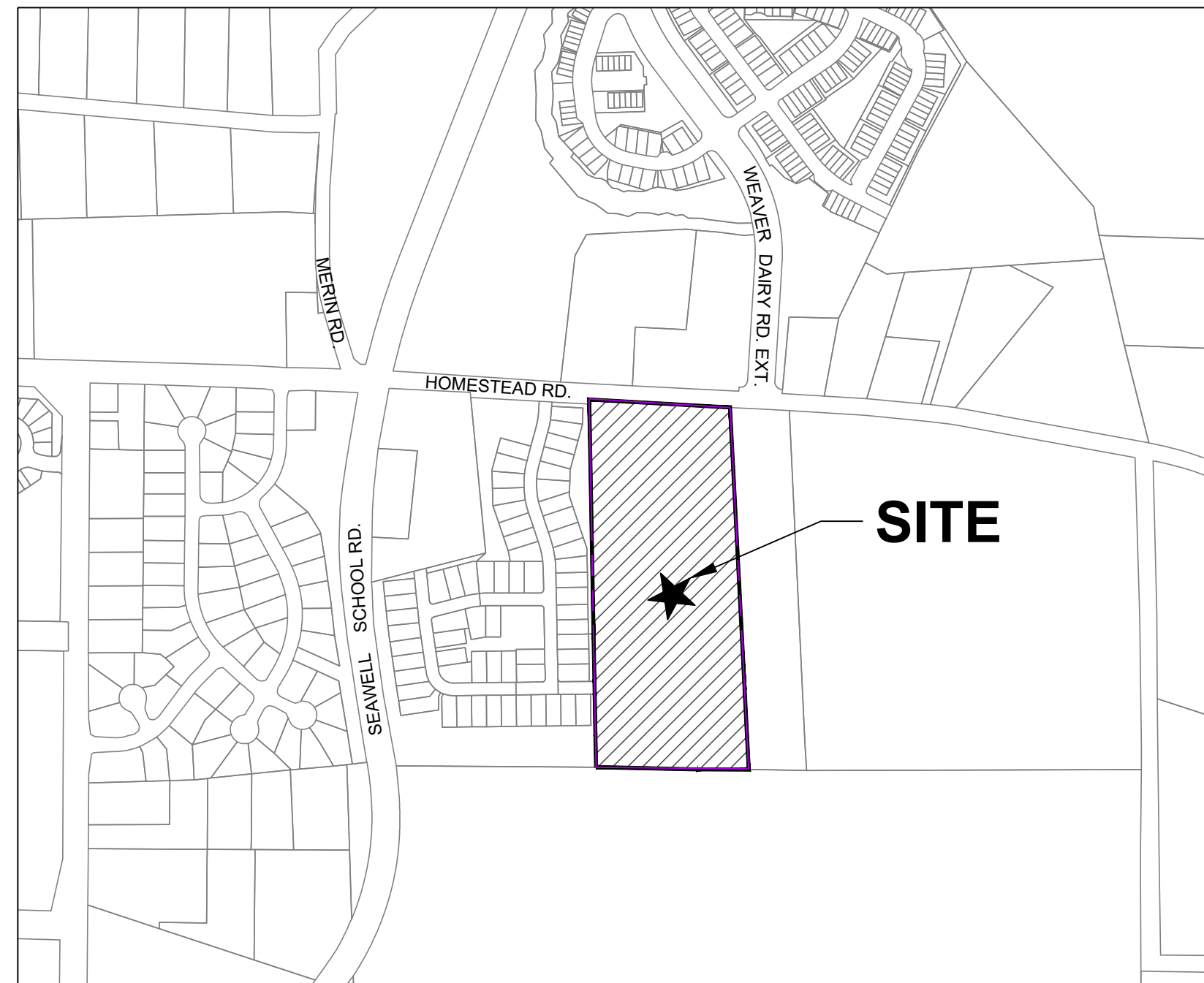


INDEPENDENT SENIOR HOUSING CHAPEL HILL

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'



UTILITIES IMPROVEMENTS QTY	
PRIVATE SEWER	
7" SEWER SERVICE	605 LF
PRIVATE WATER	
7" WATER MAIN	LF

SITE DATA	
PROJECT NAME:	Independent Senior Housing Chapel Hill
SITE ADDRESS:	2217 HOMESTEAD ROAD CHAPEL HILL NC 27516
COUNTY:	ORANGE COUNTY
PARCEL PIN #:	9870907548
PARCEL OWNER:	WILLIAM BAINSTER WOOD & VIRGINIA WOOD
PARCEL AREA:	15.73 ACRES
TOTAL DISTURBED/ PROJECT AREA:	387,684 SQUARE FEET (8.90 ACRES)
CURRENT ZONING:	R2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED USE:	AGE RESTRICTED RENTAL APARTMENTS
FLOODPLAIN:	NONE
JORDAN RIPARIAN BUFFER ZONE:	NO
WETLANDS:	NONE
WATER SHED:	JORDAN LAKE
RIVER BASIN:	CAPE FEAR RIVER BASIN
STREAMS:	NONE
CONSTRUCTION TYPE:	NEW CONSTRUCTION
MIN. REQUIRED STREET SETBACK	20
MIN. REQUIRED INTERIOR SET BACK (NEIGHBORING PROPERTY LINE)	6
MIN. REQUIRED SOLAR SETBACK (NORTHERN PROPERTY LINE)	8
MAX BUILDING HEIGHT:	---
PROPOSED BUILDING HEIGHT:	---
EXISTING IMPERVIOUS AREA:	13,140 S.F.
PROPOSED IMPERVIOUS AREA:	196,940 S.F.

OVERALL PARKING SUMMARY					
PROVIDED PARKING	SOUTH	NORTH	EAST	WEST	TOTAL
REGULAR 9'X20' SPACES	23	28	88	88	227
REGULAR ADA ACCESSIBLE SPACES	-	3	2	3	9
TOTAL VEHICULAR PARKING SPACES	23	31	90	91	235
BIKE PARKING	-	-	20	18	38
PARKING RATIO (1 BEDROOM): MULTI - FAMILY (PER LUMO 5.9.7) = 1 SPACES PER DWELLING UNTIL (MIN) / 1.25 SPACES PER DWELLING UNIT (MAX) - BEDROOM (114 BEDROOMS)					
PARKING RATIO (2 BEDROOM): MULTI - FAMILY (PER LUMO 5.9.7) = 1.4 SPACES PER DWELLING UNTIL (MIN) / 1.75 SPACES PER DWELLING UNIT (MAX) - BEDROOM (84 BEDROOMS)					
MIN REQUIRED (TOTAL) = 114 + 118 = 232 SPACES MAX REQUIRED (TOTAL) = 143 + 147 = 289 SPACES					

APARTMENT UNIT BREAKDOWN

114 One Bedroom Units
84 Two Bedroom Units
Total - 198 Dwelling Units

SHEET INDEX	
SHEET #	SHEET NAME
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C1.01	AREA MAP
C2.00	DEMOLITIONS PLAN
C3.00	SITE PLAN
C3.01	SITE PLAN ENLARGEMENT (NORTH)
C3.02	SITE PLAN ENLARGEMENT (SOUTH)
C3.03	FUTURE RECREATIONAL PLAN
C3.40	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	GRADING PLAN
C5.20	STORMWATER MANAGEMENT PLAN (SCM-01)
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
L1.20	STEEP SLOPE PLAN
L2.00	LANDSCAPE DETAILS
L2.01	LANDSCAPE DETAILS
L2.02	LANDSCAPE DETAILS

APPLICANT/OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

ARCHITECTS



STEWART

101 W. MAIN STREET
DURHAM, NC 27701
T 919.380.8752

FIRM LICENSE # C-1051
WWW.STEWARTINC.COM
PROJECT # C17104

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

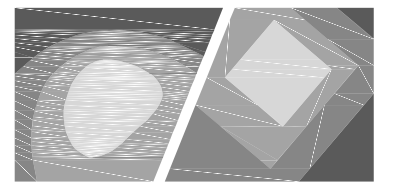
STEWART INC. - CIVIL
CONTACT: ADAM PIKE, PE
PROJECT MANAGER
919.866.4805 (T)
919.380.8752 (F)
APIKE@STEWARTINC.COM

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STEWART INC. - GEOTECHNICAL
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MANAGER OF CONSTRUCTION SERVICES
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919.380.8752 (F)
DBROWN@STEWARTINC.COM

GURLITZ ARCHITECTURAL
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CHAPEL HILL, NC 27514
CONTACT: NATHAN HARMS
919.489.9000 (T)
NATHAN@GURLITZARCHITECTS.COM



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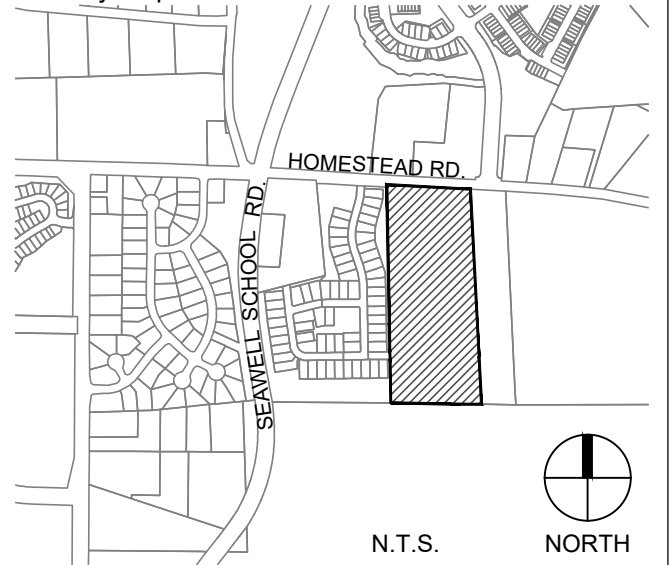
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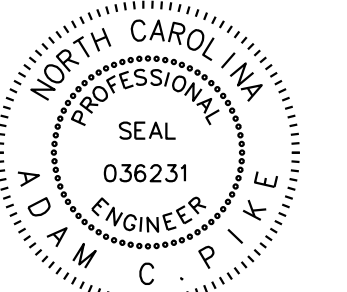
Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



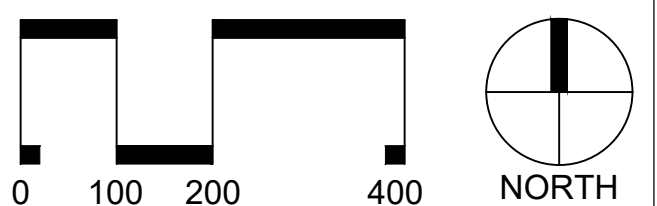
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No.	Date	Description



SCALE: 1"=200'

Title:

AREA MAP

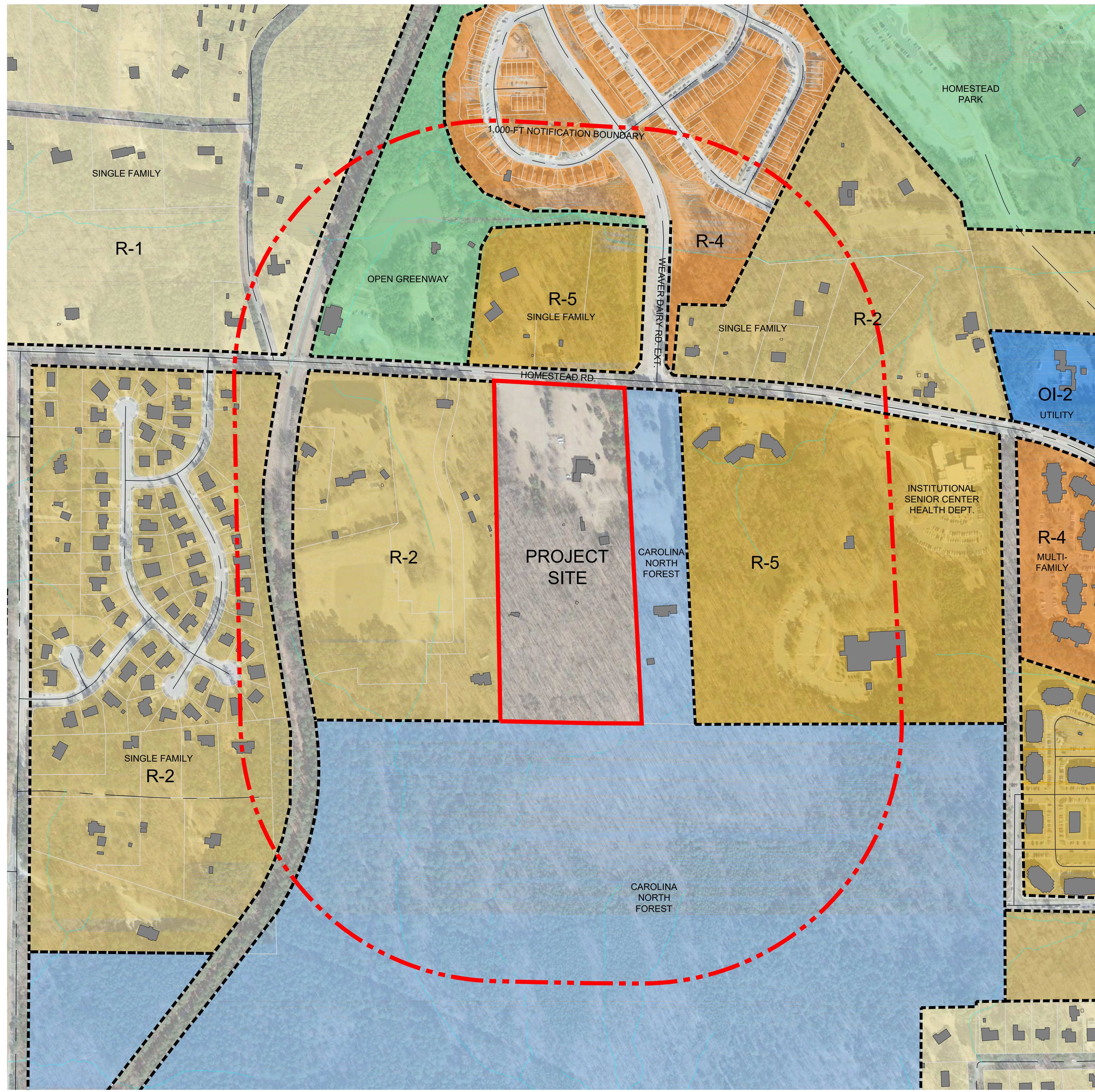
Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: RS

Approved by: ACP

C1.01



LEGEND

- 1000' NOTIFICATION
- PROPERTY LINES
- PERENNIAL STREAM
- EPHEMERAL STREAM
- ZONING BOUNDARY

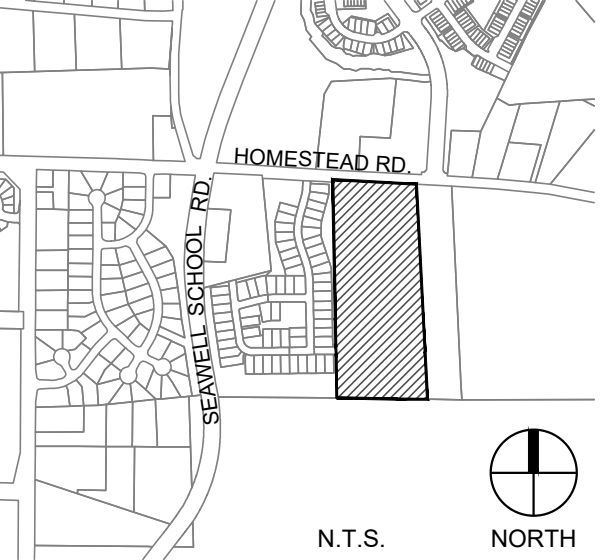
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Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:

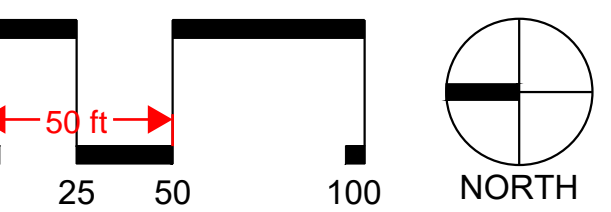
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No.	Date	Description



Title:

EXISTING CONDITIONS PLAN

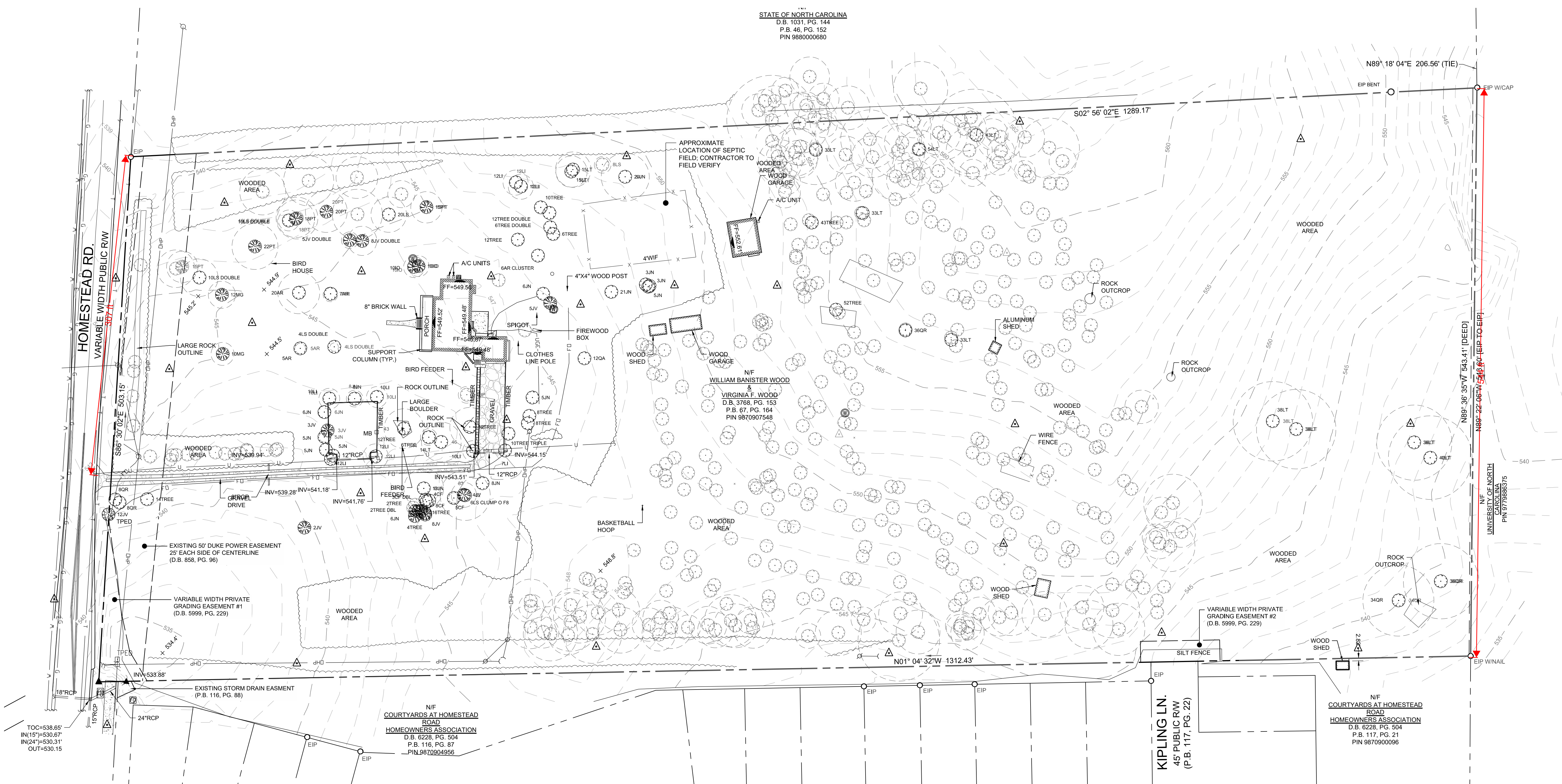
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Date: 09.27.2017

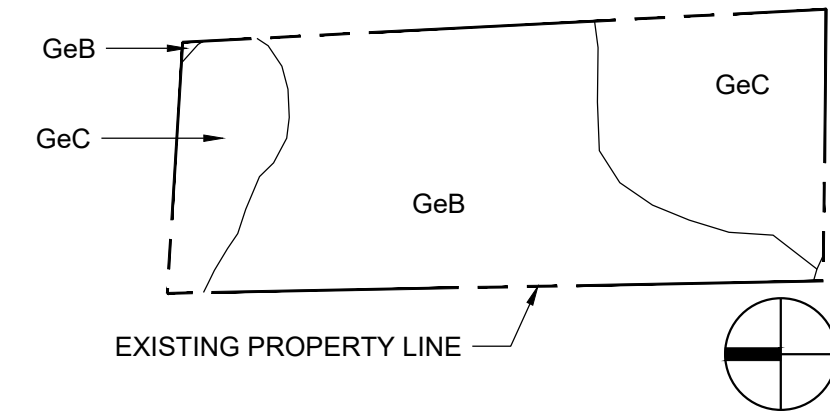
Drawn by: RS

Approved by: ACP

C1.00



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ON-SITE SOILS KEY
GeB GEORGEVILLE SILT LOAM - HYDROLOGIC SOILS CLASS B
GeC GEORGEVILLE SILT LOAM - HYDROLOGIC SOILS CLASS B

LEGEND

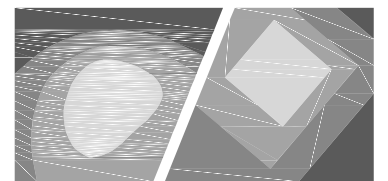
▲	SURVEY CONTROL POINT	○	BUSH
●	EXISTING IRON PIPE	—X—	WIRE FENCE
○	EXISTING IRON ROD	— —	TREELINE
▲	COMPUTED POINT	—T—	UNDERGROUND TELEPHONE LINE
▲	WELL	—FO—	UNDERGROUND FIBER OPTIC LINE
▲	TELEPHONE PEDESTAL	—G—	UNDERGROUND GAS LINE
▲	UTILITY POLE	—E—	UNDERGROUND ELECTRIC LINE
▲	GUY WIRE	—W—	UNDERGROUND WATER LINE
●	BOLLARD	==	STORM DRAIN LINE
▲	MAILBOX	—OHW—	OVERHEAD WIRES
▲	FINISHED FLOOR ELEVATION	—U—	UNIDENTIFIED LINE
▲	DECIDUOUS TREE	— —	UNKNOWN DESTINATION
▲	CRITICAL ROOT ZONE FOR TREES TO BE REMOVED OR TO BE PROTECTED	— —	CONCRETE SURFACE
▲	EVERGREEN TREE	— —	REINFORCED CONCRETE PIPE

TREE LEGEND

AR	RED MAPLE
HO	AMERICAN HOLLY
JN	BLACK WALNUT
JV	EASTERN RED CEDAR
LS	SWEETGUM
LT	TULIP POPLAR
MG	SOUTHERN MAGNOLIA
PT	LOBLOLLY PINE
OR	RED OAK
TREE	UNIDENTIFIED TREE
EXAMPLE: 10QR = 10" RED OAK	

SURVEY NOTES:

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY OF WILLIAM BANISTER WOOD AND VIRGINIA F. WOOD, PIN 9870907548, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A PARTIAL SURVEY BY STEWART ENGINEERING. PROPERTY LINES SHOWN TAKEN FROM DEED BOOK 3768 ON PAGE 153.
3. THE STATE PLANE COORDINATES (SPC) FOR THIS PROJECT WERE PRODUCED WITH STATIC GPS OBSERVATIONS AND PROCESSED WITH ONLINE POSITIONING USER SERVICE (OPUS). THE NETWORK POSITIONAL ACCURACY OF THE OPUS DERIVED POSITION INFORMATION IS 0.70CM. THE FOLLOWING CORS WERE USED BY OPUS-RS:
 4. DK7563 NCWL WILSON CORS ARP
 5. DM3525 NCRR REIDSVILLE CORS ARP
 6. DL6900 NCZO ASHEBORO 2 CORS ARP
7. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.
8. HORIZONTAL DATUM IS NAD 83(2011).
9. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FT. AREA COMPUTED BY COORDINATE GEOMETRY.
10. ADDRESS: 2217 HOMESTEAD RD.
11. NO MONUMENT FOUND WITHIN 2000 FEET.
12. UTILITIES SHOWN HEREON ARE BASED SOLELY ON ABOVE-GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION/MARKING SERVICES PERFORMED BY STEWART INC. AS A PART OF THIS SURVEY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING CONSTRUCTION.
13. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.
14. THE SUBJECT PROPERTY IS ZONED "R-2" (PER TOWN OF CHAPEL HILL ZONING MAP DATED FEBRUARY 2016).
15. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3710987000J DATED 02/02/07.
16. NO JURISDICTIONAL STREAMS OR WETLANDS PRESENT ON SUBJECT PROPERTY ACCORDING TO REPORT BY GEORGE K LANKFORD, LSS #1223, DATED JULY 31, 2017.
17. CRITICAL ROOT ZONES IN LOCAL SOIL TYPES ARE SHOWN TO BE ONE (1) FOOT OF RADIUS (NOT DIAMETER) FOR EVER ONCE (1) INCH OF TRUCK DBH.



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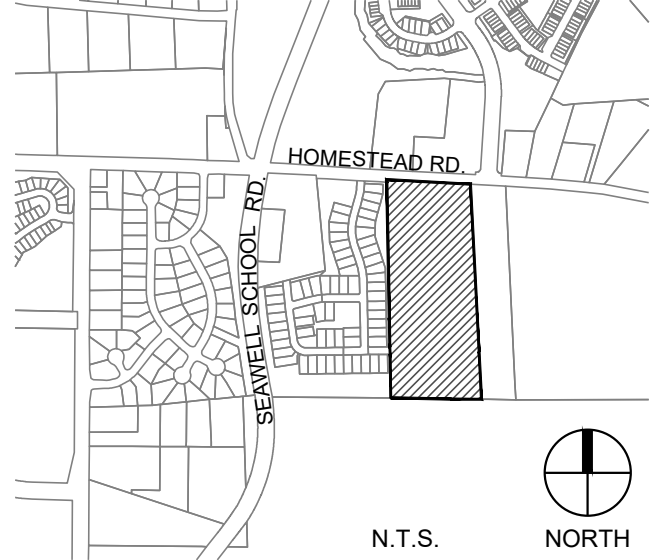
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 121 S. ESTES DRIVE SUITE 100
 CHAPEL HILL, NC 27514

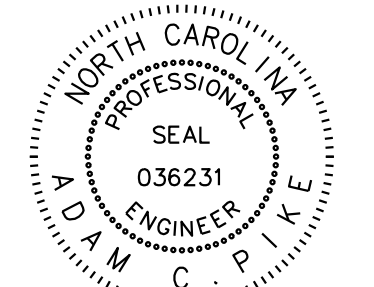
Project:

**INDEPENDENT
 SENIOR
 HOUSING
 CHAPEL HILL**

Vicinity map:



Seal:

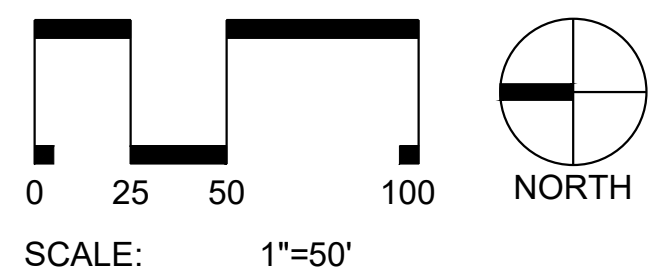


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Title:

DEMOLITIONS PLAN

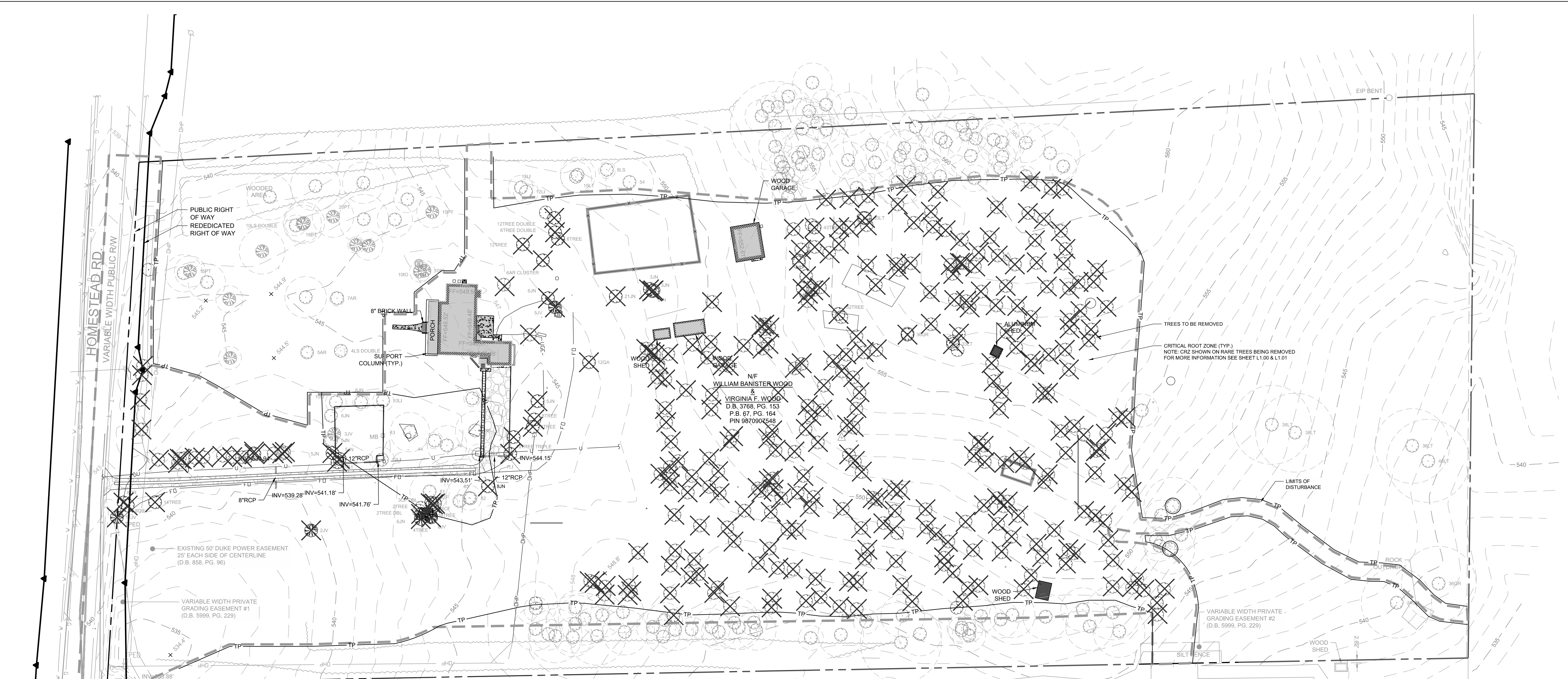
Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: RS

Approved by: ACP

C2.00



DEMOLITION NOTES:

- REFER TO SHEET C3.00 FOR GENERAL NOTES.
- THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.
- THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.
- CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.
- ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.
- REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION OR CLEARING.
- EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.
- ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
- WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.

ORANGE COUNTY SOLID WASTE NOTES:

- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING LOT, SIDEWALK AND CURBS AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.
- ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO DEMOLITION OF EXISTING BUILDINGS, INDIVIDUAL DEMOLITION PERMITS, FROM THE CHAPEL HILL BUILDING INSPECTIONS DEPARTMENT, WILL BE REQUIRED FOR EACH BUILDING BEING REMOVED. A COPY OF AN ASBESTOS TEST FOR EACH BUILDING WILL BE REQUIRED PRIOR TO REMOVING BUILDING(S) FROM SITE.
- FIRE DEPARTMENT CONNECTIONS AND STANDPIPES: WHEN THE BUILDING BEING CONSTRUCTED REQUIRES STANDPIPES, A TEMPORARY STANDPIPE CONNECTION WILL BE CONSTRUCTED WITH READY FIRE DEPARTMENT ACCESS WHEN THE BUILDING IS NOT MORE THAN 40' IN HEIGHT. SUCH STANDPIPES SHALL PROVIDE USABLE CONNECTIONS ADJACENT TO THE STAIRS AND SHALL CONTINUE WITH BUILDING PROGRESSION ALWAYS BEING NOT MORE THAN ONE FLOOR BELOW THE HIGHEST FLOOR OF THE BUILDING. NC FPC 2012 SECTION 1413.
- 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 WASTE:

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
- PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION / PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE IF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES. (OC SOLID WASTE)

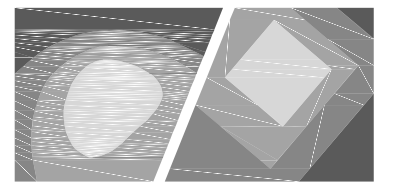
PUBLIC RECYCLING WAIVER:

- APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
- APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
- COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
- APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

DEMOLITION LEGEND

	REMOVE BUILDING
	REMOVE ASPHALT
	REMOVE GRAVEL
	REMOVE BRICK WALKWAY
	REMOVE CONCRETE
	REMOVE RIPRAP
	REMOVE VEGETATION
	REMOVE WATER LINE
	REMOVE SANITARY SEWER LINE
	REMOVE STORM DRAINAGE
	REMOVE FENCE
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	COORDINATE LIGHT POLE REMOVAL
	REMOVE TREE
	REMOVE TREELINE
	REMOVE WHEEL STOP
	REMOVE CURB & GUTTER
	REMOVE SIGN

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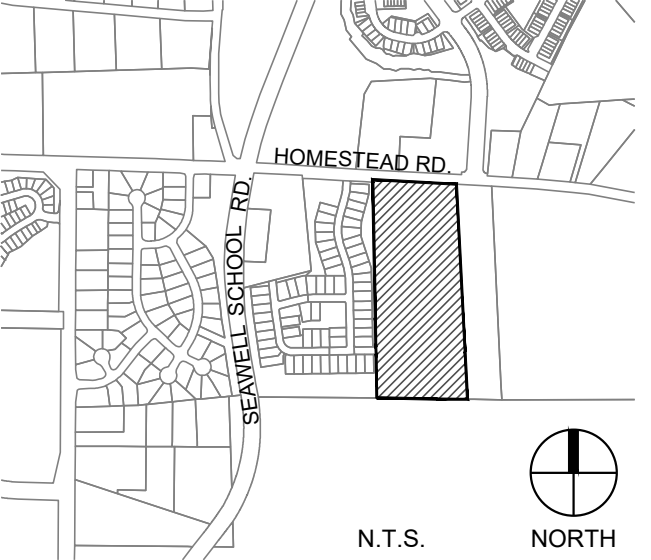
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121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

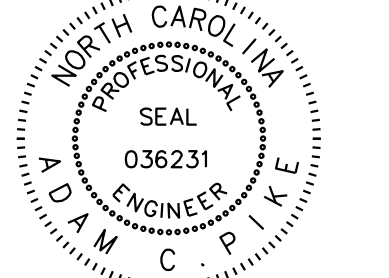
Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



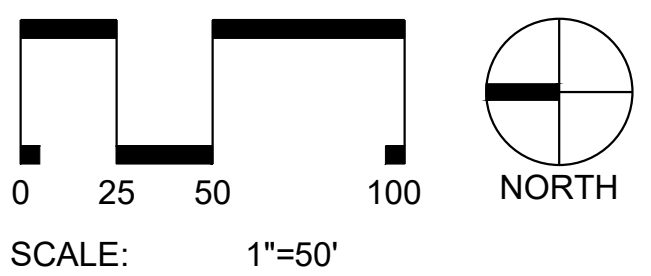
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Title:

SITE PLAN

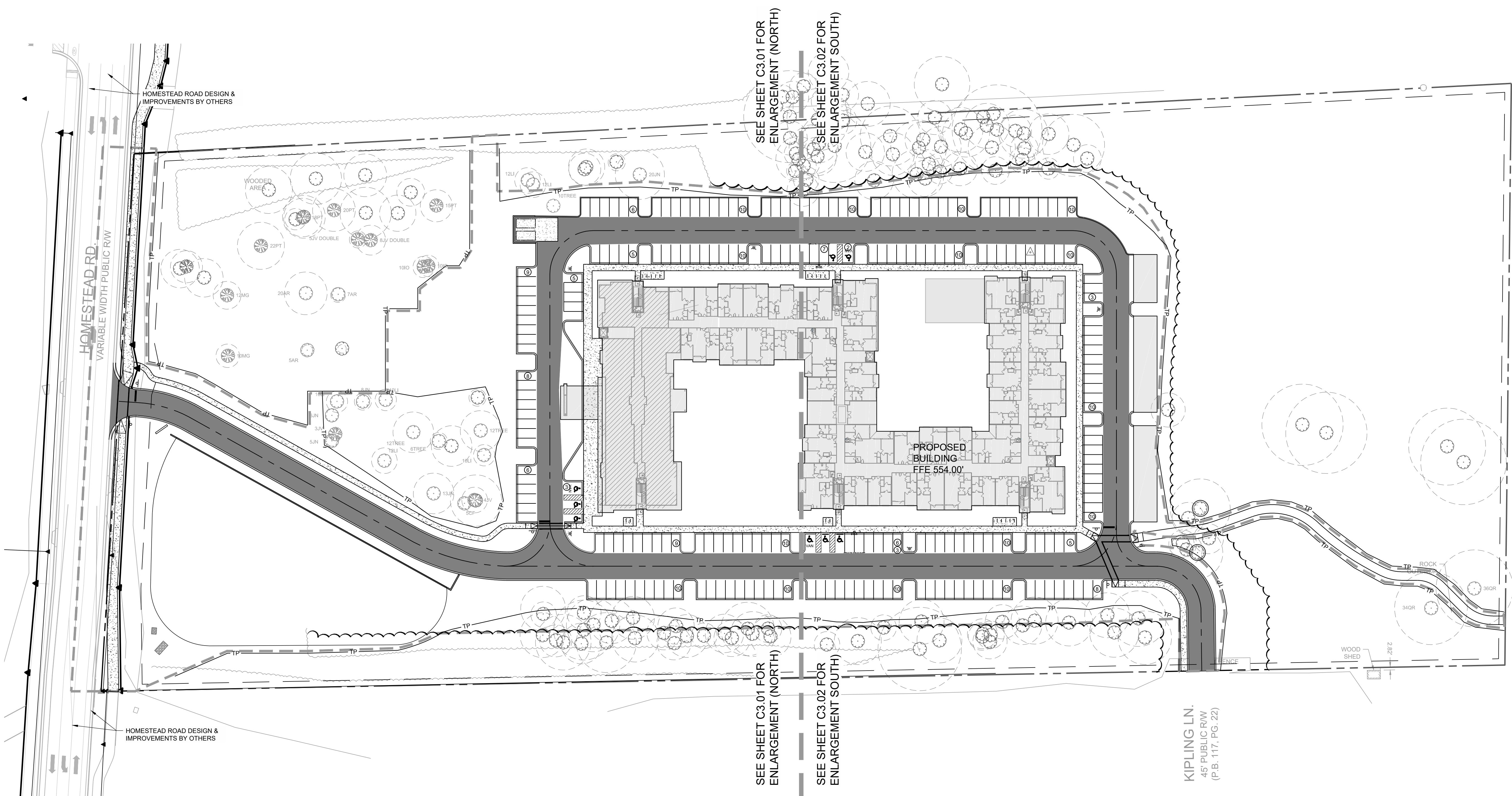
Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: RS

Approved by: ACP

C3.00



SEE SHEET C3.01 FOR ENLARGEMENT (NORTH)

SEE SHEET C3.02 FOR ENLARGEMENT (SOUTH)

SEE SHEET C3.01 FOR ENLARGEMENT (NORTH)

SEE SHEET C3.02 FOR ENLARGEMENT (SOUTH)

KIPLING LN.
45' PUBLIC R/W
(P.B. 117, PG. 22)

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN 'AS-BUILT' DRAWINGS TO RECORD

THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.

- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (65,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- THIS BUILDING WILL REQUIRE SUBMITTAL TO THE NC DEPARTMENT OF INSURANCE FOR REVIEW AND APPROVAL PRIOR TO OFFICIAL BUILDING PERMIT SUBMITTAL PER TABLE 104.1 OF THE NC ADMINISTRATION AND ENFORCEMENT CODE. A CONCURRENT REVIEW WILL NOT BE CONDUCTED.

TOWN OF CHAPEL HILL INSPECTION NOTES:

- THIS BUILDING WILL REQUIRE SUBMITTAL TO THE NC DEPARTMENT OF INSURANCE FOR REVIEW AND APPROVAL PRIOR TO OFFICIAL BUILDING PERMIT SUBMITTAL PER TABLE 104.1 OF THE NC ADMINISTRATION AND ENFORCEMENT CODE. A CONCURRENT REVIEW WILL NOT BE CONDUCTED.
- A COMPLETE FIRE SPRINKLER SYSTEM WILL BE REQUIRED.
- FIRE HYDRANTS MUST BE FULLY OPERATIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ONTO THE SITE.
- PRIVATE FIRE MAINS THAT FEED THE SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA 24. THE LINE SHALL BE FLUSHED PER NFPA 24 AND WITNESSED BY A FIRE INSPECTOR FROM THE CHAPEL HILL FIRE DEPARTMENT PRIOR TO COVERING THE LINE.
- A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURAL WITH EXCEPTION OF THE FIRE PUMP. ARTICLE 230.2 (1) 2014 EDITION OF NORTH CAROLINA ELECTRIC CODE.
- KEY BOXES SHALL BE REQUIRED ON ANY BUILDING THAT HAS A FIRE ALARM, A FIRE SPRINKLER SYSTEM, AN ELEVATOR, OR SPECIAL LOCKING ARRANGEMENTS. THE KEY BOX SHALL BE OF AN APPROVED TYPE AS REQUIRED FROM CHAPEL HILL FIRE DEPARTMENT. THE SIZE OF THE KEY BOX WILL BE DETERMINED BY THE NUMBER OF KEYS NECESSARY TO MITIGATE ANY EMERGENCY SITUATION BASED ON THE BUILDING AND ITS OCCUPANCY. AN APPROVED LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. KEYS SHALL BE CHANGED OUT IMMEDIATELY IF THE LOCKS ARE CHANGED OR REKEYED.
- FIRE APPARATUS ACCESS ROADS AND ANY OTHER ACCESSWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BUT NOT LIMITED TO FENCES, GATES, PARKING OF VEHICLES, AND CONSTRUCTION MATERIALS OR EQUIPMENT. REQUIRED GATES SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES. ELECTRIC GATES MUST COMPLY WITH UL 325 AND POSSIBLY ASTM F 2200. ALSO APPROVED KEY BOXES CAN BE OBTAINED FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE FOR IMMEDIATE ACCESS TO LIFE-SAVING OR FIRE-FIGHTING PURPOSES. FIREMARSHALS@TOWNOFCHAPELHILL.ORG
- SUBDIVISION INTERCONNECTION VIA KEPLING LANE SHALL BE ESTABLISHED EARLY FOR EMERGENCY VEHICLE ACCESS.
- DUE TO THE SIZE OF BUILDING, A BIDIRECTIONAL AMPLIFIER WILL BE NEEDED INSIDE ON ALL FLOORS TO ENSURE THE RADIOS OF EMERGENCY RESPONDERS WILL WORK PROPERLY.

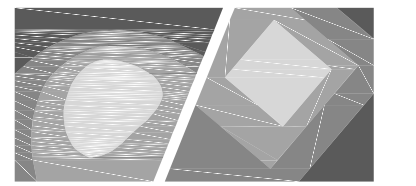
SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS; TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN

SITE LEGEND

- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CURB & GUTTER
 - PROPOSED STOP BAR
 - PROPOSED 6' WIDE STANDARD CROSSWALK
 - PROPOSED SIGN
 - PROPOSED ADA PARKING SPACE
 - PROPOSED CIP WALL
 - PROPOSED WHEEL STOP
 - PROPOSED ASPHALT TRAIL
 - PROPOSED LIGHT
 - PROPOSED BIKE RACK
 - LIMITS OF DISTURBANCE
 - FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
 - ALL CURB TAPERS ARE SIX (6) FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.
 - WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. THE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
 - WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.
 - MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.
 - SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.
 - THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL.
 - HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6- FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
 - THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

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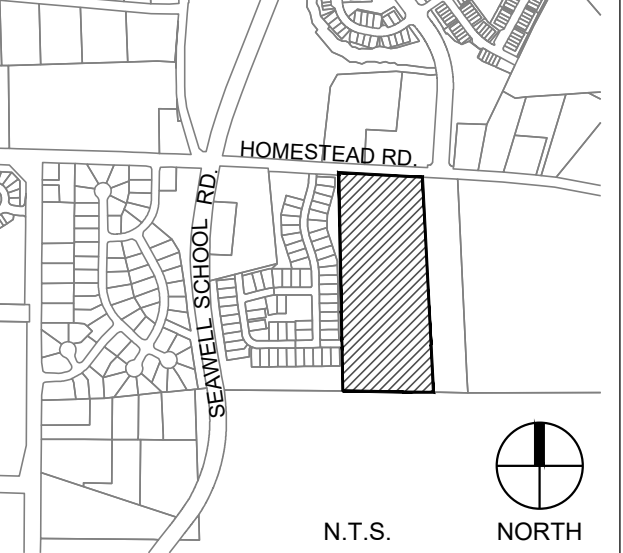
Client:

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

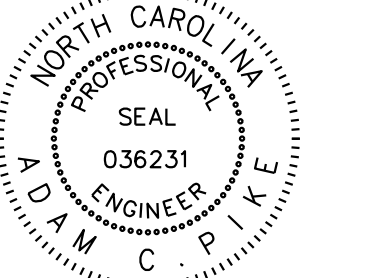
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INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



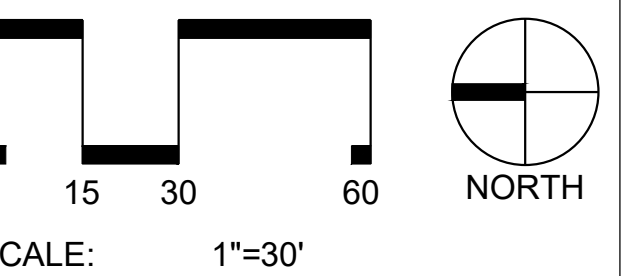
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No.	Date	Description



Title:

SITE PLAN ENLARGEMENT (NORTH)

Project number: C17004 Sheet:

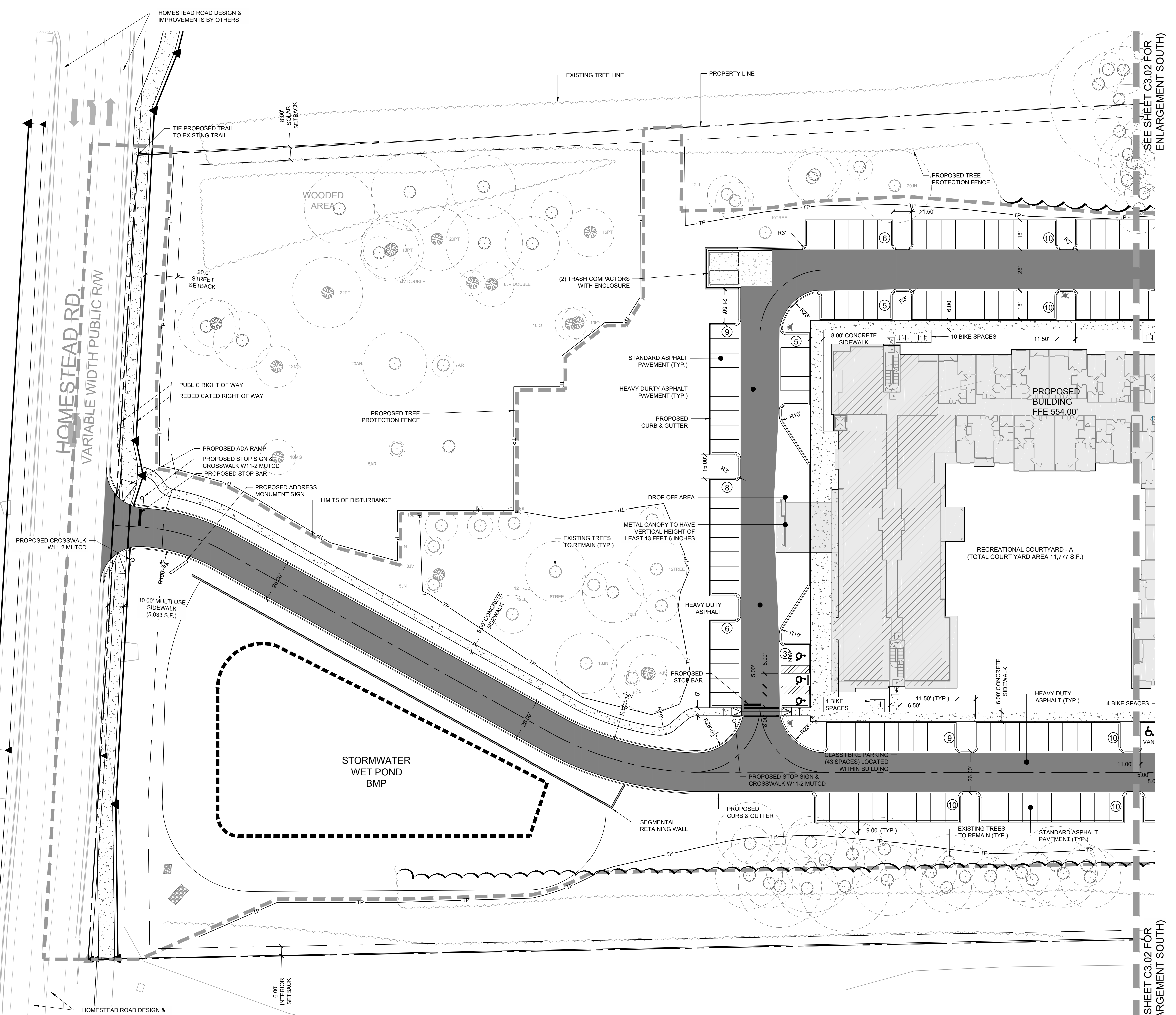
Date: 09.27.2017

Drawn by: RS

Approved by: ACP

C3.01

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- SITE LEGEND**
- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CURB & GUTTER
 - PROPOSED STOP BAR
 - PROPOSED 6' WIDE STANDARD CROSSWALK
 - PROPOSED ADA
 - PROPOSED SIGN
 - PROPOSED ADA PARKING SPACE
 - PROPOSED CIP WALL
 - PROPOSED WHEEL STOP
 - PROPOSED ASPHALT TRAIL
 - PROPOSED LIGHT
 - PROPOSED BIKE RACK
 - LIMITS OF DISTURBANCE
 - FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

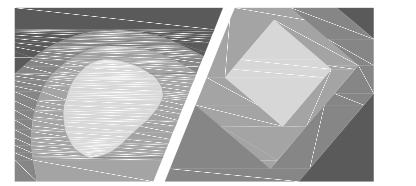
NOTES:

- SEE SHEET C3.00 FOR GENERAL AND SITE NOTES.

SEE SHEET C3.02 FOR ENLARGEMENT SOUTH

HOMESTEAD RD
VARIABLE WIDTH PUBLIC R/W

HOMESTEAD ROAD DESIGN & IMPROVEMENTS BY OTHERS



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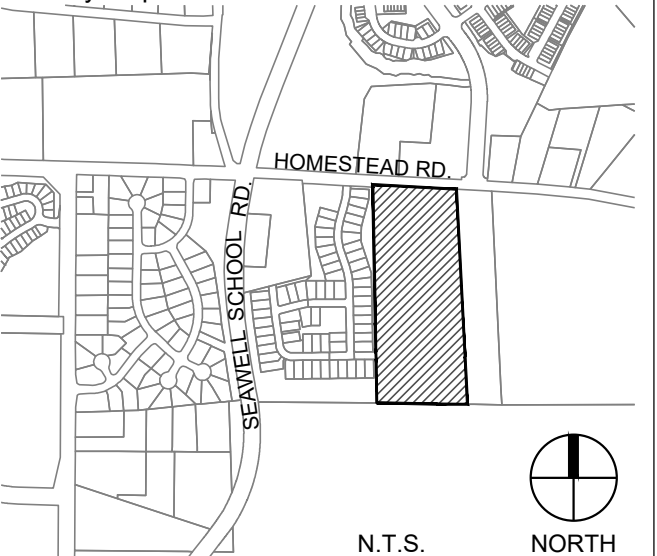
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GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:

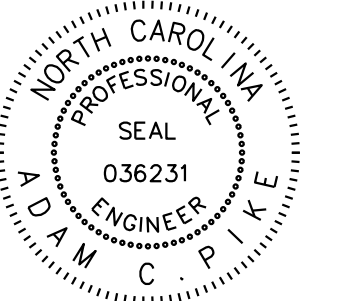
INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



N.T.S. NORTH

Seal:

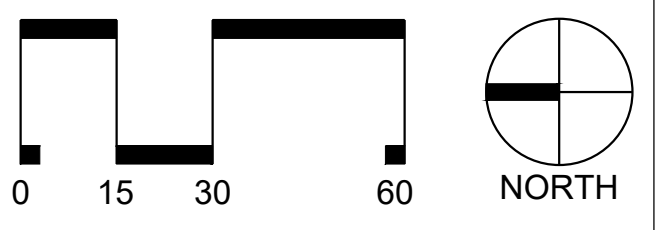


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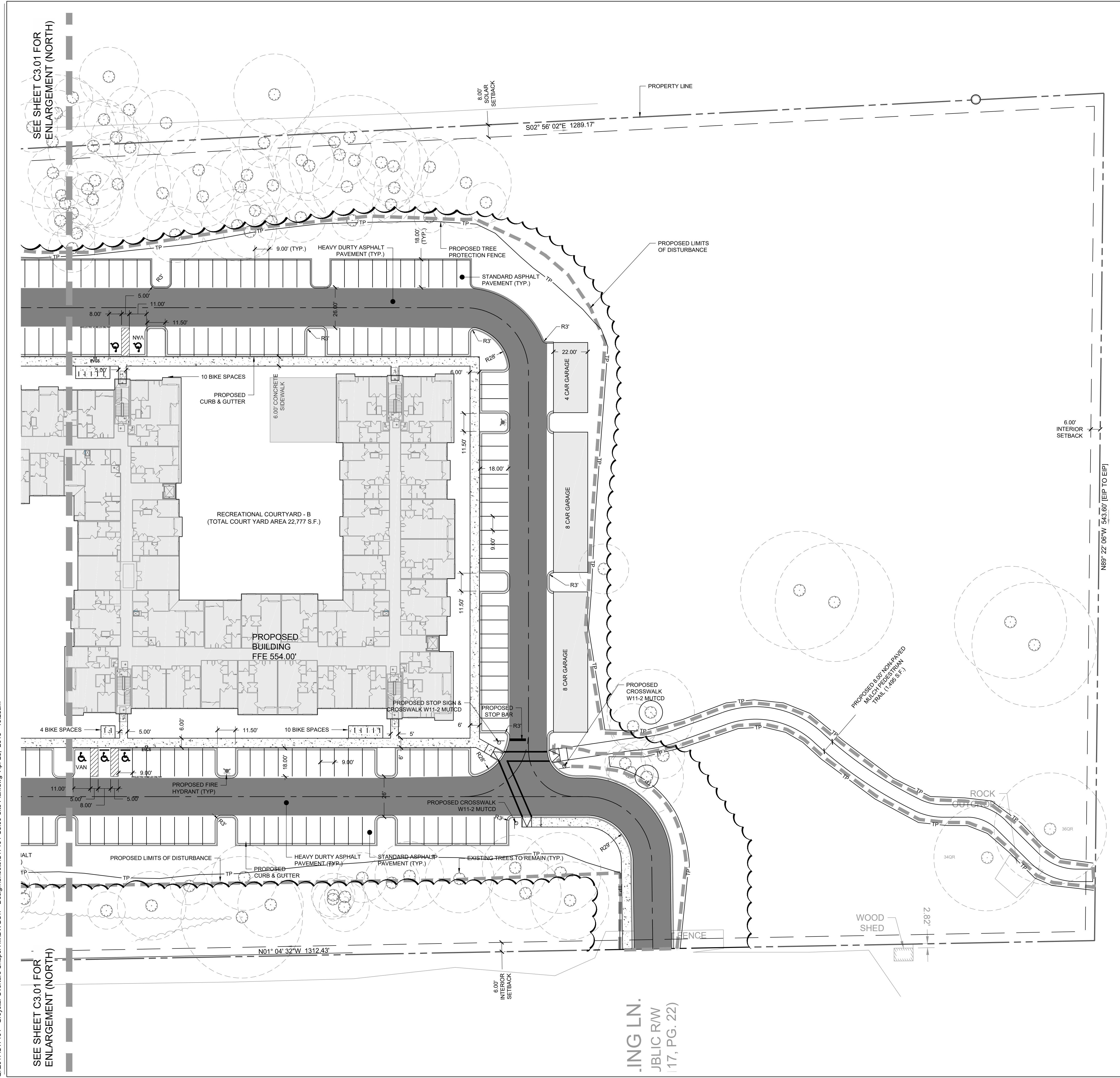
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Title:

SITE PLAN ENLARGEMENT (SOUTH)

Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: RS
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C3.02



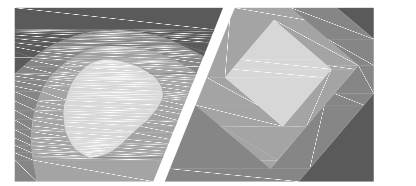
- SITE LEGEND**
- PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CURB & GUTTER
 - PROPOSED STOP BAR
 - PROPOSED 6' WIDE STANDARD CROSSWALK
 - PROPOSED SIGN
 - PROPOSED ADA PARKING SPACE
 - PROPOSED CIP WALL
 - PROPOSED WHEEL STOP
 - PROPOSED ASPHALT TRAIL
 - PROPOSED LIGHT
 - PROPOSED BIKE RACK
 - LIMITS OF DISTURBANCE
 - FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

NOTES:

- SEE SHEET C3.00 FOR GENERAL AND SITE NOTES.

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ING LN.
JBLIC R/W
(17, PG. 22)



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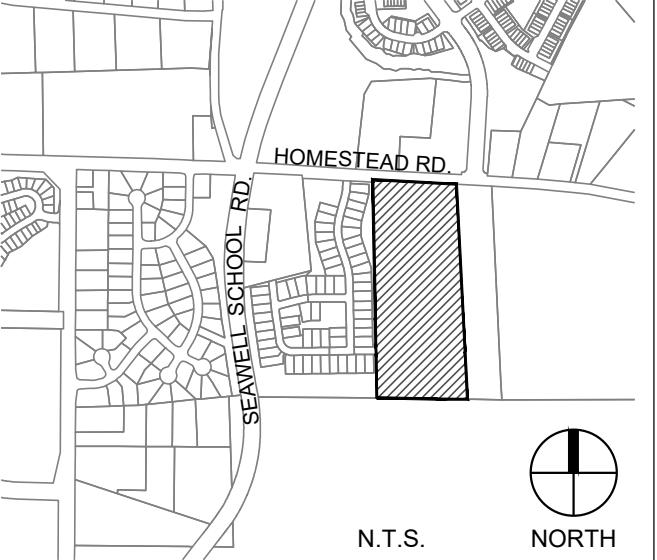
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121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

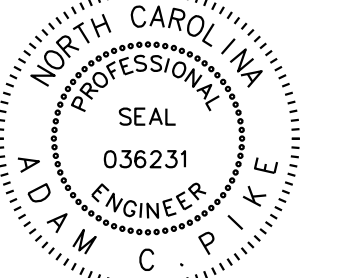
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INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



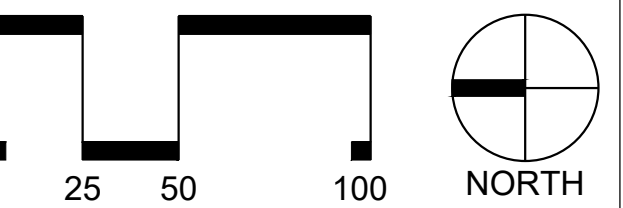
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No.	Date	Description



SCALE: 1"=50'

Title:

FUTURE RECREATIONAL PLAN

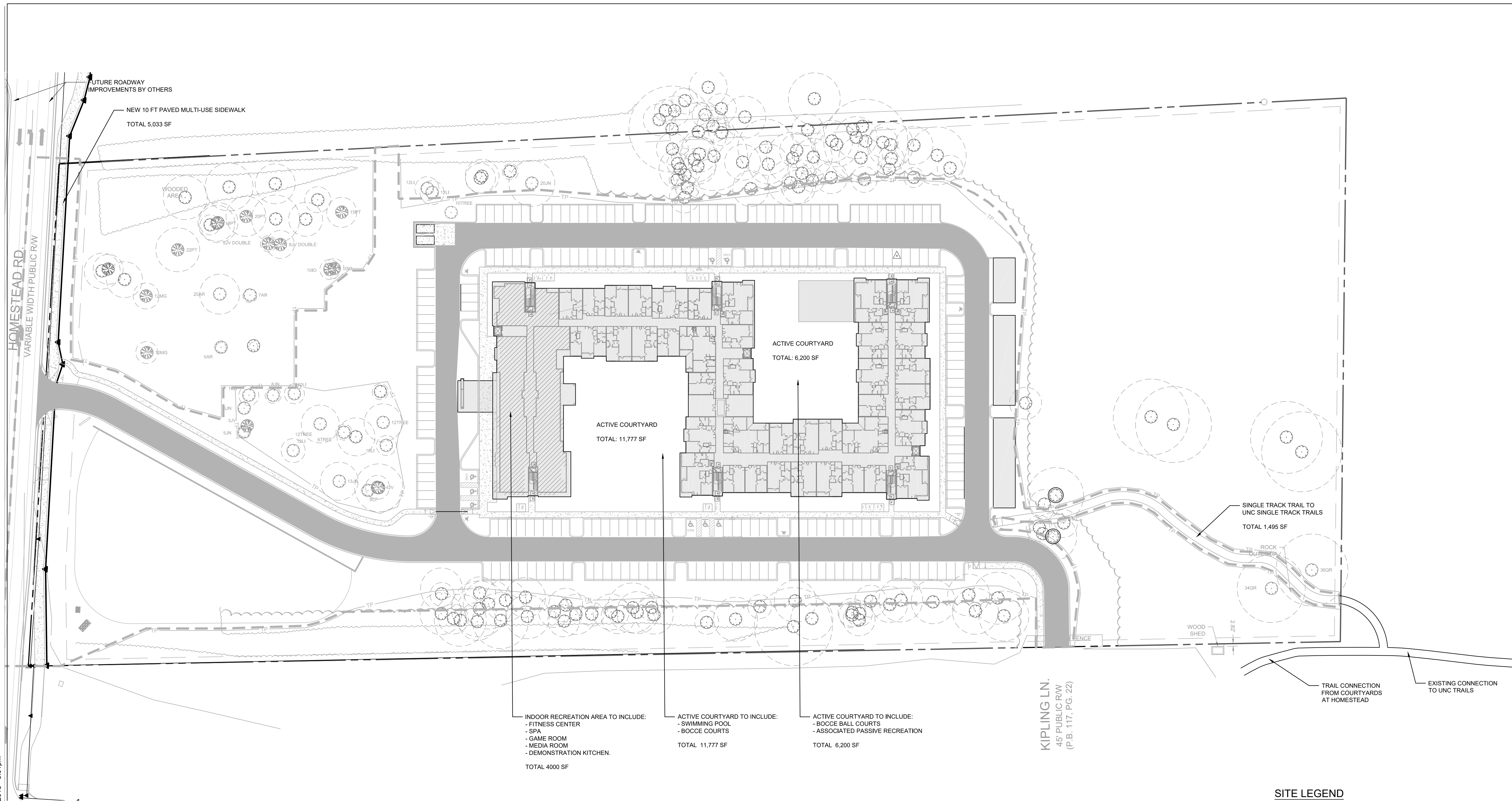
Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: RS

Approved by: ACP

C3.03



- INDOOR RECREATION AREA TO INCLUDE:
- FITNESS CENTER
- SPA
- GAME ROOM
- MEDIA ROOM
- DEMONSTRATION KITCHEN.
TOTAL 4000 SF
- ACTIVE COURTYARD TO INCLUDE:
- SWIMMING POOL
- BOCCIE COURTS
TOTAL 11,777 SF
- ACTIVE COURTYARD TO INCLUDE:
- BOCCIE BALL COURTS
- ASSOCIATED PASSIVE RECREATION
TOTAL 6,200 SF

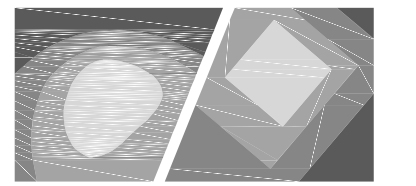
Recreational Areas Talley

Total Recreation Area Required	37,336 SF
Pickleball/gardens	9,334 SF
Indoor Recreation Area	4,000 SF
Swimming Pool Courtyard	11,777 SF
Bocce Ball Courts and associated passive recreation area	6,200 SF
Single Track Trail	1,495 SF
Multi-Use Sidewalk	5,033 SF
Total Provided	37,839 SF

SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED 6' WIDE STANDARD CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED CIP WALL
- PROPOSED WHEEL STOP
- PROPOSED ASPHALT TRAIL
- PROPOSED LIGHT
- PROPOSED BIKE RACK
- LIMITS OF DISTURBANCE
- FUTURE ROADWAY IMPROVEMENTS (BY OTHERS)

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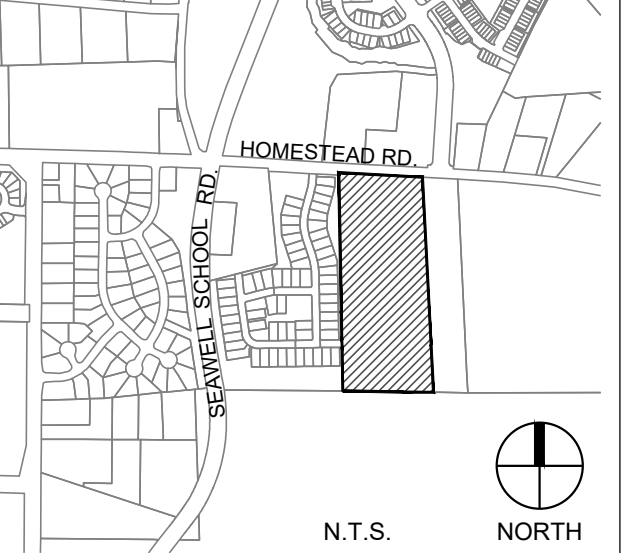
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GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:

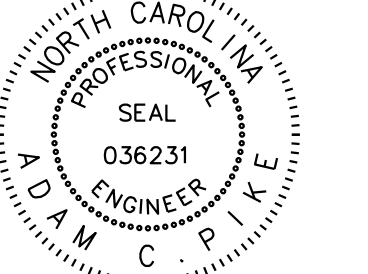
INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



N.T.S. NORTH

Seal:



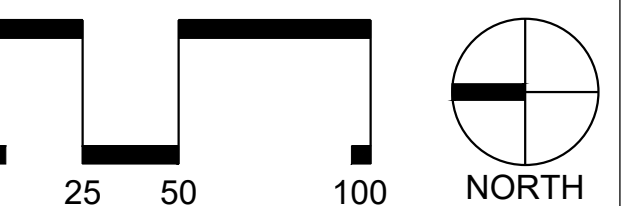
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No. Date Description

No.	Date	Description



SCALE: 1"=50'

Title:

CONSTRUCTION MANAGEMENT PLAN

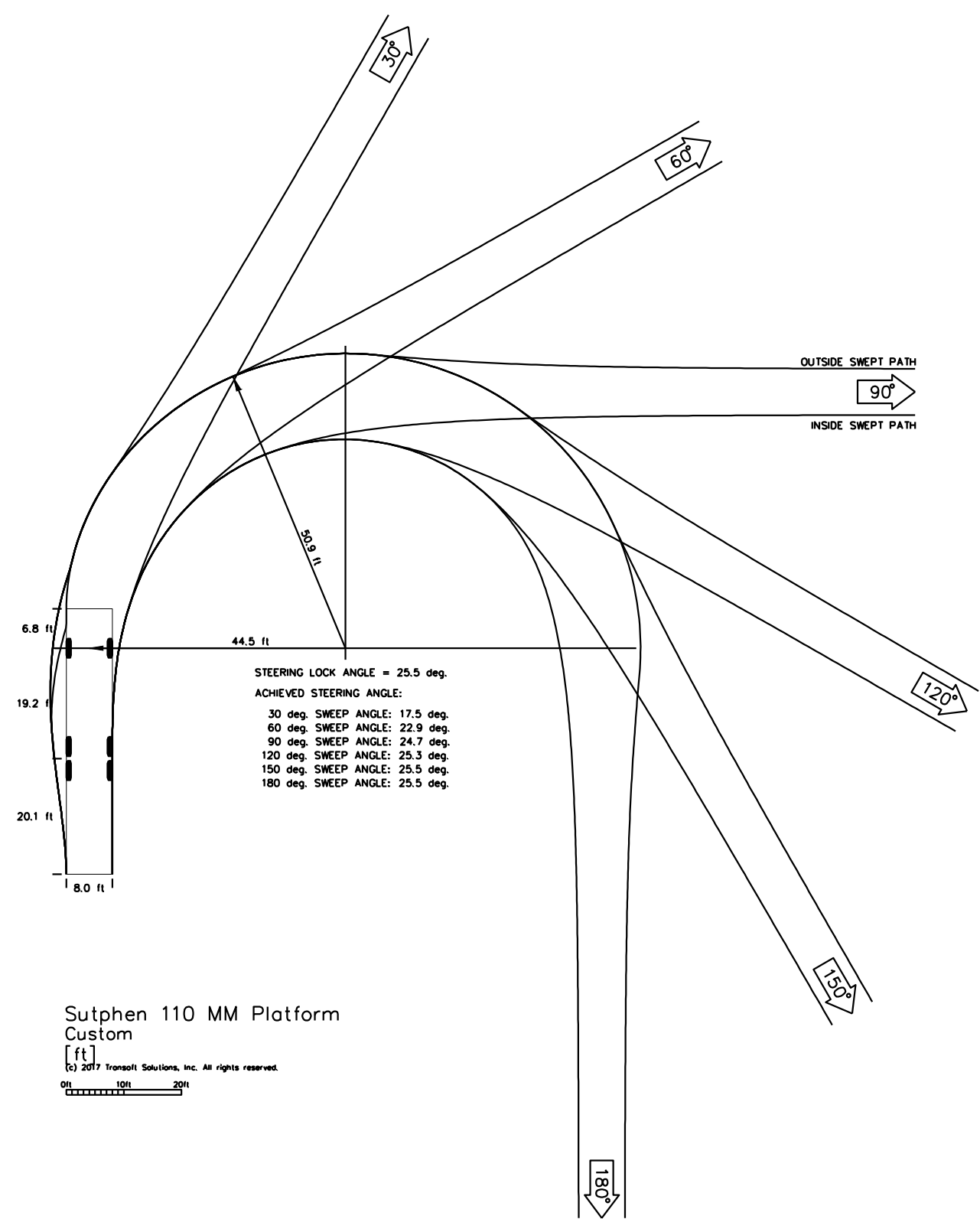
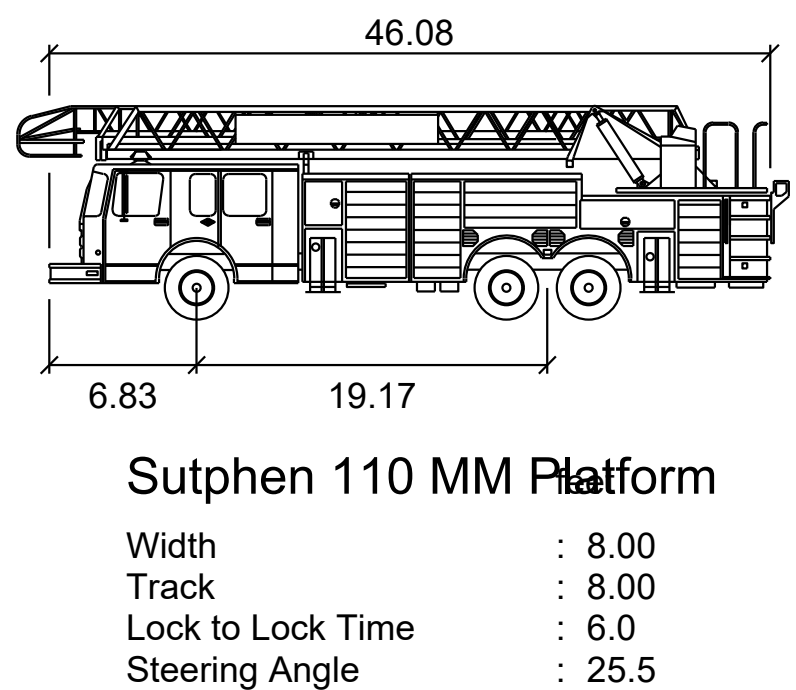
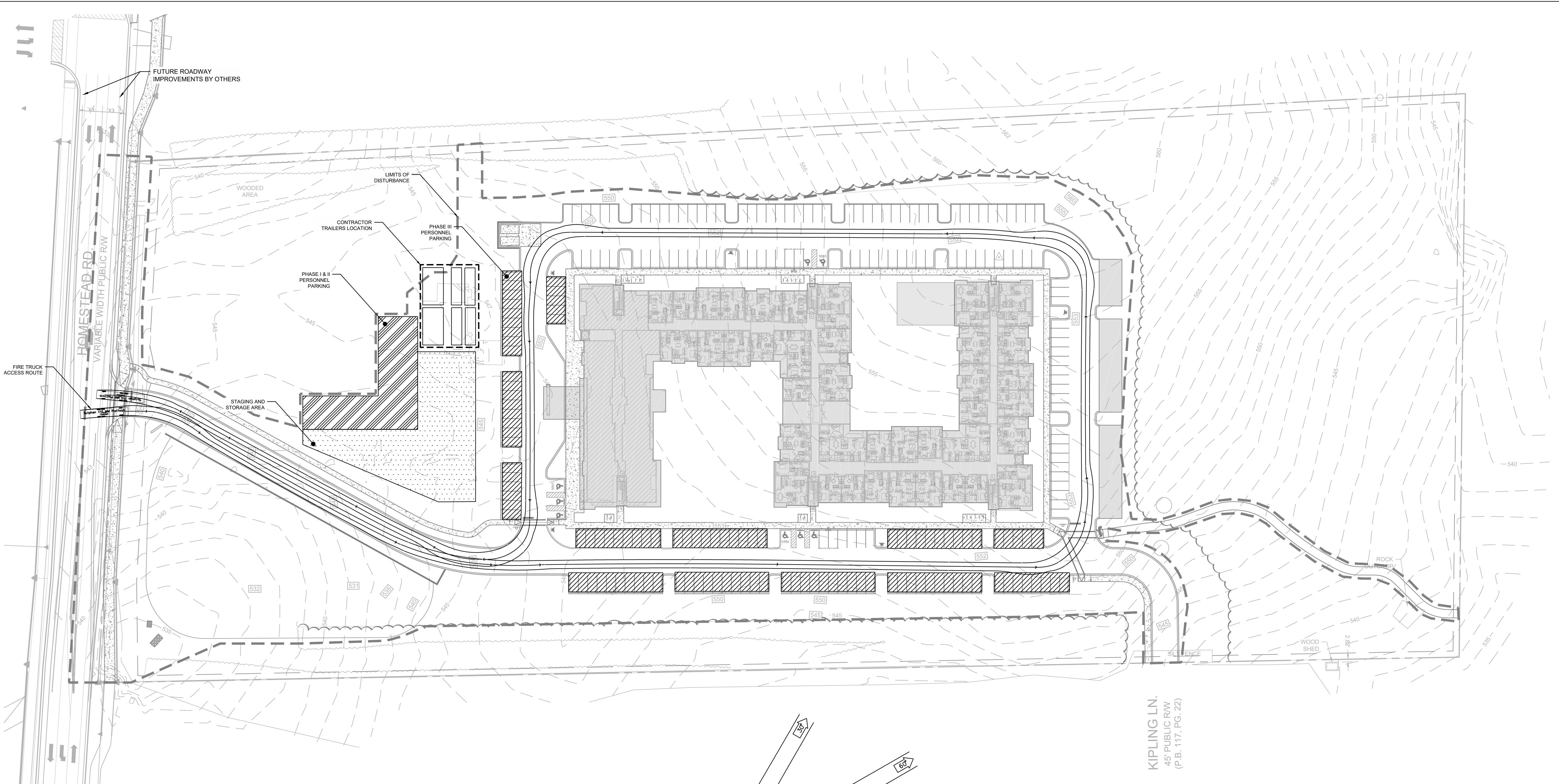
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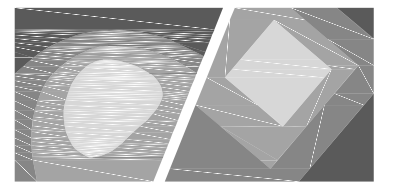
C3.40



SITE LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK SIDEWALK
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED GRAVEL
- PROPOSED CURB & GUTTER
- PROPOSED STOP BAR
- PROPOSED CROSSWALK
- PROPOSED 6' WIDE STANDARD CROSSWALK
- PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK
- PROPOSED SIGN
- PROPOSED ADA PARKING SPACE
- PROPOSED KEYSTONE WALL
- PROPOSED CIP WALL
- PROPOSED WHEEL STOP
- PROPOSED GRAVEL TRAIL
- PROPOSED ASPHALT TRAIL
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED VEHICLE GATE (X' WIDE)
- PROPOSED LIGHT
- PROPOSED TRANSFORMER
- PROPOSED CONDENSER
- PROPOSED BIKE RACK
- PROPOSED BENCH
- PROPOSED BOLLARD
- PROPOSED PEDESTRIAN STEEL PLATE
- PROPOSED ADA APARTMENT UNIT
- LIMITS OF DISTURBANCE

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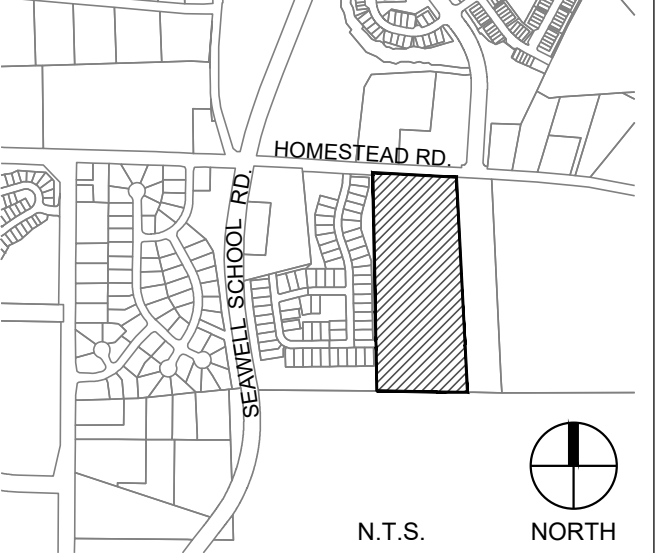
Client:

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:

**INDEPENDENT
SENIOR
HOUSING
CHAPEL HILL**

Vicinity map:



Seal:



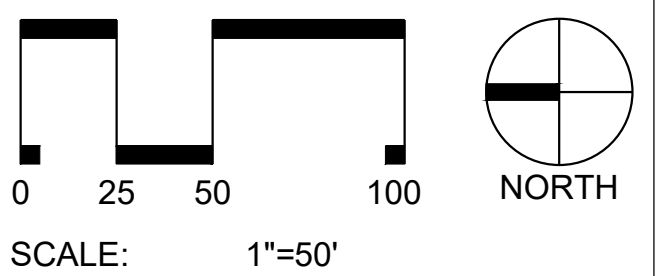
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Title:

**EROSION CONTROL
PLAN (PHASE I)**

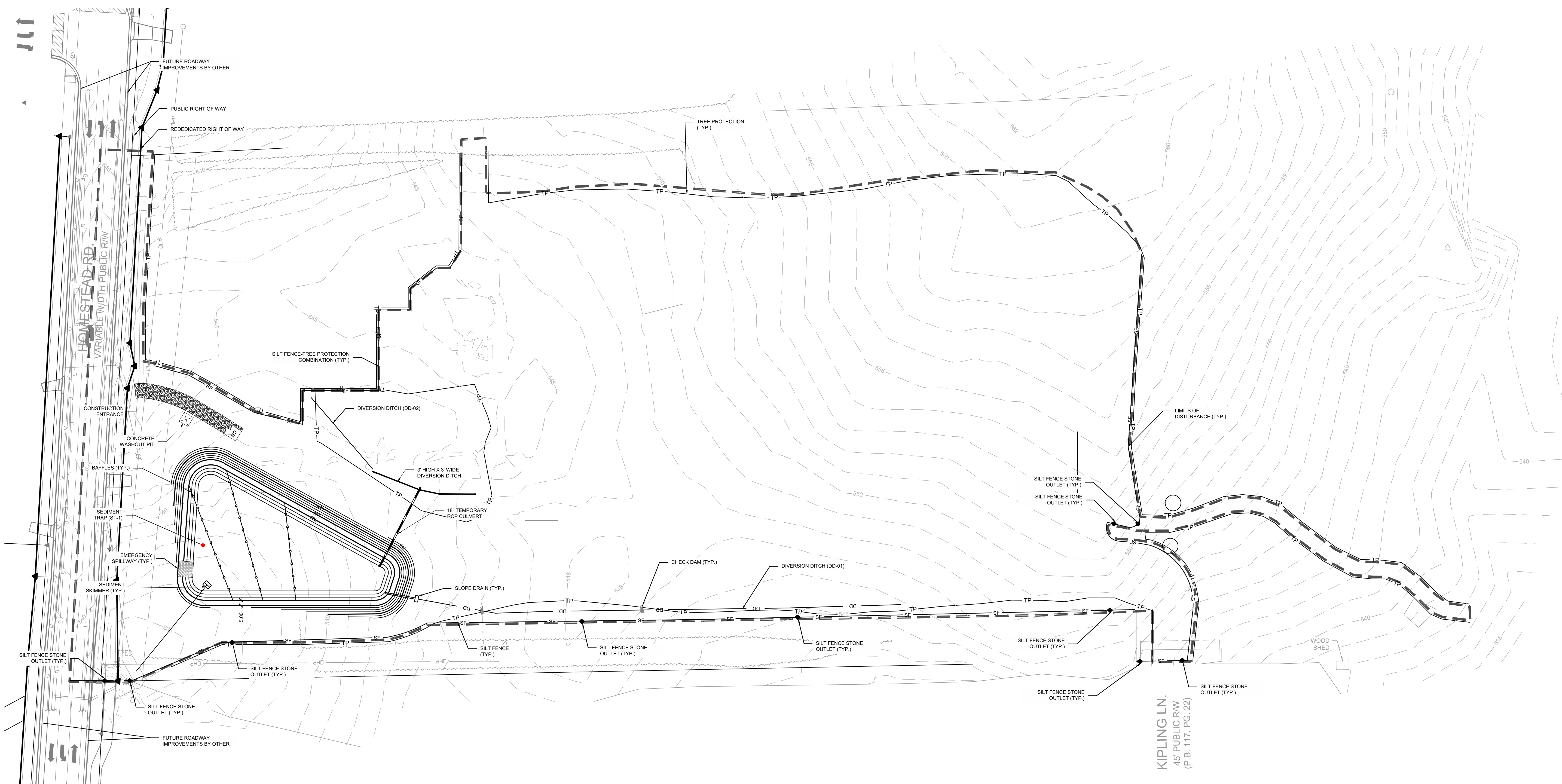
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Date: 09.27.2017

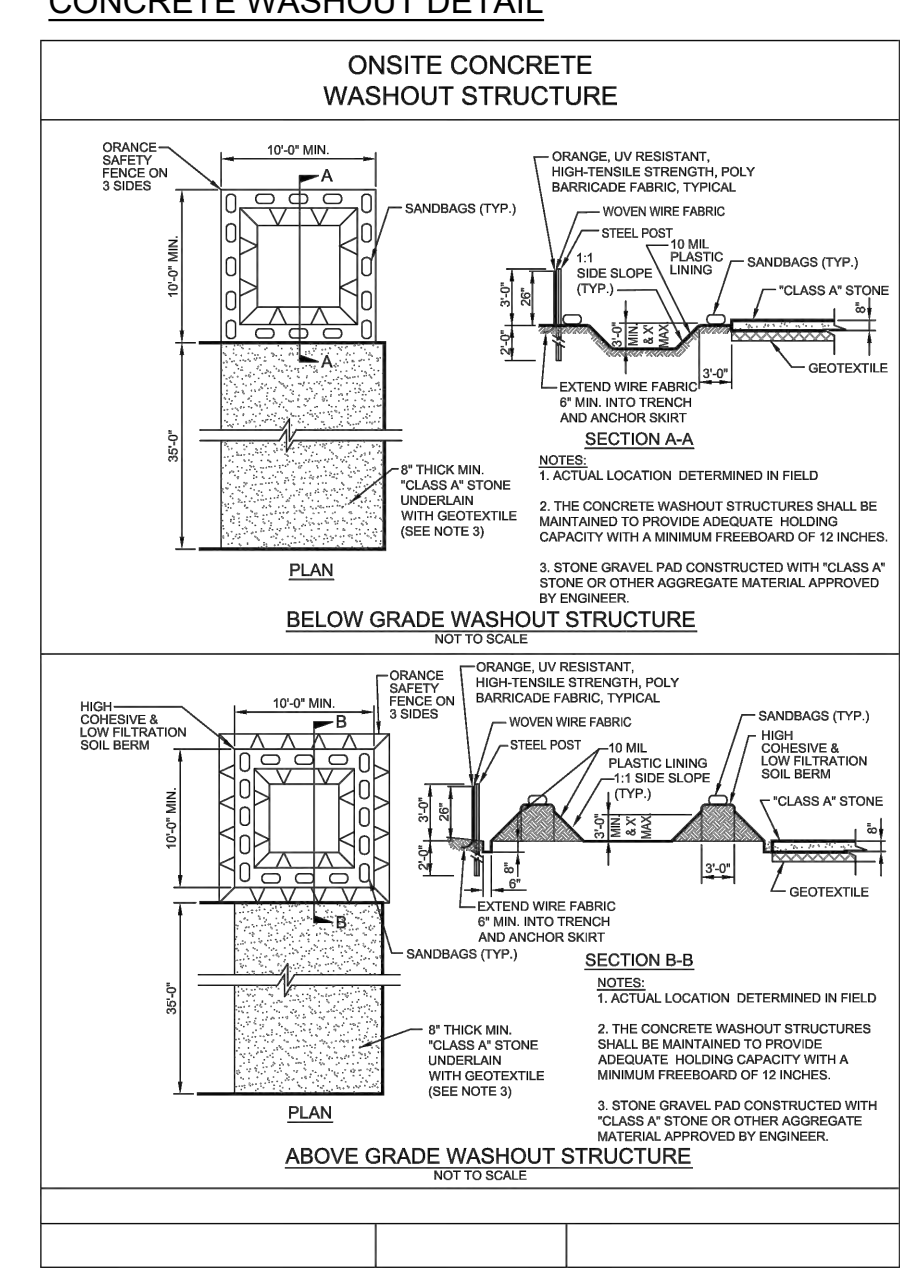
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C4.01



CONCRETE WASHOUT DETAIL

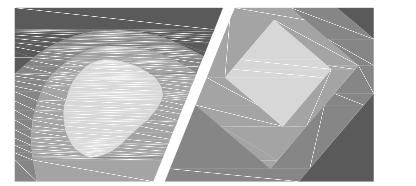


EROSION CONTROL LEGEND

- SF SILT FENCE
- TP TREE PROTECTION
- DD DIVERSION DITCH
- LIMITS 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
- 100 YR FLOOD ELEV.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA EROSION CONTROL SPECIFICATIONS

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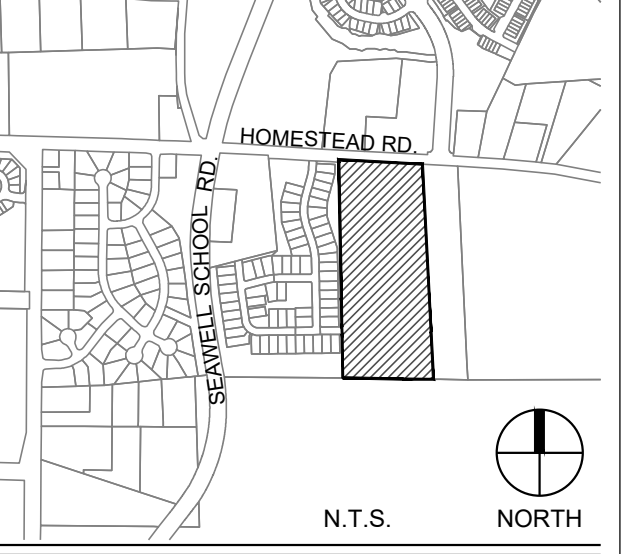
Client:

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

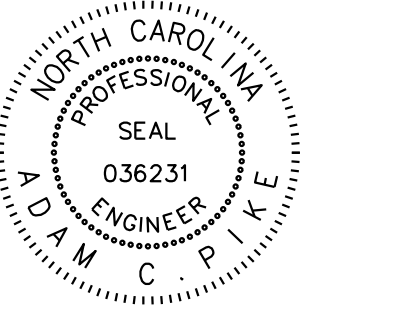
Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:

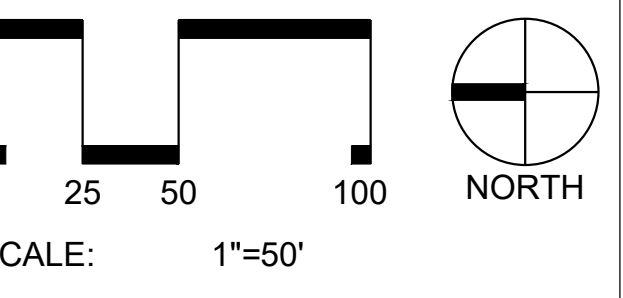


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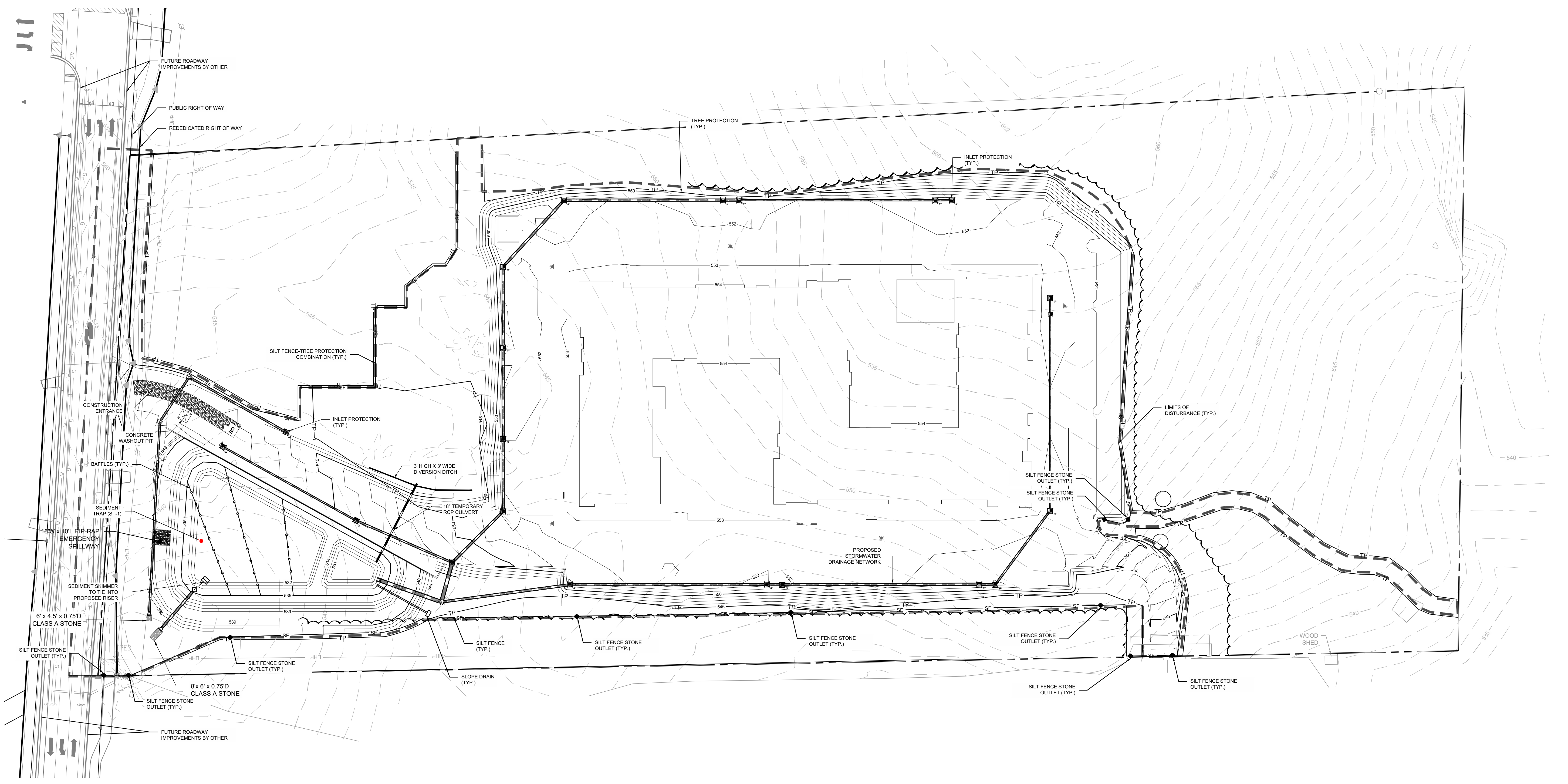
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Title:

EROSION CONTROL PLAN (PHASE II)

Project number: C17004 Sheet:
Date: 09.27.2017
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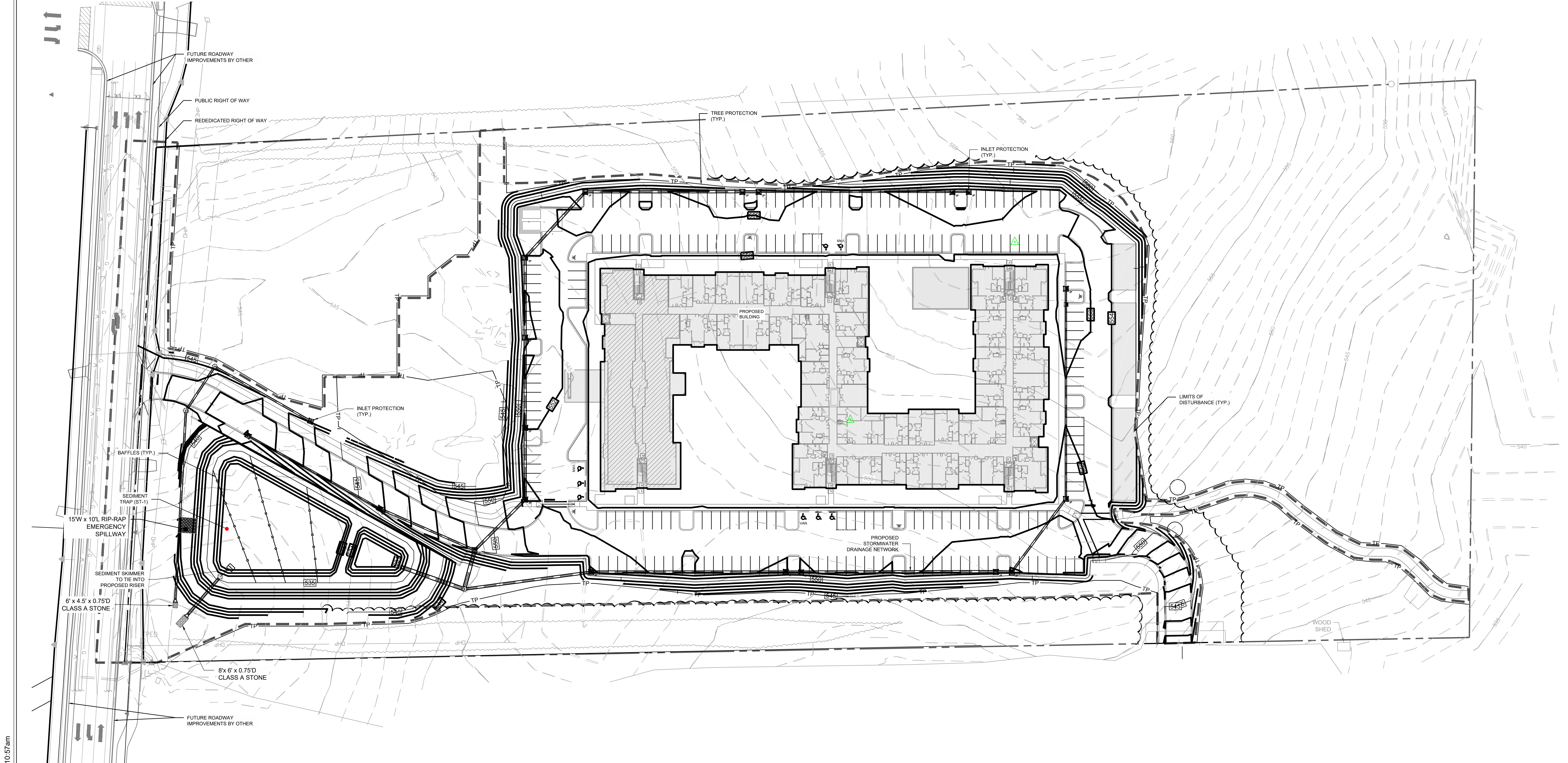


EROSION CONTROL LEGEND

- SF — SILT FENCE
- TP — TREE PROTECTION
- DD — DIVERSION DITCH
- LIMITS OF DISTURBANCE
- [Block & Gravel] BLOCK & GRAVEL INLET PROTECTION
- [Silt Fence & Wire] SILT FENCE AND WIRE INLET PROTECTION
- [Horse Shoe] HORSE SHOE INLET PROTECTION
- [Silt Fence Outlet] SILT FENCE OUTLET
- [Check Dam] CHECK DAM
- [Flared End Section] FLARED END SECTION (FES)
- [Sediment Trap] SEDIMENT TRAP
- [Riprap Dissipater] RIPRAP DISSIPATER
- [Temporary Construction Entrance] TEMPORARY CONSTRUCTION ENTRANCE
- 100 YR FLOOD ELEV.

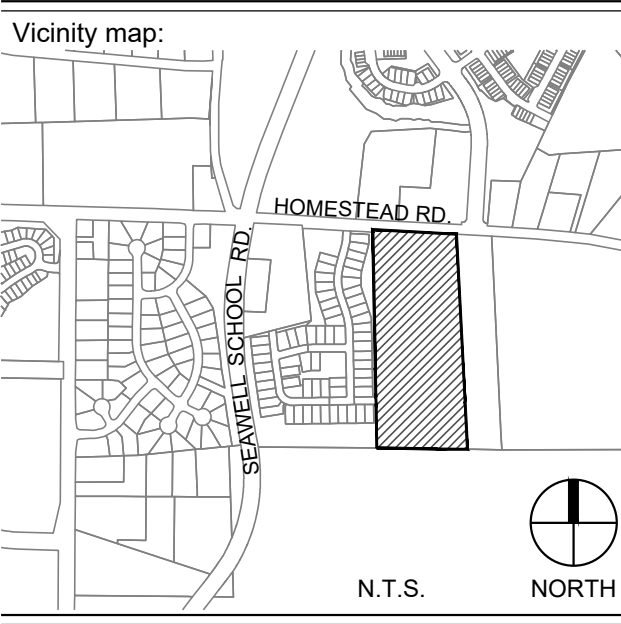
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA EROSION CONTROL SPECIFICATIONS

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Client:
 GLMH-2, LLC
 121 S. ESTES DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project:
INDEPENDENT SENIOR HOUSING CHAPEL HILL

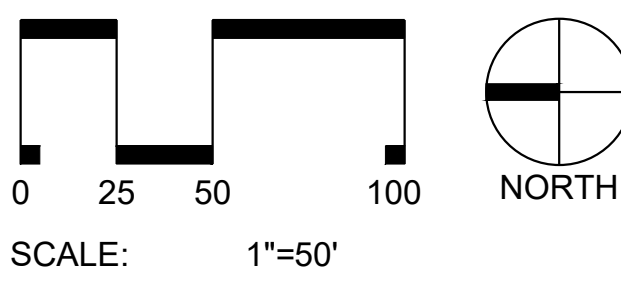


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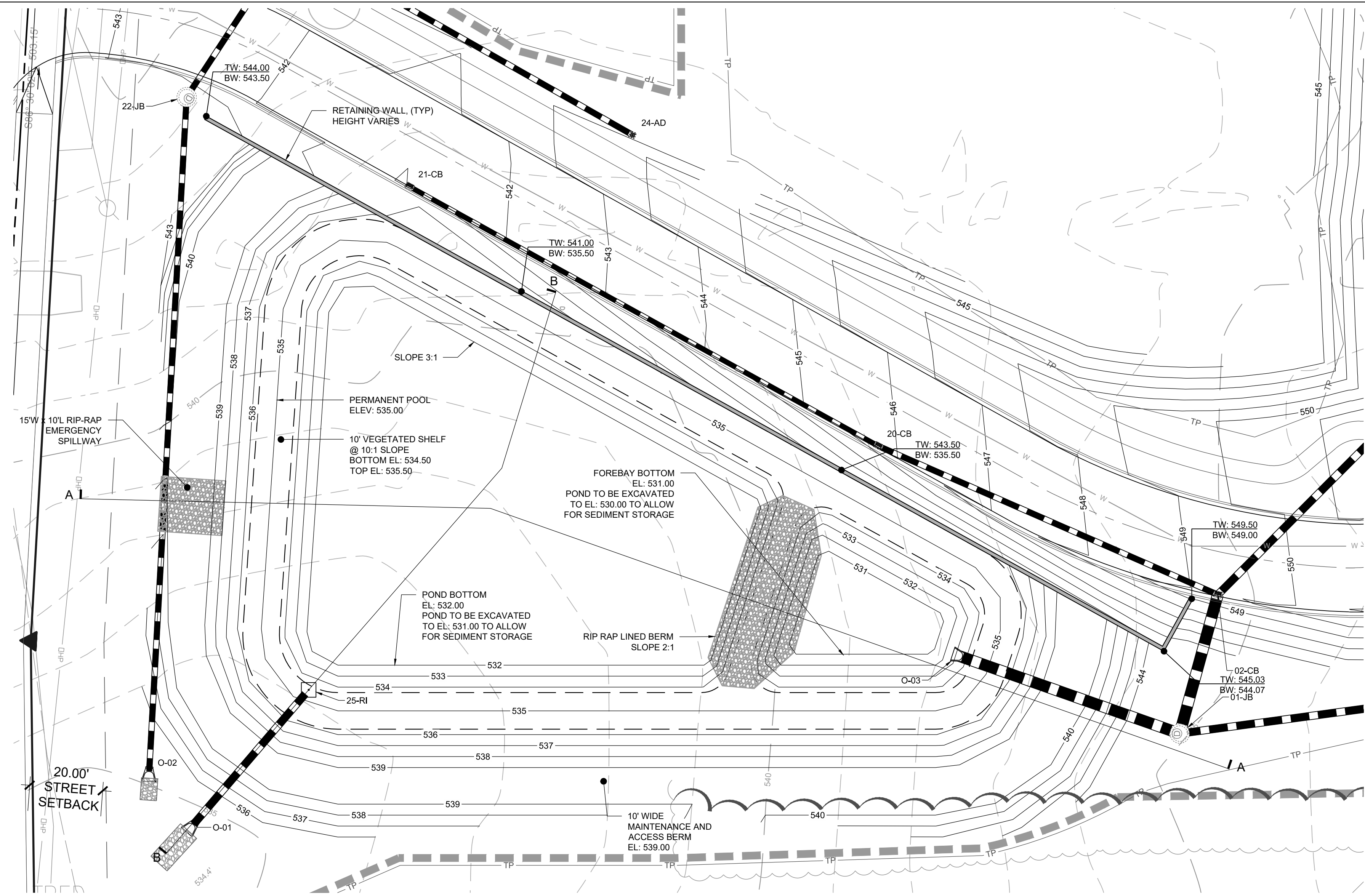
No.	Date	Description



Title:
EROSION CONTROL PLAN (PHASE III)

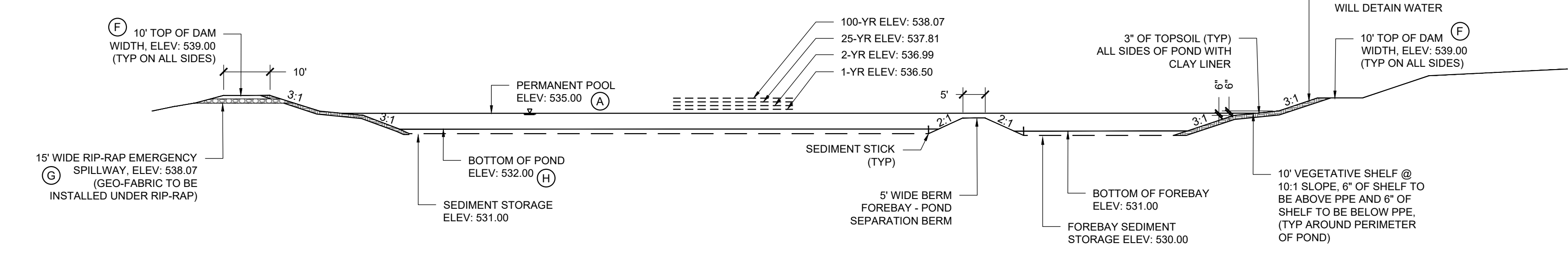
Project number: C17004 Sheet:
 Date: 09.27.2017
 Drawn by: RS/DCB
 Approved by: ACP **C4.03**

- EROSION CONTROL LEGEND**
- SILT FENCE
 - TREE PROTECTION
 - DIVERSION DITCH
 - LIMITS 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 NORTH CAROLINA EROSION CONTROL SPECIFICATIONS



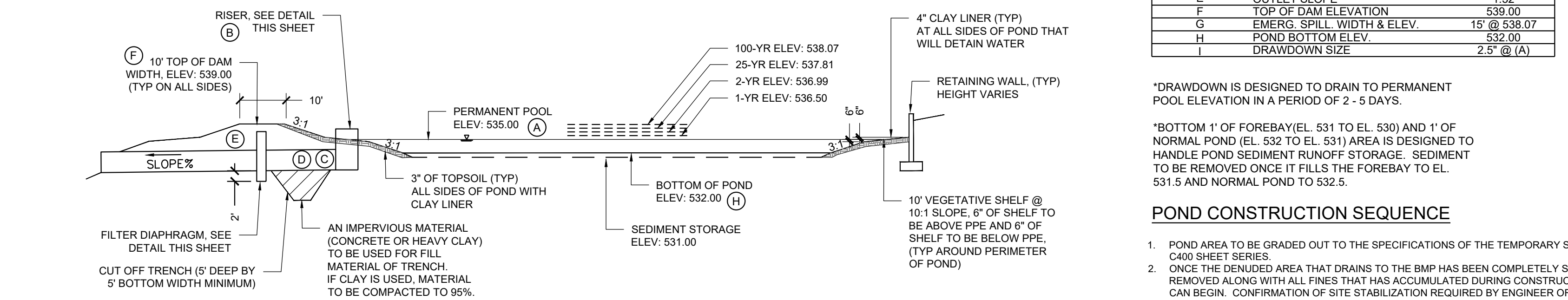
SCM-01 PLAN

SCALE: 1" = 20'



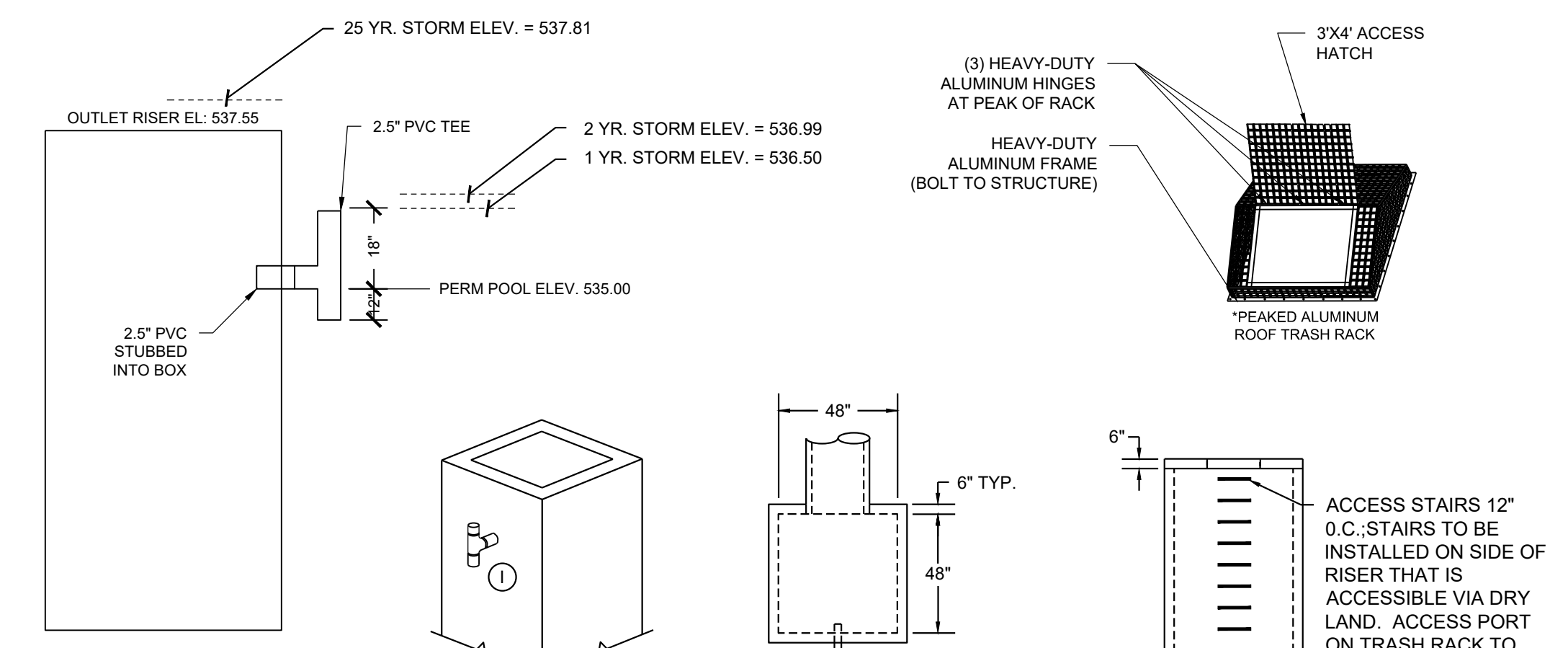
SCM-01 SECTION A-A

SCALE: N.T.S.



SCM-01 SECTION B-B

SCALE: 1" = 20'



DRAWDOWN PIPE DETAIL

NTS

RISER DETAIL

NTS

- NOTES:**
- CONTRACTOR SHALL NOT CONSTRUCT FOREBAY UNTIL SITE IS STABILIZED AND SEDIMENT BASIN IS CONVERTED TO WET POND.
 - PLACE A SEDIMENT STICK IN SLOPE OF BASIN TO PROVIDE 1 FEET OF SEDIMENT STORAGE AT CONCLUSION OF PROJECT. CORE DRILL THE DRAWDOWN PIPE IN THE RISER SO THAT THE INVERT IS AT THE PERMANENT POOL ELEVATION. RISER TO BE PRE-CAST CONCRETE STRUCTURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.
- MAINTENANCE:**
- INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH PERIOD OF SIGNIFICANT RAINFALL. REMOVE SEDIMENT AND RESTORE TRAP TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FEET. PLACE THE SEDIMENT THAT IS REMOVED IN A DESIGNATED DISPOSAL AREA.
 - CLEAN PONDS TO DESIGN DIMENSIONS AS DETAILED BELOW AT A MINIMUM PRIOR TO USE AS A WET DETENTION POND.

POND OUTLET STRUCTURE NOTES:

- OUTLET BARREL SHALL BE CLASS IV RCP MEETING THE REQUIREMENTS OF ASTM C76. THE PIPE JOINTS SHALL BE MORTAR OR FLEXIBLE PLASTIC TYPE JOINT.
- ALL POURED CONCRETE SHALL BE MINIMUM 3000 PSI (28 DAY) UNLESS OTHERWISE NOTED.
- THE MANHOLE OUTLET RISER SHALL BE 4'X4' SQUARE, MEETING ASTM C-478R & ASHTO M-199 MONOLITHIC BASE. THE MANHOLE JOINTS SHALL BE ASTM C-443 RUBBER GASKET JOINTS. MANHOLE JOINTS SHALL BE SECURELY ANCHORED TOGETHER TO PREVENT SEPARATION.
- OUTLET STRUCTURES SHALL BE PROVIDED WITH STEPS 1'-2" ON CENTER. STEPS SHALL BE IN ACCORDANCE WITH NCDOT STD. 840.66.
- CONCRETE ANTI-FLOTATION BLOCK SHALL BE INTEGRALLY ATTACHED TO RISER BASE TO PREVENT RISER/BLOCK SEPARATION, OR PRECAST AS THE EXTENDED BASE OF THE MANHOLE DURING FABRICATION. IF THE CONCRETE ANTI-FLOTATION BLOCK IS CAST SEPARATE FROM THE MANHOLE ASSEMBLY THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANCHORING THE ANTI-FLOTATION BLOCK TO THE MANHOLE RISER.

POND AND DAM SAFETY STATEMENT

THE STORMWATER POND AND DAM SHOWN ON THIS PLAN SATISFIES REQUIREMENTS OF THE NORTH CAROLINA STATE DAM SAFETY LAW 1987 (AS AMENDED THROUGH 1998) AND THE RULES AND REGULATIONS AS PRESENTED IN THE NORTH CAROLINA ADMINISTRATIVE CODE TITLE 15A, SUBCHAPTER 2K - DAM SAFETY. EVEN IN THE CASE WHERE THE DAM SHOWN ON THIS PLAN IS DETERMINED BY THE STATE TO BE EXEMPT FROM THE ABOVE NOTED DAM SAFETY REQUIREMENTS, I, AS THE QUALIFIED DESIGN ENGINEER, STATE THAT THE POND AND DAM ARE DESIGNED TO BE SAFE AND ADEQUATE FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY, WELFARE AND DOWNSTREAM PROPERTY. I UNDERSTAND THAT THIS STATEMENT AS THE DESIGN ENGINEER SHALL NOT RELIEVE THE OWNER OR OPERATOR OF THE POND AND DAM FROM THE LEGAL DUTIES, OBLIGATIONS, AND LIABILITIES ARISING FROM SUCH OWNERSHIP OR OPERATION.

"IN ACCORDANCE WITH THE REQUIREMENTS IN ARTICLES GS 143-215.25A AND 143-215.25 OF THE NC DAM SAFETY LAW AND NC ADMINISTRATIVE CODE 15A NCAC 2K 0200, THE REGIONAL ENGINEER IN THE WINSTON-SALEM REGIONAL OFFICE OF THE NC STATE'S LAND QUALITY SECTION HAS BEEN WILL BE CONTACTED FOR THE DETERMINATION OF WHETHER THE PROPOSED DAM IS GOVERNED BY OR EXEMPT FROM THE DAM SAFETY LAW."

BERM SOIL AND COMPACTION SPECIFICATIONS:

- ALL FILL SOILS FOR BERM/DAM SECTION SHALL BE CLEAN, IMPERMEABLE MATERIAL AND COMPACTED TO AT LEAST 98% STANDARD PROCTOR MAXIMUM DRY DENSITY, AT OPTIMUM MOISTURE CONTENT. NO BLASTED MATERIALS SHALL BE USED IN THE EMBANKMENT CONSTRUCTION. SOILS SHALL NOT EXHIBIT SIGNIFICANT SHRINK/SWELL OR DISPERSIVE CHARACTERISTICS. ON-SITE GEOTECHNICAL ENGINEER SHALL APPROVE THE SOILS FOR PLACEMENT WITHIN THE BERM/DAM SECTION. THE GEOTECHNICAL ENGINEER SHALL ALSO SPECIFY THE METHODS TO BE USED FOR PLACEMENT OF FILL.
- IN ALL FILL AREAS OF THE BERM/DAM, A SOILS COMPACTION TEST SHALL BE CONDUCTED EACH 2500 SQUARE FEET PER VERTICAL FOOT OF FILL.
- A KEY TRENCH IS TO BE PROVIDED IN ALL FILL AREAS. TRENCH TO EXTEND A MINIMUM OF FIVE FEET BELOW EXISTING GRADE. SOILS AND COMPACTION FOR KEY TRENCH SHALL MEET ALL REQUIREMENT OF #1 ABOVE.
- NO WOODY VEGETATION OF ANY TYPE MAY BE LOCATED WITHIN 7' OF THE TOE OF THE BERM/DAM SLOPE.
- FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT. EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM/DAM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT.
- AN ADDITIONAL FIVE PERCENT (5%) OF THE DESIGN HEIGHT OF AN EARTHEN EMBANKMENT DAM SHALL BE ADDED TO THE TOP OF DAM ELEVATION DURING FILL PLACEMENT TO NEGATE FUTURE SETTLEMENT.
- CONCRETE DAMS AND SPILLWAY STRUCTURES SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S (ACI) LATEST GUIDELINES. PARTICULAR ATTENTION SHALL BE PAID TO DESIGN AND ANALYSIS, WATER TIGHTNESS, CONCRETE QUALITY AND CONSTRUCTION PRACTICES. STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MAINTAIN WATER TIGHTNESS BY CONTROLLING AND LIMITING CRACKING WITH THE PROPER JOINT DESIGN AND SPACING. DOCUMENTATION IS TO BE SUBMITTED WITH POND CERTIFICATION.
- WHEN BLASTING IS USED TO REMOVE ROCK FROM THE POOL AREA, THE BLASTED AREA SHOULD BE OVER EXCAVATED TO A SUFFICIENT DEPTH BELOW FINISH GRADE AND BROUGHT BACK TO FINISH GRADE WITH IMPERVIOUS SOIL MATERIAL COMPACTED IN PLACE OR AN ALTERNATE METHOD CAN BE SUBMITTED FOR APPROVAL. DOCUMENTATION IS TO BE SUBMITTED WITH POND CERTIFICATION.

SHEET NOTES

- ALL STORMWATER CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES, UNDERGROUND LINES, AND STRUCTURES AS NECESSARY TO AVOID DAMAGING OR DESTROYING EXISTING SERVICES.
- UTILITY CONTRACTOR SHALL COORDINATE UTILITY SERVICES WITH CAMP STAFF. UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL UTILITY SERVICES.
- CONTRACTOR SHALL CALL NORTH CAROLINA ONE CALL AT 1-800-632-4949 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION ON SITE TO HAVE EXISTING UTILITIES LOCATED.
- CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN INDEPENDENT LOCATOR SERVICE. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISRUPTION.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ARCHITECT AT REGULAR INTERVALS THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- THE CONTRACTOR, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM. HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE AND MATERIAL COMPOSITION OF ANY EXISTING STORM, WATER, OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS SHALL BE FIRST AUTHORIZED BY THE ARCHITECT AND OWNER.
- CONTRACTOR TO COORDINATE STORM, UTILITIES, POOL PLUMBING AND CONSTRUCTION SEQUENCING AND SHALL REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER.
- QUANTITY CONTROL CERTIFICATION: THE STORMWATER CONTROL STRUCTURE SHOWN ON THIS PLAN IS (WILL BE) DESIGNED TO REDUCE THE PEAK FLOW RATES IN THE POST-DEVELOPMENT 2-YEAR 24 HOUR STORM EVENT AND THE 10-YEAR 24 HOUR STORM EVENT TO PRE-DEVELOPMENT PEAK FLOW RATES.
- A INSPECTION BY ENGINEER WILL BE REQUIRED AT THE COMPLETION OF THE PROJECT TO CERTIFY THE STORMWATER BMP FOR QUALITY CONTROL. SEE ENGINEER'S CERTIFICATION OF STORMWATER QUALITY CONTROL FOR REQUIREMENT OF INSPECTION.
- THE ENGINEER'S CERTIFICATION OF COMPLETION WILL BE REQUIRED PRIOR TO THE FINAL PLAT OR CERTIFICATE OF OCCUPANCY. THE STORMWATER CONTROL IS TO BE INSPECTED TO ENSURE IT IS FUNCTIONING AS DESIGNED AND HAS FULL DESIGN VOLUME PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- THE PROPERTY OWNER (OR HOMEOWNER'S ASSOCIATION) IS RESPONSIBLE FOR MAINTAINING THE STORMWATER CONTROL(S) ACCORDING TO THE APPROVED MAINTENANCE PLAN AND DIRECTION OF THE CITY OF GREENSBORO.

KEYNOTE	SCM - 01
A PERMANENT POOL	535.00
B RISER RIM ELEV.	537.55
C OUTLET PIPE SIZE	24"
D OUTLET INVERT ELEVATION	534.80
E OUTLET SLOPE	1:52
F TOP OF DAM ELEVATION	539.00
G EMERG. SPILL. WIDTH & ELEV.	15' @ 538.07
H POND BOTTOM ELEV.	532.00
I DRAWDOWN SIZE	2.5" @ (A)

*DRAWDOWN IS DESIGNED TO DRAIN TO PERMANENT POOL ELEVATION IN A PERIOD OF 2 - 5 DAYS.

*BOTTOM 1' OF FOREBAY(EL. 531 TO EL. 530) AND 1' OF NORMAL POND (EL. 532 TO EL. 531) AREA IS DESIGNED TO HANDLE POND SEDIMENT RUNOFF STORAGE. SEDIMENT TO BE REMOVED ONCE IT FILLS THE FOREBAY TO EL. 531.5 AND NORMAL POND TO 532.5.

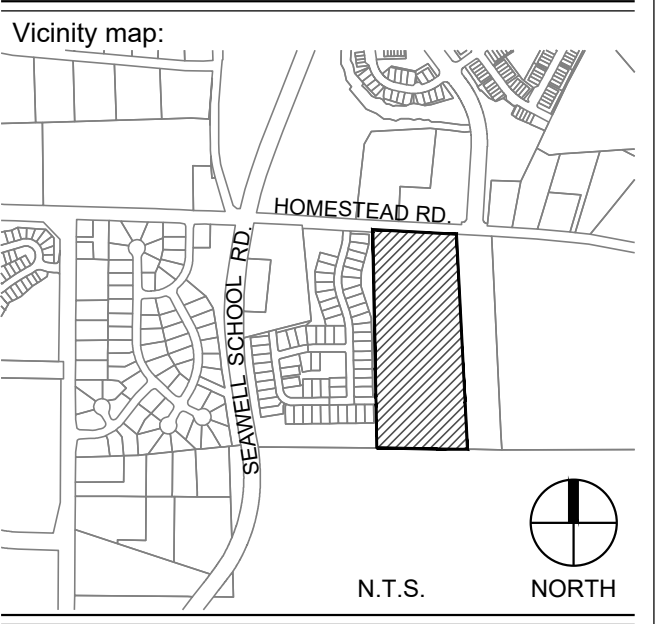
POND CONSTRUCTION SEQUENCE

- POND AREA TO BE GRADED OUT TO THE SPECIFICATIONS OF THE TEMPORARY SKIMMER SEDIMENT BASIN AS SHOWN ON C400 SHEET SERIES.
- ONCE THE DESIGNATED AREA THAT DRAINS TO THE BMP HAS BEEN COMPLETELY STABILIZED, THE SKIMMER TRAP CAN BE REMOVED ALONG WITH ALL FINES THAT HAS ACCUMULATED DURING CONSTRUCTION AND WORK ON THE WET POND BMP CAN BEGIN. CONFIRMATION OF SITE STABILIZATION REQUIRED BY ENGINEER OR ENGINEER'S REPRESENTATIVE.
- GRADE WET POND BMP AS SHOWN. INSTALL NECESSARY COMPONENTS OF POND (OUTLET PIPE, ROCK/FILL Baffles, ETC) DURING THIS PORTION OF THE CONSTRUCTION. PLEASE NOTE ALSO THAT A 4" THICK CLAY LINER IS TO BE INSTALLED ALONG ANY SIDE THAT IS TO DETAIN WATER.
- INSTALL OUTLET STRUCTURE AND ANTI FLOTATION SLAB AT ELEVATIONS SHOWN.
- ONCE THE POND AND OUTLET STRUCTURE HAS BEEN INSTALLED, CONFIRM THAT THE REQUIRED VOLUMES AND CORRECT ELEVATIONS OF THE PIPES/OUTLET STRUCTURE HAVE BEEN INSTALLED. CONFIRMATION REQUIRED BY ENGINEER. AN ELECTRONIC AS BUILT SURVEY WILL BE NECESSARY FOR POND VOLUME CONFIRMATION. ONCE ITEMS HAVE BEEN CONFIRMED, POND TO BE PLANTED AND SEEDS AS SPECIFIED ON LANDSCAPE PLAN. AT AREAS OF POND WHERE 4" CLAY LINER IS BE INSTALLED, CONTRACTOR TO INSTALL 3" OF TOPSOIL MATERIAL TO ENSURE PLANT GROWTH.

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Client:
GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:
INDEPENDENT SENIOR HOUSING CHAPEL HILL



Seal:
Professional Engineer Seal for A.D.A.M. C.P.I.K. No. 036231
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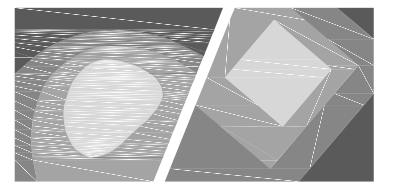
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SCALE: AS NOTED

Title:
STORMWATER MANAGEMENT PLAN (SCM-01)

Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: DCB
Approved by: ACP **C5.20**



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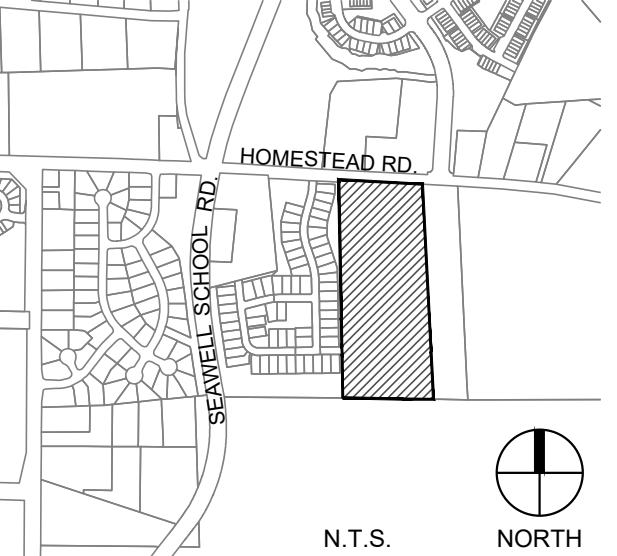
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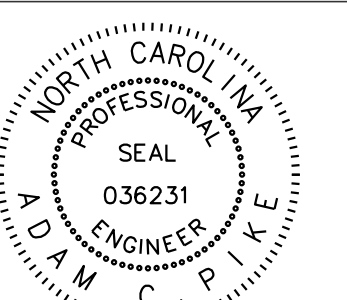
Project:

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Vicinity map:



Seal:

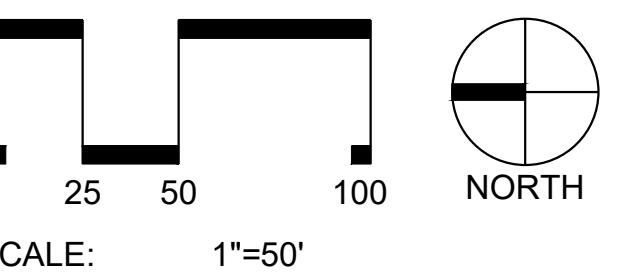


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Title:

UTILITIES PLAN

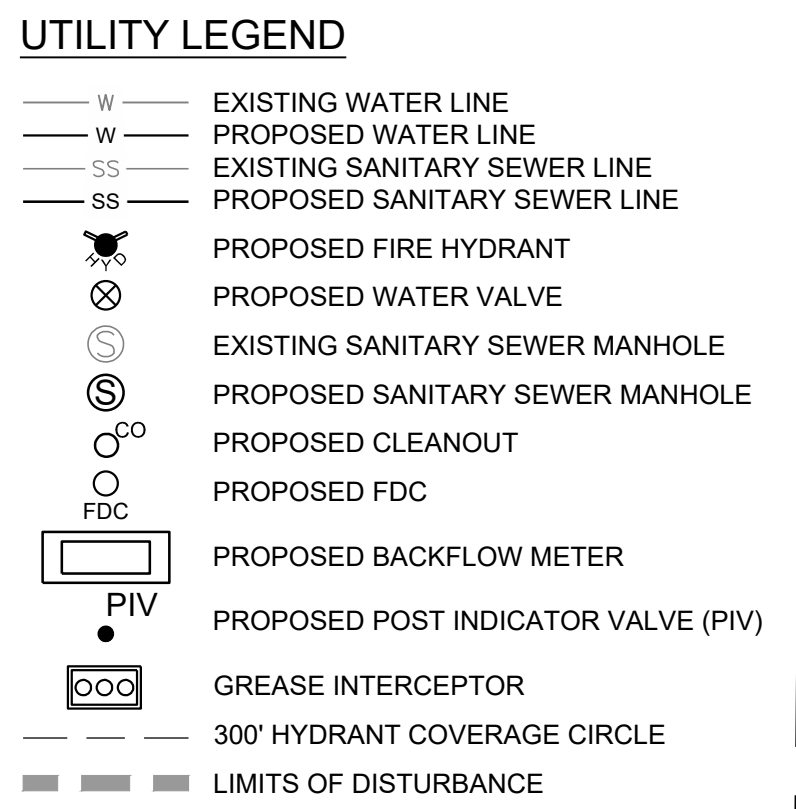
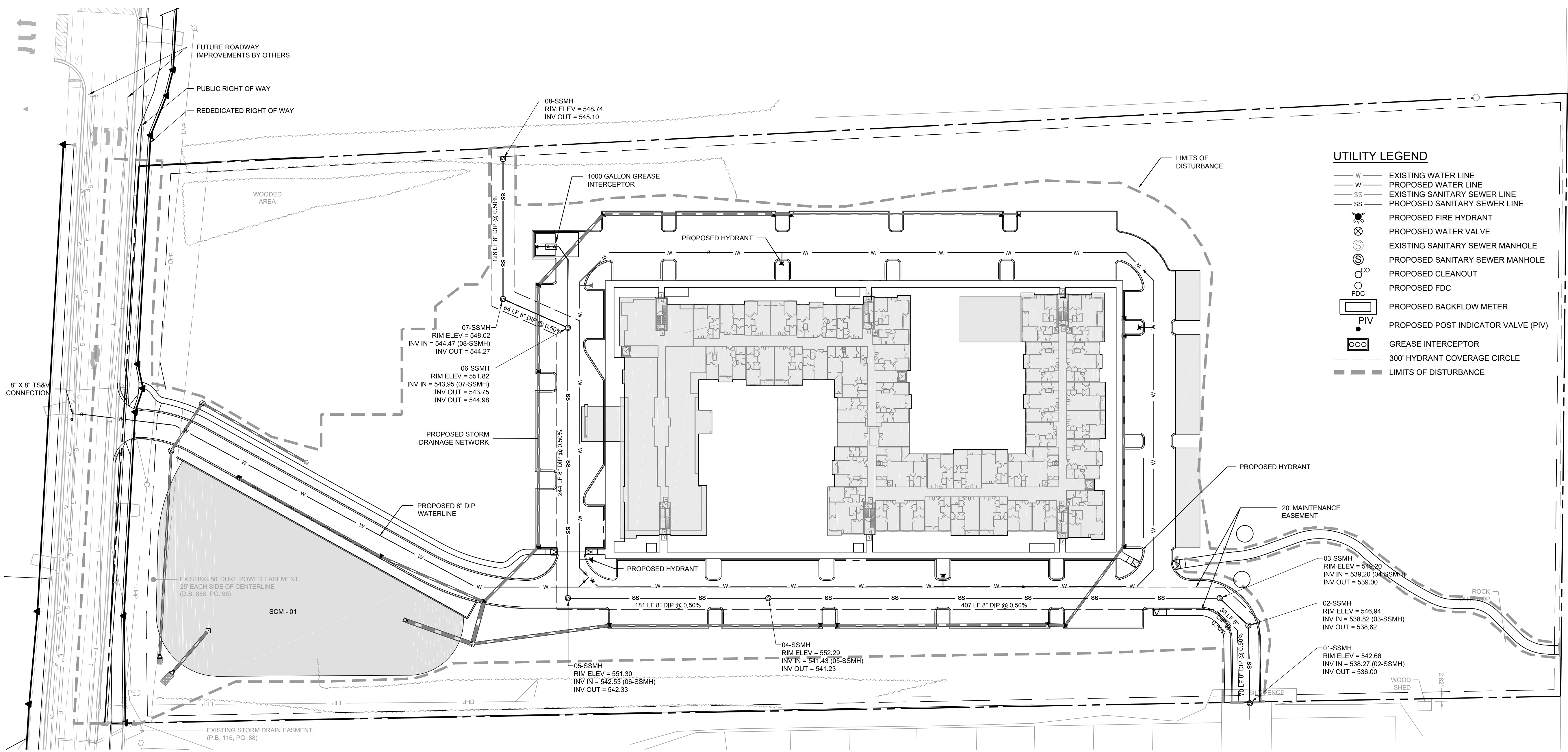
Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: DCB/RS

Approved by: ACP

C6.00



- UTILITY NOTES:**
- REFER TO SHEET C3.00 FOR GENERAL NOTES.
 - UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.
 - THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.
 - THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
 - THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.
 - THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.
 - ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

- ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER. WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURBS AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

- WATER NOTES:**
- AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900, CLASS 200.
 - ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
 - TESTING NOTES:
PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 900. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
 - THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
 - PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

- PROPOSED UTILITY SEPARATION:**
- WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.
 - CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION, IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
 - CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

- SEPARATION OF SANITARY SEWERS AND STORM SEWERS:**
- A 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

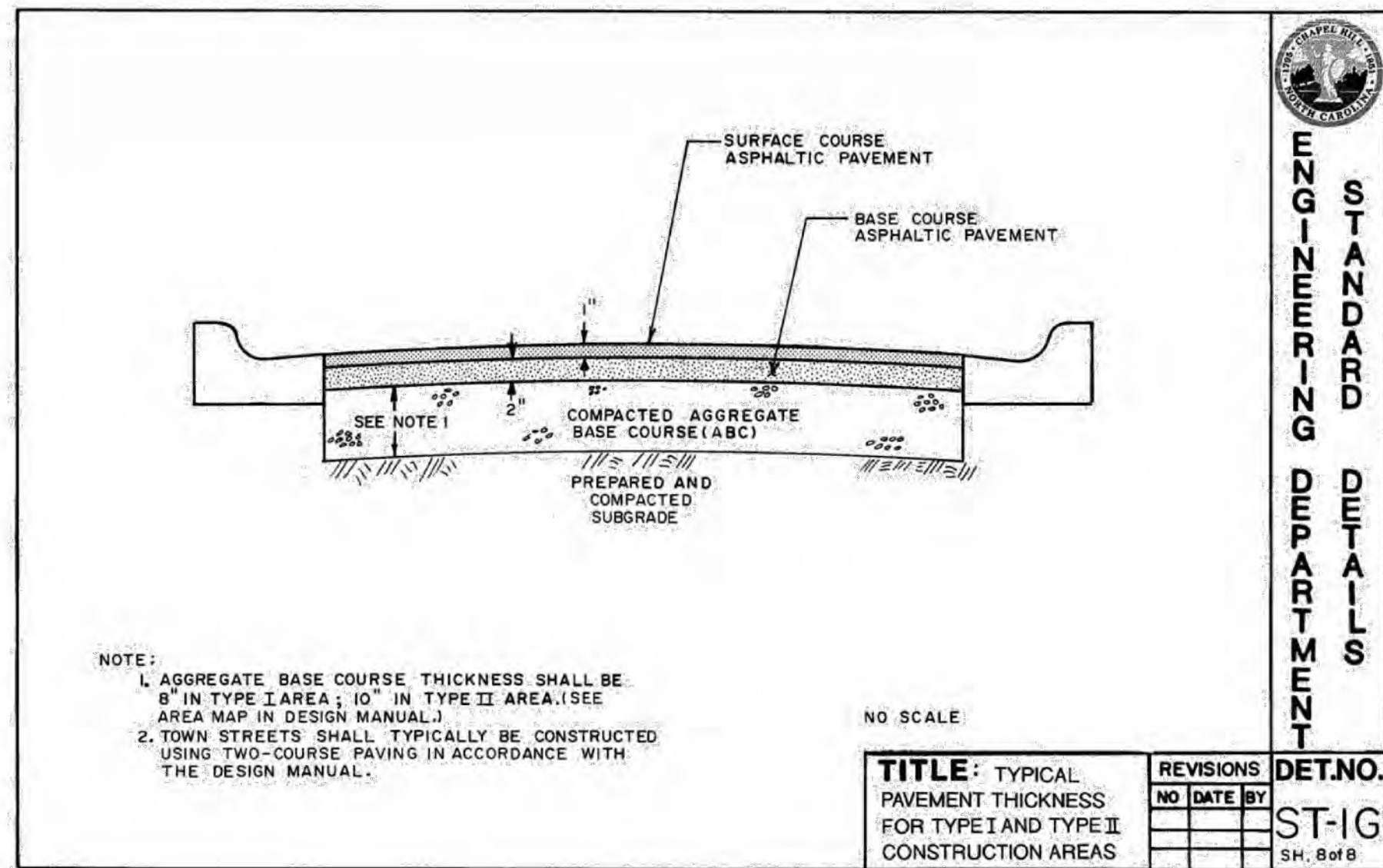
- FIRE DEPARTMENT ACCESS NOTES:**
- AERIALS; WHERE A BUILDING EXCEEDS 30' IN HEIGHT OR 3 STORIES ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS, OVERHEAD POWER AND UTILITY LINES SHALL NOT BE ALLOWED WITHIN THE AERIAL APPARATUS ACCESS ROADWAY AND THE ROADWAY SHALL HAVE AN UNOBSTRUCTED WIDTH OF 26' EXCLUSIVE OF THE SHOULDERS. AT LEAST ONE OF THE APPARATUS ACCESS ROADWAYS SHALL BE LOCATED WITHIN A MINIMUM OF 15' AND MAXIMUM OF 30' FROM ANY COMPLETE SIDE OF THE BUILDING. NC FPC 2012 D105.1, D105.2, D105.3
 - FIRE APPARATUS ACCESS ROADS; ANY FIRE APPARATUS ACCESS ROADS, (ANY PUBLIC/PRIVATE STREET, PARKING LOT ACCESS, FIRE LANES AND ACCESS ROADWAYS), USED FOR FIRE DEPARTMENT ACCESS SHALL BE ALL WEATHER AND DESIGNED TO CARRY THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS. FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM WIDTH OF 20' WITH AN OVERHEAD CLEARANCE OF AT LEAST 13'-6" FOR STRUCTURES NOT EXCEEDING 30' IN HEIGHT AND SHALL PROVIDE ACCESS TO WITHIN 150' OF ALL EXTERIOR PORTIONS OF THE BUILDING. STRUCTURES EXCEEDING 30' IN HEIGHT SHALL BE PROVIDED WITH AN AERIAL APPARATUS ACCESS ROAD 26' IN WIDTH IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF AND SHALL PROVIDE AT LEAST ONE OF THE REQUIRED ACCESS ROADS TO BE LOCATED NOT LESS THAN 15' AND NOT MORE THAN 30' FROM THE STRUCTURE PARALLEL TO ONE ENTIRE SIDE OF THE STRUCTURE. NC FPC 2012 502.1, 503.1.1, 503.2.1, D102.1

- SEWER NOTES:**
- SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING CASTINGS.
 - UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.
 - MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.
 - MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
4" SEWER SERVICE - 2.00% SLOPE
6" SEWER SERVICE - 1.00% SLOPE
8" SEWER SERVICE - 0.50% SLOPE
 - UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.
 - SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 90 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
4" SEWER SERVICE - SCH 80
6" SEWER SERVICE - SCH 80
8" SEWER SERVICE - SDR-35
 - SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.
 - ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

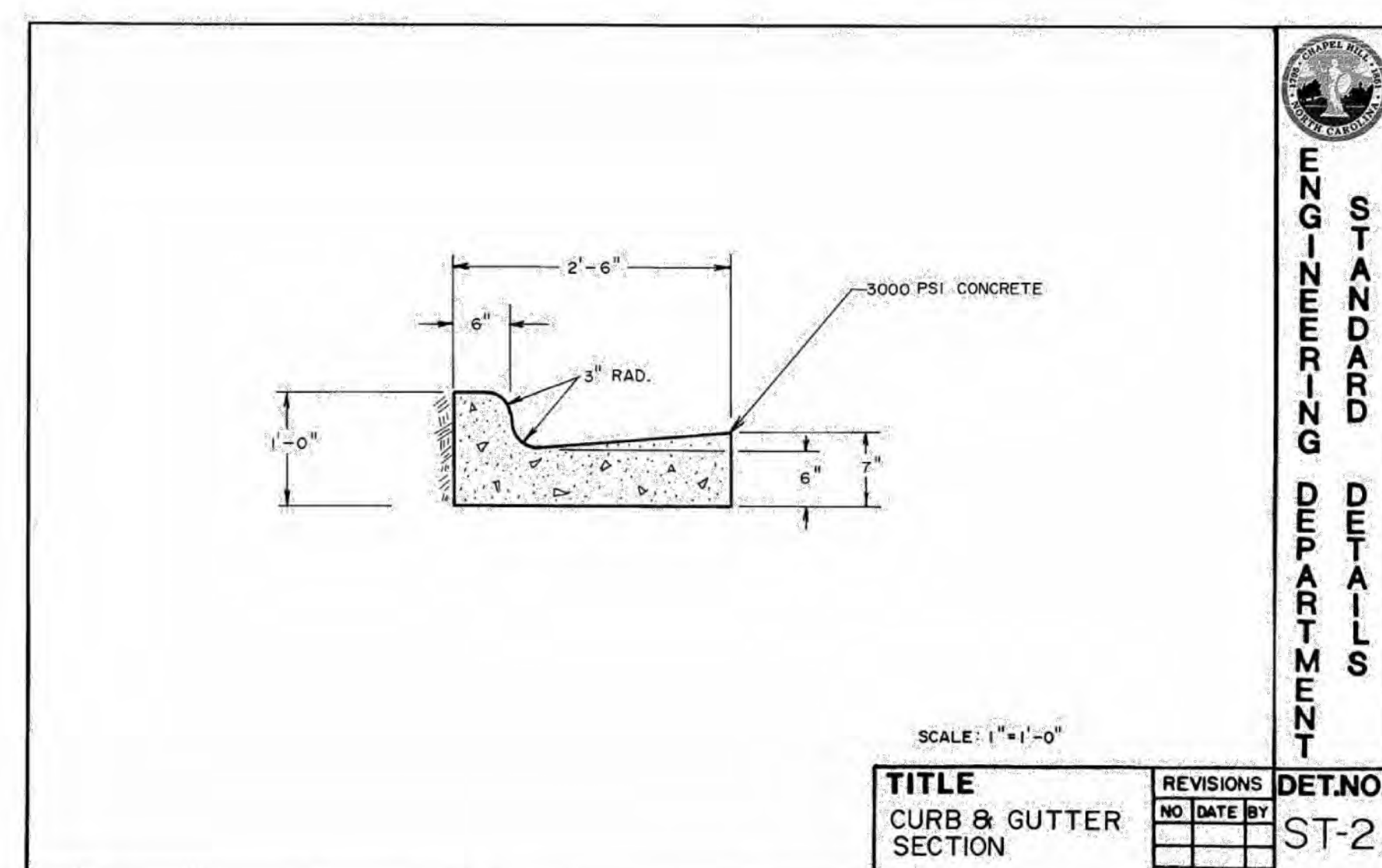
- FIRE SERVICE FEATURES NOTES:**
- FIRE LANES; WHERE REQUIRED, APPROVED MARKING SIGNS INCLUDING THE WORDS, NO PARKING-FIRE LANE SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS. NC FPC 2012, 503.3, D103.6, D103.6.1, D103.6.2
 - GATES AND BARRICADES; WHERE REQUIRED OR AUTHORIZED BY THE FIRE CODE OFFICIAL AND PERMANENT OR TEMPORARY (CONSTRUCTION), ANY GATES ACROSS FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 20', BE OF SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, SHALL BE OPENABLE BY EITHER FORCIBLE ENTRY OR KEYS, CAPABLE OF BEING OPERATED BY ONE PERSON, AND SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL 325 AND ASTM F 2200. NC FPC 2012, 503.5, 503.6, D103.5
 - GRADE AND APPROACH; FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE UNLESS APPROVED BY THE FIRE CHIEF AND ALL APPROACH AND DEPARTURE ANGLES SHALL BE WITHIN THE LIMITS ESTABLISHED BASED ON THE DEPARTMENT'S APPARATUS. NC FPC 2012, 503.2.7, 503.2.8 AND D103.2

- FIRE PROTECTION NOTES:**
- FIRE DEPARTMENT CONNECTIONS, INSTALLATION: A WORKING SPACE OF NOT LESS THAN 36" IN WIDTH AND DEPTH AND A WORKING SPACE OF 78" IN HEIGHT SHALL BE PROVIDED ON ALL SIDES WITH THE EXCEPTION OF WALL MOUNTED FDC'S UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. THE FDC'S WHERE REQUIRED MUST BE PHYSICALLY PROTECTED BY AN APPROVED BARRIER FROM IMPACTS. NC FPC 2012, 912.1, 912.2, 912.2.1, 912.3.2, 312
 - FIRE DEPARTMENT CONNECTIONS, LOCATIONS; ANY REQUIRED FDC'S FOR ANY BUILDINGS SHALL MEET THE DESIGN AND INSTALLATION REQUIREMENTS FOR THE CURRENT, APPROVED EDITION OF NFPA 13, 13D, 13R, OR 14 OF THE NC FPC 2012 AND TOWN ORDINANCES; 7-38 FOR LOCATION. FDC'S SHALL BE INSTALLED ON THE STREET/ ADDRESS SIDE OF THE BUILDING AND WITHIN 100' OF A HYDRANT OR UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL AND SHALL NOT BE OBSTRUCTED OR HINDERED BY PARKING OR LANDSCAPING.
 - SPRINKLERS: ANY BUILDING WITH MORE THAN 6000 SF OF FLOOR SPACE IS REQUIRED TO HAVE A SPRINKLER SYSTEM. TOWN ORDINANCE 7-56.
 - FIRE HYDRANTS; THE ADDITION OF ANY REQUIRED HYDRANTS TO SERVE THE SUBMITTED BUILDING MUST FLOW A MINIMUM OF 2500 GPM PER TOWN ENGINEERING STANDARDS UNLESS APPROVED BY THE FIRE CODE OFFICIAL. THE FARTHEST HYDRANT SERVING A PROPOSED STRUCTURE MUST BE NO MORE THAN 500' DISTANT. A MAXIMUM DISTANCE OF 500' SPACING BETWEEN HYDRANTS MUST BE MAINTAINED UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. LESSER SPACING DISTANCES MAY BE REQUIRED. A MINIMUM WORKING SPACE OF 3' MUST BE MAINTAINED AROUND ALL HYDRANTS. WHERE HYDRANTS ARE SUBJECT TO PHYSICAL IMPACT, PHYSICAL PROTECTION MAY BE REQUIRED. NC FPC 2012, 507.5.6. THE MINIMUM NUMBER OF REQUIRED HYDRANTS AND THEIR SPACING MUST MEET NC FPC 2012, APPENDIX C, TABLE C105.1
 - FIRE HYDRANTS; WHERE A FIRE HYDRANT EXISTS ON AN A FIRE APPARATUS ACCESS ROAD SERVING THE BUILDING BEING SUBMITTED, THE FIRE APPARATUS ACCESS ROAD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 26'. NC FPC 2012 D103.1

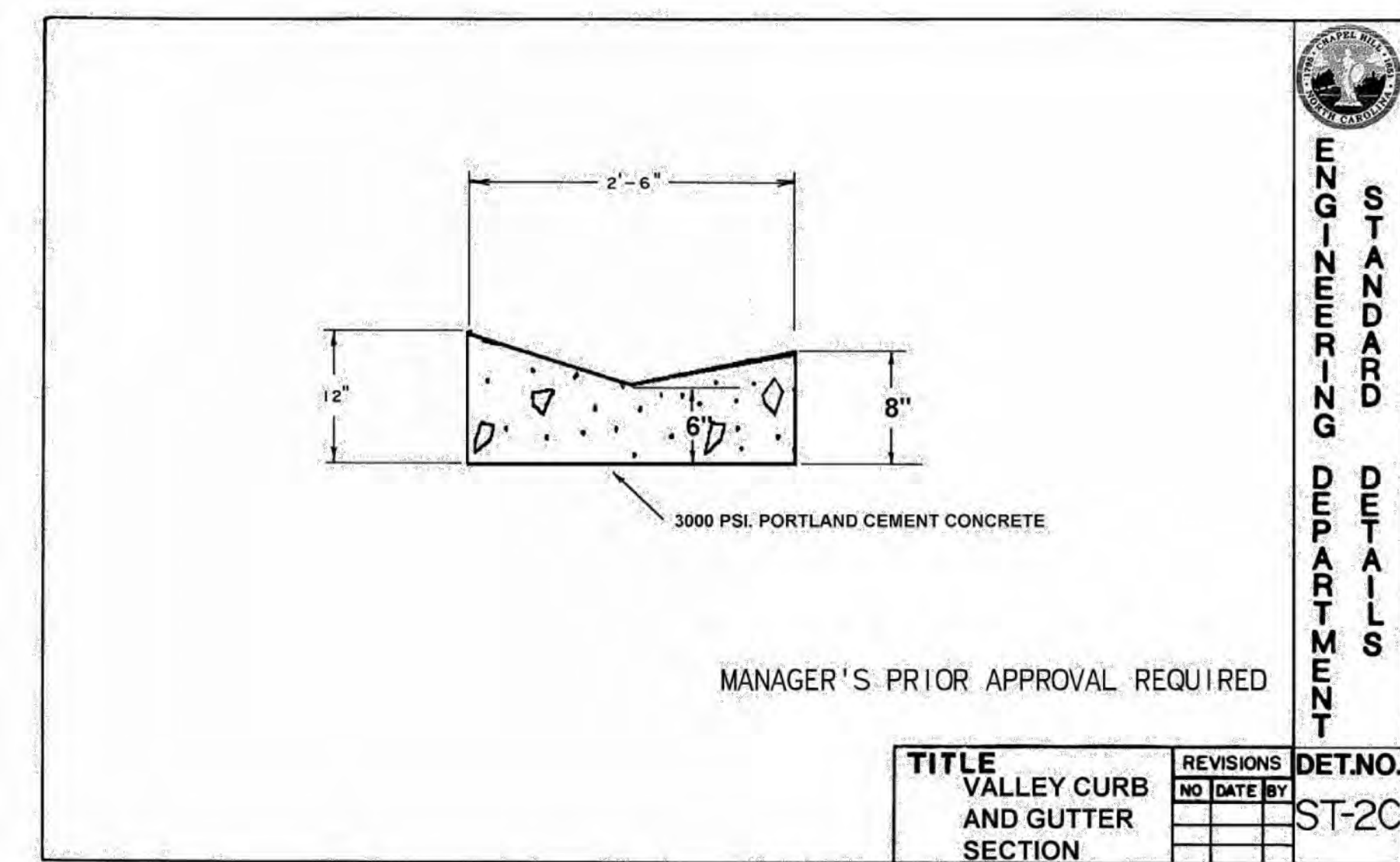
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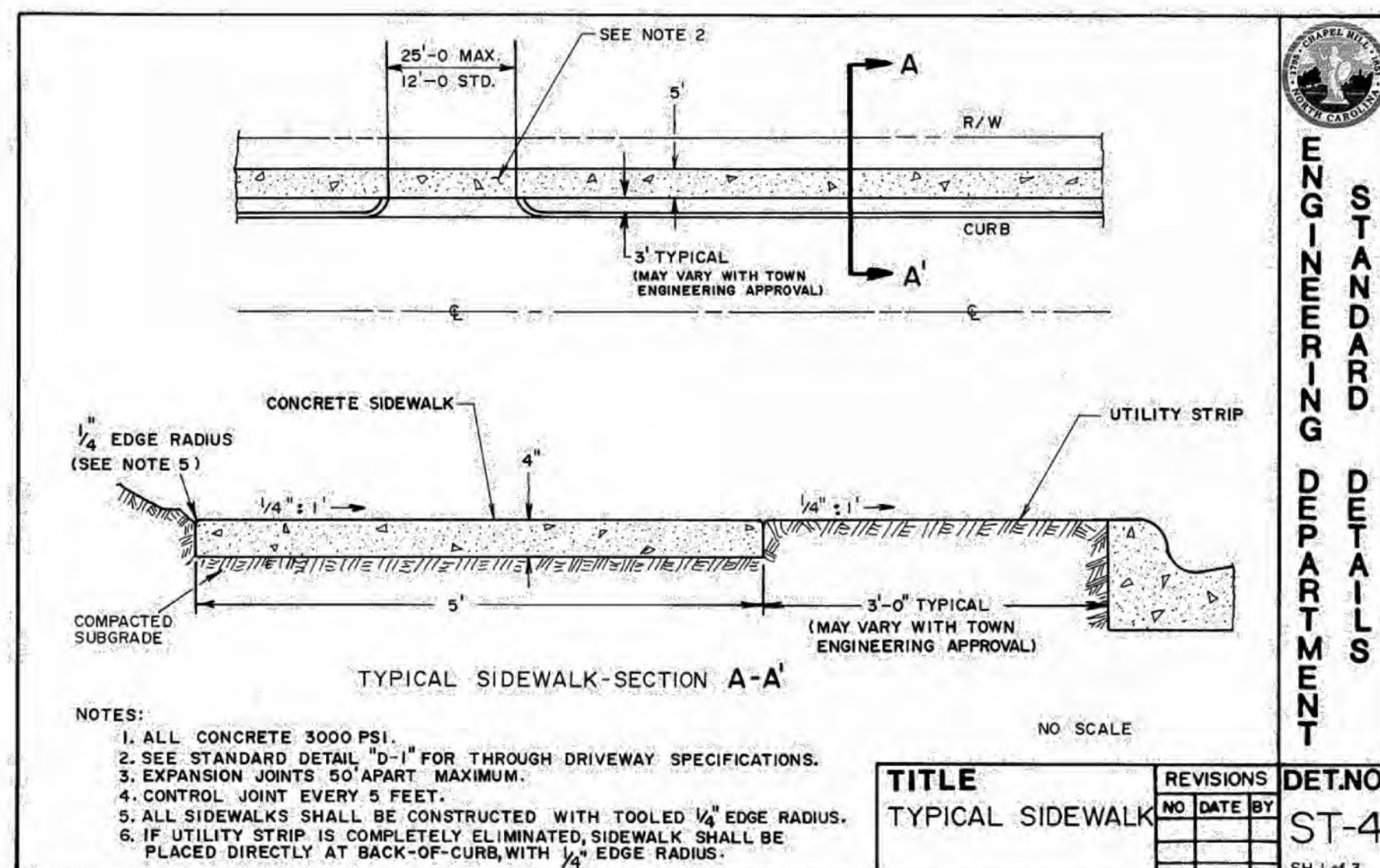
1 TYPICAL PAVEMENT SECTION NTS



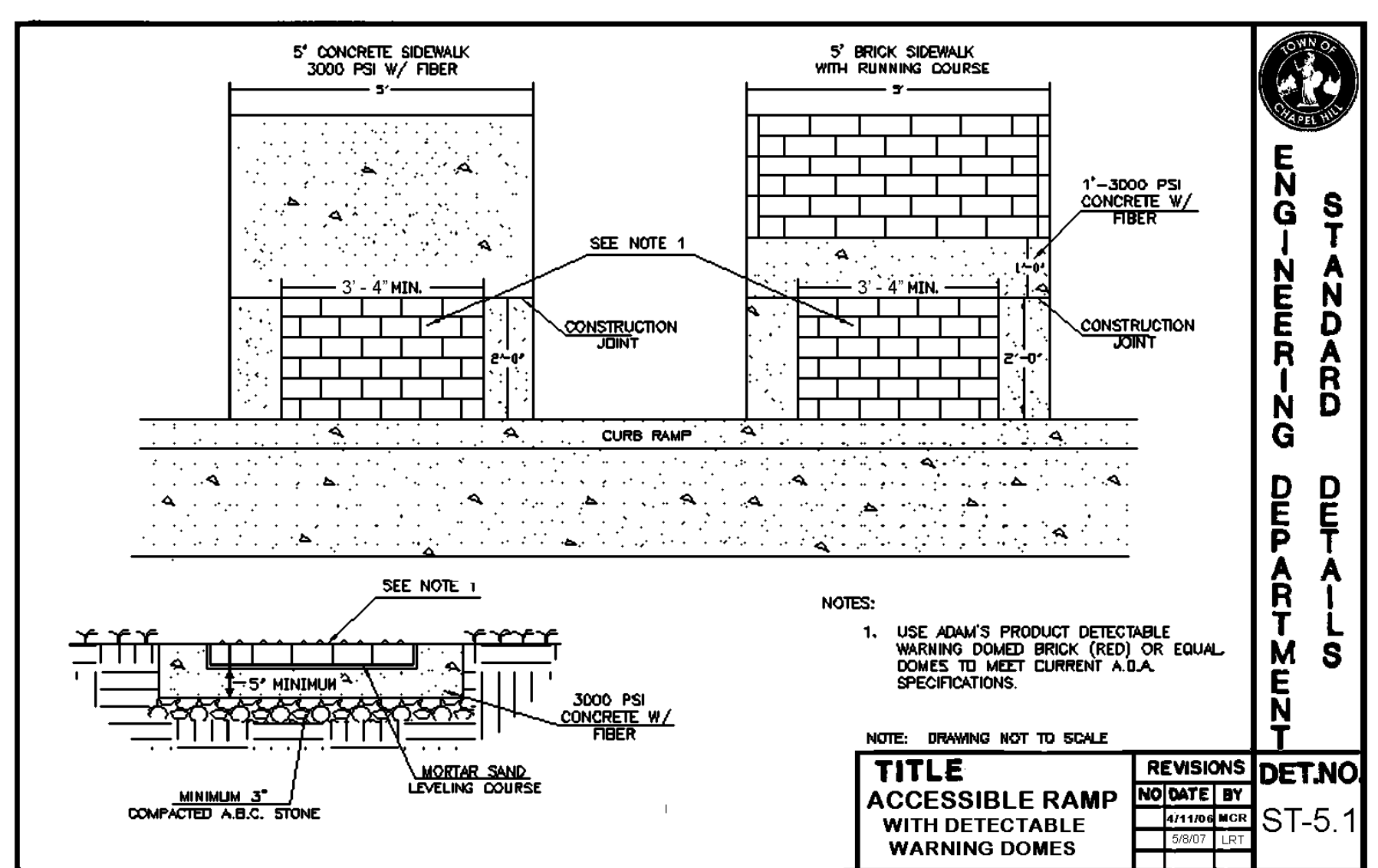
2 CURB & GUTTER SECTION NTS



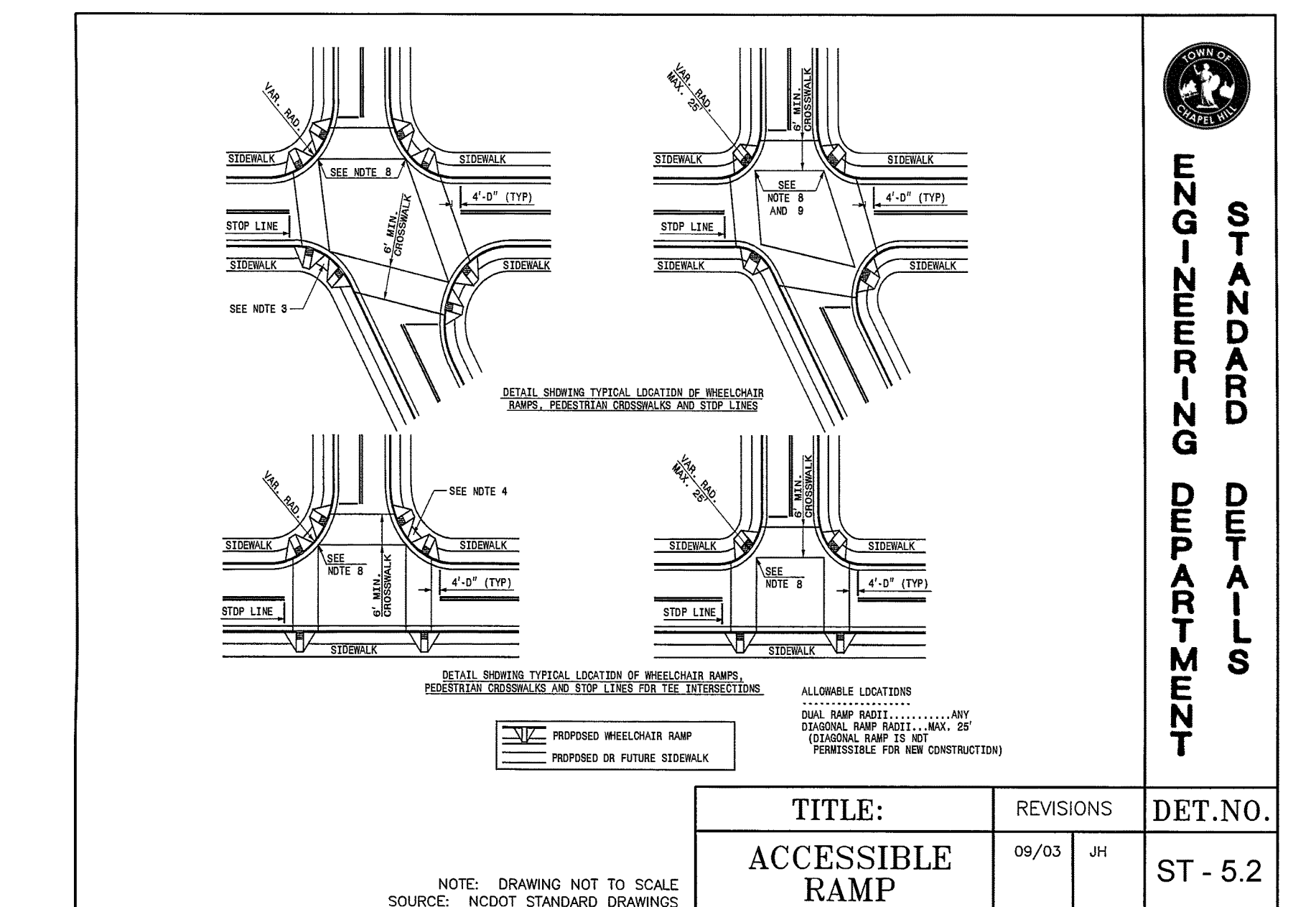
3 VALLEY CURB & GUTTER SECTION NTS



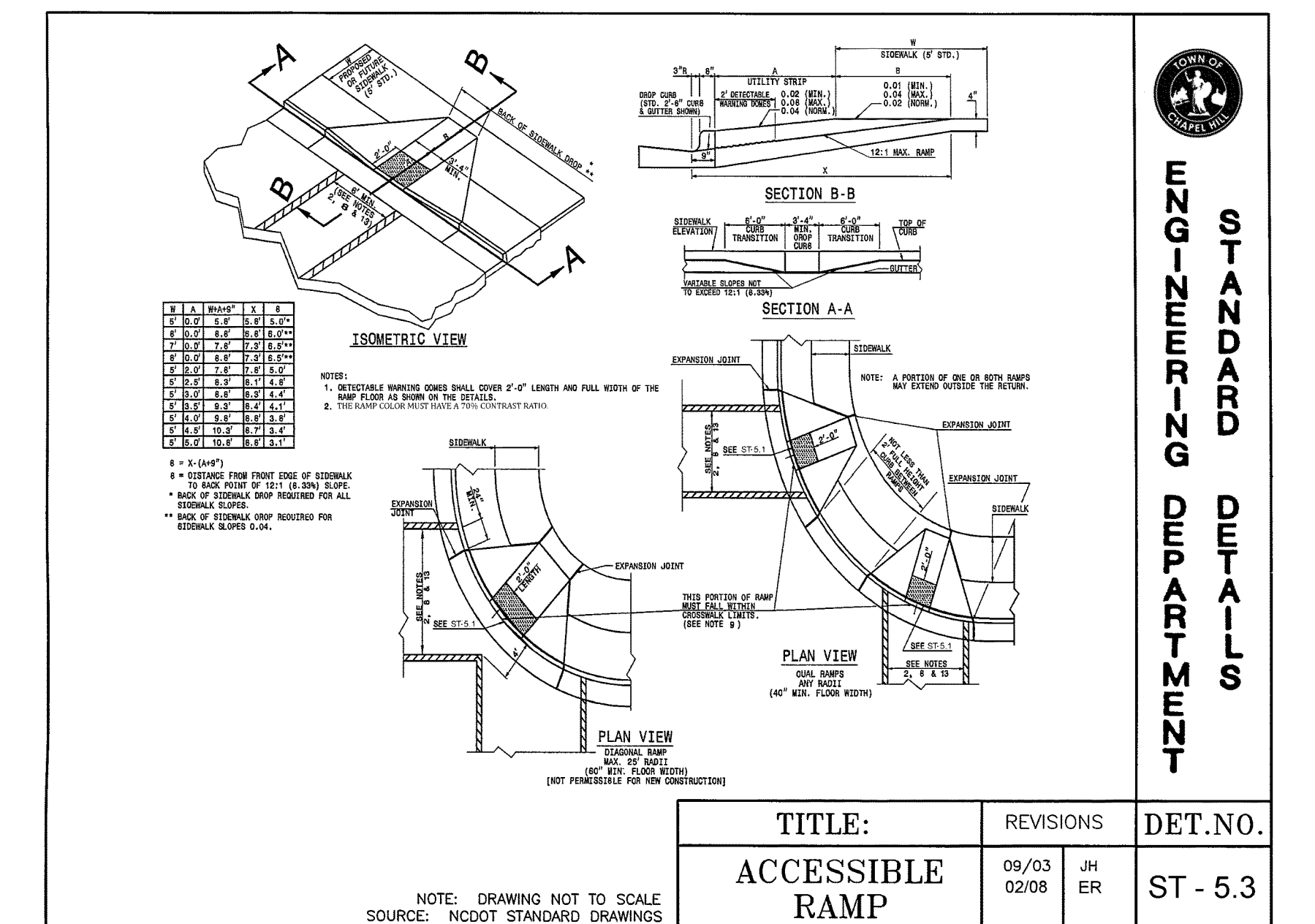
4 TYPICAL SIDEWALK DETAIL NTS



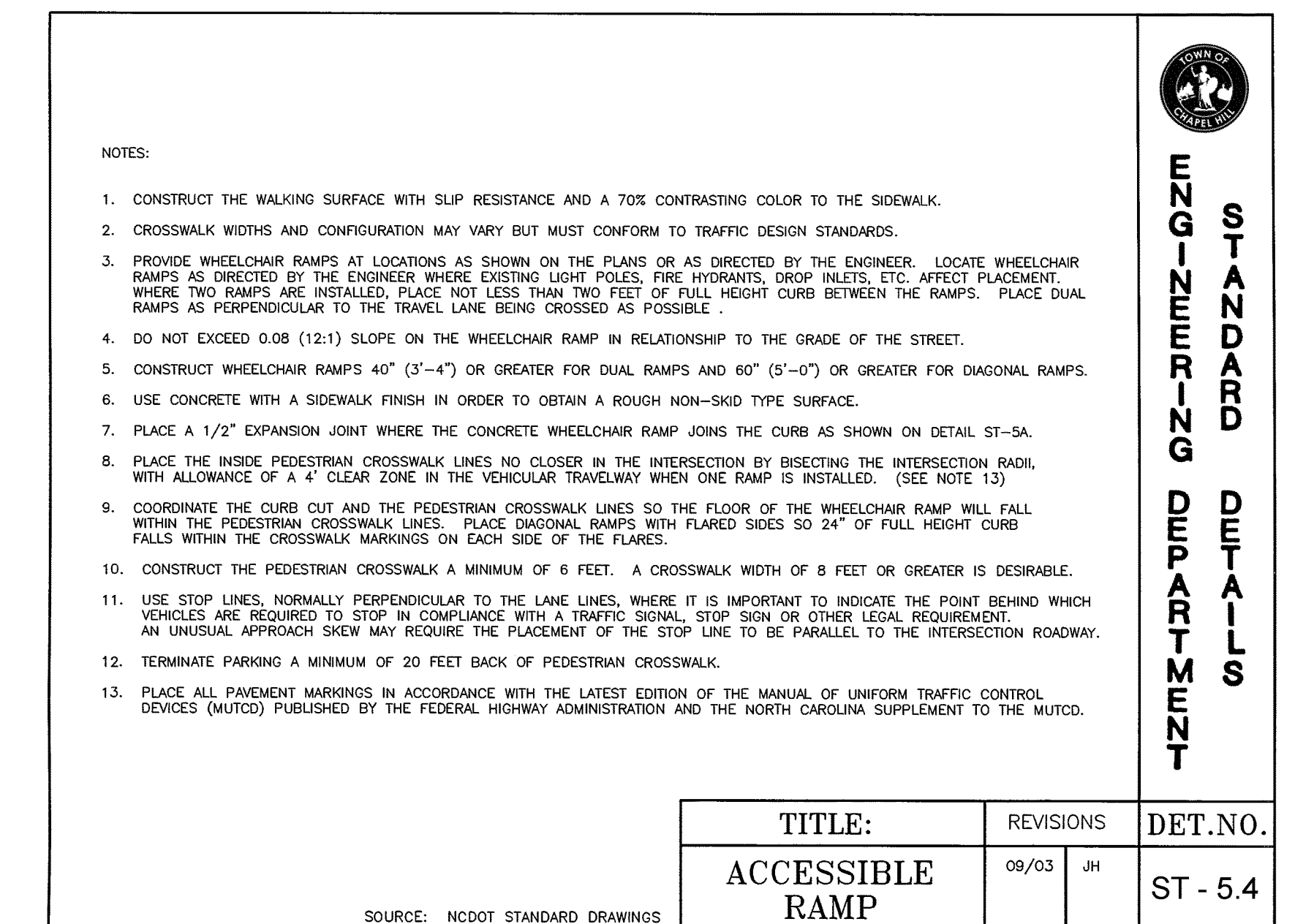
5 ACCESSIBLE RAMP DETAIL (PART1) NTS



6 ACCESSIBLE RAMP DETAIL (PART2) NTS



7 ACCESSIBLE RAMP DETAIL (PART3) NTS

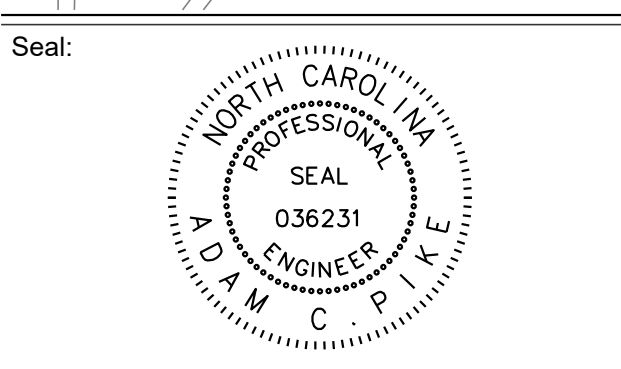
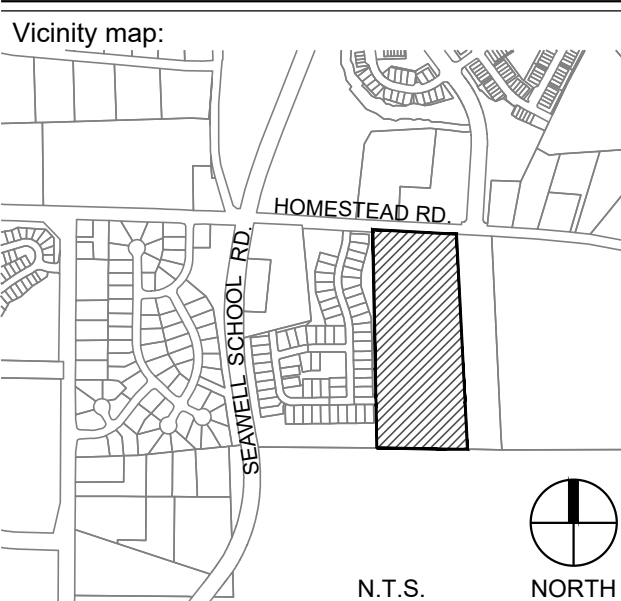


8 ACCESSIBLE RAMP DETAIL (PART4) NTS

Client:
 GLMH-2, LLC
 121 S. ESTES DRIVE SUITE 100
 CHAPEL HILL, NC 27514

Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL



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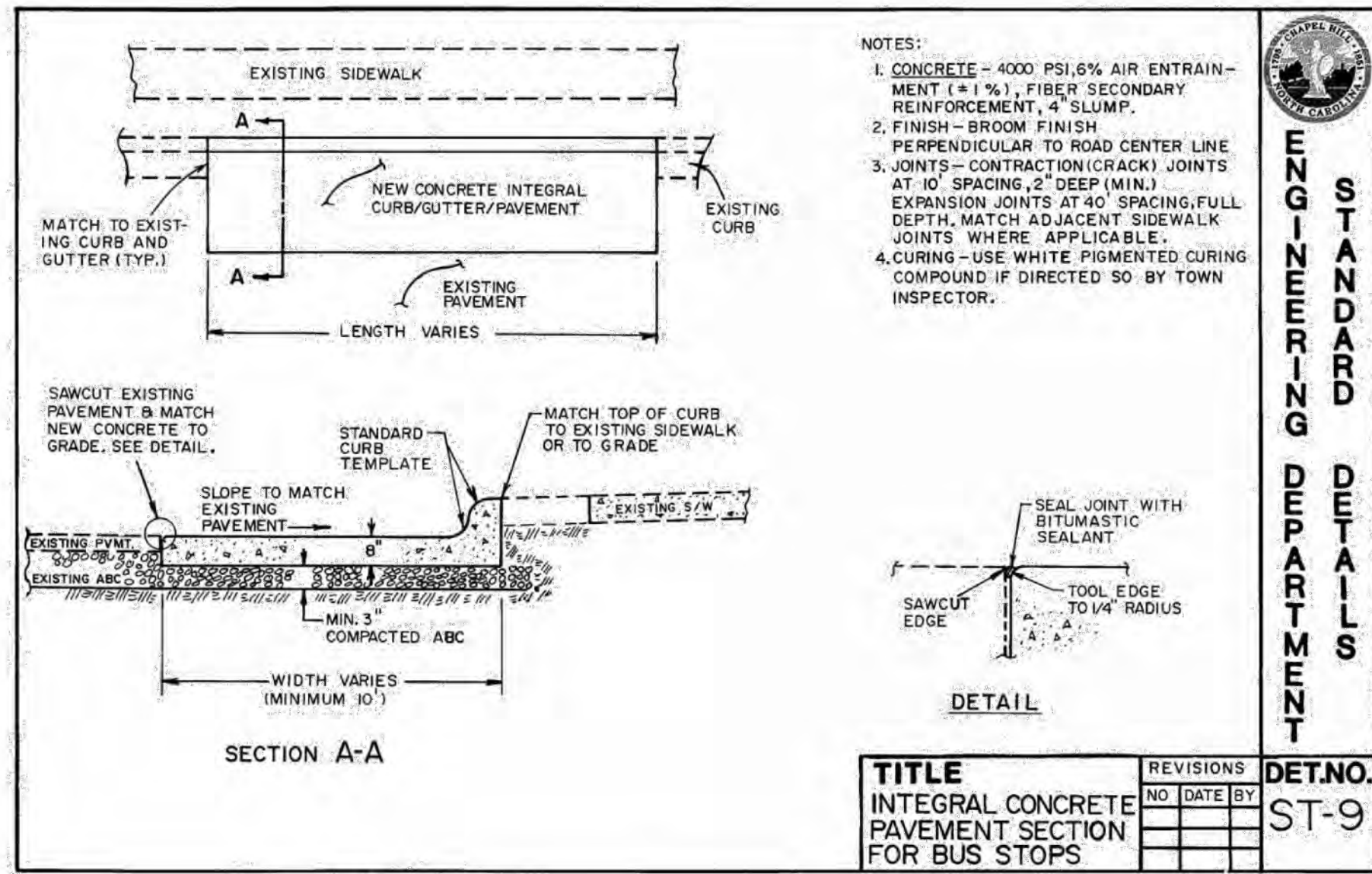
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No.	Date	Description

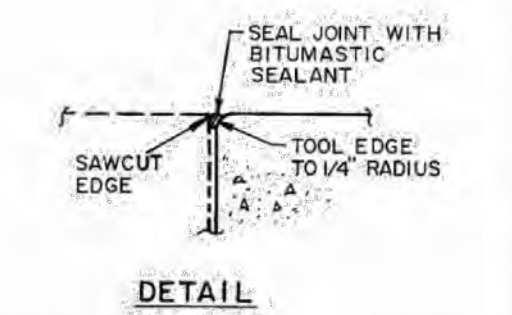
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Title:

SITE DETAILS

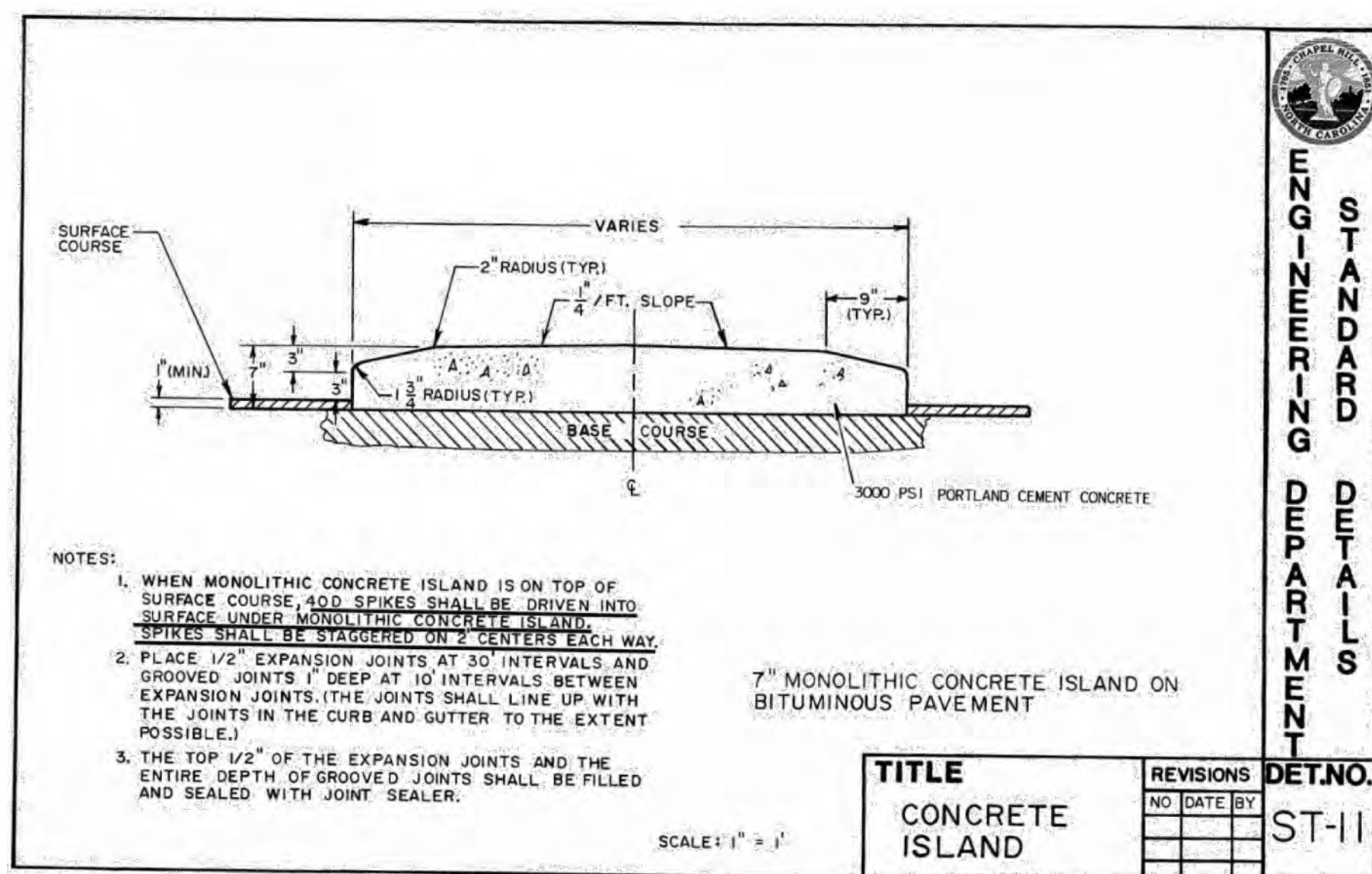


- NOTES:
1. CONCRETE - 4000 PSI, 6% AIR ENTRAINMENT (1:1 1/2), FIBER SECONDARY REINFORCEMENT, 4" SLUMP.
 2. FINISH - BROOM FINISH PERPENDICULAR TO ROAD CENTER LINE.
 3. JOINTS - CONTRACTION (CRACK) JOINTS AT 10' SPACING, 2" DEEP (MIN.) EXPANSION JOINTS AT 40' SPACING, FULL DEPTH, MATCH ADJACENT SIDEWALK JOINTS WHERE APPLICABLE.
 4. CURING - USE WHITE PIGMENTED CURING COMPOUND IF DIRECTED SO BY TOWN INSPECTOR.



TITLE	REVISIONS	DET.NO.
INTEGRAL CONCRETE PAVEMENT SECTION FOR BUS STOPS	NO DATE BY	ST-9

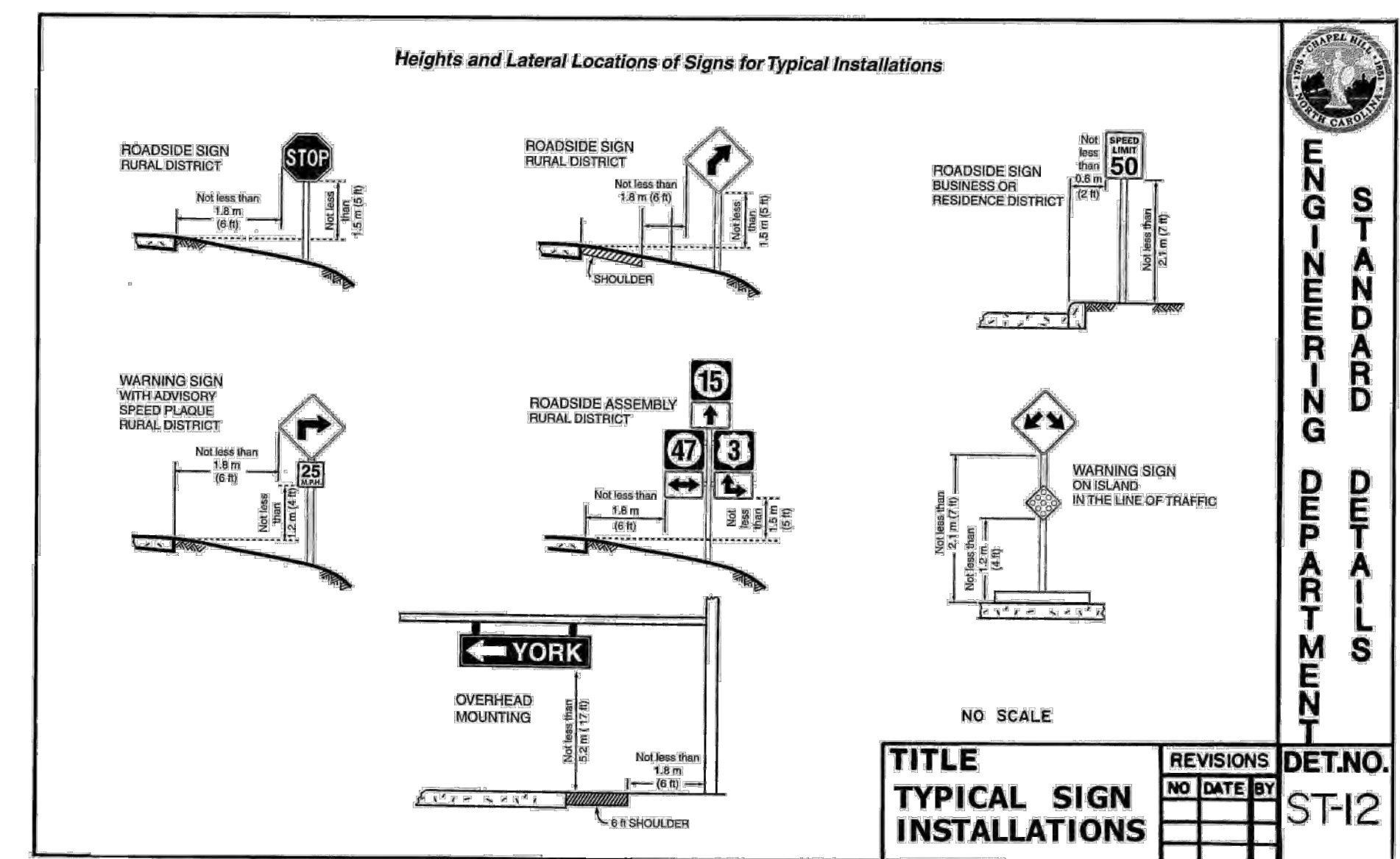
1 INTEGRAL CONCRETE PAVEMENT SECTION FOR BUS STOPS NTS



- NOTES:
1. WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE COURSE, 40D SPIKES SHALL BE DRIVEN INTO SURFACE UNDER MONOLITHIC CONCRETE ISLAND. SPIKES SHALL BE STAGGERED 10\"/>
 - 2. PLACE 1/2\"/>
 - 3. THE TOP 1/2\"/>

TITLE	REVISIONS	DET.NO.
CONCRETE ISLAND	NO DATE BY	ST-11

2 CONCRETE ISLAND DETAIL NTS



3 TYPICAL SIGN INSTALLATIONS DETAIL NTS

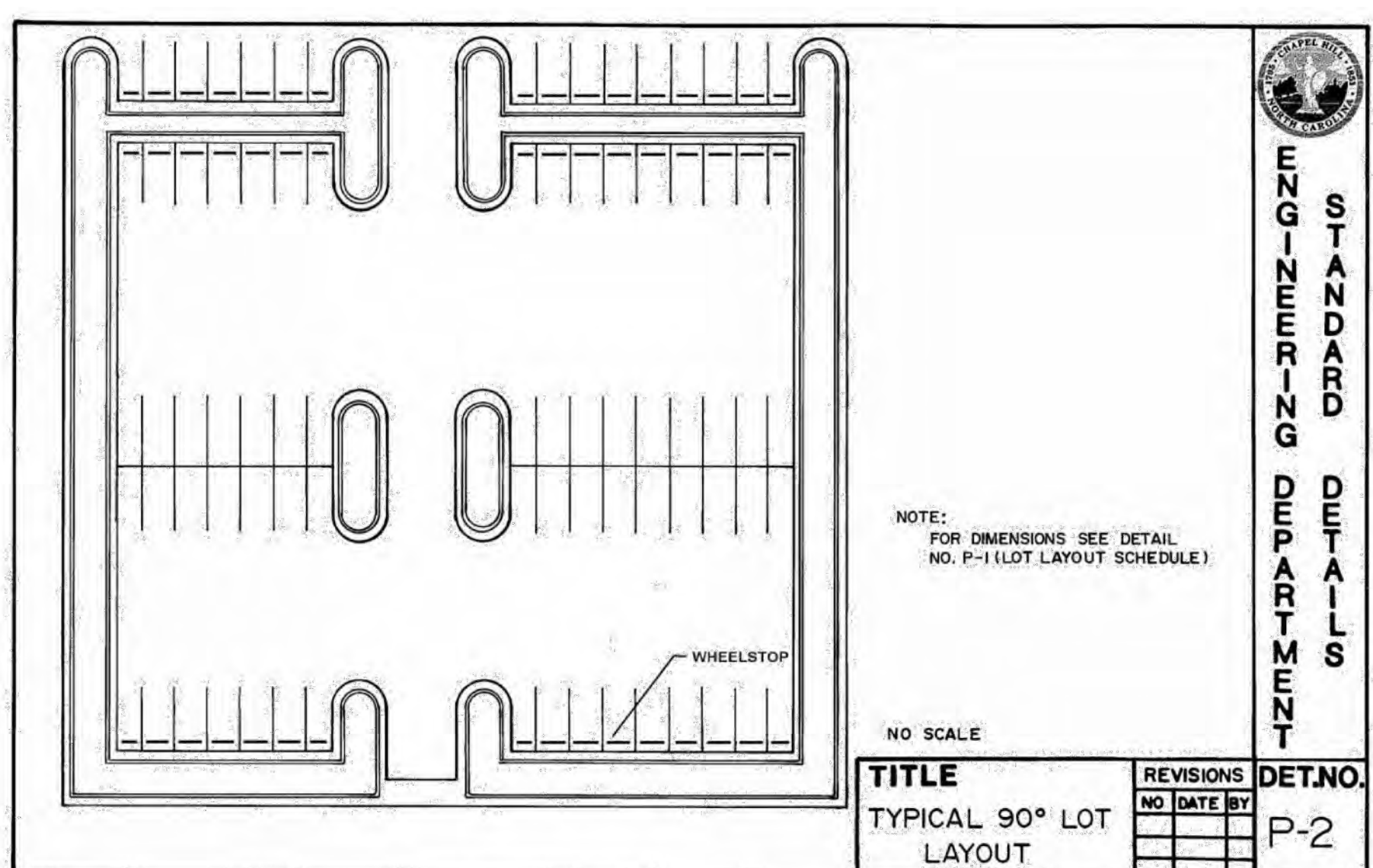
A. STANDARD AUTOMOBILES								
A	B	C	D	D'	E	F	F'	G
0°	8.0'	N/A	12.0'	20.0'	23.0'	28.0'	36.0'	N/A
45°	8.5'	18.0'	13.0'	20.0'	12.0'	49.0'	56.0'	2.0'
60°	8.5'	19.5'	16.0'	20.0'	9.8'	55.0'	59.0'	2.5'
75°	8.5'	19.8'	20.0'	20.0'	8.8'	59.6'	59.6'	3.0'
90°	8.5'	18.5'	25.0'	25.0'	8.5'	62.0'	62.0'	3.0'

B. COMPACT AUTOMOBILES								
A	B	C	D	D'	E	F	F'	G
0°	8.0'	N/A	11.0'	20.0'	19.0'	27.0'	36.0'	N/A
45°	8.0'	15.3'	11.5'	20.0'	11.3'	42.1'	50.6'	1.5'
60°	8.0'	16.3'	13.3'	20.0'	9.2'	45.9'	52.6'	1.8'
75°	8.0'	16.5'	16.0'	20.0'	8.2'	49.0'	53.0'	2.0'
90°	8.0'	15.5'	20.0'	20.0'	8.0'	51.0'	51.0'	2.0'

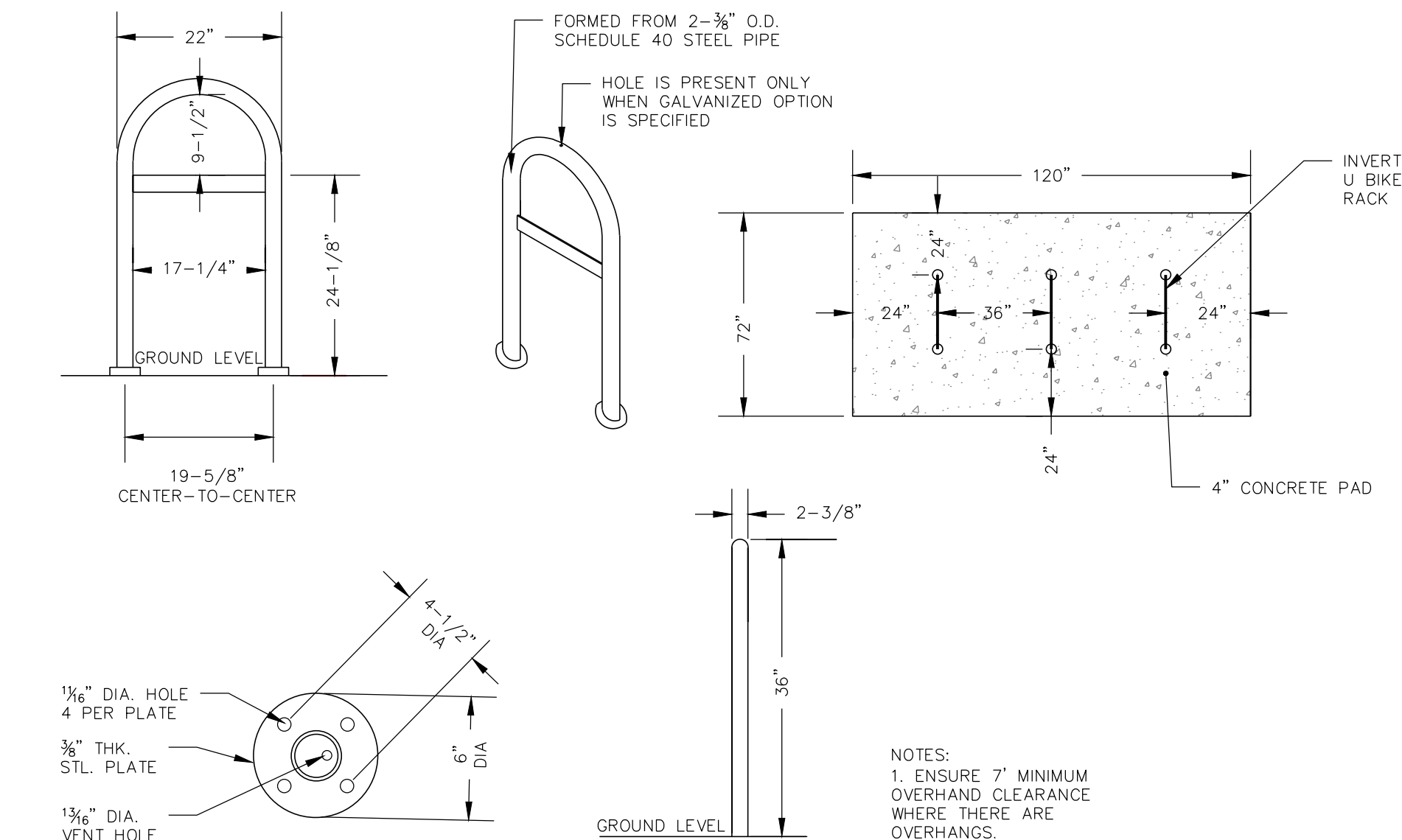
A) PARKING ANGLE
 B) STALL WIDTH
 C) STALL DEPTH
 D) AISLE WIDTH BETWEEN STALL LINES (ONE-WAY TRAFFIC)
 E) STALL WIDTH PARALLEL TO AISLE
 F) MODULE WIDTH (ONE-WAY TRAFFIC) WITH PARKING ON BOTH SIDES.
 G) VEHICLE OVERHANG
 H) TWO-WAY TRAFFIC
 I) TWO-WAY TRAFFIC

TITLE	REVISIONS	DET.NO.
LOT LAYOUT SCHEDULE	NO DATE BY	P-1

4 PARKING LOT LAYOUT SCHEDULE NTS



5 TYPICAL 90° PARKING LOT LAYOUT NTS



6 INVERTED U BIKE RACK WITH CROSS BRACE DETAIL NTS

Client:

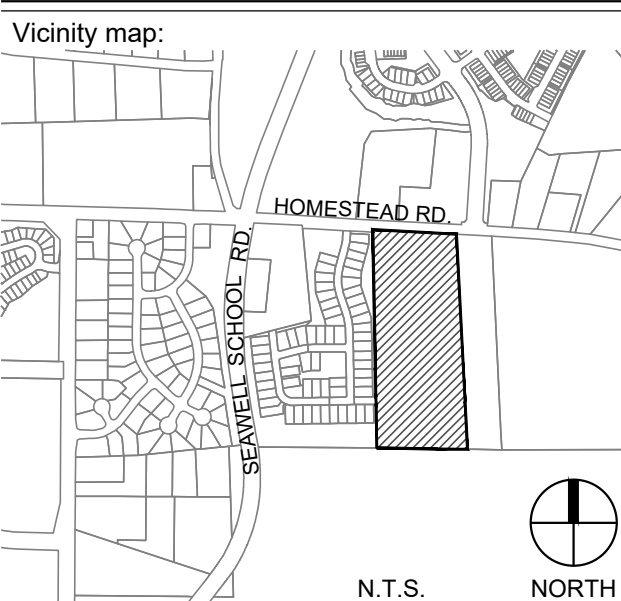
 GLMH-2, LLC

 121 S. ESTES DRIVE SUITE 100

 CHAPEL HILL, NC 27514

Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL



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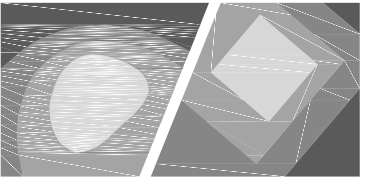
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No.	Date	Description

SCALE: N.T.S.

Title:

SITE DETAILS



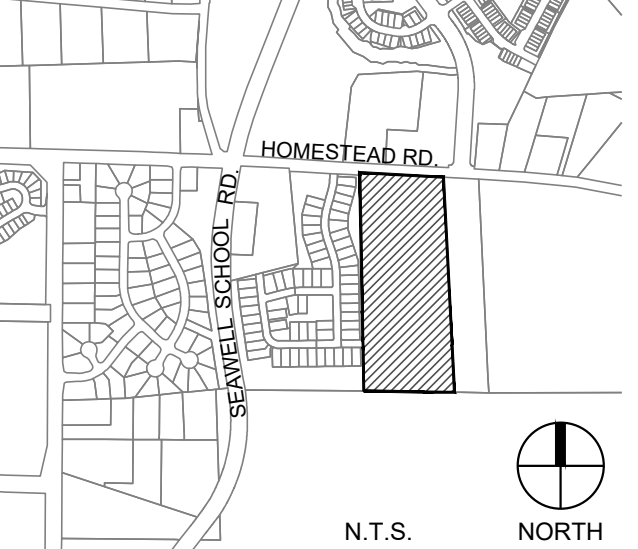
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121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

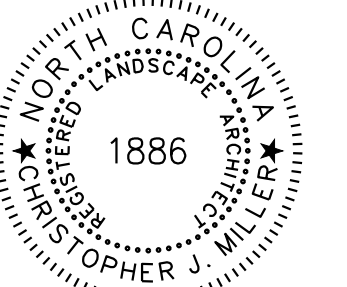
Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:



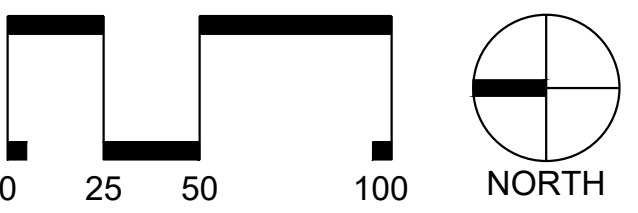
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Issued for:

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No. Date Description

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SCALE: 1"=50'

Title:

LANDSCAPE PROTECTION PLAN

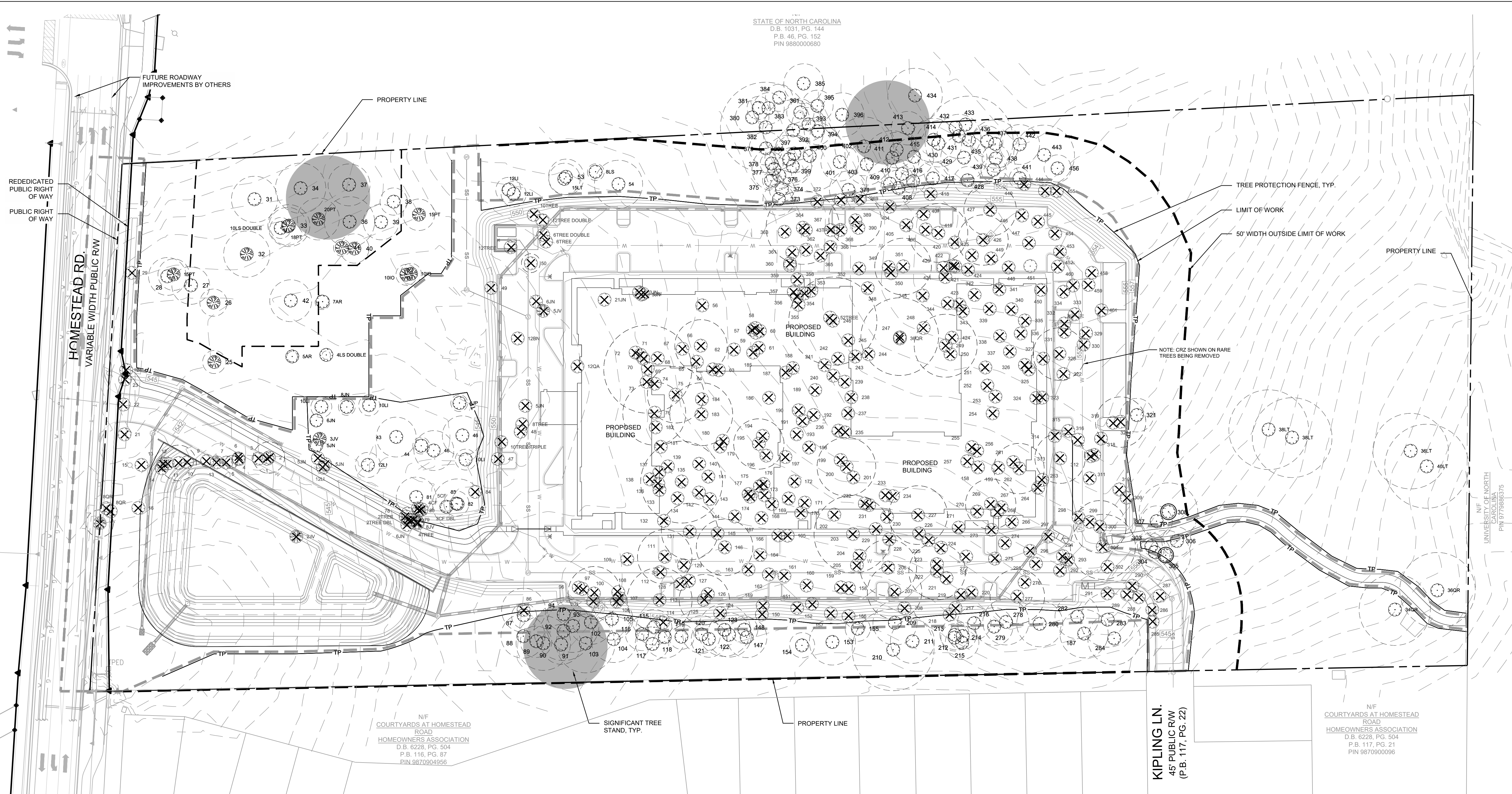
Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: DG/RS

Approved by: CJM

L1.00



LEGEND

- RARE AND SPECIMEN TREES PROPOSED TO BE REMOVED
- RARE AND SPECIMEN TREES CRITICAL ROOT ZONES 1' OF RADIUS = 1" TRUNK DBH
- LIMIT OF WORK
- 50' WIDTH TREE PROTECTION LIMIT
- TREE PROTECTION FENCE
- SIGNIFICANT TREE STAND
- RARE OR SPECIMEN TREE TO BE REMOVED
- RARE OR SPECIMEN TREE TO BE PROTECTED
- NON-RARE OR SPECIMEN TREE

NOTE:
- SEE SHEET L1.01 FOR TREE SPECIES.
- CRZ SHOWN ON ALL RARE TREES BEING REMOVED.

LANDSCAPING PROTECTION NOTES:

1. PRE-CONSTRUCTION CONFERENCE. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A ZONING COMPLIANCE PERMIT, A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN'S URBAN FORESTER OR LANDSCAPE ARCHITECT SHALL TAKE PLACE TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL PROTECTED LANDSCAPE ELEMENTS IDENTIFIED ON THE LANDSCAPE PROTECTION PLAN.
 2. ON-SITE SUPERVISION. FOR ALL DEVELOPMENT OTHER THAN THAT RELATED TO SINGLE-FAMILY AND TWO-FAMILY DWELLINGS ON INDIVIDUAL ZONING LOTS, THE FOLLOWING ON-SITE SUPERVISION IS REQUIRED:
 - THE APPLICANT SHALL DESIGNATE AS LANDSCAPE PROTECTION SUPERVISORS ONE OR MORE PERSONS WHO HAVE COMPLETED INSTRUCTION IN LANDSCAPE PROTECTION PROCEDURES WITH THE TOWN.
 - IT SHALL BE THE DUTY OF THE LANDSCAPE PROTECTION SUPERVISOR TO ENSURE THE PROTECTION OF NEW OR EXISTING LANDSCAPE ELEMENTS, AS DEFINED IN THE LANDSCAPE PROTECTION PLAN. THE APPROVED LANDSCAPE PROTECTION SUPERVISOR SHALL SUPERVISE ALL SITE WORK TO ASSURE THAT DEVELOPMENT ACTIVITY CONFORMS TO PROVISIONS OF THE APPROVED LANDSCAPE PROTECTION PLAN. AT LEAST ONE (1) IDENTIFIED LANDSCAPE PROTECTION SUPERVISOR SHALL BE PRESENT ON THE DEVELOPMENT SITE AT ALL TIMES WHEN ACTIVITY THAT COULD DAMAGE OR DISTURB SOIL AND ADJACENT LANDSCAPE ELEMENTS OCCURS SUCH AS: CLEARING AND GRUBBING; ANY EXCAVATION, GRADING, TRENCHING OR MOVING OF SOIL; REMOVAL, INSTALLATION, OR MAINTENANCE OF ALL LANDSCAPE ELEMENTS AND LANDSCAPE PROTECTION DEVICES; OR DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT ON SITE.
 3. TOWN STANDARD TREE PROTECTION NOTES:
 - A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
 - ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
 - THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
- (ON DEVELOPMENT APPLICATIONS FOR NON-RESIDENTIAL AND MULTI-FAMILY CONSTRUCTION THE FOLLOWING ADDITIONAL NOTE SHOULD ALSO BE INCLUDED ON THE PLANS.)

- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
4. TREE PROTECTION FENCING:
TO PROPERLY PROTECT AND ENSURE THE HEALTH OF EXISTING TREES TO REMAIN, PROTECTIVE FENCING SHOULD BE INSTALLED TO PROTECT NO LESS THAN 75% OF A TREE'S CRITICAL ROOT ZONE. WHEN ERECTING FENCING NEAR TREES THAT ARE NOT INDIVIDUALLY IDENTIFIED ON THE LANDSCAPE PROTECTION PLAN, THE FENCING LOCATION SHOULD BE SHIFTED, WHERE POSSIBLE, OR A TREE REMOVED IF ITS CRITICAL ROOT ZONE IS NOT ADEQUATELY PROTECTED. ALL LAND DISTURBING ACTIVITY, STORAGE OF EQUIPMENT, BUILDING MATERIAL, SOIL AND OTHER DEBRIS SHOULD BE KEPT WITHIN THE AREA OF DEVELOPMENT ACTIVITY AND OUTSIDE OF THE PROTECTIVE FENCING. THE TOWN'S STANDARD FOR TREE PROTECTION FENCING IS ORANGE WOVEN PLASTIC OR FABRIC WITH A HEIGHT OF FOUR FEET INSTALLED ON METAL POSTS SET A MAXIMUM OF TEN (10) FEET APART AS SHOWN IN THE FOLLOWING TYPICAL DETAIL.
 5. CRITICAL ROOT ZONES IN LOCAL SOIL TYPES ARE SHOWN TO BE ONE (1) FOOT OF RADIUS (NOT DIAMETER) FOR EVER ONCE (1) INCH OF TRUNK DBH.

EXISTING TREE CANOPY CALCULATIONS:

1. TOTAL PARCEL AREA: 15.58 AC.
2. DEDICATED ROW AREA: 0.11 AC.
3. PROPOSED UTILITY EASEMENT AREA: 0.08 AC.
4. ACTIVE RECREATIONAL AREA (ACTIVE COURTYARD & PED. TRAIL): 0.45 AC.
5. NET AREA (1 - (2+3+4)): 14.94 AC.
6. EXISTING CANOPY COVERAGE: 10.22 AC. (68%)
7. EXISTING CANOPY TO BE REMOVED: 4.13 AC.
8. EXISTING CANOPY TO BE REMAIN: 6.09 AC.
9. PROPOSED CANOPY COVERAGE (8/5): 41%

LANDSCAPING NOTES:

17. VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
18. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
19. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
20. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
21. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
22. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
23. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
24. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
25. SEED BED PREPARATION: ALL AREAS TO BE SEED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO

26. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
27. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
28. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 8 INCHES.
29. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
30. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3 OF TOTAL HEIGHT OF ROOT BALL.
31. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUND'S MANAGEMENT.
32. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. FOR AREAS NOT UNDER IRRIGATION.
33. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
34. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

Table with 7 columns: ID #, CODE, Common Name, Scientific Name, DBH, Rare or Spec, Multistem Number. Contains 250 rows of plant species data.

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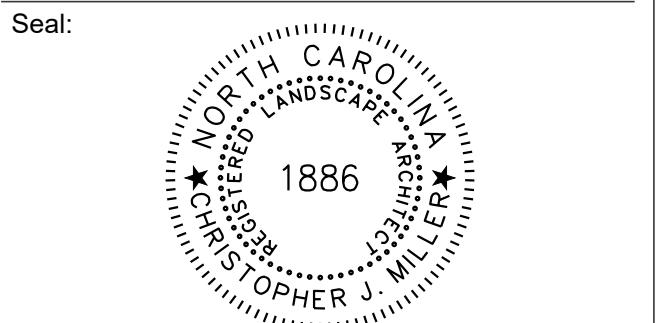
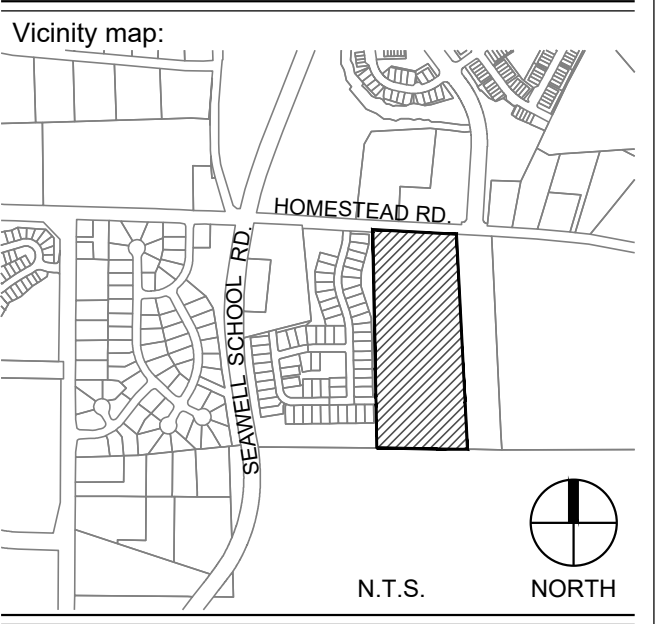
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Client: GLMH-2, LLC 121 S. ESTES DRIVE SUITE 100 CHAPEL HILL, NC 27514

INDEPENDENT SENIOR HOUSING CHAPEL HILL

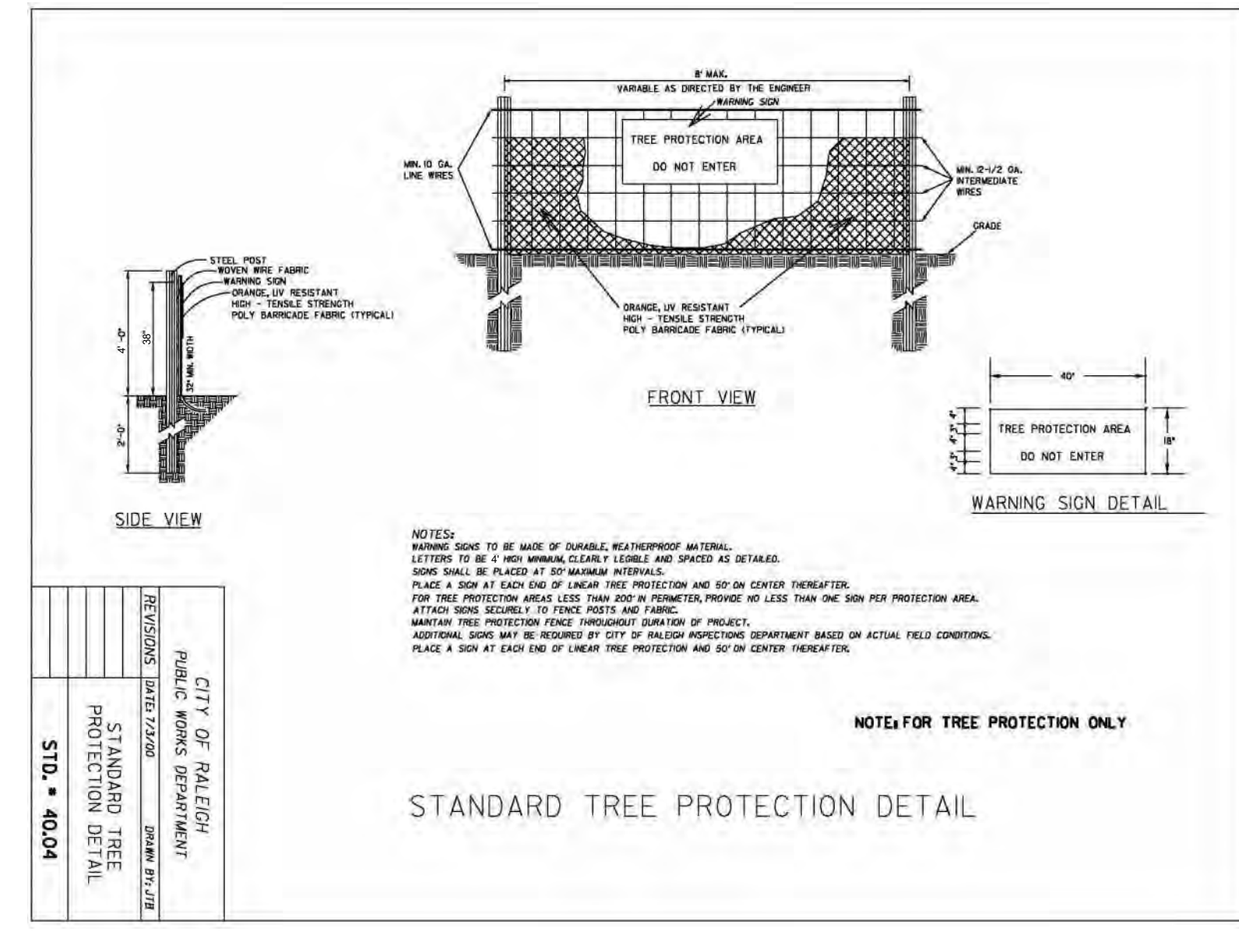


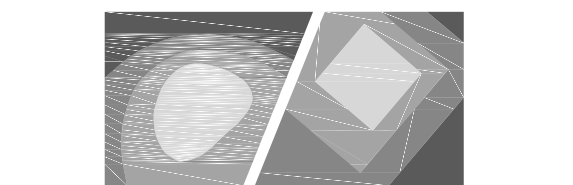
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Table with 3 columns: No., Date, Description. For recording changes to the plan.

Title: LANDSCAPE PROTECTION PLAN Project number: C17004 Sheet: 09.27.2017 Drawn by: DG Approved by: CDM L1.01



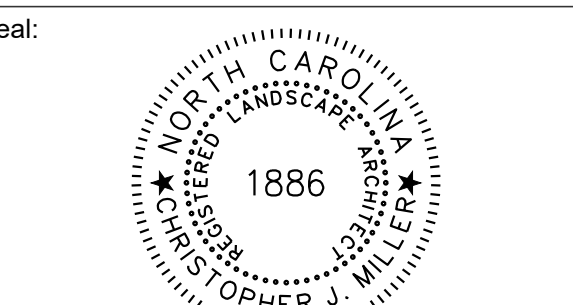
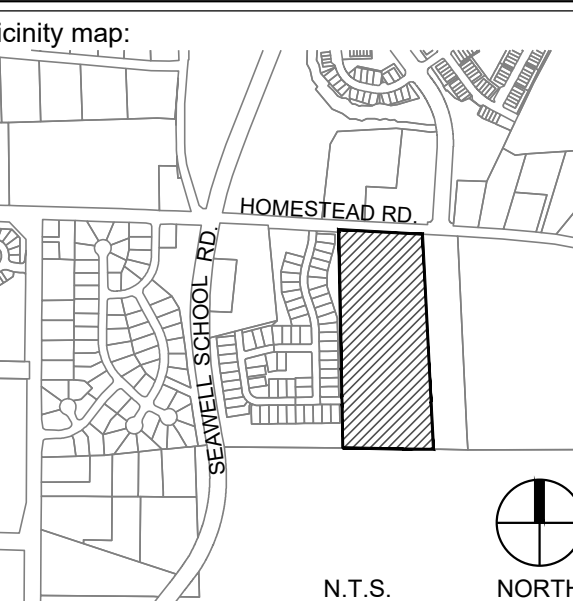


Client:

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:

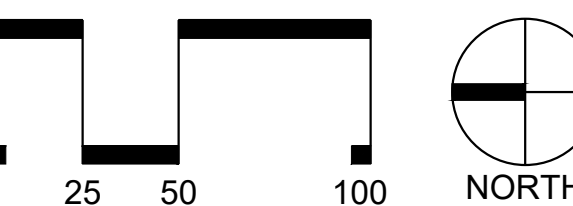
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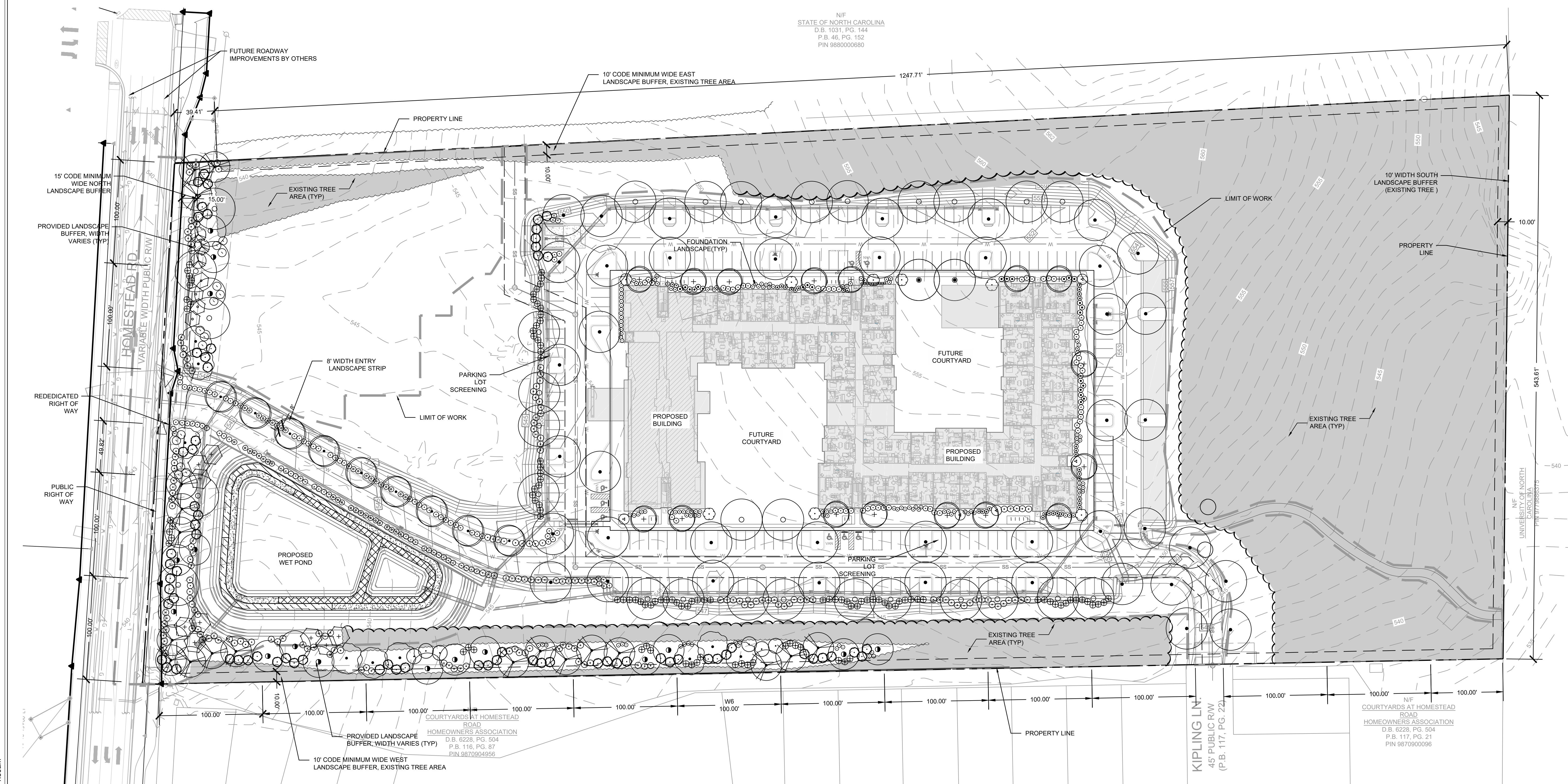
No. Date Description



SCALE: 1"=50'

Title:

PLANTING PLAN



LANDSCAPE BUFFER :

REQUIRED LANDSCAPE BUFFER:

TYPE: "B"
MINIMUM WIDTH: 15' (EXTERNAL), 10' (INTERNAL)
PLANTS PER 100 LINEAR FEET:
EXTERNAL: (6) LARGE TREES;
(8) SMALL TREES;
(15) SHRUBS (MINIMUM OF 50% SHOULD BE EVERGREEN)
INTERNAL: (4) LARGE TREES;
(7) SMALL TREES;
(12) SHRUBS (MINIMUM OF 50% SHOULD BE EVERGREEN)

PROVIDED LANDSCAPE BUFFER:

NORTH BUFFER (EXTERNAL) = 450 LINEAR FEET TOTAL
(25) LARGE TREES;
(40) SMALL TREES;
(89) SHRUBS (72.5% EVERGREEN)

WEST BUFFER (INTERNAL) = 1300 LINEAR FEET TOTAL (PARTIALLY WITHIN EXISTING TREE AREA)
(28) LARGE TREES;
(52) SMALL TREES;
(90) SHRUBS (70% EVERGREEN)

EAST BUFFER (INTERNAL) = 1281 LINEAR FEET TOTAL (WITHIN EXISTING TREE AREA)

PARKING LOT LANDSCAPE SHADING REQUIREMENT:

REQUIRED: 35% CANOPY SHADING AREA
PROVIDED: 41% CANOPY SHADING AREA TYPE: "B"

BMP PLANTING CALCULATIONS:

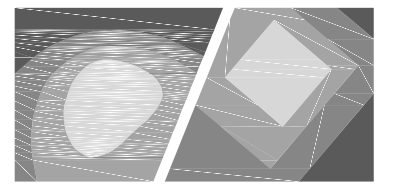
SHALLOW WATER PLANTING
BMP MANUAL: 50HERBACEOUS PLANTS REQUIRED PER 200 SF
REQUIRED: 7457 SF = 1867 PLANTS REQUIRED
PROPOSED: 1944 PLANTS PROPOSED

LANDSCAPING NOTES:

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- 4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
- 5. ALL TREES TO BE A MINIMUM OF 2.5" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- 6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES."
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- 9. SEED BED PREPARATION: ALL AREAS TO BE SEEDBED ARE TO BE RECEIVED A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN 5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- 10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- 11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
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- 18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

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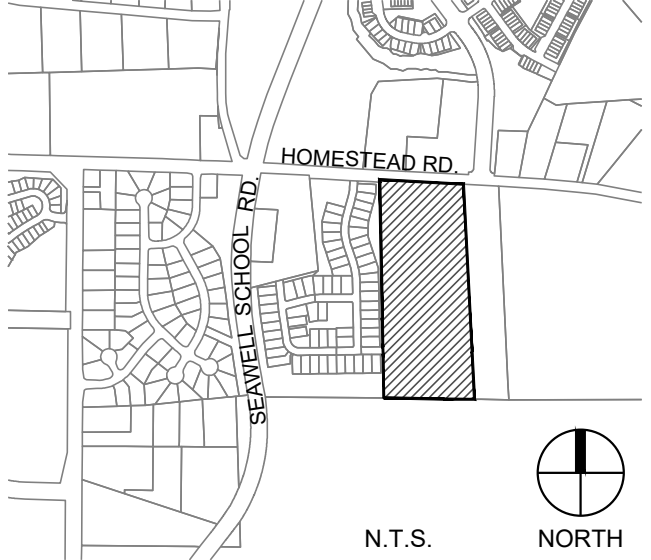
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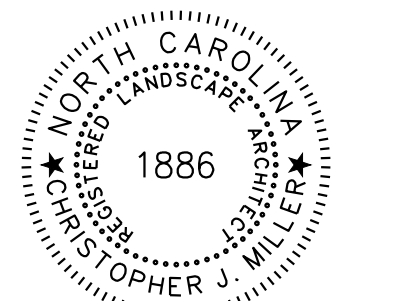
Project:

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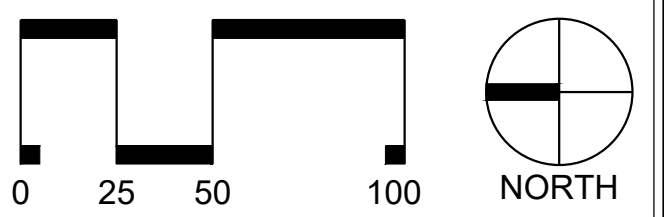


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Title:

PLANTING PLAN SCHEDULE

Project number: C17004 Sheet:

Date: 09.27.2017

Drawn by: DG

Approved by: CDM

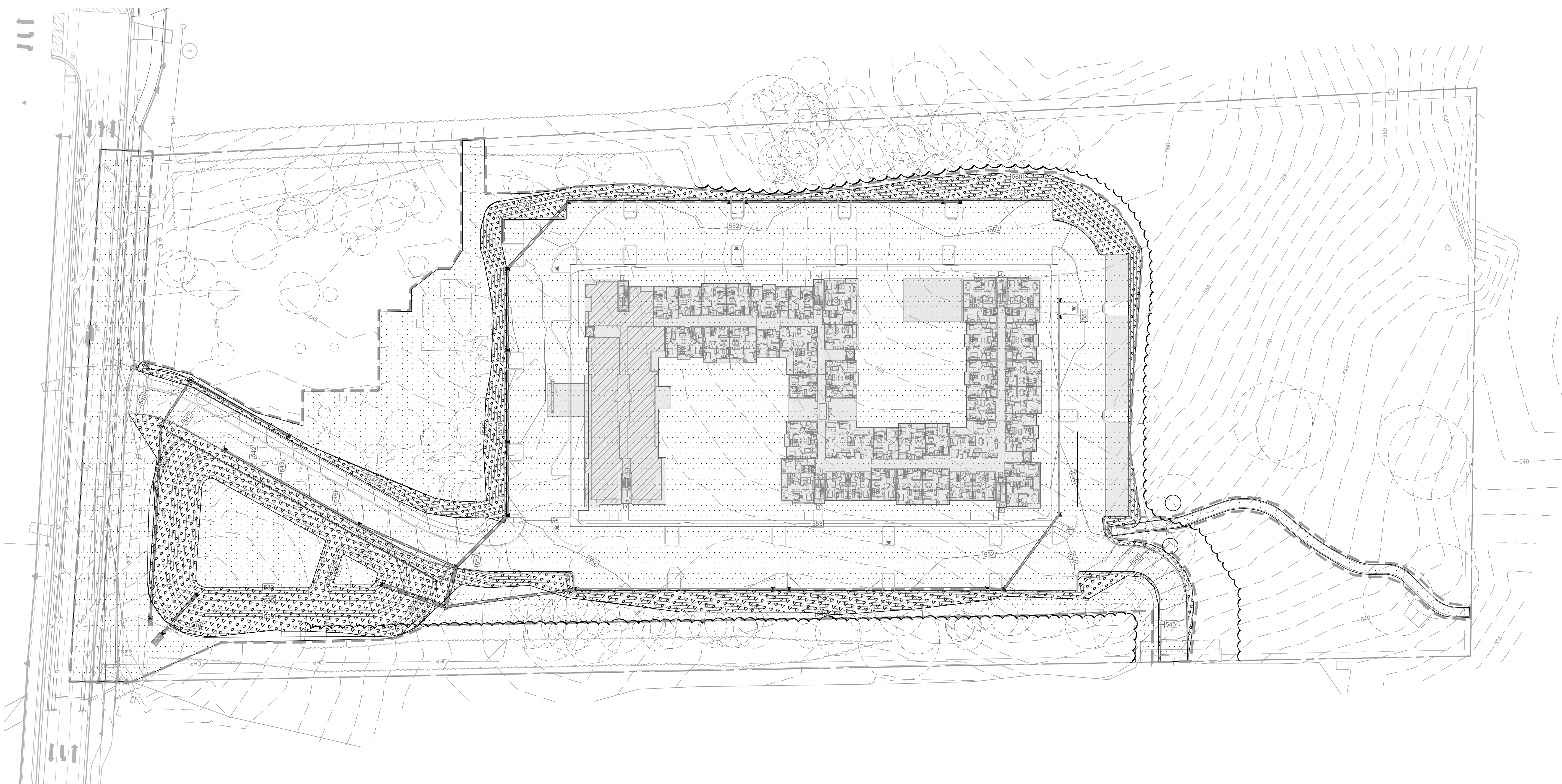
L1.11

PLANT SCHEDULE NORTH BUFFER				
TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	AP5	Aesculus pavia	Red Buckeye	3
	AA	Amelanchier laevis	Serviceberry	4
	IV4	Ilex vomitoria	Yaupon Holly	27
	MS	Magnolia virginiana	Sweet Bay	6
	NS	Nyssa sylvatica	Sour Gum	5
	QL	Quercus laurifolia	Laurel-leaved Oak	6
	QP3	Quercus pagoda	Cherrybark Oak	3
	QP2	Quercus phellos	Willow Oak	2
	TD	Taxodium distichum	Bald Cypress	9
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	CA3	Callicarpa americana	American Beauty Berry	12
	CS	Calycanthus floridus	Sweet Shrub	14
	IB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	13
	II2	Ilex glabra leucocarpa 'Ivory Queen'	Galberry	37
	IP	Illicium parviflorum	Anise Tree	13

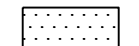
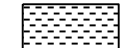


PLANT SCHEDULE WEST BUFFER				
TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY
	ILE AME	Ilex opaca	American Holly	6
	IV4	Ilex vomitoria	Yaupon Holly	40
	MS	Magnolia virginiana	Sweet Bay	6
	QL	Quercus laurifolia	Laurel-leaved Oak	10
	QP3	Quercus pagoda	Cherrybark Oak	6
	TD	Taxodium distichum	Bald Cypress	12
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY
	CA3	Callicarpa americana	American Beauty Berry	11
	II2	Ilex glabra leucocarpa 'Ivory Queen'	Galberry	39
	IP	Illicium parviflorum	Anise Tree	21
	LD	Leucothoe fontanesiana	Drooping Leucothoe	19

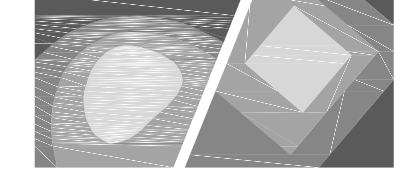
PLANT SCHEDULE						
TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	REMARKS	
	AP5	Aesculus pavia	Red Buckeye	3		
	AA	Amelanchier laevis	Serviceberry	4		
	HC2	Halesia carolina	Snowdrop Tree	16		
	ILE AME	Ilex opaca	American Holly	6		
	IV4	Ilex vomitoria	Yaupon Holly	71		
	ML	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	8		
	MS	Magnolia virginiana	Sweet Bay	9		
	NS	Nyssa sylvatica	Sour Gum	32		
	QL	Quercus laurifolia	Laurel-leaved Oak	16		
	QP3	Quercus pagoda	Cherrybark Oak	9		
	QP2	Quercus phellos	Willow Oak	9		
	QS2	Quercus shumardii	Shumard Red Oak	107		
	TD	Taxodium distichum	Bald Cypress	19		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY	REMARKS	
	AG2	Abelia grandiflora	Glossy Abelia	29		
	CA3	Callicarpa americana	American Beauty Berry	40		
	CS	Calycanthus floridus	Sweet Shrub	14		
	GM	Gardenia jasminoides 'Radicans'	Miniature Or Trailing Jasmine	10		
	HA2	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	24		
	IB	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	141		
	II2	Ilex glabra leucocarpa 'Ivory Queen'	Galberry	138	PARKING LOT SCREENING, PLANTING AT 3 FEET IN HEIGHT	
	IW	Ilex verticillata	Winterberry	44		
	IP	Illicium parviflorum	Anise Tree	113	PARKING LOT SCREENING, PLANTING AT 3 FEET IN HEIGHT	
	IV5	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	21		
	LD	Leucothoe fontanesiana	Drooping Leucothoe	34		
	OF	Osmanthus fragrans	Sweet Olive, Tea Olive	5		
	RO	Rosa shrub 'RADRAZZ' TM	Knock Out	70		
BIORETENTION POND	CODE	BOTANICAL NAME	COMMON NAME	SPACING	QTY	REMARKS
	AI	Asclepias incarnata	Swamp Milkweed	24" o.c.	718	
	CT2	Carex tenera	Quill Sedge	24" o.c.	555	
	SB4	Saccharum baldwinii	Narrow Plumegrass	24" o.c.	671	

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SLOPE LEGEND

	0% - 10% SLOPES (323,480 SQFT)
	10% - 15% SLOPES (0 SQFT)
	15%-25% SLOPES (0 SQFT)
	25% AND GREATER (61,723 SQFT)

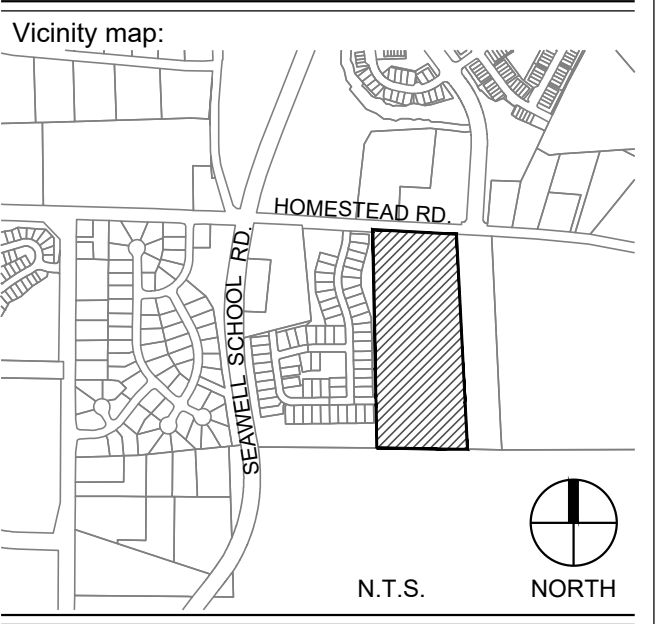


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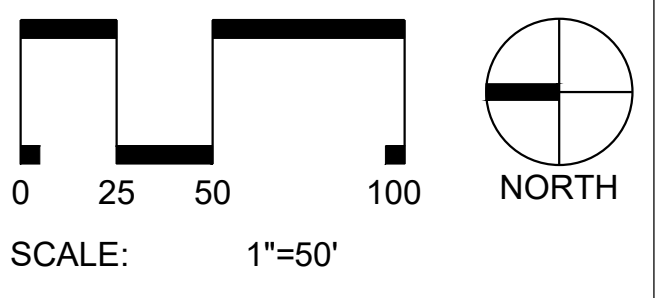


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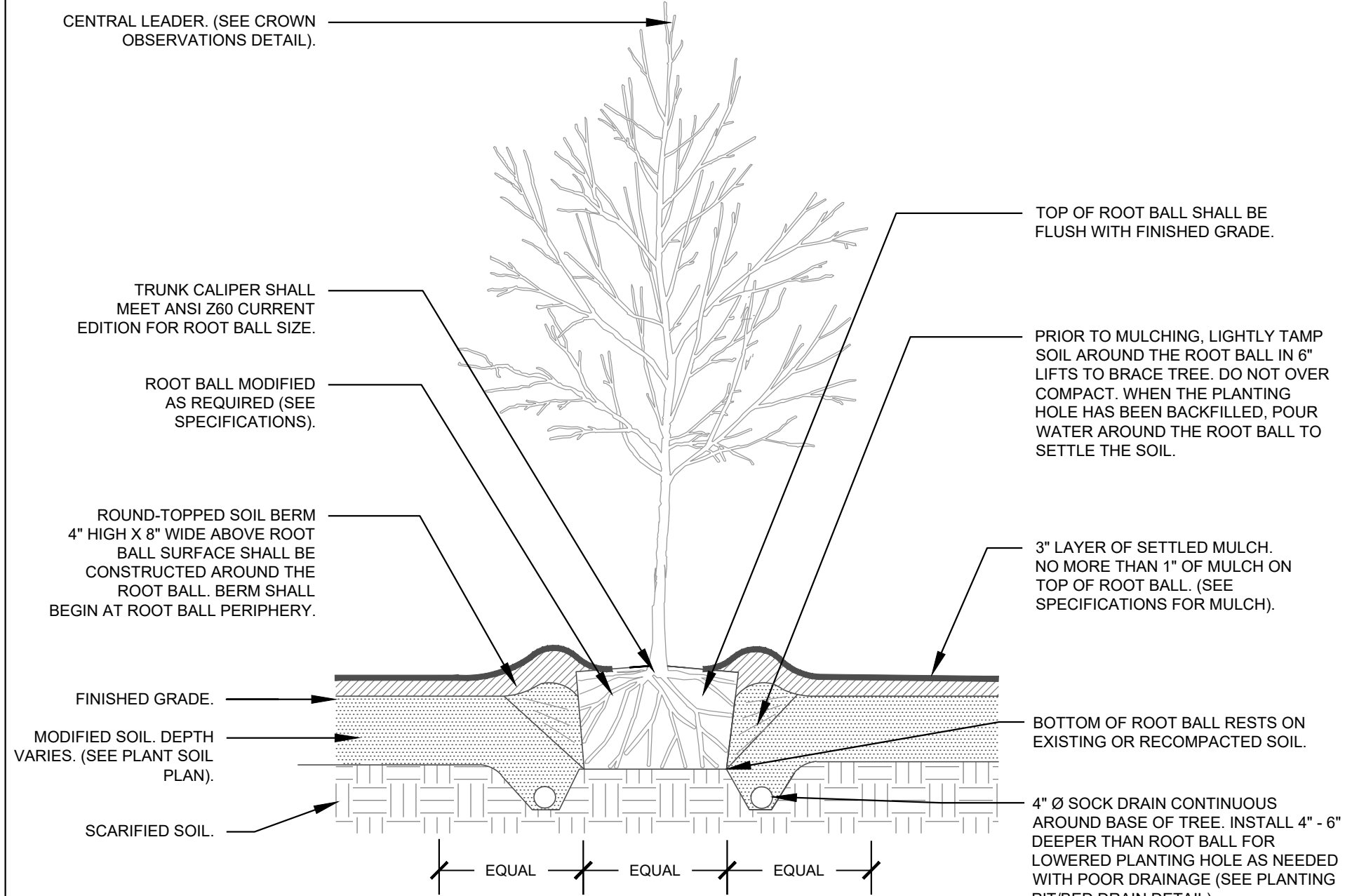
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No.	Date	Description

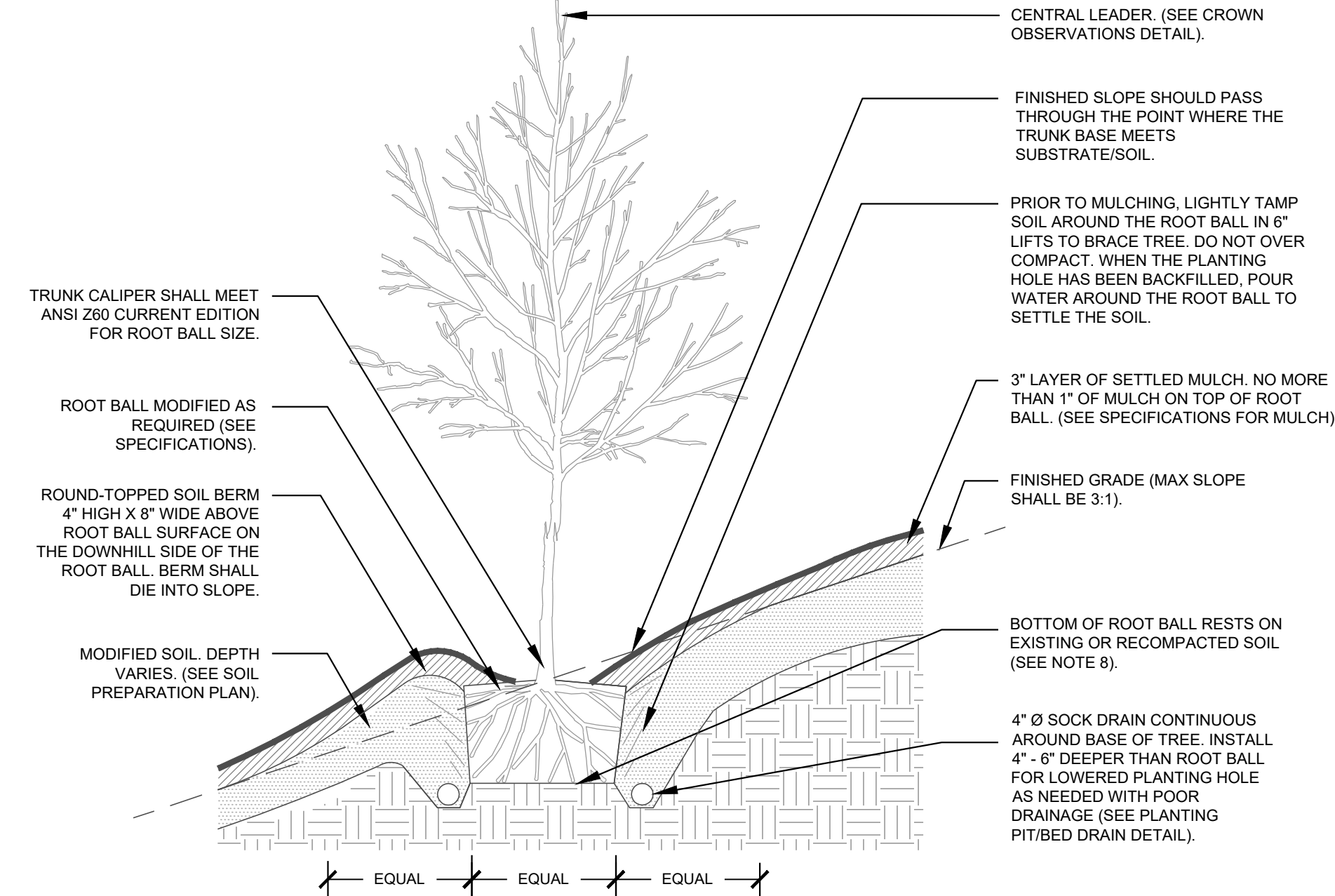


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 STEEP SLOPE PLAN

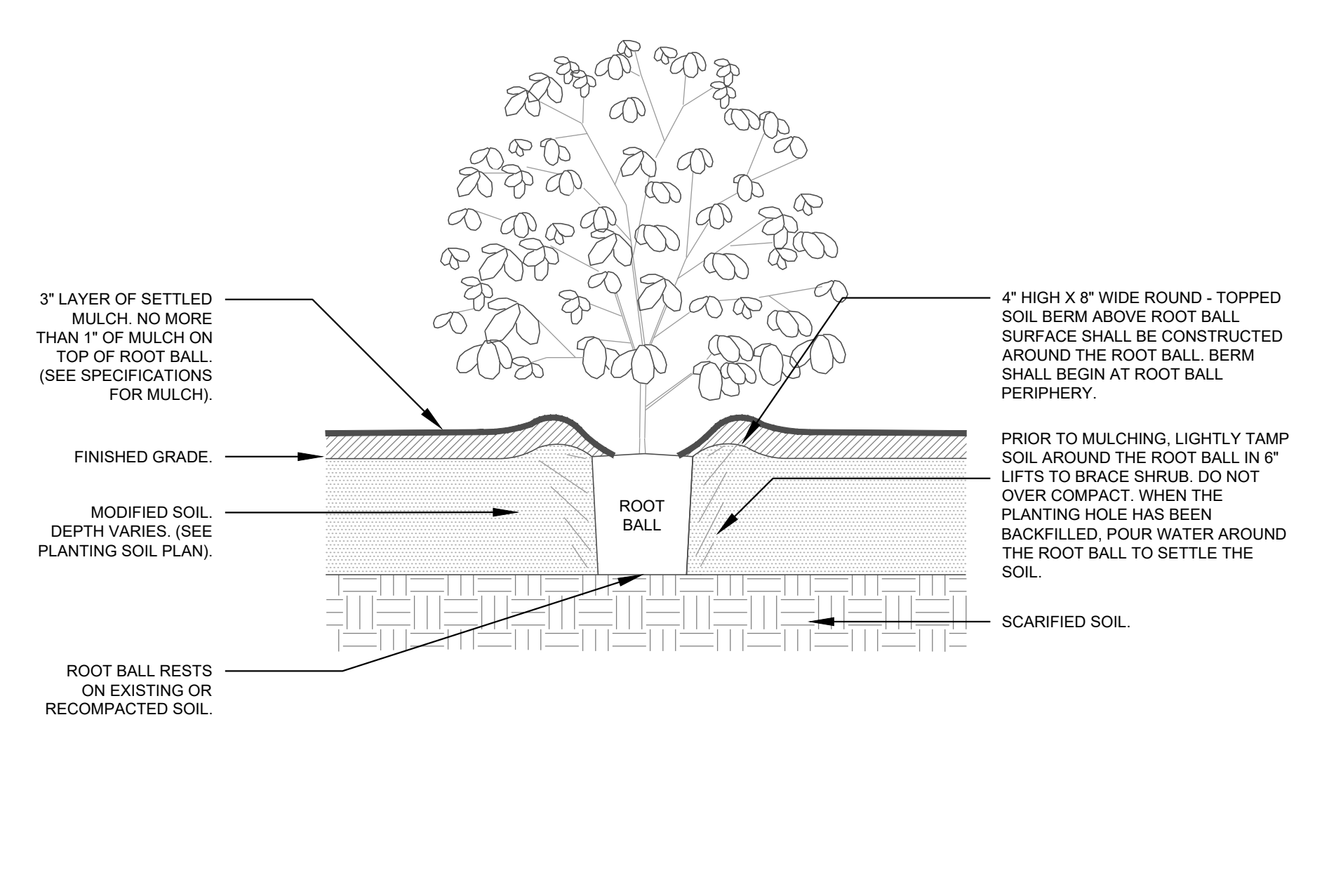
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 Date: 09.27.2017
 Drawn by: DG/RS
 Approved by: CJM **L1.20**



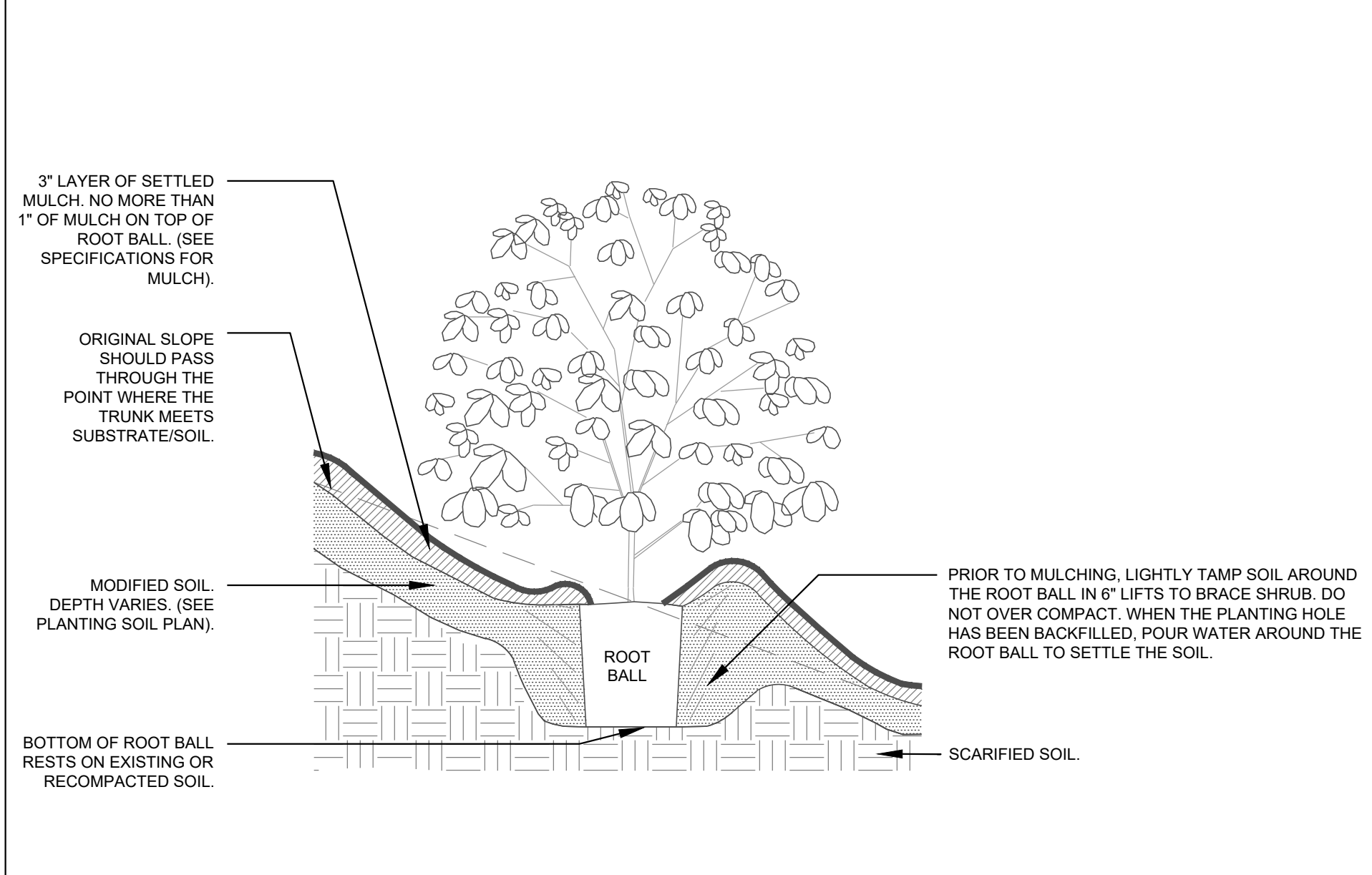
1 TREE (TYPICAL) SECTION NTS



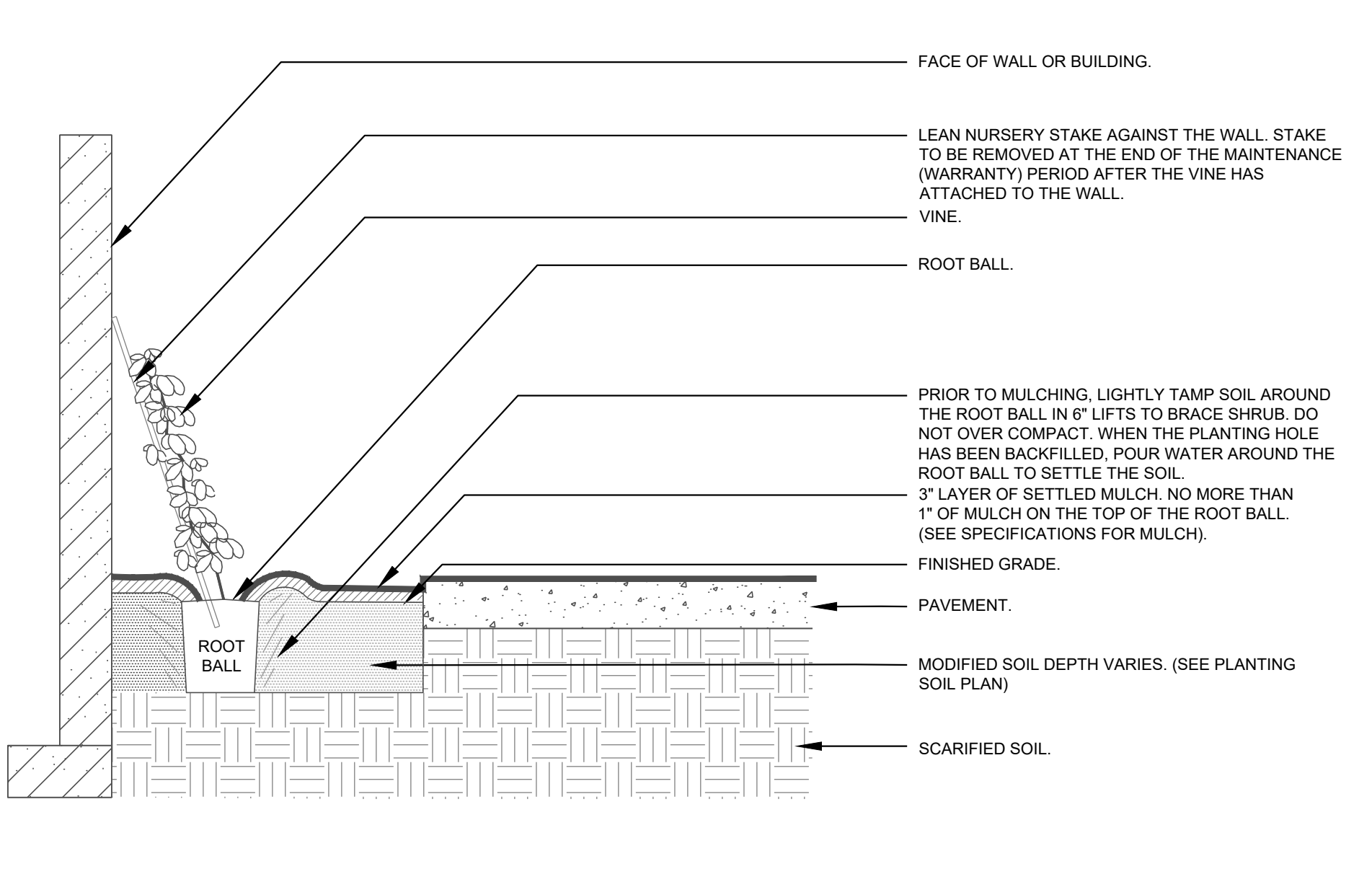
2 TREE ON SLOPE (TYPICAL) SECTION NTS



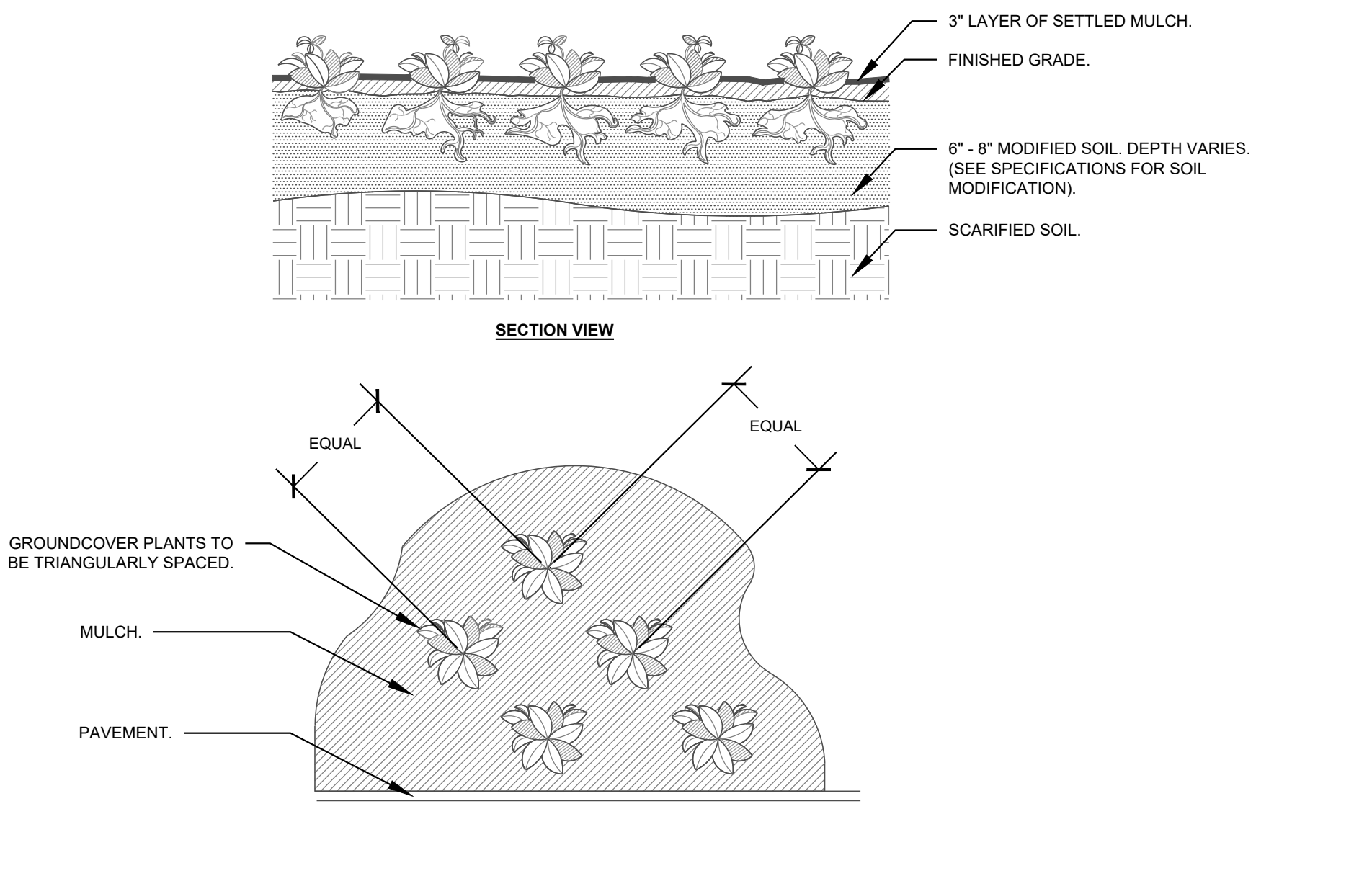
3 SHRUB (TYPICAL) SECTION NTS



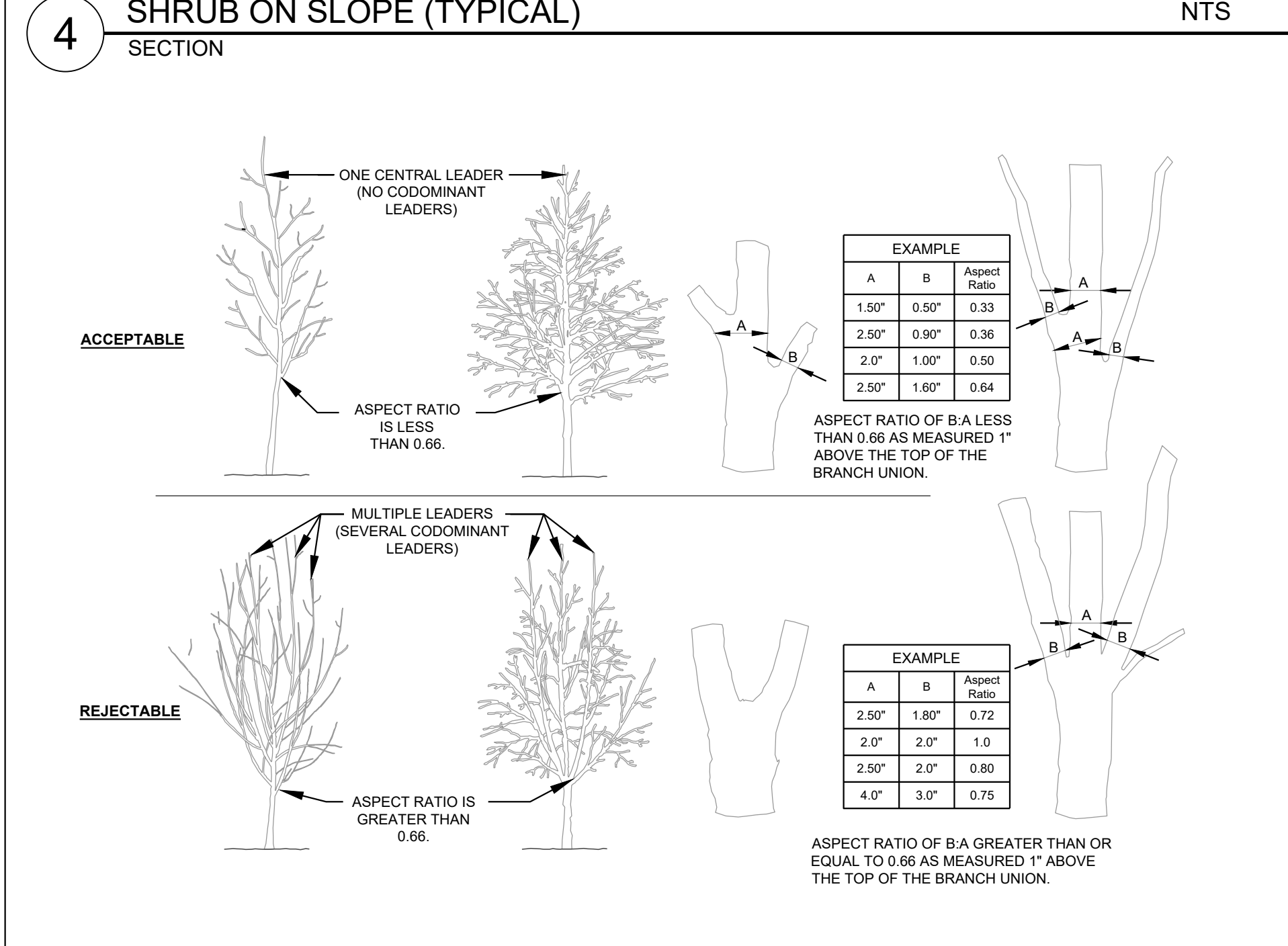
4 SHRUB ON SLOPE (TYPICAL) SECTION NTS



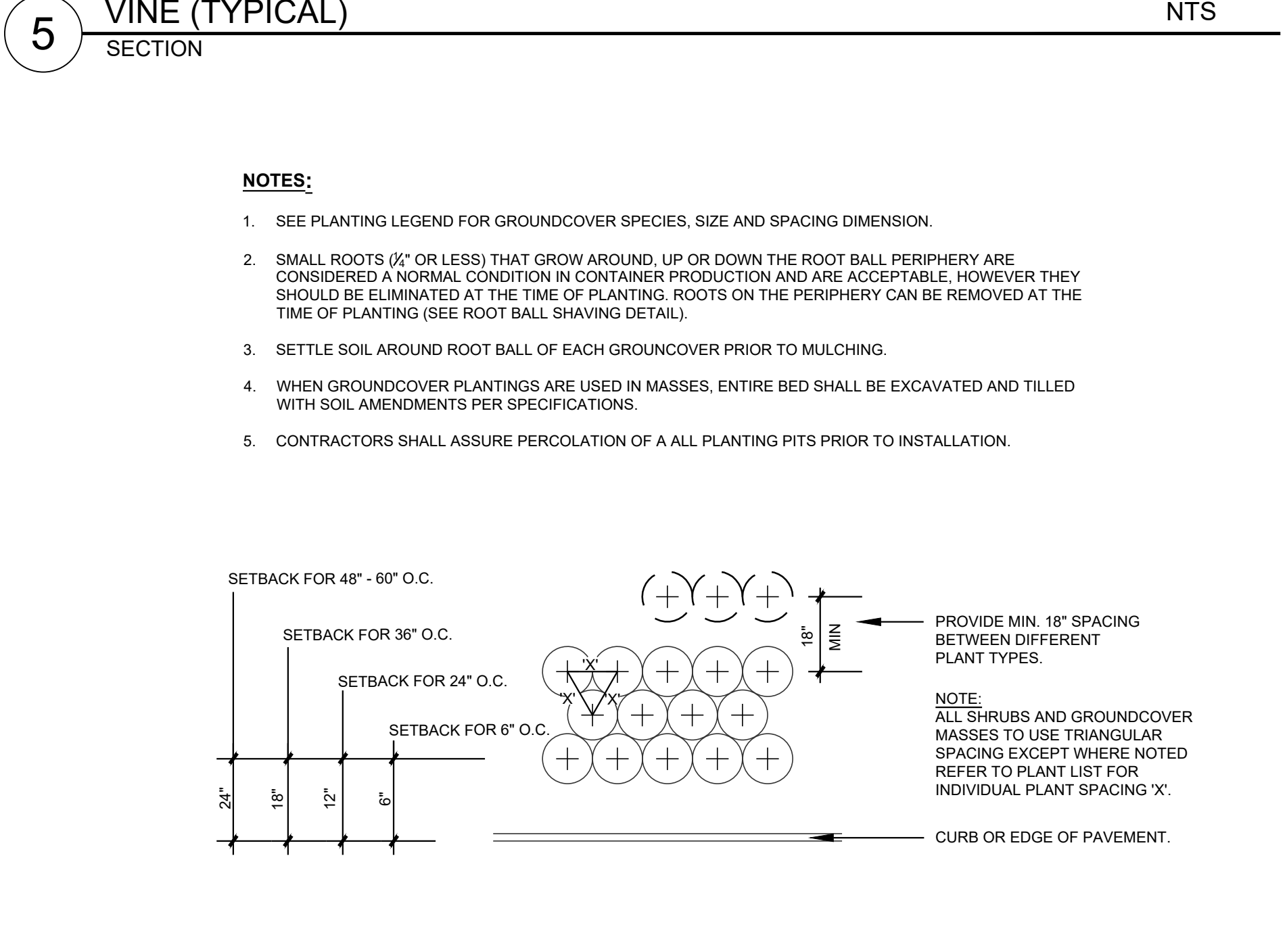
5 VINE (TYPICAL) SECTION NTS



6 GROUNDCOVER PLANTING (TYPICAL) PLAN NTS



7 CROWN OBSERVATIONS - HIGH BRANCHED SECTION NTS



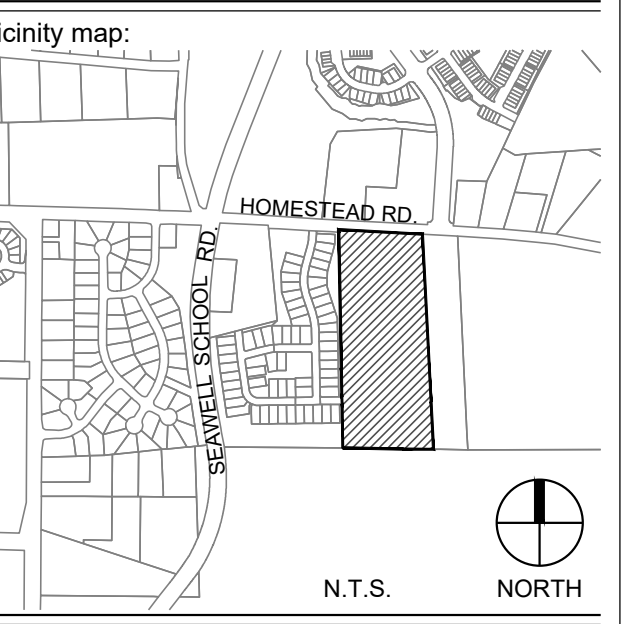
8 SHRUB AND GROUNDCOVER SPACING PLAN NTS

- PLANTING NOTES:**
- DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
 - WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6\"/>
 - FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
 - FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
 - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
 - THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
 - DO NOT WRAP TRUNK, MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
 - WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
 - BEFORE PLANTING, ADD 3-4\"/>
 - PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
 - IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
 - TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
 - DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
 - PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.

9 PLANTING NOTES NTS

Client:
 GLMH-2, LLC
 121 S. ESTES DRIVE SUITE 100
 CHAPEL HILL, NC 27514

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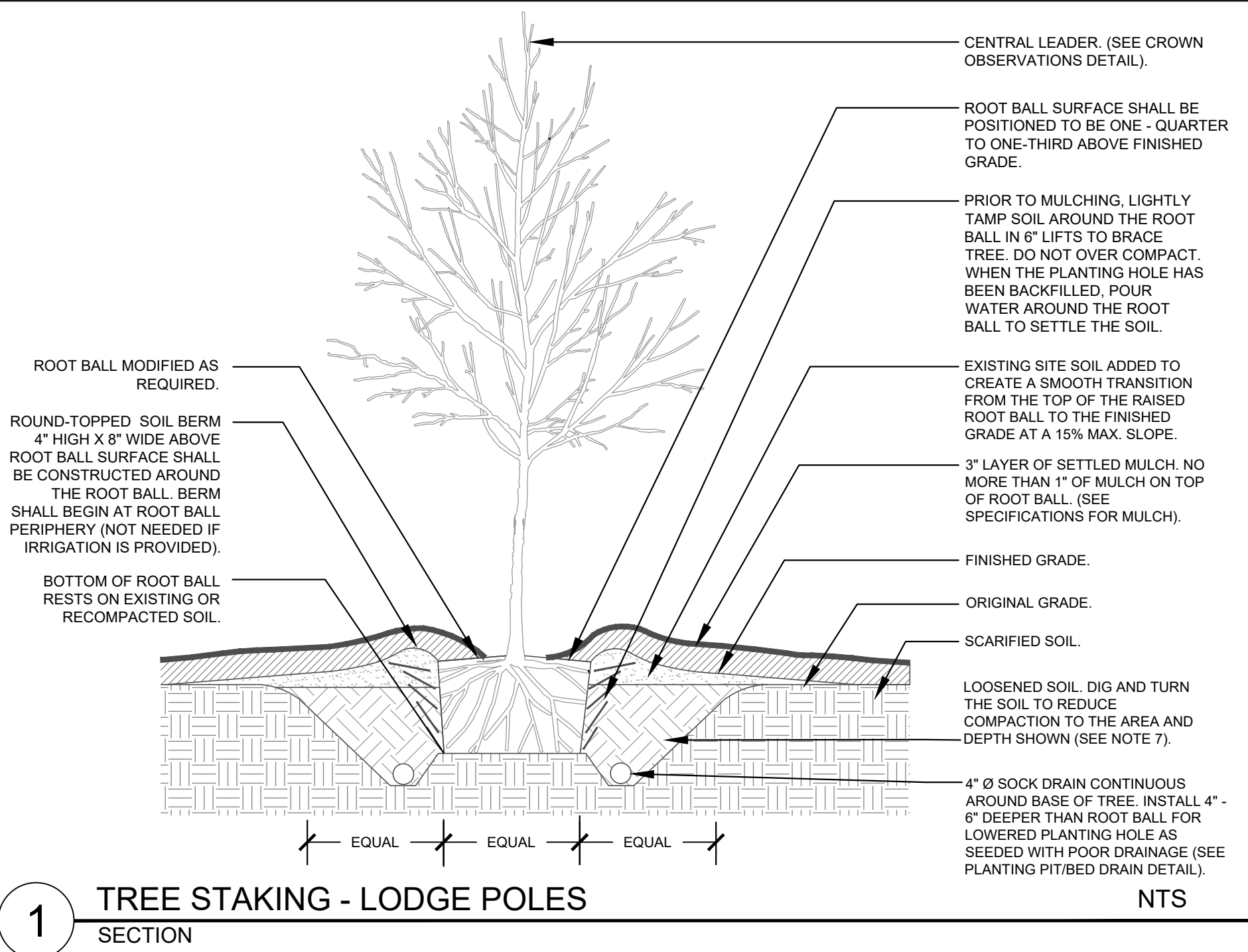
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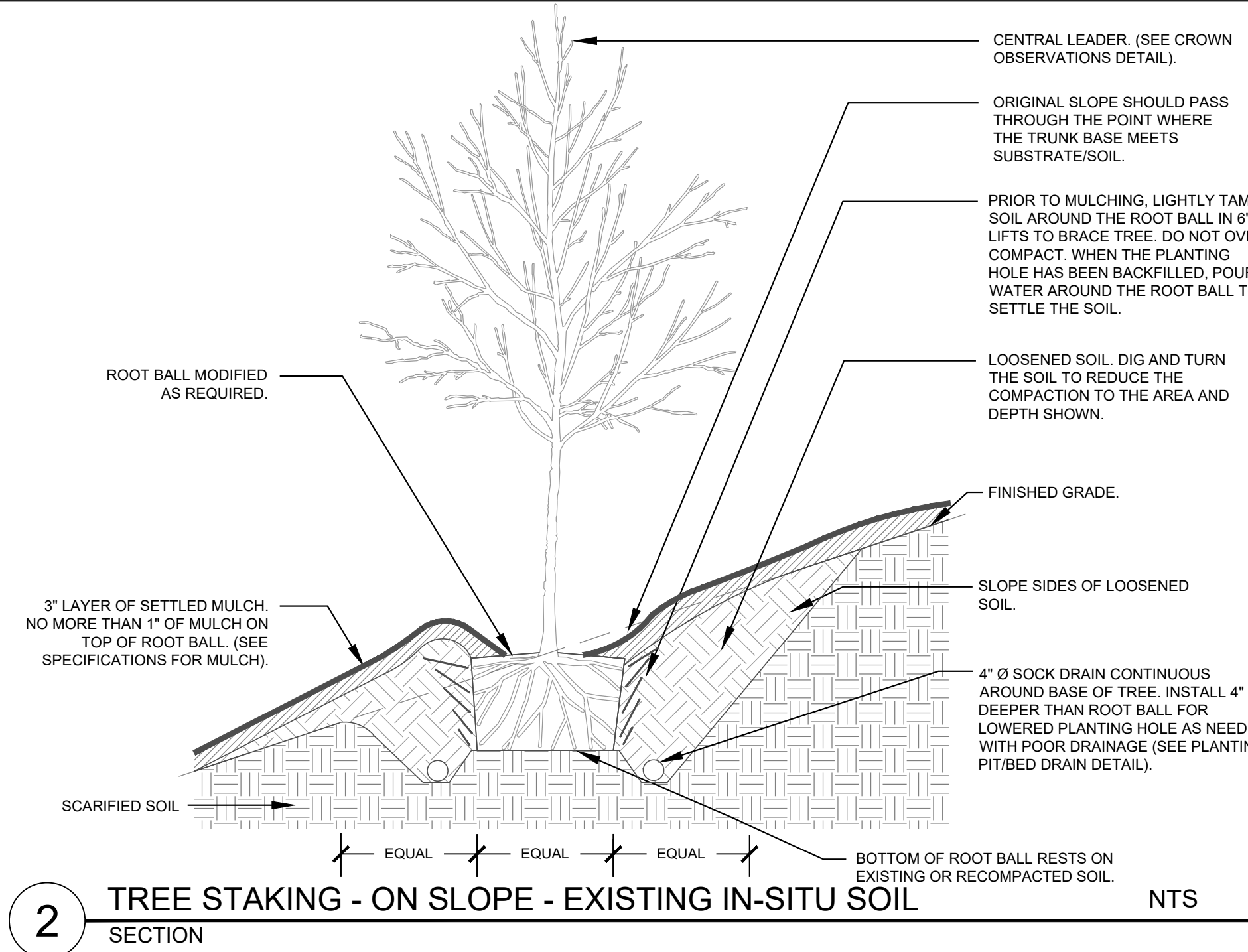
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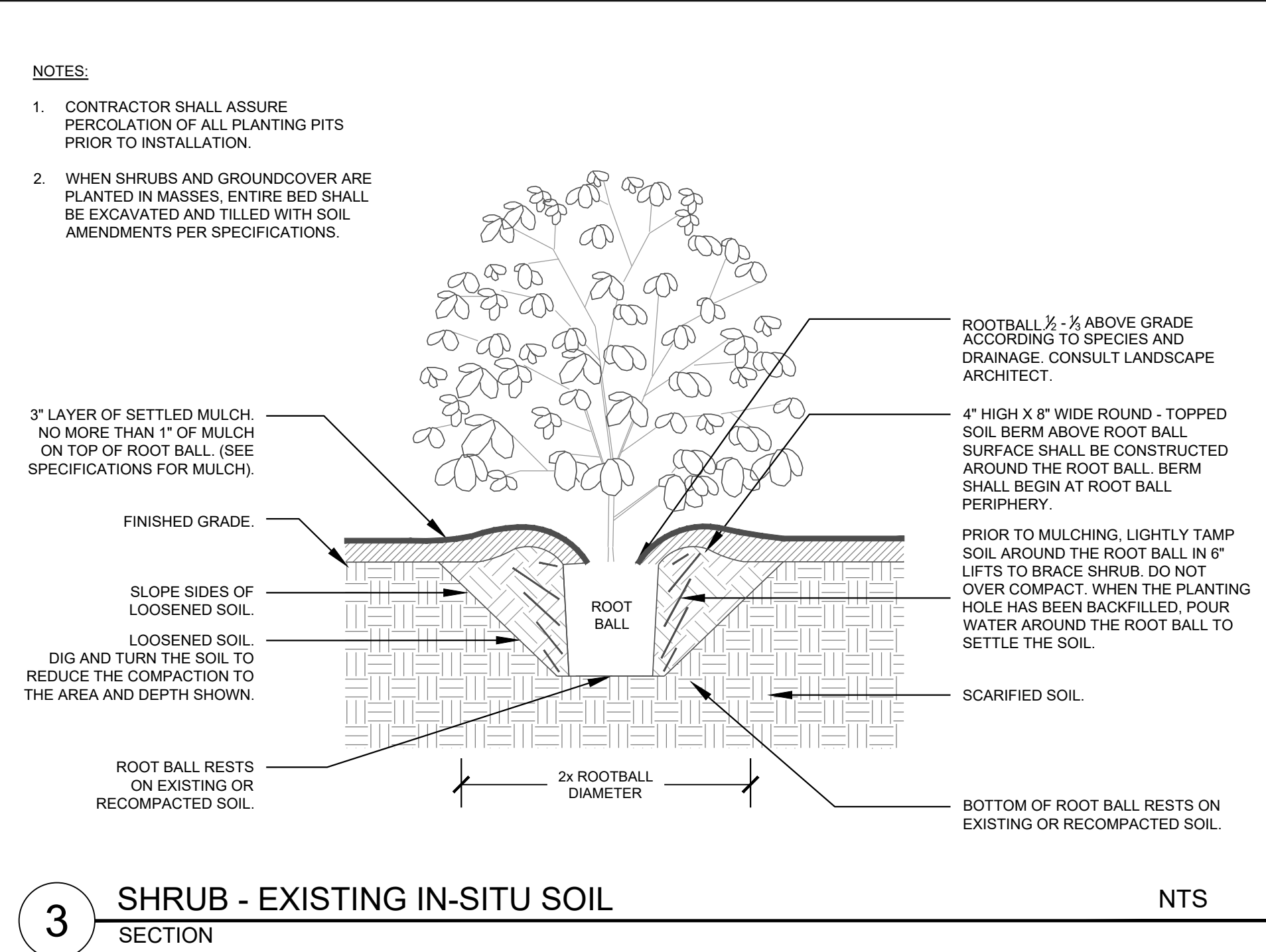
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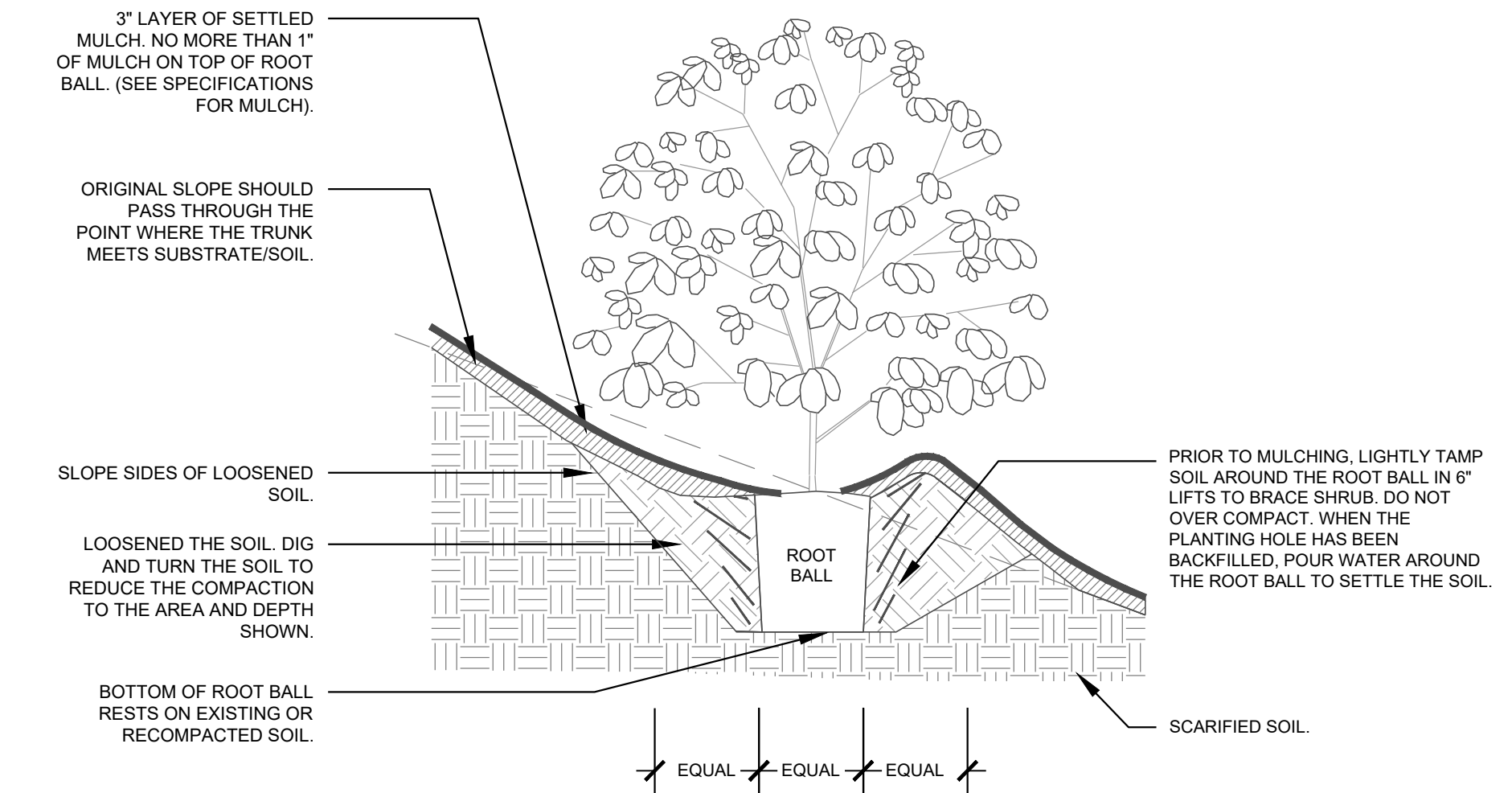
1 TREE STAKING - LODGE POLES SECTION NTS



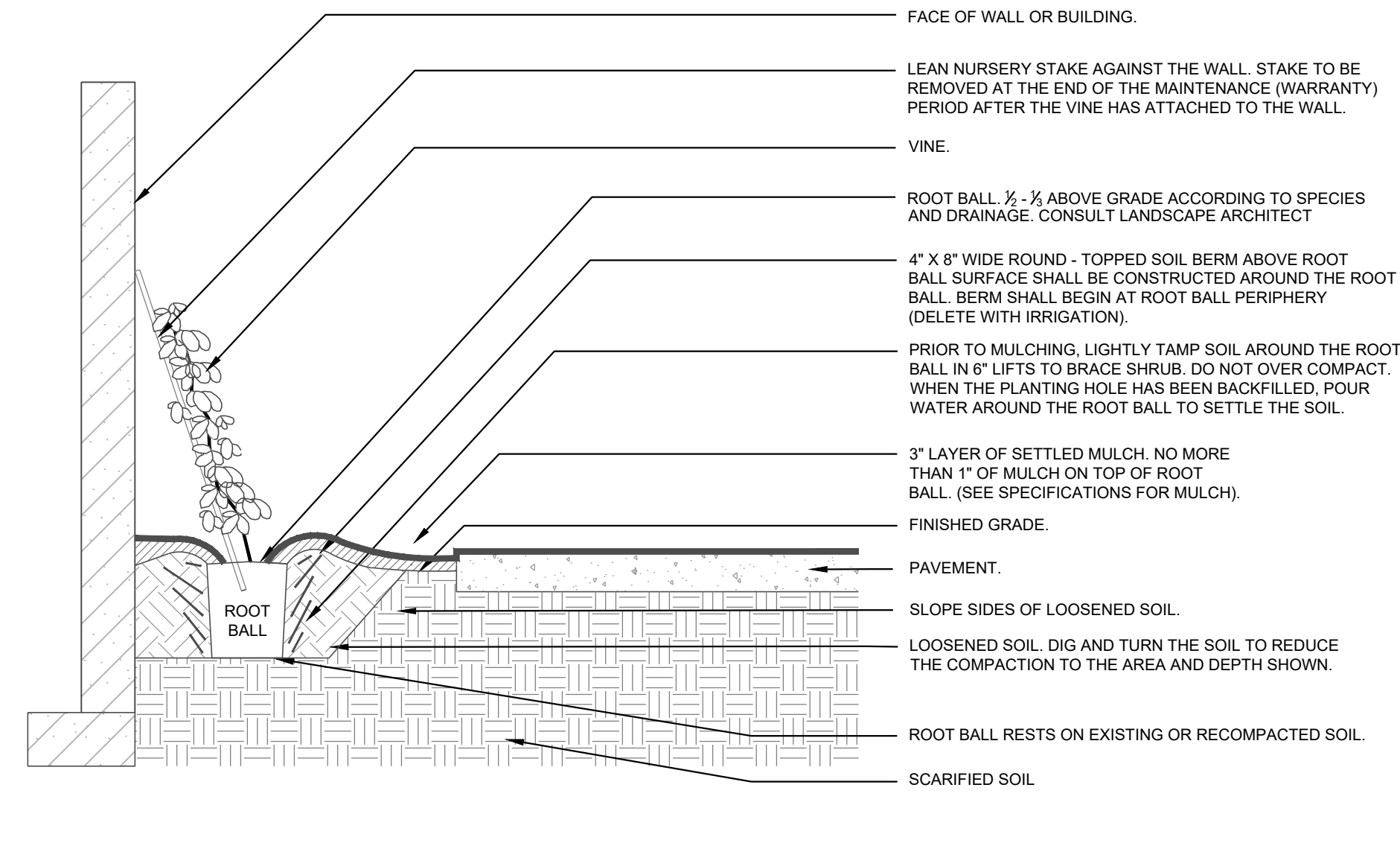
2 TREE STAKING - ON SLOPE - EXISTING IN-SITU SOIL SECTION NTS



3 SHRUB - EXISTING IN-SITU SOIL SECTION NTS



4 SHRUB ON SLOPE - EXISTING IN-SITU SOIL SECTION NTS



5 VINE - EXISTING IN-SITU SOIL SECTION NTS

NOTES:

- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- WHEN SHRUBS AND GROUND COVER ARE PLANTED IN MASSES, ENTIRE BED SHALL BE EXCAVATED AND TILLED WITH SOIL AMENDMENTS PER SPECIFICATIONS.

3" LAYER OF SETTLED MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).

FINISHED GRADE.

SLOPE SIDES OF LOOSENEED SOIL.

LOOSENEED SOIL.

ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.

3 SHRUB - EXISTING IN-SITU SOIL SECTION

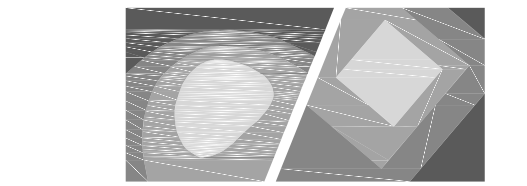
ROOTBALL $\frac{1}{2}$ - $\frac{3}{4}$ ABOVE GRADE ACCORDING TO SPECIES AND DRAINAGE. CONSULT LANDSCAPE ARCHITECT.

4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

SCARIFIED SOIL.

BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.



STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
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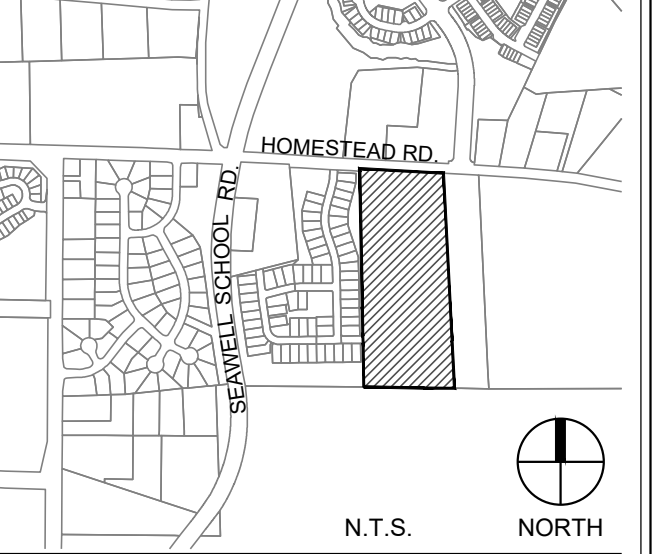
Client:

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

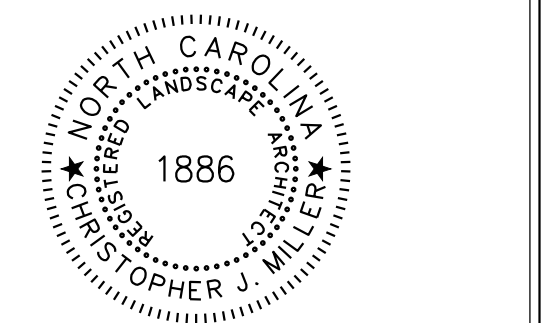
Project:

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Vicinity map:



Seal:



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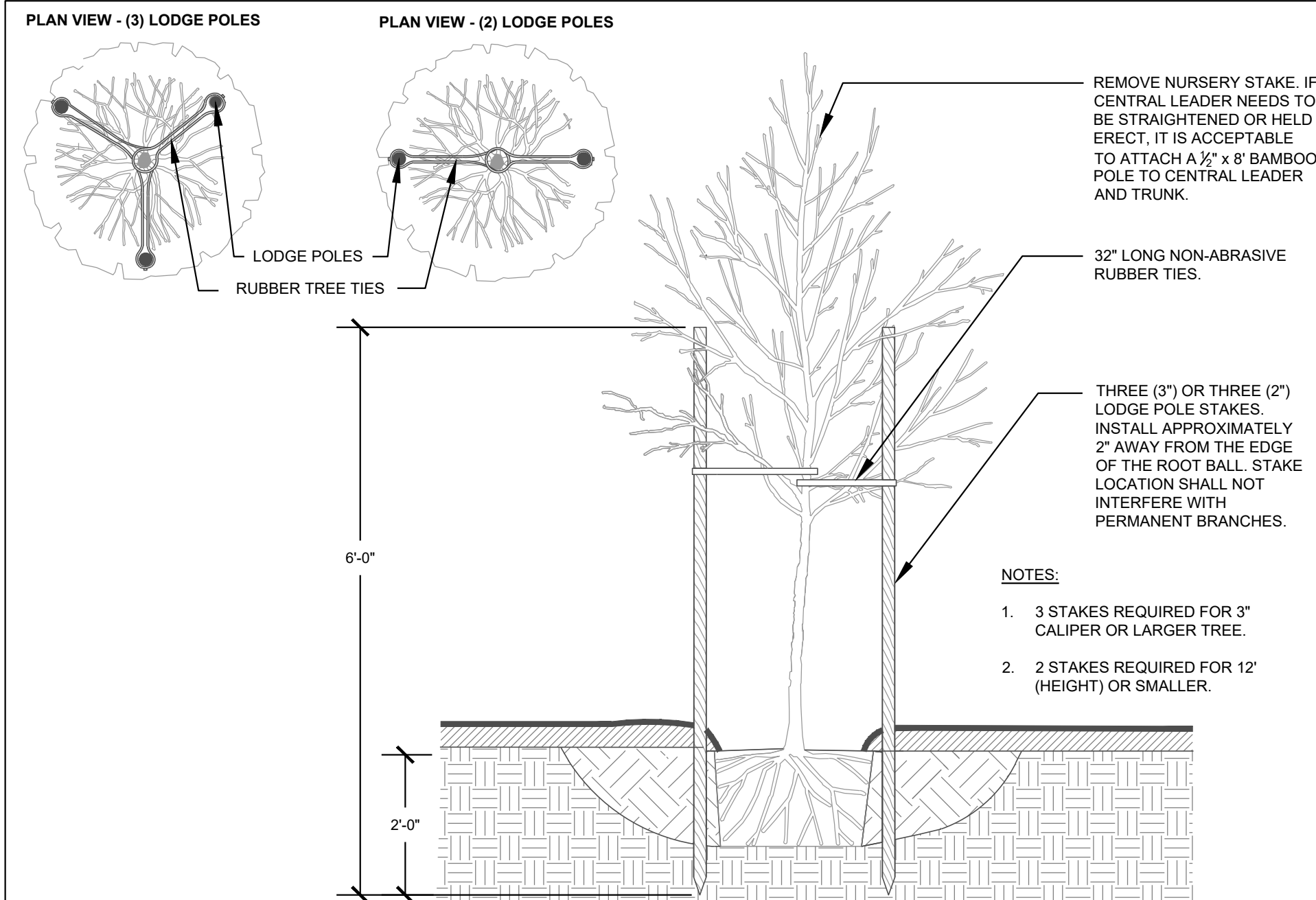
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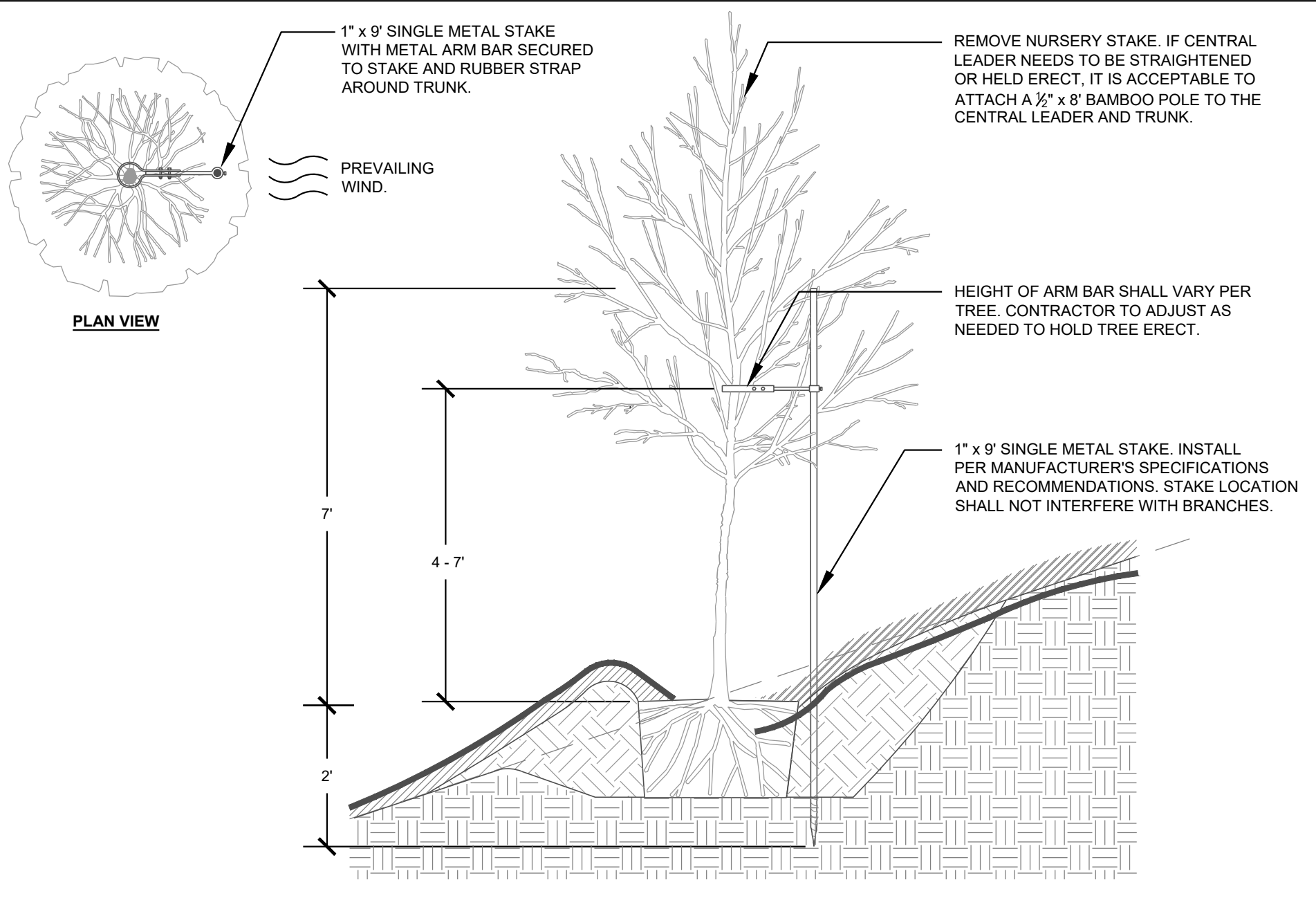
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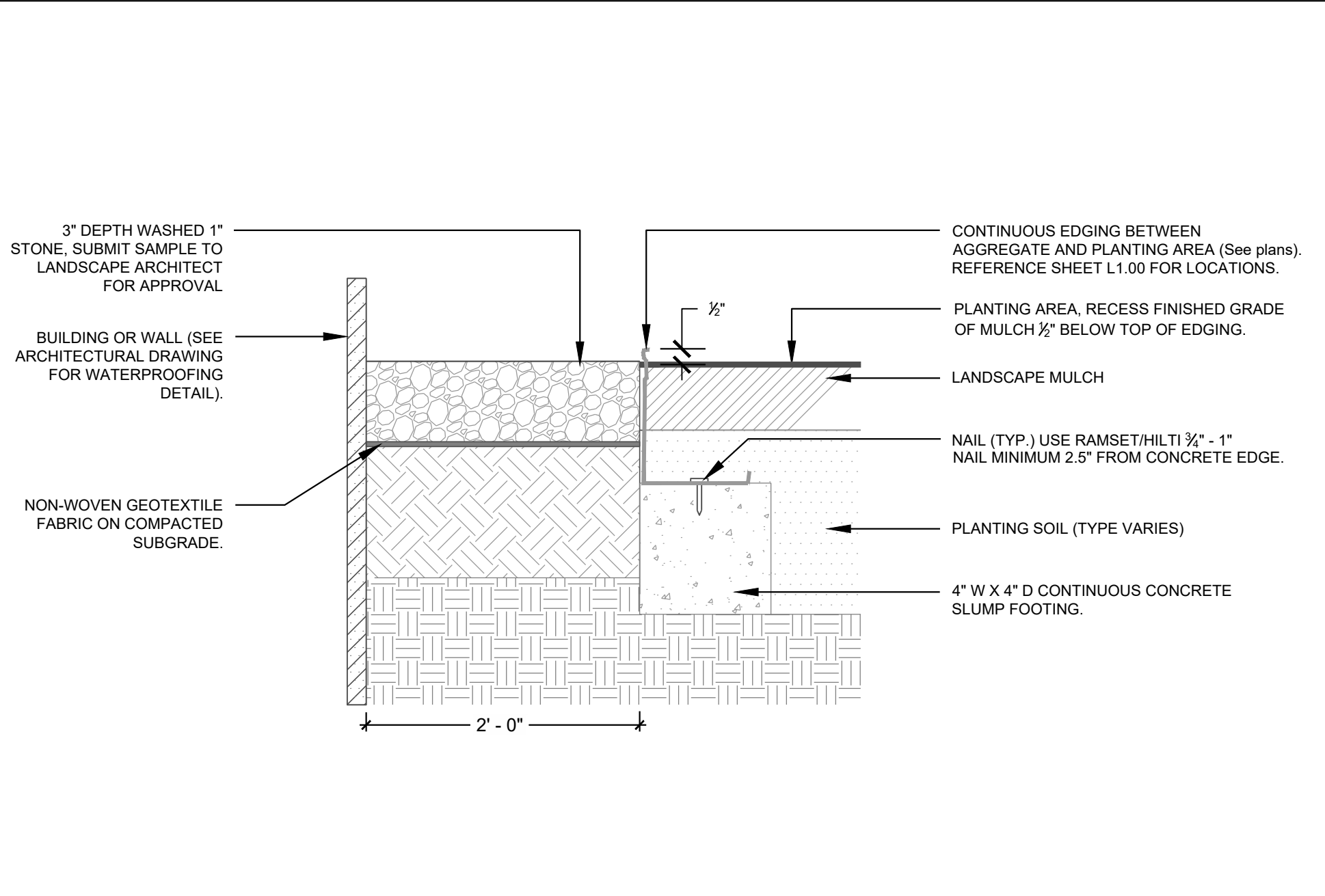
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Drawn by: DJ/RS
Approved by: CJM **L2.01**



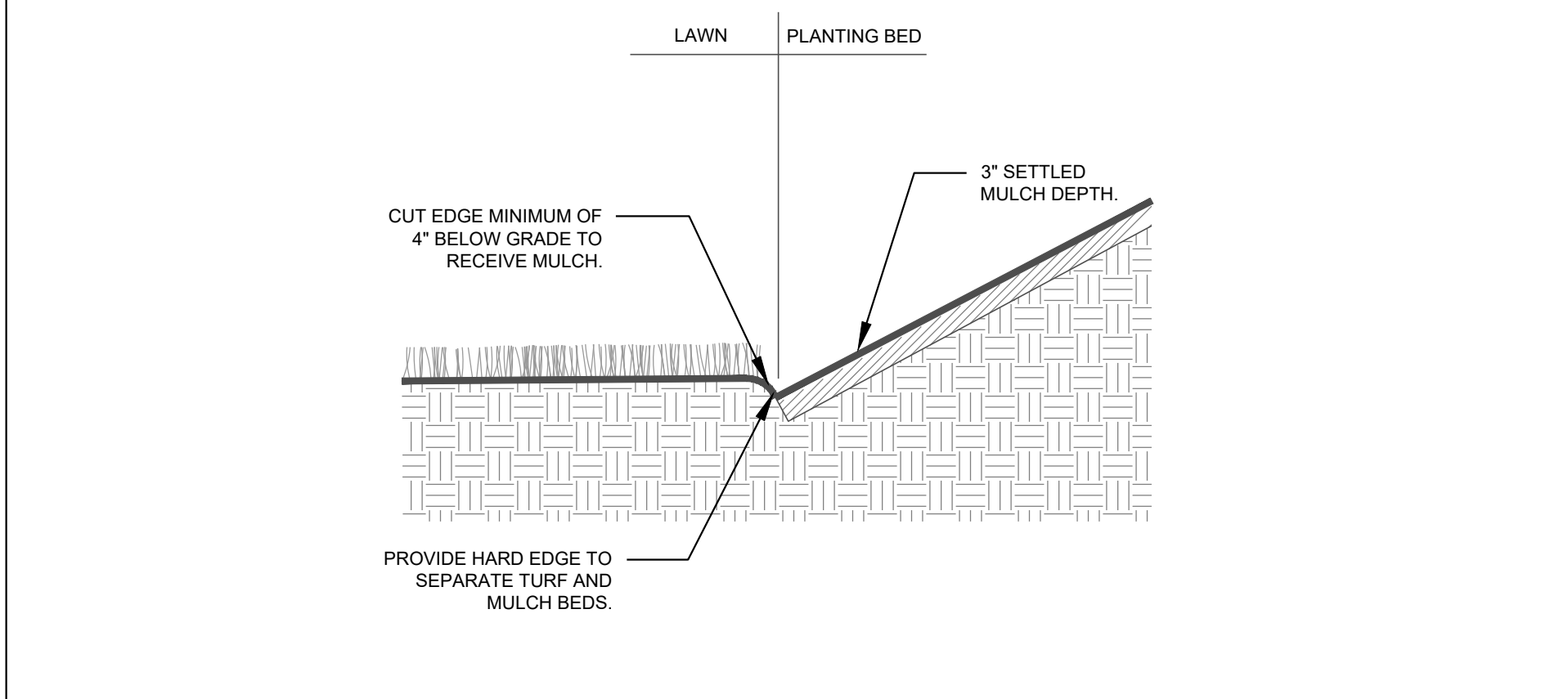
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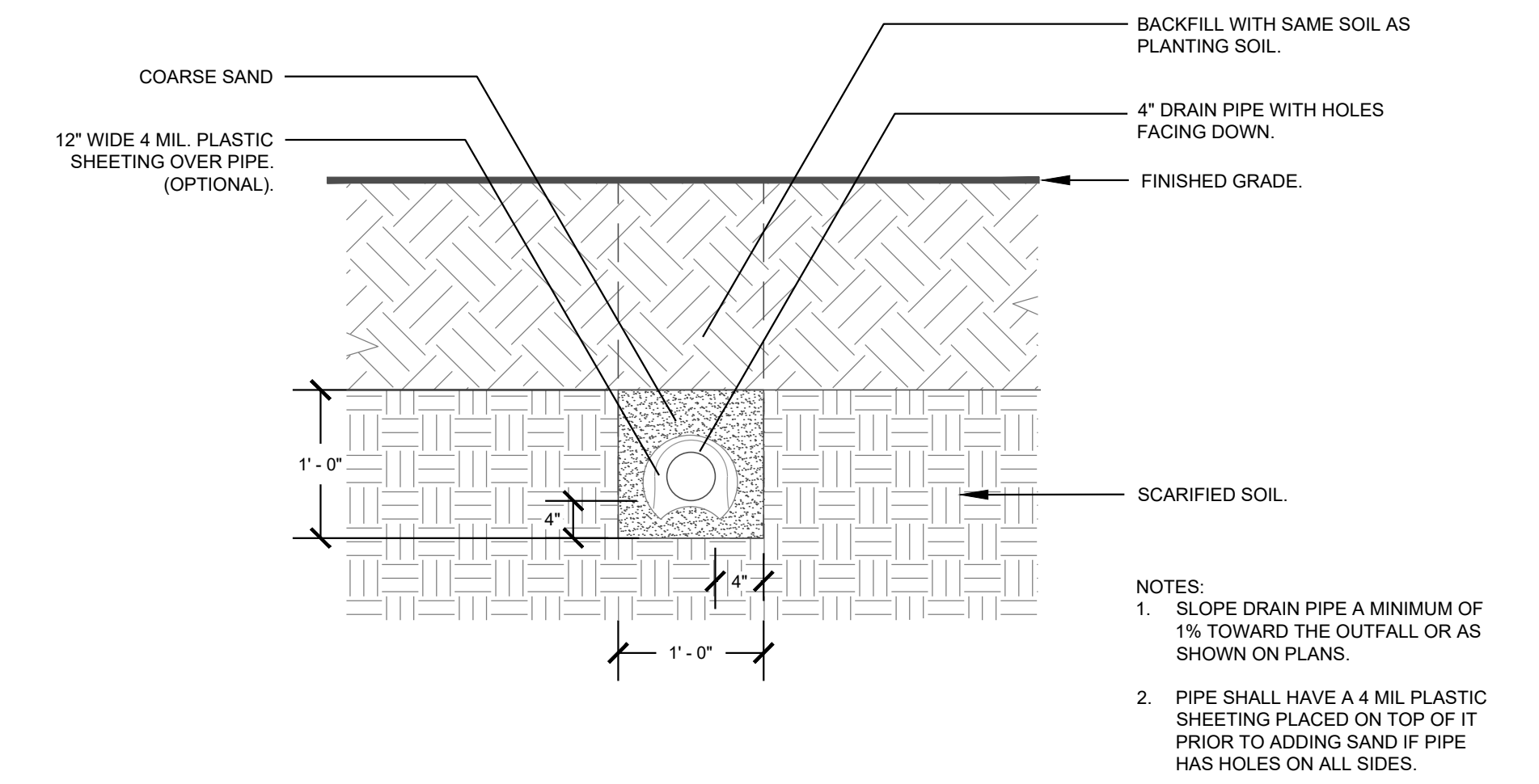
2 TREE STAKING - ON SLOPE SECTION NTS



3 GRAVEL BAND WITH STEEL EDGING SECTION NTS



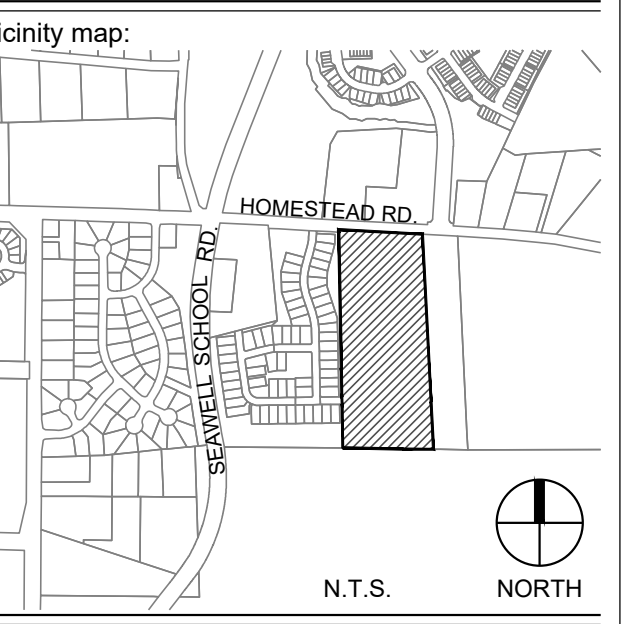
4 LAWN / PLANT BED TRENCH EDGING SECTION NTS



5 PLANTING PIT / BED DRAIN DETAIL SECTION NTS

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