

PHASES ARE LABELED FOR REFERENCE AND PHASE LABELS ARE NOT INDICATIVE OF SEQUENCE FOR PERMITTING OR CONSTRUCTION. PHASES WILL APPLY FOR AND RECEIVE BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY IN ANY ORDER.

PHASE A: WILL BE PERMITTED SEPARATELY

- A SINGLE MULT-FAMILY BUILDING, WITH UNDER-BUILDING PARKING
- 190-199 RESIDENTIAL UNITS
- PARKING SPACE QUANTITY WILL COMPLY WITH LUMO REGULATIONS
- CERTIFICATE OF OCCUPANCY WILL BE DEPENDENT ON :
- THE PROVISION OF ALL RECREATION SPACE BEING PROVIDED AND/OR PAYMENT IN LIEU MADE FOR THE RECREATION SPACE REQUIREMENT ON THE NORTH SIDE OF OLD CHAPEL HILL ROAD
 - INSTALLATION OF STORMWATER MITIGATION FACILITY TO TREAT THE ADDITIONAL IMPERVIOUS SURFACE ON THE NORTH SIDE OF OLD CHAPEL HILL ROAD
 - WIDENING OF SIDEWALK ON THE FRONTAGE ON THE NORTH SIDE OF OLD CHAPEL HILL ROAD TO A 10' WIDE CONCRETE MULTI-MODAL TRAIL
 - INSTALLATION OF SITE LANDSCAPING AS REQUIRED BY APPROVED CONDITIONAL ZONING FOR THE PARCELS ON THE NORTH SIDE OF OLD CHAPEL HILL ROAD
 - INSTALLATION OF PAVED DRIVEWAY TO SATISFY NC FIRE CODE REQUIREMENTS

PHASE B: EACH STRUCTURE WILL BE PERMITTED SEPARATELY

- SINGLE FAMILY HOMES AND TOWNHOME CLUSTERS
- 20-30 RESIDENTIAL UNITS
- PARKING SPACE QUANTITY WILL COMPLY WITH LUMO REGULATIONS
- BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR EACH STRUCTURE INDEPENDENT OF OTHERS IN THE PHASE
- ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY IS DEPENDENT ON :
- THE INSTALLATION OF A STORM MITIGATION FACILITY SIZED TO TREAT ALL NEW PROPOSED IMPERVIOUS IN THIS PHASE.
 - INSTALLATION OF LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE ADJACENT TO THIS PHASE
 - INSTALLATION OF PAVED DRIVEWAY ACCESS TO SATISFY NC FIRE CODE REQUIREMENTS

PHASE C: EACH STRUCTURE WILL BE PERMITTED SEPARATELY

- SINGLE FAMILY HOMES AND TOWNHOME CLUSTERS
- 20-30 RESIDENTIAL UNITS
- PARKING SPACE QUANTITY WILL COMPLY WITH LUMO REGULATIONS
- BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR EACH STRUCTURE INDEPENDENT OF OTHERS IN THE PHASE
- ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY IS DEPENDENT ON :
- THE INSTALLATION OF A STORM MITIGATION FACILITY SIZED TO TREAT ALL NEW PROPOSED IMPERVIOUS IN THIS PHASE.
 - INSTALLATION OF LANDSCAPE BUFFER ALONG THE ADJACENT POPE ROAD FRONTAGE AND ALONG THE SOUTH PROPERTY LINE ADJACENT TO THIS PHASE
 - INSTALLATION OF PAVED DRIVEWAY ACCESS TO SATISFY NC FIRE CODE REQUIREMENTS

PHASE D: CENTRAL GREEN PLAZA AND COMMUNITY BUILDING

- ISSUANCE OF THE CERTIFICATE OF OCCUPANCY IS DEPENDENT ON:
- THE INSTALLATION OF A STORM MITIGATION FACILITY SIZED TO TREAT ALL NEW PROPOSED IMPERVIOUS IN THIS PHASE
 - INSTALLATION OF PAVED DRIVEWAY ACCESS TO SATISFY NC FIRE CODE REQUIREMENTS

PHASE E: TOWNHOME CLUSTERS

- 40-50 RESIDENTIAL UNITS
- PARKING SPACE QUANTITY WILL COMPLY WITH LUMO REGULATIONS.
- BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR EACH STRUCTURE INDEPENDENT OF OTHERS IN THIS PHASE.
- ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY IS DEPENDENT ON:
- THE INSTALLATION OF A STORM MITIGATION FACILITY SIZED TO TREAT ALL NEW PROPOSED IMPERVIOUS IN THIS PHASE
 - INSTALLATION OF LANDSCAPE BUFFER ALONG THE POPE ROAD AND OLD CHAPEL HILL ROAD FRONTAGES ADJACENT TO THIS PHASE
 - INSTALLATION OF PAVED DRIVEWAY ACCESS TO SATISFY NC FIRE CODE REQUIREMENTS

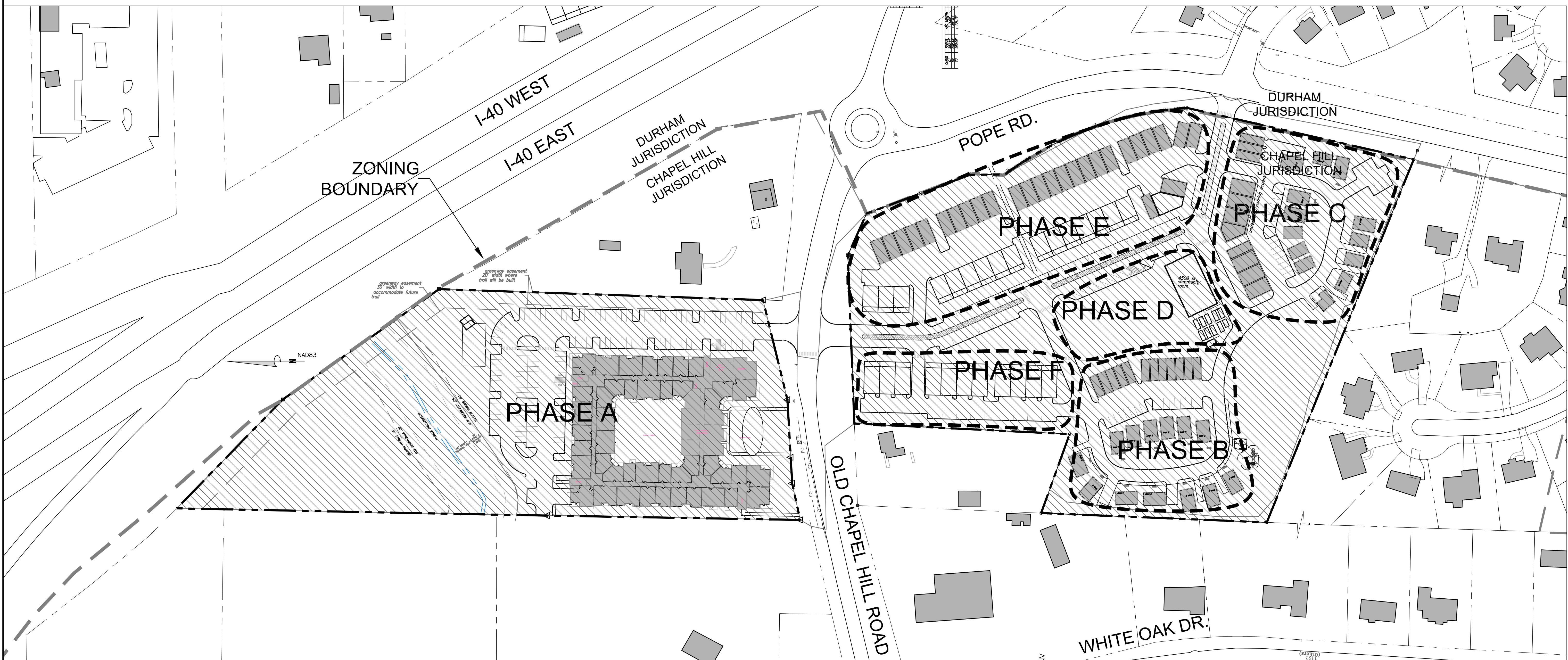
PHASE F: EACH STRUCTURE WILL BE PERMITTED SEPARATELY

- TOWNHOME CLUSTERS
- 9-13 RESIDENTIAL UNITS
- PARKING SPACE QUANTITY WILL COMPLY WITH LUMO REGULATIONS
- BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR EACH BUILDING INDEPENDENT OF OTHERS IN THE PHASE
- ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY IS DEPENDENT ON :
- THE INSTALLATION OF A STORM MITIGATION FACILITY SIZED TO TREAT ALL NEW PROPOSED IMPERVIOUS IN THIS PHASE.
 - INSTALLATION OF LANDSCAPE BUFFER ALONG THE OLD CHAPEL HILL ROAD FRONTAGE ADJACENT TO THIS PHASE
 - INSTALLATION OF PAVED DRIVEWAY ACCESS TO SATISFY NC FIRE CODE REQUIREMENTS

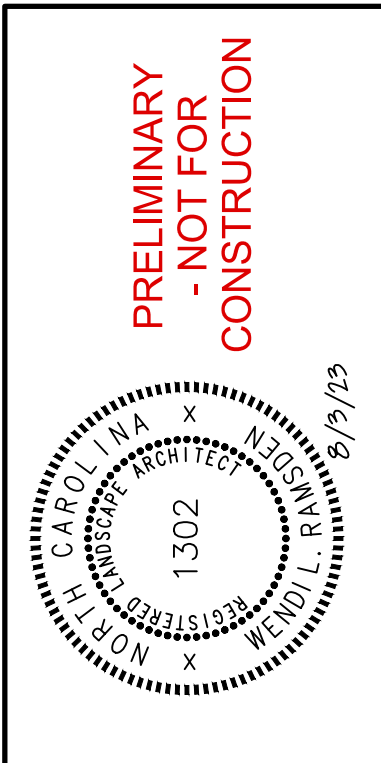
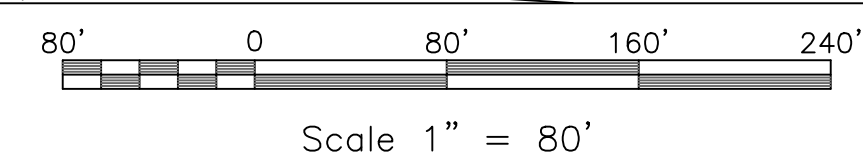
TRIGGERS FOR COMMUNITY FACILITIES:

- PRIOR TO CERTIFICATE OF OCCUPANCY FOR MULTI-FAMILY BUILDING NORTH SIDE OLD CHAPEL HILL ROAD:
- ALL RECREATION FACILITIES LOCATED ON THAT PARCEL AS INDICATED IN THE APPROVED CONDITIONAL ZONING
- PRIOR TO FIRST CERTIFICATE OF OCCUPANCY ON SOUTH SIDE:
- APPROPRIATE MAIL KIOSK OR MAIL DELIVERY OPTION
- PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR 30th UNIT ON SOUTH SIDE (APPROX 25% OF TOTAL UNITS)
- INSTALLATION OF PLAYGROUND EQUIPMENT
 - INSTALLATION OF COMMUNITY GAZEBO
- PRIOR TO APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR 60TH UNIT ON SOUTH SIDE (APPROXIMATELY 50% OF TOTAL UNITS)
- CONSTRUCTION OF HALF OF THE REQUIRED PUBLIC BIKE PARKING FACILITIES
 - COMPLETION OF AT LEAST 5,000 SF OF RECREATION SPACE
 - COMPLETION OF HALF THE COMMUNITY GREENSPACE

2 PHASING DETAIL
C0.2



1 PHASING PLAN
C0.2 SCALE: 1" = 80'



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EB CAPITAL PARTNERS
 CHAPEL HILL, NC

CHAPEL HILL CROSSINGS

PHASING PLAN

JOB NO. J-30792
DATE: 8/3/23
DRAWN: WLR, AMO, MTC
DESIGNED: WLR, AMO
APPROVED: WLR, AMO
SCALE: 1" = 80'

C0.2

- ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
- SEE SITE PLAN SHEET C-2.0 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
- UTILITIES: SEE UTILITY PLAN C-5.0. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
- CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL OR NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
- CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
- CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
- ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
- ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
- ALL PAVEMENT PATCHING SHALL BE PERFORMED PER NCDOT SPECIFICATIONS AND STANDARDS.
- A DECONSTRUCTION ASSESSMENT MUST BE CONDUCTED BY OCSW STAFF PRIOR TO THE APPROVAL OF THE DEMOLITION PERMIT FOR THE EXISTING STRUCTURES. CONTACT OCSW ENFORCEMENT STAFF AT 919-968-2788 TO REQUEST THE ASSESSMENT. BUILDINGS TO BE DEMOLISHED MUST BE INSPECTED BY A NC ACCREDITED ASBESTOS PROFESSIONAL. SUBMIT REPORT WITH DEMOLITION PERMIT APPLICATION.
- A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR EACH BUILDING.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ("ACM") OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
- ASBESTOS ABATEMENT REPORT REQUIRED BEFORE DEMOLITION PERMIT MAY BE ISSUED.
- A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY FLAMMABLE / COMBUSTIBLE LIQUIDS FROM UNDERGROUND OR ABOVE-GROUND TANKS OTHER THAN BY THE ON-SITE PUMPS. 2018 NC FIRE CODE SECTION 105.6.17 #5.
- A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE / COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17 #7.
- TREE PROTECTION SEMINAR TO BE COMPLETED BY CONTRACTOR PRIOR TO TREE PROTECTION FENCE INSTALLATION. PLEASE CALL ADAM NICHOLSON AT 919-969-5006

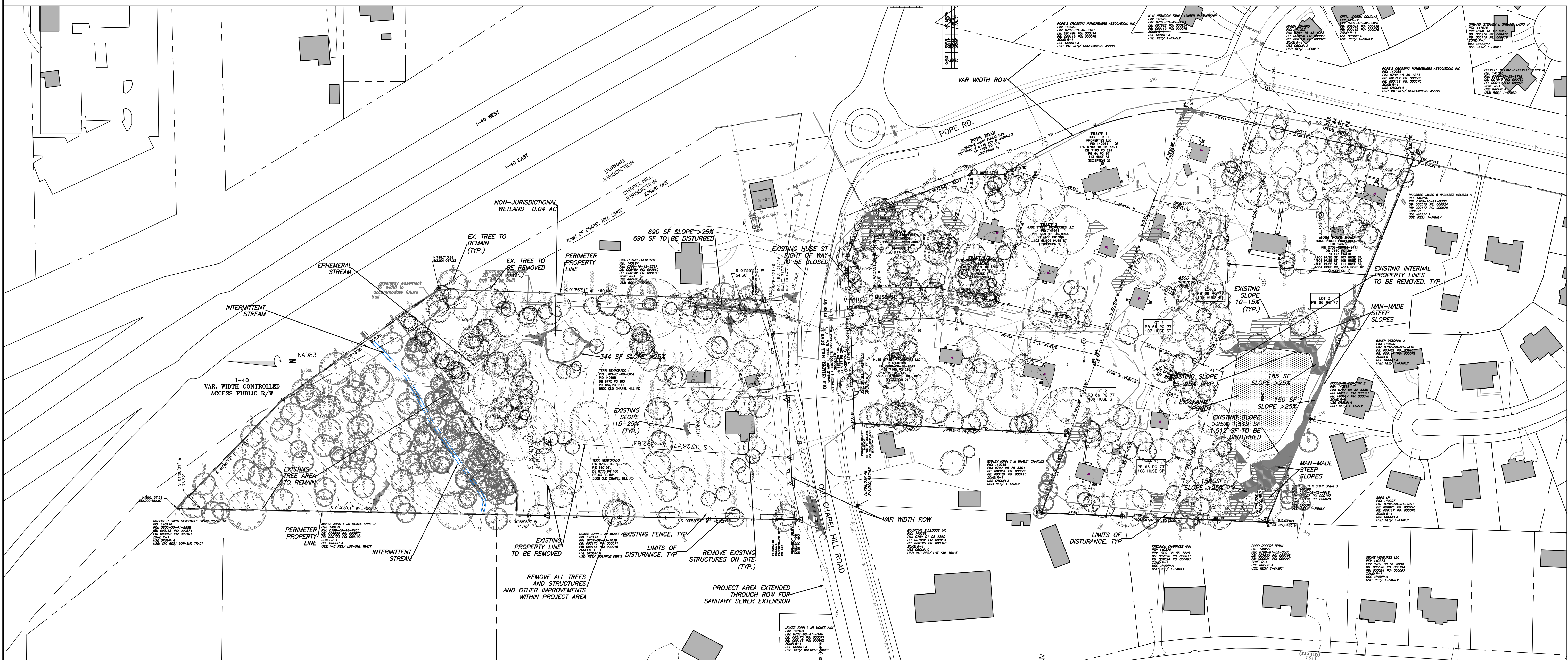
LEGEND

Water Valve	⊗	Utility Pole	⊕
Yard Inlet	⊙	Guy Wire	—○—
Curb Inlet/Catch Basin	⊠	Light Pole	○LP
Mail Box	⊞	Sewer Cleanout	○CO
Traffic Signal Box	⊞	Flared End Section	⊞
Electric Transformer	⊞	Gas Valve	⊞
Electric Junction Box	⊞	Existing Iron Pipe (3/4" unless noted)	⊞
Gas Meter	⊞	1/2" Rebar	⊞
Sanitary Sewer Manhole	⊞	1/2" Iron Pipe Set	⊞
Storm Sewer Manhole	⊞	Existing PK Nail	⊞
Telephone Manhole	⊞	PK Nail Set	⊞
Electric Manhole	⊞	Computed Point	⊞
Sign	⊞	Concrete Monument	⊞
Telephone Pedestal	⊞	Tree Line	—○—
Fire Hydrant	⊞	Fence	—○—
Fire Department Connection	⊞	Underground Electric	—UE—
Post Indicator Valve	⊞	Underground Telephone	—UT—
Water Meter	⊞	Gas Line	—GAS—
Hot Box	⊞	Water Line	—W—
		Overhead Utilities	—OU—
		Storm Sewer	—SS—
		Sanitary Sewer	—SS—

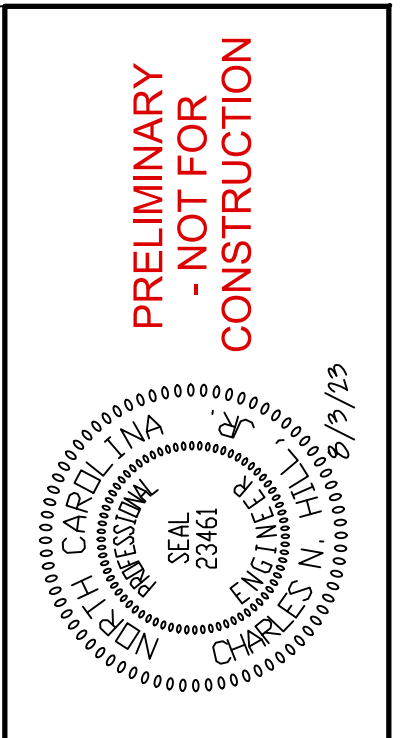
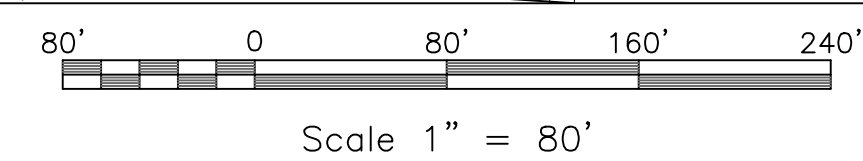
KEY

	SLOPES 10% - 15%
	SLOPES 15% - 25%
	SLOPES > 25%
	EXISTING RARE OR SPECIMEN TREE WITH CRITICAL ROOT SAVE AREA

2 DEMOLITION NOTES
C-1.0



1 EXISTING CONDITIONS AND DEMOLITION
D-1.1 SCALE: 1" = 80'



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EB CAPITAL PARTNERS
CHAPEL HILL, NC
CHAPEL HILL CROSSINGS
EXISTING CONDITIONS AND DEMOLITION

JOB NO. J-30792
DATE: 8/3/23
DRAWN: WLR, AMO, MTC
DESIGNED: WLR, AMO
APPROVED: WLR, AMO
SCALE: 1" = 80'

D1.1

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
- LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
- ADA PARKING SPACES SHALL BE SIGNED WITH TYPE R7-8 OR R7-8A RESERVED PARKING SIGN AND R7-8D MAXIMUM FINE SIGN PER GS 20-37.6 OF THE NORTH CAROLINA HANDICAP CODE. ADA RAMPS SHALL HAVE RAMP SURFACES COVERED WITH DETECTABLE WARNING PATTERN PER ADA STANDARDS.
- REFERENCE EXISTING CONDITION SHEET C-1.0 FOR EXTENT OF DEMOLITION AND REMOVAL OF CURB AND GUTTER, DRIVEWAYS, PAVEMENT, BOLLARDS, WALKWAYS, UTILITIES, AND VEGETATION.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ('ACM') OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- KEY BOXES FOR FIRST RESPONDERS WILL BE REQUIRED NEAR THE FRONT DOOR AND SPRINKLER RISER ROOM AREAS. 2012 NC FIRE CODE, SECTION 506.
- MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE BASE FLOOD ELEVATION + 2 FEET.
- PRIOR TO PERFORMING WORK IN THE NCDOT R/W, THE APPLICANT WILL NEED TO OBTAIN THE FOLLOWING:
 - APPROVED NCDOT DRIVEWAY PERMITS FOR PROPOSED ACCESSES TO NC 1838.
 - APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH TOCH FOR PROPOSED / STIPULATED SIDEWALK AND APPURTENANCES.
 - APPROVED NCDOT THREE-PARTY ENCROACHMENT AGREEMENT WITH OWASA FOR PROPOSED WATER AND SEWER CONNECTIONS.
- PRIOR TO ISSUANCE OF THE DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS, THE APPLICANT WILL NEED TO PROVIDE COMPLETE AND DETAILED DESIGN PLANS PER NCDOT, TOCH, AND OWASA REQUIREMENTS FOR REVIEW AND APPROVAL.

ADA route notes apply to all sheets

FOR ALL SIDEWALKS THE FOLLOWING APPLIES:

- SIDEWALK SLOPES TO BE A MAXIMUM 4.8%.
- SIDEWALK CROSS SLOPES TO BE A MAXIMUM 1.8%.
- MINIMUM 1' SHOULDER AT MAXIMUM 2% SLOPE ADJACENT TO ADA PAVED ROUTES UNLESS A HANDRAIL IS CALLED OUT.
- ADA PARKING TO BE A MAXIMUM 1.8% SLOPE IN ANY DIRECTION FOR ENTIRE AREA - PARKING SPACES AND AISLES.
- ALL DOORS EXITING THE BUILDING REQUIRE AN ADA ACCESSIBLE COMPLIANT ROUTE TO A PUBLIC WAY.
- PARKING - NUMBER OF SPACES TO COMPLY WITH NCBC 2012 SECTION 1106.1.1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE, NO SLOPE TO EXCEED 2% IN ANY DIRECTION. SIGNAGE PER NC REQUIREMENTS, MUT-CD AND ICC A 117.1.
- CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1.2009 ED. CROSS SLOPE LIMITED TO 2%, CALL FOR INSPECTION BEFORE PLACEMENT OF CONCRETE.
- SLOPE GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.

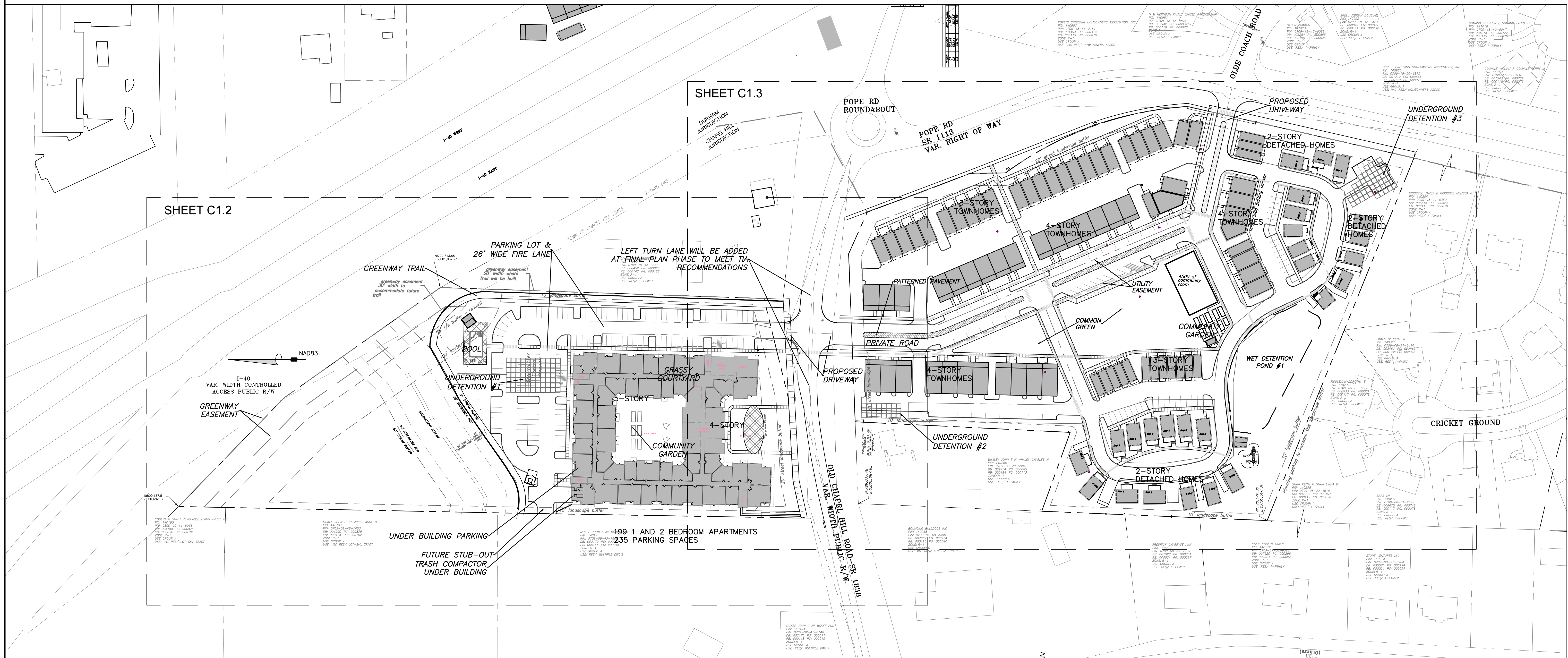
Water Valve	Utility Pole	3
Yard Inlet	Guy Wire	3
Curb Inlet/Catch Basin	Light Pole	OLP
Mail Box	Sewer Cleanout	OC
Traffic Signal Box	Flared End Section	GV
Electric Transformer	Gas Valve	Existing Iron Pipe (3/4" unless noted)
Electric Junction Box	1/2" Rebar	●
Gas Meter	1/2" Iron Pipe Set	○
Sanitary Sewer Manhole	Existing PK Nail	●
Storm Sewer Manhole	PK Nail Set	●
Telephone Manhole	Computed Point	△
Electric Manhole	Concrete Monument	⊠
Sign	Tree Line	---
Telephone Pedestal	Fence	---
Fire Hydrant	Underground Electric	--- UE --- UE
Fire Department Connection	Underground Telephone	--- UT --- UT
Post Indicator Valve	Gas Line	--- GAS ---
Water Meter	Water Line	--- W --- W
Hot Box	Overhead Utilities	--- OU --- OU
	Storm Sewer	--- S --- S
	Sanitary Sewer	--- SS --- SS

2 SITE LAYOUT NOTES

C1.1

3 ADA NOTES

C1.1



SHEET C1.3

SHEET C1.2

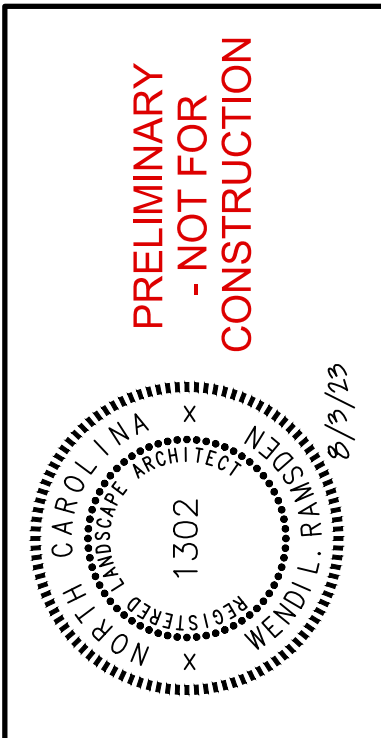
1 SITE PLAN - OVERALL

C1.1

1 SITE PLAN - OVERALL

C1.1

SCALE: 1"=40'



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EB CAPITAL PARTNERS
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 SITE PLAN - OVERALL

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REVIEWED:	WLR, AMO
APPROVED:	
SCALE:	1"=40'

C1.1

- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' TRAFFIC ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).
- PROVIDE 10'-FT OF HORIZONTAL SEPARATION BETWEEN PROPOSED NEW WATER AND SEWER MAINS
- WELL AND SEPTIC TO BE ABANDONED OR REMOVED IN ACCORDANCE WITH N.C. ENVIRONMENTAL HEALTH STANDARDS.

SANITARY SEWER:

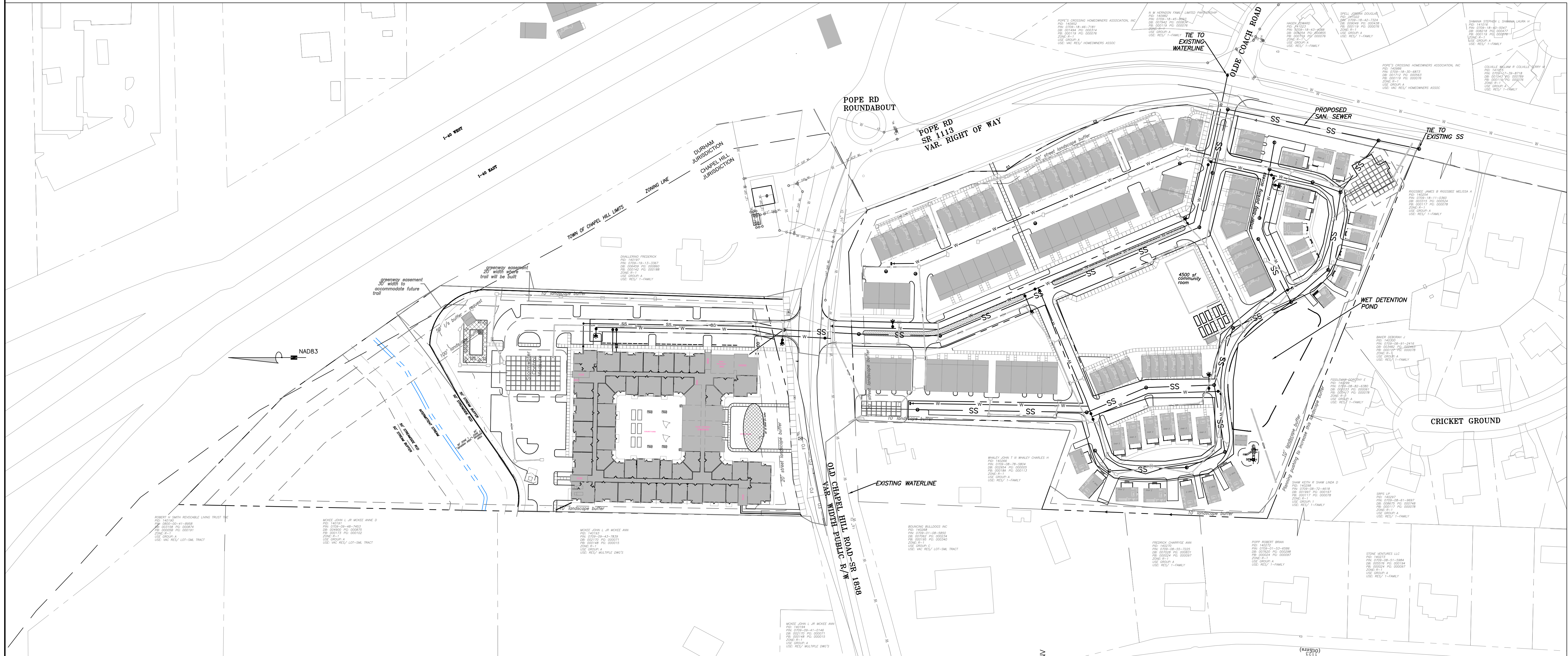
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

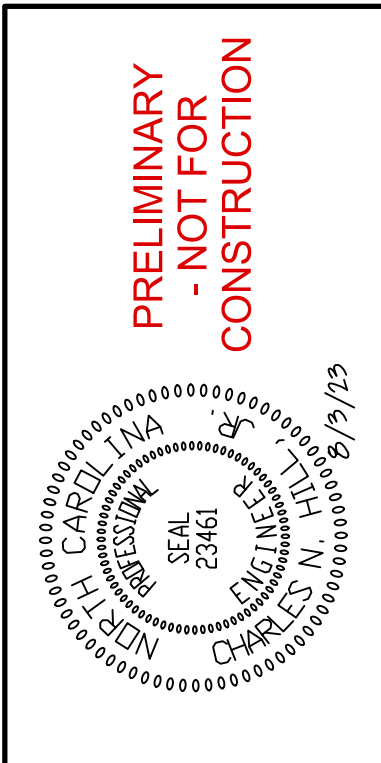
- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.

- ALL FDC(S) AND HYDRANT(S) SHALL BE SIAMESE CONNECTIONS AND MEET TOWN OF CHAPEL HILL AND OWASA STANDARDS.
- A FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THE HOTEL.
- A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO INSTALL ANY UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17.

2 WATER AND SEWER PLAN NOTES
C2.1



1 WATER AND SEWER PLAN - OVERALL
C2.1 SCALE: 1:80



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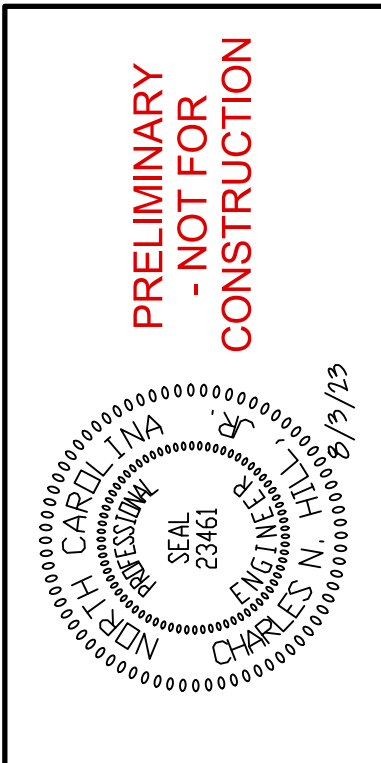
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 CHAPEL HILL, NC
 CHAPEL HILL CROSSINGS
 WATER AND SEWER PLAN - OVERALL

JOB NO.:	J-30792
DATE:	8/3/23
DRAWN:	WLR, AMO, MTC
DESIGNED:	WLR, AMO
APPROVED:	
SCALE:	1:80

C2.1

PROJECT: 20210314.BROWNS CAPITAL, CDD CHAPEL HILL, 8000 S.W. CROSSING, CHAPEL HILL, NC 27616, 8/1/2021, 1:24 PM



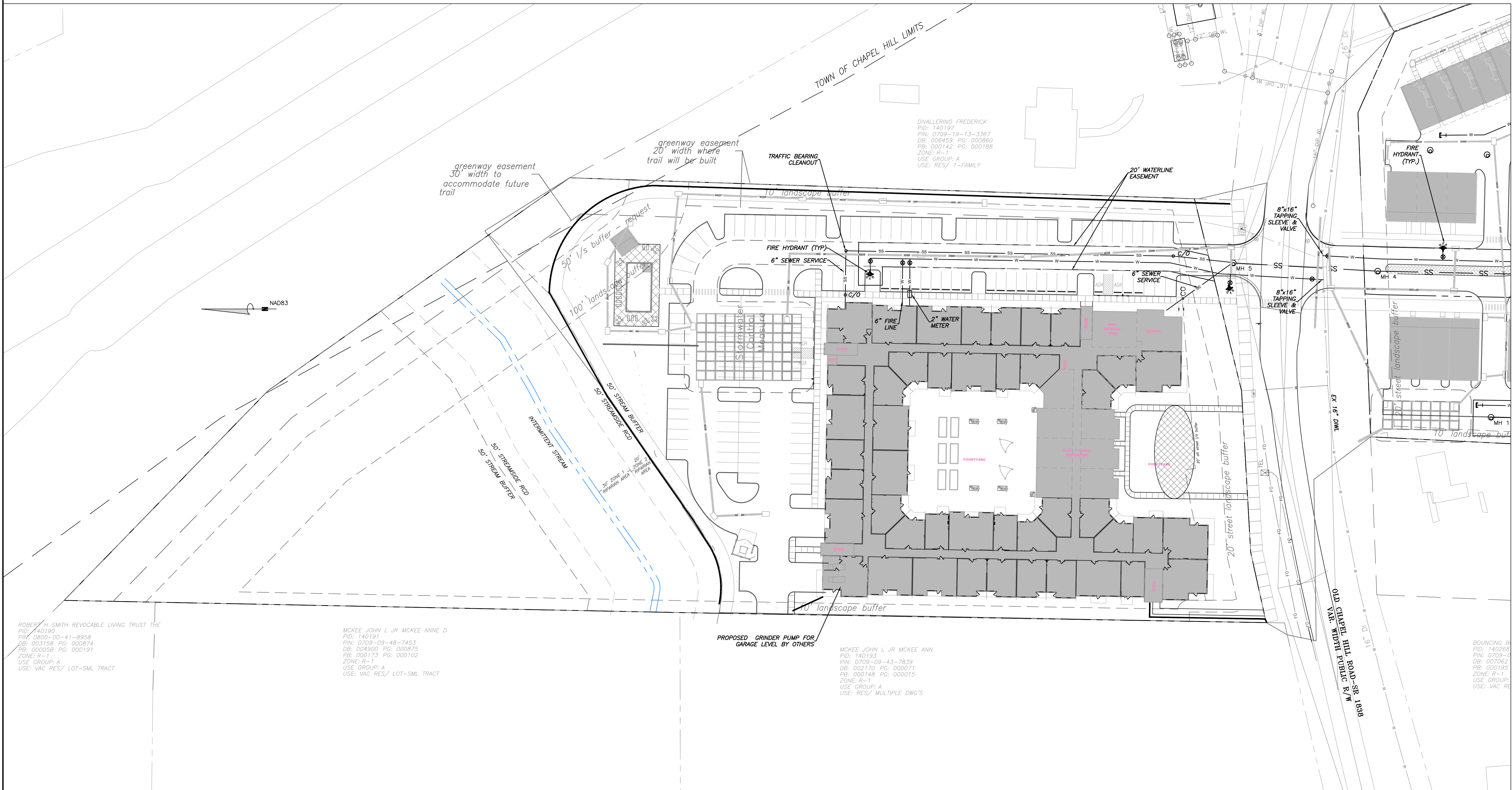
NO.	REVISIONS	BY	DATE
1			

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EB CAPITAL PARTNERS
 CHAPEL HILL, NC
 CHAPEL HILL CROSSINGS
 WATER AND SEWER PLAN - NORTH

JOB NO.: J-30792
 DATE: 8/3/23
 DRAWN: WLR, AMO, MTC
 DESIGNED: WLR, AMO
 REVIEWED: WLR, AMO
 APPROVED: WLR, AMO
 SCALE: 1" = 40'

C2.2



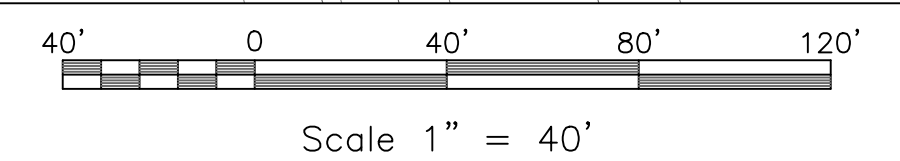
ROBERT H. SMITH REVOCABLE LIVING TRUST THE
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 FB: 00005B PG: 000191
 ZONE: R-1
 USE GROUP: A
 USE: VAC RES/ LOT-SML TRACT

MCKEE JOHN L JR MCKEE ANNE D
 PID: 140191
 PIN: 0709-09-48-7453
 DB: 004900 PG: 000875
 FB: 000173 PG: 000102
 ZONE: R-1
 USE GROUP: A
 USE: VAC RES/ LOT-SML TRACT

MCKEE JOHN L JR MCKEE ANN
 PID: 140193
 PIN: 0709-09-43-7839
 DB: 002170 PG: 000071
 FB: 000148 PG: 000015
 ZONE: R-1
 USE GROUP: A
 USE: RES/ MULTIPLE DWG'S

BOUNCING B
 PID: 140269
 PIN: 0709-09-48-7453
 DB: 007062 PG: 000195
 FB: 000195
 ZONE: R-1
 USE GROUP: A
 USE: VAC RES

1 WATER AND SEWER PLAN - NORTH
 C2.2 SCALE: 1" = 40'



CURVE	RADIUS	ARC LENGTH	AREA
C1	255.44'	30.83'	13,418.78
C2	200.00'	13.42'	1,341.88

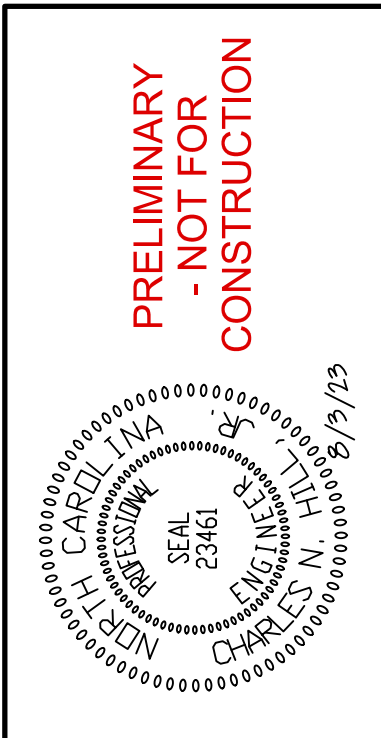
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 PB: 000119 PG: 000076
 ZONE: R-1
 USE GROUP: A
 USE: VAC RES/ HOMEOWNERS ASSOC

N M HERNDON FAMILY LIMITED PARTNERSHIP
 PID: 140982
 PIN: 0709-18-45-8993
 DB: 007942 PG: 000824
 PB: 000119 PG: 000076
 ZONE: R-1
 USE GROUP: A
 USE: RES/ 1-FAMILY

HAGEN EDWARD
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 USE GROUP: A
 USE: RES/ 1-FAMILY

SPELL JOBBAN DOUGLAS
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 ZONE: R-1
 USE GROUP: A
 USE: RES/ 1-FAMILY

POPE'S CROSSING HOMEOWNERS ASSOCIATION, INC
 PID: 140986
 PIN: 0709-18-30-6873
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 PB: 000119 PG: 000076
 ZONE: R-1
 USE GROUP: A
 USE: VAC RES/ HOMEOWNERS ASSOC



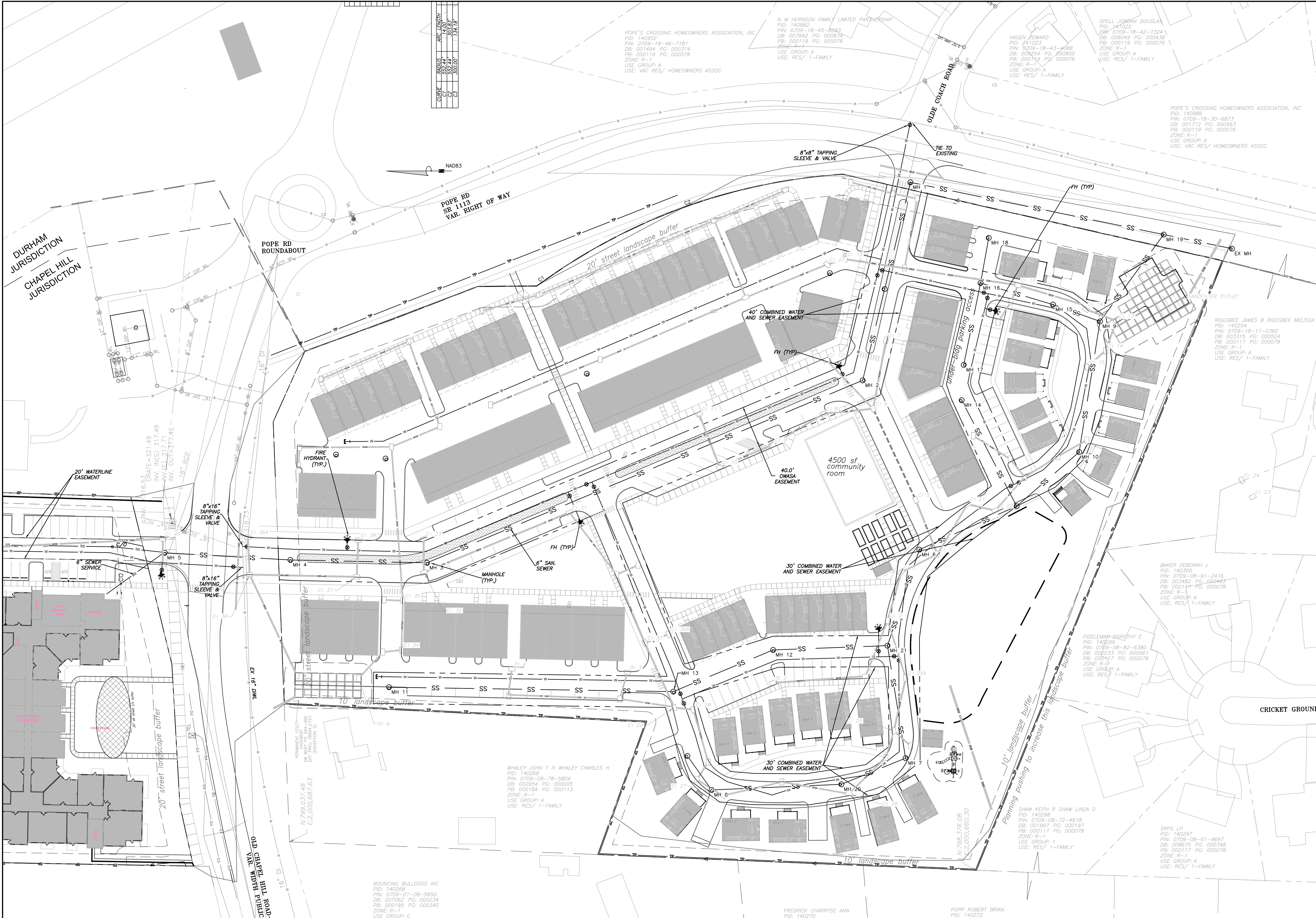
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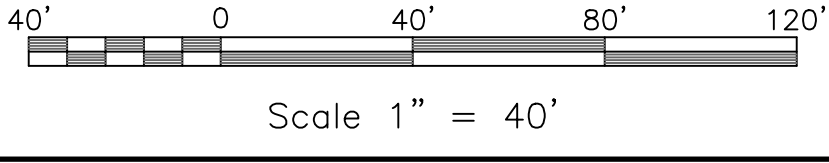
EB CAPITAL PARTNERS
 CHAPEL HILL, NC
 CHAPEL HILL CROSSINGS
 WATER AND SEWER PLAN - SOUTH

JOB NO:	J-30792
DATE:	8/3/23
DRAWN:	WLR, AMO, MTC
DESIGNED:	WLR, AMO
REVIEWED:	WLR, AMO
APPROVED:	
SCALE:	1" = 40'

C2.3



1 WATER AND SEWER PLAN - SOUTH
 C2.3 SCALE: 1" = 40'



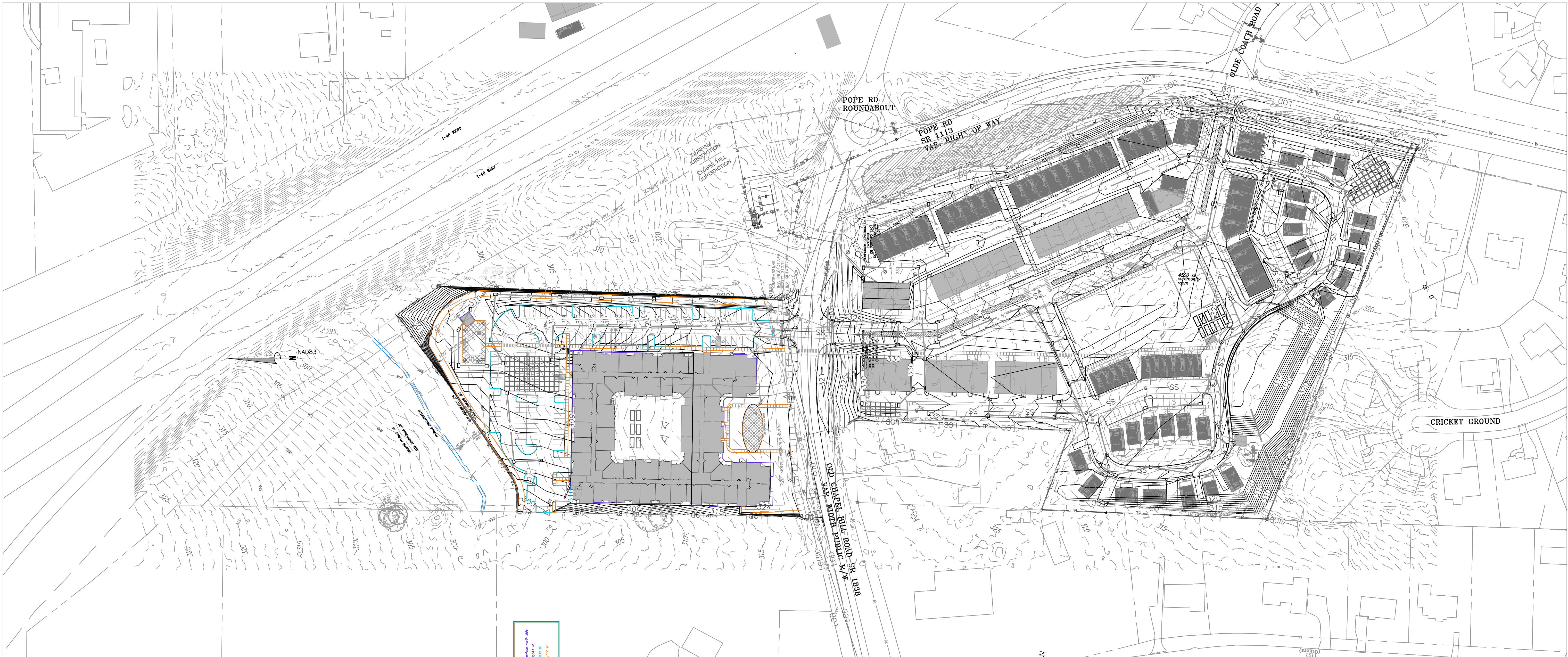
1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL AND NCDOT STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED AS SPECIFIED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.

7. ALL GRADING MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
10. CURB INLETS: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN STANDARD DETAIL SD-5A, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.
11. BW (BOTTOM OF WALL) ELEVATION IS FINISH GRADE, NOT THE FOOTING. REFERENCE RETAINING WALL PLANS/DETAILS FOR DEPTH OF FOOTING.
12. ANY DISTURBANCE WITHIN THE FORESTED "NO LAND DISTURBANCE AREA" WILL REQUIRE AN UPDATE TO THE JORDAN ACCOUNTING TOOL.

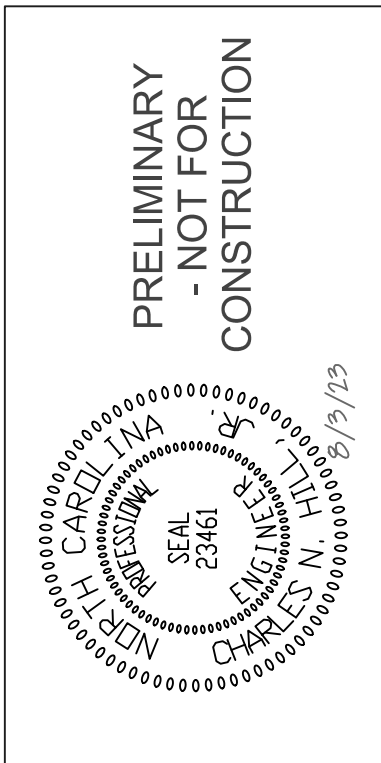
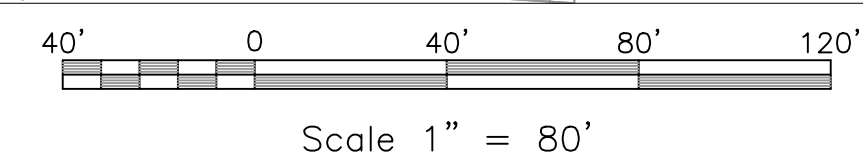
1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND NCDOT STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. RISER STRUCTURES WITH MULTIPLE BARREL SECTIONS SHALL HAVE GASKETTED JOINTS, AND EACH SECTION SHALL BE BOLTED TO ADJACENT SECTIONS WITH STAINLESS STEEL STRAPS.

2 GRADING NOTES

3 STORMWATER NOTES



1 GRADING AND DRAINAGE PLAN - OVERALL
SCALE: 1" = 80'



NO.	REVISIONS	BY	DATE

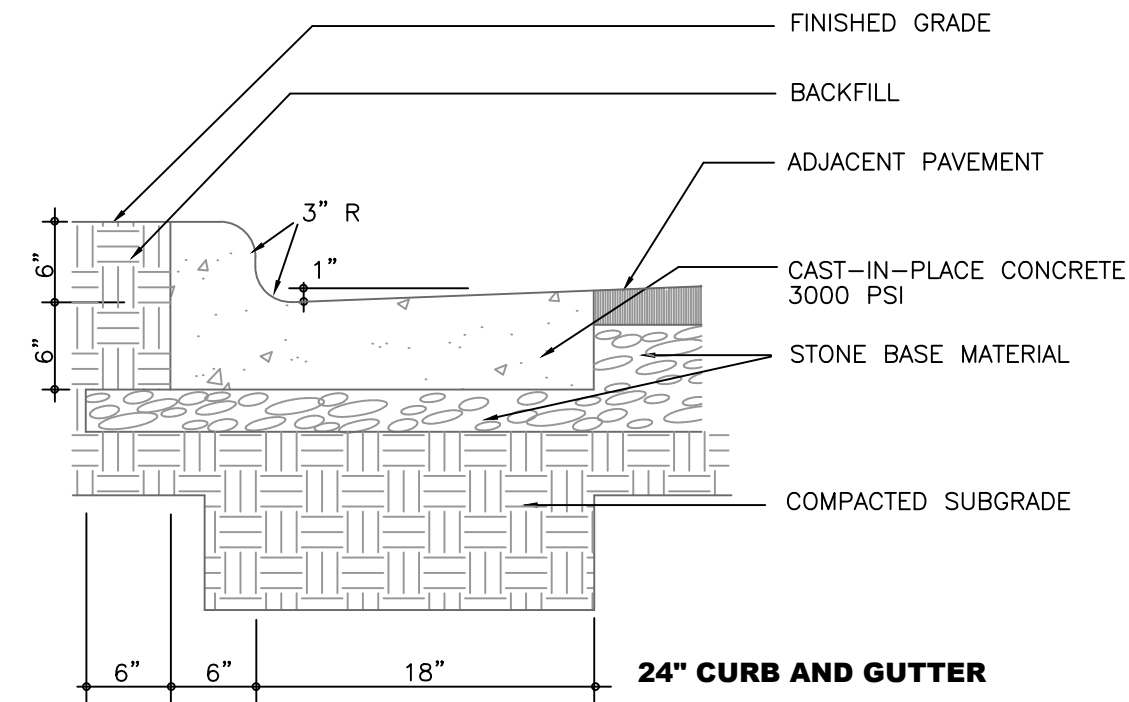
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GRADING AND DRAINAGE PLAN - OVERALL

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C3.1

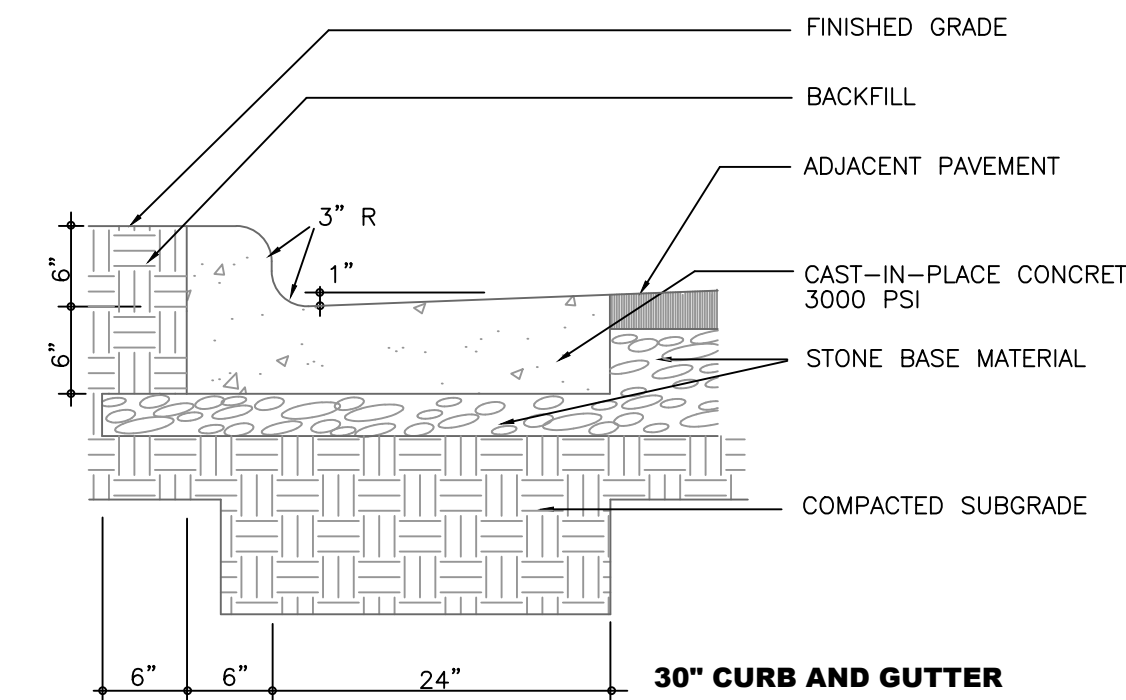
-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
 -CONTRACTION JOINTS MAY BE INSTALLED BY THE USE OF TEMPLATES OR FORMED BY OTHER APPROVED METHODS. WHERE SUCH JOINTS ARE NOT FORMED BY TEMPLATES, A MINIMUM DEPTH OF 1 1/2" SHALL BE MAINTAINED.
 -ALL CONTRACTION JOINTS SHALL BE FILLED WITH JOINT FILLER.
 -JOINTS SHALL MATCH LOCATIONS WITH JOINT IN ADJUTING SIDEWALK.
 -EXPANSION JOINTS SHALL BE SPACED AT 90 FOOT INTERVALS AND ADJACENT TO ALL RIGID OBJECTS.



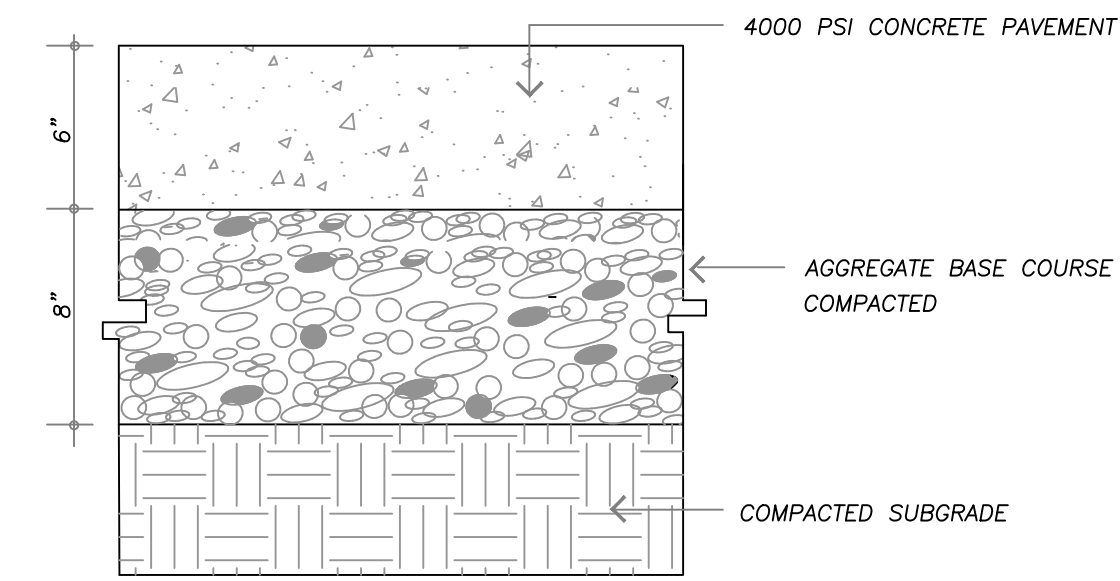
NOTE THAT THIS DETAIL DOES NOT MEET NC DOT REQUIREMENTS. ANY CURB AND GUTTER TO BE CONSTRUCTED IN THE HOMESTEAD ROAD RIGHT OF WAY IS TO FOLLOW NC DOT STANDARDS RE: 2/C800

1
C3.4 ON SITE CURB & GUTTER
no scale

-CONTRACTION JOINTS SHALL BE SPACED AT 10 FOOT INTERVALS. EXCEPT THAT A 15 FOOT SPACING MAY BE USED WHEN A MACHINE IS USED OR WHEN SATISFACTORY SUPPORT FOR THE FACE FORM CAN BE OBTAINED WITHOUT THE USE OF TEMPLATES AT 10 FOOT INTERVALS. JOINT SPACING MAY BE ALTERED BY THE ENGINEER TO PREVENT UNCONTROLLED CRACKING.
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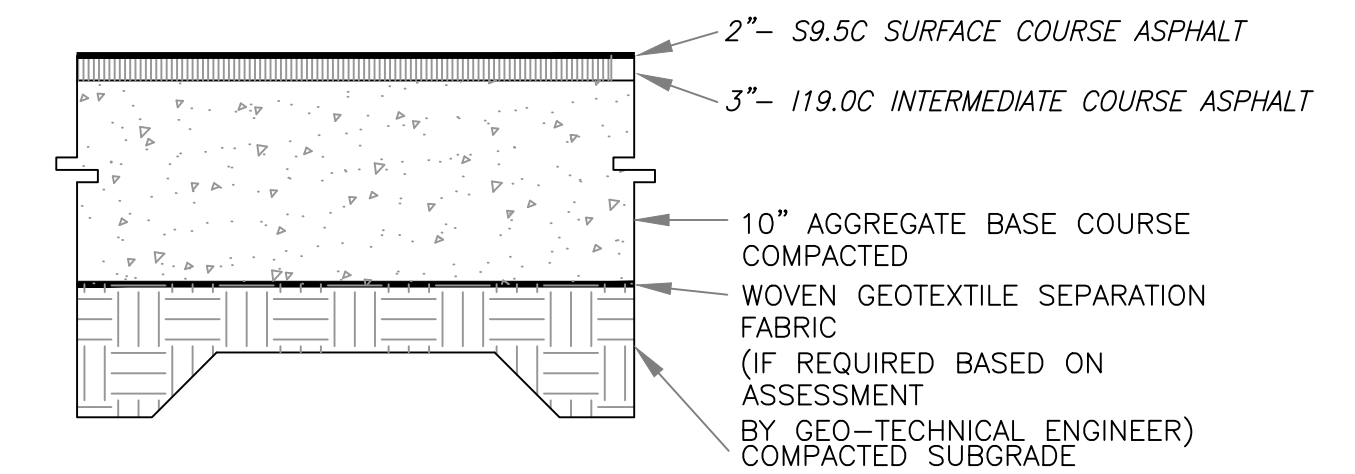


2
C3.4 OFF SITE CURB & GUTTER
no scale



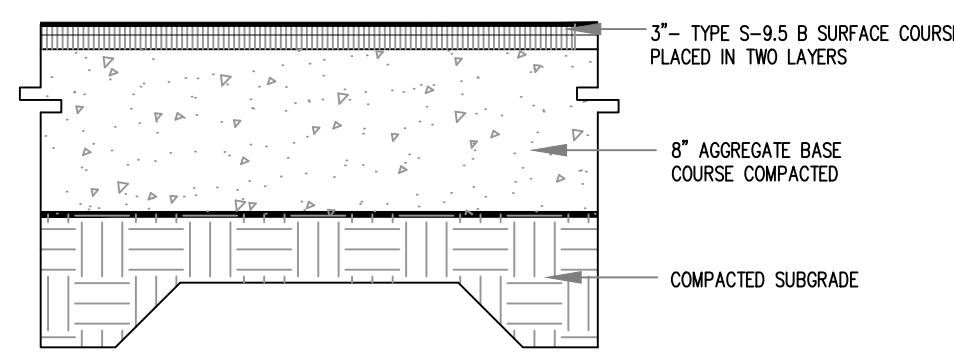
NOTES:
 1. ALL CONCRETE TO 4000 PSI, PROPERLY AIR ENTRAINED FOR EXTERIOR GRADE CONCRETE MIXES.
 2. C&G BASE AND SOIL SUBGRADE TO BE COMPACTED TO 98% OF THE ASTM D-698 STD. PROCTOR MDD IN ACCORDANCE WITH THE REPORT BY THE GEOTECHNICAL ENGINEER AND PROOFROLLED AND APPROVED BY GEOTECHNICAL PERSONNEL.
 3. CONTRACTOR SHALL INSTALL CONTRACTION AND EXPANSION JOINTS AS NECESSARY TO MINIMIZE CRACKING. CONTRACTION JOINTS SHALL BE SPACED AT 10' MAXIMUM EACH WAY WITH ACTUAL PATTERN BASED ON FIELD CONDITIONS. JOINTS SHALL BE TOOLED OR SAW CUT TO A MINIMUM DEPTH OF 2". EXPANSION JOINTS SHALL BE INSTALLED BETWEEN PAVEMENT AND ANY RIGID OBJECTS AND SPACED AS SPECIFIED IN LATEST VERSION OF ACI STANDARDS.
 4. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VERSION OF ACI STANDARDS AND THE REPORT BY THE GEOTECHNICAL ENGINEER.

3
C3.4 HEAVY DUTY CONCRETE PAVING
no scale



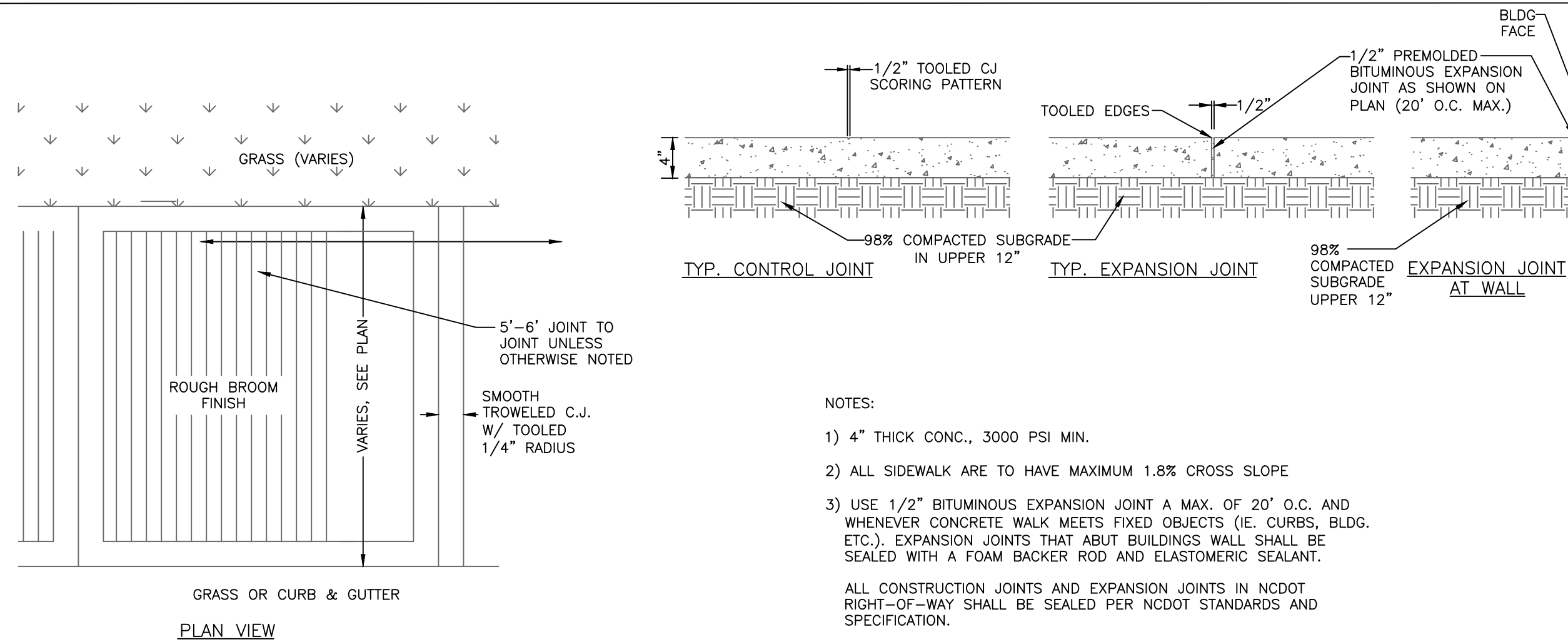
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

3
C3.4 HEAVY DUTY ASPHALT PAVING
no scale



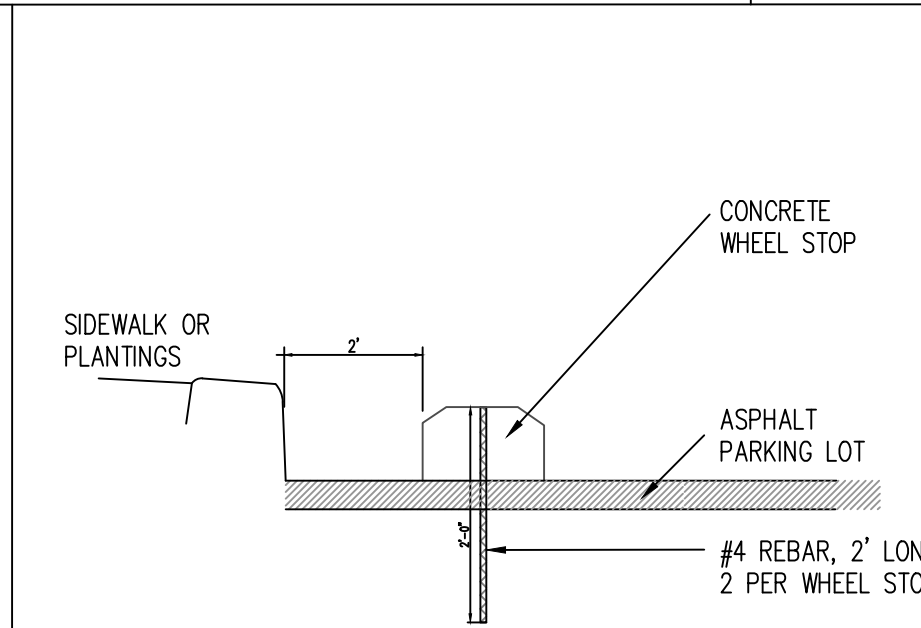
FINAL PAVEMENT SECTION IS PROVIDED BY GEO-TECHNICAL ENGINEER BASED SITE SPECIFIC GEO-TECHNICAL REPORT

5
C3.4 STANDARD ASPHALT PAVING
no scale



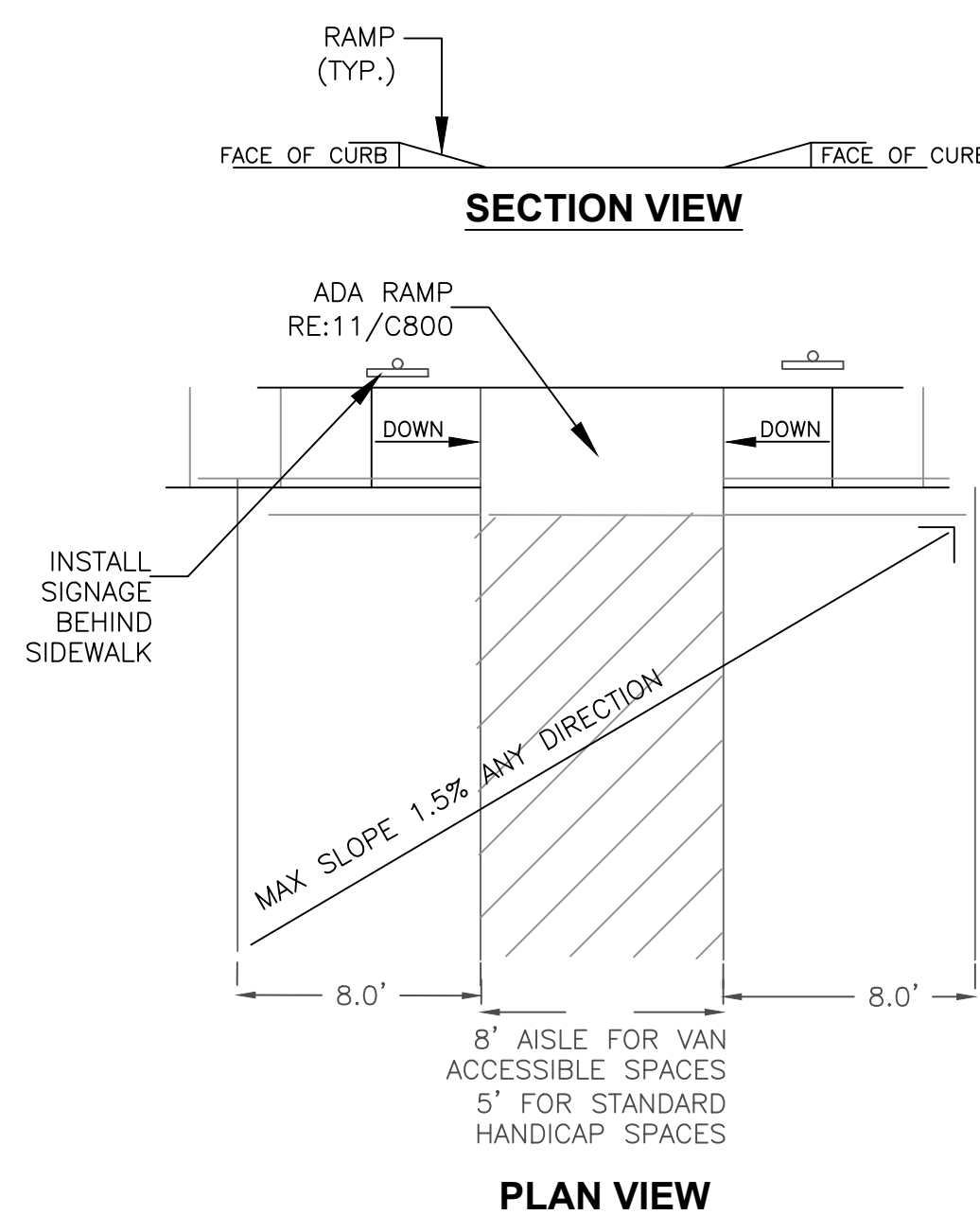
NOTES:
 1) 4" THICK CONC., 3000 PSI MIN.
 2) ALL SIDEWALK ARE TO HAVE MAXIMUM 1.8% CROSS SLOPE
 3) USE 1/2" BITUMINOUS EXPANSION JOINT A MAX. OF 20' O.C. AND WHENEVER CONCRETE WALK MEETS FIXED OBJECTS (I.E. CURBS, BLDG. ETC.), EXPANSION JOINTS THAT ABUT BUILDINGS WALL SHALL BE SEALED WITH A FOAM BACKER ROD AND ELASTOMERIC SEALANT.
 ALL CONSTRUCTION JOINTS AND EXPANSION JOINTS IN NCDOT RIGHT-OF-WAY SHALL BE SEALED PER NCDOT STANDARDS AND SPECIFICATION.
 4) ALL SIDEWALKS SHALL BE CONSTRUCTED WITH TOOLED 1/4" EDGE RADIUS.

6
C3.4 ON SITE CONCRETE SIDEWALK
no scale

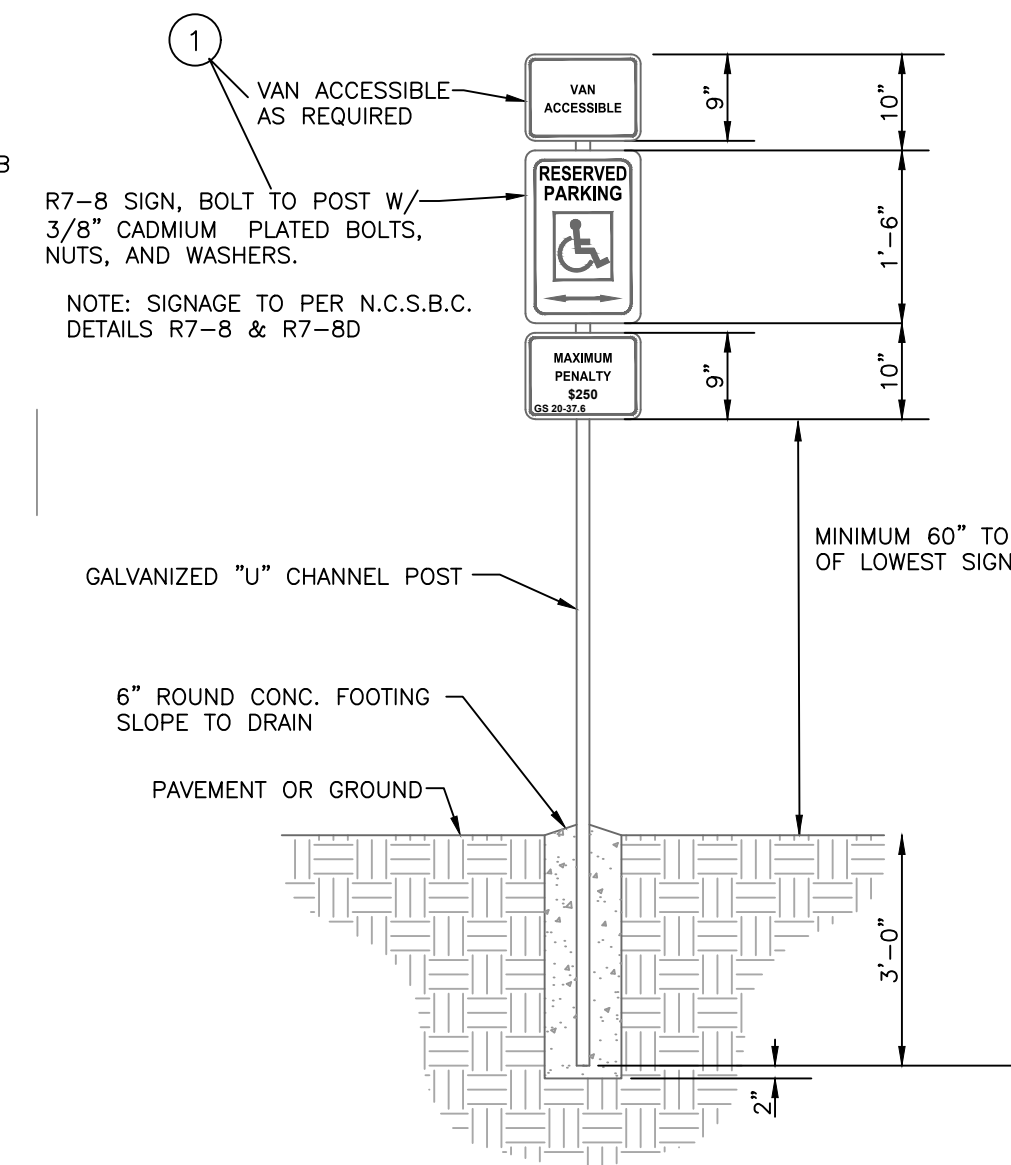


7
C3.4 WHEELSTOP
no scale

8
C3.4 NOT USED
no scale

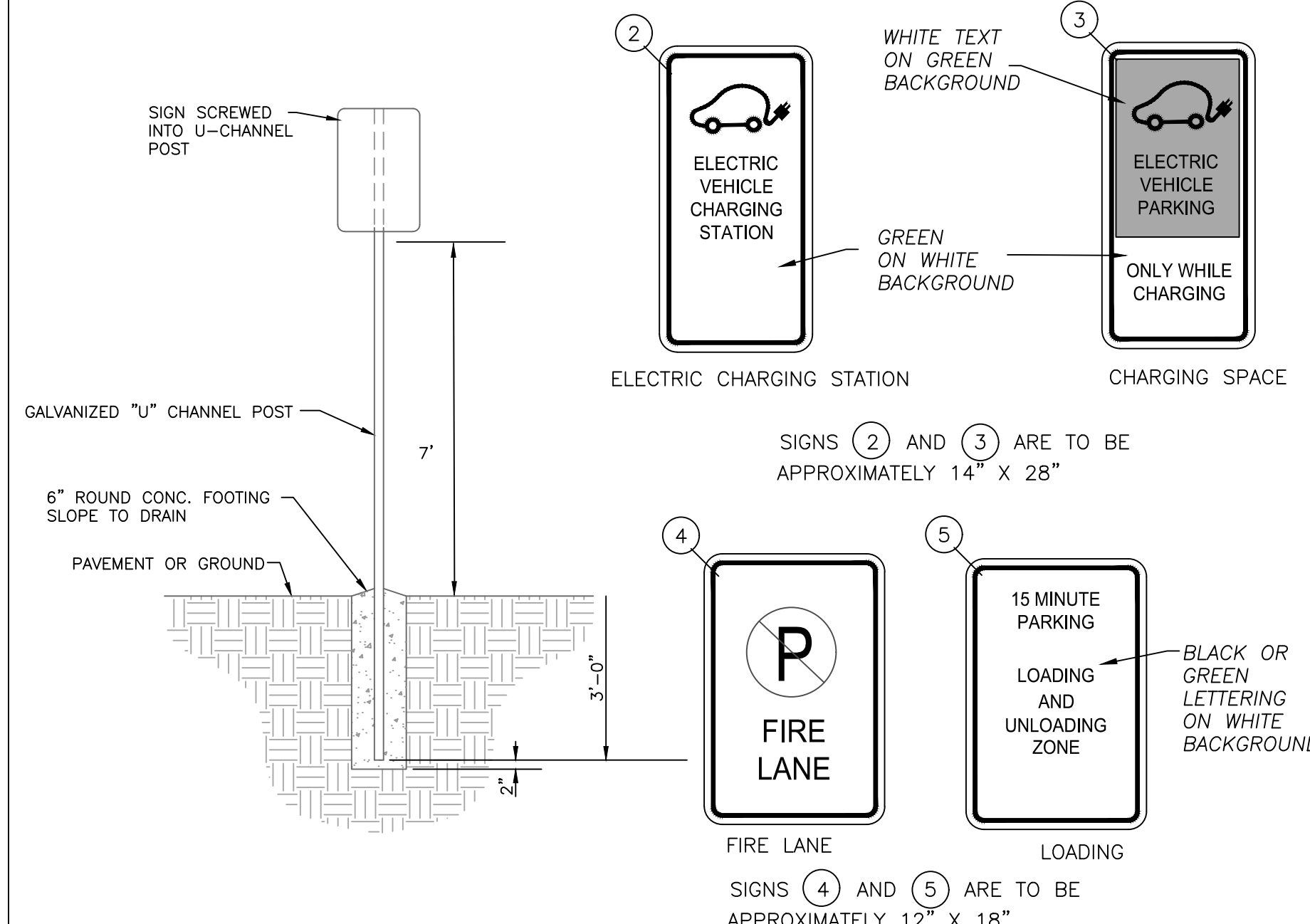


9
C3.4 ADA PARKING
no scale

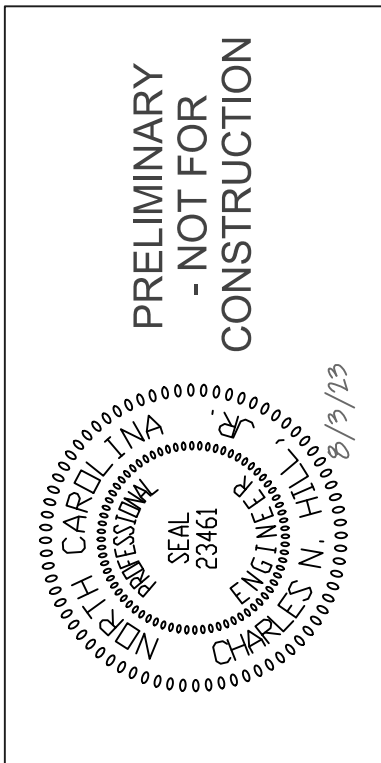


GENERAL NOTES:
 1. REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE-GROUND SIGNS ONLY.
 2. NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS.
 3. ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; BLUE COLORING IS NOT NECESSARY NOR REQUIRED.
 4. STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT. (N.C.D.O.T.)

10
C3.4 PARKING AREA SIGNAGE
no scale



11
C3.4 NOT USED
no scale



NO.	REVISIONS	DATE
1		

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EB CAPITAL PARTNERS
 CHAPEL HILL, NC
 CHAPEL HILL CROSSINGS
 SITE DETAILS

JOB NO: J-30792
 DATE: 8/3/23
 DRAWN: WLR, AMO, MTC
 DESIGNED: WLR, AMO
 REVIEWED: WLR, AMO
 APPROVED: NTS
 SCALE: NTS

C3.4

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING. IN LANDSCAPE BEDS, 3" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO PLANT INSTALLATION. ALL COMPACTED SOIL IS TO BE LOOSENEED TO A DEPTH OF 12".
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
- LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 7' ABOVE FINISHED GRADE.
- ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED FROM LANDSCAPE BUFFERS. A SURVEY OF EXISTING LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.

	NORTH	SOUTH
SITE AREA	283,682 SF	426,201 SF
LESS STORM EASEMENTS	14,625 SF	50,700 SF
LESS UTILITY EASEMENTS	0	67,600 SF
NET AREA BASE	269,057 SF	307,901 SF
PERCENT COVERAGE	30%	30%
COVERAGE REQUIRED	80,717 SF	92,370 SF
RETAINED TREE AREA:	82,500 SF	0 SF
PROPOSED TREE	50 trees x 500 sf	185 trees x 500 sf
INSTALLATION:	25,000 SF	92,500 SF
TOTAL TREE COVERAGE:	107,500 SF	92,500 SF

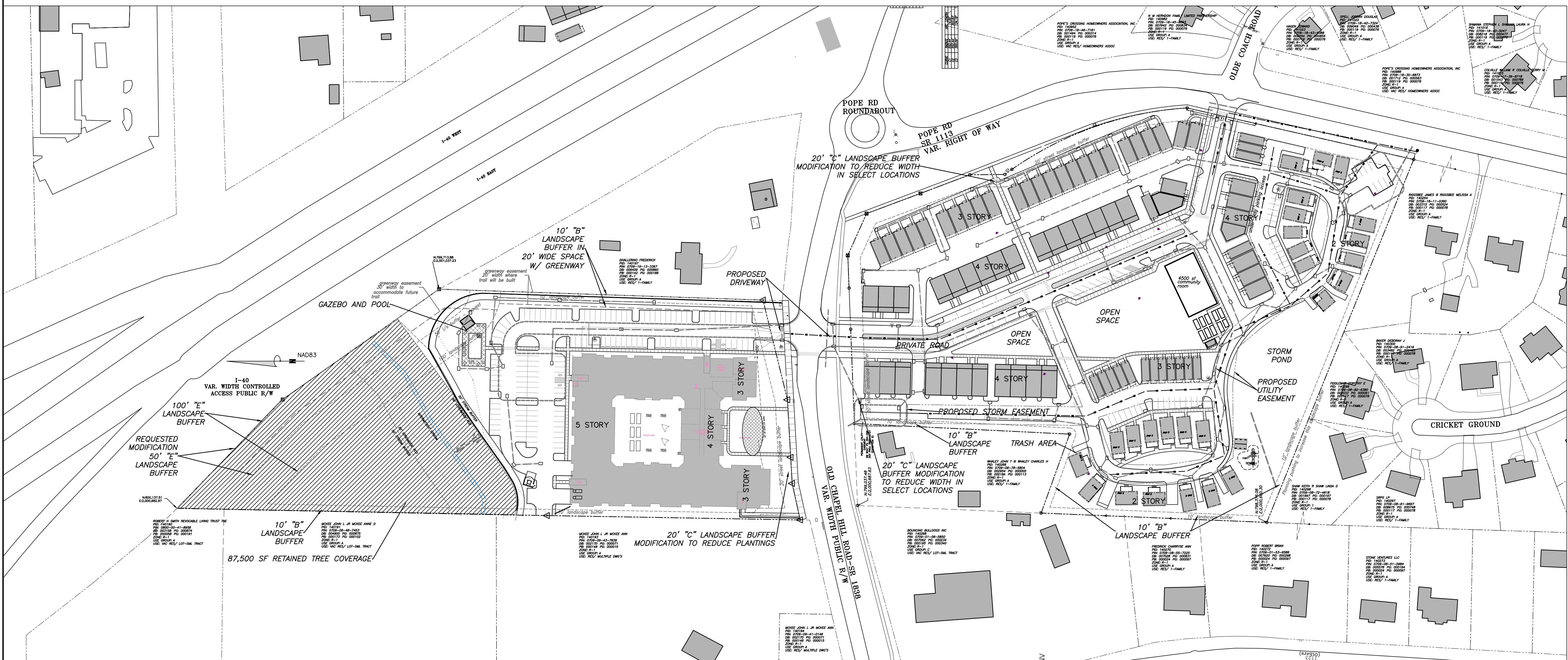
TOTAL TREE COVERAGE REQUIRED: 173,087
 TREE AREA RETAINED: 82,500 SF
 PROPOSED TREE INSTALLATION: 117,500 SF CREDIT
 TOTAL PROPOSED TREE COVERAGE: 200,000 SF

- PROJECT LANDSCAPE PLAN WILL COMPLY WITH TOWN UPDATED LANDSCAPE STANDARDS EXCEPT FOR . DETAILS FOR AMENDED SOILS AND VOLUME REQUIREMENTS WILL BE INCLUDED IN FINAL PLANS.
- FINAL PLANS WILL INCLUDE CARE/MAINTENANCE PRACTICES.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
-

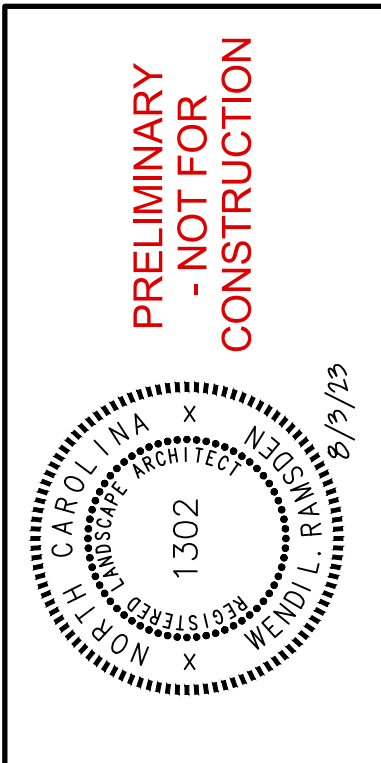
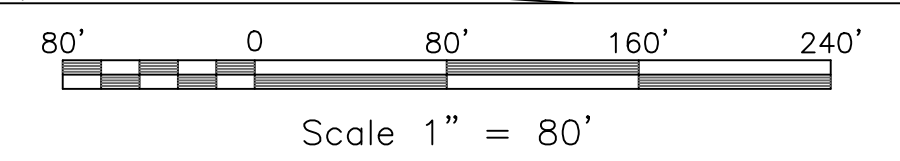
2 LANDSCAPING NOTES
L1.1

3 TREE COVERAGE CALCULATIONS
L1.1

4 COMPLIANCE WITH TOWN LANDSCAPE GUIDELINES
L1.1



1 LANDSCAPE PLAN - OVERALL
L1.1
SCALE: 1"=80'



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 111 West Main Street
 Durham, NC 27701 • 919.682.0368
 www.thomasandhutton.com

EB CAPITAL PARTNERS
 CHAPEL HILL, NC
 CHAPEL HILL CROSSINGS
 LANDSCAPE PLAN - OVERALL

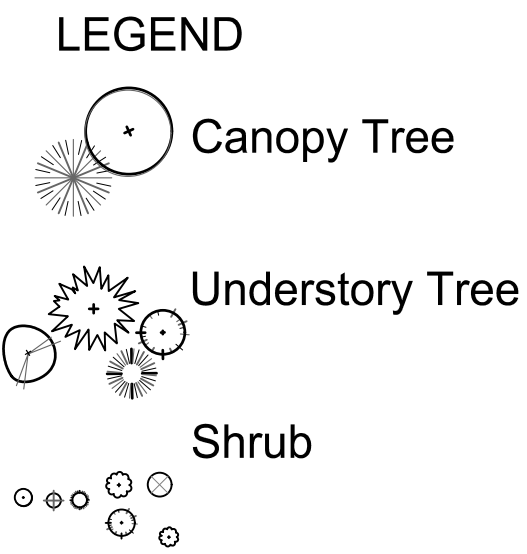
JOB NO.:	J-30792
DATE:	8/3/23
DRAWN:	WLR, AMO, MTC
DESIGNED:	WLR, AMO
REVIEWED:	WLR, AMO
APPROVED:	
SCALE:	1"=80'

L1.1

NORTH			
	# Required per 100'	Required Plantings:	Plantings Provided
NorthWest Buffer "B" - Adjacent to vacant residential			
Existing forest to remain. No additional plantings proposed.			
10' Wide	4 Large Tree = 22.0	22 Large Trees	0 Large Tree
550 LF	7 Small Tree = 38.5	39 Small Trees	0 Small Tree
(Internal)	12 Shrubs = 66.0	66 Shrubs	0 Shrub
SouthWest Buffer "B" - Adjacent to vacant residential			
10' Wide	4 Large Tree = 18.3	19 Large Trees	19 Large Trees
457 LF	7 Small Tree = 32.0	32 Small Trees	32 Small Trees
(Internal)	12 Shrubs = 54.9	55 Shrubs	55 Shrubs
North Buffer "E" - I-40			
Existing forest to remain. No additional plantings proposed.			
100' Wide	10 Large Tree = 12.0	12 Large Trees	12 Large Trees
120 LF	15 Small Tree = 18.0	18 Small Trees	18 Small Trees
(External)	70 Shrubs = 84.0	84 Shrubs	84 Shrubs
East Buffer "B" - Adjacent to residential			
10' Wide	4 Large Tree = 20.7	21 Large Trees	21 Large Trees
516 LF	7 Small Tree = 36.2	37 Small Trees	37 Small Trees
(Internal)	12 Shrubs = 62.0	62 Shrubs	62 Shrubs
South Buffer "C" - Old Chapel Hill Road			
Modification to reduce plant quantity to 30% required plant material			
10' Wide	5 Large Tree = 18.1	19 Large Trees	5 Large Trees
362 LF	10 Small Tree = 36.2	37 Small Trees	11 Small Trees
(External)	36 Shrubs = 130.4	131 Shrubs	39 Shrubs
Parking Lot Shading			
Lot	Paved Area	# Required per 2000 SF	Plantings Provided
North	34,643 SF	17.32	18 Large Trees
West	17,145 SF	8.57	9 Large Trees
Front	4,346 SF	2.17	3 Large Trees

TREES						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE*	SPACING	REMARKS
8	ARC	Acer rubrum 'Columbere'	Columbar Red Maple	B & B : 3"-3.5" CAL	AS SHOWN	Full, matching
9	ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B : 3"-3.5" CAL	AS SHOWN	Full, Matching
25	AA	Amelanchier arborea	Downy Serviceberry	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full
15	BN	Betula nigra 'Heritage'	'Heritage' River Birch	B & B : 10' HT	AS SHOWN	Specimen, 3 multi-trunk, matching
10	CC	Cercis canadensis	Eastern Redbud	B & B OR CONT. : 8'-10' HT	AS SHOWN	Single trunk, matching
12	CF	Cornus florida	Flowering Dogwood	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full, White flowering
14	IO	Ilex opaca	American Holly	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full, Matching
2	INS	Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly	B & B OR CONT. : 8'-10' HT	AS SHOWN	Specimen, full to ground
8	LT	Liriodendron tulipifera	Tulip Poplar	B & B : 3"-3.5" CAL	AS SHOWN	Full
16	MLG	Magnolia 'Little Gem'	Sweet Bay Magnolia	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full, Matching
7	NS	Nyssa sylvatica	Black Gum	B & B : 3"-3.5"	AS SHOWN	Specimen, Matching
23	OXF	Osmanthus x fortunei	Fortune's Tea Olive	CONT. : 6' HT	AS SHOWN	Specimen, full to ground
6	OA	Oxydendrum orboreum	Sourwood	B & B OR CONT. : 8' HT	AS SHOWN	Full
8	PV	Pinus virginiana	Virginia Pine	B & B OR CONT. : 10'-12' HT	AS SHOWN	Full, matching
7	PCM	Prunus caroliniana 'Morus'	Bright n Tight Carolina Laurel	B & B OR CONT. :	AS SHOWN	Full, Matching
4	QP	Quercus phellos	Willow Oak	B & B OR CONT. : 3"-3.5" CAL	AS SHOWN	Full
11	QS	Quercus shumardii	Shumard Oak	B & B : 3"-3.5" CAL	AS SHOWN	Full, Matching
9	UP	Ulmus americana 'Princeton'	Princeton American Elm	B & B : 3"-3.5" CAL	AS SHOWN	Full, Matching

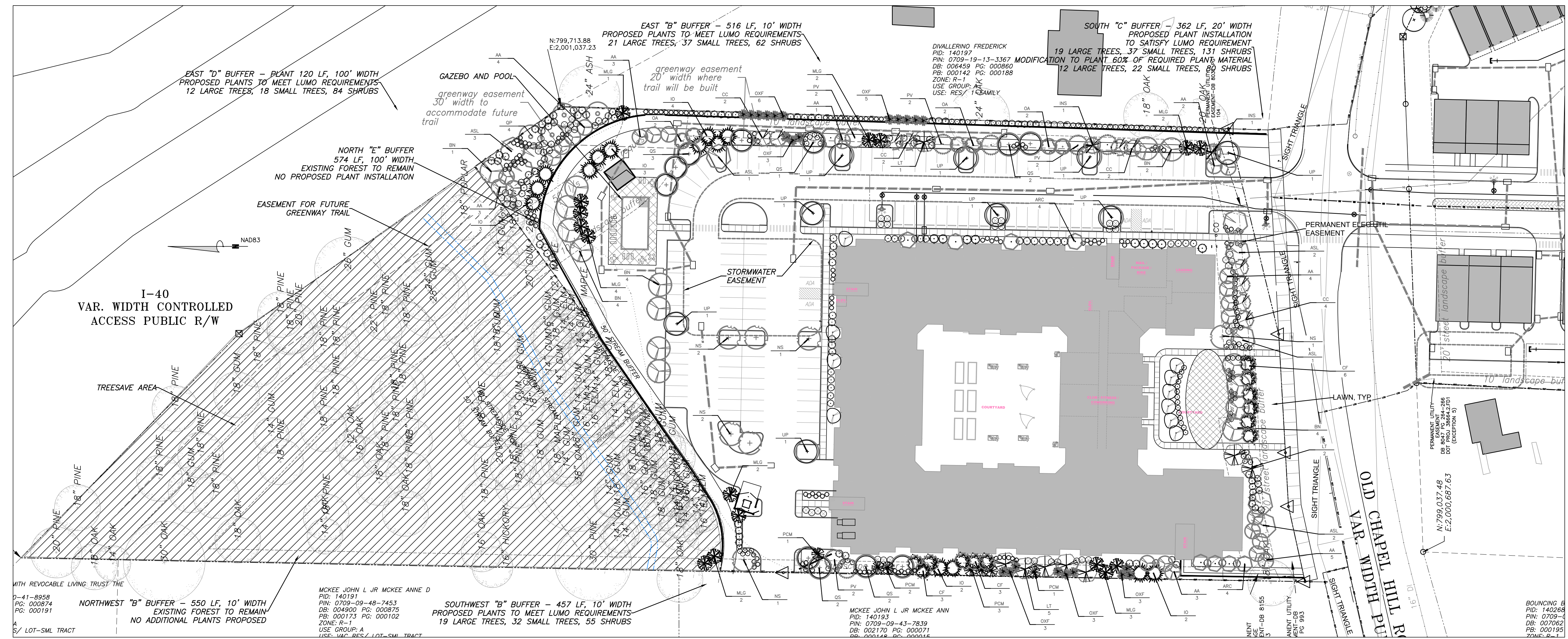
SHRUBS						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE*	SPACING	REMARKS
		Azalea 'Autumn Twist'	Autumn Twist Encore Azalea	24"	AS SHOWN	FULL AND MATCHING
		Callicarpa americana	American Beautyberry	24"	AS SHOWN	FULL AND MATCHING
		Distylium 'Emerald Heights'	Emerald Heights Distylium	24"	AS SHOWN	FULL AND MATCHING
		Cornus alba 'Sibirica'	Red Twig Dogwood	30"	AS SHOWN	FULL AND MATCHING
		Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	24"	AS SHOWN	FULL AND MATCHING
		Fothergilla 'Mt Airy'	Mt Airy Fothergilla	30"	AS SHOWN	FULL AND MATCHING
		Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	30"	AS SHOWN	FULL AND MATCHING
		Gardenia jasminoides 'Kleims Hardy'	Kleims Hardy Gardenia	24"	AS SHOWN	FULL AND MATCHING
		Hydrangea quercifolia	Oakleaf Hydrangea	36"	AS SHOWN	FULL AND MATCHING
		Ilex glabra	Inkberry Holly	30"	AS SHOWN	FULL AND MATCHING
		Ilex verticillata	Winterberry	6'	AS SHOWN	FULL
		Illium floridanum	Florida Anise	30"	AS SHOWN	FULL AND MATCHING
		Myrica cerifera	Southern waxmyrtle	5'	AS SHOWN	FULL AND MATCHING
		Sarcococca ruscifolia	Sweetbox	24"	5' O.C.	FULL AND MATCHING
		Viburnum dentatum	Arrowwood Viburnum	36"	6' O.C.	FULL AND MATCHING
		Viburnum juddei	Judd Viburnum	36"	5' O.C.	FULL AND MATCHING
GROUND COVER/GRASSES						
		Panicum virginiana	Switchgrass	1 GAL	3' O.C.	FULL AND MATCHING
		Pennisetum alopecuroides	Pennisetum	1 GAL	3' O.C.	FULL AND MATCHING



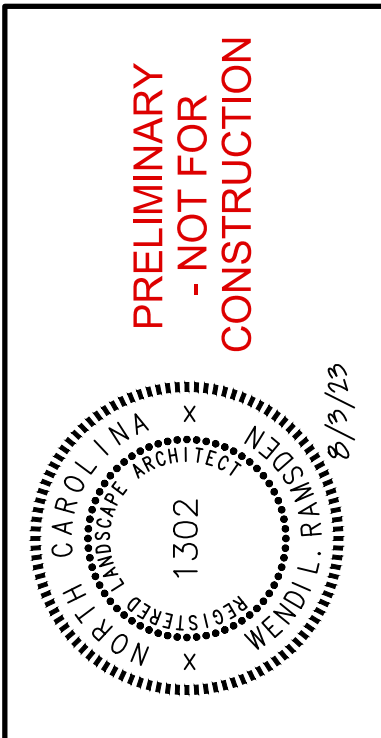
NOTE: SHRUBS ARE SHOWN ON THE PLAN. QUANTITIES WILL COMPLY WITH REQUIREMENT AS SHOWN IN THE CALCULATION TABLE.

2 PLANT CALCULATIONS NORTH
L1.2

3 PLANT LIST - NORTH
L1.2 PLANT LIST MAY BE EXPANDED AT FINAL PLAN PHASE



1 LANDSCAPE PLAN - NORTH
L1.2 SCALE: 1"=40'



NO.	REVISIONS	BY	DATE
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EB CAPITAL PARTNERS
CHAPEL HILL, NC
CHAPEL HILL CROSSINGS
LANDSCAPE PLAN - NORTH

JOB NO.:	J-30792
DATE:	8/3/23
DRAWN:	WLR, AMO, MTC
DESIGNED:	WLR, AMO
REVIEWED:	WLR, AMO
APPROVED:	
SCALE:	1"=40'

L1.2

SOUTH	# Required per 100'	Required Plantings:	Plantings Provided
North Buffer "C" - Old Chapel Hill Road			
20' Wide	5 Large Tree = 17.3	18 Large Trees	18 Large Trees
346 LF (Internal)	10 Small Tree = 34.6 36 Shrubs = 124.6	35 Small Trees 125 Shrubs	35 Small Trees 125 Shrubs
East Buffer "C" - Pope Road			
20' Wide	5 Large Tree = 46.4	47 Large Trees	47 Large Trees
928 LF (Internal)	10 Small Tree = 92.8 36 Shrubs = 334.1	93 Small Trees 335 Shrubs	93 Small Trees 335 Shrubs
South Buffer "B" - Adjacent to residential			
10' Wide	4 Large Tree = 25.4	26 Large Trees	26 Large Trees
633 LF (External)	7 Small Tree = 44.4 12 Shrubs = 76.0	45 Small Trees 76 Shrubs	45 Small Trees 76 Shrubs
SouthWest Buffer "B" - Adjacent to residential			
10' Wide	4 Large Tree = 10.5	11 Large Trees	11 Large Trees
261 LF (Internal)	7 Small Tree = 18.3 12 Shrubs = 31.4	19 Small Trees 32 Shrubs	19 Small Trees 32 Shrubs
MidWest Buffer "B" - Adjacent to recreation business			
10' Wide	4 Large Tree = 4.2	5 Large Trees	5 Large Trees
105 LF (Internal)	7 Small Tree = 7.4 12 Shrubs = 12.6	8 Small Trees 13 Shrubs	8 Small Trees 13 Shrubs
NorthWest Buffer "B" - Adjacent to residential			
10' Wide	4 Large Tree = 19.4	20 Large Trees	20 Large Trees
484 LF (External)	7 Small Tree = 33.9 12 Shrubs = 58.1	34 Small Trees 59 Shrubs	34 Small Trees 59 Shrubs
Parking Lot Shading	1 canopy tree		
Lot	Paved Area	# Required per 2000 Sf	Plantings Provided
Townhome	6,050 SF	3.03	4 Large Trees
Bulldog Lot	7,365 SF	3.68	4 Large Trees
Pope Lot	6,680 SF	3.34	4 Large Trees
Pope Corner	2,765 SF	1.38	2 Large Trees

3 PLANT LIST - SOUTH
PLANT LIST MAY BE EXPANDED AT FINAL PLAN PHASE

TREES						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE*	SPACING	REMARKS
3	ARC	Acer rubrum 'Columnare'	Columnar Red Maple	B & B : 3"-3.5" CAL	AS SHOWN	Full, matching
21	ASL	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B : 3"-3.5" CAL	AS SHOWN	Full, Matching
32	AA	Amelanchier arborea	Downy Serviceberry	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full
6	BN	Betula nigra 'Heritage'	'Heritage' River Birch	B & B : 10' HT	AS SHOWN	Specimen, 3 multi-trunk, matching
20	CC	Cercis canadensis	Eastern Redbud	B & B OR CONT. : 8'-10' HT	AS SHOWN	Single trunk, matching
29	CV	Chionanthus virginicus	Fringetree	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full, Multi-Stem
48	CF	Cornus florida	Flowering Dogwood	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full, White flowering
17	IO	Ilex opaca	American Holly	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full, Matching
35	INS	Ilex 'Nellie R Stevens'	Nellie Stevens Holly	B & B OR CONT. : 8'-10' HT	AS SHOWN	Specimen, full to ground
13	LT	Liriodendron tulipifera	Tulip Poplar	B & B : 3"-3.5" CAL	AS SHOWN	Full
28	MLG	Magnolia 'Little Gem'	Sweet Bay Magnolia	B & B OR CONT. : 8'-10' HT	AS SHOWN	Full, Matching
18	MG	Magnolia grandiflora	Southern Magnolia	B & B : 3"-3.5" CAL	AS SHOWN	Full
5	NS	Nyssa sylvatica	Black Gum	B & B : 3"-3.5" CAL	AS SHOWN	Specimen, Matching
19	PV	Pinus virginiana	Virginia Pine	B & B OR CONT. : 10'-12' HT	AS SHOWN	Full, matching
40	PCM	Prunus caroliniana 'Morus'	Bright n Tight Carolina Laurel	B & B OR CONT. :	AS SHOWN	Full, Matching
13	QS	Quercus shumardi	Shumard Oak	B & B : 3"-3.5" CAL	AS SHOWN	Full, Matching
10	UP	Ulmus americana 'Princeton'	Princeton American Elm	B & B : 3"-3.5" CAL	AS SHOWN	Full, Matching

SHRUBS						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE*	SPACING	REMARKS
		Azalea 'Autumn Twist'	Autumn Twist Encore Azalea	24"	AS SHOWN	FULL AND MATCHING
		Calliopsis americana	American Beautyberry	24"	AS SHOWN	FULL AND MATCHING
		Distylium 'Emerald Heights'	Emerald Heights Distylium	24"	AS SHOWN	FULL AND MATCHING
		Cornus alba 'Sibirica'	Red Twigs Dogwood	30"	AS SHOWN	FULL AND MATCHING
		Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	24"	AS SHOWN	FULL AND MATCHING
		Fothergilla 'Mt Airy'	Mt Airy Fothergilla	30"	AS SHOWN	FULL AND MATCHING
		Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	30"	AS SHOWN	FULL AND MATCHING
		Gardenia jasminoides 'Kleims Hardy'	Kleims Hardy Gardenia	24"	AS SHOWN	FULL AND MATCHING
		Hydrangea quercifolia	Oakleaf Hydrangea	36"	AS SHOWN	FULL AND MATCHING
		Ilex glabra	Inkberry Holly	30"	AS SHOWN	FULL AND MATCHING
		Ilex verticillata	Winterberry	6"	AS SHOWN	FULL
		Illicium floridanum	Florida Anise	30"	AS SHOWN	FULL AND MATCHING
		Myrica cerifera	Southern waxmyrtle	5"	AS SHOWN	FULL AND MATCHING
		Sarcococca ruscifolia	Sweetbox	24"	5' O.C.	FULL AND MATCHING
		Viburnum dentatum	Arrowwood Viburnum	36"	6' O.C.	FULL AND MATCHING
		Viburnum juddii	Judd Viburnum	36"	5' O.C.	FULL AND MATCHING

GROUND COVER/GRASSES						
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SIZE*	SPACING	REMARKS
		Panicum virginiana	Switchgrass	1 GAL	3' O.C.	FULL AND MATCHING
		Pennisetum alopecuroides	Pennisetum	1 GAL	3' O.C.	FULL AND MATCHING

SOUTH "B" BUFFER
633 LF, 10' WIDTH
PROPOSED PLANT
INSTALLATION TO MEET
UDO REQUIREMENTS
26 LARGE TREES,
45 SMALL TREES,
76 SHRUBS

2 PLANT CALCULATIONS - SOUTH

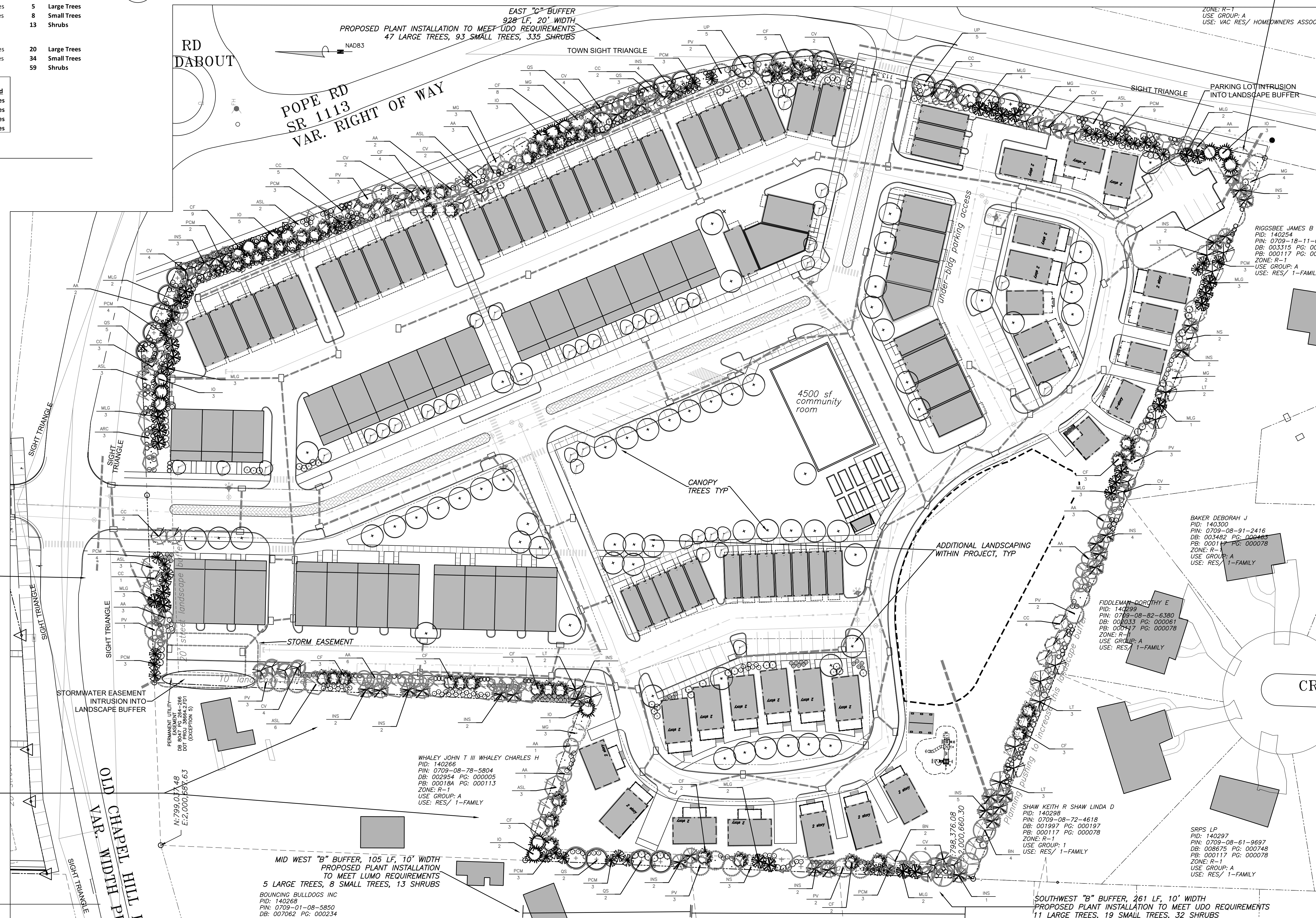
LEGEND

- Canopy Tree
- Understory Tree
- Shrub

NOTE: SHRUBS ARE SHOWN ON THE PLAN. QUANTITIES WILL COMPLY WITH REQUIREMENT AS SHOWN IN THE CALCULATION TABLE.

1 LANDSCAPE PLAN - SOUTH

SCALE: 1"=40'



NORTH "C" BUFFER
346 LF, 20' WIDTH
PROPOSED PLANT INSTALLATION
TO MEET UDO REQUIREMENTS
18 LARGE TREES, 35 SMALL TREES,
125 SHRUBS

NORTHWEST "B" BUFFER,
484 LF, 10' WIDTH
PROPOSED PLANT INSTALLATION
TO MEET LUMO REQUIREMENTS
20 LARGE TREES, 34 SMALL TREES,
59 SHRUBS

MID WEST "B" BUFFER, 105 LF, 10' WIDTH
PROPOSED PLANT INSTALLATION
TO MEET LUMO REQUIREMENTS
5 LARGE TREES, 8 SMALL TREES, 13 SHRUBS

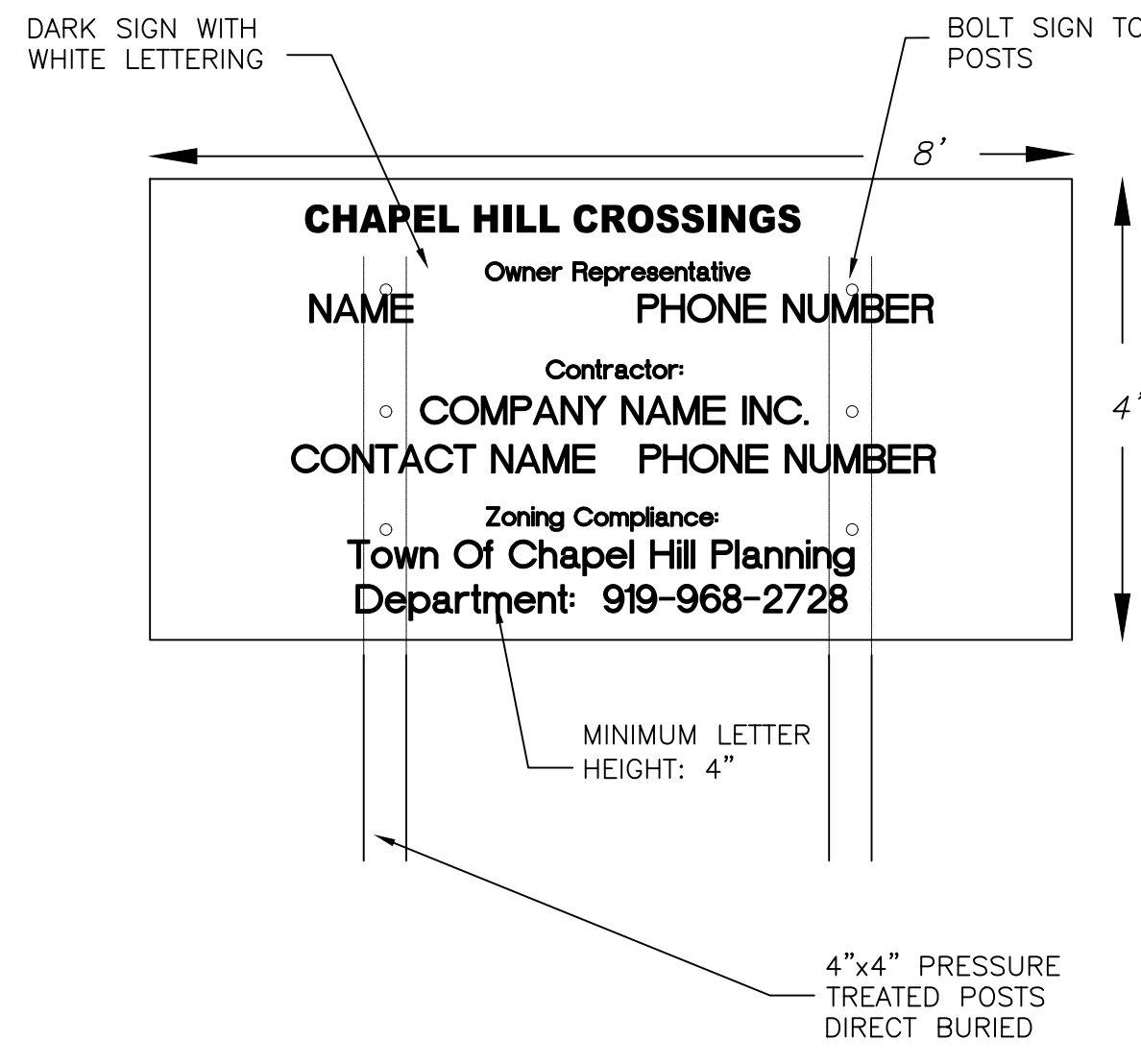
SOUTHWEST "B" BUFFER, 261 LF, 10' WIDTH
PROPOSED PLANT INSTALLATION TO MEET UDO REQUIREMENTS
11 LARGE TREES, 19 SMALL TREES, 32 SHRUBS

PRELIMINARY - NOT FOR CONSTRUCTION

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JOB NO: J-30792	DATE: 8/3/23	SCALE: 1"=40'
DRAWN: WLR, AMO, MIC	DESIGNED: WLR, AMO	REVIEWED: WLR, AMO
APPROVED: WLR, AMO		

SYNOPSIS: 2024.03.28 10:00 AM: CHAPEL HILL CROSSINGS CONSTRUCTION MGMT PLAN - M1.1



- NOTES:
1. AT A MINIMUM, THE SIGN IS TO INCLUDE THE FOLLOWING INFORMATION: PROJECT NAME, OWNER CONTACT, CONTRACTOR CONTACT, ZONING COMPLIANCE CONTACT.
 2. SIGN IS TO BE A MAXIMUM OF 4' X 8'
 3. SIGN IS TO BE REMOVED AT PROJECT COMPLETION
 4. THE SIGN WILL NEED A SEPARATE PERMIT THROUGH TOWN OF CHAPEL HILL PLANNING DEPARTMENT

1. ALL CONSTRUCTION TRAFFIC AND PARKING IS CONFINED TO THE PROJECT SITE.
2. NO CONSTRUCTION PARKING WILL BE ALLOWED ON ADJACENT RESIDENTIAL STREETS.
3. HOURS OF CONSTRUCTION ARE MONDAY TO FRIDAY 7 AM TO 6 PM, AND SATURDAY AS NEEDED BETWEEN 8 AM AND 6 PM. THERE WILL BE NO CONSTRUCTION ON SUNDAYS. THE TOWN OF CHAPEL HILL NOISE ORDINANCE MUST BE COMPLIED WITH. THE TOWN ORDINANCE SPECIFICS CONSTRUCTION OPERATIONS ARE LIMITED TO 7 AM TO 9 PM WEEKDAYS, AND 8 AM TO 9 PM WEEKENDS. ANY ROCK REMOVAL WORK NEEDS TO BE COORDINATED WITH TOWN ADMINISTRATION, AND NEIGHBORS NOTIFIED IN ADVANCE.
4. PROVIDE PAVED ON-SITE PARKING FOR INSPECTORS AT EACH UNDER-CONSTRUCTION BUILDING FOR THE DURATION OF THE CONSTRUCTION PROJECT.
5. ALL MATERIAL STORAGE AND CONSTRUCTION PARKING IS TO OCCUR IN THE FOOTPRINTS OF PROPOSED PARKING AND BUILDING AREAS AND IS NOT TO EXTEND BEYOND SHOWN AND APPROVED LIMITS OF DISTURBANCE OR INTO ANY RIGHT OF WAY.

1. CONTRACTOR SHALL MAINTAIN A FIRE WATCH DURING THE CONSTRUCTION OR DEMOLITION OF "HOT WORK" THAT MAY SUBJECT MATERIALS TO SPONTANEOUS COMBUSTION. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911, SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS.
2. ALL CONSTRUCTION AND DEMOLITION SHALL COMPLY WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC (FIRE CODE).
3. ANY TEMPORARY FENCING OF CONSTRUCTION AREAS MUST INCLUDE GATES SIZED FOR FIRE / EMERGENCY ACCESS. ANY PERMANENT OR TEMPORARY GATES ACROSS FIRE ACCESS DRIVES SHALL BE A MINIMUM WIDTH OF 20', EITHER SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, AND SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYED, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200 NC FPC 2012.

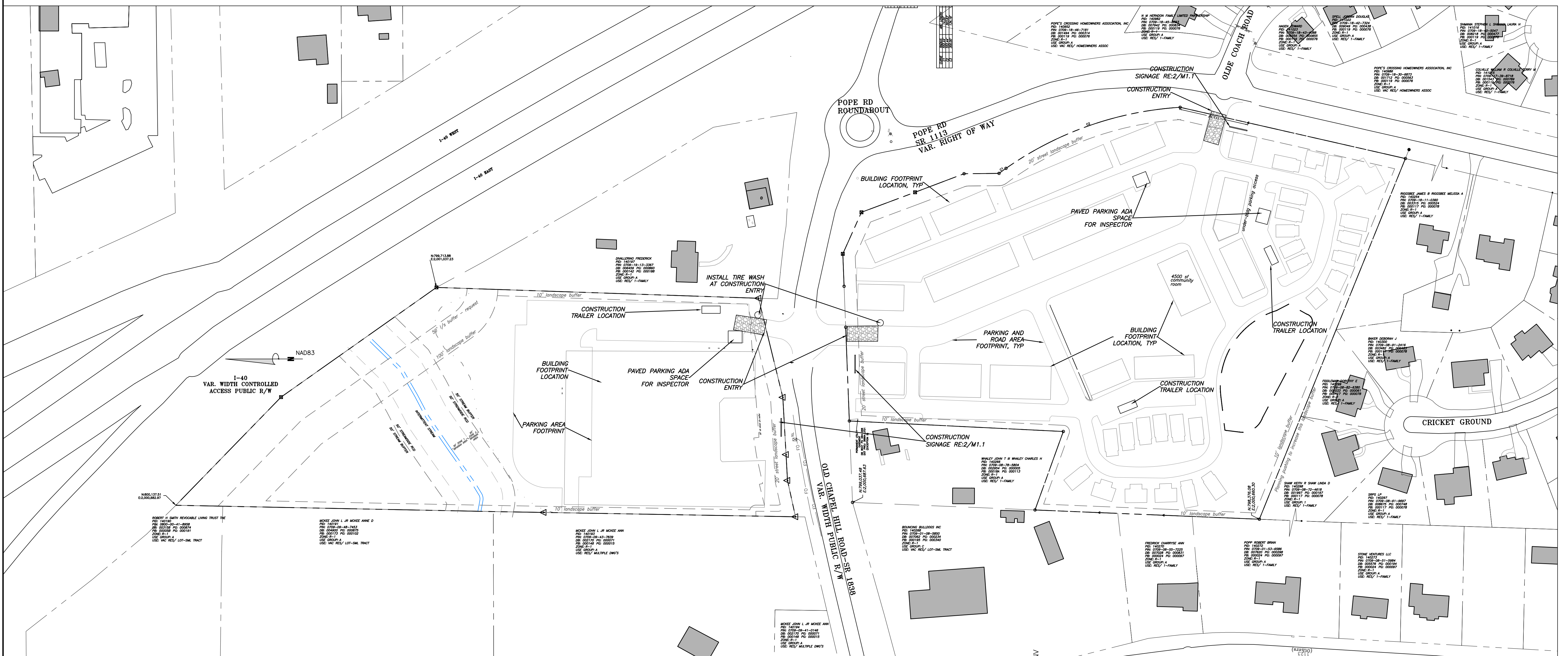
1. SIGNS SHOWN ON THIS PLAN ARE REQUIRED DURING THE CONSTRUCTION OF THIS PROJECT.
2. CONSTRUCTION REQUIRING TEMPORARY LANE CLOSURES ON PUBLIC STREETS NEEDS TOWN APPROVAL. TEMPORARY LANE CLOSURES ARE ONLY ALLOWED DURING DAYLIGHT HOURS.
3. CONTRACTOR MUST CONTACT CHAPEL HILL TRANSIT AT LEAST 5 BUSINESS DAYS PRIOR TO ANY CONSTRUCTION REQUIRING ANY LANE CLOSURES WHICH MIGHT AFFECT BUS ROUTES.
4. ALL WORK ZONE SIGNAGE SHALL COMPLY WITH APPLICABLE M.U.T.C.D. STANDARDS AND DETAILS.
5. PRIOR TO ANY TRAFFIC LANE CLOSURES, IT WILL BE NECESSARY TO CONTACT TOWN OF CHAPEL HILL ENGINEERING DIVISION AT 919-968-2833, AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.
6. SIGNS AND TEMPORARY BARRICADES AS NEEDED WILL BE PLACED TO DIRECT PEDESTRIANS WHEN SIDEWALKS ARE IN THE CONSTRUCTION AREAS.

2 CONSTRUCTION SIGNAGE DETAIL
M1.1

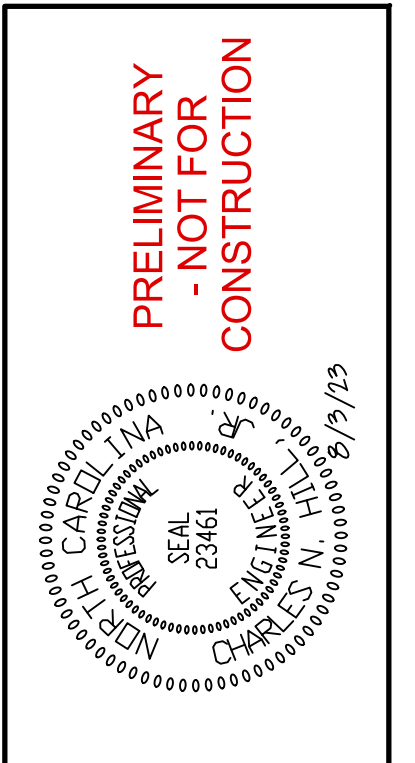
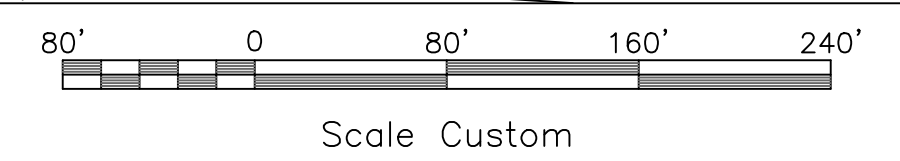
3 CONSTRUCTION STAGING NOTES
M1.1

4 FIRE PROTECTION NOTES
M1.1

5 TRAFFIC / PEDESTRIAN CONTROL NOTES
M1.1



1 CONSTRUCTION MANAGEMENT PLAN
M1.1 SCALE: Custom



NO.	REVISIONS	BY	DATE

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EB CAPITAL PARTNERS
 CHAPEL HILL, NC
CHAPEL HILL CROSSINGS
 CONSTRUCTION MANAGEMENT PLAN

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M1.1