

INDEPENDENT SENIOR HOUSING CHAPEL HILL

217 HOMESTEAD ROAD
CHAPEL HILL, NC 27516

TOWN OF CHAPEL HILL
SPECIAL USE PERMIT SUBMITTAL

SUBMITTED ON SEPTEMBER 27, 2017
RESUBMITTED ON JANUARY 16, 2018
RESUBMITTED ON APRIL 24, 2018
RESUBMITTED ON DEC. 26, 2018



VICINITY MAP
SCALE 1"=500'

SITE DATA	
PROJECT NAME	Independent Senior Housing Chapel Hill
SITE ADDRESS	217 HOMESTEAD ROAD CHAPEL HILL NC 27516
CITY	CHAPEL HILL
COUNTY	WILSON COUNTY
PARCEL PIN #	15730000000000000000
PARCEL OWNER	WILLIAM BANISTER WOOD & VIRGINIA WOOD
PARCEL AREA	15.73 ACRES
TOTAL DISTURBED PROJECT AREA	387,084 SQUARE FEET (8.89 ACRES)
CURRENT ZONING	R2
EXISTING LAND USE	RESIDENTIAL
PROPOSED USE	AGE RESTRICTED RENTAL APARTMENTS
FLOODPLAIN	NONE
JORDAN RIVER/RAN BUFFER ZONE	NONE
WETLANDS	NONE
WATER B-ED	JORDAN LAKE
RIVER BASH	CAVE FEAR RIVER BASH
STREAMS	NONE
CONSTRUCTION TYPE	NEW CONSTRUCTION
MIN REQUIRED STREET SETBACK (RESUBMITTED PROPERTY LINE)	20
MIN REQUIRED SOLAR SETBACK (RESUBMITTED PROPERTY LINE)	6
MIN REQUIRED SOLAR SETBACK (NORTH/NEIGH PROPERTY LINE)	0
MAX BUILDING HEIGHT	11
MIN REQUIRED SIDE YARD SETBACK	5
EXISTING IMPERVIOUS AREA	13,405 S.F.
PROPOSED IMPERVIOUS AREA	198,940 S.F.

OVERALL PARKING SUMMARY					
PROVIDED REGULAR P20 SPACES	23	28	86	137	274
PROVIDED ADA ACCESSIBLE SPACES	3	2	3	8	16
TOTAL PARKING SPACES	26	30	90	145	290
BIKE PARKING	-	-	20	15	35
PARKING RATIO (1 BEDROOM, MULTI-FAMILY TYPE UNITS) 2.97:1	1 SPACES PER DWELLING UNIT	MIN 1.75 SPACES PER DWELLING UNIT (MAX 1. BEEDROOM)	1.14 SPACES PER DWELLING UNIT (MAX 1.5 SPACES PER DWELLING UNIT (MAX 1.5 BEDROOMS)	1.41 SPACES PER DWELLING UNIT (MAX 1.5 SPACES PER DWELLING UNIT (MAX 1.5 BEDROOMS)	1.41 SPACES PER DWELLING UNIT (MAX 1.5 SPACES PER DWELLING UNIT (MAX 1.5 BEDROOMS)
MIN REQUIRED (TOTAL) 114	114	114	147	147	289 SPACES

APARTMENT UNIT BREAKDOWN	
111 One Bedroom Units	
84 Two Bedroom Units	
Total - 195 Dwelling Units	

UTILITIES IMPROVEMENTS QTY	
PRIVATE SEWER	600 LF
7" SEWER SERVICE	LF
PRIVATE WATER	600 LF
7" WATER MAIN	LF

SHEET #	SHEET NAME
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C1.01	AREA MAP
C2.00	DEVELOPMENTS PLAN
C2.01	SITE PLAN ENLARGEMENT (NORTH)
C2.02	SITE PLAN ENLARGEMENT (SOUTH)
C3.00	FUTURE RECREATIONAL PLAN
C3.01	CONSTRUCTION MANAGEMENT PLAN
C4.00	EROSION CONTROL NOTES
C4.01	EROSION CONTROL PLAN (PHASE I)
C4.02	EROSION CONTROL PLAN (PHASE II)
C4.03	EROSION CONTROL PLAN (PHASE III)
C5.00	STORMWATER MANAGEMENT PLAN (SMA)
C6.00	UTILITIES PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.10	EROSION CONTROL DETAILS
L1.00	LANDSCAPE PROTECTION PLAN
L1.01	LANDSCAPE PROTECTION PLAN
L1.10	PLANTING PLAN
L1.11	PLANTING PLAN SCHEDULE
L2.00	LANDSCAPE DETAILS
L2.01	LANDSCAPE DETAILS
L2.02	LANDSCAPE DETAILS

APPLICANT/OWNER CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL ARCHITECTS



STEWART
1111 CHAPEL HILL DRIVE
CHAPEL HILL, NC 27516
919.886.4502

STEWART INC. - CIVIL & GEOTECHNICAL
CONTACT: JEFFREY STEWART
919.886.4502 (F)
919.886.4502 (C)
APR@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: JEFFREY STEWART
919.886.4502 (F)
919.886.4502 (C)
CHALLENGE@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: JEFFREY STEWART
919.886.4502 (F)
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PALADY@STEWARTINC.COM

STEWART INC. - GEOTECHNICAL
CONTACT: JEFFREY STEWART
919.886.4502 (F)
919.886.4502 (C)
CROWNS@STEWARTINC.COM

GURLITZ ARCHITECTURAL
1718 ESTER DRIVE SUITE 100
CHAPEL HILL, NC 27516
CONTACT: NATAN HARMS
NATAN@GURLITZARCHITECTS.COM





STEWART
 100 PARKVIEW DRIVE, SUITE 400
 CHAPEL HILL, NC 27514
 PROJECT & DESIGN

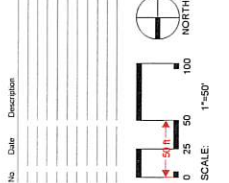
Client
 CLM4-2, LLC
 111 S BERRY DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project
**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**



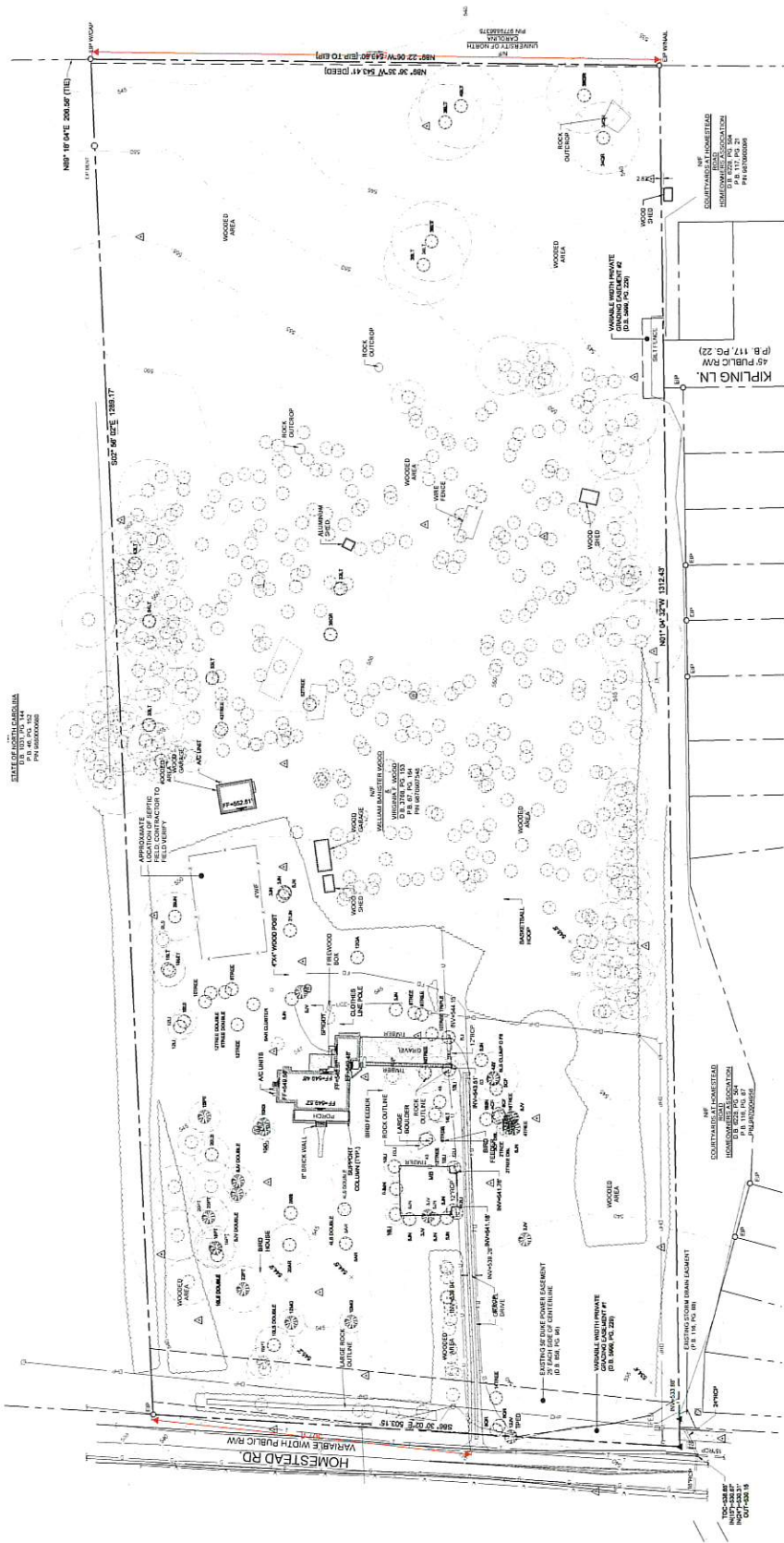
**PRELIMINARY - DO NOT
 USE FOR CONSTRUCTION**

Issued for
SUP SUBMITTAL



Task
**EXISTING
 CONDITIONS PLAN**

Project number: C17004 - Sheet
 of 27 PDS
 Drawn by:
 Approved by: **C1.00**
 ACP



- ### SURVEY NOTES
- THIS PLAN IS A SUMMARY OF THE SURVEY DATA AND FIELD NOTES PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL VERIFICATION OF THE SURVEY DATA AND FIELD NOTES FOR GENERAL ACCURACY ONLY. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SURVEY DATA OR FIELD NOTES.
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- ### LEGEND
- | | |
|----------------------|-----------------------------|
| Survey Control Point | WIRE FENCE |
| Establishment Point | TELEPHONE TELEPHONE LINE |
| Computed Point | UNDERGROUND REAR OPTIC LINE |
| Well | UNDERGROUND GAS LINE |
| Utility Pole | UNDERGROUND ELECTRIC LINE |
| City Pole | UNDERGROUND WATER LINE |
| Rolling | STORM DRAIN LINE |
| Well | UNKNOWN WIRE |
| Well | UNKNOWN DESTINATION |
| Well | CONCRETE SERVICE |
| Well | REAR WALKWAY |
| Well | REAR WALKWAY CONCRETE PIPE |
| Well | REAR WALKWAY CONCRETE PIPE |
| Well | REAR WALKWAY CONCRETE PIPE |
| Well | REAR WALKWAY CONCRETE PIPE |

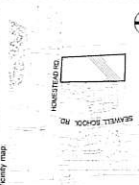
- ### TREE LEGEND
- | | |
|-------------------|-------------------|
| Red Maple | Red Maple |
| White Oak | White Oak |
| Black Oak | Black Oak |
| Eastern Red Cedar | Eastern Red Cedar |
| Sweetgum | Sweetgum |
| Live Oak | Live Oak |
| Loblolly Pine | Loblolly Pine |
| Red Oak | Red Oak |
| White Oak | White Oak |
| Yellow Pine | Yellow Pine |
| Example Tree | Example Tree |

- ### ON-SITE SOILS KEY
- | | |
|-----|---|
| GcB | GEORVILLE SILT LOAM - HYDROLOGIC SOIL CLASS B |
| GcC | GEORVILLE SILT LOAM - HYDROLOGIC SOIL CLASS C |
| GcD | GEORVILLE SILT LOAM - HYDROLOGIC SOIL CLASS D |

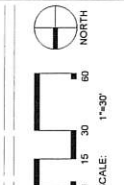


Client:
GMM-2 LLC
121 W. BESSEY DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:
INDEPENDENT SENIOR HOUSING CHAPEL HILL

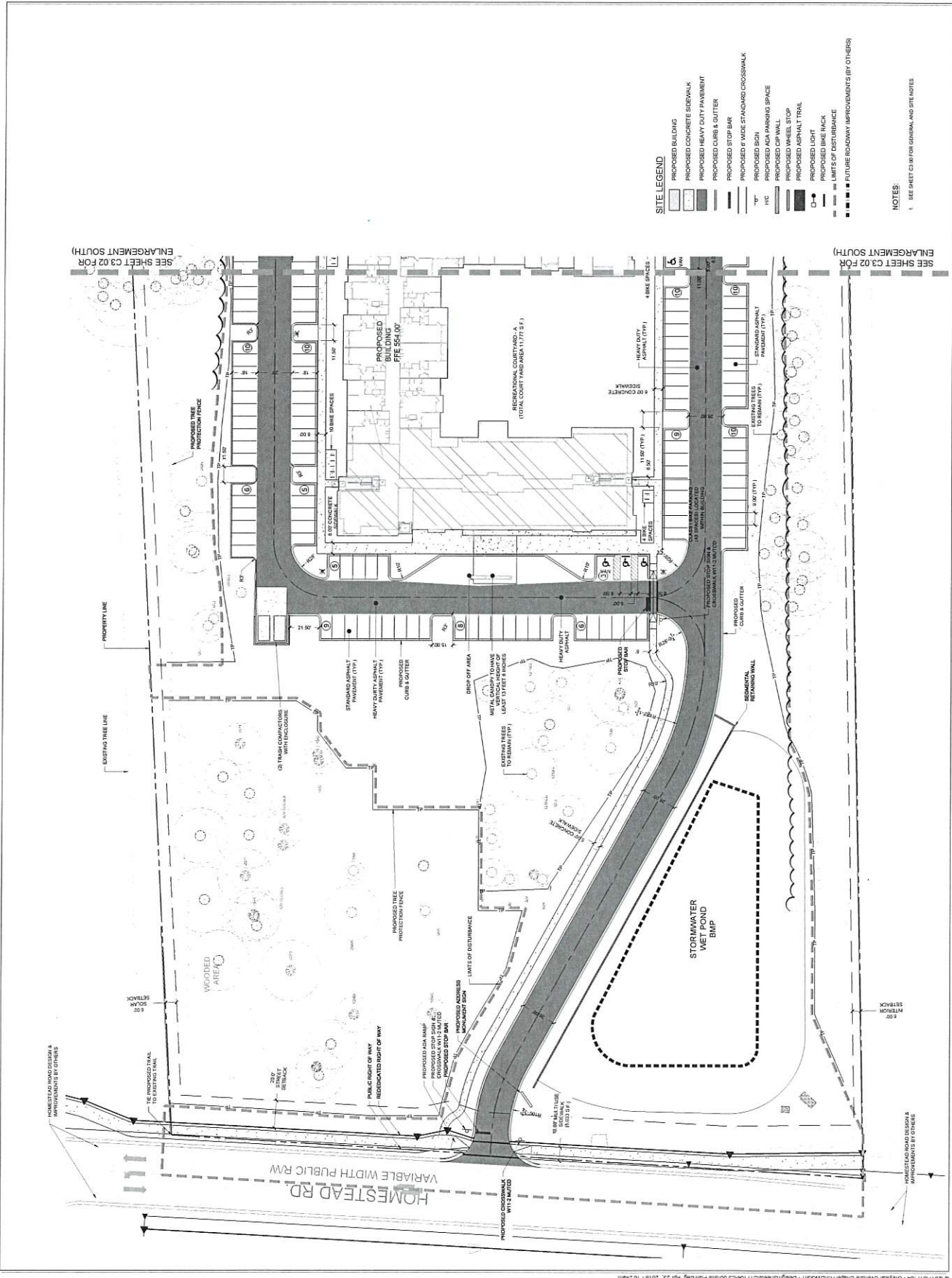


Issued for:
SUP SUBMITTAL



Title:
SITE PLAN ENLARGEMENT (NORTH)

Project Number: C17004 - Sheet
Date: 01/27/2018
Drawn by: JBS
Approved by: ACP
C3.01



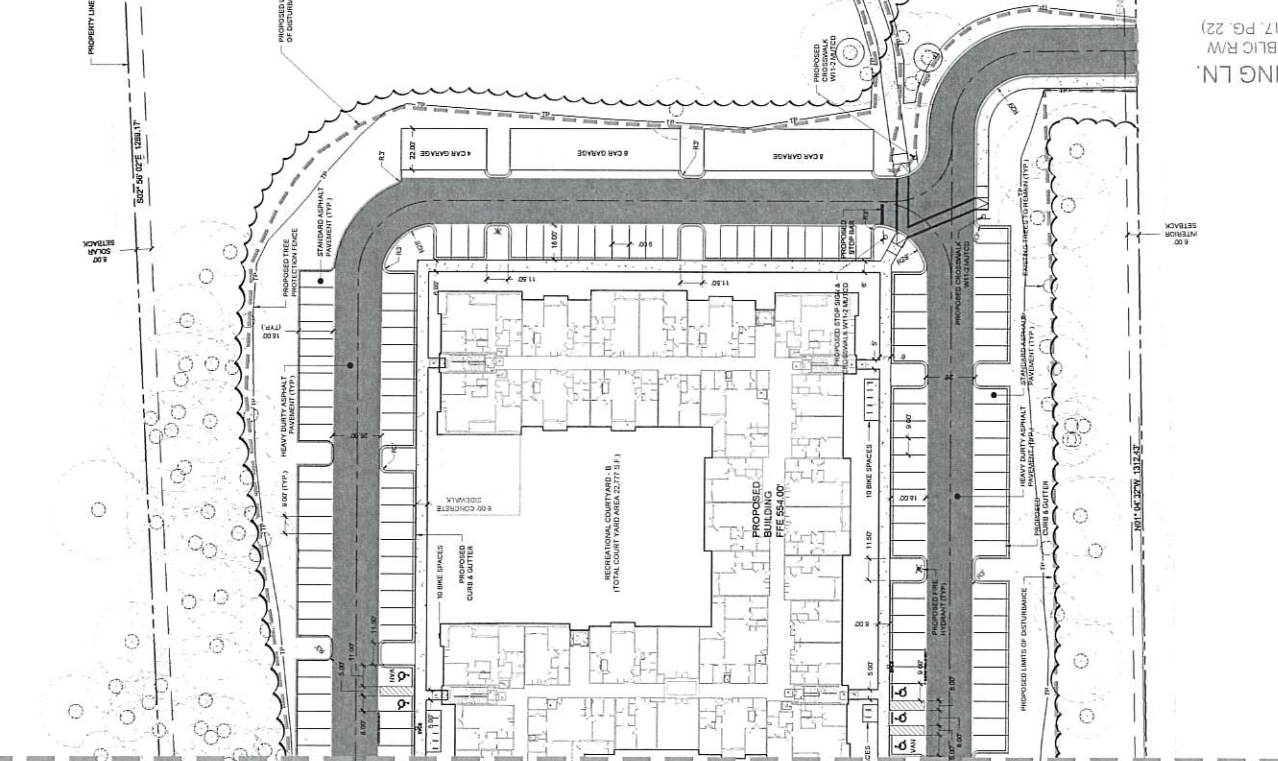
- SITE LEGEND**
- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CURB & CUTTER
 - PROPOSED STOP BAR
 - PROPOSED 6" WIDE STANDARD CROSSWALK
 - PROPOSED ADA PARKING SPACE
 - PROPOSED OP W/ WALL
 - PROPOSED WHEEL STOP
 - PROPOSED ASPHALT TRAIL
 - PROPOSED LIGHT
 - PROPOSED BIKE RACK
 - LIMITS OF DISTURBANCE
 - LIMITS OF SITE IMPROVEMENTS BY OTHERS

NOTES:
1. SEE SHEET C3.00 FOR GENERAL AND SITE NOTES

SEE SHEET C3.02 FOR ENLARGEMENT SOUTH

SEE SHEET C3.02 FOR ENLARGEMENT SOUTH

SEE SHEET C3.01 FOR ENLARGEMENT (NORTH)



JING LN.
JBLICRW
17, PG. 22)

SEE SHEET C3.01 FOR ENLARGEMENT (NORTH)

- SITE LEGEND**
- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CURB & CUTTER
 - PROPOSED STOP BAR
 - PROPOSED 6" WIDE STANDARD CROSSWALK
 - PROPOSED 2" TYPED SIDEWALK
 - PROPOSED ADA PARKING SPACE
 - PROPOSED OP WALL
 - PROPOSED WHEEL STOP
 - PROPOSED ASPHALT TRAIL
 - PROPOSED LIGHT
 - PROPOSED BIKE BACK
 - LIMITS OF DISTURBANCE
 - FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

NOTES:
1. SEE SHEET C3.01 FOR GENERAL AND SITE NOTES.

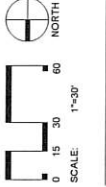
Client
GLM&J LLC
171 S. EASTER DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project
INDEPENDENT SENIOR HOUSING CHAPEL HILL
Vocalsy map



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SUP SUBMITTAL

No.	Date	Description



Title
SITE PLAN ENLARGEMENT (SOUTH)

Project number: C17004 - Sheet
Date: 08/27/2018
Drawn by: JAS
Approved by: ACP
C3.02



STEWART
 4714 INDUSTRIAL BLVD., SUITE 400 FARMINGDALE, N.Y. 11737
 TEL: 516.334.5500 FAX: 516.334.5501

Client

CLANK 2, LLC
 121 S. ESTATES DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project

**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**

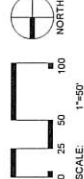
Neighborhood



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SUP SUBMITTAL

No.	Date	Description

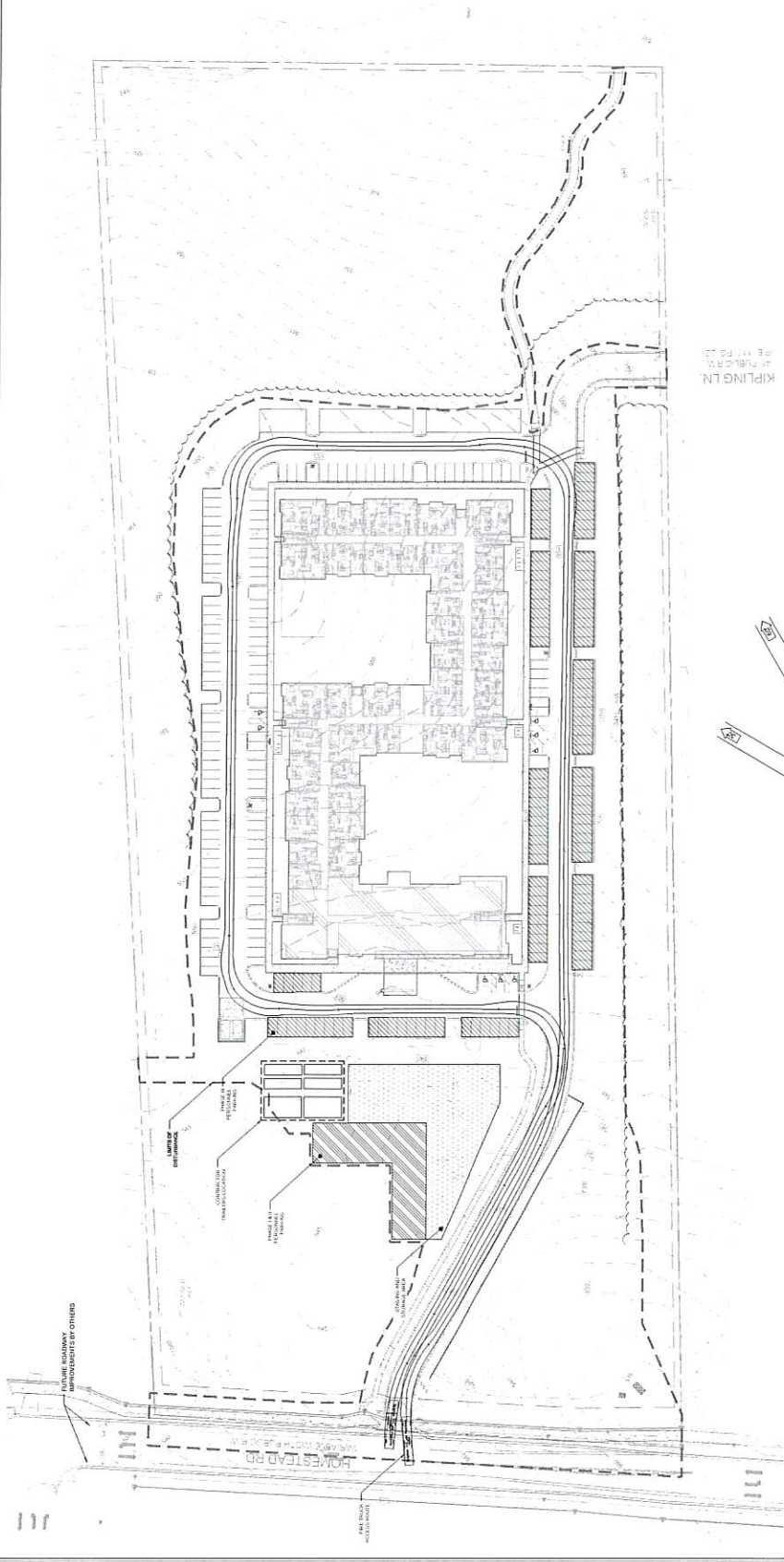


Scale: 1"=50'

CONSTRUCTION
 MANAGEMENT PLAN

Project Number: C17704 Sheet:
 Date: 03/27/2018
 Drawn by: JAS
 Approved by: ACP

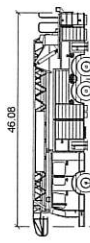
C3.40



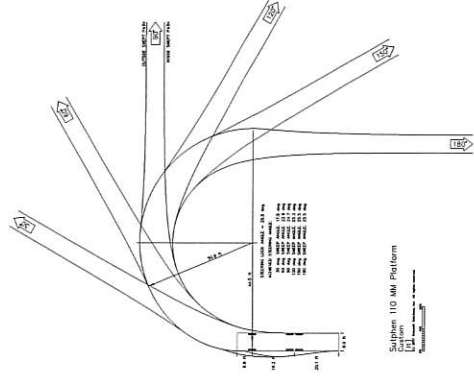
KLING STUBBINS
 1100 FIFTH AVENUE
 NEW YORK, NY 10020

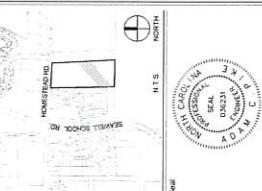
SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED CROSSWALK
- PROPOSED WIDE STANDARD CROSSWALK
- PROPOSED WIDE HIGH VISIBILITY CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED KEYSTONE WALL
- PROPOSED CURB WALL
- PROPOSED WHEEL STOP
- PROPOSED GRAVEL TRAIL
- PROPOSED ASPHALT TRAIL
- PROPOSED TREE LINE
- PROPOSED VEHICLE GATE (X' WIDE)
- PROPOSED TRANSFORMER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BRICK
- PROPOSED BOLLARD
- PROPOSED PEDESTRIAN STEEL PLATE
- PROPOSED ADA PARKMENT UNIT
- LIMIT OF DISTURBANCE



Suphen 110 MM Platform
 Width: 8.00
 Track: 8.00
 Unit to Lock Time: 25.5
 Slewing Angle: 25.5



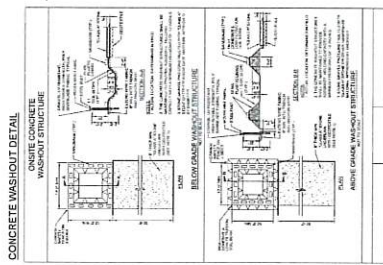
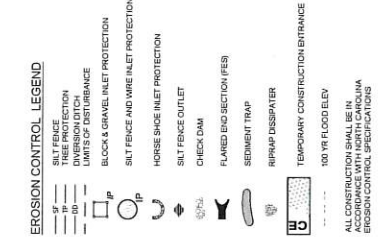
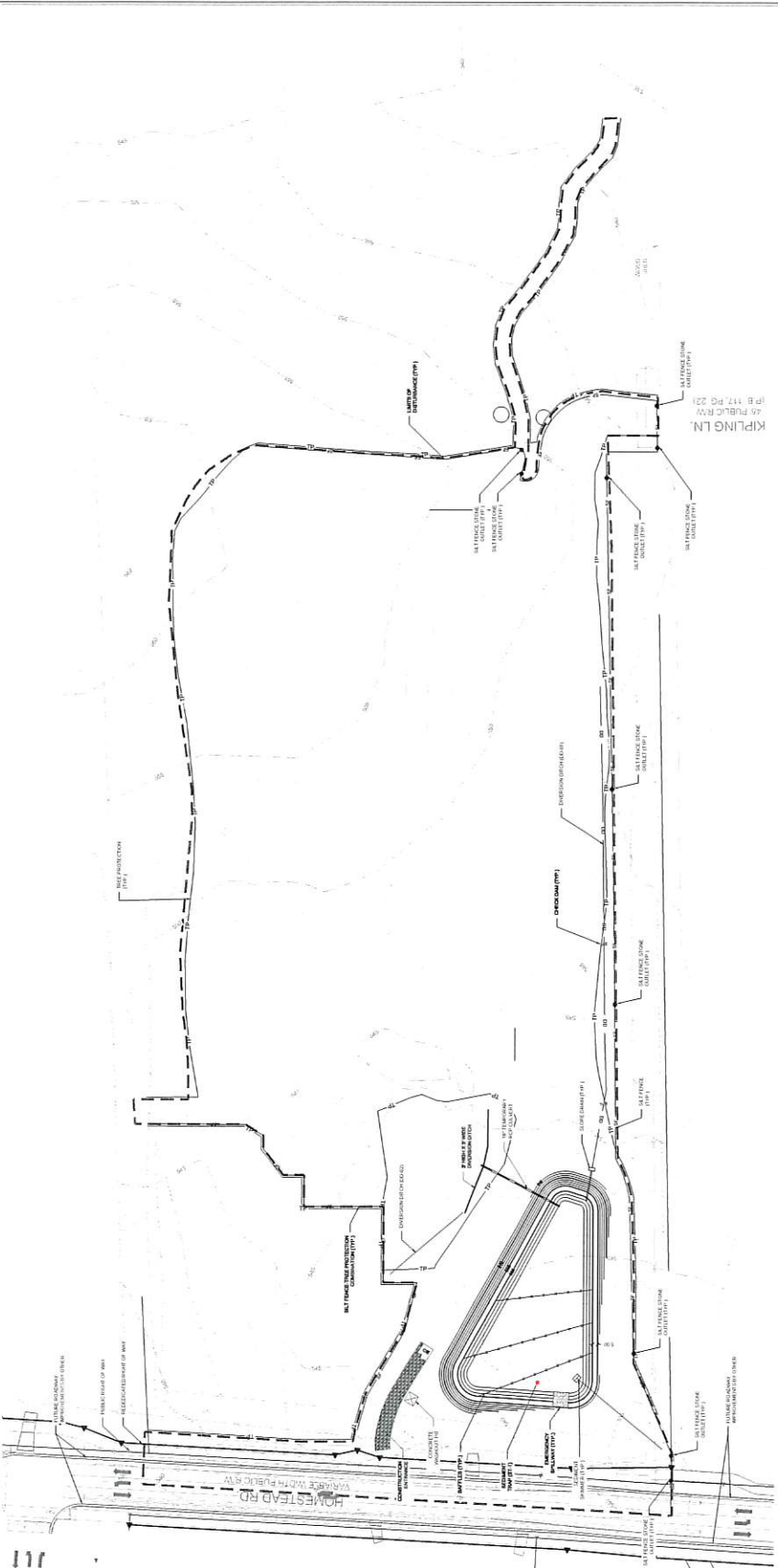


Scale: 1" = 50'
 NORTH
 PRELIMINARY - DO NOT USE FOR CONSTRUCTION
 Issued for:
SUP SUBMITTAL

No.	Date	Description



Title:
EROSION CONTROL PLAN (PHASE I)
 Project number: C77004 - Sheet
 of 27
 Drawn by: RES/CSJ
 Approved by: ACP
C4.01





STEWART
 421 FAYETTEVILLE ST., SUITE 400 FAYETTEVILLE, NC 28404
 704.336.1800
 WWW.STEWARTINC.COM

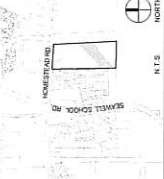
Client:

GLMK-2, LLC
 171 S BATES DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project:

**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**

Location map



Scale: 1" = 50'

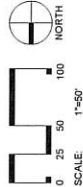


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 USE FOR CONSTRUCTION

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SUP SUBMITTAL

No.	Date	Description

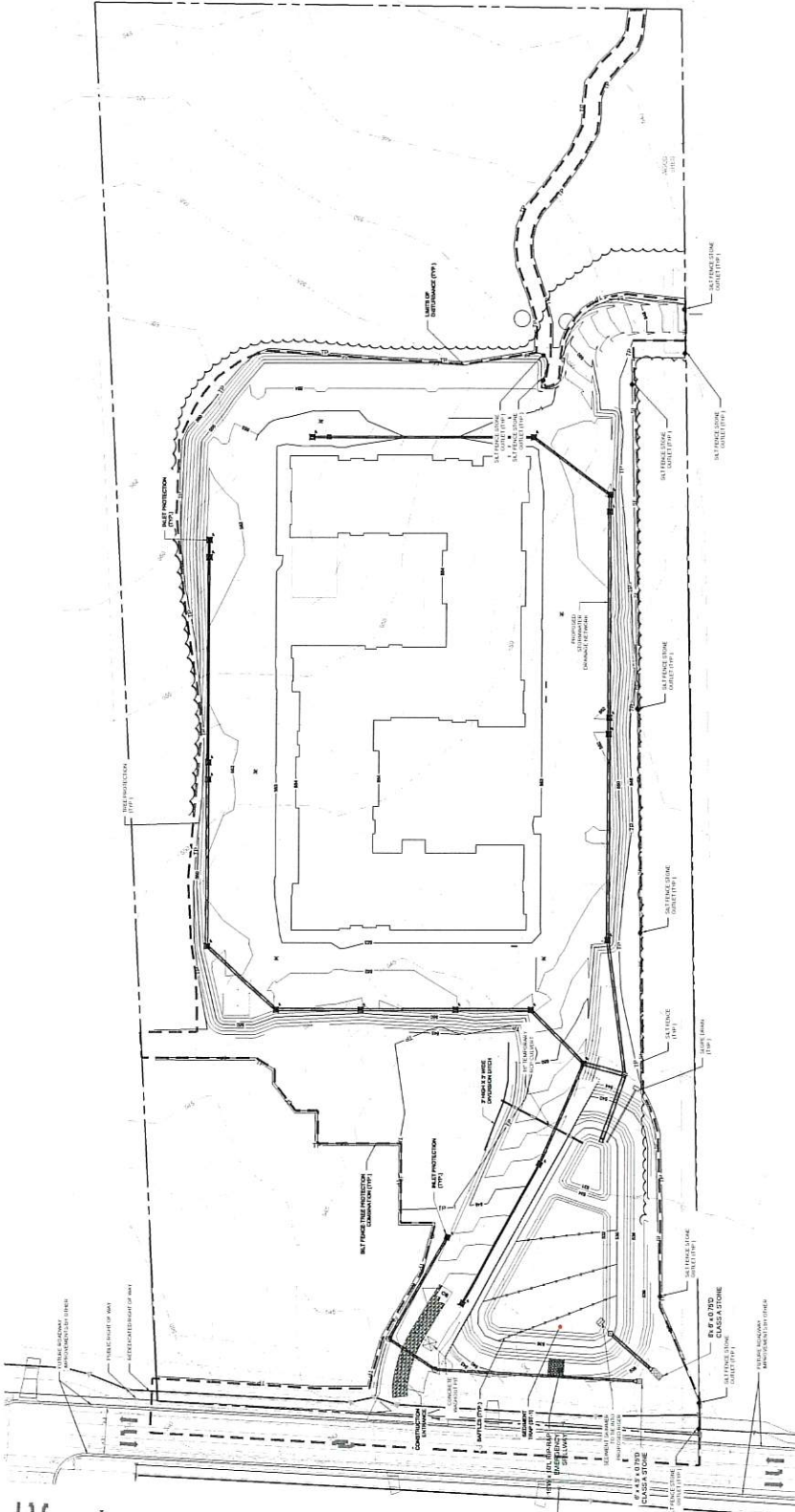


1" = 50'

**EROSION CONTROL
 PLAN (PHASE II)**

Project Number: C17004 Sheet:
 Date: 12/14/2018
 Drawn by: RESOCB
 Approved by: ACP

C4.02



- EROSION CONTROL LEGEND**
- SILT FENCE
 - DIVERSION DITCH
 - LIMITS OF DISTURBANCE
 - BLOCK & GRAVEL INLET PROTECTION
 - SILT FENCE AND WARE INLET PROTECTION
 - HORSE SHOE INLET PROTECTION
 - SILT FENCE OUTLET
 - CHECK DAM
 - FLARED END SECTION (FES)
 - SEDIMENT TRAP
 - RIPRAP DISSIPATOR
 - TEMPORARY CONSTRUCTION ENTRANCE
 - 100 YR FLOOD ELEV.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NC EROSION CONTROL SPECIFICATIONS



STEWART
 AN AFFILIATE OF DATE 060 PPM AND COMPANY
 1115 3RD ST
 CHAPEL HILL, NC 27514

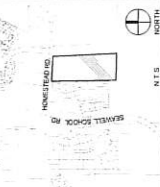
Client

GLMH-2, LLC
 131 S. LEWIS DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project

**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**

Vicinity map



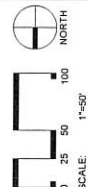
Scale
 1" = 5'



PRELIMINARY - DO NOT
 USE FOR CONSTRUCTION

SUP SUBMITTAL

No.	Date	Description



Title

**EROSION CONTROL
 PLAN (PHASE III)**

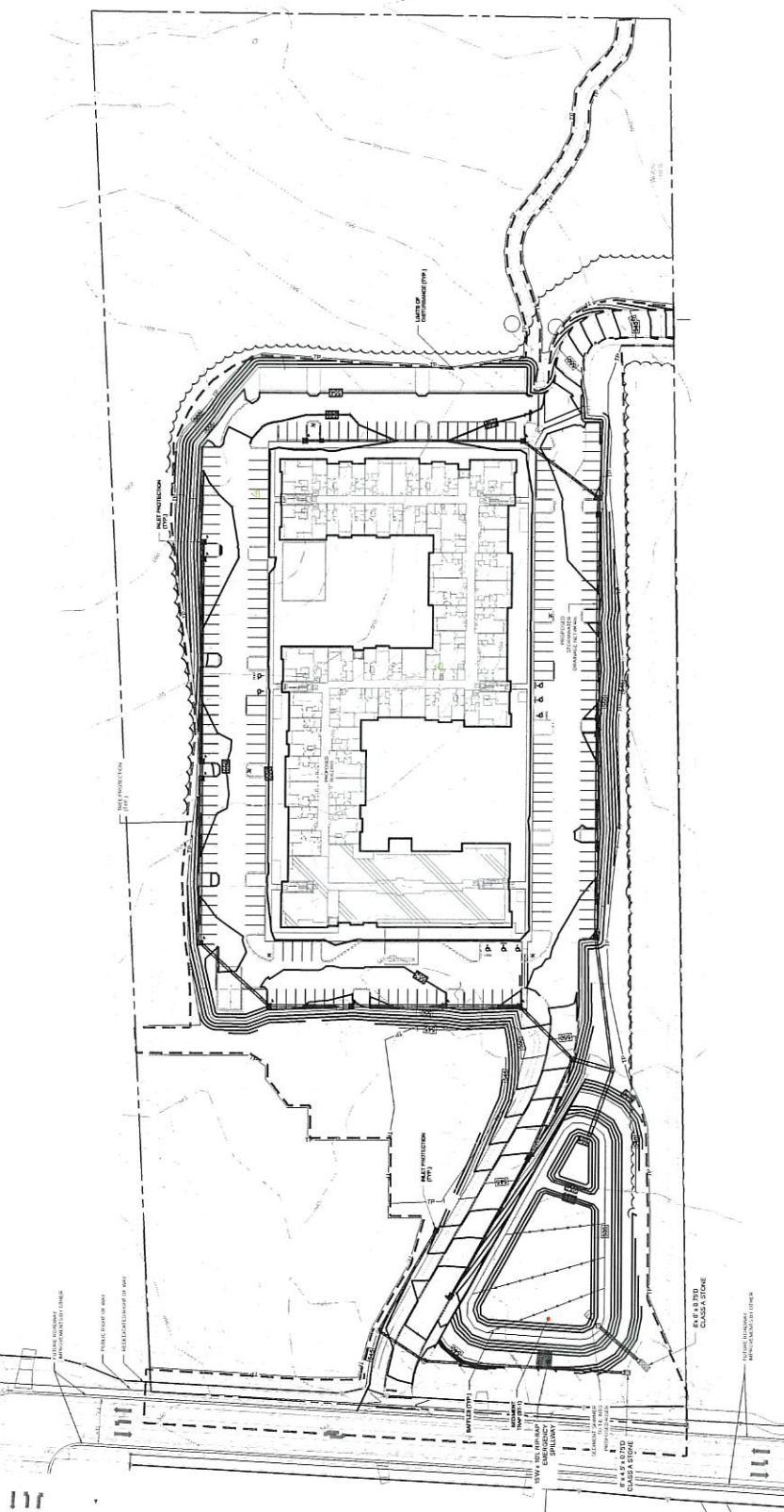
Project Number: C17104 - Sheet
 Date: 08/27/2017
 Drawn by: RSG/CE
 Approved by: ACP

C4.03

EROSION CONTROL LEGEND

- SILT FENCE
- TREE PROTECTION
- DIVERSION DITCH
- UTILITY OF DISTURBANCE
- BLOCK & GRAVEL INLET PROTECTION
- SILT FENCE AND WIRE INLET PROTECTION
- HORSE SHOE INLET PROTECTION
- SILT FENCE OUTLET
- CHECK DAM
- FLARED END SECTION (FES)
- SEDIMENT TRAP
- RIPRAP DISSIPATER
- TEMPORARY CONSTRUCTION ENTRANCE
- 100 YR FLOOD ELEV.

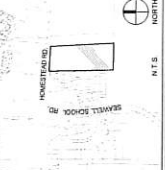
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL EROSION CONTROL SPECIFICATIONS





Client: GLM-2, LLC, 215 E. BATES DRIVE SUITE 100, CHAPEL HILL, NC 27514

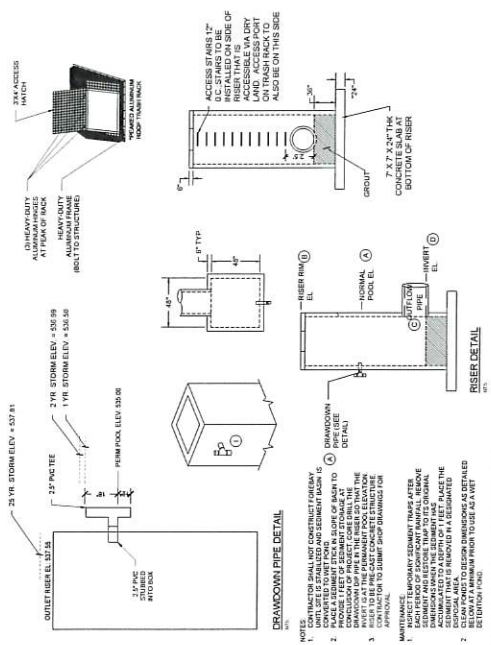
Project: INDEPENDENT SENIOR HOUSING CHAPEL HILL



Scale: AS NOTED

Table with 2 columns: No., Description. Includes sheet title 'STORMWATER MANAGEMENT PLAN (SCM-01)' and drawing details.

Sheet: SCM-01, Date: 02/22/2018, Drawn by: DCB, Approved by: ACP, Project # 2018-011

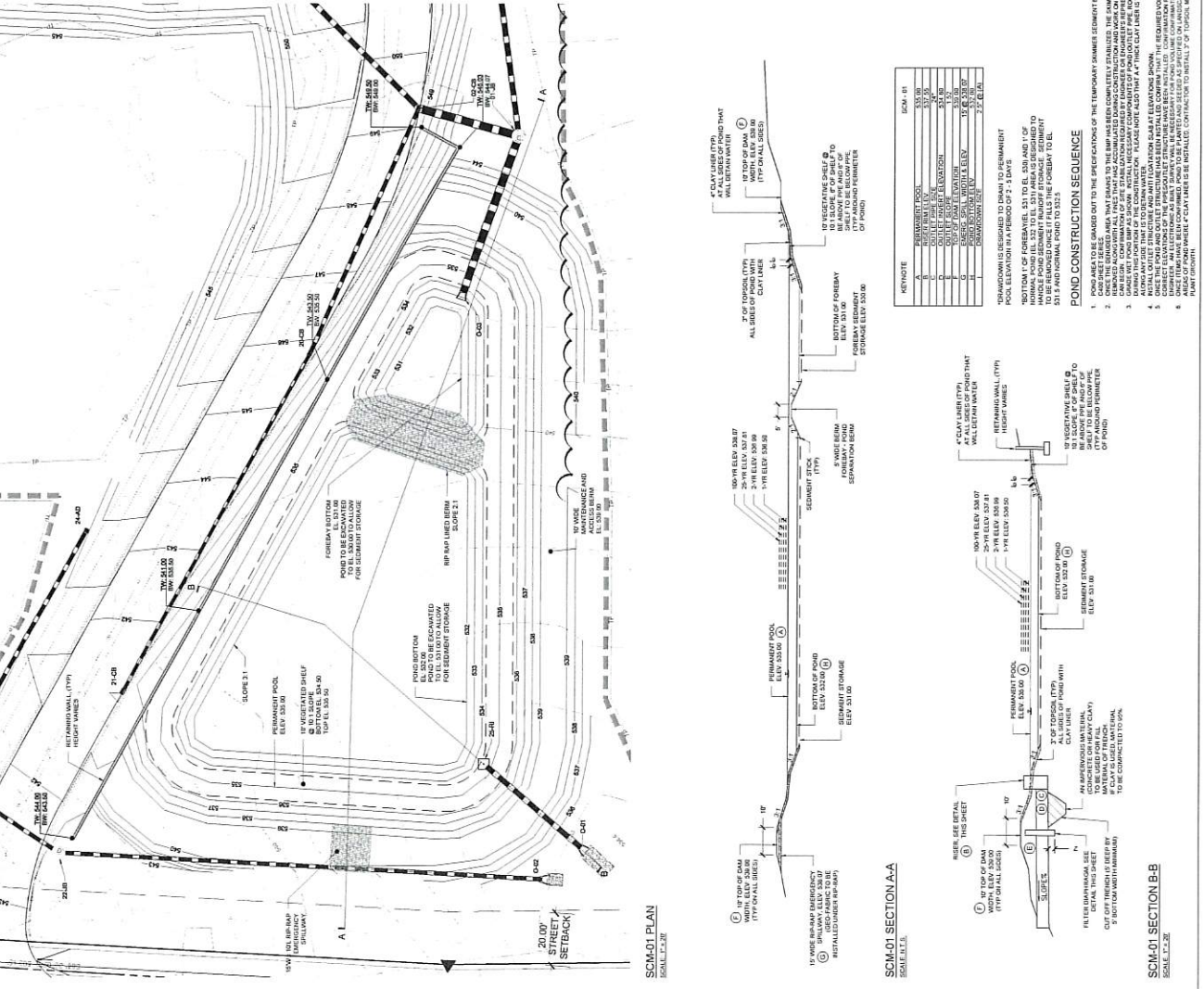


NOTES: 1. ALL ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE LOCAL JURISDICTION... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS...

BERM SOIL AND COMPACTION SPECIFICATIONS: 1. ALL SOIL FOR BERM CONSTRUCTION SHALL BE CLEAN, WHOLESALE MATERIAL AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY...

SHEET NOTES: 1. THIS SHEET IS A PART OF THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS...

POND CONSTRUCTION SEQUENCE: 1. POND AREA TO BE GRADED OUT TO THE SPECIFICATIONS OF THE TEMPORARY STORMWATER MANAGEMENT PLAN... 2. EXISTING TREES ARE TO BE REMOVED...



SCM-01 PLAN, SCALE: 1/8"=1'-0"

SCM-01 SECTION A-A, SCALE: 1/8"=1'-0"

SCM-01 SECTION B-B, SCALE: 1/8"=1'-0"

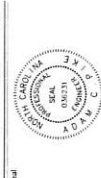
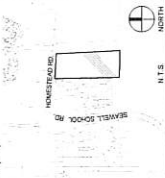


STEWART
 ALLIANCE PARTNERSHIP
 1400 W. MARKET STREET, SUITE 400
 CHARLOTTE, NC 28202

Client
 GUMZ, LLC
 100 W. MARKET STREET, SUITE 100
 CHARLOTTE, NC 28202

Project
INDEPENDENT SENIOR HOUSING CHAPEL HILL

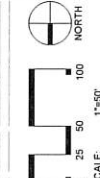
Utility map



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SUP SUBMITTAL

No.	Date	Description

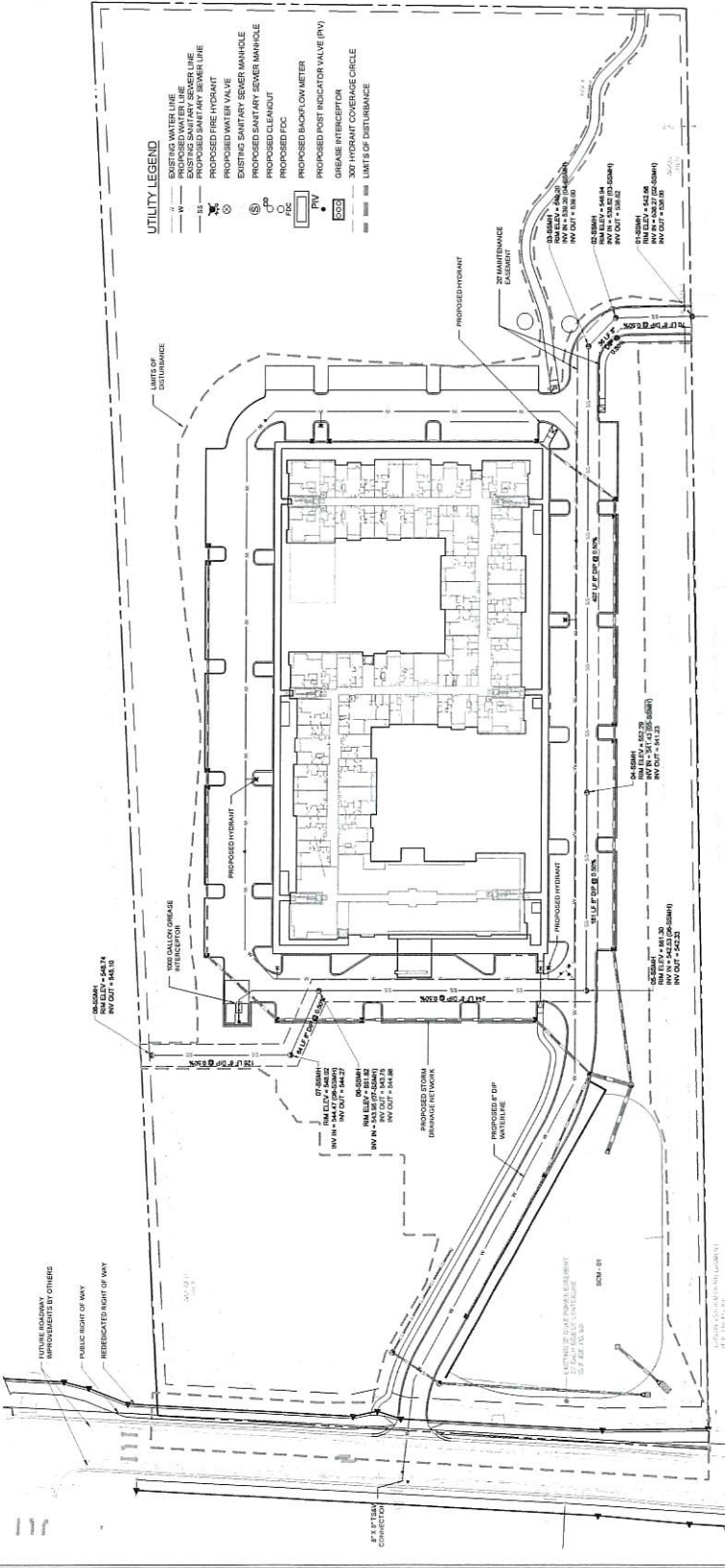


SCALE: 1"=50'

UTILITIES PLAN

Project Number: C17004 - Sheet
 Date: 09/12/2017
 Drawn by: DCBERS
 Approved by: ACP

C6.00



UTILITY LEGEND

- EXISTING WATERLINE
- EXISTING SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE HOSE
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED FDC
- PROPOSED BACKFLOW METER
- PROPOSED POST INDICATOR VALVE (PIV)
- GRADE INTERSECTION
- 300 HYDRANT COVERAGE CIRCLE
- LIMITS OF DISTURBANCE

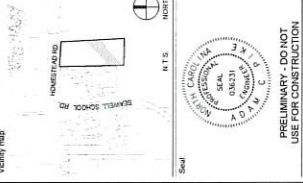
- UTILITY NOTES:**
- REFER TO SHEET C6.01 FOR GENERAL NOTES
 - UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST
 - THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, AND TELEPHONE) WITH THE LOCAL UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL UTILITIES TO THE BUILDING.
 - THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON THE SITE TO AVOID CONFLICTS AND TO MAINTAIN THE SMOOTH TRANSITION BETWEEN DISCIPLINES.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL RESIDENTIAL AND COMMERCIAL UTILITY COMPANIES TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ACCESS TO ALL UTILITIES PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNLESS THE APPLICABLE UTILITY COMPANIES HAVE BEEN NOTIFIED AND THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS AND ACCESS TO ALL UTILITIES PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES DURING ALL WORK UNDER THE PUBLIC RIGHT-OF-WAY.
 - ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- SEWER NOTES:**
- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY CLEANOUTS.
 - UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 30" DIA.
 - MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE MANHOLES LOCATED IN OTHER AREAS (E.G. GRASS OR WOODED AREAS) SHALL BE SET BELOW GRADE.
 - MANHOLES LOCATED IN TRAFFIC AREAS SHALL BE SET AT GRADE OR ABOVE GRADE UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, LOCATIONS OF ALL REQUIRED HYDRANTS TO SERVE THE BUILDING SHALL BE DETERMINED BY THE FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL HYDRANTS TO THE BUILDING.
 - UNLESS OTHERWISE NOTED, LOCATIONS OF ALL REQUIRED HYDRANTS TO SERVE THE BUILDING SHALL BE DETERMINED BY THE FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL HYDRANTS TO THE BUILDING.
 - UNLESS OTHERWISE NOTED, LOCATIONS OF ALL REQUIRED HYDRANTS TO SERVE THE BUILDING SHALL BE DETERMINED BY THE FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL HYDRANTS TO THE BUILDING.
 - UNLESS OTHERWISE NOTED, LOCATIONS OF ALL REQUIRED HYDRANTS TO SERVE THE BUILDING SHALL BE DETERMINED BY THE FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL HYDRANTS TO THE BUILDING.
- FIRE DEPARTMENT CONNECTIONS:**
- FIRE DEPARTMENT CONNECTIONS, INCLUDING A WORKING SPACE OF NOT LESS THAN 30" TO THE SIDE OF THE CONNECTION, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - FIRE DEPARTMENT CONNECTIONS, INCLUDING A WORKING SPACE OF NOT LESS THAN 30" TO THE SIDE OF THE CONNECTION, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - FIRE DEPARTMENT CONNECTIONS, INCLUDING A WORKING SPACE OF NOT LESS THAN 30" TO THE SIDE OF THE CONNECTION, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - FIRE DEPARTMENT CONNECTIONS, INCLUDING A WORKING SPACE OF NOT LESS THAN 30" TO THE SIDE OF THE CONNECTION, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - FIRE DEPARTMENT CONNECTIONS, INCLUDING A WORKING SPACE OF NOT LESS THAN 30" TO THE SIDE OF THE CONNECTION, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
- SEPARATION OF SANITARY SEWERS AND STORM SEWERS:**
- SANITARY SEWERS SHALL BE SEPARATED FROM STORM SEWERS BY A MINIMUM OF 18" HORIZONTAL SEPARATION.
 - SANITARY SEWERS SHALL BE SEPARATED FROM STORM SEWERS BY A MINIMUM OF 18" HORIZONTAL SEPARATION.
 - SANITARY SEWERS SHALL BE SEPARATED FROM STORM SEWERS BY A MINIMUM OF 18" HORIZONTAL SEPARATION.
 - SANITARY SEWERS SHALL BE SEPARATED FROM STORM SEWERS BY A MINIMUM OF 18" HORIZONTAL SEPARATION.
 - SANITARY SEWERS SHALL BE SEPARATED FROM STORM SEWERS BY A MINIMUM OF 18" HORIZONTAL SEPARATION.
- FIRE DEPARTMENT ACCESS NOTES:**
- FIRE LINES, WHEN REQUIRED, APPROVED MARKING SIGNS INCLUDING THE WORDS, NO PARKING, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - FIRE LINES, WHEN REQUIRED, APPROVED MARKING SIGNS INCLUDING THE WORDS, NO PARKING, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
 - FIRE LINES, WHEN REQUIRED, APPROVED MARKING SIGNS INCLUDING THE WORDS, NO PARKING, SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.
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STEWART
424 PARKWAY #101, SUITE 100 FARMINGTON, CT 06031
TEL: 860-652-1200 FAX: 860-652-1201
WWW.STEWARTCONSTRUCTION.COM

CLIENT
GLUMZ, LLC
171 S BATES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project
**INDEPENDENT
SENIOR
HOUSING
CHAPEL HILL**
Vicinity photo



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SUP SUBMITTAL

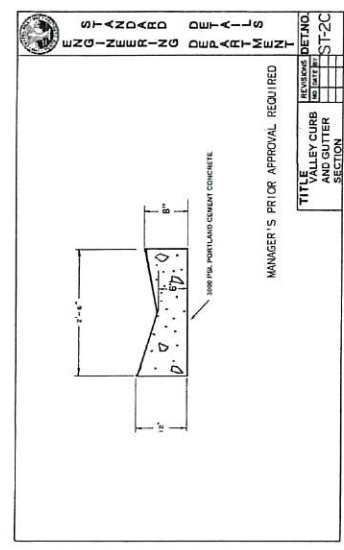
No. **Date** **Description**

SCALE: N.T.S.

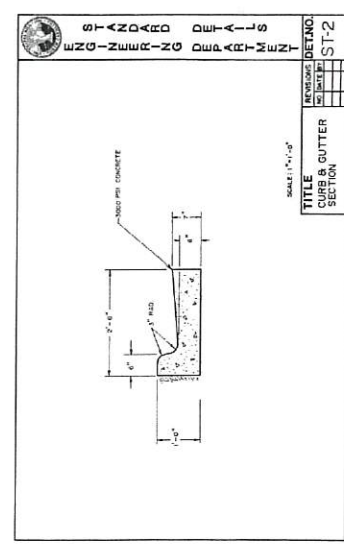
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SITE DETAILS

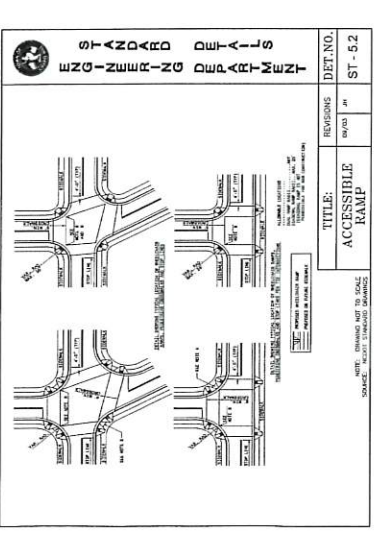
Project Number: CT17004 - Sheet
Of 11 **RIS**
Drawn by: **RIS**
Approved by: **ACT**
C9.00



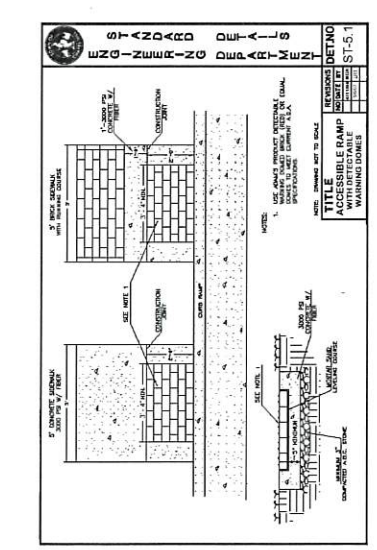
3 VALLEY CURB & GUTTER SECTION
NTS



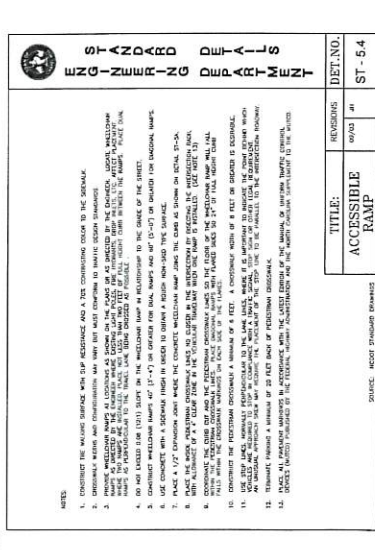
2 CURB & GUTTER SECTION
NTS



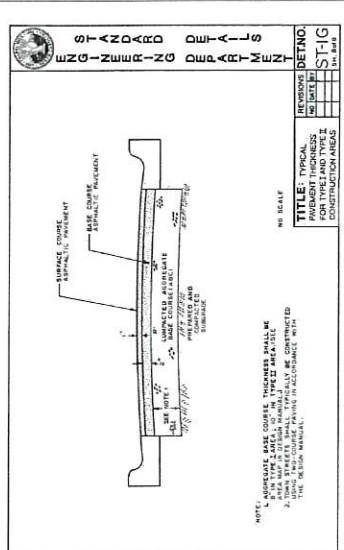
6 ACCESSIBLE RAMP DETAIL (PART 2)
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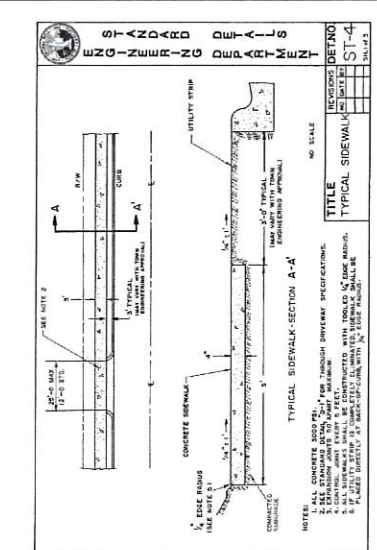
5 ACCESSIBLE RAMP DETAIL (PART 1)
NTS



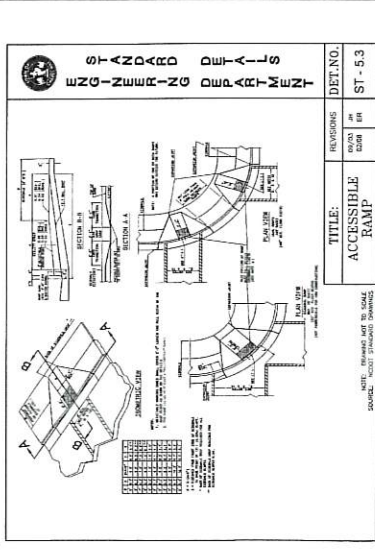
8 ACCESSIBLE RAMP DETAIL (PART 4)
NTS



1 TYPICAL PAVEMENT SECTION
NTS



4 TYPICAL SIDEWALK DETAIL
NTS



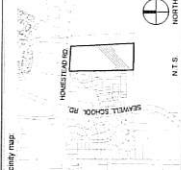
7 ACCESSIBLE RAMP DETAIL (PART 3)
NTS



STEWART
 411 FANTHROP DRIVE SUITE 100 FARMHOUSE & COUNTRY
 REAL ESTATE
 27725 RICHMOND RD
 CHAPEL HILL, NC 27514
 PROJECT ESTIMATING

CHEVY
 CLASS 2 LLC
 1012 EIGHTH DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project:
INDEPENDENT SENIOR HOUSING CHAPEL HILL



Issue for:
SUP SUBMITTAL

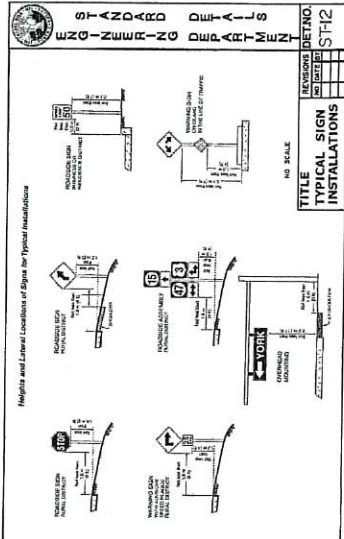
No.	Date	Description

SCALE: N.T.S.

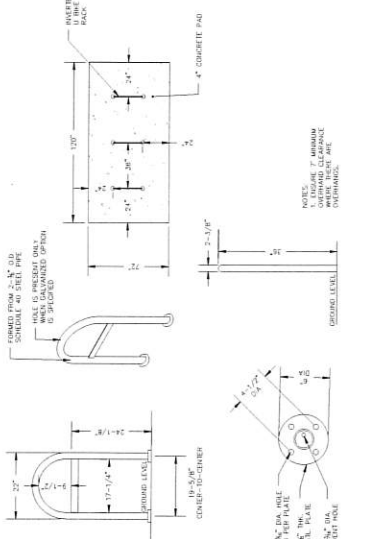
Title:

SITE DETAILS

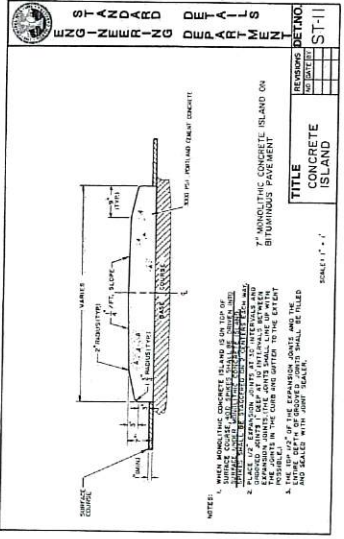
Project Number: C17004 - Sheet
 Date: 03/27/2018
 Drawn by: JCB
 Approved by: ACP
C9.01



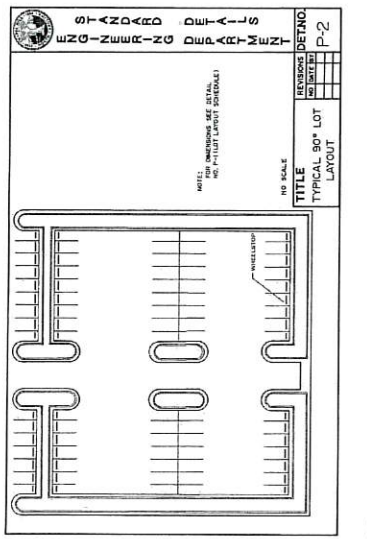
3 TYPICAL SIGN INSTALLATIONS DETAIL NTS



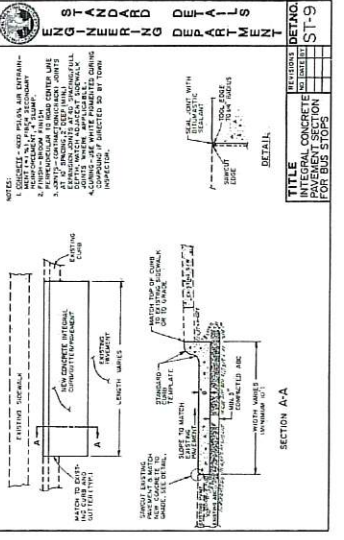
6 INVERTED U BIKE RACK WITH CROSS BRACE DETAIL NTS



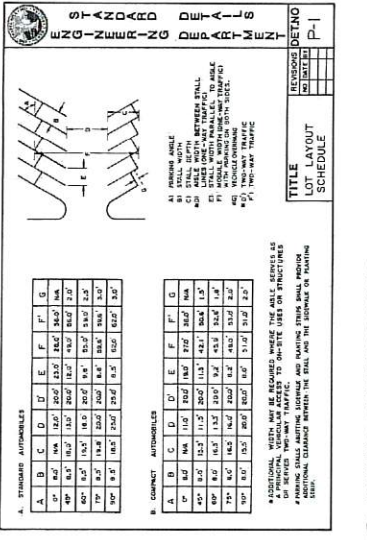
2 CONCRETE ISLAND DETAIL NTS



5 TYPICAL 90° PARKING LOT LAYOUT NTS



1 INTEGRAL CONCRETE PAVEMENT SECTION FOR BUS STOPS NTS



4 PARKING LOT LAYOUT SCHEDULE NTS



STEWART
 ARCHITECTURAL & CIVIL ENGINEERING
 1700 W. 10TH STREET, SUITE 400
 DENVER, CO 80202

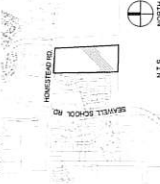
Client

OWNER
 GMM-2 LLC
 1275 E. ESTER DRIVE SUITE 100
 CHAPEL HILL, NC 27614

Project

**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**

Version: rev. 0



Scale: 1" = 50'

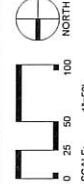
North



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SUP SUBMITTAL

No.	Date	Description

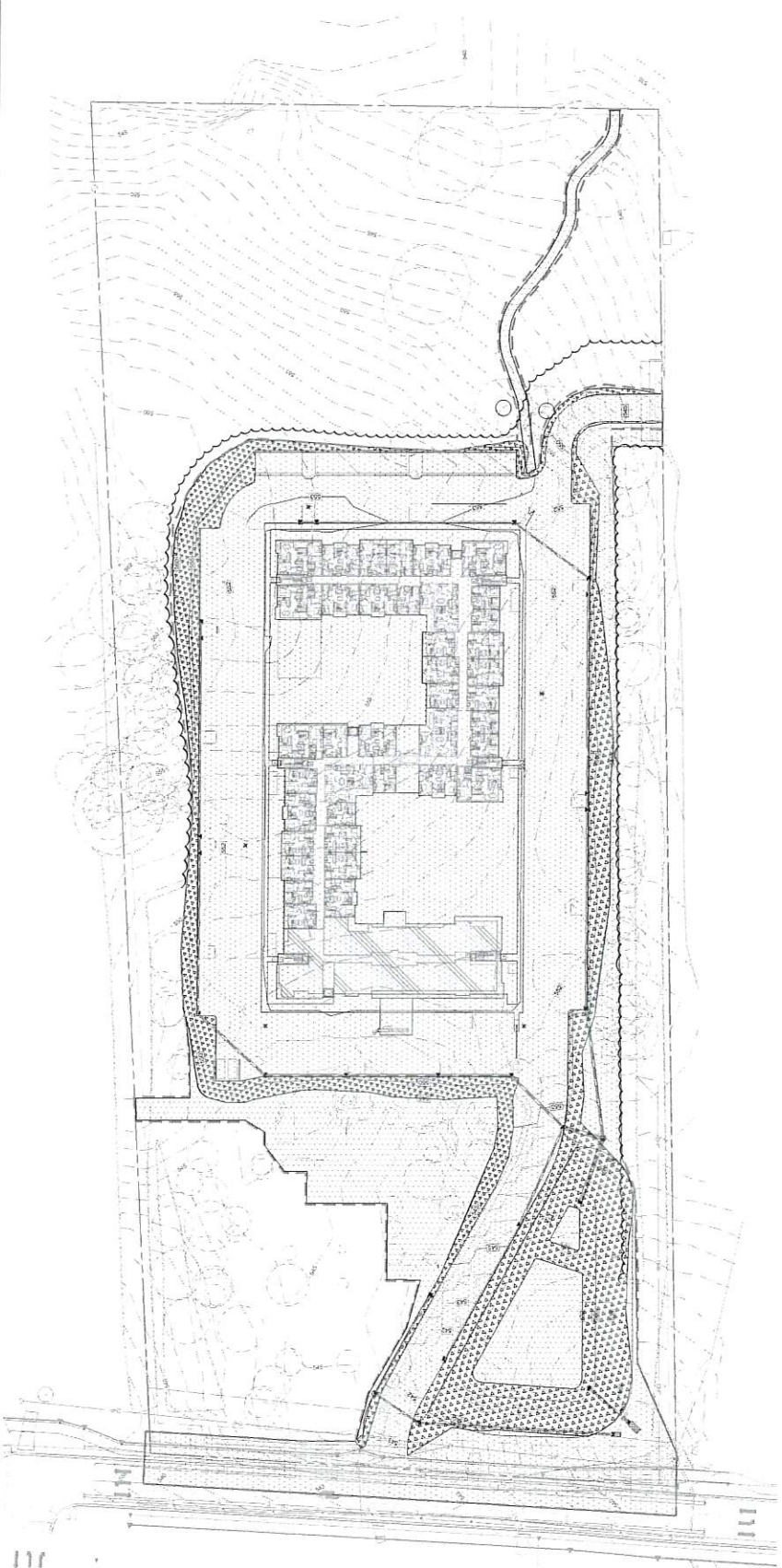


Scale: 1" = 50'

Title

STEEP SLOPE PLAN

Project Number: CT1704 - Sheet
 Date: 04/23/2018
 Drawn By: DOBRS
 Approved By: CJH L 1.20



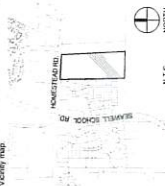
SLOPE LEGEND

- 0% - 10% SLOPES (332, 480 SQFT)
- 10% - 15% SLOPES (8 SQFT)
- 15% - 20% SLOPES (8 SQFT)
- 20% AND GREATER (87, 723 SQFT)



Client
CLARK-2, LLC
131 E. BETES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project
**INDEPENDENT
SENIOR
HOUSING
CHAPEL HILL**



Scale
1" = 5'

Issued for
SUP SUBMITTAL

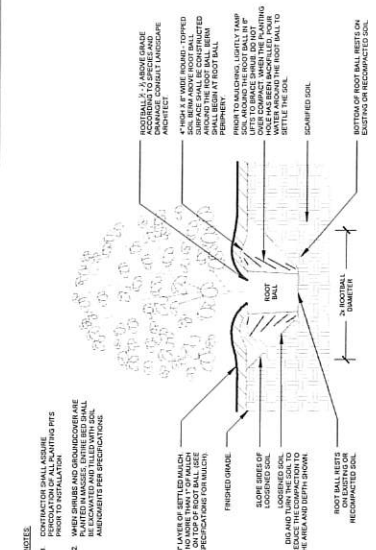
No. Date Description

SCALE: N.T.S.

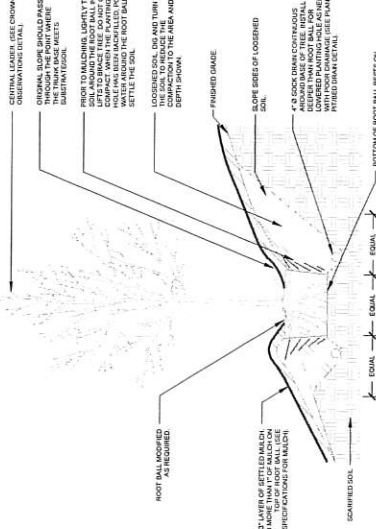
Title

LANDSCAPE DETAILS

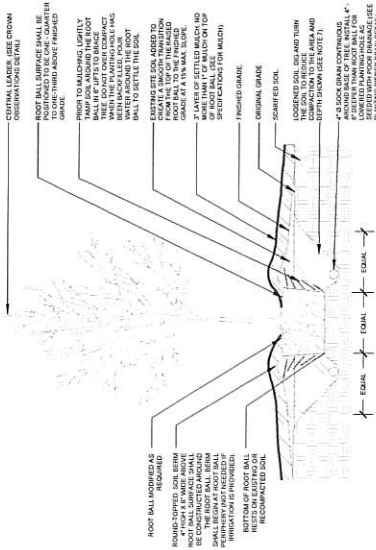
Project Number: L217004 - Sheet
3 of 3
Drawn by: J. HARRIS
Approved by: C.M. L2.01



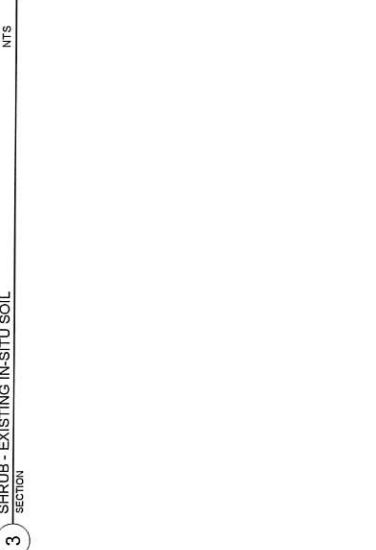
1 TREE STAKING - LODGE POLES
SECTION



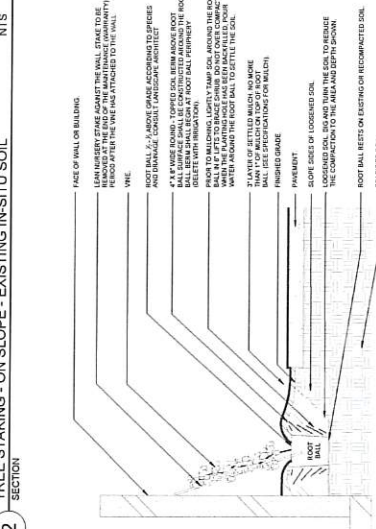
2 TREE STAKING - ON SLOPE - EXISTING IN-SITU SOIL
SECTION



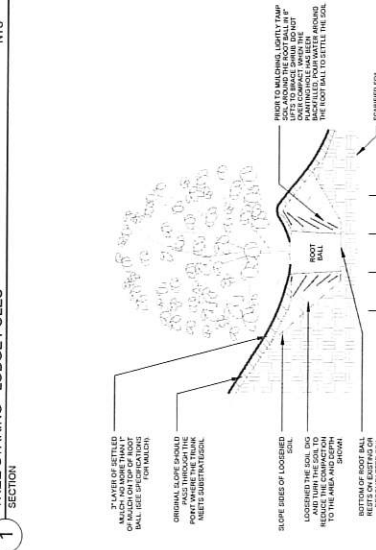
3 SHRUB - EXISTING IN-SITU SOIL
SECTION



4 SHRUB ON SLOPE - EXISTING IN-SITU SOIL
SECTION



5 VINE - EXISTING IN-SITU SOIL
SECTION



6 SHRUB ON SLOPE - EXISTING IN-SITU SOIL
SECTION

NOTES
1. CONTRACTOR SHALL REMOVE PROTECTION OF ALL PLANTING PITS FROM TOP OF ROOT BALL.
2. WARD SPRING AND ORNITHOCHORIS ARE PLANT SPECIES WITH BIRD DROPPING AND URINE REMOVAL REQUIREMENTS PER SPECIFICATIONS.
3. PLANTING SHALL BE ACCORDING TO THE ORIGINAL SURFACE GRADE AND THE FINISHED GRADE. THE FINISHED GRADE SHALL BE AT LEAST 1/8\"/>



STEWART
 421 AVENUE B, SUITE 400
 FARMINGTON, CT 06031
 TEL: 860.275.1100
 FAX: 860.275.1105
 PROJECT NUMBER: 2019-004

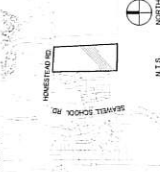
CHEF

GLM-2, LLC
 131 S. SERIES DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project

**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**

Neighborhood



Scale



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 USE FOR CONSTRUCTION

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No.	Date	Description

SCALE: N.T.S.

Title

LANDSCAPE DETAILS

Project number: C17004 Sheet
 of 3
 Drawn by: J. COOKS
 Approved by: C.M.
L2.02

