

PROPOSED GROCERY STORE SPECIAL USE PERMIT SUBMISSION

ORANGE COUNTY, NORTH CAROLINA

2016-11-22

REVISED: 2017-05-16

PREPARED FOR:

OWNER/DEVELOPER

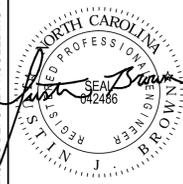
LEON CAPITAL GROUP

5970 FAIRVIEW ROAD, SUITE 450

CHARLOTTE, NC 28210

(336) 327-3050

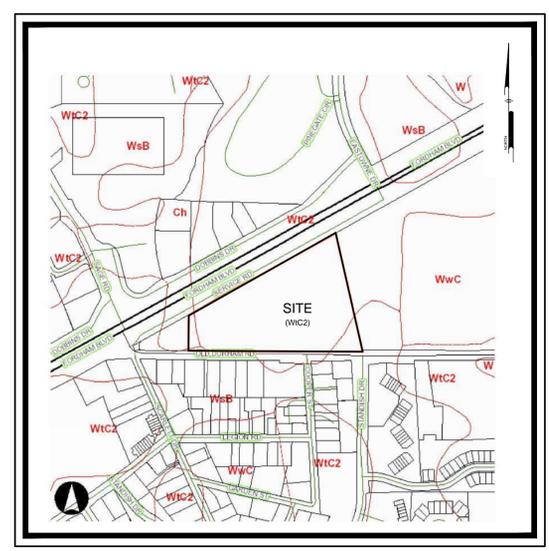
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



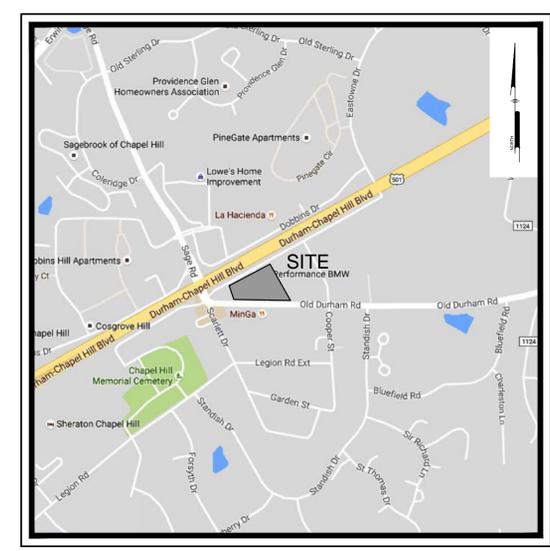
PROPOSED GROCERY STORE
1814 DURHAM-CHAPEL HILL BLVD
CHAPEL HILL, NC 27514

COVER SHEET

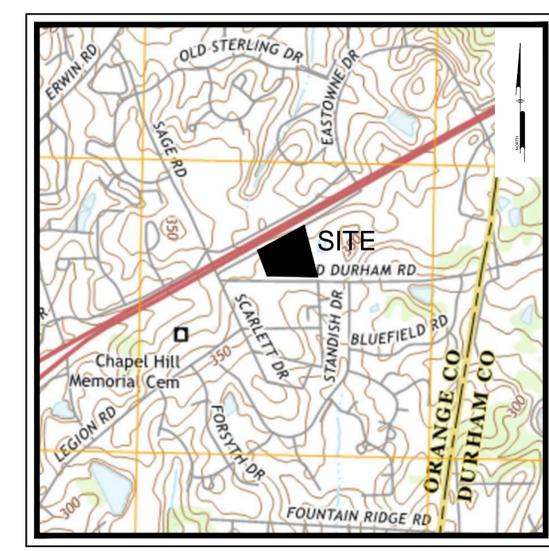
LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NC 28210



SOILS MAP
NTS



LOCATION MAP
NTS



USGS MAP
NTS

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PREPARED BY:
PENNONI ASSOCIATES INC.



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F-1267



NO.	DATE	BY	REVISIONS
3	05/16/2017	SAK	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS
2	03/15/2017	SAK	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS
1	01/09/2017	WRA	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE. OWNER SHALL INDENTIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: **LCGR1601**
DATE: 2016-11-22
DRAWING SCALE: AS SHOWN
DRAWN BY: SAK
APPROVED BY: JUB

CS0001

SHEET 1 OF 16

P:\Projects\LCGR1601\LCGR1601-Cover\Sheet\CS0001.dwg, PLOT STYLE: Pennoni.ncs, Date: 05/16/2017 1:44:04 PM, By: Scott Kuehl, PROJECT STATUS: CONCEPTUAL

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		CABLE TV, JUNCTION BOX
		CABLE TV, MANHOLE
		CABLE TV, OVERHEAD
		CABLE TV, PANEL BOX
		CABLE TV, PEDESTAL
		CABLE TV, STUB OUT
		CABLE TV, UNDERGROUND
		CABLE TV, WITNESS POST
		CHANNEL
		COMMUNICATION, HANDHOLE
		COMMUNICATION, JUNCTION BOX
		COMMUNICATION, MANHOLE
		COMMUNICATION, OVERHEAD
		COMMUNICATION, PANEL BOX
		COMMUNICATION, PEDESTAL
		COMMUNICATION, STUB OUT
		COMMUNICATION, UNDERGROUND
		COMMUNICATION, WITNESS POST
		CONTROL, BENCHMARK
		CONTROL, GPS
		CONTROL, MAPPING
		CONTROL, REFERENCE
		CONTROL, TRAVERSE
		CURB
		CURB DEPRESSION
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		FIBER OPTIC, HANDHOLE
		FIBER OPTIC, JUNCTION BOX
		FIBER OPTIC, MANHOLE
		FIBER OPTIC, OVERHEAD
		FIBER OPTIC, PANEL BOX
		FIBER OPTIC, PEDESTAL
		FIBER OPTIC, STUB OUT
		FIBER OPTIC, UNDERGROUND
		FIBER OPTIC, WITNESS POST
		FLOODPLAIN
		FUEL, MANHOLE
		FUEL, OVERHEAD
		FUEL, PLUG
		FUEL, PUMP
		FUEL, UNDERGROUND
		GUIDE RAIL
		LIMITS OF DISTURBANCE
		MARKING, HANDICAP PARKING
		NATURAL GAS, METER
		NATURAL GAS, MANHOLE
		NATURAL GAS, OVERHEAD
		NATURAL GAS, STUB OUT
		NATURAL GAS, UNDERGROUND
		NATURAL GAS, WITNESS POST
		PHONE, HANDHOLE
		PHONE, JUNCTION BOX
		PHONE, MANHOLE
		PHONE, OVERHEAD
		PHONE, PANEL BOX
		PHONE, PEDESTAL
		PHONE, STUB OUT
		PHONE, UNDERGROUND
		PHONE, WITNESS POST
		POWER, GUY POLE
		POWER, GUY WIRE
		POWER, HANDHOLE
		POWER, JUNCTION BOX
		POWER, SINGLE HEAD LIGHT
		POWER, DOUBLE HEAD LIGHT
		POWER, THREE HEAD LIGHT
		POWER, FOUR HEAD LIGHT
		POWER, LIGHT
		POWER, SPOT LIGHT
		POWER, LIGHT POLE SINGLE
		POWER, LIGHT POLE DOUBLE
		POWER, MANHOLE
		POWER, OVERHEAD
		POWER, METER
		POWER, PANEL BOX
		POWER, PEDESTAL
		POWER, STUB OUT
		POWER, TRANSFORMER
		POWER, UNDERGROUND
		POWER, UTILITY POLE
		POWER, WITNESS POST
		POWER, YARD LIGHT
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, CORNER FOUND (OTHERS)
		PROPERTY, CONCRETE MONUMENT
		PROPERTY, ADJOINING LINED
		PROPERTY, LINE RESERVED
		RAIL, MILE MARKER
		RAIL, PANEL BOX
		RAIL, TRACK
		SITE, AIR COMPRESSOR
		SITE, AIR CONDITIONER
		SITE, BOLLARD
		SITE, BORING LOCATION
		BUILDING
		SITE, FLAG POLE
		SITE, HEAD STONE
		SITE, MAIL BOX
		SITE, MONITOR WELL
		SITE, PARKING METER
		SITE, POST
		SITE, SIGN POST AND BOARD
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
		SOIL LABEL

GENERAL NOTES:

- APPLICANT: LEON CAPITAL GROUP, LLC 5970 FAIRVIEW ROAD, SUITE 200 CHARLOTTE, NORTH CAROLINA 28212 RESPONSIBLE OFFICER: TODD HARELSON
- EXISTING TOPOGRAPHIC FEATURES WERE TAKEN FROM A TOPOGRAPHIC SURVEY PLAN PROVIDED BY PHILIP POST & ASSOC. DATED: 6/14/2016.
- UTILITY NOTES:
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND SHALL BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES ARE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ORANGE COUNTY, NC, MAP #371097900K, EFFECTIVE DATE 03/2007 THE SITE AREA PROPOSED TO BE DEVELOPED LIES WITHIN "ZONE X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.
- FIRE WATCH: DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK, MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION AND SHALL MAINTAIN CONSTANT PATROLS. NC FPC 2012 SECTION 1404.
- CONSTRUCTION/DEMOLITION: ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE OF THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY APPLICANT SHALL REPLACE ANY TREES SHOWN AS PRESERVED-PROTECTED ON THE LANDSCAPE PROTECTION PLAN THAT HAVE DIED OR ARE IN POOR HEALTH AS A RESULT OF LAND DISTURBING ACTIVITIES.
- PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT APPLICANT SHALL RECORD A RECOMBINATION PLAN AT THE FOUR REGISTRIES WITHIN THE ORANGE COUNTY REGISTRY. AN EXEMPT PLAN APPLICATION TO BE REVIEWED AND APPROVED BY THE TOWN IS REQUIRED FOR THIS ACTION.
- SITE DISTURBANCE 15.75 AC.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER, CLEAN-OUT
		SANITARY SEWER, FORCE MAIN
		SANITARY SEWER, FORCE MAIN MANHOLE
		SANITARY SEWER, FORCE STUB OUT
		SANITARY SEWER, LATERAL
		SANITARY SEWER, UNDERGROUND (4" DIA TO 10" DIA)
		SANITARY SEWER, SEPTIC TANK
		SANITARY SEWER, STUB OUT
		SANITARY SEWER, VALVE
		SANITARY SEWER, WITNESS POST
		STREAM
		STORM SEWER, INLET
		STORM SEWER, HEADWALL
		STORM SEWER, MANHOLE
		STORM SEWER, UNDERGROUND
		STORM SEWER, DOWNSPOUT LOCATION
		STORM SEWER, ROOF DRAIN LINE
		STORM SEWER, STAND PIPE
		STORM SEWER, CLEAN-OUT
		STORM SEWER, WITNESS POST
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TO BE REMOVED
		TRAFFIC, PAVEMENT MARKING, BIKE LANE
		TRAFFIC, PAVEMENT MARKING, TURN ARROWS
		TRAFFIC, PAVEMENT MARKING, HOV LANE
		TRAFFIC, HAND HOLE
		TRAFFIC, JUNCTION BOX
		TRAFFIC, MANHOLE
		TRAFFIC, PANEL BOX
		TRAFFIC, PEDESTAL
		TRAFFIC, PEDESTRIAN SIGNAL
		TRAFFIC, SIGNAL POLE
		TRAFFIC, SIGNAL POLE & LIGHT ARM
		TRAFFIC, STUB OUT
		VEGETATION, SHRUB
		VEGETATION, STUMP
		VEGETATION, DECIDUOUS SHOWING CANOPY
		VEGETATION, CONIFEROUS SHOWING CANOPY
		VEGETATION, TREE LINE
		WATER, HOSE BIB
		WATER, FIRE HYDRANT
		WATER, IRRIGATION HEAD
		WATER, IRRIGATION VALVE BOX
		WATER, MANHOLE
		WATER, METER
		WATER, POST INDICATOR VALVE
		WATER, SIAMESE CONNECTION
		WATER, STUB OUT
		WATER, UNDERGROUND
		WATER, UNDERGROUND FIRE
		WATER, VALVE
		WATER, WITNESS POST

GENERAL CONSTRUCTION AND GRADING NOTES:

- ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES AND OSHA STANDARDS. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER/DEVELOPER.
- THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING BUT NOT LIMITED TO:
 - EROSION AND SEDIMENTATION CONTROL PLAN
 - STORMWATER MANAGEMENT PLAN
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERROR THEY DISCOVER IN THE PLANS.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE OF THE WORK TO BE UNACCEPTABLE.
- UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND APPLICANT.
- TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION IN ACCORDANCE WITH CURRENT AND NC DOT STANDARDS.
- CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, FENCING AND OTHER APPROPRIATE SAFETY ITEMS/MEASURES NECESSARY TO PROTECT THE PUBLIC FROM THE WORK AREA CONSTRUCTION ACTIVITIES.
- HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC., WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)
- BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONALLY BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
- BACKFILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE BUT NOT BE LIMITED TO: A) REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED, OR B) REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTED FILL. ALL LOAD BEARING FILLS, THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER AND TO THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
- ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL PAVEMENT MARKINGS AND REGULATORY SIGNS ON PRIVATE PROPERTY SHALL CONFORM TO CURRENT MUTCD STANDARDS.

WATER AND SEWER SERVICE NOTES:

- HORIZONTAL AND VERTICAL SEPARATION
 - SANITARY SEWERS SHALL BE LAID AT LEAST 10-FOOT HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10-FOOT SEPARATION, THE PUBLIC WORKS SUPPLY MAY ALLOW DEVIATION A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION ON MAY ALLOW THE INSTALLATION OF THE SANITARY SEWER TO CROSS A WATER MAIN PROVIDED THAT THE WATER MAIN IS IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SANITARY SEWER AND AT AN ELEVATION SO THE BOTTOM OF THE WATER MAIN IS AT LEAST 18-INCHES ABOVE THE TOP OF THE SEWER.
 - IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS DESCRIBED ABOVE OR ANYTIME THE SANITARY SEWER IS OVER THE WATER MAIN, BOTH THE WATER MAIN AND SANITARY SEWER MUST BE CONSTRUCTED OF FERROUS PIPE COMPLYING WITH THE PUBLIC WATER SUPPLY DESIGN STANDARDS AND BE PRESSURE TESTED TO 150PSI TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.
 - A 24-INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR FERROUS PIPE SPECIFIED. A 12-INCH VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND WATER MAIN.
 - IF A 12-INCH VERTICAL SEPARATION IS NOT MAINTAINED AT A CROSSING BETWEEN STORM SEWER AND WATER MAINS (OR PRESSURE SEWERS), THE WATER MAIN SHALL BE CONSTRUCTED OF FERROUS PIPE AND A CONCRETE COLLAR SHALL BE FOLDED AROUND WATER MAINS AND STORM SEWER TO IMMobilize THE CROSSING.
- CROSSINGS
 - SANITARY SEWER CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SANITARY SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, ONE OF THE FOLLOWING METHODS MUST BE SPECIFIED:
 - THE SANITARY SEWER SHALL BE DESIGNED AND CONSTRUCTED OF FERROUS PIPE AND SHALL BE PRESSURE TESTED AT 150-PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING, OR
 - EITHER THE WATER MAIN OR THE SANITARY SEWER LINE MAY BE ENCASED IN A WATERTIGHT CARRIER PIPE, WHICH EXTENDS 10-FEET ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE WATER MAIN, THE CARRIER PIPE SHALL BE OF MATERIALS APPROVED BY THE PUBLIC WATER SUPPLY FOR USE IN WATER MAIN CONSTRUCTION.
- PRIVATE FIRE MAINS THAT FEED A SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFA 24. THE LINE SHALL BE FLUSHED AS PER NFA 24 AND WITNESSED BY THE FIRE INSPECTOR FROM THE CHAPEL HILL FIRE DEPARTMENT PRIOR TO BURIAL.
- FIRE HYDRANTS SHALL BE FULLY OPERATIONAL AND APPROVED BY OWASA PRIOR TO ALLOWING ANY COMBUSTIBLE MATERIALS ON SITE.
- ALL GREASE WASTE LINES MUST BE PAINTED A COLOR BESIDES WHITE ON SITE.

GENERAL UTILITY NOTES:

- ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK AND TO PROVIDE WHATEVER STEPS NECESSARY TO PROTECT THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INCLATE ALL EXISTING FACILITIES ON THIS PROJECT; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATION AND PROTECTION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
- CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES FOR CONSTRUCTION. REFER TO COVER SHEET FOR AVAILABLE UTILITY COMPANY LIST.
- CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES. CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPLICABLE UTILITY COMPANY'S SPECIFICATIONS.
- THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUB-GRADE.
- IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
- ALL PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS.

GENERAL NOTES:

- 1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - A.) BOUNDARY TOPOGRAPHIC SURVEY, PREPARED BY PHILIP POST & ASSOCIATES, A DIVISION OF PENNONI 401 PROVIDENCE ROAD, SUITE 200 CHAPEL HILL, NC 27514 FIELD DATE: 06/14/2016
 - B.) OLD DURHAM ROAD IMPROVEMENT PLANS, TRANSFERRED FROM KIMLEY HORN AND ASSOCIATES, INC. VIA EMAIL TO OUR OFFICE ON JULY 21, 2016
 - C.) ALTA/NSPS LAND TITLE SURVEY FOR 120 OLD DURHAM ROAD, BY FREEHOLD LAND SURVEYS, SIGNED JUNE 14, 2016
 - D.) ALTA/NSPS LAND TITLE SURVEY FOR 126 OLD DURHAM ROAD, BY FREEHOLD LAND SURVEYS, SIGNED MAY 23, 2016
 - E.) ORANGE COUNTY GIS INFORMATION
 - F.) WATER & SANITARY SEWER INFORMATION BASED UPON VISIBLE EVIDENCE IN THE FIELD AT TIME OF SURVEY AND INFORMATION PROVIDED BY OWASA



Pennonni
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T 919.929.1173 F 919.993.6548

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
No. 34246
J. S. [Signature]

PROPOSED GROCERY STORE
1814 DURHAM-CHAPEL HILL BLVD
CHAPEL HILL, NC 27514

EXISTING CONDITIONS PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NC 28210

NO.	DATE	REVISIONS	BY
3	05/16/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	SAK
2	03/15/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	SAK
1	01/09/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	WRA

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PROJECT	LCGR1601
DATE	2016-11-22
DRAWING SCALE	1" = 60'
DRAWN BY	SAK
APPROVED BY	JUB

CS0201
SHEET 3 OF 16

NOT FOR CONSTRUCTION

P:\Projects\LCGR1601\Drawings\Site\SitePlan\CS0201.dwg P:\Projects\LCGR1601\Drawings\Site\SitePlan\CS0201.dwg PROJECT STATUS: CONCEPTUAL

GENERAL NOTES:

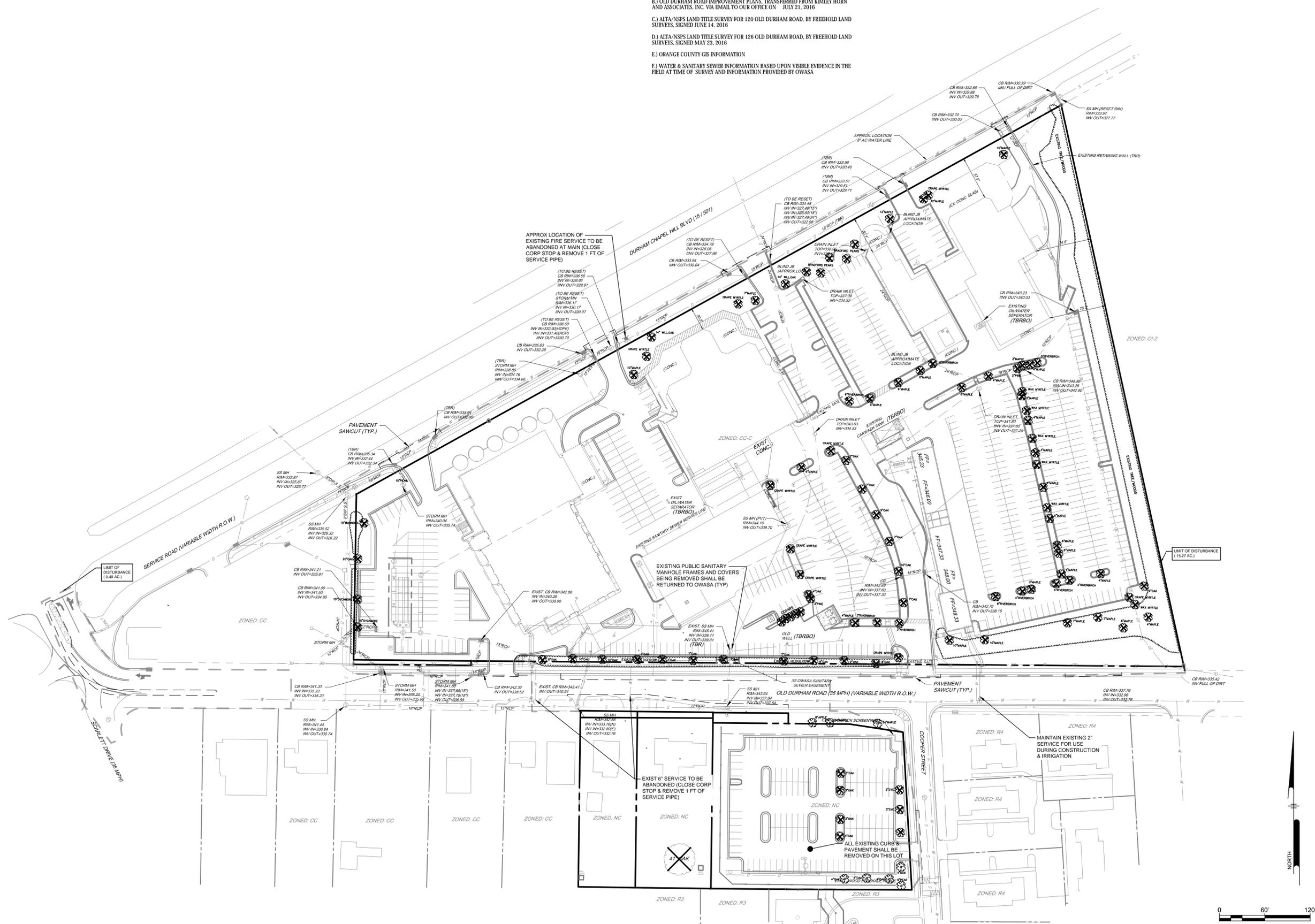
- 1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
 - A.) BOUNDARY TOPOGRAPHIC SURVEY, PREPARED BY PHILIP POST & ASSOCIATES, A DIVISION OF PENNONI 401 PROVIDENCE ROAD, SUITE 200 CHAPEL HILL, NC 27514 FIELD DATE: 06/14/2016
 - B.) OLD DURHAM ROAD IMPROVEMENT PLANS, TRANSFERRED FROM KIMLEY HORN AND ASSOCIATES, INC. VIA EMAIL TO OUR OFFICE ON JULY 21, 2016
 - C.) ALTA/NSPS LAND TITLE SURVEY FOR 120 OLD DURHAM ROAD, BY FREEHOLD LAND SURVEYS, SIGNED JUNE 14, 2016
 - D.) ALTA/NSPS LAND TITLE SURVEY FOR 126 OLD DURHAM ROAD, BY FREEHOLD LAND SURVEYS, SIGNED MAY 23, 2016
 - E.) ORANGE COUNTY GIS INFORMATION
 - F.) WATER & SANITARY SEWER INFORMATION BASED UPON VISIBLE EVIDENCE IN THE FIELD AT TIME OF SURVEY AND INFORMATION PROVIDED BY OWASA

DEMOLITION NOTES:

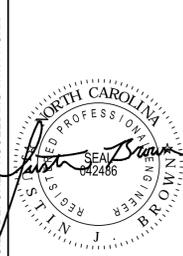
- 1) ALL EXISTING SITE IMPROVEMENTS ON THE MAIN LOT INCLUDING BUT NOT LIMITED TO UTILITY LINES (ABOVE AND BELOW GRADE), UTILITY STRUCTURES (MANHOLES, VALVES, POLES, ETC.), DRAINAGE STRUCTURES (MANHOLES, INLETS, PIPING, ETC.) SHALL BE REMOVED.

DEMOLITION LEGEND:

- (Tree symbol) TREE TO BE REMOVED
- (TBRBC) TO BE REMOVED BY OTHERS
- (TBR) TO BE REMOVED



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PROPOSED GROCERY STORE
1814 DURHAM-CHAPEL HILL BLVD
CHAPEL HILL, NC 27514

DEMOLITION PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NC 28210

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DRAWING SCALE	1" = 60'
DRAWN BY	SAK
APPROVED BY	JUB

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P:\Projects\LCGR1601\LCGR1601_Plot.dwg
PROJECT STATUS: CONCEPTUAL

LAND USE & ZONING NOTES:

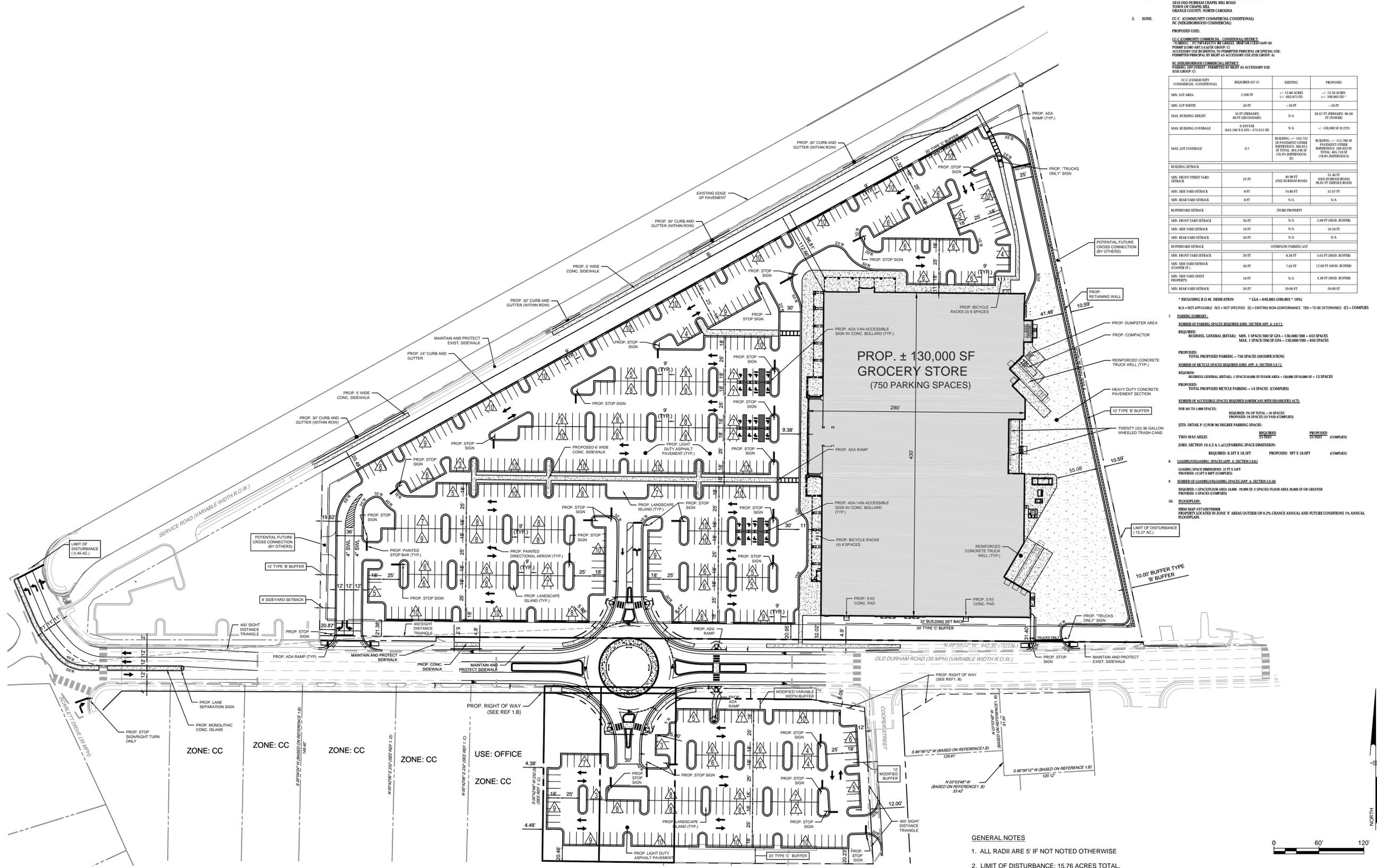
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 - D) ALTA/NSPS LAND TITLE SURVEY FOR 180 OLD DURHAM ROAD, BY FREERHOLD LAND SURVEYS, SIGNED MAY 23, 2016
 - E) ORANGE COUNTY GIS INFORMATION
- OWNER: LG 1810 DURHAM BLVD LLC C/O TORD HARRISON 2301 COAK SPENCER RD. DALLAS, TX 75201
- APPLICANT: LEON CAPITAL GROUP C/O TORD HARRISON 5070 FAIRVIEW ROAD SUITE 450 CHARLOTTE, NC 28210 PHONE: (704) 357-7000
- PARCEL: PPS: 8796782648-9796782648-9796782648-9796782648 1810 OLD DURHAM CHAPEL HILL ROAD TOWN OF CHAPEL HILL ORANGE COUNTY, NORTH CAROLINA
- ZONE: CC-C (COMMUNITY COMMERCIAL CONDITIONAL) NC PROPOSED COMMERCIAL

PROPOSED USES:

CC-C (COMMUNITY COMMERCIAL CONDITIONAL) DISTRICT	REQUIRED (CC-C)	EXISTING	PROPOSED
MIN. LOT AREA:	5,000 SF	+/- 11.80 ACRES (+/- 603,873 SF)	+/- 11.36 ACRES (+/- 580,803 SF) *
MIN. LOT WIDTH:	50 FT	N/A	> 50 FT
MAX. BUILDING HEIGHT:	34 FT (PERMITS) 60 FT (SECTION 16.01)	N/A	28.67 FT (PERMITS) 80.00 FT (OTHER)
MAX. BUILDING COVERAGE:	843,160 S.F. (42% - 275,915 SF)	N/A	+/- 130,000 SF (8.22%)
MAX. LOT COVERAGE:	0.7	BUILDING: +/- 103,723 SF PERMITTED OTHER IMPROVEMENTS: 390,813 SF TOTAL: 494,536 SF (76.5% IMPROVEMENTS) (B)	BUILDING: +/- 115,786 SF PERMITTED OTHER IMPROVEMENTS: 345,518 SF TOTAL: 461,304 SF (78.8% IMPROVEMENTS) (B)

BUILDING SETBACK	EXISTING	PROPOSED
MIN. FRONT STREET YARD SETBACK	22 FT	40 FT (OLD DURHAM ROAD) 31.40 FT (OLD DURHAM ROAD) 36.81 FT (SERVICE ROAD)
MIN. SIDE YARD SETBACK	8 FT	74.80 FT 12.00 FT
MIN. REAR YARD SETBACK	8 FT	N/A
BUFFERYARD SETBACK		STAKE PROPERTY
MIN. FRONT YARD SETBACK	20 FT	N/A
MIN. SIDE YARD SETBACK	10 FT	N/A
MIN. REAR YARD SETBACK	20 FT	N/A
BUFFERYARD SETBACK		OVERLAP PARKING LOT
MIN. FRONT YARD SETBACK	20 FT	8.26 FT
MIN. SIDE YARD SETBACK (CORNER)	20 FT	7.62 FT
MIN. SIDE YARD (EXIST. PROPERTY)	10 FT	N/A
MIN. REAR YARD SETBACK	20 FT	20.00 FT

- * EXCLUDING R.O.W. DEDICATION * C/A = 649,885 (590,803 + 10%)
- N/A = NOT APPLICABLE N/S = NOT SPECIFIED (E) = EXISTING NON-COMFORMANCE TRD = TO BE DETERMINED (C) = COMPLIES
7. **PARKING SUMMARY:**
- NUMBER OF PARKING SPACES REQUIRED FOR SECTION APP. A-1.3.1.1
- REQUIRED: BUSINESS GENERAL (RETAIL): MIN. 1 SPACE/200 SF GFA + 130,000/200 = 433 SPACES
MAX. 1 SPACE/200 SF GFA + 130,000/200 = 650 SPACES
- PROPOSED: TOTAL PROPOSED PARKING = 750 SPACES (MODIFICATION)
- NUMBER OF BIKE SPACES REQUIRED FOR APP. A-1.3.1.1
- REQUIRED: BUSINESS GENERAL (RETAIL): 1 SPACE/10,000 SF FLOOR AREA + 100,000/10,000 SF = 13 SPACES
- PROPOSED: TOTAL PROPOSED BIKE PARKING = 14 SPACES (COMPLIES)
- NUMBER OF ACCESSIBLE SPACES REQUIRED (AMERICANS WITH DISABILITIES ACT)
- FOR 261 TO 1,000 SPACES: REQUIRED: 2% OF TOTAL = 14 SPACES
PROPOSED: 24 SPACES (31 VAN COMPLIES)
- (STD. DETAIL 20) FOR 90 DEGREE PARKING SPACES:
- TWO WAY AISLES: REQUIRED: 8.5 FT X 18.5 FT PROPOSED: 9 FT X 18.0 FT (COMPLIES)
10. **FLOORPLAN:**
- FROM MAP 27100790000 PROPERTY LOCATED IN ZONE 'X' AREAS OUTSIDE OF 0.2% CHANCE ANNUAL AND FUTURE CONDITIONS 1% ANNUAL FLOODPLAIN.



- GENERAL NOTES**
- ALL RADII ARE 5' IF NOT NOTED OTHERWISE
 - LIMIT OF DISTURBANCE: 15.76 ACRES TOTAL.

Pennonni
Firm License # F-1267
PENNONI ASSOCIATES INC.
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T 919.929.1173 F 919.493.6548

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PROFESSIONAL SEAL
NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
J. B. NORTON
042486

PROPOSED GROCERY STORE
1814 DURHAM-CHAPEL HILL BLVD
CHAPEL HILL, NC 27514

SITE PLAN

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NC 28210

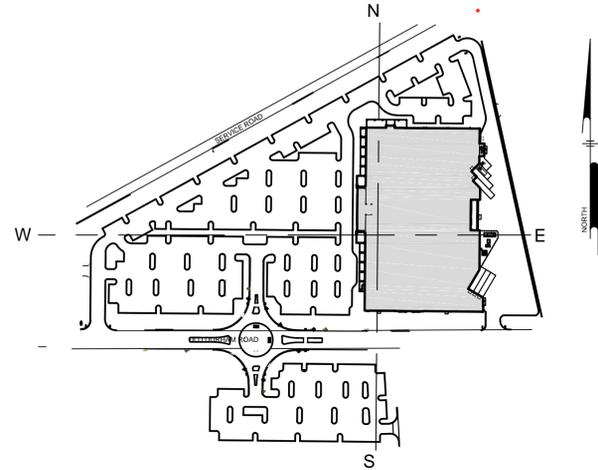
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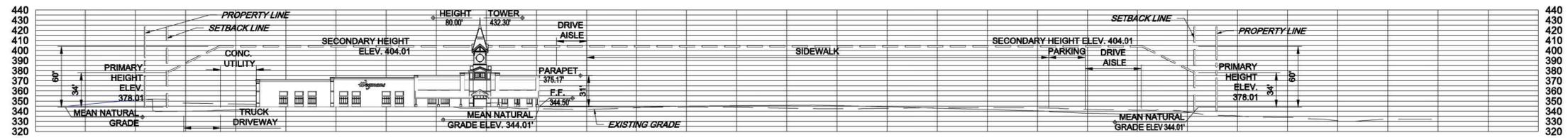
PROJECT: **LCGR1601**
DATE: 2016-11-22
DRAWING SCALE: 1" = 60'
DRAWN BY: SAK
APPROVED BY: JUB

CS1001
SHEET 6 OF 16

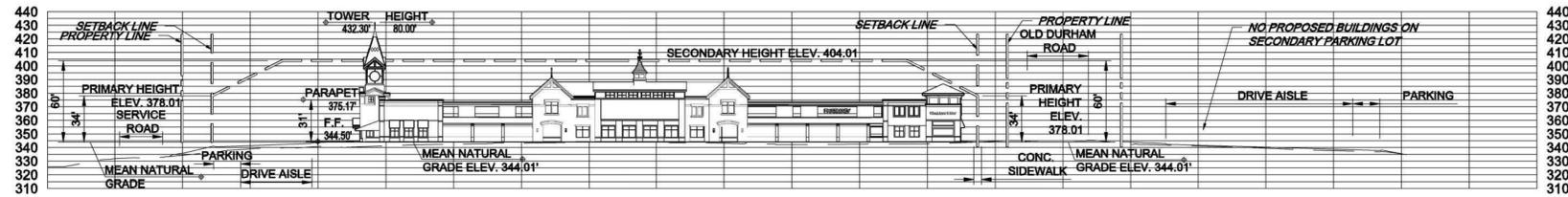
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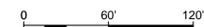
KEY MAP
1" = 200'



CROSS SECTION EAST TO WEST
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 60'



CROSS SECTION NORTH TO SOUTH
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 60'

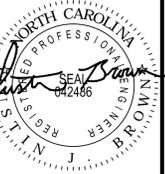


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CROSS SECTIONS

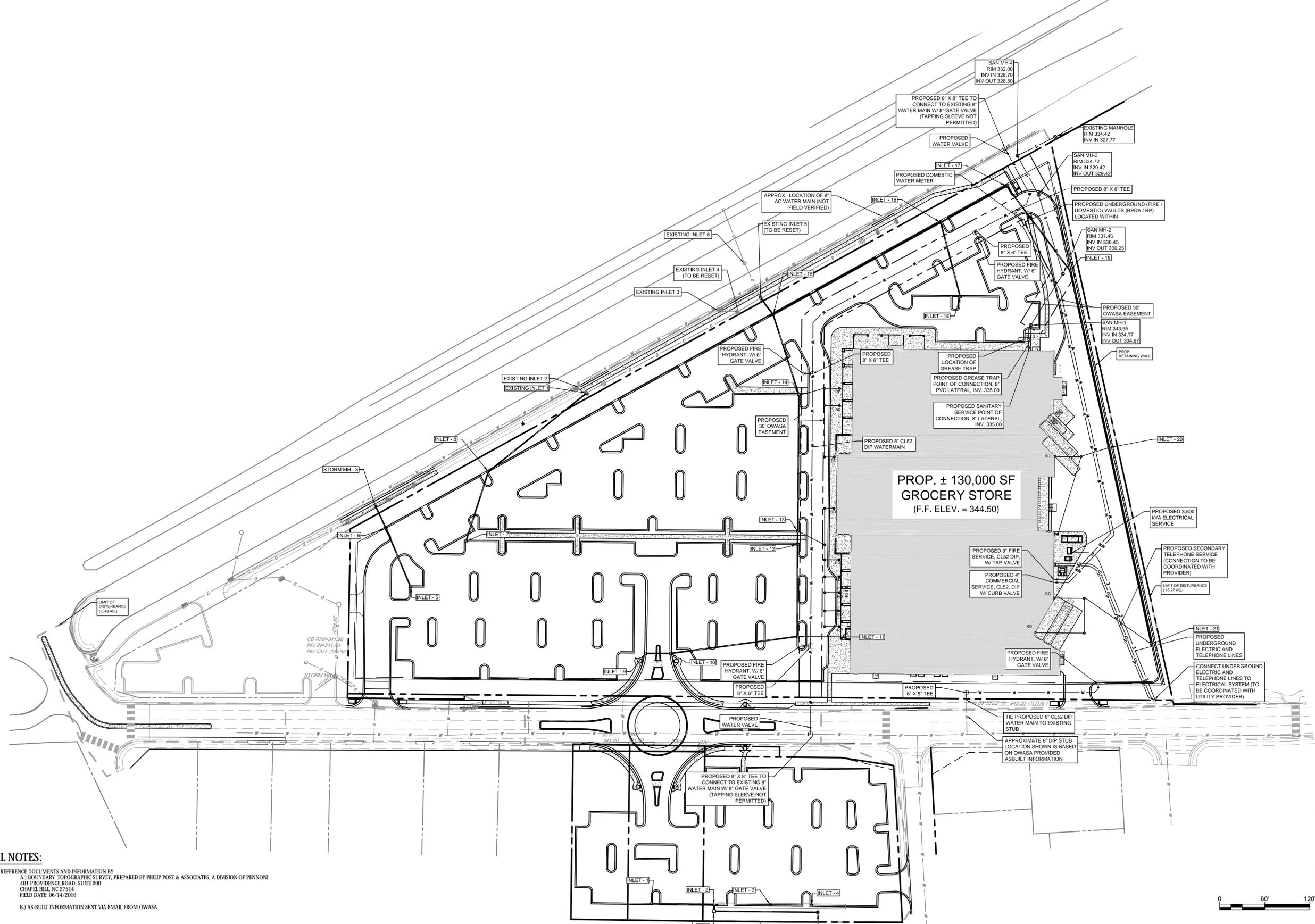
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PROJECT: LCGR1601
DATE: 2016-11-22
DRAWING SCALE: AS NOTED
DRAWN BY: SAK
APPROVED BY: JUB

CS1502
SHEET 8 OF 16



GENERAL NOTES:

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 - BOUNDARY TOPOGRAPHIC SURVEY, PREPARED BY PHILIP POST & ASSOCIATES, A DIVISION OF PENNONI 401 PROVIDENCE ROAD, SUITE 200 CHAPEL HILL, NC 27514 FIELD DATE: 06/14/2016
 - AS-BUILT INFORMATION SENT VIA EMAIL FROM OWASA



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Pennonni
 Firm License F-1267
PENNONI ASSOCIATES INC.
 401 Providence Road #200
 Chapel Hill, NC 27514
 T 919.929.1173 F 919.493.6548

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PROPOSED GROCERY STORE
 1814 DURHAM-CHAPEL HILL BLVD
 CHAPEL HILL, NC 27514

UTILITY PLAN

LEON CAPITAL GROUP
 5970 FAIRVIEW ROAD, SUITE 450
 CHARLOTTE, NC 28210

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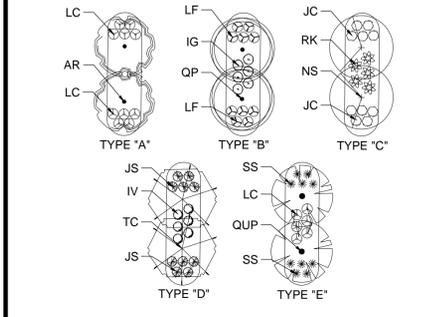
PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL & COMMON PLANT NAME	SIZE	COMMENTS
CANOPY TREES				
AR	16	Acer rubrum 'October Brilliance' (October Brilliance)	2" to 2-1/2" Cal. Min.	
FG	30	Fagus grandiflora (American Beech)	2" to 2-1/2" Cal. Min.	
IO	25	Ilex opaca (American Holly)	2" to 2-1/2" Cal. Min.	
LT	23	Liriodendron tulipifera (Tulip Poplar)	2" to 2-1/2" Cal. Min.	
NS	20	Nyssa sylvatica (Black Gum)	2" to 2-1/2" Cal. Min.	
QP	11	Quercus phellos (Willow Oak)	2" to 2-1/2" Cal. Min.	
QUP	23	Quercus pagodifolia (Cherrybark Oak)	2" to 2-1/2" Cal. Min.	
QV	18	Quercus virginiana (Live Oak)	2" to 2-1/2" Cal. Min.	
TC	26	Tilia cordata (Little Leaf Linden)	2" to 2-1/2" Cal. Min.	
DECIDUOUS UNDERSTORY TREES				
AA	75	Amelanchier arborea (Serviceberry)	5" to 6 Ht. Min.	
CC	21	Cercis canadensis 'Forest Pansy' (Forest Pansy Redbud)	5" to 6 Ht. Min.	
CV	25	Chionanthus virginicus (Fringe Tree)	5" to 6 Ht. Min.	
OA	62	Oxydendrum arborea (Sourwood)	5" to 6 Ht. Min.	
OS	15	Osmanthus americanus (Devilwood)	5" to 6 Ht. Min.	
LN	13	Lagerstroemia (indica x fauriei) 'Natchez' (Natchez Crapemyrtle)	5" to 6 Ht. Min.	

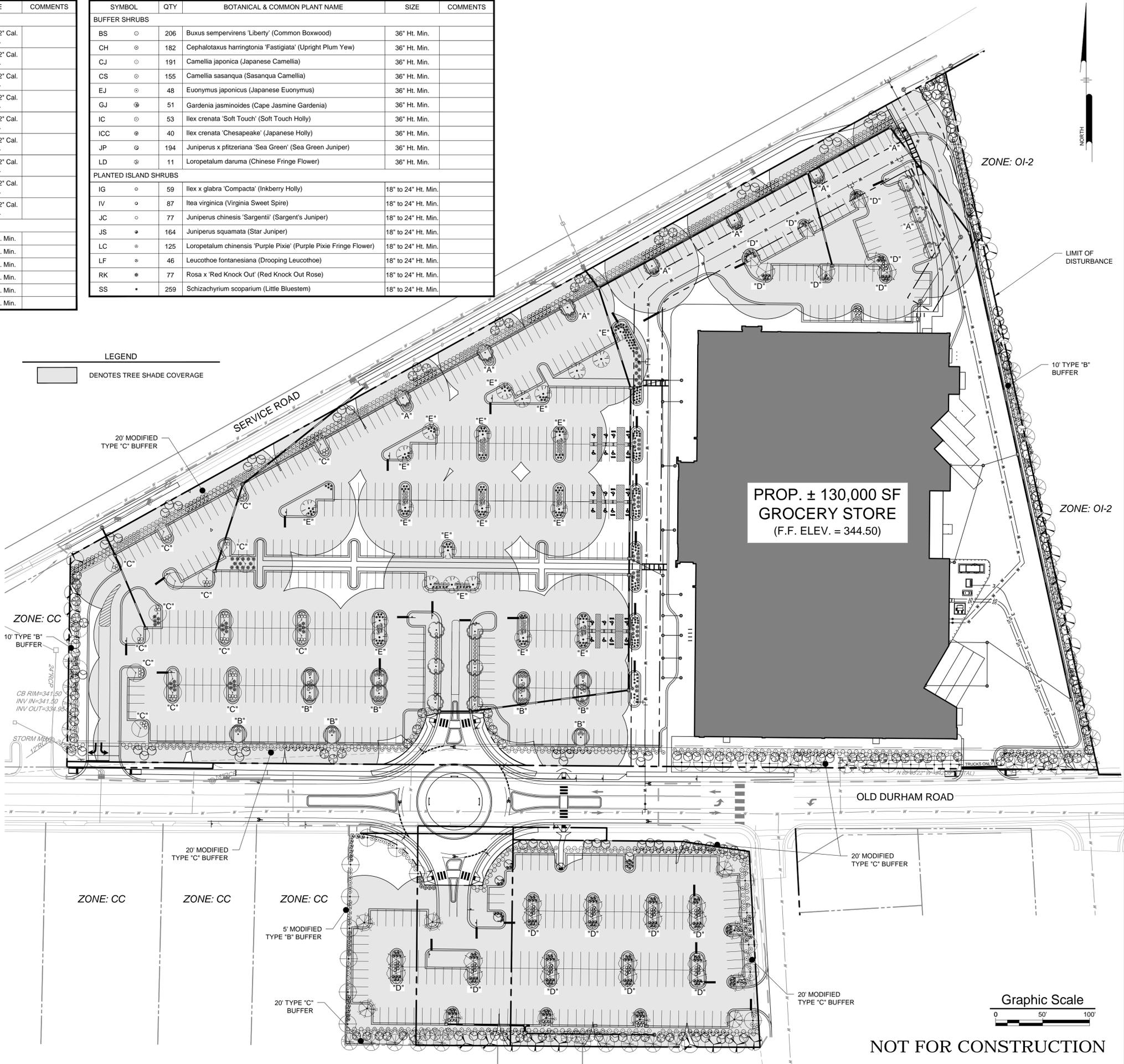
SYMBOL	QTY	BOTANICAL & COMMON PLANT NAME	SIZE	COMMENTS
BUFFER SHRUBS				
BS	206	Buxus sempervirens 'Liberty' (Common Boxwood)	36" Ht. Min.	
CH	182	Cephalotaxus harringtonia 'Fastigiata' (Upright Plum Yew)	36" Ht. Min.	
CJ	191	Camellia japonica (Japanese Camellia)	36" Ht. Min.	
CS	155	Camellia sasanqua (Sasanqua Camellia)	36" Ht. Min.	
EJ	48	Euonymus japonicus (Japanese Euonymus)	36" Ht. Min.	
GJ	51	Gardenia jasminoides (Cape Jasmine Gardenia)	36" Ht. Min.	
IC	53	Ilex crenata 'Soft Touch' (Soft Touch Holly)	36" Ht. Min.	
ICC	40	Ilex crenata 'Chesapeake' (Japanese Holly)	36" Ht. Min.	
JP	194	Juniperus x pfitzeriana 'Sea Green' (Sea Green Juniper)	36" Ht. Min.	
LD	11	Loropetalum daruma (Chinese Fringe Flower)	36" Ht. Min.	
PLANTED ISLAND SHRUBS				
IG	59	Ilex x glabra 'Compacta' (Inkberry Holly)	18" to 24" Ht. Min.	
IV	87	Itea virginica (Virginia Sweet Spire)	18" to 24" Ht. Min.	
JC	77	Juniperus chinensis 'Sargentii' (Sargent's Juniper)	18" to 24" Ht. Min.	
JS	164	Juniperus squamata (Star Juniper)	18" to 24" Ht. Min.	
LC	125	Loropetalum chinensis 'Purple Pixie' (Purple Pixie Fringe Flower)	18" to 24" Ht. Min.	
LF	46	Leucothoe fontanesiana (Drooping Leucothoe)	18" to 24" Ht. Min.	
RK	77	Rosa x 'Red Knock Out' (Red Knock Out Rose)	18" to 24" Ht. Min.	
SS	259	Schizachyrium scoparium (Little Bluestem)	18" to 24" Ht. Min.	

LANDSCAPE ISLAND PLANTING SCHEMES

*USE PLANT QUANTITIES AS APPLICABLE FOR HALF ISLANDS (TYP.)



SECTION	REQUIREMENT	PROVIDED	COMPLIES / MODIFICATION
Section 3.1.2 Parking Lot Shading Standards	All parking lots are required to be landscaped and should provide vegetation to achieve at least 35% shading at maturity. Total lot area 590,803 S.F. requires 206,781 S.F. shaded area minimum.	Provided 343,077 S.F. shaded area = 58.06% of total site. (See shaded area of Landscape Plan)	Complies
Table 5.6.6-1 Buffers (Grocery Store Parcel)	East: Type "B" Buffer (internal) 670 LF = 9 large trees, 47 small trees, 81 shrubs West: Type "B" Buffer (internal) 218 LF = 9 large trees, 15 small trees, 26 shrubs North: Type "C" Buffer (external) 975 LF = 49 large trees, 98 small trees, 351 shrubs South: Type "C" Buffer (external) 1,015 LF = 51 large trees, 102 small trees, 365 shrubs	10ft buffer width provided: 27 large trees, 53 small trees, 67 shrubs 10ft buffer width provided: 9 large trees, 15 small trees, 26 shrubs 20ft buffer width provided: 11 large trees, 33 small trees, 432 shrubs 20ft buffer width provided: 21 large trees, 57 small trees, 248 shrubs	Complies Complies Modification Modification
Table 5.6.6-1 Buffers (Overflow Parking Lot)	East: Type "C" Buffer (external) 207 LF = 9 large trees, 18 small trees, 64 shrubs West: Type "B" Buffer (internal) 232 LF = 9 large trees, 16 small trees, 28 shrubs North: Type "C" Buffer (external) 316 LF = 16 large trees, 32 small trees, 114 shrubs South: Type "C" Buffer (internal) 366 LF = 15 large trees, 29 small trees, 110 shrubs	Buffer width requested: 9 large trees, 47 shrubs Buffer width requested: 11 large trees, 55 shrubs Buffer width requested: 15 small trees, 89 shrubs 20ft buffer width provided: 19 large trees, 34 small trees, 121 shrubs	Modification Modification Modification Complies
Section 5.7.2 Tree Canopy	Tree Canopy Coverage: minimum 30% total lot area 590,803 S.F. requires 177,241 S.F. canopy area minimum.	405 Trees provided: on site 405 trees x 500 S.F. = 202,500 S.F. = 34% of total lot area. No existing trees will remain with this project (See Demolition Plan for tree removal).	Complies
Section 5.9.6.(c)(2)(A) Foundation Buffer Strip	5ft Landscape Buffer Strip width	Building separated from parking by drive lanes and loading areas.	Complies
Section 5.9.6.(c)(2)(B) Perimeter Screening	5ft Landscape Buffer Strip width with continuous row of shrubs between streets and parking lots	Planted buffers provided.	Complies
Section 5.9.6.(c)(2)(F) - Tree Radii Requirement	No parking spaces shall be further than 50ft from trunk of canopy tree / 75ft from (2) canopy trees.	Plan shown for view corridors.	Modification
Section 5.9.6.(c)(2)(H) - Parking Adjacent to Residential Zoning	Evergreen hedge with minimum height of 3ft at planting or a fence or wall with minimum height of 4ft and no more than 6ft	N/A	Complies



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LANDSCAPE PLAN

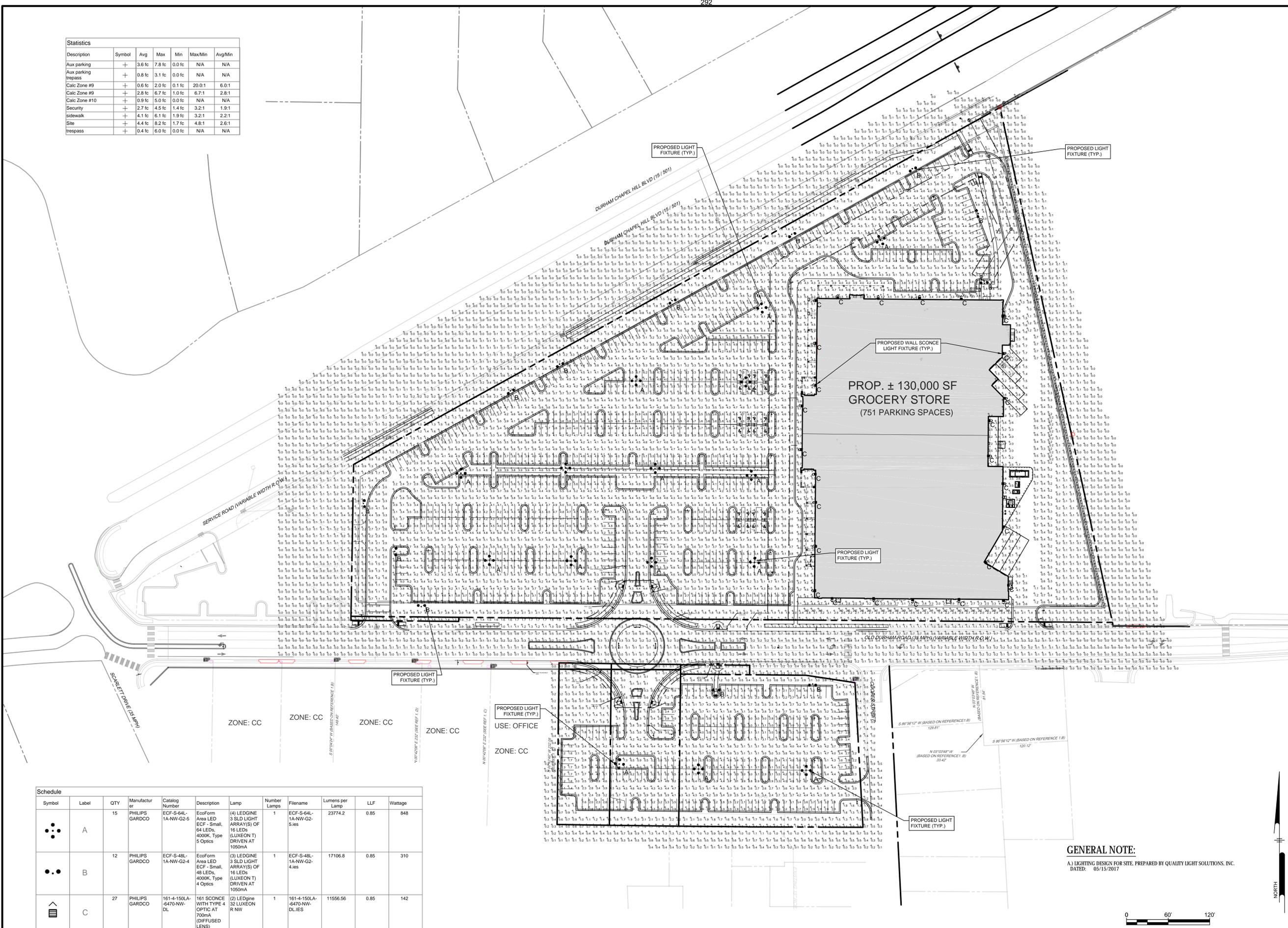
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2	03/15/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	
1	11/09/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	

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PROJECT	LCGR1601
DATE	2017-05-15
DRAWING SCALE	1" = 50'
DRAWN BY	TJM
APPROVED BY	SLS

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Aux parking	+	3.6 fc	7.8 fc	0.0 fc	N/A	N/A
Aux parking trespass	+	0.8 fc	3.1 fc	0.0 fc	N/A	N/A
Calc Zone #9	+	0.6 fc	2.0 fc	0.1 fc	20.0:1	6.0:1
Calc Zone #9	+	2.8 fc	6.7 fc	1.0 fc	6.7:1	2.8:1
Calc Zone #10	+	0.9 fc	5.0 fc	0.0 fc	N/A	N/A
Security	+	2.7 fc	4.5 fc	1.4 fc	3.2:1	1.9:1
sidewalk	+	4.1 fc	6.1 fc	1.9 fc	3.2:1	2.2:1
Site	+	4.4 fc	8.2 fc	1.7 fc	4.8:1	2.6:1
trespass	+	0.4 fc	6.0 fc	0.0 fc	N/A	N/A



Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
•••	A	15	PHILIPS GARDCO	ECF-S-64L-1A-NW-G2-5	EcoForm Area LED ECF - Small, 64 LEDs, 4000K, Type 5 Optics	(4) LEDGINE 3 SLD LIGHT ARRAY(S) OF 16 LEDs (LUXEON T) DRIVEN AT 1050mA	1	ECF-S-64L-1A-NW-G2-5.ies	23774.2	0.85	848
•••	B	12	PHILIPS GARDCO	ECF-S-48L-1A-NW-G2-4	EcoForm Area LED ECF - Small, 48 LEDs, 4000K, Type 4 Optics	(3) LEDGINE 3 SLD LIGHT ARRAY(S) OF 16 LEDs (LUXEON T) DRIVEN AT 1050mA	1	ECF-S-48L-1A-NW-G2-4.ies	17106.8	0.85	310
^	C	27	PHILIPS GARDCO	161-4-150LA-6470-NW-DL	161 SCONCE WITH TYPE 4 OPTIC AT 700mA (DIFFUSED LENS)	(2) LEDgine 32 LUXEON R NW	1	161-4-150LA-6470-NW-DL.ies	11556.56	0.85	142

GENERAL NOTE:
 A) LIGHTING DESIGN FOR SITE, PREPARED BY QUALITY LIGHT SOLUTIONS, INC.
 DATED: 05/15/2017

Pennoni
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PENNONI ASSOCIATES INC.
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 Chapel Hill, NC 27514
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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PROPOSED GROCERY STORE
 1814 DURHAM-CHAPEL HILL BLVD
 CHAPEL HILL, NC 27514

LIGHTING PLAN

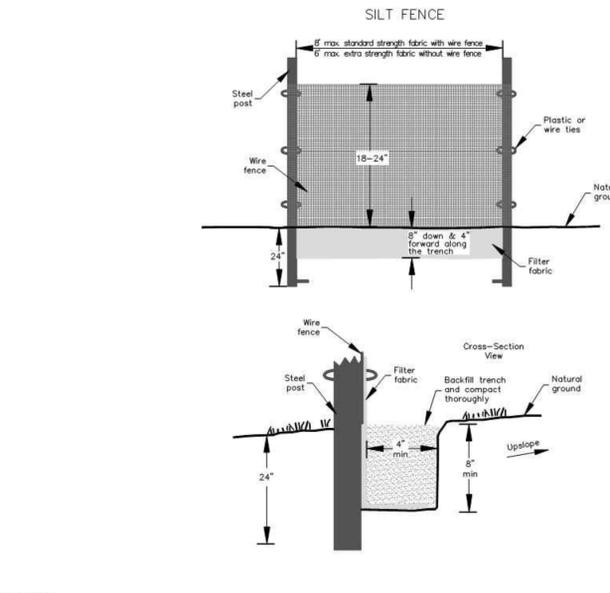
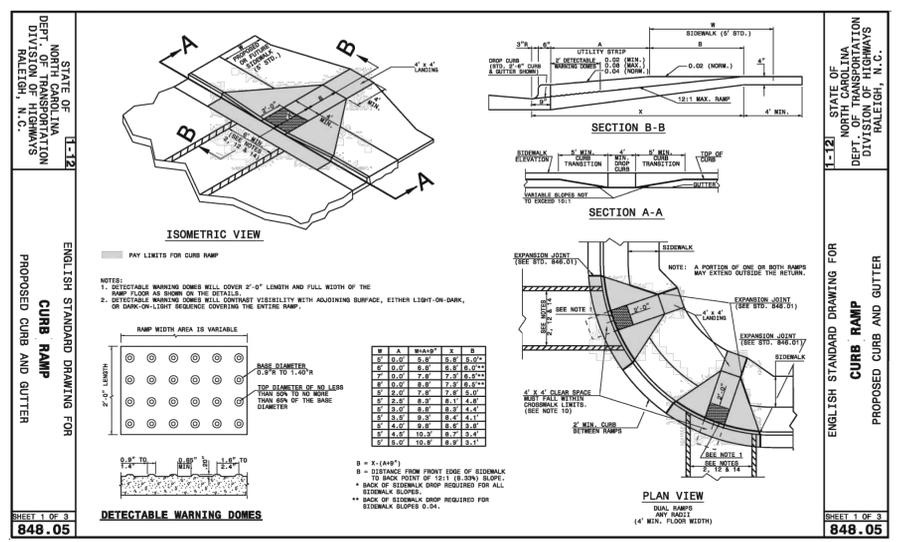
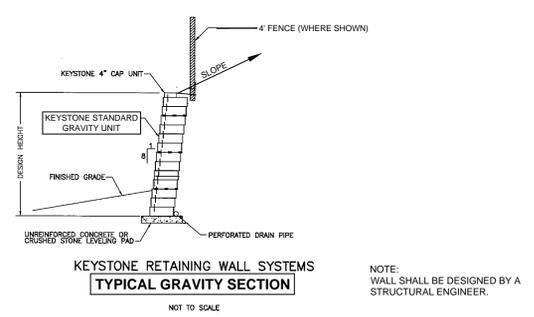
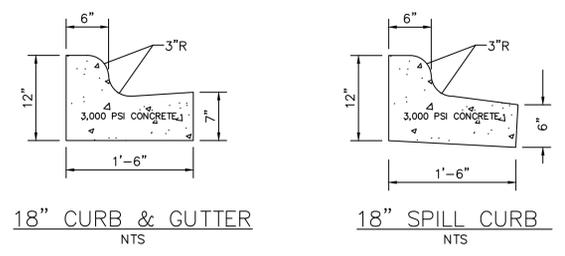
LEON CAPITAL GROUP
 5970 FAIRVIEW ROAD, SUITE 450
 CHARLOTTE, NC 28210

NO.	DATE	REVISIONS	BY
1	05/16/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	SAK

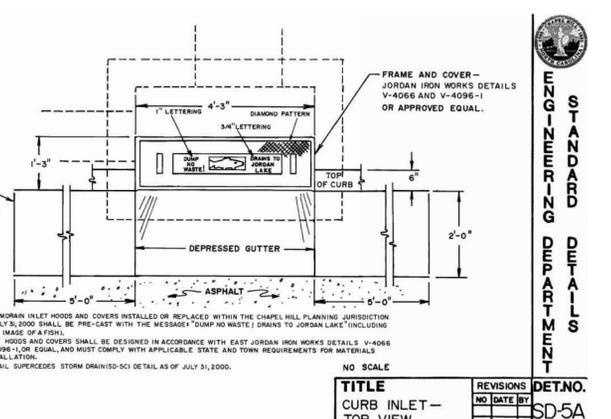
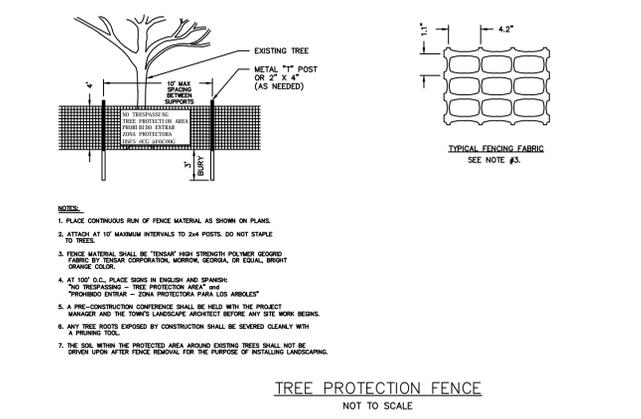
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PROJECT	LCGR1601
DATE	2016-11-22
DRAWING SCALE	1" = 60'
DRAWN BY	SAK
APPROVED BY	JUB

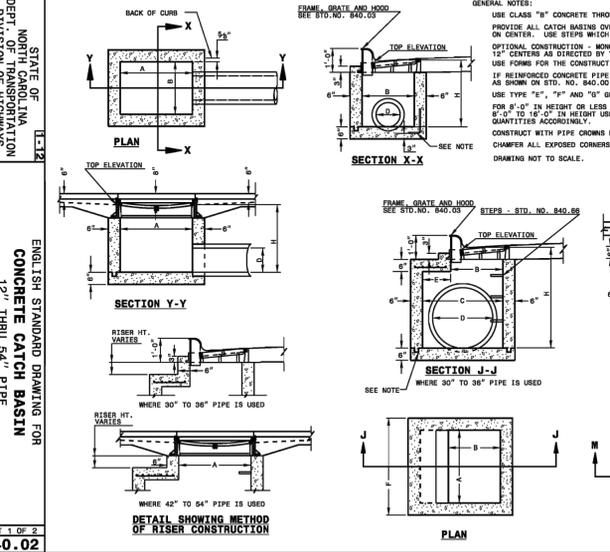
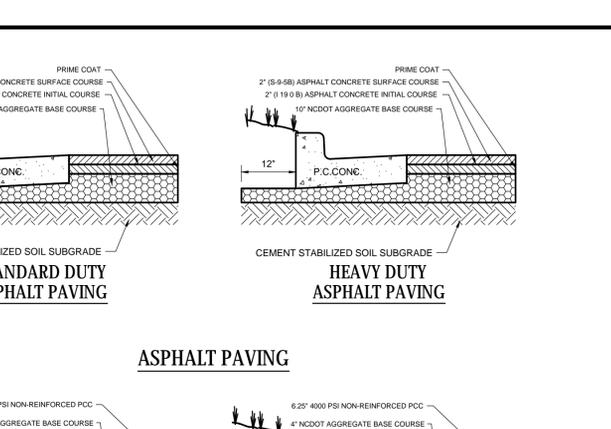
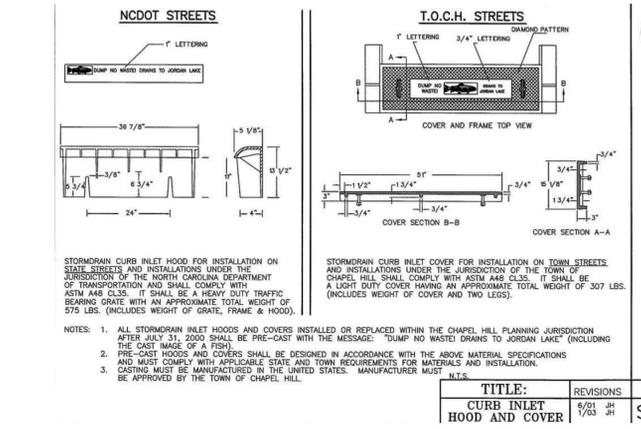
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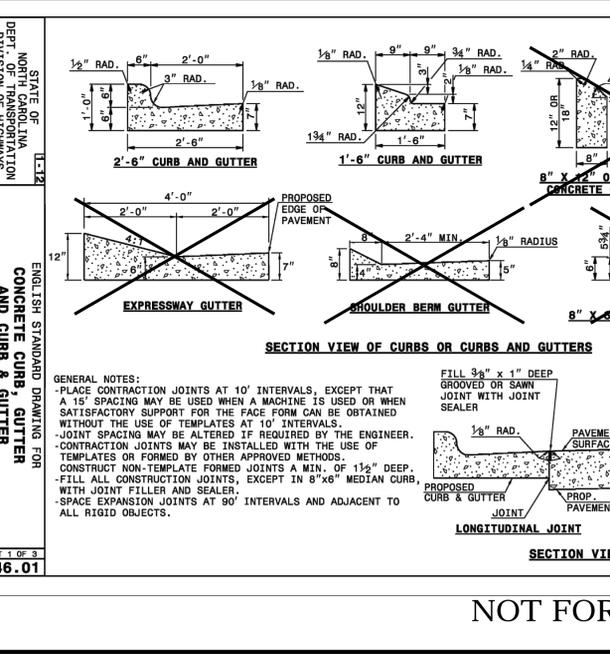
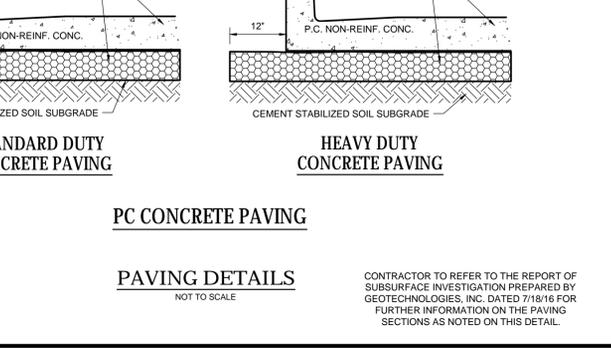
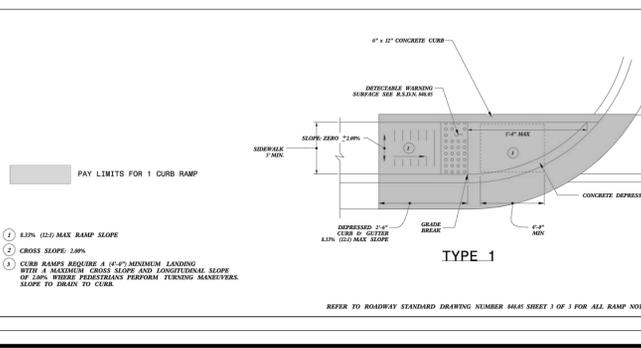
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SILT FENCE	08/13 15	SD-18



TITLE:	REVISIONS	DET. NO.
CONCRETE CATCH BASIN	08/13 15	SD-18



TITLE:	REVISIONS	DET. NO.
CONCRETE CURB & GUTTER	08/13 15	SD-18



TITLE:	REVISIONS	DET. NO.
CONCRETE CURB & GUTTER	08/13 15	SD-18

TOWN OF CHAPEL HILL

ENGINEERING DEPARTMENT

Pennoni

Firm License F-1287

PENNONI ASSOCIATES INC.

401 Providence Road #200
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REG. STATE OF NORTH CAROLINA
PROFESSIONAL ENGINEER
NO. 042486

PROPOSED GROCERY STORE

1814 DURHAM-CHAPEL HILL BLVD
CHAPEL HILL, NC 27514

SITE DETAILS

LEON CAPITAL GROUP
5970 FAIRVIEW ROAD, SUITE 450
CHARLOTTE, NC 28210

NO.	DATE	REVISIONS	BY
1	03/05/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	SAK
2	05/02/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	SAK

PROJECT: **LCGR1601**

DATE: 2016-11-22

DRAWING SCALE: AS SHOWN

DRAWN BY: SAK

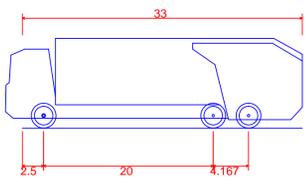
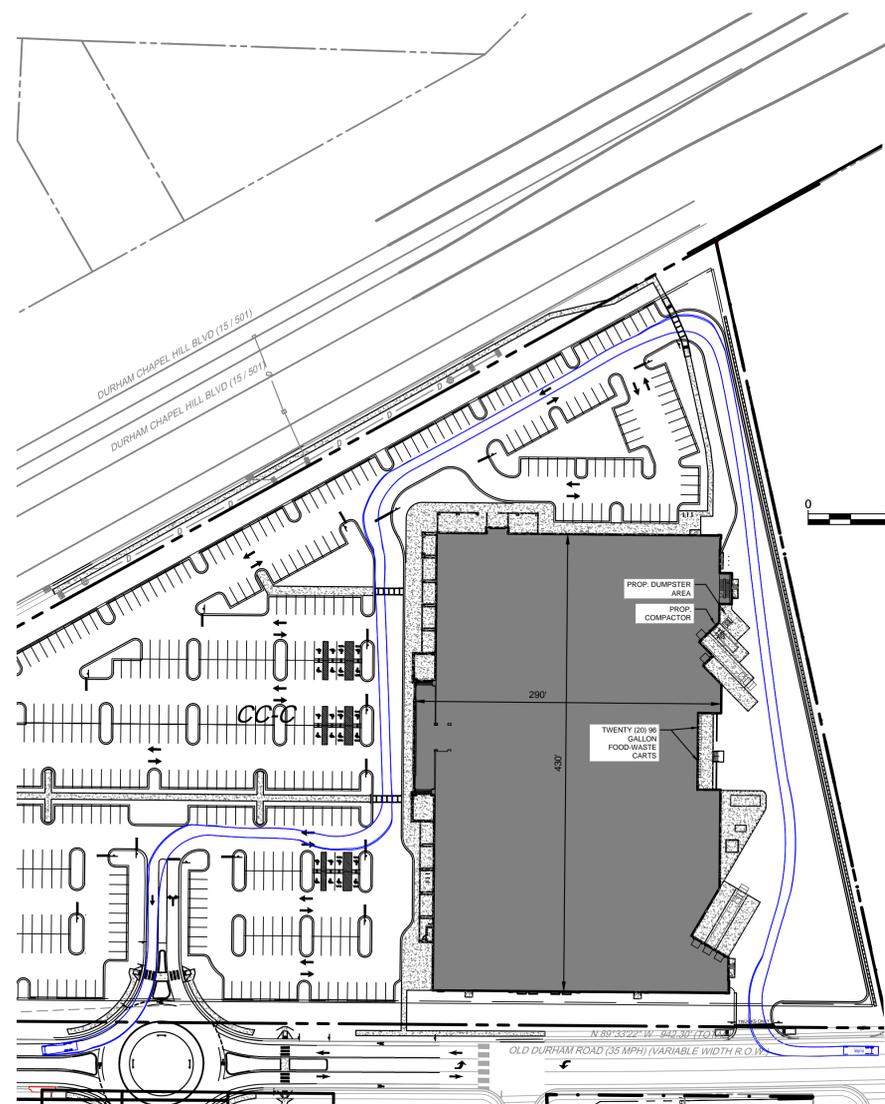
APPROVED BY: JUB

CS6001

SHEET 13 OF 16

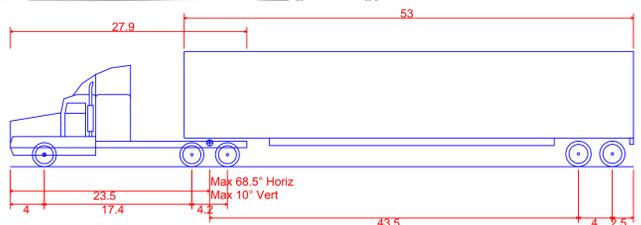
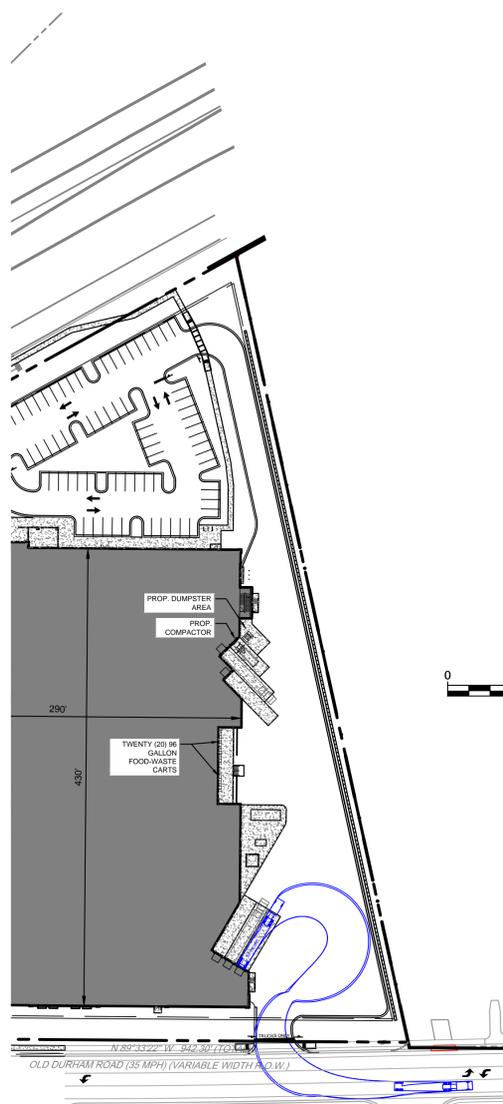
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GARBAGE TRUCK



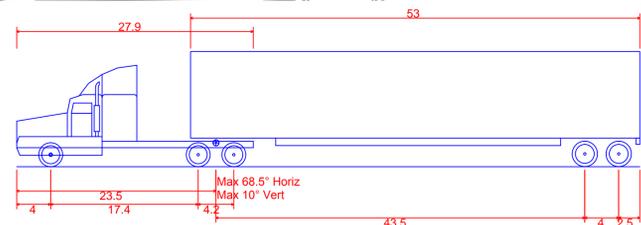
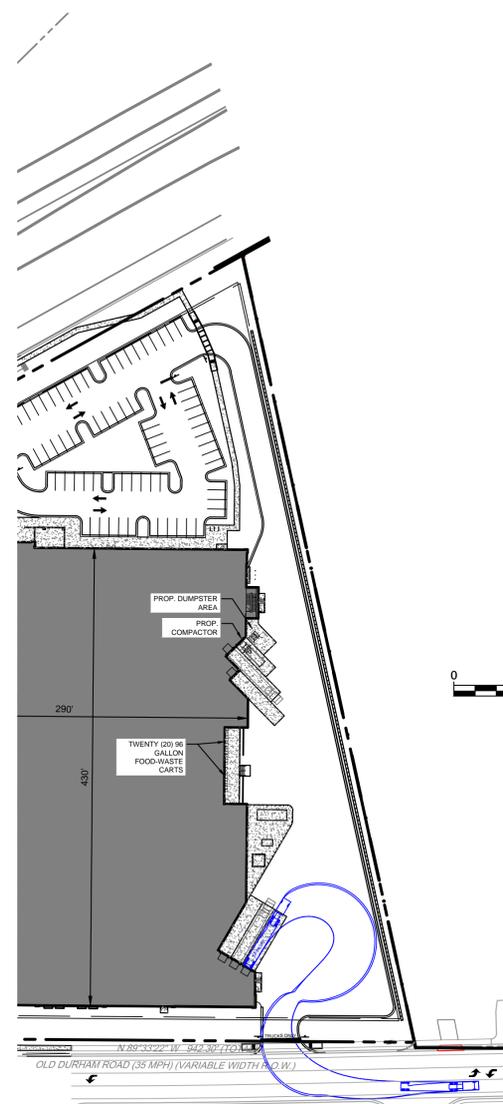
Garbage Truck
 Overall Length 33.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 42.500ft

TRUCK INGRESS



WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

TRUCK EGRESS



WB-67 - Interstate Semi-Trailer
 Overall Length 73.501ft
 Overall Width 8.500ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 28.40°

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PENNONI ASSOCIATES INC.
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REGISTERED PROFESSIONAL ENGINEER
 STATE OF NORTH CAROLINA
 042466
 Sean Swain

PROPOSED GROCERY STORE
 1814 DURHAM-CHAPEL HILL BLVD
 CHAPEL HILL, NC 27514

TRUCKING CIRCULATION PLAN

LEON CAPITAL GROUP
 5970 FAIRVIEW ROAD, SUITE 450
 CHARLOTTE, NC 28210

NO.	DATE	REVISIONS	BY
4	05/16/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	SAK
3	03/15/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	SAK
2	01/03/2017	REVISIONS PER OCSW	SAK
1	01/09/2017	REVISIONS PER TOWN OF CHAPEL HILL COMMENTS	WBA

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PROJECT	LCGR1601
DATE	2016-11-22
DRAWING SCALE	1" = 80'
DRAWN BY	SAK
APPROVED BY	JUB

CS9801
 SHEET 15 OF 16

NOT FOR CONSTRUCTION

P:\Projects\CS9801\CONTRACTOR\Drawings\CS9801_15.dwg
 PLOTTED: 11/22/2016 11:58 AM BY: Sean Swain
 PROJECT STATUS: CONCEPTUAL

