	
BUILDING 5	CONDO	0	0	16,767	16,767	16,767	16,767	83,835	
BUILDING 6	CONDO	0	0	11,315	11,315	11,315	11,315	45,260	
BUILDING 7	CONDO	0	0	11,315	11,315	11,315	11,315	45,260	
BUILDING 8	CONDO	0	0	16,760	16,760	16,760	16,760	83,800	
BUILDING 9	CONDO	0	0	16,760	16,760	16,760	16,760	83,800	
BUILDING 10	NON-RESIDENTIAL	0	0	4,050	3,300			7,350	
BUILDING 11	NON-RESIDENTIAL	0	5,500					5,500	
BUILDING 11	APARTMENT	0	0	23,322	23,322	23,322		69,966	
BUILDING 12	NON-RESIDENTIAL	0	0	6,586	11,992			18,578	
SUBTOTAL								740,114 SF	
STRUCTURE	UNIT TYPE	GFA	QTY	SUBTOTAL					
TYPE 1A	TOWNHOME	1,455	21	30,555					
TYPE 1B	TOWNHOME	1,752	24	42,048					
TYPE 2A	TOWNHOME	1,816	14	25,424					
TYPE 2B	TOWNHOME	2,084	16	33,344					
TYPE 3	TOWNHOME	2,895	11	31,845					
TYPE 4	TOWNHOME	3,096	16	49,536					
SUBTOTAL				212,752 SF					
FLOOR AREA TOTAL				952,866 SF					

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:
SITE DATA

SHEET NO:

C-002

I. Total Project Area
Pre Basins 1-5 summary table

II. Pre Basins 1-5

Table showing Soil, Condition, CN, Area (ac), Area*CN for Pre Basins 1-5

Composite Curve Number = 67

II. Pre Basin 2

Table showing Soil, Condition, CN, Area (ac), Area*CN for Pre Basin 2

Composite Curve Number = 68

II. Pre Basin 3

Table showing Soil, Condition, CN, Area (ac), Area*CN for Pre Basin 3

Composite Curve Number = 67

II. Pre Basins 4-5

Table showing Soil, Condition, CN, Area (ac), Area*CN for Pre Basins 4-5

Composite Curve Number = 69

FOR ILLUSTRATIVE PURPOSES ONLY

II. Pre Basins 6-7

Table showing Soil, Condition, CN, Area (ac), Area*CN for Pre Basins 6-7

Composite Curve Number = 69

CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE with columns for NUMBER, DATE, DESCRIPTION

I. Total Project Area
Post Basins 1A-5B summary table

II. Post Basins 1A-5B

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 1A-5B

Composite Curve Number = 67

II. Post Basin 1A

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basin 1A

Composite Curve Number = 67

II. Post Basin 1B

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basin 1B

Composite Curve Number = 79

II. Post Basins 2A-2B

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 2A-2B

Composite Curve Number = 82

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 2C-2D

Composite Curve Number = 84

II. Post Basins 3A-3B

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 3A-3B

Composite Curve Number = 83

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 3C-3D

Composite Curve Number = 73

II. Post Basins 4A-4B

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 4A-4B

Composite Curve Number = 79

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 4C-4D

Composite Curve Number = 84

II. Post Basin 3C

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basin 3C

Composite Curve Number = 84

II. Post Basin 3D

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basin 3D

Composite Curve Number = 89

II. Post Basin 3E

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basin 3E

Composite Curve Number = 89

II. Post Basins 3F-3G

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 3F-3G

Composite Curve Number = 82

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 3H-3I

Composite Curve Number = 73

II. Post Basin 4A

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basin 4A

Composite Curve Number = 83

II. Post Basins 4B-4C

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 4B-4C

Composite Curve Number = 89

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 4D-4E

Composite Curve Number = 83

II. Post Basin 4F

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basin 4F

Composite Curve Number = 75

II. Post Basins 4G-4H

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 4G-4H

Composite Curve Number = 87

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 4I-4J

Composite Curve Number = 72

II. Post Basins 4K-4L

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 4K-4L

Composite Curve Number = 76

II. Post Basins 5A-5B

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 5A-5B

Composite Curve Number = 81

Table showing Soil, Condition, CN, Area (ac), Area*CN for Post Basins 5C-5D

Composite Curve Number = 73

Layout Tab Name: C-003 STORMWATER DATA... 2/21/2023 8:19:08 AM

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:
STORMWATER DATA

SHEET NO:
C-003

Layout Tab Name: C-004 - GENERAL NOTES
Last Saved By: jacobsl, 2/21/2023 8:19:08 AM
W:\Srv\in\DE\Dayton\Clients\Beechwood\082447_South_Creek\4.0_Disciplines\Civil\Cadd\Cd\82447-NOTES.dwg Plotted By: jacobsl, Joe, 2/21/2023 8:20:14 AM

General Notes

- EXISTING CONDITIONS ARE TAKEN FROM A LAND TITLE SURVEY PREPARED BY THE JOHN R. McADAMS COMPANY, INC UNDER PROJECT No.2021110472 DATED AUGUST 19th, 2021; AND SUPPLEMENTED WITH TOPOGRAPHICAL SURVEY PREPARED BY AVOIMAGE MAPPING SERVICES; AND WETLAND AND STREAM LOCATION PREPARED BY MCKIM AND CREED; FEMA DATA AND SHAPE FILES OBTAINED FROM THE NORTH CAROLINA FLOOD MAPPING PROGRAM; AND SUPPLEMENTED BY PLANS PREPARED FOR THE NC DOT WIDENING OF US 15 - 501 PROJECT No. 34353.3.5.
- THE CONTRACTOR SHALL BE FAMILIAR WITH THE DRAWINGS, THE SITE'S EXISTING CONDITIONS, AND ANY DIFFICULTIES LIKELY TO BE ENCOUNTERED IN THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND LICENSES, AND PAY ALL CHARGES AND FEES NECESSARY FOR THE CONSTRUCTION OF THE PROJECT AS DETAILED IN THIS SET OF CONSTRUCTION DOCUMENTS. REQUIRED PRE-CONSTRUCTION MEETINGS SHALL BE SECURED, OR HELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL HAVE INQUIRY OF THE LOCAL GAS, TELEPHONE, ELECTRIC, AND PETROLEUM CARRIERS TO DETERMINE IF THEY HAVE UNDERGROUND UTILITIES IN THE AREA OF WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL CONTACT NC811 (www.nc811.org) 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF SITE.
- ROADS, SIDEWALKS, AND OTHER APPURTENANCES DAMAGED DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED, REPLACED, OR PROTECTED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES TO EXISTING IMPROVEMENTS, EXCAVATION, AND/OR REMOVAL OF ANY AND ALL EXISTING IMPROVEMENTS SHALL BE KEPT TO A MINIMUM AND RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", "STANDARD DRAWINGS FOR ROAD CONSTRUCTION", LATEST EDITION, PROJECT PLANS AND SPECIFICATIONS, AND ALL APPLICABLE REQUIREMENTS OF TOWN OF CHAPEL HILL AND ORANGE COUNTY STANDARD SPECIFICATIONS. ALL PRIVATE WATER DISTRIBUTION AND SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS UNLESS OTHERWISE APPROVED.
- THE CONTRACTOR SHALL BE PROVIDED WITH THE ELECTRONIC DRAWING FILES FOR CONSTRUCTION STAKING AND LAYOUT. THE FILES PROVIDED WILL BE IN AUTOCAD CIVIL 3D 2020 FORMAT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND VERIFY ACCURACY IN THE FIELD.
- ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL CONTROL POINTS PRIOR TO PERFORMING ANY WORK.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH INFRASTRUCTURE AND RETAINING WALL CONSTRUCTION.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR SHALL VERIFY THE ENGINEER'S LINES AND GRADES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY THE DISCREPANCY. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACING ALL SURVEY PINS AND/OR MARKERS DISTURBED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PREVENT PUBLIC FROM ENTERING THE WORK AREA. CONTRACTOR SHALL PHASE WORK AS NECESSARY TO MAINTAIN VEHICULAR ACCESS TO EXISTING RESIDENCES ALONG WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL EXISTING OR NEW PAVEMENT DAMAGED DURING CONSTRUCTION. REPAIR OF ANY DAMAGED PAVEMENTS SHALL COMPLY WITH THE ROADWAY OWNER'S STANDARDS.
- THE USE OF EXPLOSIVES AND BURNING OF DEBRIS ON SITE IS PROHIBITED.
- CONTRACTOR, OR CONTRACTOR SURVEYOR, SHALL PREPARE AS-BUILT DRAWINGS UPON COMPLETION OF CONSTRUCTION. AS-BUILT DRAWINGS SHALL NOTE ANY DEVIATIONS FROM THE PROPOSED LOCATIONS AND/OR ELEVATIONS SHOWN ON THESE PLANS. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS, SIGNED AND SEALED BY A LICENSED SURVEYOR, INDICATING RIMS, TOP OF GRATES, AND INVERTS OF ALL STORM DRAINAGE, WATER LINES, AND SANITARY SEWER SYSTEM AS WELL AS AN AS-BUILT OF ALL MODIFICATIONS TO THE FOREBAY OF THE ABOVE-GROUND DETENTION FACILITIES. AS-BUILTS SHALL BE DETAILED ENOUGH TO VERIFY CONFORMANCE OF CONSTRUCTION WITH THE APPROVED CONSTRUCTION PLANS. TO INCLUDE FINISH ELEVATION OF THE CENTERLINE AND EDGE OF TRAVEL LANE AT 100 FOOT INCREMENTS ALONG THRU ROADWAY AND AS NECESSARY TO DETAIL BOTH TRUCK WELL AND TRUCK TURN-AROUND.
- CONTRACTOR SHALL ADHERE TO ANY TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, AND/OR PROJECT BID MANUAL ISSUED FOR THIS PROJECT.
- WHEN A CONFLICT EXISTS BETWEEN PLANS, TECHNICAL SPECIFICATIONS, GEO-TECHNICAL REPORT, OR PROJECT BID MANUAL, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD. THE ENGINEER SHALL DECIDE WHICH GOVERNS. GENERALLY, THE MORE RESTRICTIVE, MORE SPECIFIC, OR STRICTER PROVISION SHALL GOVERN. IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN ANY OF THE AFOREMENTIONED DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN CLARIFICATION OF THE INTENT FROM THE ENGINEER PRIOR TO CONSTRUCTION OR INSTALLATION OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL MAKE WORK AVAILABLE FOR TESTING AND INSPECTION BY OWNER AND OWNER'S REPRESENTATIVES.
- PROVIDE SAFETY PRECAUTIONS TO PREVENT THE PUBLIC FROM BEING INJURED AND SECURE JOB SITE DAILY. CONTRACTOR SHALL ABIDE BY ALL OSHA REGULATIONS.
- THE PORTION OF THE SITE TO BE DEVELOPED IS LOCATED WITHIN FLOOD ZONE X AS DEFINED BY FEMA FIRM COMMUNITY PANEL No. [3710978700K](#) EFFECTIVE 17 NOVEMBER 2017.

Demolition Notes

- THE CONTRACTOR SHALL CONTACT THE OWNER/ARCHITECT UPON COMPLETION OF THE LAYOUT OF THE CONSTRUCTION LIMITS AND FLAGGING OF THE CLEARING LIMITS FOR APPROVAL.
- CONTRACTOR SHALL PROPERLY NOTIFY AND COORDINATE DEMOLITION WITH OWNER PRIOR TO COMMENCEMENT.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE DISTURBED AREAS TO A MINIMUM. ALL TREES AND OTHER VEGETATION SHALL REMAIN UNLESS SHOWN OTHERWISE ON THE DRAWINGS OR THEIR REMOVAL IS AUTHORIZED BY THE OWNER. ALL AREAS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE SEEDED.
- COORDINATE WITH UTILITY COMPANIES FOR CONFIRMATION OF ACTIVE LINES AND SHUT-OFF OF SERVICES AS NECESSARY (NC811, www.nc811.org). DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED.
- WITH THE EXCEPTION OF EXISTING FOUNDATIONS AS MAY BE PRESENT WITHIN THE SITE LIMITS, UTILITIES OR STRUCTURES NOT DESIGNATED FOR REMOVAL OR MODIFICATION ARE TO REMAIN AND BE PROTECTED FROM DAMAGE. EXISTING FOUNDATIONS AS MAY BE ENCOUNTERED WITHIN THE SITE LIMITS DURING EARTHWORK OPERATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND GEOTECHNICAL ENGINEER.
- ALL STRUCTURES/UTILITIES DESIGNATED FOR MODIFICATION SHALL BE PROTECTED BY THE CONTRACTOR DURING CONSTRUCTION.
- REMOVE ALL CLEARING WASTE FROM THE SITE AND DISPOSE OF THESE MATERIALS IN A MANNER ACCEPTABLE TO NCDEQ AND THE TOWN OF CHAPEL HILL.
- ANY EXISTING PAVEMENTS NOTED TO BE REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL REMOVE FROM THE SITE AND DISPOSE OF LEGALLY, ALL MATERIALS AND DEBRIS WHICH RESULT FROM CONSTRUCTION OPERATIONS.
- SALVAGEABLE FILL MATERIALS FROM SITE DEMOLITION DETERMINED TO BE ACCEPTABLE BY AND INDEPENDENT SOILS TESTING LABORATORY SHALL BE UTILIZED FOR FILL MATERIAL WHERE APPROPRIATE.
- CONTRACTOR SHALL LEAVE THE SITE IN A NEAT AND ORDERLY CONDITION.

Layout Notes

- ALL DIMENSIONS, STATIONING, COORDINATES, ELEVATIONS, ETC. SHOWN ON THESE PLANS ARE IN FEET UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUM RESPECTIVELY OF THE NORTH CAROLINA GRID SYSTEM.
- ALL DIMENSIONS AND COORDINATES IN CURBED AREAS SHALL BE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND COORDINATES IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- ALL RADII SHALL BE TO FACE OF CURB IN CURBED AREAS AND TO EDGE OF PAVEMENT IN PAVED AREAS WITHOUT CURBS, UNLESS OTHERWISE NOTED.
- PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- ACCESSIBLE RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES, WHICHEVER HAS JURISDICTION.
- SEE PLAN FOR LOCATION AND SITE DETAILS. SPECIFICATIONS AND APPLICABLE STANDARDS MAY BE REFERENCED OR UNDERSTOOD AS APPLICABLE.
- ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE WITH UTILITY FOR INSTALLATION OF PARKING LOT LIGHTING.
- ALL PARKING LOT SPACES, ACCESSIBLE SPACES, CROSSWALKS, AND TRAFFIC MARKINGS SHALL BE AS INDICATED ON THE SITE PLAN AND/OR DETAILS.
- SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER/ARCHITECT OF RECORD REVIEW AND APPROVAL.
- REFER TO THE PROPOSED PLAT PREPARED BY MSS LAND CONSULTANTS FOR SUPPLEMENTAL INFORMATION AND LOT DESCRIPTIONS.

Grading Notes

- PRIOR TO ANY GRADING, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH THE DESIGNATED REPRESENTATIVES FROM THE APPROVAL AGENCY. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AND OWNER 48 HOURS PRIOR TO ANY PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE GEO-TECHNICAL REPORT PREPARED FOR THIS PROJECT. ALL EARTHWORK AND GRADING OPERATIONS SHALL COMPLY WITH RECOMMENDATIONS INCLUDED IN THE REPORT AND PER THE DIRECTION OF THE OWNER'S ON-SITE GEO-TECHNICAL REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ADA PARKING DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL VERIFY ALL ACCESSIBLE ROUTES SHALL MEET ALL STATE AND FEDERAL ADA STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL EXISTING CATCH BASINS, MANHOLES, AND OTHER STRUCTURES TO GRADE, AS REQUIRED.
- ELEVATIONS SHOWN REFER TO FINISHED GRADE, UNLESS NOTED OTHERWISE. FINISH GRADE ELEVATIONS FOR STRUCTURES WITH FRAME, GRATE AND HOOD SHALL BE THE EDGE OF PAVEMENT.
- CLEARING AND GRUBBING LIMITS SHALL BE LIMITED TO AREAS NECESSARY FOR SITE CONSTRUCTION AND AS INDICATED ON PLANS.
- ALL EXISTING VEGETATION AND TOPSOIL SHALL BE REMOVED FROM WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO PLACING FILL.
- GRADING SHALL BE WITHIN 0.1 FEET OF PLAN SUBGRADE IN ALL PAVED AREAS. GRADING SHALL BE WITHIN 0.12 FEET OF PLAN GRADE IN ALL OTHER AREAS. POSITIVE DRAINAGE SHALL BE MAINTAINED IN ALL AREAS.
- FILL AREAS SHALL BE PROOF ROLLED AND APPROVED BY THE GEO-TECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF ANY FILL MATERIALS. AREAS NOT PASSING A PROOF-ROLL OR THAT ARE OTHERWISE UNACCEPTABLE TO THE GEO-TECHNICAL ENGINEER SHALL BE REMOVED OR STABILIZED IN ANOTHER APPROVED MANNER PRIOR TO THE PLACEMENT OF FILL MATERIALS. ALL SUBGRADES MUST BE PROOF-ROLLED PRIOR TO THE PLACEMENT OF CURB AND GUTTER OR PAVEMENT.
- THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE GEO-TECHNICAL ENGINEER TO PERFORM COMPACTION TESTS. COMPACTION TESTS SHALL BE PERFORMED AND DOCUMENTED FOR EACH FILL LIFT. LIFTS IN FILL AREAS SHALL NOT EXCEED 8" IN LOOSE DEPTH, AND SHALL BE REDUCED IN DEPTH IF NECESSARY TO MEET THE COMPACTION REQUIREMENTS.
- UNLESS SPECIFIED OTHERWISE ON A DESIGN CROSS SECTION OR WITHIN THE RECOMMENDATIONS OF THE GEO-TECHNICAL REPORT FOR THE PROJECT, COMPACTION OF SUBGRADE SURFACES SHALL BE AS FOLLOWS: WALKWAYS, PAVEMENTS BELOW 12 INCHES OF SUBGRADE, OUTPARCELS, AND TRENCHES: 95% STANDARD PROCTOR DENSITY (ASTM D698); LAWN OR UNIMPROVED AREAS: 90%; BUILDING AND PAVEMENT SUBGRADES (TOP 12 INCHES).
- IF APPLICABLE, GRADING AND COMPACTION WITHIN STATE ROAD RIGHT-OF-WAY, BIO-RETENTION BANKS & DETENTION AREA BANKS & SLOPES SHALL BE PER THE SPECIFICATIONS FOR EMBANKMENT CONSTRUCTION, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- ON-SITE STRUCTURAL FILL MATERIALS SHALL CLASSIFY AS GM, GC, SW, SP, SM, SC, CL, AND/OR ML IN ACCORDANCE WITH ASTM D2487. IMPORTED STRUCTURAL FILL MATERIALS SHALL BE PER THE GEO-TECHNICAL REPORT.
- FILL MATERIALS CLASSIFYING AS OL, CH, MH, OH, OR PT ARE CONSIDERED UNSUITABLE FILL MATERIALS AND SHALL NOT BE USED AS STRUCTURAL FILL, PARTICULARLY WITHIN THE STRUCTURAL LIMITS OF ANY BUILDINGS OR PAVEMENT SECTIONS. WHERE UNSUITABLE FILL MATERIAL IS ENCOUNTERED IN AREAS TO RECEIVE STRUCTURAL FILL, THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIALS AND BACKFILL WITH STRUCTURAL FILL.
- DE-WATERING AND DRYING OF AREAS TO BE EXCAVATED OR FILLED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL EXERCISE CAUTION WHEN CONDUCTING FILL OPERATIONS IN AREAS OF PROPOSED AND EXISTING UTILITIES. LARGE ROCKS OR BOULDERS SHALL NOT BE PLACED ON TOP OF UTILITY LINES OR WITHIN UTILITY TRENCHES.
- CURB AND GUTTER SHALL "SHED" INSTEAD OF "CATCH" WITHIN THE GUTTER PAN WHEN USED ON THE HIGH SIDE OF THE ROADWAY OR GRADED AWAY FROM THE FACE OF CURB.

Traffic Control Notes

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION.
- TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AND MAINTAINED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND/OR THE APPLICABLE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STANDARD CONSTRUCTION WARNING SIGNS, BARRICADES, DRUMS, OR OTHER TRAFFIC HANDLING DEVICES AS REQUIRED BY MUTCD.

OWASA Pool Notes

- PERMIT FROM OWASA WILL BE OBTAINED TO DISCHARGE BACKWASH TO THE SANITARY SEWER SYSTEM.

Storm Drainage Notes

- THE DESIGN STORM DRAINAGE PIPE IS CLASS III REINFORCED CONCRETE PIPE WITH TONGUE AND GROOVE JOINTS MEETING ASTM C76 UNLESS OTHERWISE NOTED ON THE PLAN. DEVIATION SHALL BE APPROVED IN WRITING BY OWNER WITH NOTIFICATION TO AND APPROVAL BY THE ENGINEER OF RECORD. SHOULD CONTRACTOR ELECT TO USE HDPE OR CORRUGATED METAL THE DESIGN INVERT ELEVATION MAY REQUIRE REVISION. STORM DRAIN PIPE EXCEEDING 20" IN FILL HEIGHT SHALL BE CLASS IV RCP; STORM DRAIN PIPE EXCEEDING 30" IN FILL HEIGHT SHALL BE CLASS V RCP. REFER TO NC DOT STD DWG NO. 300.01 FOR ADDITIONAL INFORMATION.
- ALL DRAINAGE PIPE NOTED AS HDPE SHALL BE ADVANCED DRAINAGE SYSTEM N-12 OR EQUAL.
- ALL DRAINAGE STRUCTURES SHALL MEET THE SPECIFICATIONS OF THE NCDOT STANDARD DRAWINGS, SECTION 838 AND 840, LATEST EDITION.
- TOP OF GRATE AND RIM ELEVATIONS INDICATED FOR DROP INLETS AND MANHOLES ARE AT THE CENTER OF THE GRATE OR COVER. RIM ELEVATIONS INDICATED FOR CURB INLETS HAVING A FRAME, GRATE AND HOOD SHALL BE THE ADJACENT EDGE OF PAVEMENT ELEVATION.
- ALL PIPES ENTERING STORM STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
- THE JOINTS OF ALL DRAINAGE PIPE LYING WITHIN OR WITHIN 5' OF THE GEOGRID REINFORCEMENT ZONE SHALL BE WRAPPED WITH MIRAFI 140N OR EQUIVALENT.
- ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON "AS-BUILT" PLANS BY THE CONTRACTOR.
- 2" WEEP HOLES & STONE DRAINS SHALL BE INSTALLED AT ALL DROP INLETS AND CURB INLETS.
- STORM MANHOLES SHALL BE SET SUCH THAT THE MANHOLE TOP IS FLUSH WITH ADJACENT GRADES.
- FOUNDRY FRAME, GRATE AND HOOD IDENTIFIED FOR REFERENCE. CONTRACTOR MAY USE APPROVED EQUAL WITH ENGINEER'S APPROVAL.
- CONTRACTOR SHALL BE REQUIRED TO CLEAN PROPOSED AND EXISTING DRAINAGE SYSTEMS PRIOR TO ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL AND MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTES AND MATERIALS IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL APPLICABLE REGULATIONS REGARDING WASTE DISPOSAL.
- THE CONTRACTOR SHALL STOCKPILE TOPSOIL FOR USE IN FINAL LANDSCAPING. THE LOCATION OF THE STOCKPILE AREA SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER AND ENGINEER OF RECORD AND ALL NECESSARY EROSION AND SEDIMENTATION PREVENTION MEASURES SHALL BE IMPLEMENTED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS, SIDEWALKS, OR RIGHTS-OF-WAY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- INLET PROTECTION SHALL BE INSTALLED AND MAINTAINED AROUND ALL STORM DRAINAGE INLETS.
- CONTRACTOR SHALL REMOVE ACCUMULATED SEDIMENT FROM ALL UTILITY STRUCTURES PRIOR TO FINAL SITE STABILIZATION. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES OF ANY PERMANENT SEDIMENT CONTROL STRUCTURES WITH THE OWNER. MAINTENANCE OF ALL STRUCTURES SHALL BE IN ACCORDANCE WITH NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED, OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. ACCUMULATED SEDIMENT SHALL BE PERMANENTLY STABILIZED OR PROPERLY DISPOSED.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION.
- THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE NCDEQ, THE TOWN OF CHAPEL HILL OR THE ENGINEER OF RECORD.
- SLOPES SHALL BE GRADED NO STEEPER 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING.
- AN INSPECTION IS REQUIRED PRIOR TO CONVERTING BASINS USED DURING CONSTRUCTION PHASE TO STORMWATER FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION THAT MAY OCCUR DURING OR AFTER CONSTRUCTION TO INCLUDE NECESSARY REPAIRS TO EXISTING CONDITIONS OUTSIDE THE LIMITS OF CONSTRUCTION UNTIL SUCH TIME THAT FINAL STABILIZATION IS DEEMED ACCEPTABLE BY NDEQ AND ENGINEER OF RECORD. REFER TO THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR ADDITIONAL INFORMATION.
- SKIMMER SHALL BE MAINTAINED IN GOOD OPERATING CONDITION DURING CONSTRUCTION.
- SEDIMENT SHALL BE REMOVED / HAULED FROM THE SITE UNLESS AN APPROVED ON-SITE LOCATION IS IDENTIFIED BY THE OWNER. REMOVAL AND HAULING SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
- ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY SEED AND STRAW IN ACCORDANCE WITH NCDEQ SCHEDULE.
- REFER TO EROSION CONTROL PHASING PLANS AND SEQUENCING ON THE SHEET ____ FOR ADDITIONAL INFORMATION.

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- ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED, OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. ACCUMULATED SEDIMENT SHALL BE PERMANENTLY STABILIZED OR PROPERLY DISPOSED.
- PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED IMMEDIATELY AFTER THE UTILITY INSTALLATION.
- THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
- ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE NCDEQ, THE TOWN OF CHAPEL HILL OR THE ENGINEER OF RECORD.
- SLOPES SHALL BE GRADED NO STEEPER 3:1. FILL SLOPES GREATER THAN 10' REQUIRE ADEQUATE TERRACING.
- AN INSPECTION IS REQUIRED PRIOR TO CONVERTING BASINS USED DURING CONSTRUCTION PHASE TO STORMWATER FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION THAT MAY OCCUR DURING OR AFTER CONSTRUCTION TO INCLUDE NECESSARY REPAIRS TO EXISTING CONDITIONS OUTSIDE THE LIMITS OF CONSTRUCTION UNTIL SUCH TIME THAT FINAL STABILIZATION IS DEEMED ACCEPTABLE BY NDEQ AND ENGINEER OF RECORD. REFER TO THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL FOR ADDITIONAL INFORMATION.
- SKIMMER SHALL BE MAINTAINED IN GOOD OPERATING CONDITION DURING CONSTRUCTION.
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- ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY SEED AND STRAW IN ACCORDANCE WITH NCDEQ SCHEDULE.
- REFER TO EROSION CONTROL PHASING PLANS AND SEQUENCING ON THE SHEET ____ FOR ADDITIONAL INFORMATION.

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:
GENERAL NOTES

SHEET NO:
C-004

Layout Tab Name: C-005 ADDITIONAL NOTES & LEGENDS
Last Saved By: Jacobs, J. / 2/21/2023 9:04:17 AM
W:\Srv\VD\Dayton\Clients\Beechwood\082447_South_Creek_4.0_Disciplines\Civil\Cadd\Cd\82447-NOTES.dwg Plotted By: jacobbs, Joe Plotted: February 21, 2023, 9:04:27 AM

Utility Notes

- ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF <CITY/TOWNSHIP> SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCIES.
- PROVIDE <SIZE> STORZ FIRE DEPARTMENT CONNECTION WITH 30 DEGREE TURN DOWN PER LOCAL FIRE DEPARTMENT REQUIREMENTS. UNDERGROUND PIPING SERVING REMOTE FIRE DEPARTMENT CONNECTION SHALL BE DUCTILE IRON PIPING WITH RUBBER-GASKET PUSH-ON JOINTS. ABOVE GROUND PIPING AT LOCATION OF FIRE DEPARTMENT CONNECTION SHALL BE GALVANIZED. PROVIDE FLANGE ABOVE GRADE AT TRANSITION. PROVIDE CONCRETE THRUST BLOCKING AT ALL CHANGES OF DIRECTION AND MOUNT FIRE DEPARTMENT CONNECTION PIPING IN A 12" X 12" CONCRETE PAD 4" THICK. PROVIDE BALL DRIP VALVE AT BASE OF VERTICAL PIPING SERVING FIRE DEPARTMENT CONNECTION AND SURROUND WITH PEA GRAVEL.
- THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED.
- SANITARY SEWER SHALL BE <PVC-SDR 35 PER ASTM D-3034> OR APPROVED EQUAL (CONFORMING TO A <NAME OF CITY OR COUNTY> WATER & SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF TWO PERCENT (2.00%) UNLESS OTHERWISE NOTED. SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES <NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12"> ABOVE THE PIPE.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE. UNLESS OTHERWISE NOTED.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
- MECHANICAL/ELECTRICAL CONTRACTORS SHALL BRING ALL UTILITIES 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER/ARCHITECT/ENGINEER/OWNER.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- ALL WATER SERVICE PIPE SIZES 3" THRU 12" SHALL BE <DUCTILE IRON PIPE CLASS <51, 52, 53>, PVC <C-900> OR PVC <C909>> PIPE PER LOCAL JURISDICTION, FROM WATERMAIN THRU METER SETTING(S) INCLUDING THE METER BYPASS.
- ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER.
- ALL WATER SERVICE PIPE, <2" AND SMALLER>, SHALL BE K SOFT COPPER FROM WATERMAIN THRU CURB STOP; K SOFT COPPER OR <UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY> APPROVED POLYTUBING FROM <CURB STOP THRU METER SETTING IN BUILDING>.
- WATERLINE IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES <NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12"> ABOVE THE PIPE
- ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES SHALL BE DESIGNED, LOCATED, AND/OR ELEVATED TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING. THESE INCLUDE BUT ARE NOT LIMITED TO: HVAC EQUIPMENT, WATER SOFTENER UNITS, BATH/KITCHEN FIXTURES, DUCTWORK, ELECTRIC AND GAS METER PANELS/BOXES, UTILITY AND CABLE BOXES, APPLIANCES SUCH AS WASHERS, DRYERS, REFRIGERATORS, AND FREEZERS, HOT WATER HEATER, AND ELECTRIC OUTLET SWITCHES.

Landscape Notes

- THE FOLLOWING NOTES, CONDITIONS, INCLUDING LANDSCAPE PLAN AND SPECIFICATIONS ARE TO BE STRICTLY FOLLOWED IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION. ANY CHANGES IN SPECIES, QUANTITY, OR SIZE MUST BE APPROVED PRIOR TO INSTALLATION BY THE CITY OR COUNTY LANDSCAPE ARCHITECT. THE PLANT MATERIALS AND SIZES ARE SPECIFIED AS MINIMUMS AND WILL BE MEASURED FOR COMPLIANCE AT THE TIME OF FINAL INSPECTION.
- ALL DISTURBED AREAS NOT TO BE COVERED BY IMPERVIOUS SURFACE OR LANDSCAPING MATERIAL SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED AND MULCHED OR SODDED AS SPECIFIED. INSTALL TEMPORARY GRASS AS NOTED ON THE EROSION CONTROL PLANS.
 - MULCH ALL AREAS UNDER AND AROUND ALL PLANTS AND ALL OTHER AREAS INDICATED ON THE PLAN WITH A 3" LAYER OF SHREDDED HARDWOOD MULCH (SUBMIT SAMPLE FOR APPROVAL).
 - ALL PLANTS SHALL BE DENSE, UNIFORM AND FREE OF INSECTS AND DISEASE. PLANT SELECTIONS SHALL NOT INCLUDE LOOSE, OPEN PLANTS OR OTHER "NATIVE" MATERIALS GATHERED FROM WOODLAND CONDITIONS. ALL PLANTS MEET OR EXCEED THE MINIMUM STANDARDS IN AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WASHINGTON, D.C. (LATEST EDITION)
 - CONTRACTOR IS RESPONSIBLE FOR WATERING DAILY AND MAINTAINING ALL LANDSCAPING, INCLUDING MATERIAL STORED ON-SITE UNTIL PROJECT IS COMPLETED. PLANT MATERIAL SHALL NOT STAY ON SITE MORE THAN 48 HOURS PRIOR TO PLANTING. PLANT STORAGE ON-SITE WILL REQUIRE THE CONTRACTOR TO HEEL IN PLANTS AND COVER ROOT BALLS WITH MULCH.
 - ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION (1) YEAR AFTER ACCEPTANCE..

- REMOVE ALL TREATED OR PLASTIC COATED BURLAP, WIRE, STRAPPING OR NYLON TWINE FROM PLANT BALL.
- INSTALL TOP OF PLANT BALL MIN. 2" / MAX 3" ABOVE FINISH GRADE.
- SOAK PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.
- DO NOT INSTALL DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
- SET TREES VERTICAL IN ALL DIRECTIONS.
- STAGING AREA FOR MATERIALS ON-SITE TO BE COORDINATED WITH OWNER. NO EQUIPMENT SHALL BE STORED UNDER EXISTING VEGETATION.
- UNINSTALLED PLANT MATERIAL STORED ON SITE, AS WELL AS INSTALLED MATERIAL SHALL BE WATERED BY THE INSTALLER PER SPECIFICATIONS.
- PLANT LIST IS SUPPLIED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES ON THE PLAN.
- ALL DISTURBED TURF AREAS SHALL BE SCARIFIED TO A DEPTH OF 4"-6" TO PROVIDE A UNIFORM SEED BED.

Sequence of Construction

THE FOLLOWING SEQUENCE OF CONSTRUCTION IS GENERAL AND COVERS MAJOR WORK ITEMS. IT IS NOT INTENDED TO LIMIT THE CONTRACTOR TO CERTAIN MEANS, METHODS AND/OR TIMES FOR DOING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SCHEDULING AND PERFORMING HIS/HER WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD THERE BE ANY FORESEEN SIGNIFICANT CONFLICTS WITH THE INTENT OF THIS SEQUENCE AND SHALL PROVIDE IN WRITING TO THE ENGINEER RECOMMENDATIONS FOR ALTERING THE SEQUENCE.

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL PERFORM SUBSURFACE UTILITY INVESTIGATION PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL CALL MISS UTILITY (811) 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH THE PERMIT APPROVING AUTHORITIES AT LEAST ONE (1) WEEK PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PROPOSED WORK TO ENGINEER FOR REVIEW AND APPROVAL AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AUTHORITIES A MINIMUM OF 30 DAYS PRIOR TO THE REQUIRED WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK REQUIRING CERTIFICATIONS FOR THIS PROJECT WITH ENGINEER.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE(S) AND REQUIRED SIGNAGE. THE STONE AREA OF THE CONSTRUCTION ENTRANCE IS TO BE CHECKED REGULARLY TO ENSURE IT IS SUFFICIENT TO REDUCE TRACKING OF MATERIAL OFF SITE. ANY AND ALL MATERIAL OR DEBRIS TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND MAY BE TRANSPORTED TO A SEDIMENT CONTROLLED DISPOSAL AREA. LOCATION OF CONSTRUCTION ENTRANCE(S) SHOWN ON THIS PLAN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. CONSTRUCTION ENTRANCE SHALL NOT BE LOCATED WITHIN (3) FEET OF WATER METERS, SEWER CLEANOUTS, TRANSFORMERS, LIGHT POLES, FIRE HYDRANTS, OR ANY OTHER ABOVE GROUND APPURTENANCES.
- ESTABLISH A WORKING PERIMETER WITH SILT FENCE AND TREE PROTECTION. SILT FENCE AND TREE PROTECTION ARE TO BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES 1/2 HEIGHT TO THE TOP OF THE BARRIER. WHERE PUBLIC SIDEWALK EXISTS, CONTRACTOR SHALL ENSURE SILT FENCE AND TREE PROTECTION DOES NOT IMPEDE PEDESTRIAN TRAFFIC.
- ALL AREAS OUTSIDE OF LIMITS OF DISTURBANCE ARE NOT TO BE DISTURBED AND SHALL BE LEFT IN A NATURAL STATE.
- INSTALL INLET AND/OR OUTLET PROTECTION, TEMPORARY WATTLE(S), ROCK CHECK DAM(S), TEMPORARY SEDIMENT BASINS/TRAPS, AND OTHER EROSION CONTROL MEASURES AS REQUIRED IN AREAS RECEIVING RUNOFF FROM CONSTRUCTION ACTIVITIES. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO ENSURE COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. CHECK REGULARLY FOR SETTLEMENT, EROSION, AND DISPLACEMENT TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. REPAIR OR REPLACE IMMEDIATELY. SEDIMENT SHALL BE REMOVED IN ACCORDANCE WITH EROSION & SEDIMENT CONTROL (E&S) MINIMUM STANDARDS AND SPECIFICATIONS.
- ALL E&S MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LATEST STATE AND LOCAL STANDARDS AND SPECIFICATIONS. E&S MEASURES SHALL BE INSTALLED BEFORE CONSTRUCTION AND MAINTAINED UNTIL FINAL VEGETATIVE COVER IS ESTABLISHED. E&S MEASURES ARE TO BE CHECKED WEEKLY UNLESS OTHERWISE SPECIFIED AND AFTER EACH SIGNIFICANT RAINFALL EVENT.
- THE CONTRACTOR SHALL CONTROL DUST THROUGHOUT THE PROJECT DURATION, WITHIN THE PROJECT AREA AND AT ALL OTHER AREAS AFFECTED BY THE CONSTRUCTION OF THE PROJECT. DUST CONTROL SHALL NOT BE CONSIDERED EFFECTIVE WHERE THE AMOUNT OF DUST CREATES A POTENTIAL OR ACTUAL UNSAFE CONDITION, PUBLIC NUISANCE OR CONDITION ENDANGERING THE VALUE OR APPEARANCE OF ANY PROPERTY.
- INSTALL UNDERGROUND UTILITIES AND STORM DRAINAGE, PROVIDING APPROVED SEDIMENT PROTECTION AT NEW DRAINAGE CONVEYANCE STRUCTURES AS REQUIRED, INCLUDING INLET AND/OR OUTLET PROTECTION, ROCK CHECK DAMS, WATTLES, AND MATTING. IF TEMPORARY DIVERSIONS ARE REQUIRED, TEMPORARY SEDIMENT FILTRATION AND VELOCITY CONTROL MEASURES MUST BE INSTALLED. IMMEDIATELY UPON COMPLETION OF INSTALLATION, ALL DISTURBED AREAS ARE TO BE LEVELED OUT, SEEDED, AND MULCHED. DISTURBED AREAS ARE NOT TO LAY EXPOSED LONGER THAN OUTLINED ON THESE PLANS.
- INSTALL RETAINING WALLS, CURB AND/OR GUTTER AND/OR CONCRETE EDGE RESTRAINTS.
- CONTRACTOR SHALL VERIFY THAT THE BASE IS DRY AND MEETS ALL MATERIAL, INSTALLATION AND GRADE SPECIFICATIONS AND ENSURE THAT THE BASE IS READY TO SUPPORT THE IMPOSED LOADS.
- PLACE BASE STONE IN ROADWAY, PARKING, AND SIDEWALK AREAS.
- PAVE ROADWAYS, PARKING AREAS, AND SIDEWALKS.
- ESTABLISH FINAL GRADES FOR POSITIVE DRAINAGE.
- INSTALL PERMANENT LANDSCAPING AND SEEDING. ALL AREAS TO BE LANDSCAPED AND/OR SEEDED SHALL BE LOOSENEED TO A DEPTH OF 6".
- AFTER VEGETATION AND PERMANENT STORMWATER CONTROL MEASURES HAVE BEEN ESTABLISHED AND UPON AUTHORIZATION FROM THE DESIGNATED INSPECTOR, REMOVE REMAINING EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS AFTER FINAL SITE IS STABILIZED WITH VEGETATIVE COVER.
- CONTRACTOR SHALL PROVIDE WRITTEN NOTICE OF PROJECT COMPLETION TO THE OWNER AT LEAST THIRTY (30) CALENDAR DAYS IN ADVANCE OF SCHEDULED PROJECT COMPLETION.

Civil Abbreviations

AC	ASPHALTIC CONCRETE
ARV	AIR RELEASE VALVE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BRL	BUILDING RESTRICTION LINE
CB	CATCH BASIN
CE	CONSTRUCTION ENTRANCE
CI	CAST IRON
CONC	CONCRETE
CSPP	CONSTRUCTION SAFETY PHASING PLAN
DI	DUCTILE IRON
DIA	DIAMETER
DS	DOWN SPOUT
DT	DITCH
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EXIST	EXISTING
ET	
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCE MAIN
FS	FIRE SERVICE LINE
GV	GATE VALVE
HDPE	CORRUGATED PLASTIC PIPE
HORIZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
IP	INLET PROTECTION
LAT	LATERAL
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MG	MATCH GRADE
OC	OFF CENTER
PIV	POST INDICATOR VALVE
PVC	POLYVINYL CHLORIDE
RCD	TEMPORARY ROCK CHECK DAM
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER
RS	RUNWAY SAFETY AREA
R/W	RIGHT OF WAY
SCH	SCHEDULE
SF	SILT FENCE
SS	GRAVITY SEWER LINE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STRUCT	STRUCTURAL
SW	SWALE
TC	TOP OF CURB
TEL	TELEPHONE
TP	TREE PROTECTION
TSA	TAXIWAY SAFETY AREA
TOFA	TAXIWAY OBJECT FREE AREA
TYP	TYPICAL
TST	TEMPORARY SEDIMENT TRAP
VB	VALVE BOX
VERT	VERTICAL
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE

Existing Legend

	1' CONTOUR
	5' CONTOUR
	PROPERTY BOUNDARY
	EASEMENT
	TREE/SHRUB LINE
	WOOD FENCE
	STORM & SIZE IF INDICATED
	WATER & SIZE IF INDICATED
	SANITARY & SIZE IF INDICATED
	GAS & SIZE IF INDICATED
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	PAVEMENT/CURB REMOVAL
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	CURB INLET
	HEADWALL
	WATER METER PIT
	WATER VALVE
	SPRINKLER
	TRANSFORMER
	ELECTRIC METER
	UTILITY/LIGHT POLE
	GROUND LIGHT
	TELEPHONE PEDESTAL
	GAS METER
	SIGN
	BRUSH
	TREE
	EVERGREEN TREE
	FOUND IRON PIN
	FOUND DRILL HOLE
	FOUND MAG NAIL
	SET IRON PIN
	SET CHISELED X
	BUILDING
	REMOVE PAVEMENT
	LIMITS OF CLEARING

Proposed Legend

	SIGN
	PARKING SPACE COUNT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	1' CONTOUR
	5' CONTOUR
	TOP OF POND
	STORM
	SANITARY
	WATER
	GAS
	UNDERGROUND ELECTRIC
	UNDERGROUND TELECOMMUNICATIONS
	CONSTRUCTION LIMITS
	ROW LINE
	CATCH BASIN
	CURB INLET
	STORM MANHOLE
	FIRE HYDRANT BRANCH
	STORM STRUCTURE ID
	SPOT ELEVATION
	MATCH EXISTING
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	SIGHT DISTANCE TRIANGLES

FOR ILLUSTRATIVE PURPOSES ONLY



13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

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

S COLUMBIA ST.
CHAPEL HILL, NC 27514

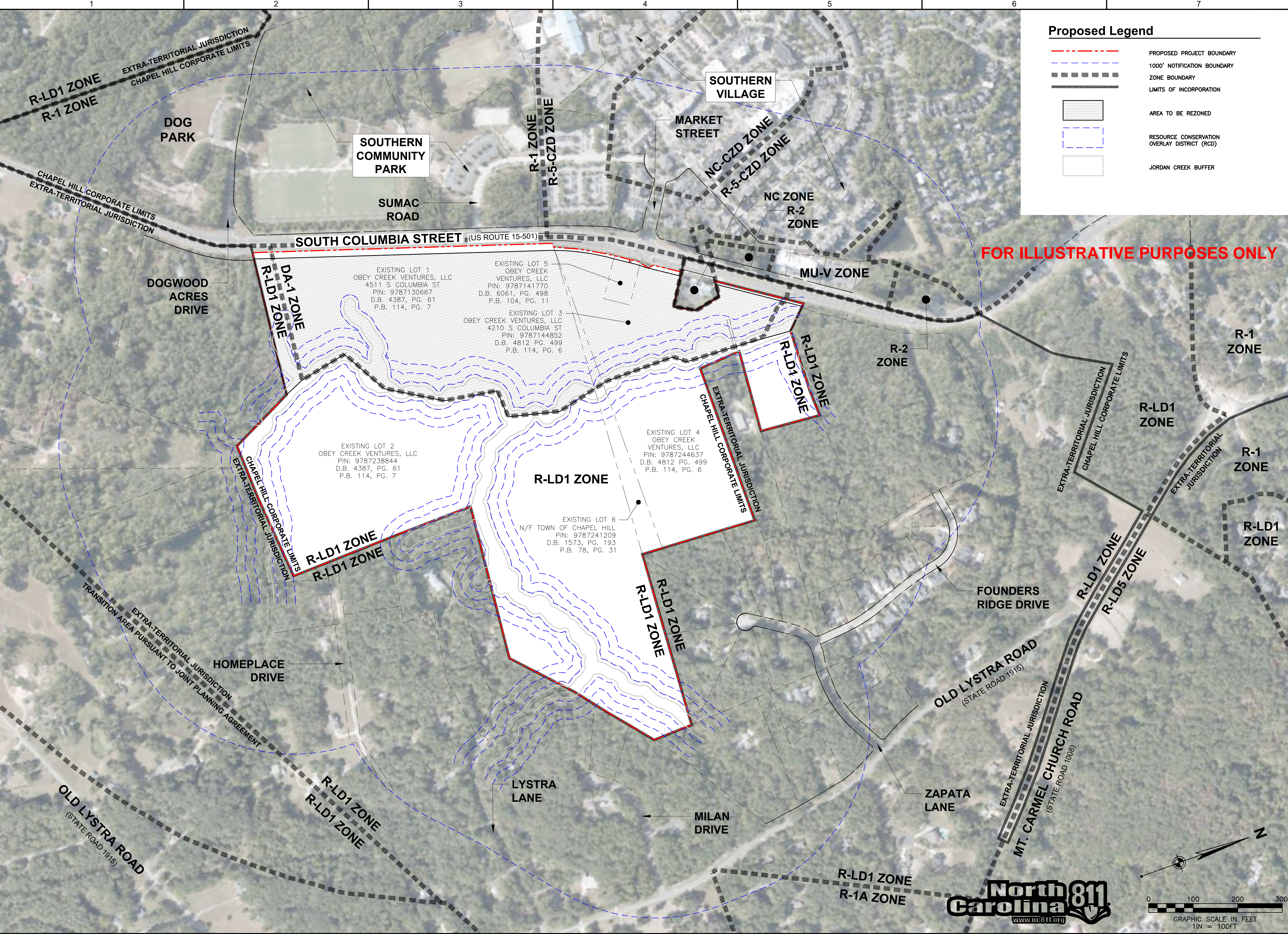
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DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
ADDITIONAL NOTES &
LEGENDS

SHEET NO:

C-005

Layout Tab Name: C-100 AREA PLAN
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Proposed Legend

- - - - - PROPOSED PROJECT BOUNDARY
- - - - - 1000' NOTIFICATION BOUNDARY
- ZONE BOUNDARY
- LIMITS OF INCORPORATION
- AREA TO BE REZONED
- RESOURCE CONSERVATION OVERLAY DISTRICT (RCD)
- JORDAN CREEK BUFFER

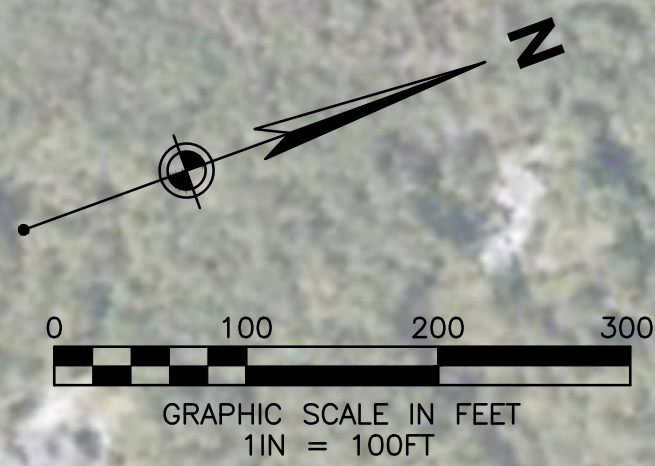
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2	12/09/22	12/09/22	CONDITIONAL ZONING RESUBMITTAL
3	02/17/23	02/17/23	CONDITIONAL ZONING RESUBMITTAL

**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:
AREA PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

CIVIL PERMIT PLAN SET

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

**BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT**

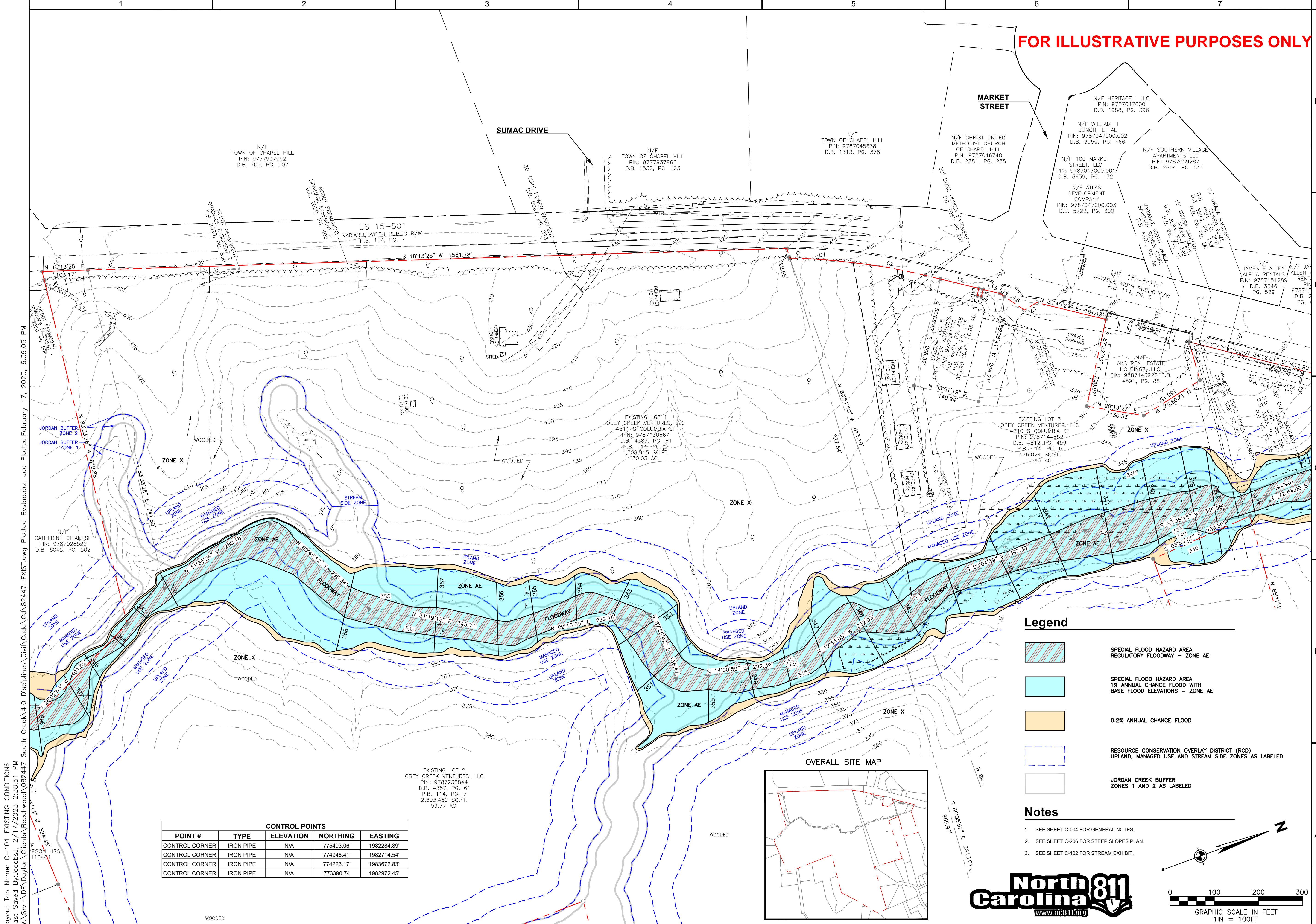
S COLUMBIA ST.
CHAPEL HILL, NC 27514

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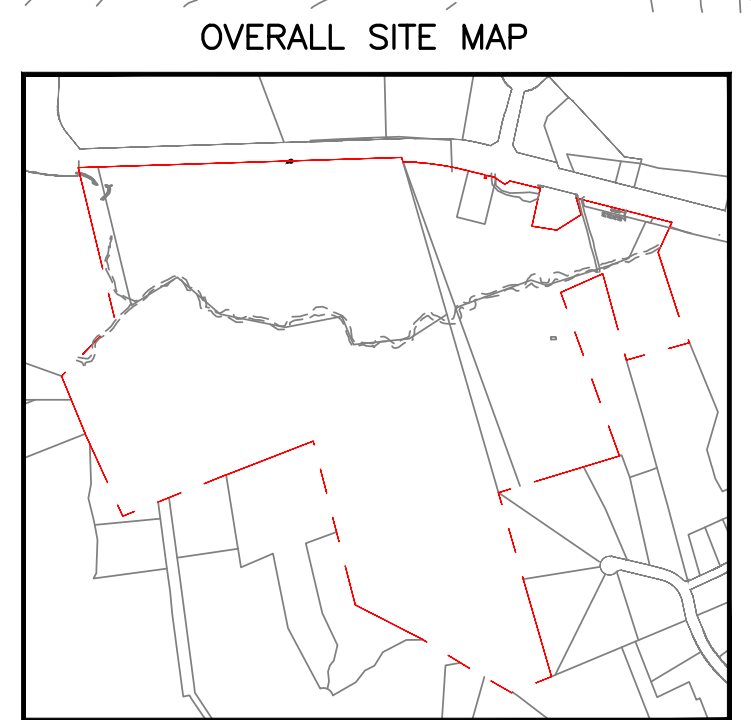
SHEET NAME:
EXISTING CONDITIONS

SHEET NO:

C-101



CONTROL POINTS				
POINT #	TYPE	ELEVATION	NORTHING	EASTING
CONTROL CORNER	IRON PIPE	N/A	775493.06'	1982284.89'
CONTROL CORNER	IRON PIPE	N/A	774948.41'	1982714.54'
CONTROL CORNER	IRON PIPE	N/A	774223.17'	1983672.83'
CONTROL CORNER	IRON PIPE	N/A	773390.74'	1982972.45'

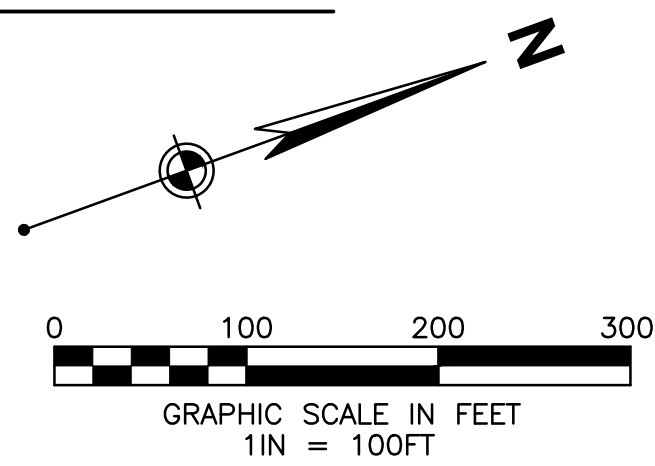


Legend

- SPECIAL FLOOD HAZARD AREA REGULATORY FLOODWAY - ZONE AE
- SPECIAL FLOOD HAZARD AREA 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS - ZONE AE
- 0.2% ANNUAL CHANCE FLOOD
- RESOURCE CONSERVATION OVERLAY DISTRICT (ROD) UPLAND, MANAGED USE AND STREAM SIDE ZONES AS LABELED
- JORDAN CREEK BUFFER ZONES 1 AND 2 AS LABELED

Notes

1. SEE SHEET C-004 FOR GENERAL NOTES.
2. SEE SHEET C-206 FOR STEEP SLOPES PLAN.
3. SEE SHEET C-102 FOR STREAM EXHIBIT.



Layout Tab Name: C-101 EXISTING CONDITIONS
Last Saved By: Jacobs, J. 2/17/2023 2:38:51 PM
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Layout Tab Name: C-102 STREAM EXHIBIT
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CIVIL PERMIT PLAN SET

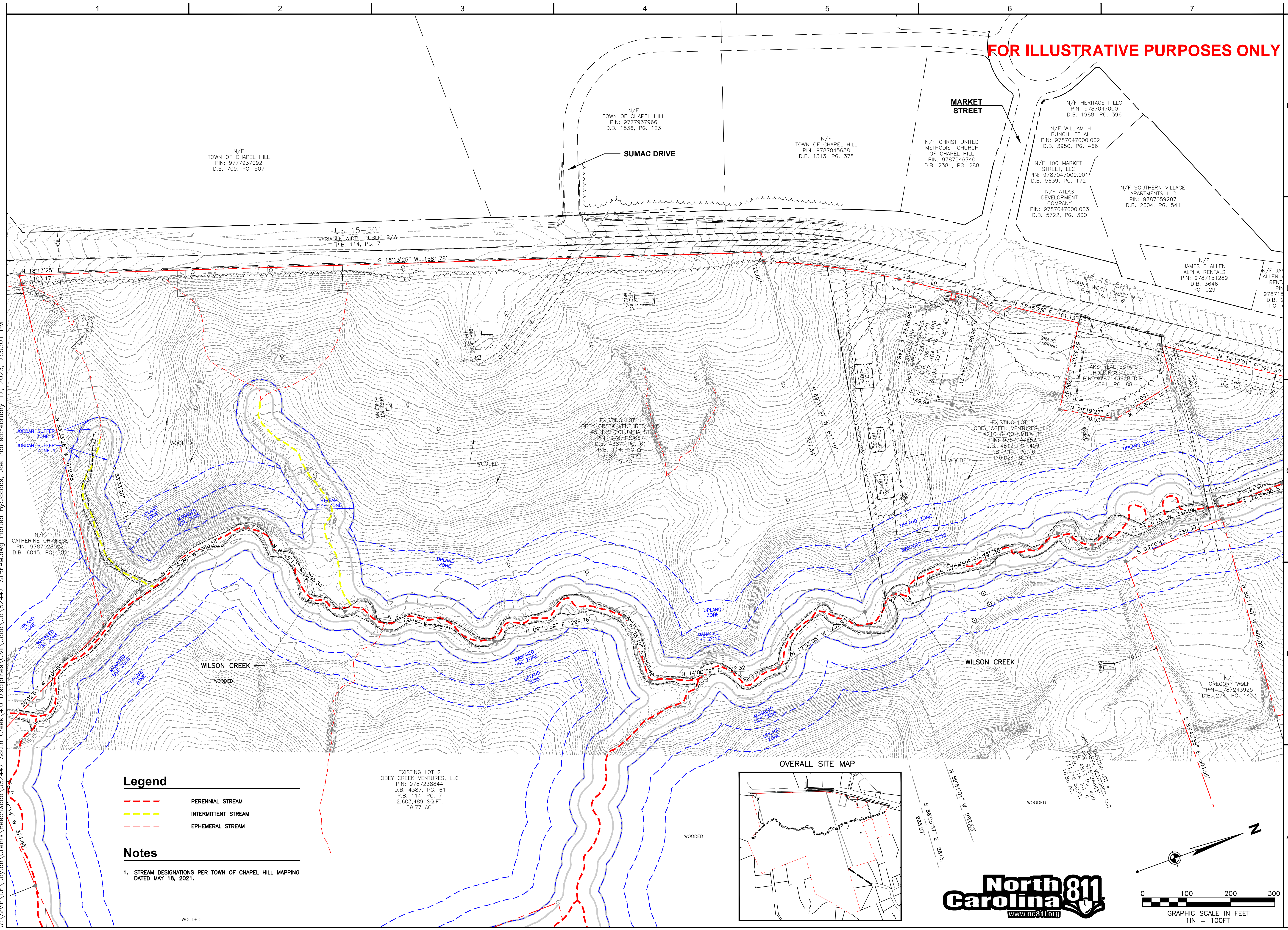
ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
1	10/05/22	CONDITIONAL ZONING RESUBMITTAL
2	12/09/22	CONDITIONAL ZONING RESUBMITTAL
3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

**BEECHWOOD HOMES
 SOUTH CREEK
 MIXED USE DEVELOPMENT**

PROJECT NO: 082447
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 DESIGNED BY: JJJ
 DRAWN BY: VCS
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SHEET NAME:
STREAM EXHIBIT

SHEET NO:
C-102

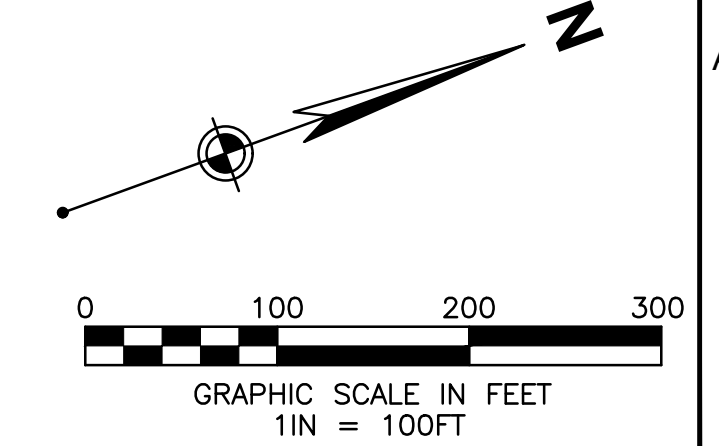
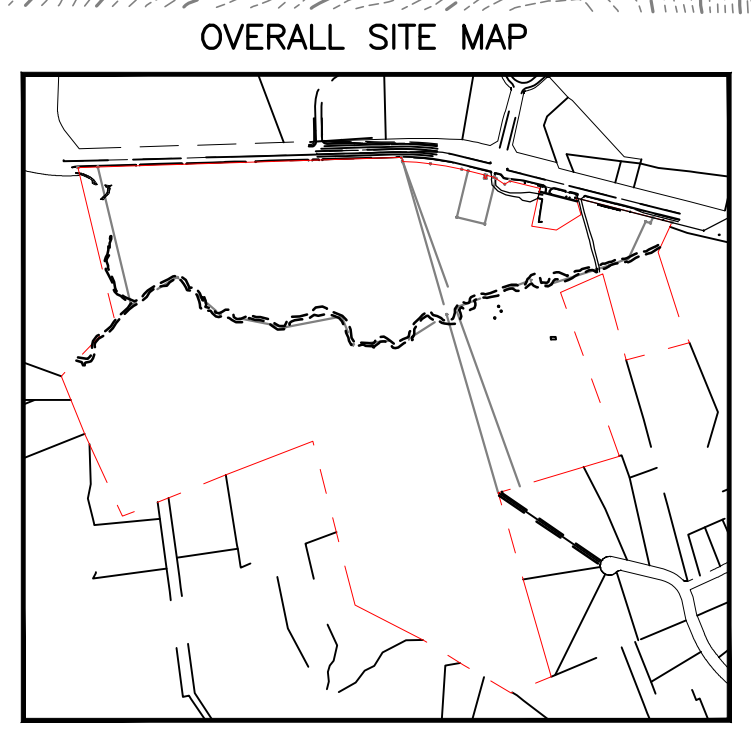


- Legend**
- PERENNIAL STREAM
 - INTERMITTENT STREAM
 - EPHEMERAL STREAM

Notes

1. STREAM DESIGNATIONS PER TOWN OF CHAPEL HILL MAPPING DATED MAY 18, 2021.

EXISTING LOT 2
 OBEY CREEK VENTURES, LLC
 PIN: 9787238844
 D.B. 4387, PG. 61
 P.B. 114, PG. 7
 2,603,489 SQ.FT.
 59.77 AC.



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

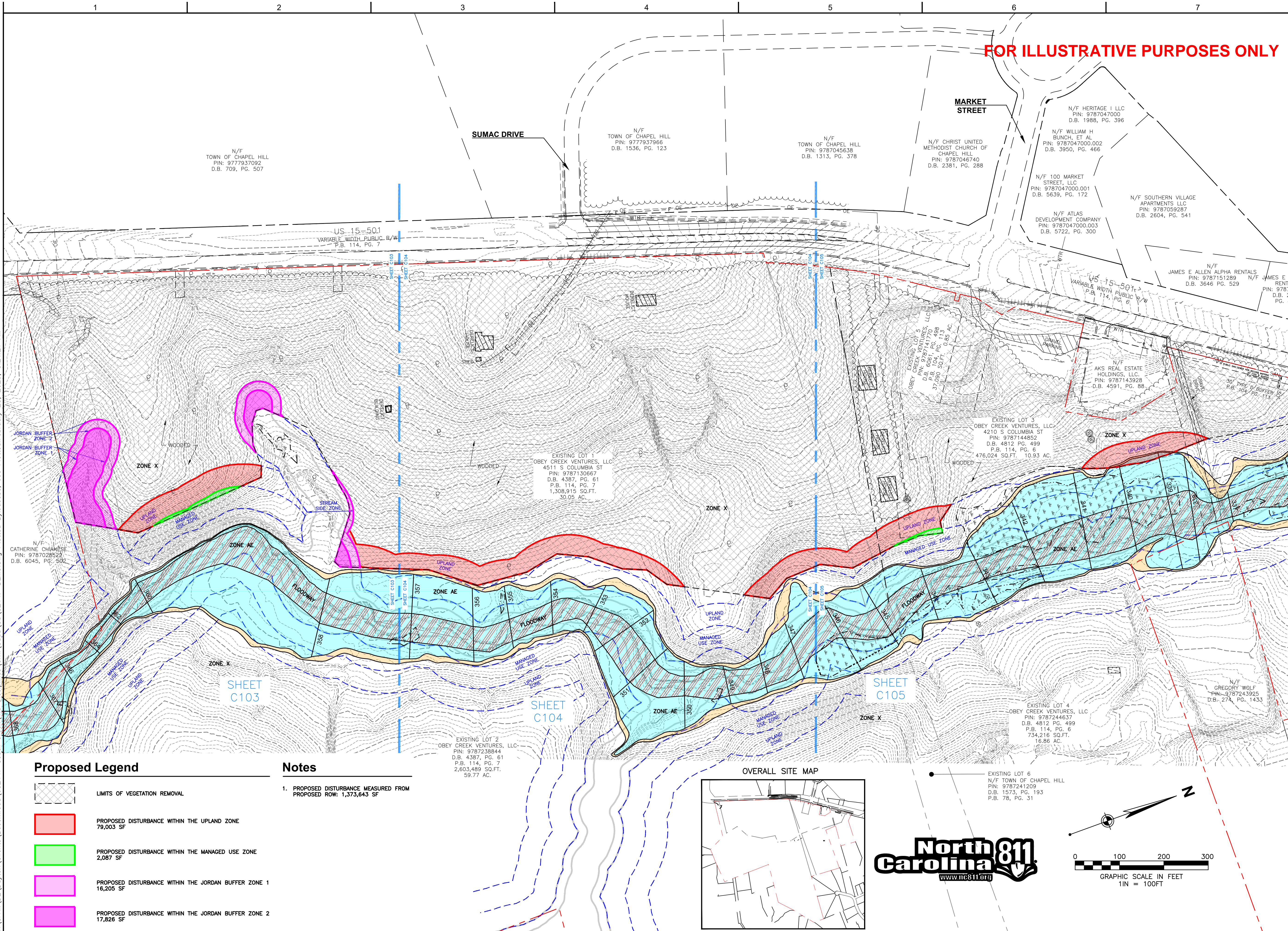
**BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT**

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 DEMOLITION PLAN

SHEET NO:
C-103



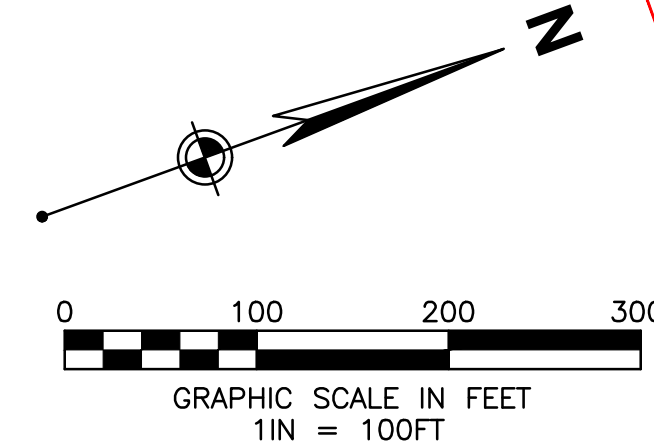
Proposed Legend

- LIMITS OF VEGETATION REMOVAL
- PROPOSED DISTURBANCE WITHIN THE UPLAND ZONE
79,003 SF
- PROPOSED DISTURBANCE WITHIN THE MANAGED USE ZONE
2,087 SF
- PROPOSED DISTURBANCE WITHIN THE JORDAN BUFFER ZONE 1
16,205 SF
- PROPOSED DISTURBANCE WITHIN THE JORDAN BUFFER ZONE 2
17,826 SF

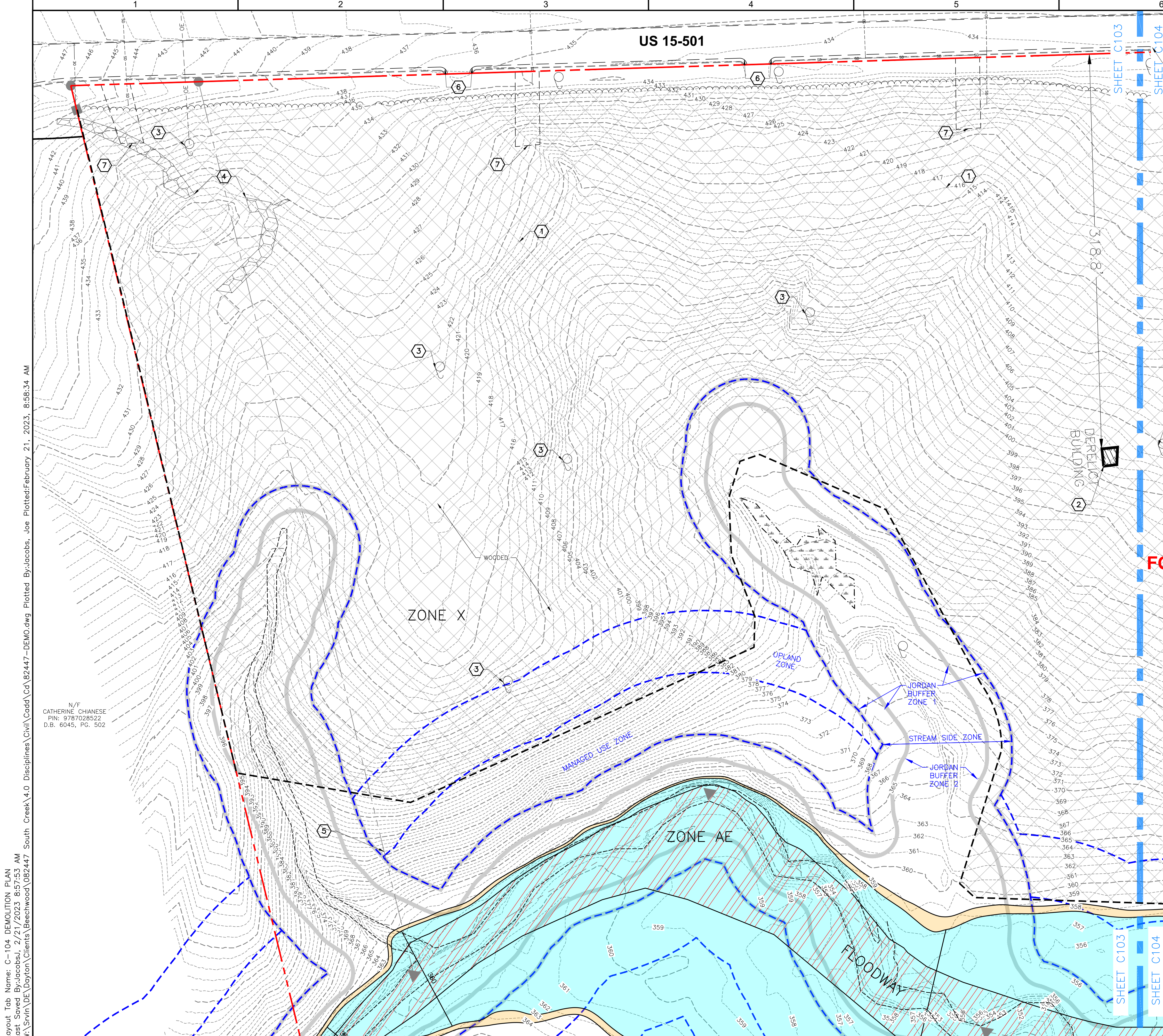
Notes

1. PROPOSED DISTURBANCE MEASURED FROM PROPOSED ROW: 1,373,643 SF

OVERALL SITE MAP



Layout Tab Name: C-103 OVERALL DEMOLITION PLAN
Last Saved By: jacobson, 2/28/2023 8:20:24 AM
W:\Srv\DE\Dayton\Clients\Beechwood\082447_South_Creek_4.0_Disciplines\Civil\Cadd\Cd\82447-DEMO.dwg Plotted By: jacobson, 2/28/2023 8:21:21 AM

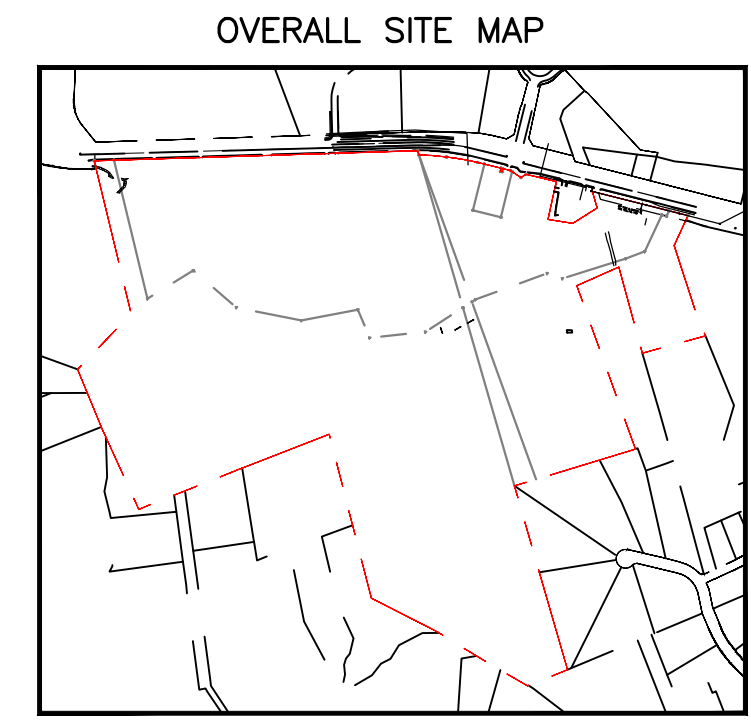


NOTES

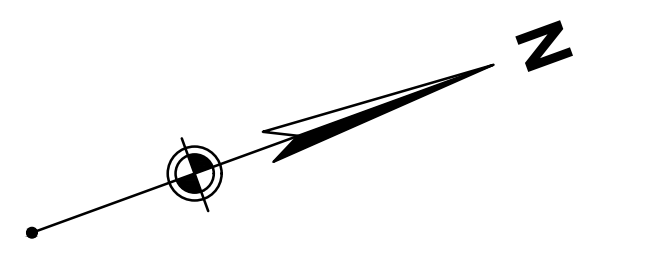
- SEE SHEET C-003 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- HORIZONTAL DATUM REFERENCE: U.S. STATE PLANE, NORTH CAROLINA 1983
- VERTICAL DATUM REFERENCE: NAVD88
- CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.

KEYNOTES

- DEMOLISH AND REMOVE EXISTING TREE, ROOT, AND VEGETATION IN ITS ENTIRETY
- DEMOLISH AND REMOVE EXISTING BUILDING, FOUNDATION, AND ALL APPURTENANCES
- REMOVE POWER POLE. COORDINATE WITH DOMINION ENERGY
- REMOVE EXISTING RIP-RAP
- PROPERTY LINE TO BE ABANDONED; REFER TO PRELIMINARY PLAT PLAN
- DEMOLISH AND REMOVE PAVEMENT AND CURB; SHOWN BY OTHERS
- NC DOT DRAINAGE EASEMENT



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

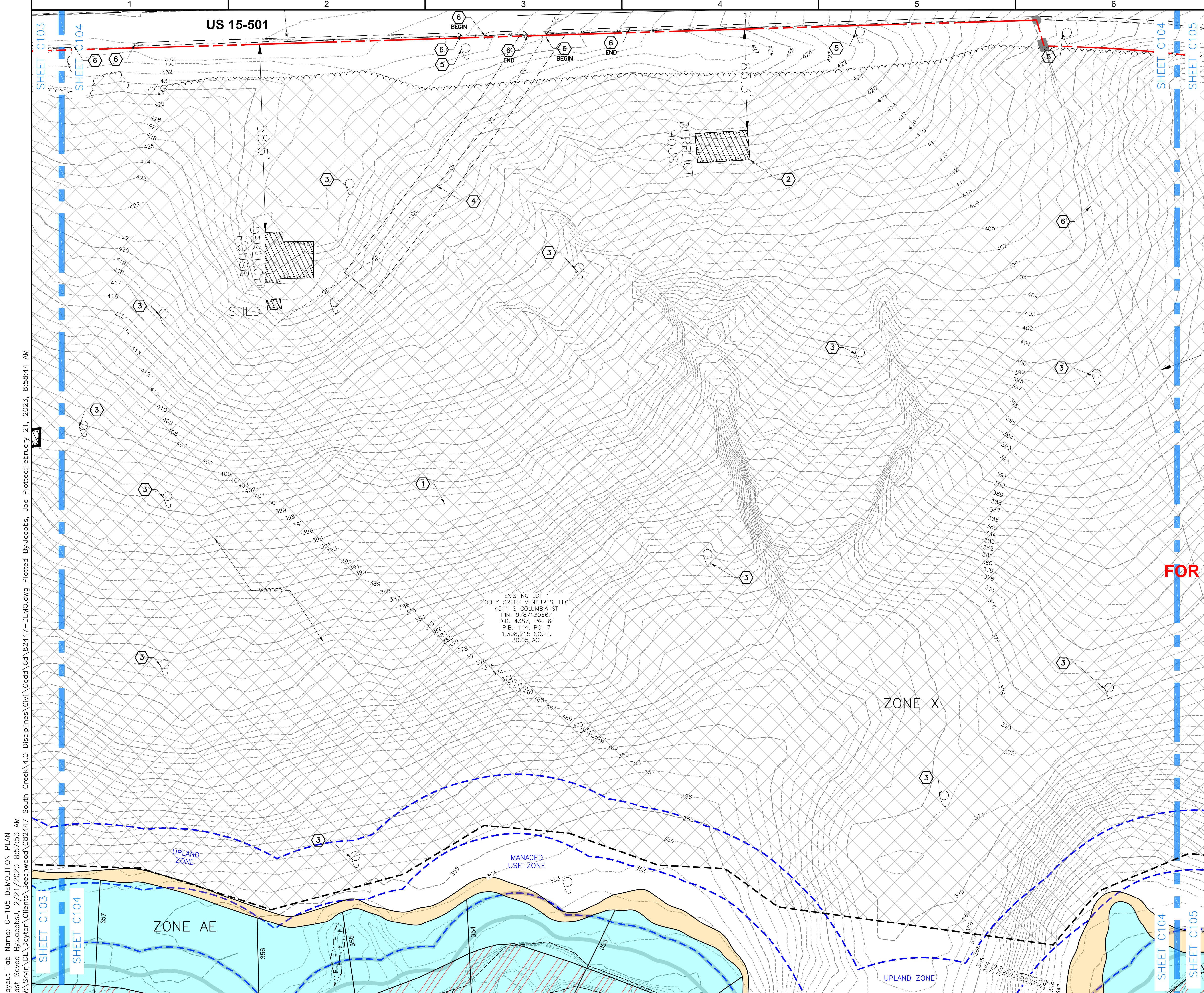
PROJECT NO: 082447
DATE ISSUED: 02/17/23
DESIGNED BY: RMN
DRAWN BY: VCS
CHECKED BY: RMN

SHEET NAME:
DEMOLITION PLAN

SHEET NO:
C-104

Layout Tab Name: C-104 DEMOLITION PLAN
Last Saved By: jacobson, 2/21/2023 8:57:53 AM
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N/F
CATHERINE CHIANESE
PIN: 9787028522
D.B. 6045, Pg. 502



NOTES

- SEE SHEET ##### 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.
- HORIZONTAL DATUM REFERENCE: U.S. STATE PLANE, NORTH CAROLINA 1983
- VERTICAL DATUM REFERENCE: NAVD88
- CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.

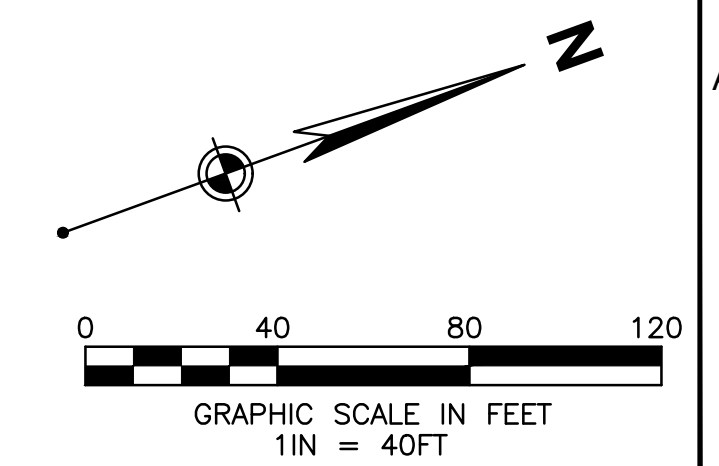
KEYNOTES (X)

- DEMOLISH AND REMOVE EXISTING TREE, ROOT, AND VEGETATION IN IT'S ENTIRETY
- DEMOLISH AND REMOVE EXISTING BUILDING, FOUNDATION, AND ALL APPURTENANCES
- REMOVE POWER POLE. COORDINATE WITH DOMINION ENERGY
- REMOVE EXISTING OVERHEAD POWER LINE. COORDINATE WITH DOMINION ENERGY
- EXISTING FEATURE TO REMAIN
- DEMOLISH AND REMOVE PAVEMENT AND CURB, SHOWN BY OTHERS

OVERALL SITE MAP



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**

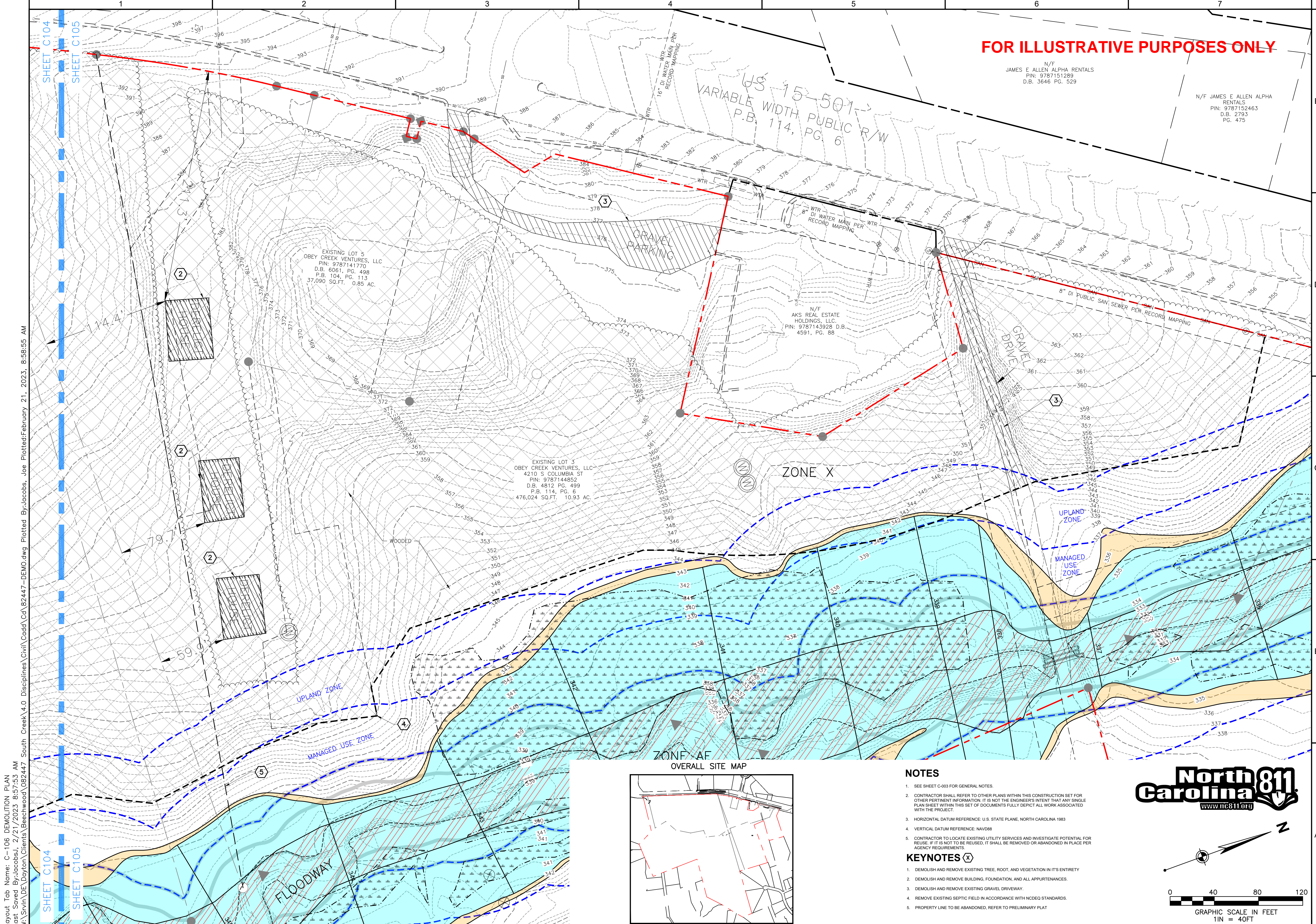
S COLUMBIA ST.
CHAPEL HILL, NC 27514

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

SHEET NAME:
DEMOLITION PLAN

SHEET NO:
C-105

Layout Tab Name: C-105 DEMOLITION PLAN
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FOR ILLUSTRATIVE PURPOSES ONLY

N/F
JAMES E ALLEN ALPHA RENTALS
PIN: 9787151289
D.B. 3646 PG. 529

N/F JAMES E ALLEN ALPHA RENTALS
PIN: 9787152463
D.B. 2793 PG. 475

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

EXISTING LOT 5
OBEY CREEK VENTURES, LLC
PIN: 9787141770
D.B. 6061, PG. 498
P.B. 104, PG. 113
37,090 SQ.FT. 0.85 AC.

EXISTING LOT 3
OBEY CREEK VENTURES, LLC
4210 S COLUMBIA ST
PIN: 9787144852
D.B. 4812 PG. 499
P.B. 114, PG. 6
476,024 SQ.FT. 10.93 AC.

N/F
AKS REAL ESTATE HOLDINGS, LLC
PIN: 9787143928 D.B.
4591, PG. 88

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

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

SHEET NAME:
DEMOLITION PLAN

SHEET NO:
C-106

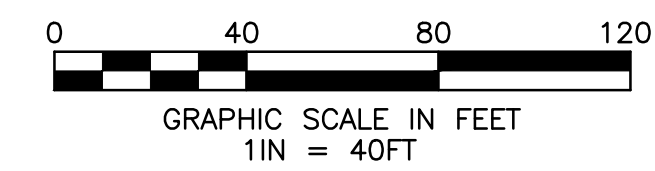
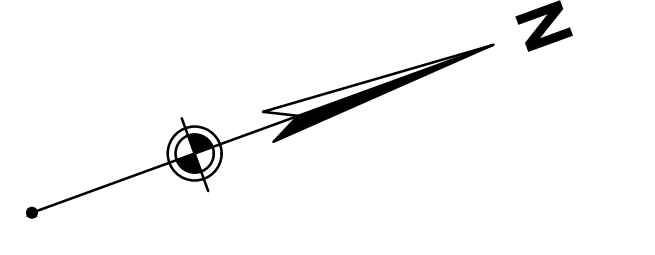


NOTES

- SEE SHEET C-003 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.
- HORIZONTAL DATUM REFERENCE: U.S. STATE PLANE, NORTH CAROLINA 1983
- VERTICAL DATUM REFERENCE: NAVD88
- CONTRACTOR TO LOCATE EXISTING UTILITY SERVICES AND INVESTIGATE POTENTIAL FOR REUSE. IF IT IS NOT TO BE REUSED, IT SHALL BE REMOVED OR ABANDONED IN PLACE PER AGENCY REQUIREMENTS.

KEYNOTES (X)

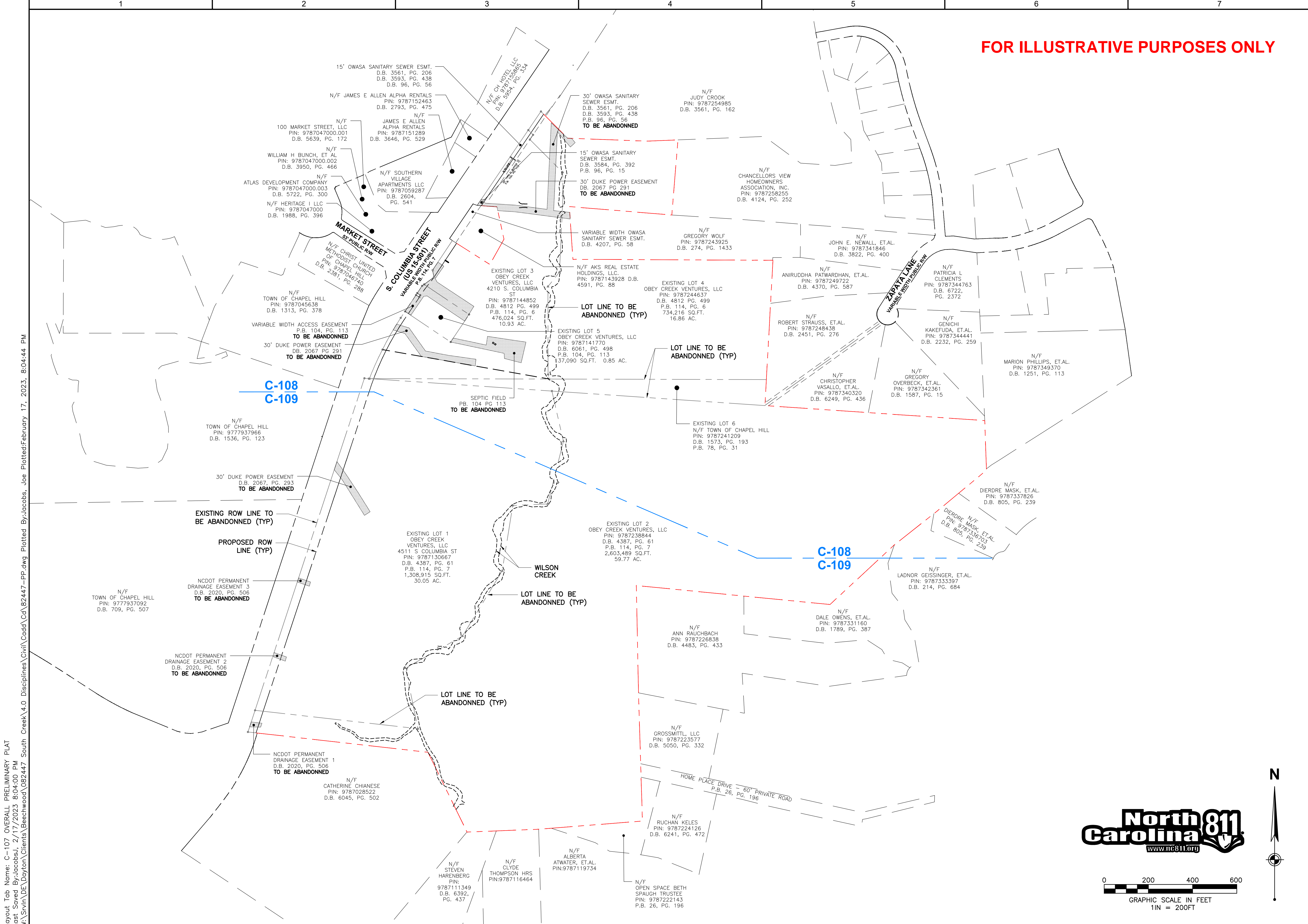
- DEMOLISH AND REMOVE EXISTING TREE, ROOT, AND VEGETATION IN ITS ENTIRETY
- DEMOLISH AND REMOVE BUILDING, FOUNDATION, AND ALL APPURTENANCES.
- DEMOLISH AND REMOVE EXISTING GRAVEL DRIVEWAY.
- REMOVE EXISTING SEPTIC FIELD IN ACCORDANCE WITH NCDEQ STANDARDS.
- PROPERTY LINE TO BE ABANDONED, REFER TO PRELIMINARY PLAT



Layout Tab Name: C-106 DEMOLITION PLAN
Last Saved By: jacobson, 2/21/2023 8:57:53 AM
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SHEET C104
SHEET C105

SHEET C104
SHEET C105



FOR ILLUSTRATIVE PURPOSES ONLY

CIVIL PERMIT PLAN SET

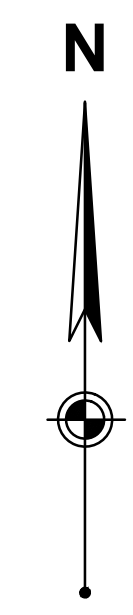
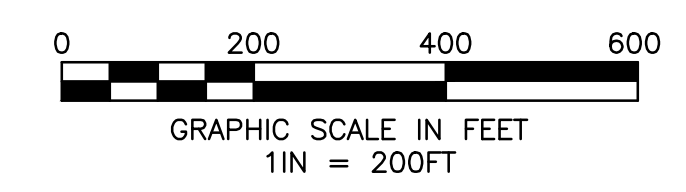
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1	10/05/22	CONDITIONAL ZONING RESUBMITTAL
2	12/09/22	CONDITIONAL ZONING RESUBMITTAL
3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

**BEECHWOOD HOMES
 SOUTH CREEK
 MIXED USE DEVELOPMENT**

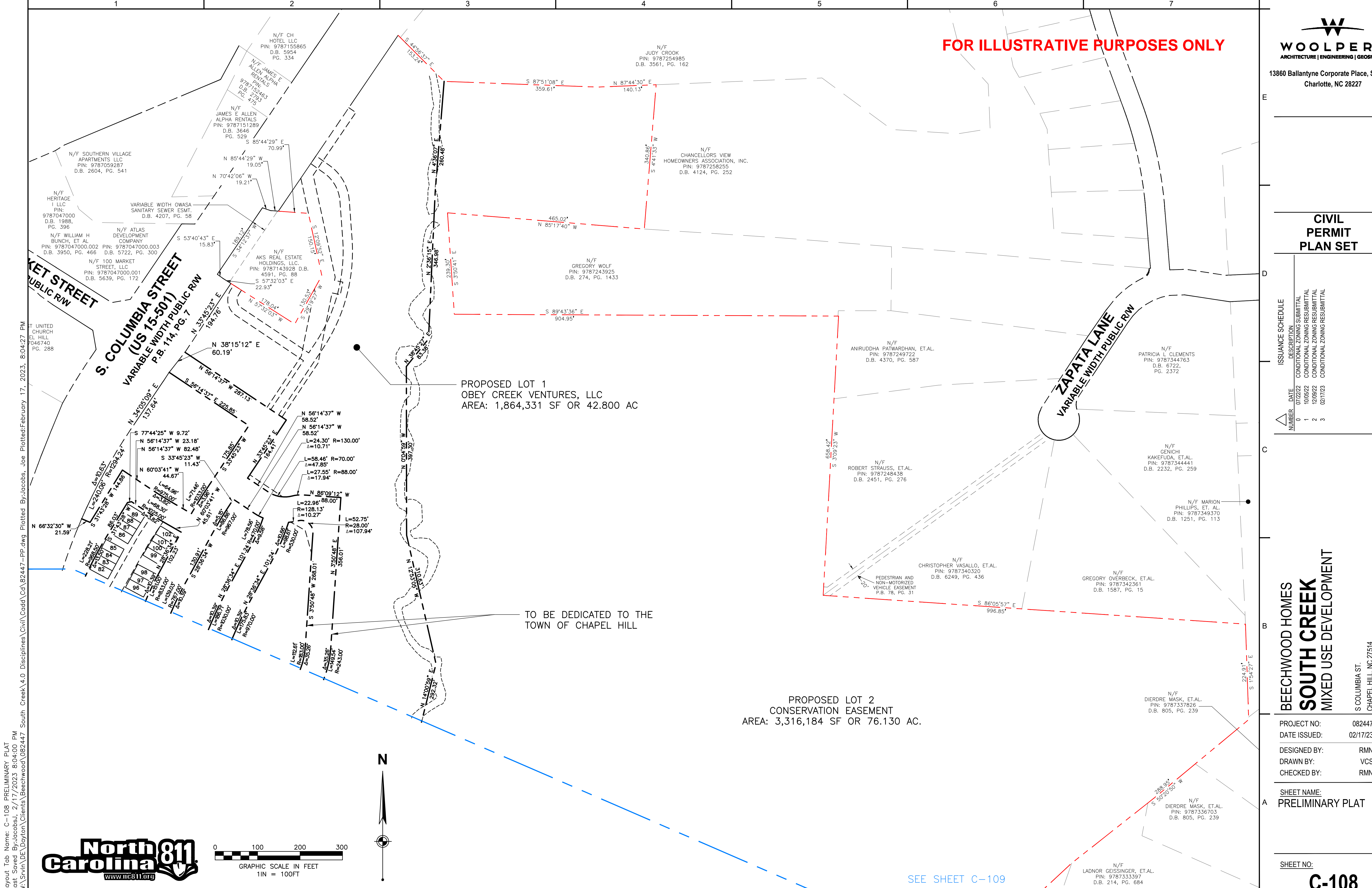
PROJECT NO: 082447
 DATE ISSUED: 02/17/23
 DESIGNED BY: RMN
 DRAWN BY: VCS
 CHECKED BY: RMN

SHEET NAME:
OVERALL PRELIMINARY PLAT

SHEET NO:
C-107



Layout Tab Name: C-107 OVERALL PRELIMINARY PLAT
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FOR ILLUSTRATIVE PURPOSES ONLY

CIVIL PERMIT PLAN SET

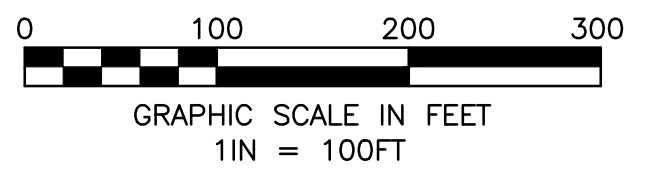
ISSUANCE SCHEDULE	DESCRIPTION
0	07/22/23 CONDITIONAL ZONING SUBMITTAL
1	10/05/23 CONDITIONAL ZONING RESUBMITTAL
2	12/09/23 CONDITIONAL ZONING RESUBMITTAL
3	02/17/23 CONDITIONAL ZONING RESUBMITTAL

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

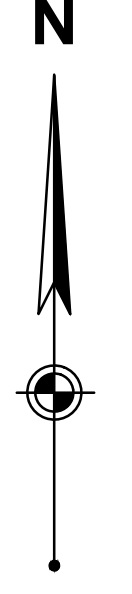
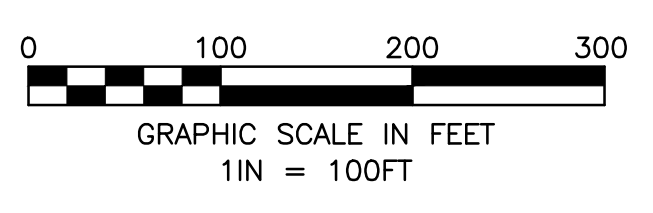
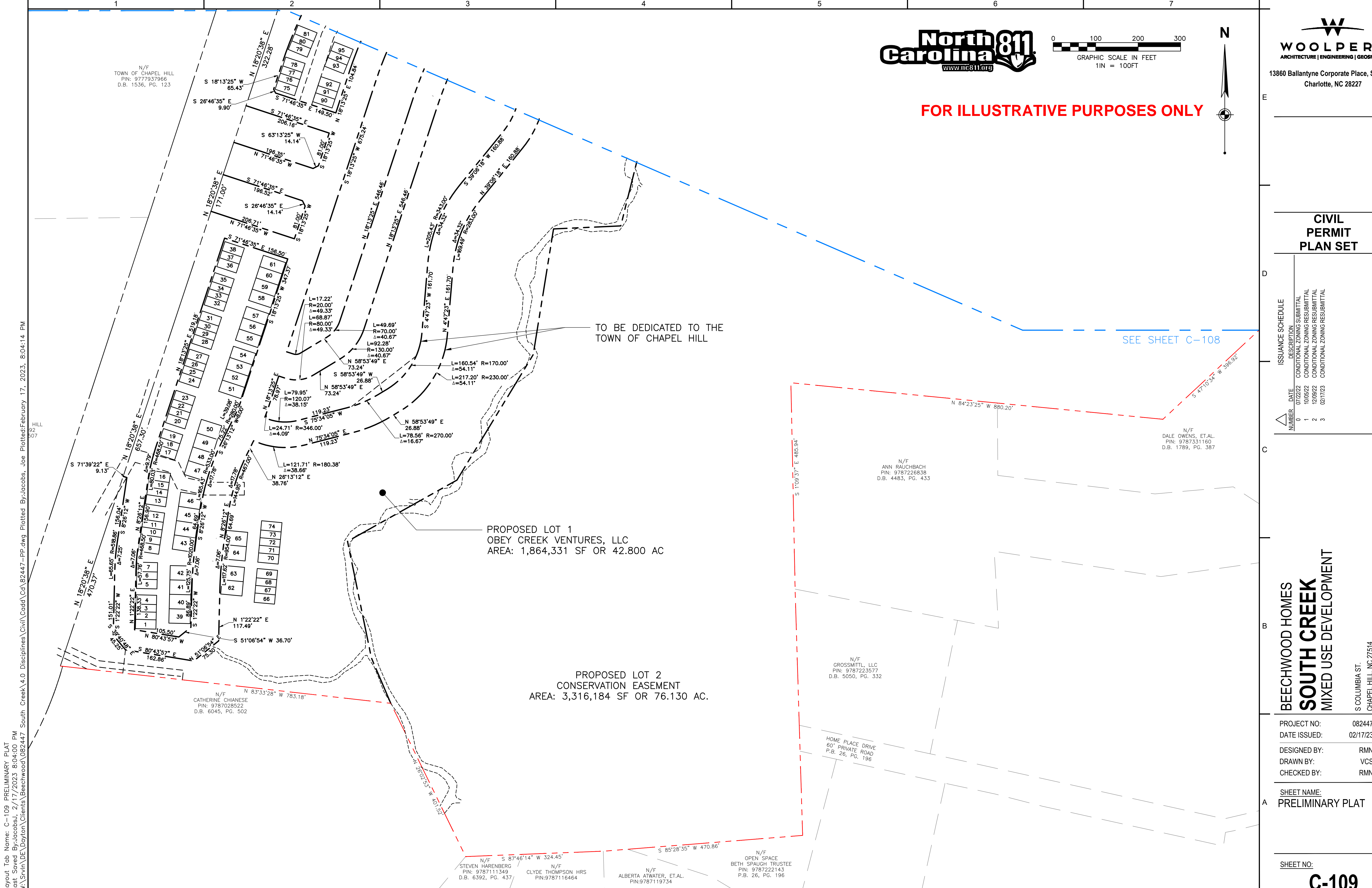
PROJECT NO:	082447
DATE ISSUED:	02/17/23
DESIGNED BY:	RMN
DRAWN BY:	VCS
CHECKED BY:	RMN

SHEET NAME:
PRELIMINARY PLAT

Layout Tab Name: C-108 PRELIMINARY PLAT
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SEE SHEET C-109



FOR ILLUSTRATIVE PURPOSES ONLY

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
13860 Ballantyne Corporate Place, Suite 425
Charlotte, NC 28227

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

TO BE DEDICATED TO THE TOWN OF CHAPEL HILL

SEE SHEET C-108

PROPOSED LOT 1
OBEY CREEK VENTURES, LLC
AREA: 1,864,331 SF OR 42.800 AC

PROPOSED LOT 2
CONSERVATION EASEMENT
AREA: 3,316,184 SF OR 76.130 AC.

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:
PRELIMINARY PLAT

SHEET NO:
C-109

Layout Tab Name: C-109 PRELIMINARY PLAT
Last Saved By: jacobson, 2/17/2023 8:04:00 PM
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N/F
TOWN OF CHAPEL HILL
PIN: 9777937966
D.B. 1536, PG. 123

N/F
CATHERINE CHIANESE
PIN: 9787028522
D.B. 6045, PG. 502

N/F
STEVEN HARENBERG
PIN: 9787111349
D.B. 6392, PG. 437

N/F
CLYDE THOMPSON HRS
PIN: 9787116464

N/F
ALBERTA ATWATER, ET.AL.
PIN: 9787119734

N/F
OPEN SPACE
BETH SPAUGH TRUSTEE
PIN: 9787222143
P.B. 26, PG. 196

N/F
ANN RAUCHBACH
PIN: 9787226838
D.B. 4483, PG. 433

N/F
DALE OWENS, ET.AL.
PIN: 9787331160
D.B. 1789, PG. 387

N/F
GROSSMITTL, LLC
PIN: 9787223577
D.B. 5050, PG. 332

HOME PLACE DRIVE
60' PRIVATE ROAD
P.B. 26, PG. 196

Layout Tab Name: C-201 OVERALL SITE PLAN
 Last Saved By: Jacobs, J. 2/17/2023 8:34:29 PM
 W:\Srv\DE\Dayton\Clients\Beechwood\082447_SIT.dwg Plotted By: Jacobs, Joe Plotted: February 17, 2023, 8:35:02 PM

FOR ILLUSTRATIVE PURPOSES ONLY

CIVIL PERMIT PLAN SET

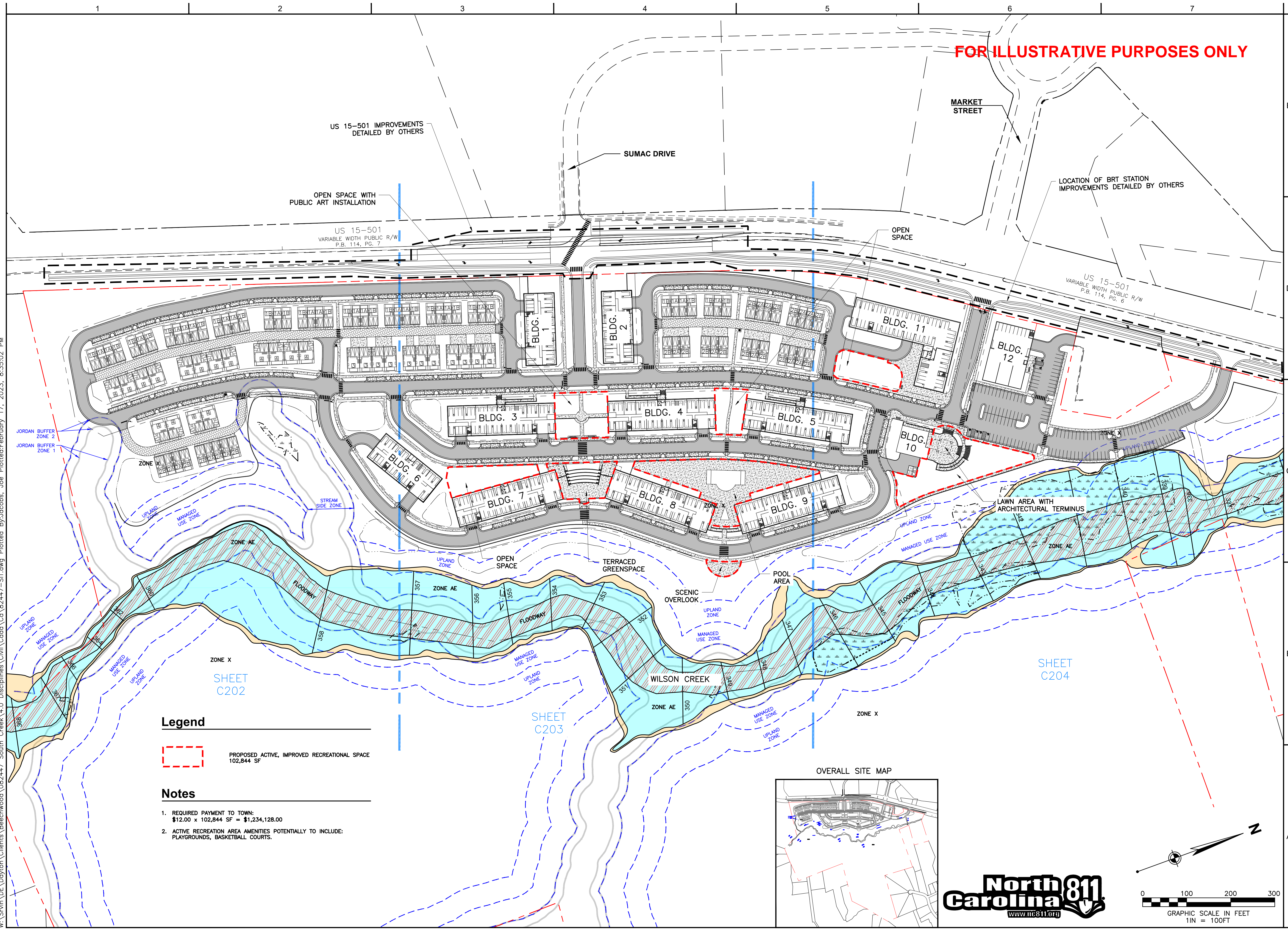
ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
0	07/22/22	CONDITIONAL ZONING SUBMITTAL
1	10/05/22	CONDITIONAL ZONING RESUBMITTAL
2	12/09/22	CONDITIONAL ZONING RESUBMITTAL
3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

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

SHEET NAME: OVERALL SITE PLAN

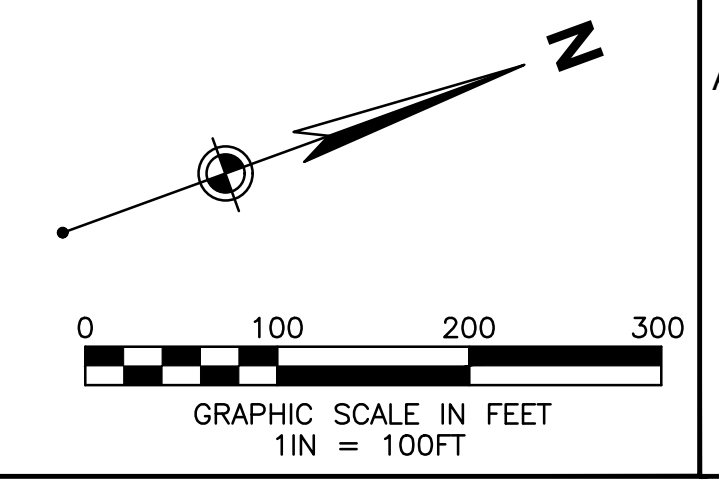
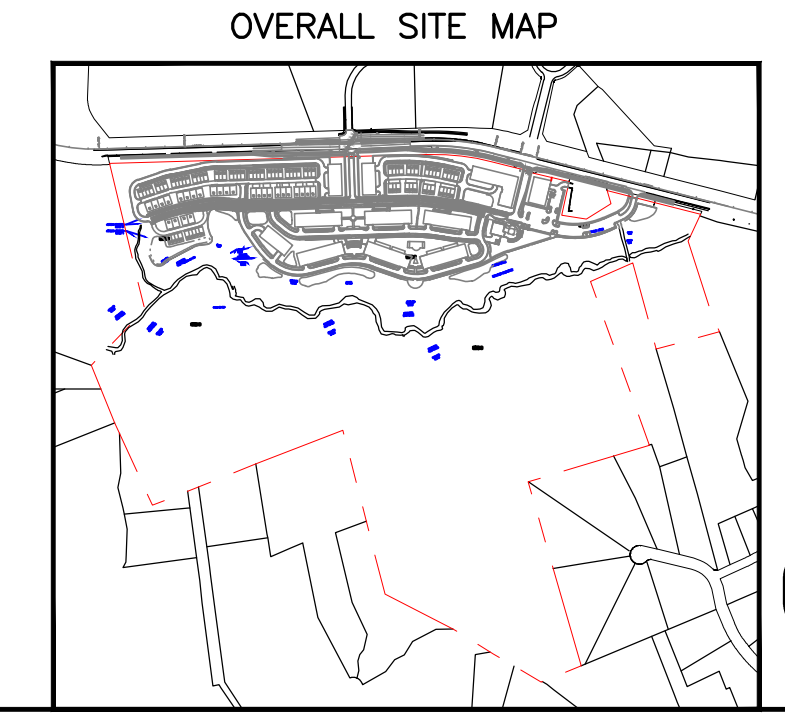
SHEET NO: C-201



Legend

PROPOSED ACTIVE, IMPROVED RECREATIONAL SPACE
 102,844 SF

- Notes**
- REQUIRED PAYMENT TO TOWN:
 $\$12.00 \times 102,844 \text{ SF} = \$1,234,128.00$
 - ACTIVE RECREATION AREA AMENITIES POTENTIALLY TO INCLUDE:
 PLAYGROUNDS, BASKETBALL COURTS.



SHEET C202

SHEET C203

SHEET C204

S COLUMBIA ST.
 CHAPEL HILL, NC 27514