

# UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1

SPECIAL USE PERMIT FOR:  
UNC HEALTH CARE SYSTEM EASTOWNE  
REDEVELOPMENT MOB 1  
CHAPEL HILL, NORTH CAROLINA  
PROJECT NUMBER: UNC-17020

SITE DATA:			
PHYSICAL ADDRESS:	100 EASTOWNE DRIVE CHAPEL HILL, NC 27514		
OWNER:	HEALTH SYSTEM PROPERTIES, LLC. 211 FRIDAY CENTER DRIVE CHAPEL HILL, NORTH CAROLINA 27517		
PIN:	9890800195		
EXISTING ZONING:	OI-2		
PROPOSED ZONING:	OI-3		
NET LAND AREA:	8.38 AC.		
CREDITED STREET AREA:	0.83 AC.		
GROSS LAND AREA:	9.21 AC.		
AREA IN FLOODWAY/FLOODPLAIN:	NONE		
AREA IN RCD:	74,320 SF		
BUILDING HEIGHTS:	OI-3	PROPOSED MOB	PROPOSED PARKING DECK
MAXIMUM BUILDING HEIGHT (SETBACK):	N/A	74'	42'
MAXIMUM BUILDING HEIGHT (CORE):	N/A	105'	60'
FLOOR AREA:	MAXIMUM FAR: 0.566 MAXIMUM FAR IN RCD: 0.566/0.019/0.01 MAXIMUM FLOOR AREA: 199,772 SF PROPOSED FLOOR AREA: 153,000 SF EXISTING FLOOR AREA TO REMAIN: 25,546 SF		
BUILDING SETBACKS:	OI-3	EASTOWNE DRIVE	
STREET	0 FEET	22 FEET	
INTERIOR	0 FEET	8 FEET	
SOLAR	0 FEET	9 FEET	
PARKING SUMMARY	REQUIRED	PROPOSED	
MEDICAL OFFICE OFFICE	VEHICULAR N/A N/A	BIKE N/A N/A	VEHICULAR 574 69
			EVCS 6 (IN DECK) 0
			BIKE 26 (20 CLASS 1) 4
ACCESSIBLE PARKING:			
MEDICAL OFFICE OFFICE	66 (IN DECK) 5 (SURFACE)		
IMPERVIOUS AREA SUMMARY:			
MAXIMUM ALLOWED	300,314 SF (82.27%)		
EXISTING	183,025 SF (50.14%)		
PROPOSED	172,140 SF (47.15%)		
EXISTING IMPERVIOUS IN RCD:			
STREAMSIDE	4,080 SF		
MANAGED USE	8,570 SF		
UPLAND	15,719 SF		
PROPOSED IMPERVIOUS IN RCD:	EXISTING TO REMAIN	PROPOSED	TOTAL
STREAMSIDE	2,465 SF	163 SF	2,625 SF
MANAGED USE	7,584 SF	0 SF	7,584 SF
UPLAND	6,567 SF	5,928 SF	12,495 SF
BUFFERES	REQUIRED	PROVIDED	
15-501	30' TYPE 'D'	30' MODIFIED	
EASTOWNE DRIVE	20' TYPE 'C'	30'	
INTERIOR PROPERTY LINE	10'	10'	

## SPECIAL USE PERMIT 100 EASTOWNE DR CHAPEL HILL, NORTH CAROLINA PROJECT NUMBER: UNC-17020

DATE: MARCH 6, 2018  
REVISED: APRIL 4, 2018

OWNER:



HEALTH SYSTEM PROPERTIES, LLC

211 FRIDAY CENTER DRIVE

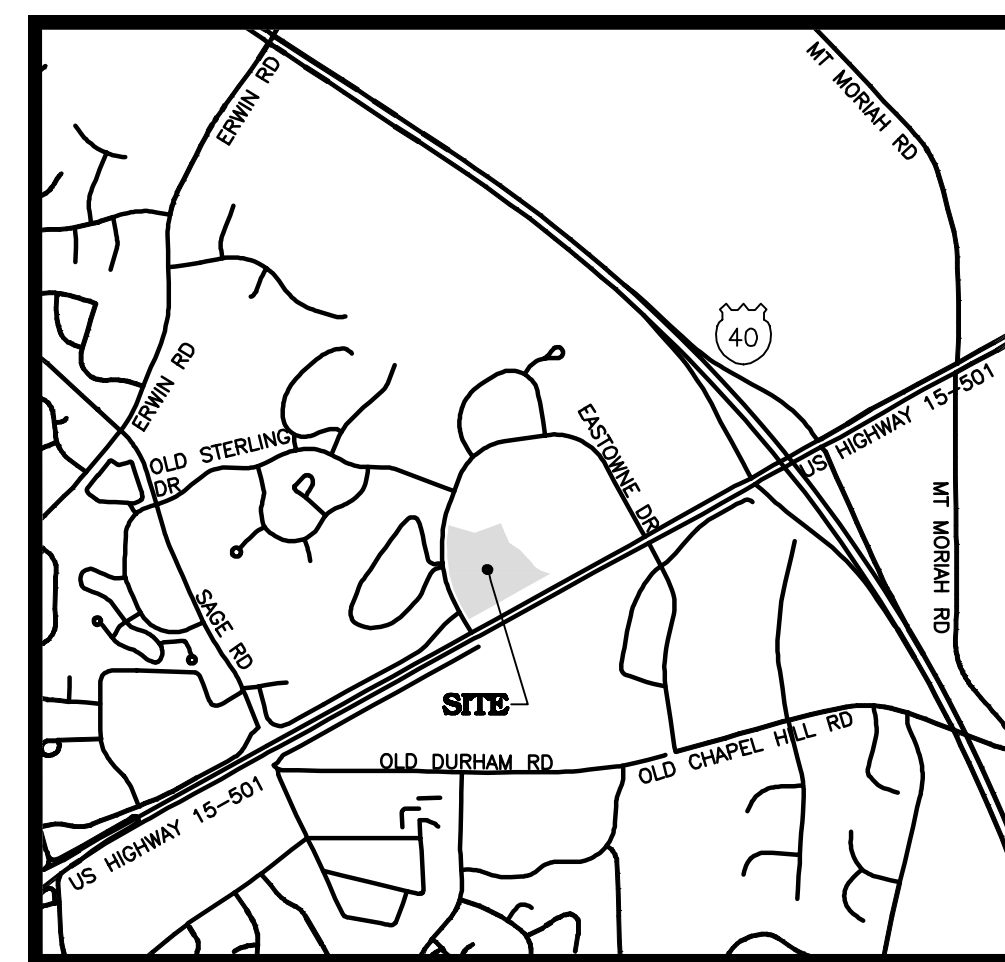
CHAPEL HILL, NORTH CAROLINA 27517

SIMON.GEORGE@UNCHEALTH.UNC.EDU

(984) 974-5388

### SHEET INDEX

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- C-2 EXISTING CONDITIONS
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- LS-1 LANDSCAPE PLAN
- LS-2 LANDSCAPE DETAILS
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- A-2 PARKING DECK ELEVATION



VICINITY MAP  
1"=1500'



THE JOHN R. McADAMS  
COMPANY, INC.

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Durham, North Carolina 27713  
License No.: C-0293  
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Contact: Bill Derks  
Derks@mcadamsco.com



**TREE LEGEND**

- ⊙A ASH
  - ⊙BE BEECH
  - ⊙B BIRCH
  - ⊙C CEDAR
  - ⊙CH CHERRY
  - ⊙CM CRAPE MYRTLE
  - ⊙CP CYPRESS
  - ⊙DG DOGWOOD
  - ⊙E ELM
  - ⊙G SWEET GUM
  - ⊙H MISC. HARDWOOD
  - ⊙HI HICKORY
  - ⊙HO HOLLY
  - ⊙M MAGNOLIA
  - ⊙MA MAPLE
  - ⊙JM JAPANESE MAPLE
  - ⊙M MIMOSA
  - ⊙RO RED OAK
  - ⊙WO WHITE OAK
  - ⊙O OAK
  - ⊙PC PEACH
  - ⊙PF PEAR
  - ⊙PN PECAN
  - ⊙PS PERSIMMON
  - ⊙P PINE
  - ⊙PO POPLAR
  - ⊙RB REDBUD
  - ⊙SY SYCAMORE
  - ⊙W WALNUT
- DOUBLE AND TRIPLE TRUNKS
- ⊙DO DOUBLE OAK
  - ⊙TO TRIPLE OAK
- CAULIPER INCH SIZE OF TREE  
— TYPE OF TREE  
— D FOR DOUBLE, T FOR TRIPLE

**SLOPE ANALYSIS**

- SLOPES 0% - 15% (74% BY AREA)
- ▒ SLOPES 15% - 25% (15% BY AREA)
- SLOPES >25% (11% BY AREA)

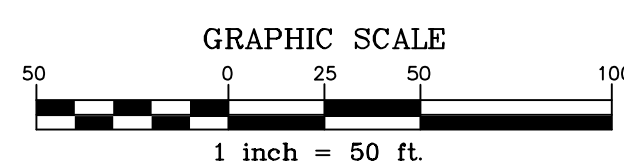
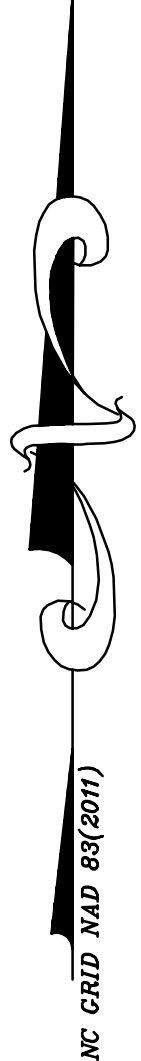
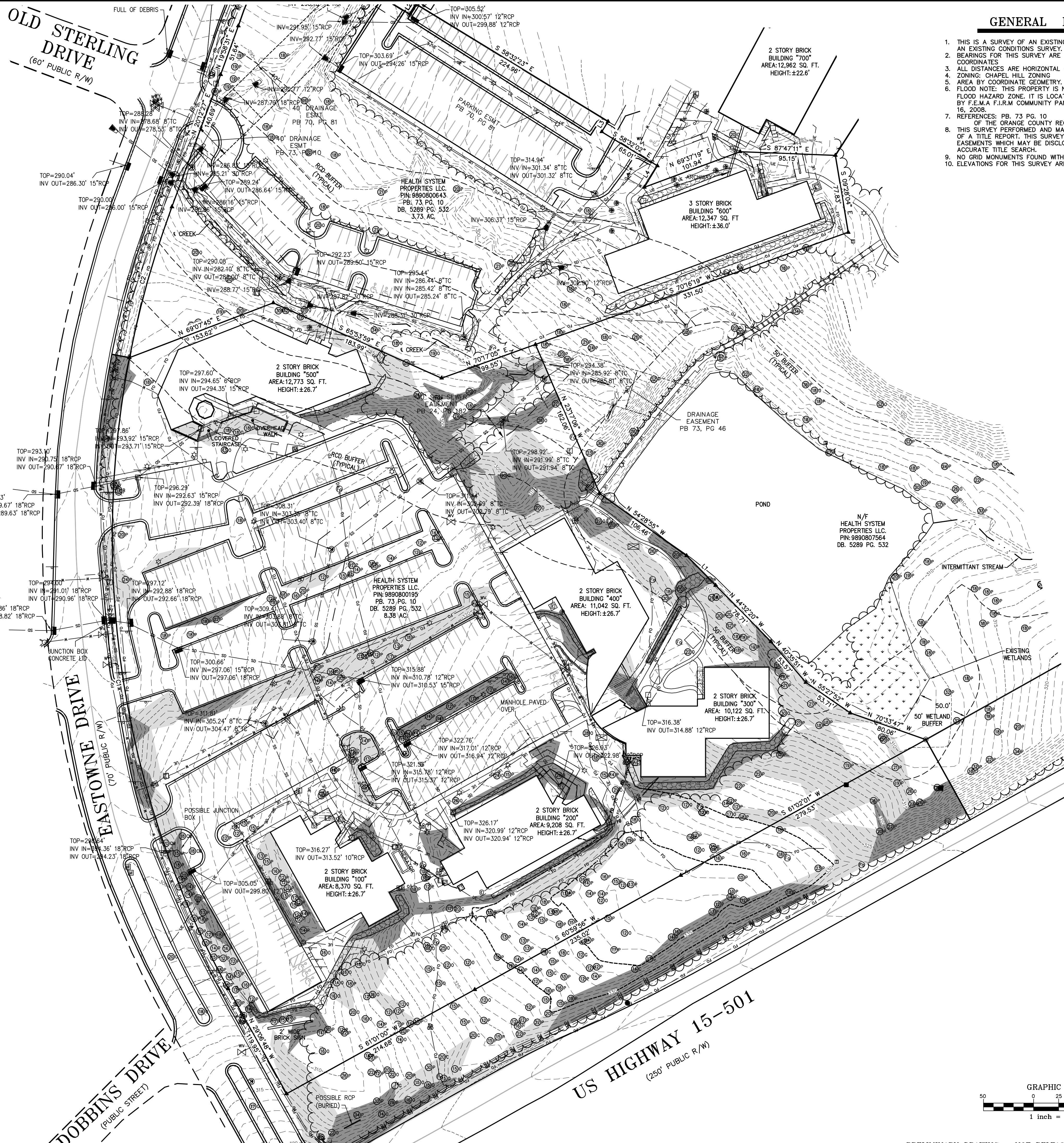
NOTE SLOPE ANALYSIS RAN FOR PIN: 9890800195 PROPERTY, EASTOWNE DRIVE FRONTAGE FROM R/W TO BACK OF CURB AND US HWY 15-501 FRONTAGE FROM R/W TO EDGE OF PAVEMENT.

**LEGEND**

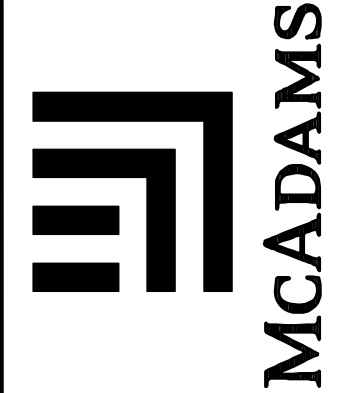
- EXISTING IRON PIPE
  - IRON PIPE SET
  - ▲ CALCULATED POINT
  - ⊙ BORE HOLE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ SANITARY SEWER CLEANOUT
  - ⊙ WATER VALVE
  - ⊙ WATER METER
  - ⊙ FIRE HYDRANT
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ TELEPHONE MANHOLE
  - ⊙ ELECTRIC BOX
  - ☆ LIGHT POLE
  - ⊙ POWER POLE
  - ⊙ CURB INLET
  - ⊙ STORM DRAINAGE MANHOLE
  - YARD INLET
- SD — STORM DRAIN PIPE
  - OU — OVERHEAD UTILITY LINES
  - W — WATER LINE
  - SS — SANITARY SEWER LINE
  - T — TELEPHONE LINE
  - G — GAS LINE
  - UE — UNDERGROUND ELECTRIC
  - UT — UNDERGROUND TELEPHONE
  - X — FENCE LINE

**GENERAL NOTES**

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CHAPEL HILL ZONING.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3710989000L DATED MAY 16, 2008.
7. REFERENCES: PB. 73 PG. 10 OF THE ORANGE COUNTY REGISTRY.
8. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM



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REVISIONS:

NO.	DATE	DESCRIPTION
1	2018-04-04	COMMENTS

OWNER:  
UNC HOSPITALS  
101 MANNING DRIVE  
CHAPEL HILL, NORTH CAROLINA 27514

PROJECT NO: UNC-17020  
FILENAME: UNC17020-C1  
CHECKED BY: RTF  
DRAWN BY: JBT  
SCALE: 1"=50'  
DATE: 12-28-17  
SHEET NO: C-2

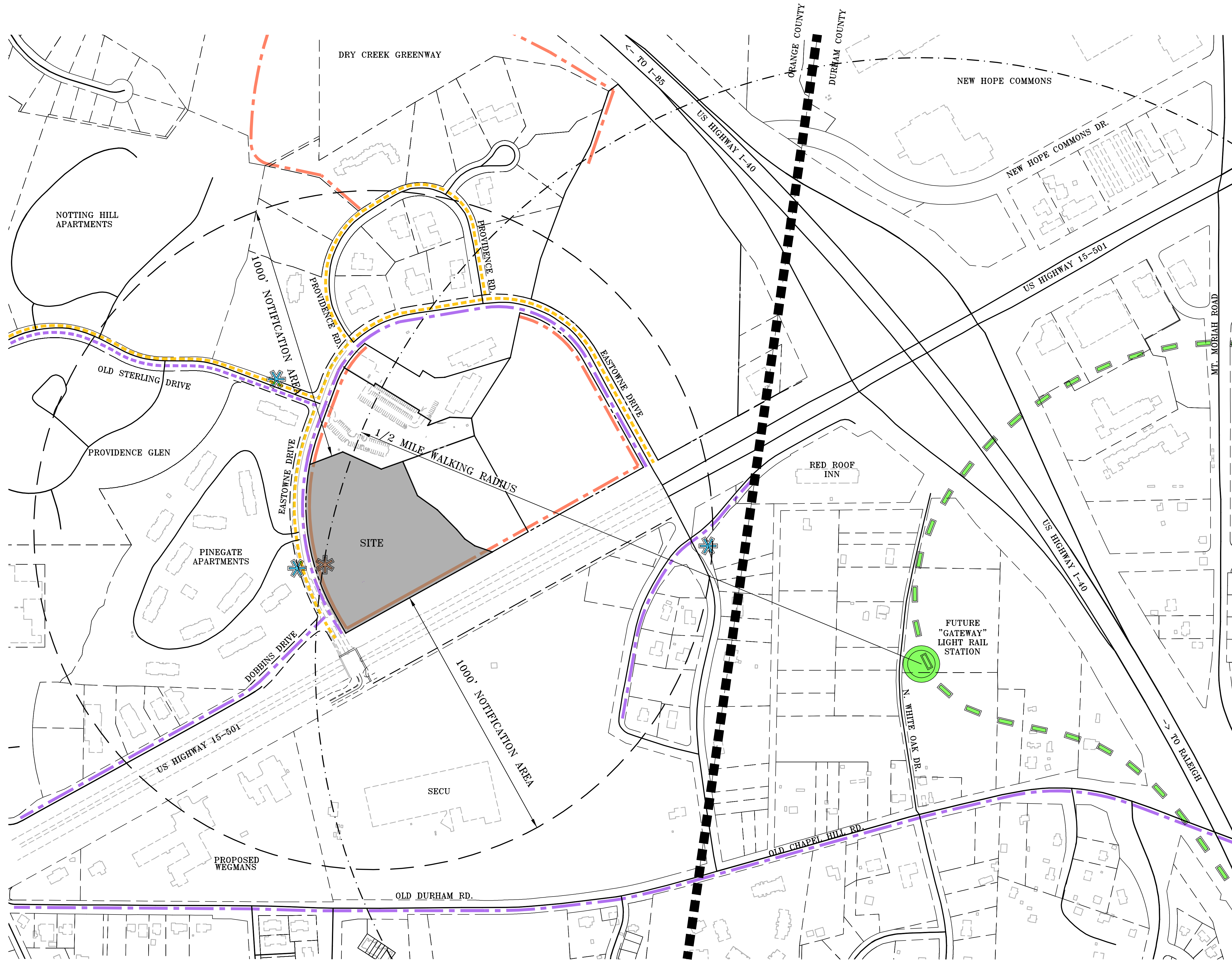
PROJECT NO: UNC-17020  
FILENAME: UNC17020-C1  
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DATE: 12-28-17  
SHEET NO: C-2

McAdams logo

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- LEGEND**
- 1,000' NOTIFICATION BOUNDARY
  - - - 1/2 MILE WALKING RADIUS TO FUTURE STATION
  - EXISTING ZONING BOUNDARY
  - ✳ EXISTING BUS STOP
  - ✳ PROPOSED BUS STOP
  - EXISTING SIDEWALK
  - PROPOSED MULTIUSE TRAIL
  - FUTURE CONNECTION
  - EXISTING BIKE LANE
  - FUTURE BIKE LANE
  - FUTURE LIGHTRAIL TRANSIT STATION
  - FUTURE DURHAM-ORANGE LIGHTRAIL

**SITE INFORMATION:**

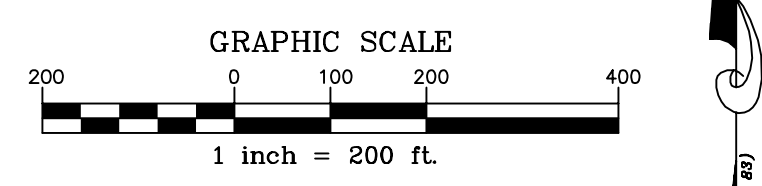
PIN: 9890800195  
 ADDRESS: 100 EASTOWNE DR  
 CHAPEL HILL, NC 27517

OWNER: HEALTH SYSTEM PROPERTIES, LLC

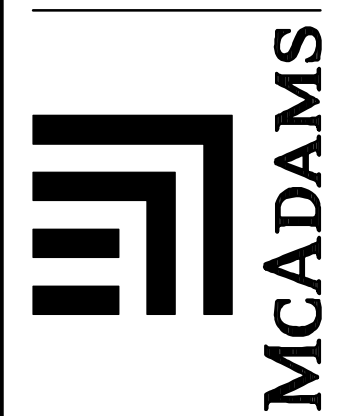
ACREAGE: 8.38

**GENERAL NOTES**

1. PLANIMETRIC INFORMATION OBTAINED FROM ORANGE AND DURHAM COUNTY GIS.



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 COMPANY, INC.  
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 (800) 733-5646 • mcadamsco.com



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:  
 HEALTH SYSTEM PROPERTIES, LLC.  
 211 FRIDAY CENTER DRIVE  
 CHAPEL HILL, NORTH CAROLINA 27517

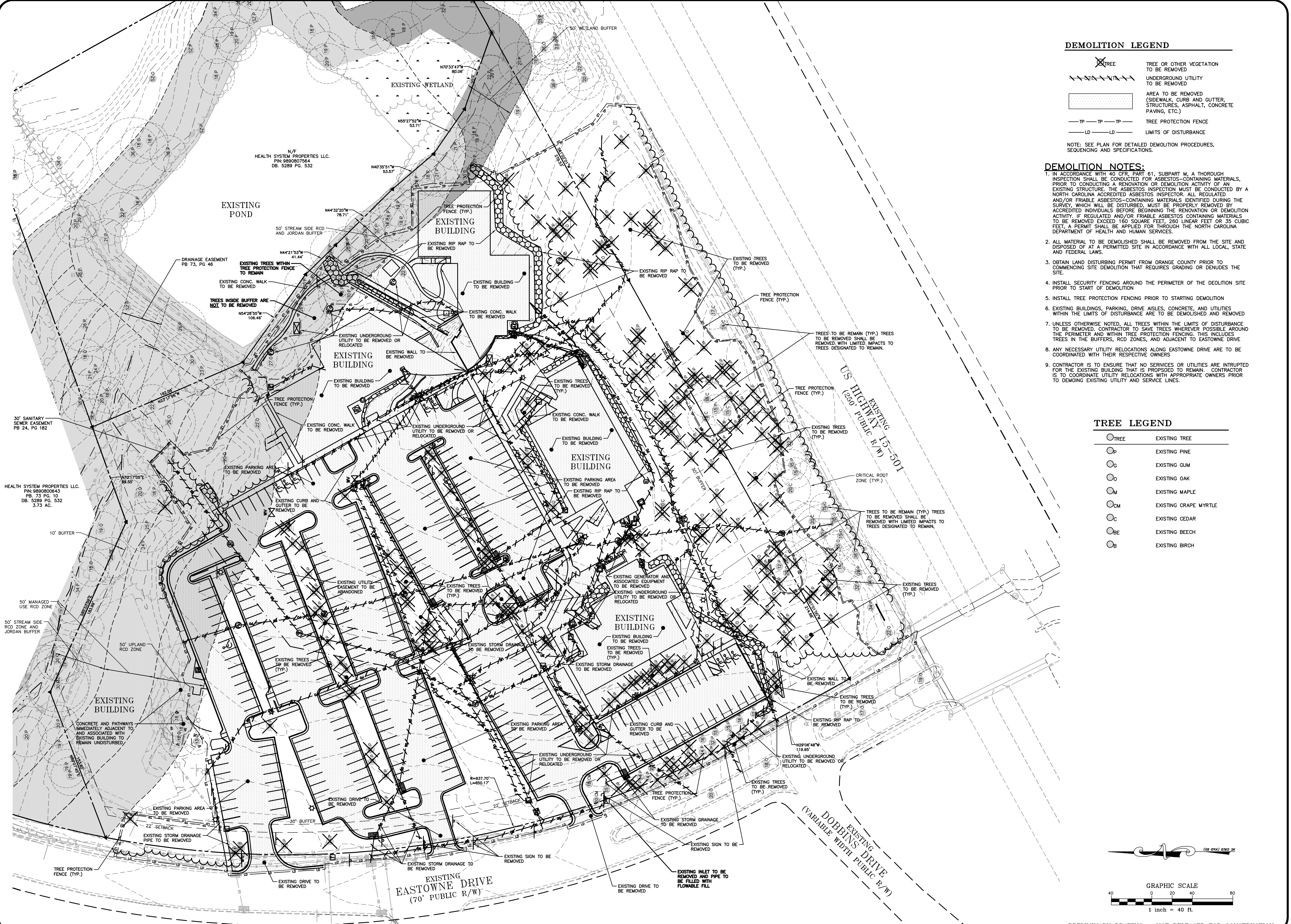
**UNC HEALTH CARE SYSTEM  
 EASTOWNE REDEVELOPMENT MOB 1  
 SPECIAL USE PERMIT  
 CHAPEL HILL, NORTH CAROLINA**

AREA MAP AND BIKE-PEDE NETWORK DIAGRAM

PROJECT NO:	UNC-17020
FILENAME:	UNC17020-A1
CHECKED BY:	WHD
DRAWN BY:	HMA
SCALE:	1" = 200'
DATE:	03-06-18
SHEET NO.:	C-1







**DEMOLITION LEGEND**

- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE

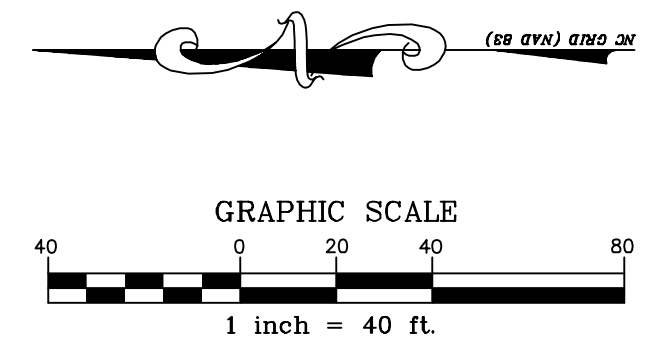
NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

**DEMOLITION NOTES:**

1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS. PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE, THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRAGILE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
3. OBTAIN LAND DISTURBING PERMIT FROM ORANGE COUNTY PRIOR TO COMMENCING SITE DEMOLITION THAT REQUIRES GRADING OR DENIDES THE SITE.
4. INSTALL SECURITY FENCING AROUND THE PERIMETER OF THE DEMOLITION SITE PRIOR TO START OF DEMOLITION.
5. INSTALL TREE PROTECTION FENCING PRIOR TO STARTING DEMOLITION.
6. EXISTING BUILDINGS, PARKING, DRIVE AISLES, CONCRETE, AND UTILITIES WITHIN THE LIMITS OF DISTURBANCE ARE TO BE DEMOLISHED AND REMOVED.
7. UNLESS OTHERWISE NOTED, ALL TREES WITHIN THE LIMITS OF DISTURBANCE TO BE REMOVED EXCEPT THOSE DESIGNATED TO REMAIN. CONTRACTOR TO SAVE TREES WHEREVER POSSIBLE AROUND THE PERIMETER AND WITHIN TREE PROTECTION FENCING. THIS INCLUDES TREES IN THE BUFFERS, RCD ZONES, AND ADJACENT TO EASTOWNE DRIVE.
8. ANY NECESSARY UTILITY RELOCATIONS ALONG EASTOWNE DRIVE ARE TO BE COORDINATED WITH THEIR RESPECTIVE OWNERS.
9. CONTRACTOR IS TO ENSURE THAT NO SERVICES OR UTILITIES ARE INTERRUPTED FOR THE EXISTING BUILDING THAT IS PROPOSED TO REMAIN. CONTRACTOR IS TO COORDINATE UTILITY RELOCATIONS WITH APPROPRIATE OWNERS PRIOR TO DEMOLITION OF EXISTING UTILITY AND SERVICE LINES.

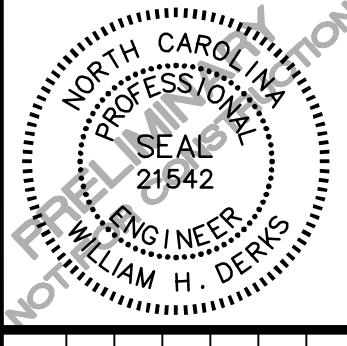
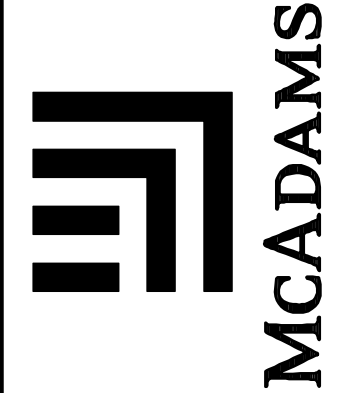
**TREE LEGEND**

- TREE EXISTING TREE
- P EXISTING PINE
- G EXISTING GUM
- O EXISTING OAK
- M EXISTING MAPLE
- CM EXISTING CRAPE MYRTLE
- C EXISTING CEDAR
- BE EXISTING BEECH
- B EXISTING BIRCH



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 New York, NY 10028  
 (800) 733-5646 • mcadamsco.com



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:  
 HEALTH SYSTEM PROPERTIES, LLC.  
 211 FRIDAY CENTER DRIVE  
 CHAPEL HILL, NORTH CAROLINA 27517

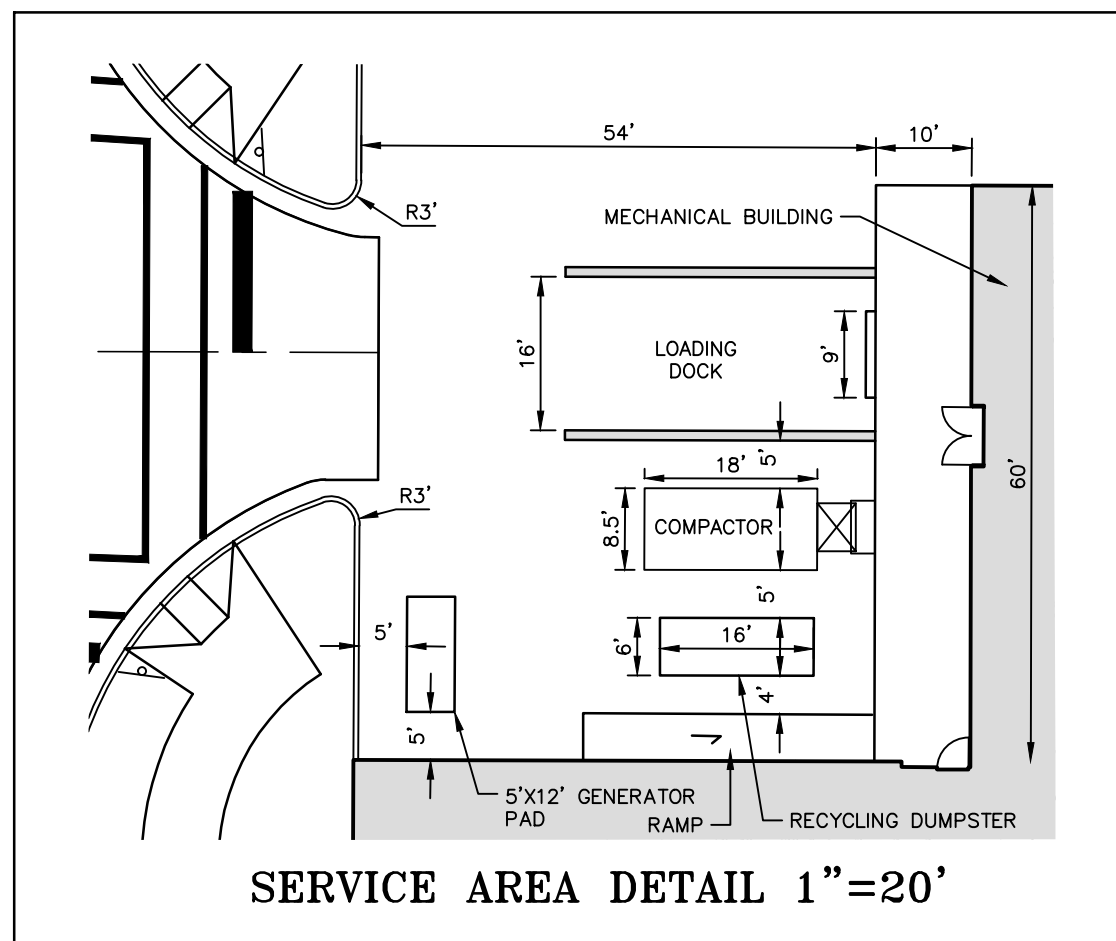
PROJECT NO. UNC-17020  
 FILENAME: UNC17020-DM1  
 CHECKED BY: WHD  
 DRAWN BY: C.J.J.  
 SCALE: 1"=40'  
 DATE: 03-06-18  
 SHEET NO. C-3

UNC HEALTH CARE SYSTEM  
 EASTOWNE REDEVELOPMENT MOB 1  
 SPECIAL USE PERMIT  
 CHAPEL HILL, NORTH CAROLINA  
 DEMOLITION PLAN

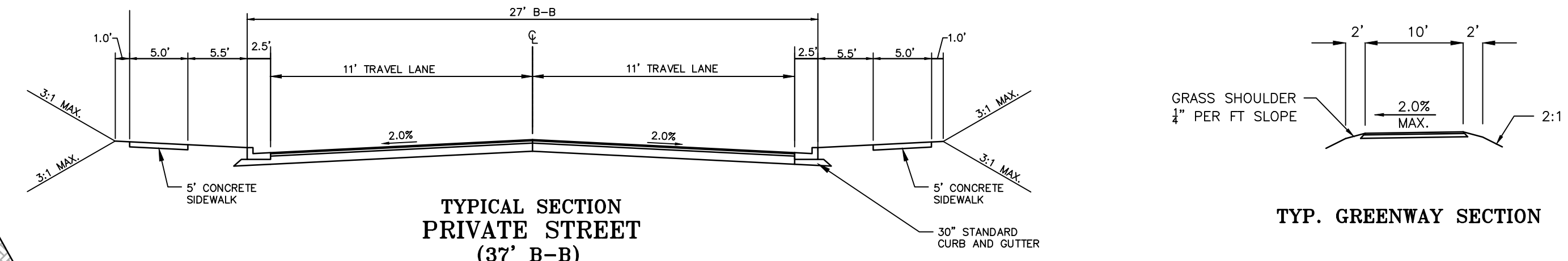


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SERVICE AREA DETAIL 1"=20'



TYPICAL SECTION PRIVATE STREET (37' B-B)

TYP. GREENWAY SECTION

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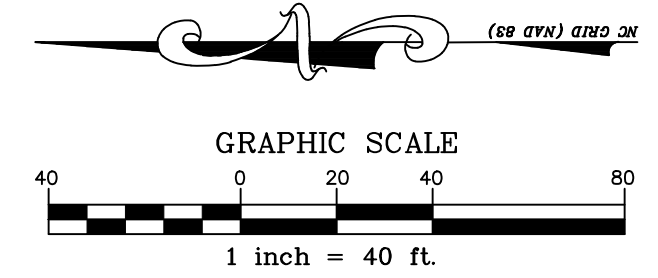
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OWNER:	HEALTH SYSTEM PROPERTIES, LLC. 211 FRIDAY CENTER DRIVE CHAPEL HILL, NORTH CAROLINA 27517		
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STREET INTERIOR SOLAR:	0 FEET	22 FEET	
	0 FEET	8 FEET	
	0 FEET	9 FEET	
PARKING SUMMARY:	REQUIRED	PROPOSED	
MEDICAL OFFICE:	VEHICULAR N/A	BIKE N/A	VEHICULAR 574
OFFICE:	N/A	N/A	EVCS 6 (IN DECK)
			BIKE 26 (20 CLASS 1)
			4
ACCESSIBLE PARKING:	66 (IN DECK) 5 (SURFACE)		
IMPERVIOUS AREA SUMMARY:	MAXIMUM ALLOWED 300,314 SF (82.27%) EXISTING 183,025 SF (50.14%) PROPOSED 172,140 SF (47.15%)		
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BUFFERS:	REQUIRED	PROVIDED	
15-501 EASTOWNE DRIVE:	30' TYPE 'D'	30' MODIFIED	
INTERIOR PROPERTY LINE:	20' TYPE 'C'	30'	
	10'	10'	

**SITE LEGEND**

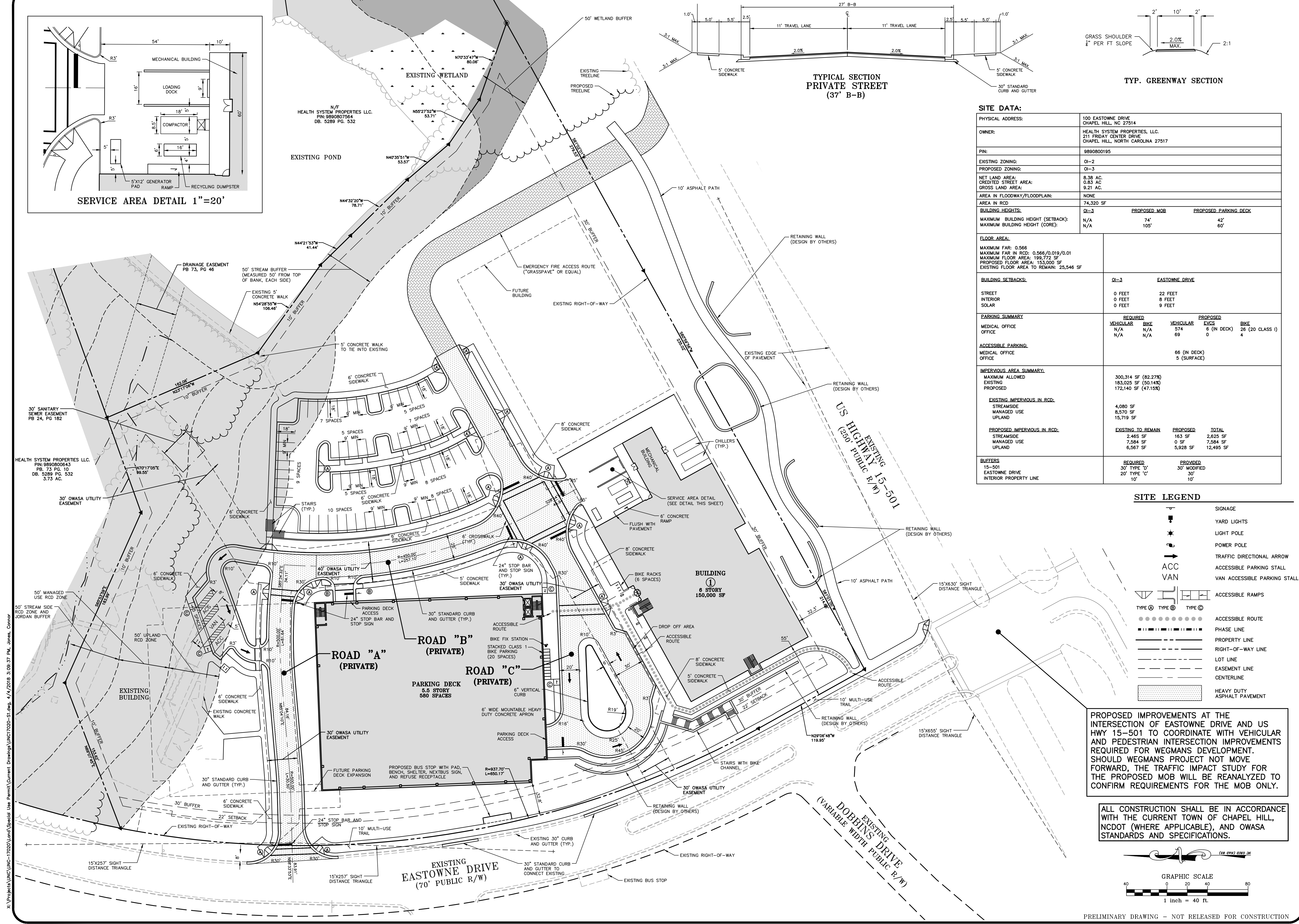
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

PROPOSED IMPROVEMENTS AT THE INTERSECTION OF EASTOWNE DRIVE AND US HWY 15-501 TO COORDINATE WITH VEHICULAR AND PEDESTRIAN INTERSECTION IMPROVEMENTS REQUIRED FOR WEGMANS DEVELOPMENT. SHOULD WEGMANS PROJECT NOT MOVE FORWARD, THE TRAFFIC IMPACT STUDY FOR THE PROPOSED MOB WILL BE REANALYZED TO CONFIRM REQUIREMENTS FOR THE MOB ONLY.

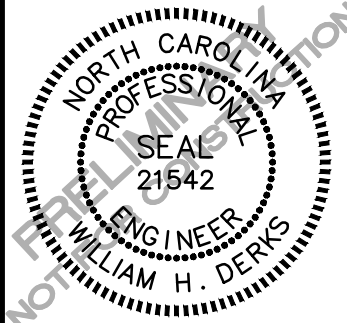
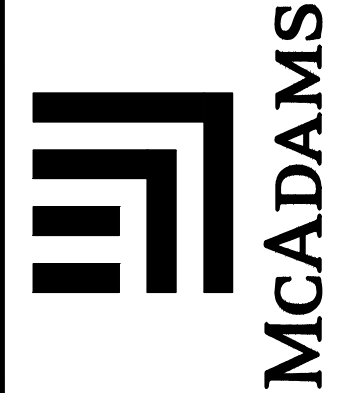
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
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Fax: 919-488-0289  
(800) 733-5646 • mcadamsco.com



REVISIONS:

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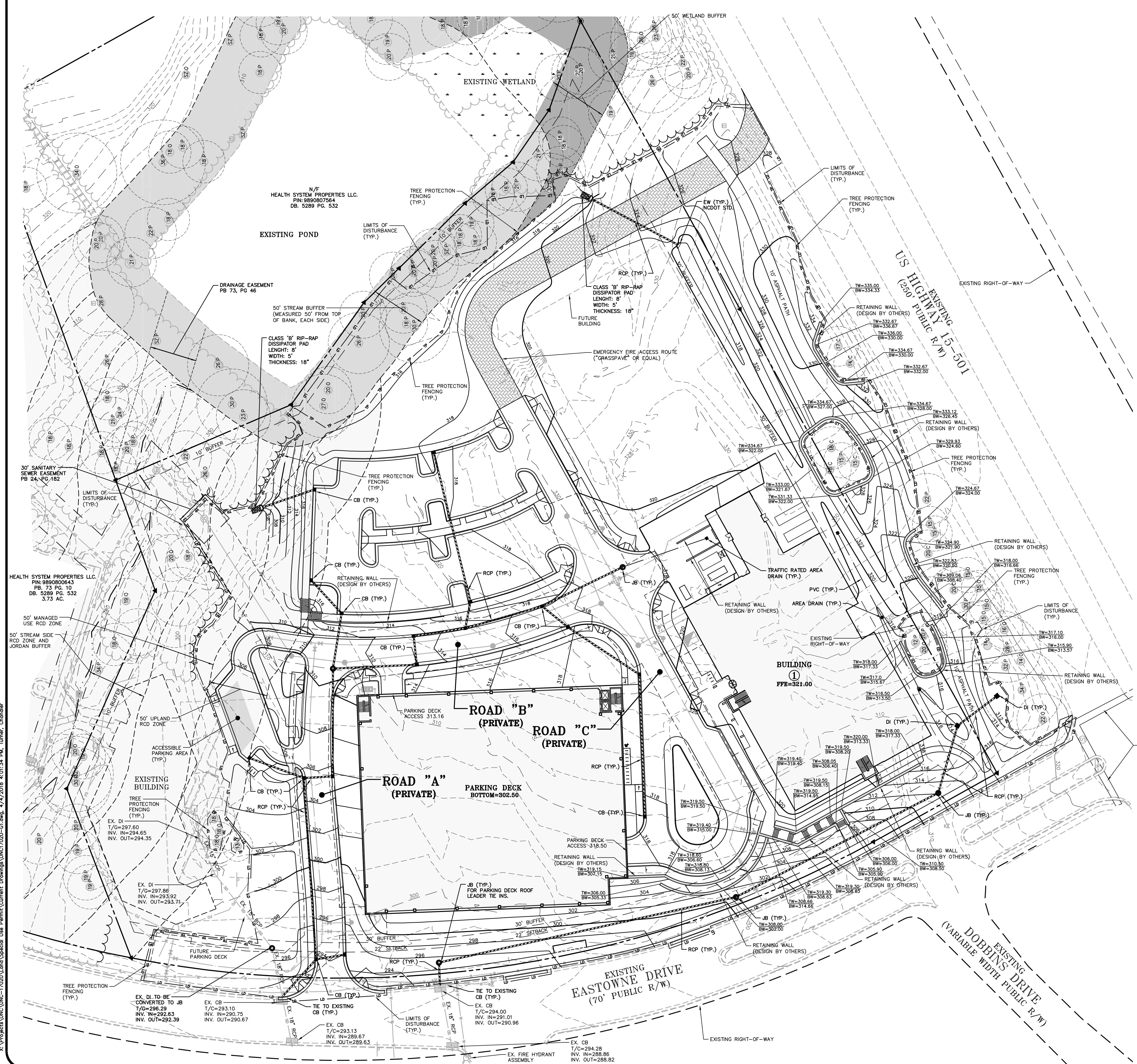
OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
SITE PLAN

PROJECT NO.:	UNC-17020
FILENAME:	UNC17020-S1
CHECKED BY:	WHD
DRAWN BY:	CJJ
SCALE:	1"=40'
DATE:	03-06-18
SHEET NO.:	C-4







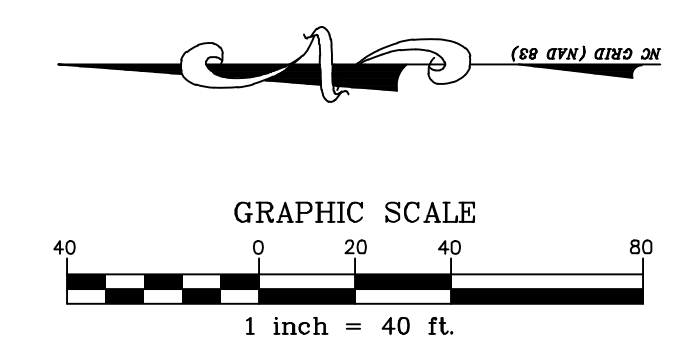
**GRADING LEGEND**

	FLARED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-DRAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURB ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)	
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS	
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

**GRADING/STORMWATER NOTES:**

1. THE PROPOSED ELEVATORS, WHICH MAY REQUIRE SUMPS IF HYDRAULIC, WILL BE REQUIRED TO BE EQUIPPED WITH OIL SEPARATORS AND PLUMBED TO THE SANITARY SEWER SYSTEM, NOT THE STORM DRAINAGE SYSTEM.
2. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
3. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL LATEST STANDARDS AND SPECIFICATIONS.
4. ALL DAMAGE TO STREETS MAINTAINED BY THE TOWN OF CHAPEL HILL DUE TO PROJECT CONSTRUCTION SHALL BE REPAIRED AT NO COST TO THE TOWN PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
5. NO STORMWATER RUNOFF FROM THE FIRST FLOOR OF THE PARKING GARAGE IS TO BE CONVEYED INTO THE STORM DRAINAGE SYSTEM. ANY STORMWATER RUNOFF FROM WITHIN THE GARAGE IS TO BE CONVEYED TO A SC-TYPE OIL/WATER SEPARATOR THROUGH A DRAIN LOCATED IN THE GARAGE SLAB AND CONNECTED TO SANITARY SEWER.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
Phone No.: C-0283  
Fax No.: 604-283-5646  
(800) 733-5646 • mcadamsco.com



REVISIONS:

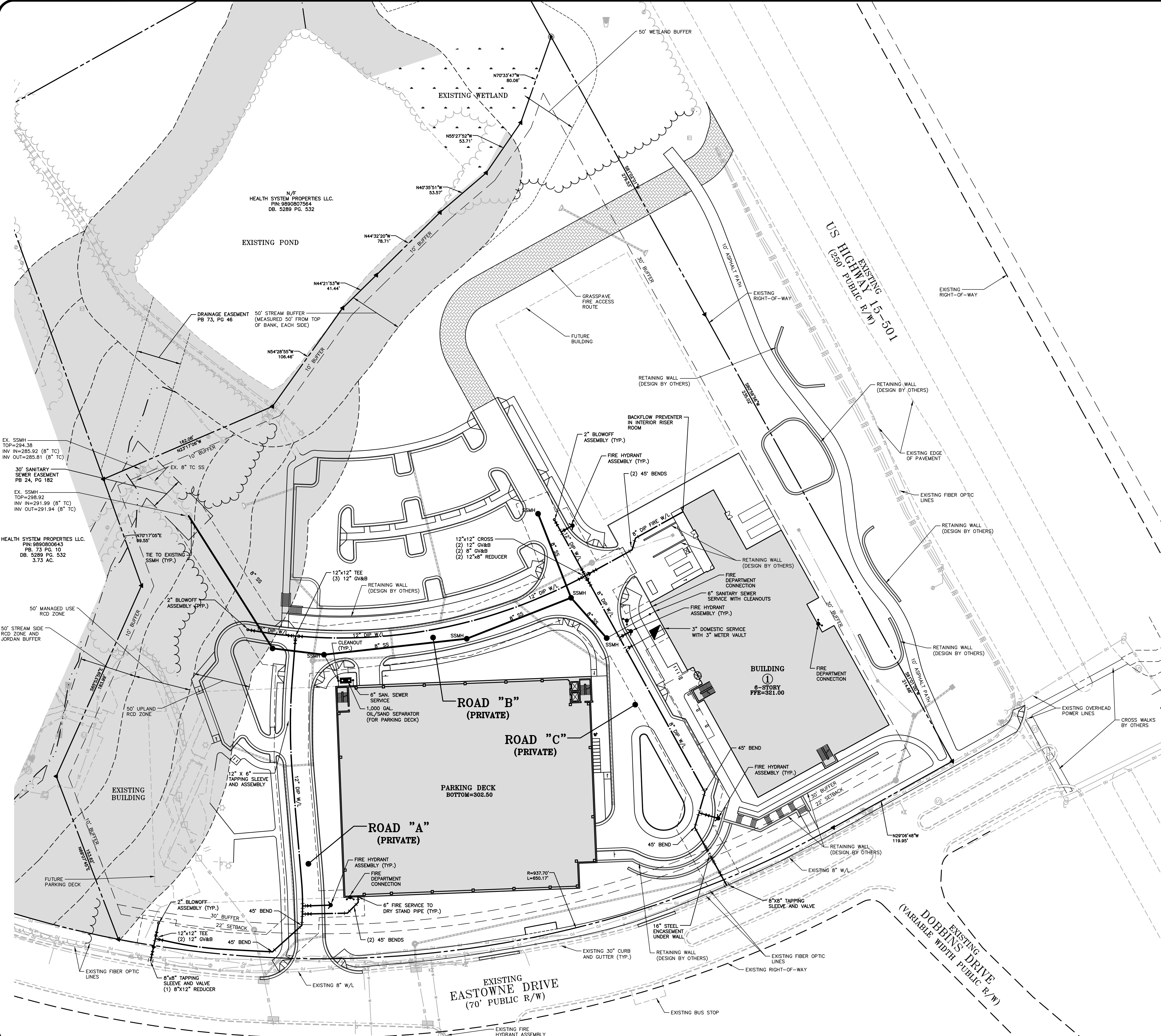

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
GRADING AND STORM DRAINAGE PLAN

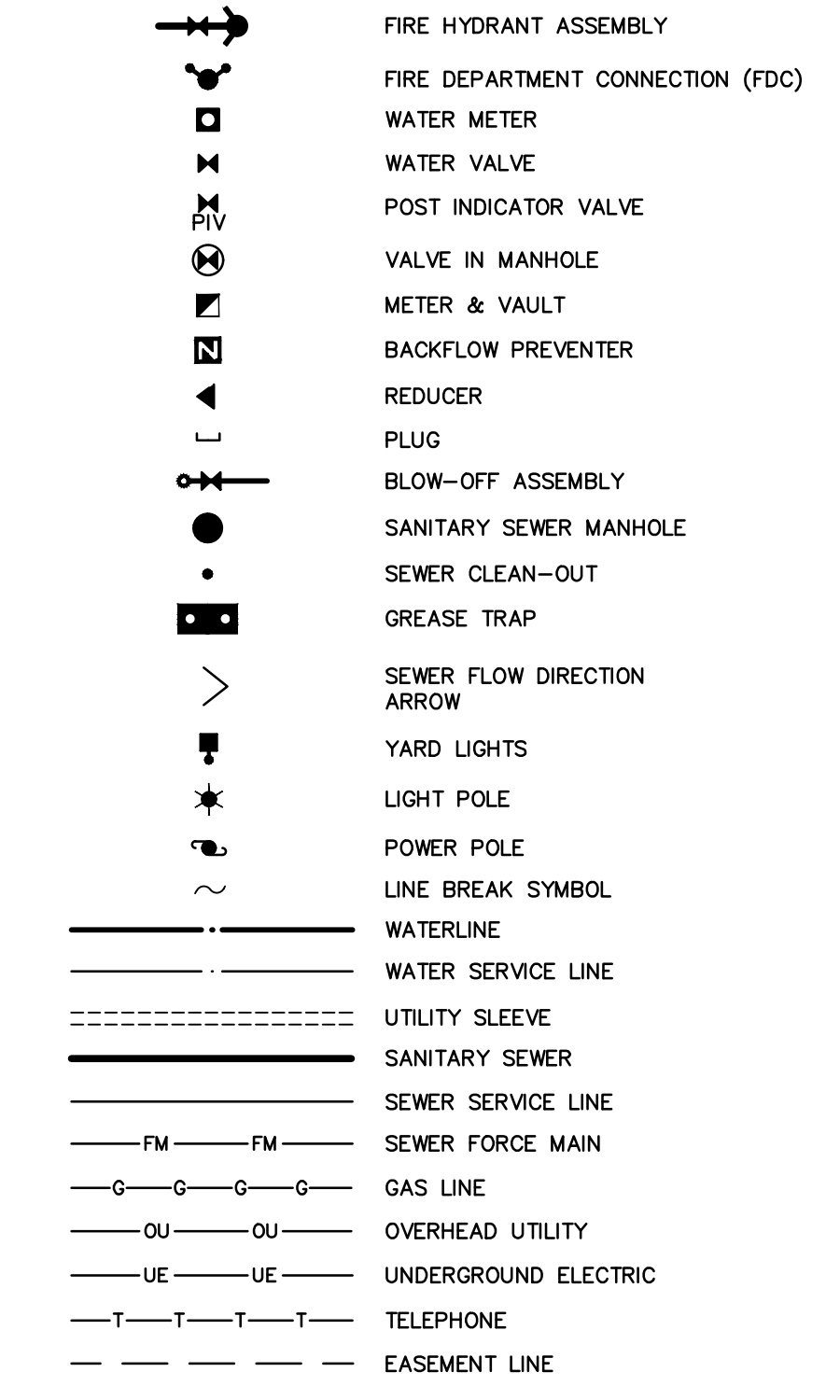
PROJECT NO: UNC-17020  
FILENAME: UNC17020-G1  
CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO: C-5  
McAdams logo



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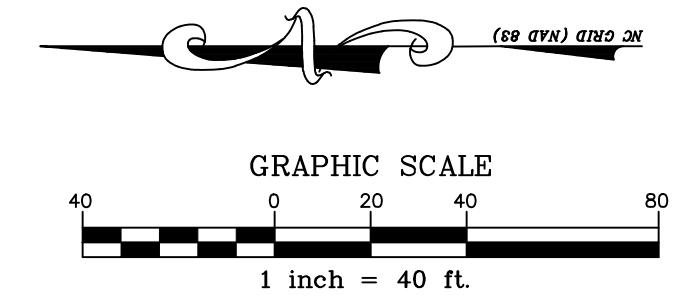
UTILITY LEGEND



UTILITY NOTES

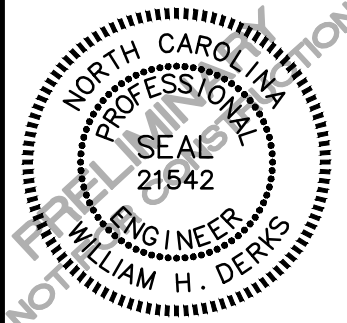
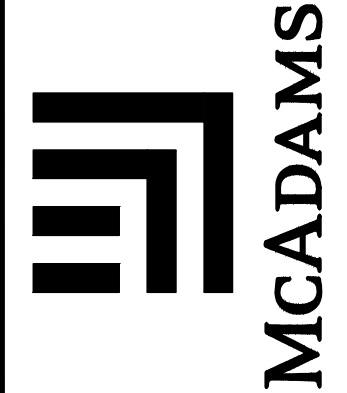
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS DATED AUGUST, 2003, OR LATEST REVISED VERSION.
2. PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICES, STANDARDS, AND SPECIFICATIONS ONLY. ALL OTHER MATTERS PERTAINING TO THIS PROJECT ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. OWASA APPROVAL DOES NOT PRECLUDE THE DEVELOPER, PROJECT ENGINEER, CONTRACTOR, OR OTHER AGENTS OR PARTIES ACTING ON THEIR BEHALF FROM FULL COMPLIANCE WITH OWASA CURRENT STANDARDS, SPECIFICATIONS, AND PROCEDURES OR FROM COMPLYING WITH ANY AND ALL STATUTES, RULES, REGULATIONS, AND ORDINANCES WHICH MAY BE IMPOSED BY OTHER GOVERNMENT AGENCIES (LOCAL, STATE, AND FEDERAL) WHICH MAY HAVE JURISDICTION. VIOLATIONS WILL RESULT IN THE OWASA PROJECT APPROVAL BEING RESCINDED.
3. DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE. A GREASE INTERCEPTOR SHALL BE PROVIDED WHEN IN THE OPINION OF OWASA IT IS NECESSARY FOR THE PROPER HANDLING OF WASTEWATER CONTAINING EXCESSIVE AMOUNTS OF GREASE. ALL INTERCEPTION UNITS MUST BE OF THE TYPE AND CAPACITY WHICH IS CERTIFIED BY THE PROJECT ENGINEER AS MEETING THE REQUIREMENTS OF OWASA.
4. BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
5. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLLERS THAT ACTIVATE THE SYSTEM ACCORDING TO A DESIRED FREQUENCY AND DURATION, AND SHALL ALSO BE EQUIPPED WITH RAIN OR SOIL MOISTURE SENSORS THAT WILL PREVENT IRRIGATION DURING PERIODS OF RAINFALL OR WHEN THERE IS SUFFICIENT MOISTURE IN THE GROUND FOR PLANT HEALTH AND SURVIVAL IN ACCORDANCE WITH THE LOCAL GOVERNMENT WATER CONSERVATION ORDINANCES.
6. REMOTE READ-OUT DEVICES - RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER TO BE PURCHASED FROM OWASA AND INSTALLED BY THE CONTRACTOR. CONTACT THE OWASA CONSTRUCTION INSPECTOR FOR DETAILS OF THIS INSTALLATION.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
8. ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING IN AN ABOVE GROUND LOCATION ADJACENT TO THE OUTSIDE WALL WHERE THE WATERLINE ENTERS THE BUILDING.
9. FOR IRRIGATION SERVICE BACKFLOW DEVICE, USE A REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE IRRIGATION DEVICE INSIDE AN ABOVE GROUND HOT BOX.
10. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND PROPER GEOTECHNICAL INFORMATION FOR SOIL LOADING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC. 2905 Meridian Parkway Durham, North Carolina 27713 Tel: C-0288 Fax: C-0289 (800) 733-5646



REVISIONS:

OWNER: HEALTH SYSTEM PROPERTIES, LLC. 211 FRIDAY CENTER DRIVE CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1 SPECIAL USE PERMIT CHAPEL HILL, NORTH CAROLINA UTILITY PLAN

Table with project details: PROJECT NO: UNC-17020, FILENAME: UNC17020-U1, CHECKED BY: WHD, DRAWN BY: CJJ, SCALE: 1"=40', DATE: 03-06-18, SHEET NO: C-6



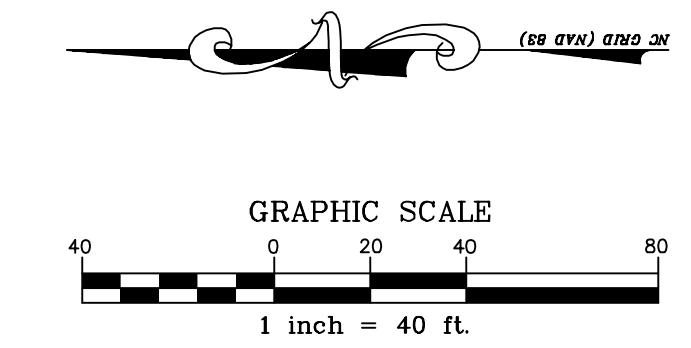
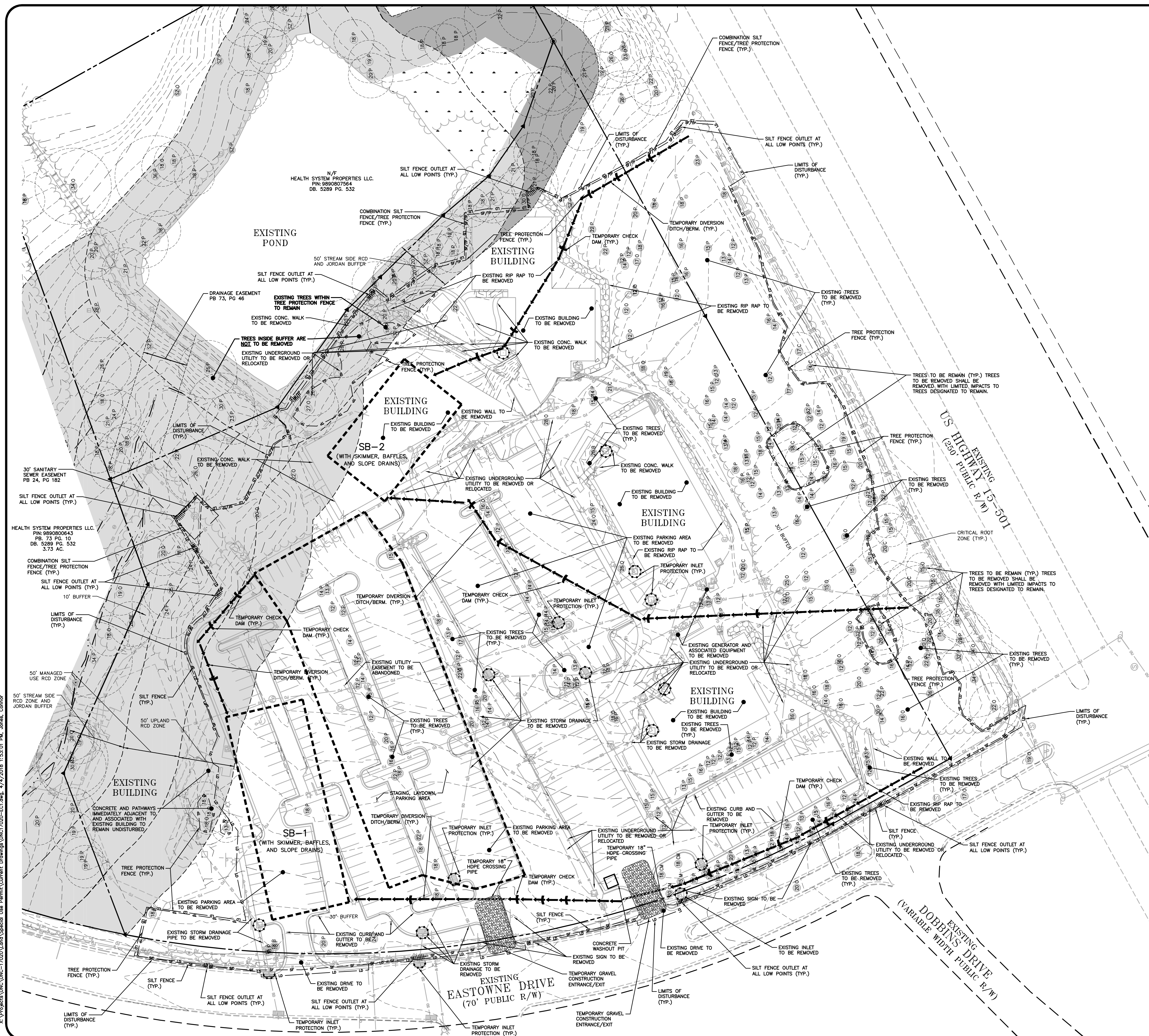
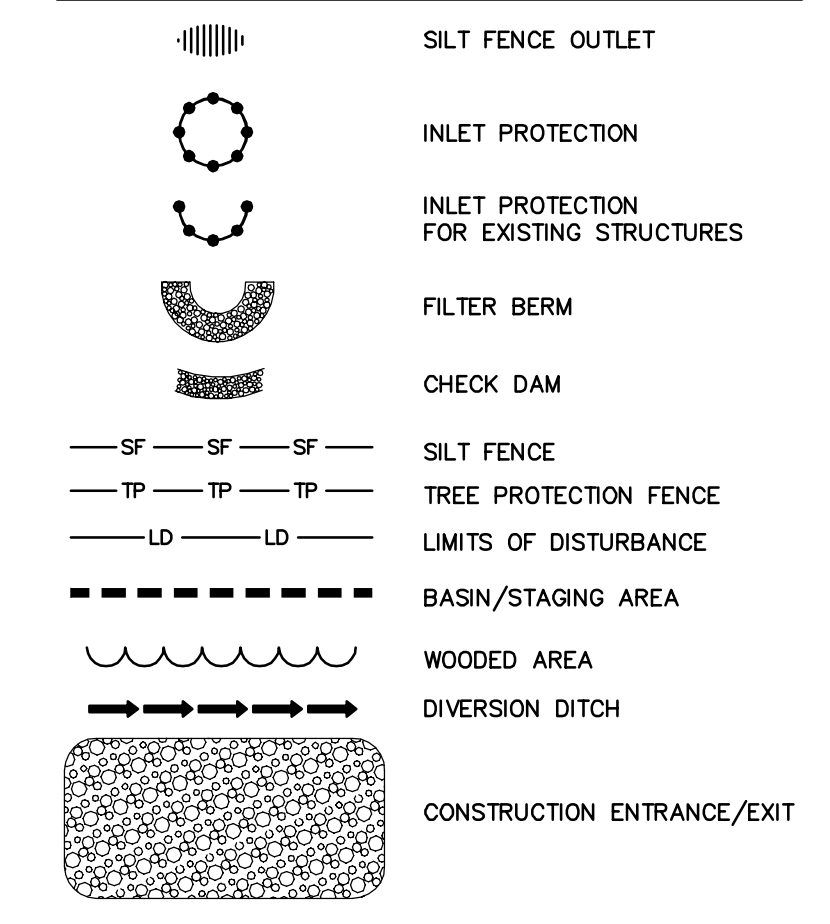


DISTURBED AREA = 8.25 AC

CONSTRUCTION SEQUENCE - STAGE 1

1. OBTAIN A LAND-DISTURBING PERMIT. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ORANGE COUNTY EROSION CONTROL OFFICER, WESLEY POOLE (919)245.2587. PRECONSTRUCTION MEETING SHALL INCLUDE A REPRESENTATIVE FROM OWASA, TOWN OF CHAPEL HILL, TOWN'S URBAN FORESTER, AND OWNER.
- NOTE: INSTALL A RURAL TYPE MAILBOX ON THE SITE TO HOLD A COPY OF THE APPROVED EROSION CONTROL PLAN AND TO PROVIDE A PLACE FOR INSPECTORS TO LEAVE INSPECTION REPORT, COMPLIANCE NOTICES, ETC.
2. INSTALL GRAVEL CONSTRUCTION ENTRANCE(S) PER PLAN. ALSO INSTALL TEMPORARY SILT FENCING WITH OUTLETS AS SHOWN. ONLY DISTURB AREAS NECESSARY TO INSTALL PERIMETER MEASURES WHERE SILT FENCE IS SHOWN IN EXISTING DRIVEWAY AREAS, SAW CUT DRIVEWAYS AND PLACE SILT FENCE FLUSH WITH PAVEMENT.
3. INSTALL INLET PROTECTION PER ORANGE COUNTY SEC STANDARDS AND SPECIFICATIONS ON ALL INLETS.
4. INSTALL SKIMMER BASINS SB-1, SB-2, AND THEIR RESPECTIVE DIVERSION DITCHES IN THE LOCATIONS SHOWN. ONLY DISTURB AREAS NECESSARY TO INSTALL THE SKIMMER BASINS AND THE TEMPORARY DIVERSION DITCHES.
5. CALL 919.245.2587 FOR ON-SITE INSPECTION BY ORANGE COUNTY EROSION CONTROL.
6. BEGIN CLEARING, DEMOLITION OF EXISTING ASPHALT AND GRAVEL AREAS, AND GENERAL GRADING. MAINTAIN DEVICES AS NEEDED, AS SHOWN ON THE APPROVED DEMOLITION PLAN.
7. USE EXTREME CARE IN BUFFER AREAS WHEN REMOVING EXISTING SITE FEATURES SUCH AS UNDERGROUND UTILITIES AND EXISTING CONCRETE PATHS AS TO NOT DISTURB EXISTING TREES. ONCE SITE FEATURES TO BE REMOVED WITHIN THE BUFFER AREAS HAVE BEEN REMOVED AND THE AREA STABILIZED, CONTACT THE ORANGE COUNTY EROSION CONTROL INSPECTOR FOR INSPECTION AND APPROVAL TO RELOCATE TREE PROTECTION AND SILT FENCE OUT OF THE BUFFER IN ORDER TO FULLY PROTECT THE EXISTING BUFFER TREES.
8. BEGIN GRADING OF SITE AS SHOWN ON THE APPROVED GRADING PLAN.
9. NO MUD SHALL BE TRACKED ONTO EXISTING PAVEMENT OR A NOTICE OF VIOLATION FROM THE EROSION CONTROL DEPARTMENT MAY ENSUE. ADDITIONAL MEASURES MAY BE NECESSARY TO ASSURE THAT NO SEDIMENT LEAVES THE SITE.
10. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
11. ONCE PROPOSED BUILDING PADS HAVE BEEN BROUGHT TO GRADE, BEGIN STABILIZING THE PADS WITH STONE SUITBLE FOR THE BUILDINGS FOUNDATION AS SPECIFIED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS.
12. WITH APPROVAL FROM ORANGE COUNTY EROSION CONTROL INSPECTOR, CONTINUE TO STAGE 2.

EROSION CONTROL LEGEND



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REVISIONS:

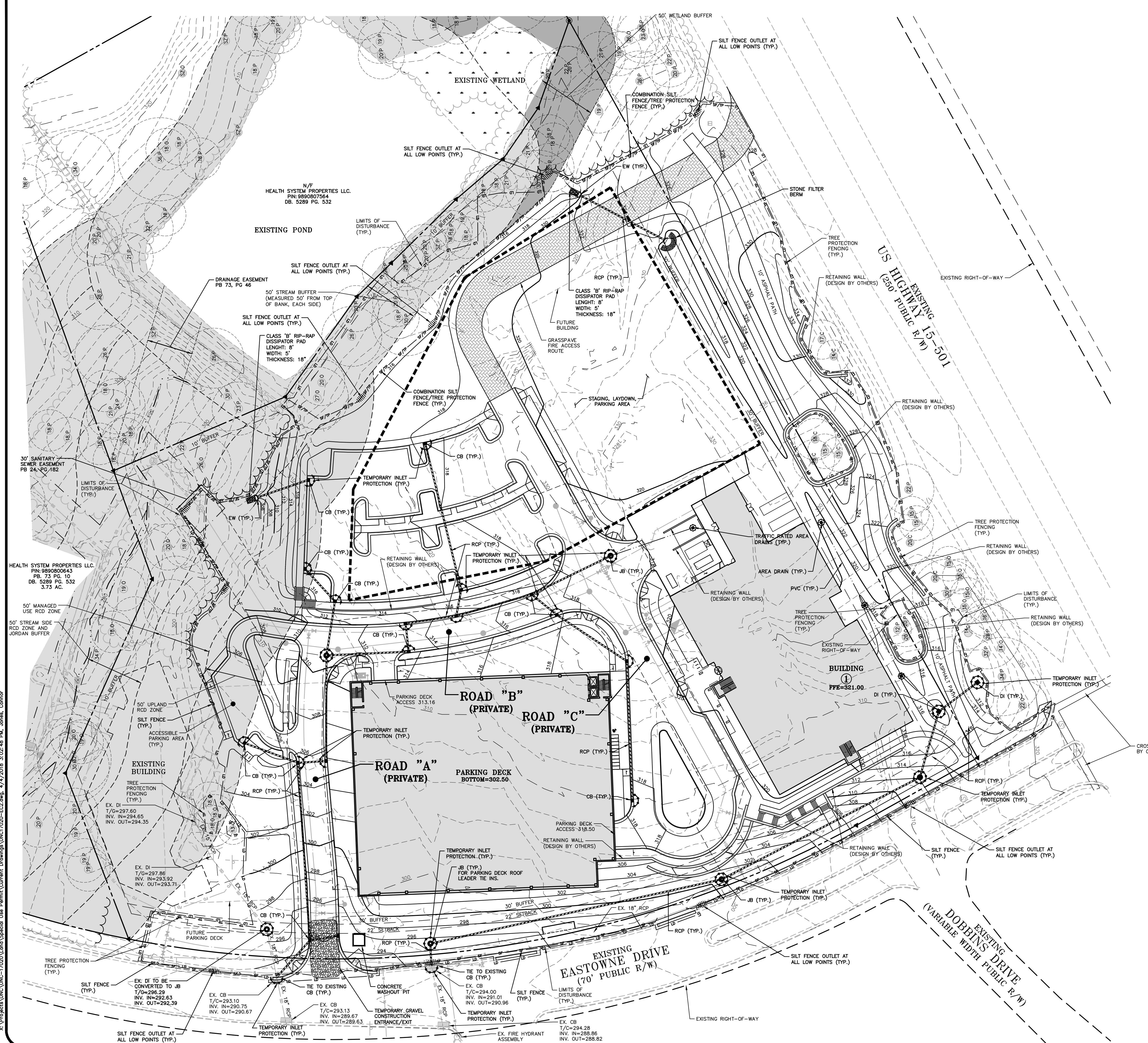

OWNER:  
 HEALTH SYSTEM PROPERTIES, L.L.C.  
 211 FRIDAY CENTER DRIVE  
 CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
 EASTOWNE REDEVELOPMENT MOB 1  
 SPECIAL USE PERMIT  
 CHAPEL HILL, NORTH CAROLINA

PROJECT NO: UNC-17020  
 FILENAME: UNC17020-EC1  
 CHECKED BY: WHD  
 DRAWN BY: CJJ  
 SCALE: 1"=40'  
 DATE: 03-06-18  
 SHEET NO: EC-1





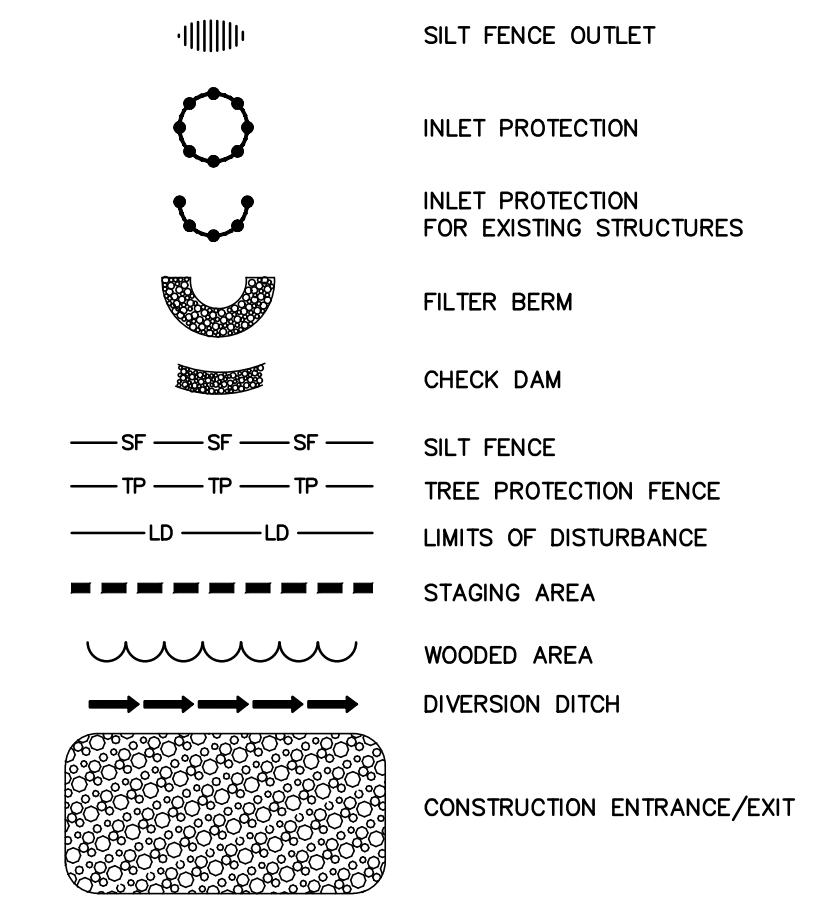


**DISTURBED AREA = 8.25 AC**

**CONSTRUCTION SEQUENCE - STAGE 2**

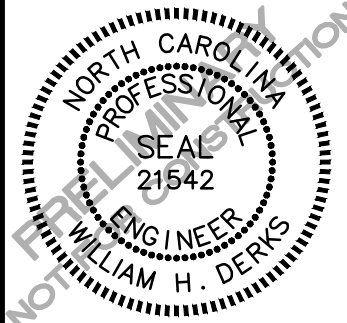
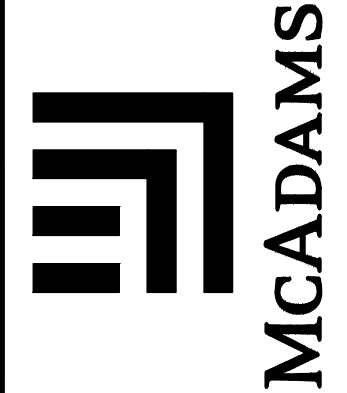
1. CONTINUE MASS GRADING FROM STAGE 1 AND STABILIZING THE PROPOSED BUILDING PADS AS THEY ARE BROUGHT TO FINAL GRADE.
2. CONSTRUCT STORM DRAIN SYSTEM AS SHOWN.
3. INSTALL INLET PROTECTION ON ALL INLET STRUCTURES DURING CONSTRUCTION.
4. STORM DRAINAGE IS TO BE ROUTED TO SKIMMER BASINS SB-1 AND SB-2 AS SHOWN IN STAGE 1 WHERE POSSIBLE UNTIL UPSTREAM BUILDING PADS AND OTHER AREAS HAVE BEEN STABILIZED. ONCE STABILIZED AND APPROVED BY THE ORANGE COUNTY EROSION CONTROL INSPECTOR, SB-1 AND SB-2 MAY BE REMOVED TO ALLOW FOR THE FULL BUILDOUT OF THE PROJECT.
5. INLET PROTECTION SHOULD BE INSPECTED AND MAINTAINED AFTER EVERY RAIN EVENT. NO OPEN TRENCHES SHALL BE LEFT AT THE END OF THE WORK DAY. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL DEVICES AT LEAST ONCE PER WEEK AFTER EVERY RAINFALL EVENT. GRADING ACTIVITIES SHALL BE PROHIBITED IN AREAS OF SEDIMENT CONTROL DEVICES UNTIL THE AREAS UPSTREAM OF THESE AREAS HAVE BEEN STABILIZED AND APPROVED. ORANGE COUNTY EROSION CONTROL DEPARTMENT RESERVES THE RIGHT TO ISSUE A NOTICE OF VIOLATION IF EROSION CONTROL DEVICES ARE NOT PERFORMING CORRECTLY. FOR THIS REASON THE CONTRACTOR MAY BE REQUIRED TO INSTALL ADDITIONAL MEASURES AS REQUIRED IN THE FIELD TO PERFORM THE CONTROL OF SEDIMENT LADEN RUNOFF.
6. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
7. AT THE CONCLUSION OF BUILDING OR IF LAND-DISTURBING ACTIVITY IS STOPPED FOR MORE THAN 14 CONSECUTIVE CALENDAR DAYS, PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THIS S&E PLAN.
8. WHEN SITE IS AT FINAL GRADE AND NO FURTHER GRADING IS NECESSARY, CONTRACTOR SHALL STABILIZE PORTIONS OF THE SITE WITH SEED/MULCH UNTIL FINAL LANDSCAPING IS INSTALLED.
9. WHEN CONSTRUCTION IS COMPLETE, CALL OCEC TO OBTAIN FINAL INSPECTION AND CERTIFICATE OF COMPLETION TO CLOSE OUT EROSION CONTROL PERMIT.
10. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

**EROSION CONTROL LEGEND**



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REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

**UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT**  
CHAPEL HILL, NORTH CAROLINA

PROJECT NO: UNC-17020  
FILENAME: UNC17020-EC2  
CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO: **EC-2**







**TREE CANOPY COVERAGE LEGEND**

○	TREE	EXISTING TREE
○P	EXISTING PINE	
○G	EXISTING GUM	
○O	EXISTING OAK	
○M	EXISTING MAPLE	
○CM	EXISTING GRAPE MYRTLE	
○C	EXISTING CEDAR	
○BE	EXISTING BEECH	
○B	EXISTING BIRCH	
— TP — TP — TP —	TREE PROTECTION FENCE	
— LD — LD —	LIMITS OF DISTURBANCE	

	EXISTING SANITARY SEWER EASEMENT	0.51 ACRES
--	----------------------------------	------------

	AREA TO BE REMOVED. SEE SHEET C-3, DEMOLITION PLAN, FOR MORE INFORMATION.	4.44 ACRES
	LIMIT OF DISTURBANCE	8.36 ACRES
	FIRE ACCESS ROUTE	0.22 ACRES
	PROPOSED SANITARY SEWER, WATER MAIN EASEMENTS	0.92 ACRES
	PROPOSED RIGHT-OF-WAY	1.03 ACRES
	COMBINED PROPOSED SANITARY SEWER, WATER MAIN EASEMENTS, AND RIGHT-OF-WAY	1.30 ACRES

	EXISTING CANOPY TO REMAIN	
	UNDISTURBED AREA TO BE PRESERVED	1.28 ACRES

**TREE CANOPY COVERAGE CALCULATIONS**

REQUIREMENT:  
(40% MINIMUM TREE CANOPY COVERAGE OF NET LAND AREA)

<b>NET LAND AREA</b>	
GROSS LAND AREA:	8.38 ACRES
EXISTING EASEMENTS:	-0.51 ACRES
PROPOSED FIRE LANE ACCESS:	-0.22 ACRES
PROPOSED EASEMENTS & RIGHT-OF-WAY:	-1.30 ACRES
<b>NET LAND AREA:</b>	<b>6.35 ACRES</b>

**40% TREE CANOPY COVERAGE**

NET LAND AREA:	6.35 ACRES
40%:	X(0.40)
<b>MIN. TREE CANOPY COVERAGE REQUIREMENT:</b>	<b>2.54 ACRES</b>

**TREE CANOPY COVERAGE DEFICIT**

MIN. TREE CANOPY COVERAGE REQUIREMENT:	2.54 ACRES (40.00 %)
EXISTING CANOPY TO REMAIN:	-1.28 ACRES (20.16 %)
<b>TREE CANOPY COVERAGE DEFICIT:</b>	<b>1.26 ACRES (19.83 %)</b>

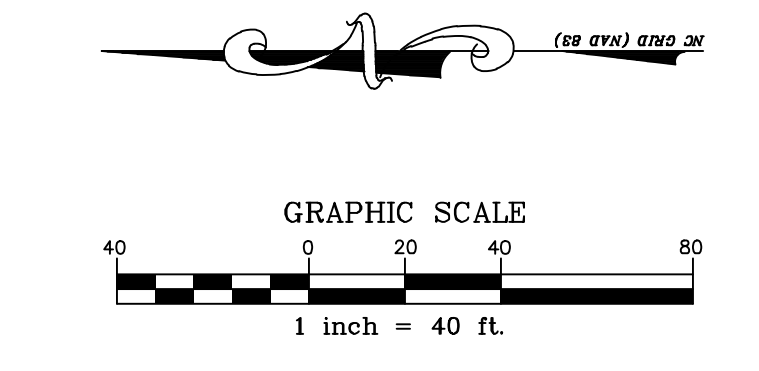
**CANOPY REPLACEMENT CALCULATIONS**

REQUIREMENT:  
(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT)

TREE CANOPY COVERAGE DEFICIT:	54,886 SF (1.26 AC)
<b>LARGE TREE REPLACEMENT REQUIRED:</b>	<b>110</b>

- LANDSCAPE CALCULATION NOTES**
- TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE. FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL PLANS (ZCP).
  - TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, NCDOT (WHERE APPLICABLE), AND OWASA STANDARDS AND SPECIFICATIONS.



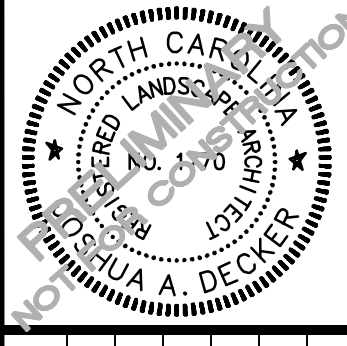
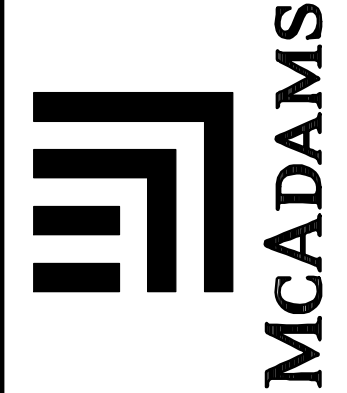
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HEALTH SYSTEM PROPERTIES LLC.  
PIN: 989800643  
PB: 73 PG. 10  
DB: 5289 PG. 532  
3.73 AC.

N/F  
HEALTH SYSTEM PROPERTIES LLC.  
PIN: 9898007864  
DB: 5289 PG. 532

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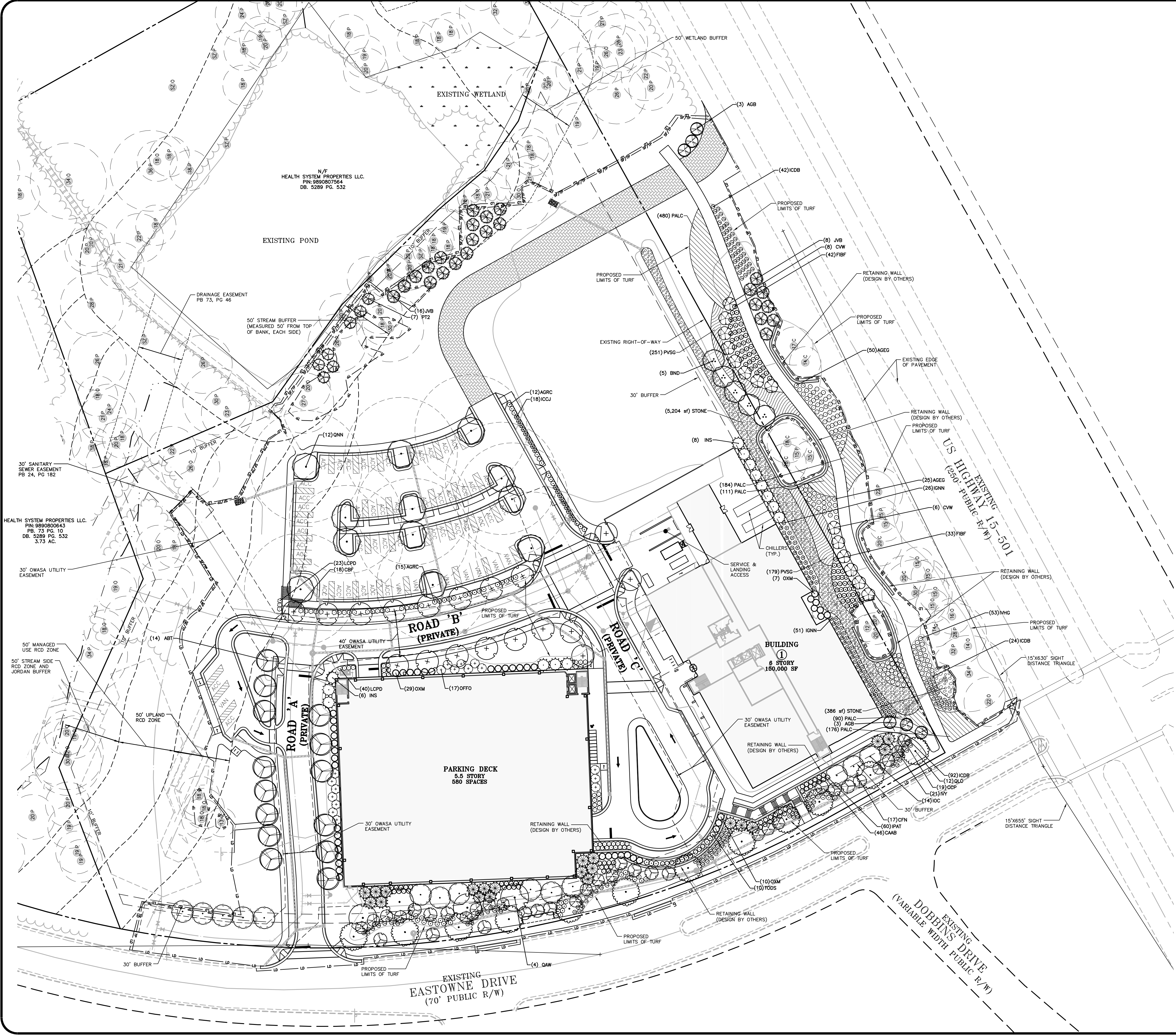

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CHAPEL HILL, NORTH CAROLINA 27517

**UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT**  
CHAPEL HILL, NORTH CAROLINA  
**TREE CANOPY COVERAGE PLAN**

PROJECT NO:	UNC-17020
FILENAME:	UNC17020-TCI
CHECKED BY:	JAD
DRAWN BY:	AMR
SCALE:	1"=40'
DATE:	03-06-18
SHEET NO:	TC-1







**SITE LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE

**PLANT SCHEDULE**

TREES	CODE	COMMON NAME
	ABT	Trident Maple
	AGB	'Autumn Brilliance' Serviceberry
	BND	Duraheat River Birch
	CBF	Pyramidal European Hornbeam
	CCP	Forest Pansy Redbud
	CWV	White Fringetree
	CFN	Cloud Nine Eastern Dogwood
	IOC	Carolina #2 American Holly
	IVY	Yaupon Holly
	OXM	Oakland Red Holly
	INS	Nellie Stevens Holly
	JVB	Eastern Red Cedar
	PT2	Loblolly Pine
	QAW	White Oak
	QLO	Overcup Oak
	QNN	Nuttall Oak
	AGEG	Glossy Abelia
	AGRC	Rose Creek Abelia
	CAAB	American Beautyberry
	FIBF	Border Forsythia
	ICDB	Dwarf Burford Holly
	ICJJ	Convex-leaved Japanese Holly
	IGNN	Negro Inkberry
	IPAT	Anise Tree
	IVHG	Henry's Garnet Sweetspire
	LCPD	Fringe Flower
	OFFO	Fortunei Osmanthus
	TODS	Degroot's Spire Arborvitae
	PVSG	Switch Grass
	PALC	Cassian Dwarf Fountain Grass
	STONE	River Rock

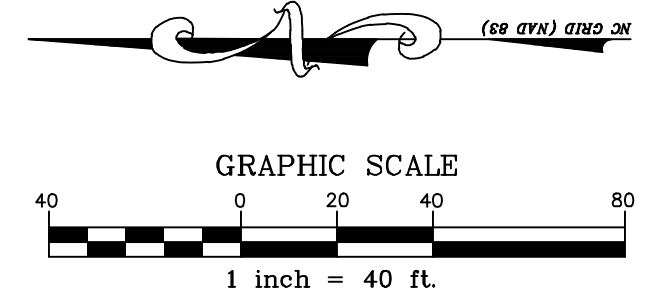
**GROUND COVERS**

	PVSG	Switch Grass
	PALC	Cassian Dwarf Fountain Grass
	STONE	River Rock

**GENERAL NOTES**

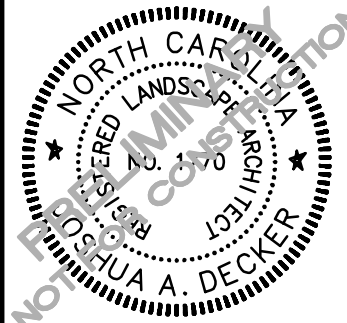
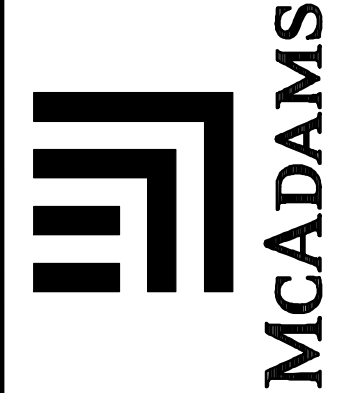
- 1. SEE SHEET LS-2 (PHASE 1 - LANDSCAPE DETAILS) FOR COMPLETE PLANT SCHEDULE, LANDSCAPE DETAILS, NOTES, AND CALCULATIONS.

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HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

**UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
PHASE 1 - LANDSCAPE PLAN**

PROJECT NO:	UNC-17020
FILENAME:	UNC17020-LS1
CHECKED BY:	JAD
DRAWN BY:	AMR
SCALE:	1"=40'
DATE:	03-06-18
SHEET NO:	<b>LS-1</b>



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PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS
	ABT	14	Trident Maple	Acer buergerianum	2.5"	-	Tree canopy replacement
	AGB	6	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	-	5'	
	BND	5	Duraheat River Birch	Betula nigra 'Duraheat'	2.5"	-	
	CBF	18	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	2.5"	-	Tree canopy replacement
	CCP	19	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	-	5'	
	CWV	14	White Fringetree	Chionanthus virginicus	-	6'	
	CFN	17	Cloud Nine Eastern Dogwood	Cornus florida 'Cloud Nine'	-	5'	
	IOC	14	Carolina #2 American Holly	Ilex opaca 'Carolina #2'	2.5"	-	
	IVY	21	Yaupon Holly	Ilex vomitoria	-	5'	
	OXM	46	Oakland Red Holly	Ilex x 'Magland'	-	5'	
	INS	14	Nellie Stevens Holly	Ilex x 'Nellie R Stevens'	-	6'	
	JVB	24	Eastern Red Cedar	Juniperus virginiana	2.5"	-	Tree canopy replacement
	PTZ	7	Loblolly Pine	Pinus taeda	2.5"	-	Tree canopy replacement
	QAW	4	White Oak	Quercus alba	2.5"	-	
	QLO	12	Overcup Oak	Quercus lyrata	2.5"	-	
	QNN	12	Nuttall Oak	Quercus nuttallii	2.5"	-	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	DC	REMARKS
	AGEG	75	Glossy Abelia	Abelia x grandiflora 'Edward Goucher'	18"		
	AGRC	27	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'	18"		
	CAAB	46	American Beautyberry	Callicarpa americana	18"		
	FIBF	75	Border Forsythia	Forsythia x intermedia	18"		
	ICDB	167	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	18"		
	ICCJ	18	Convex-leaved Japanese Holly	Ilex crenata 'Convexa'	18"		
	IGNV	77	Nigra Inkberry	Ilex glabra 'Nigra'	24"		
	IPAT	60	Anise Tree	Illicium parviflorum	18"		
	IVHG	53	Henry's Garnet Sweetspire	Itea virginica 'Henry's Garnet'	18"		
	LCPD	63	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"		
	OFFO	17	Fortunei Osmanthus	Osmanthus x fortunei	18"		
	TODS	10	Degroot's Spire Arborvitae	Thuja occidentalis 'Degroot's Spire'	36"		
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	REMARKS	
	PVSG	430	Switch Grass	Panicum virgatum 'Shenandoah'	Flat	Size 32 liner trays (source: Hoffman Nursery)	
	PALC	969	Cassian Dwarf Fountain Grass	Pennisetum alopecuroides 'Cassian'	Flat	Size 32 liner tray (Source: Hoffman Nursery)	
	STONE	5,590 sf	River Rock	Stone	Stone	4-6" Diameter Min.	

LANDSCAPE CALCULATIONS

BUFFER CALCULATIONS

EASTOWNE DRIVE, 20' TYPE 'C' BUFFER

REQUIREMENT:  
(5 LARGE TREES, 10 SMALL TREES, 36 SHRUBS / 100 LF)

SITE FRONTAGE:	735'
WATER MAIN EASEMENT:	-157'
TOTAL LINEAR FOOTAGE:	578'

LARGE TREES REQUIRED:	29
LARGE TREES PROVIDED:	29 (WITH 17 EXISTING TREES)

SMALL TREES REQUIRED:	58
SMALL TREES PROVIDED:	58

SHRUBS REQUIRED:	209
SHRUBS PROVIDED:	209

15-501, 30' TYPE 'C' BUFFER (MODIFIED)

REQUIREMENT:  
(5 LARGE TREES, 10 SMALL TREES, 36 SHRUBS / 100 LF)

SITE FRONTAGE:	730'
EXISTING TRELINER:	-131'
TOTAL LINEAR FOOTAGE:	599'

LARGE TREES REQUIRED:	36
LARGE TREES PROVIDED:	(SEE PLAN FOR PROPOSED LAYOUT)

SMALL TREES REQUIRED:	72
SMALL TREES PROVIDED:	(SEE PLAN FOR PROPOSED LAYOUT)

SHRUBS REQUIRED:	240
SHRUBS PROVIDED:	(SEE PLAN FOR PROPOSED LAYOUT)

NOTE: PROPOSED LAYOUT INTENDED TO ALLOW MORE OF THE INTERIOR OF THE SITE TO BE VIEWED FROM THE ROAD AND TO ENRICH THE PROPOSED GREENWAY EXPERIENCE.

PARKING LOT CALCULATIONS

PARKING LOT TREE COVERAGE

REQUIREMENT:  
(ONE LARGE TREE PER 2,000 SF OF PAVED SURFACE)

PARKING LOT SQUARE FOOTAGE:	20,968 SF
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LARGE TREES REQUIRED:	11
LARGE TREES PROVIDED:	11

CANOPY REPLACEMENT CALCULATIONS

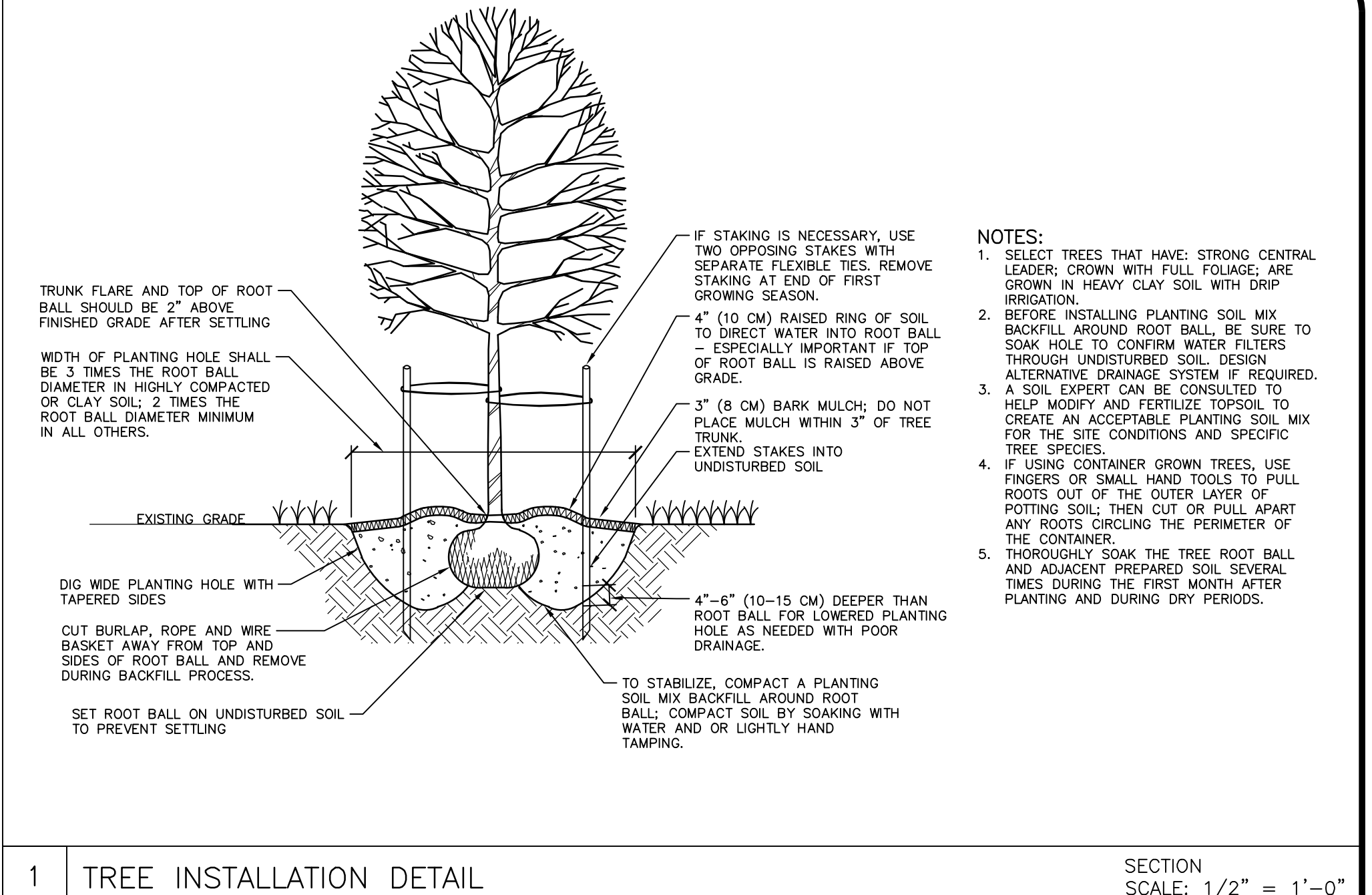
REQUIREMENT:  
(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT)

TREE CANOPY COVERAGE DEFICIT:	54,886 SF (1.26 AC)
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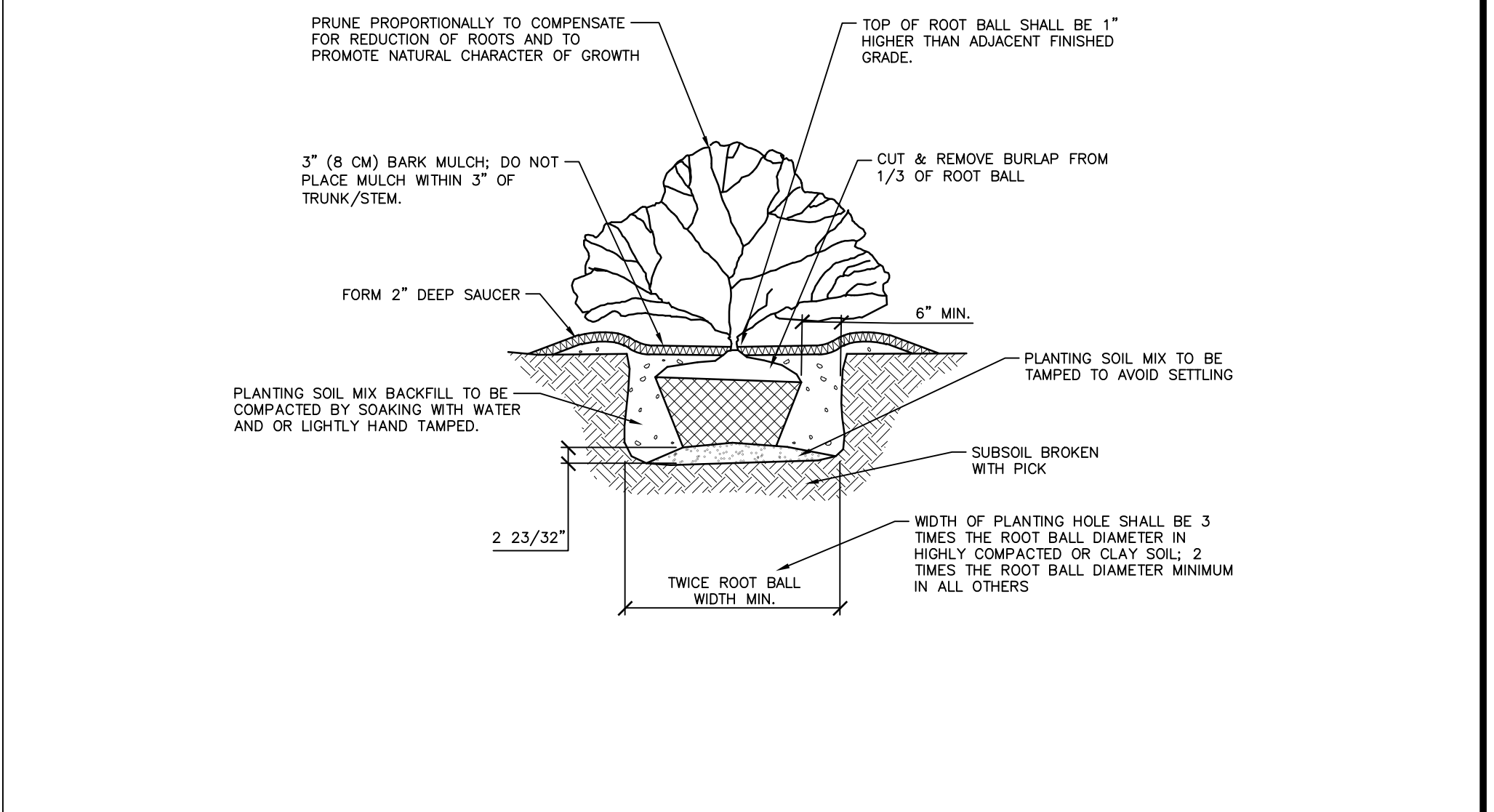
LARGE TREES REQUIRED:	110
LARGE TREES PROVIDED:	110

GENERAL LANDSCAPING NOTES

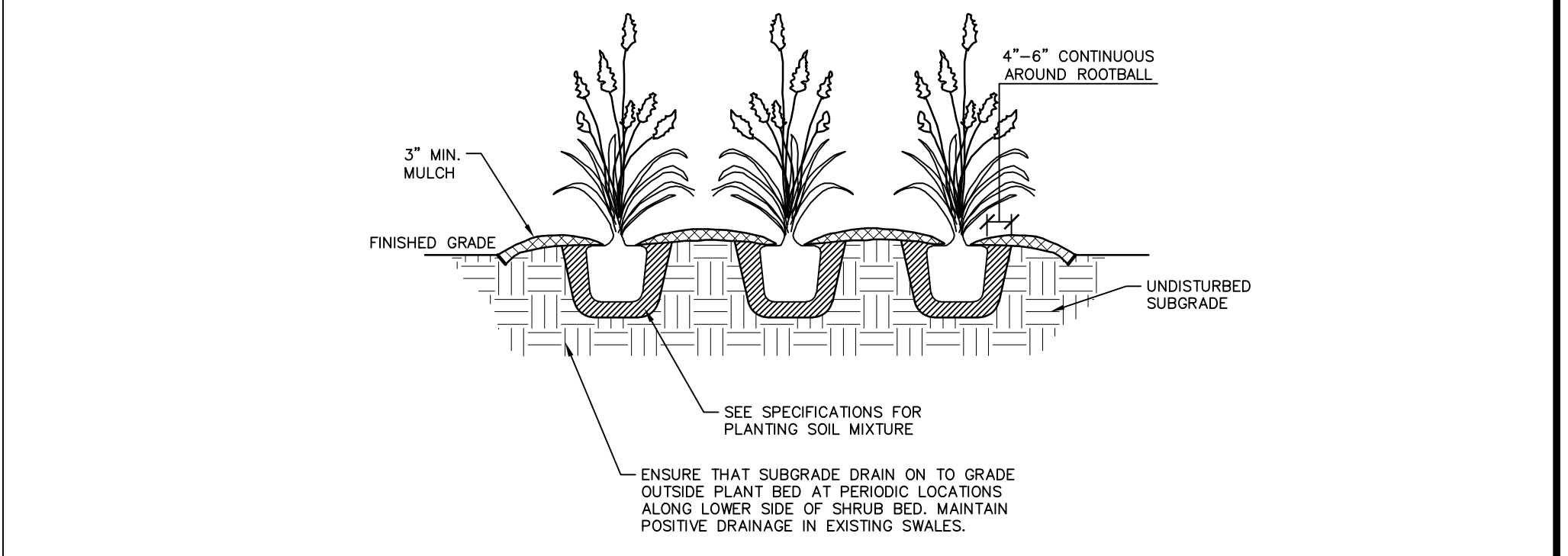
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEIOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED, UNLESS IMMEDIATELY INSTALLED. SET EXTERIOR PLANTS AND TREES IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



1 TREE INSTALLATION DETAIL SECTION SCALE: 1/2" = 1'-0"



2 SHRUB INSTALLATION DETAIL SECTION SCALE: 1/2" = 1'-0"



3 ORNAMENTAL GRASS INSTALLATION DETAIL SECTION SCALE: 1/2" = 1'-0"

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

OWNER:  
HEALTH CARE SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

PROJECT NO: UNC-17020  
FILENAME: UNC17020-LS1  
CHECKED BY: JAD  
DRAWN BY: AMR  
SCALE: -  
DATE: 03-06-18  
SHEET NO: LS-2

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
PHASE 1 - LANDSCAPE DETAILS  
McADAMS



# PROPOSED CONSTRUCTION MANAGEMENT PLAN

## NOTES:

- ALL LARGE TRUCKS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN.
- ENTRANCE AND EXIT GATES SHALL BE OPEN DURING ACTIVE CONSTRUCTION ON SITE, GENERALLY BETWEEN THE HOURS OF 6AM AND 7PM.
- ONSITE CONSTRUCTION PARKING FOR SMALL CONSTRUCTION VEHICLES AND MATERIAL STAGING CAN OCCUR ON-SITE. ADDITIONAL CONTRACTOR PARKING AREA, IF REQUIRED, TO BE PROVIDED OFF-SITE.
- PRIMARY CONSTRUCTION ACTIVITIES WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY. UNLESS SPECIFICALLY REQUESTED AND PERMITTED THROUGH THE TOWN OF CHAPEL HILL. LIMITED CONSTRUCTION ACTIVITIES MAY OCCUR DURING OFF HOURS.
- THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES --- REFER TO THE ZONING COMPLIANCE PERMIT TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
- NO OPEN BURNING SHALL BE PERMITTED.
- THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE AT THE DRIVE AND ON THE CONSTRUCTION TRAILERS FACING 15-501. THAT LISTS THE FOLLOWING:
  - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
  - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
  - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
  - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- THE SITE CONSTRUCTION SIGN SHALL INCLUDE A PHONE NUMBER TO CONTACT FOR NOISE NOTIFICATION DURING CONSTRUCTION.

## SOLID WASTE NOTES:

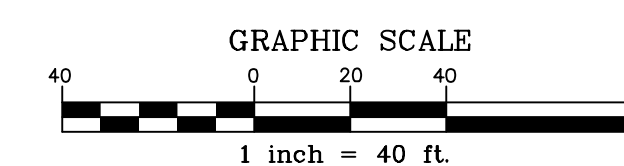
- MIXED RECYCLING (INCLUDING CARDBOARD) IN A ROLL OUT CONTAINER AND WILL BE COLLECTED BY PRIVATE WASTE COLLECTION CONTRACTOR. OWNER ACKNOWLEDGES THAT RIGHTS ARE BEING WAIVED FOR PUBLIC COLLECTION OF MIXED RECYCLABLES BY ORANGE COUNTY AND THAT PAYMENT OF ANNUAL FEE WITH REAL ESTATE TAXES WILL STILL BE REQUIRED.
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- THE SITE WILL NOT RECEIVE PUBLIC MIXED RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS A MIXED RECYCLING CENTER MEETING OCSW SPECIFICATIONS IS CONSTRUCTED OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED ON DEVELOPMENT PLANS.
- COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROPERTY WILL BE WAIVED.

## FIRE DEPARTMENT NOTES:

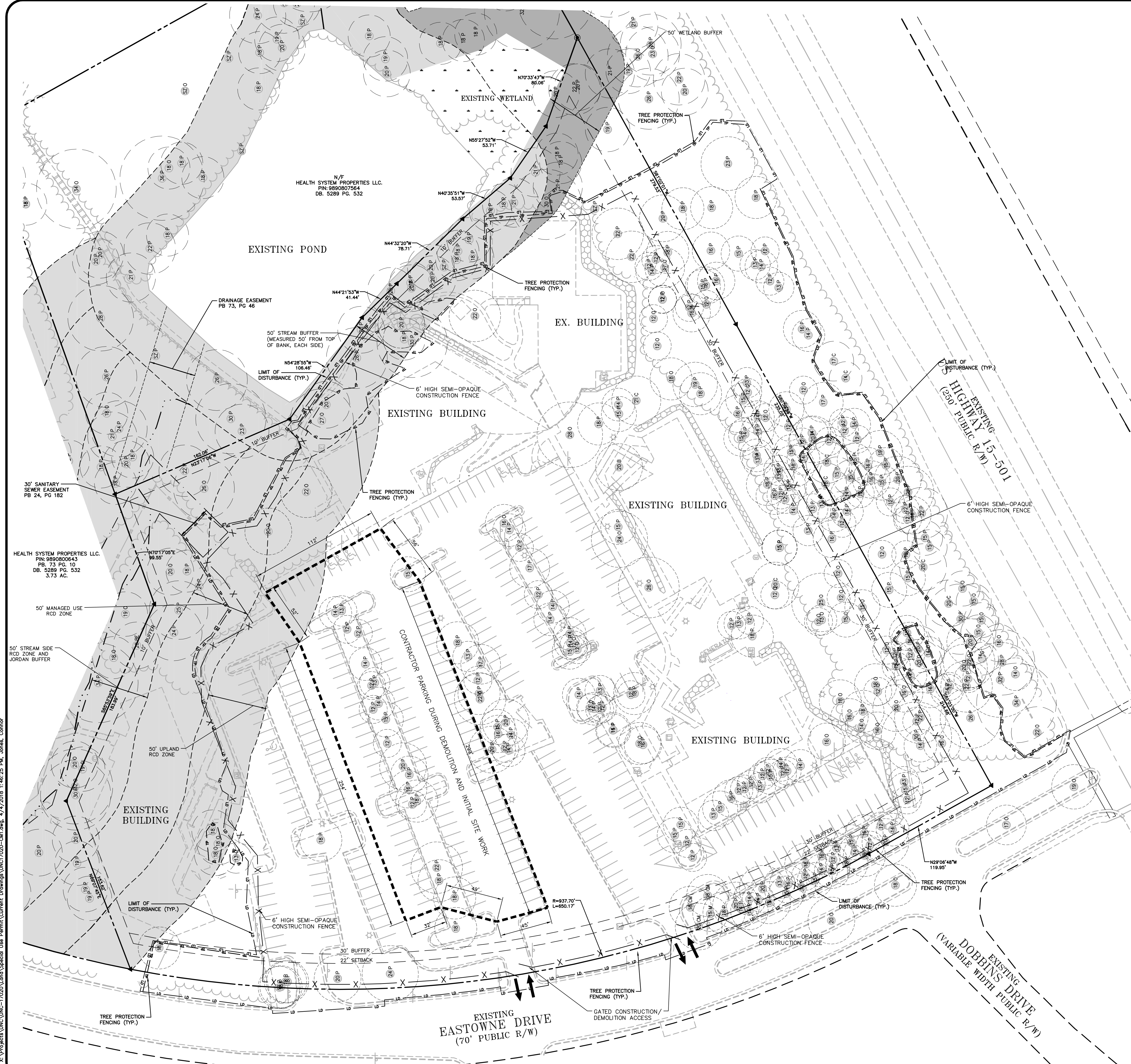
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- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- ANY GATES SHALL BE A MIN WIDTH OF 20', BE OF SWINGING OR SLIDING TYPE, HAVE AN EMERGENCY MEANS OF OPERATION, SHALL BE OPENABLE 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

## TREE LEGEND

○	TREE	EXISTING TREE
○P		EXISTING PINE
○G		EXISTING GUM
○O		EXISTING OAK
○M		EXISTING MAPLE
○CM		EXISTING GRAPE MYRTLE
○C		EXISTING CEDAR
○BE		EXISTING BEECH
○B		EXISTING BIRCH



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



THE JOHN R. MCADAMS COMPANY, INC.  
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REVISIONS:


OWNER:  
HEALTH SYSTEM PROPERTIES, LLC.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

PROJECT NO. UNC-17020  
FILENAME: UNC17020-CM1  
CHECKED BY: WHD  
DRAWN BY: C.J.J.  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO. CM-1

UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA  
CONSTRUCTION MANAGEMENT PLAN - STAGE 1  
McAdams

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# PROPOSED CONSTRUCTION MANAGEMENT PLAN

**NOTES:**

1. ALL LARGE TRUCKS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN.
2. ENTRANCE AND EXIT GATES SHALL BE OPEN DURING ACTIVE CONSTRUCTION ON SITE, GENERALLY BETWEEN THE HOURS OF 6AM AND 7PM.
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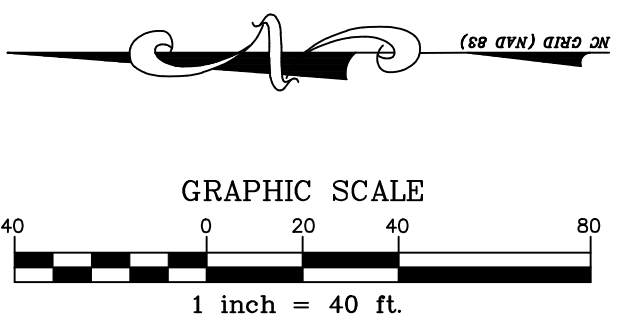
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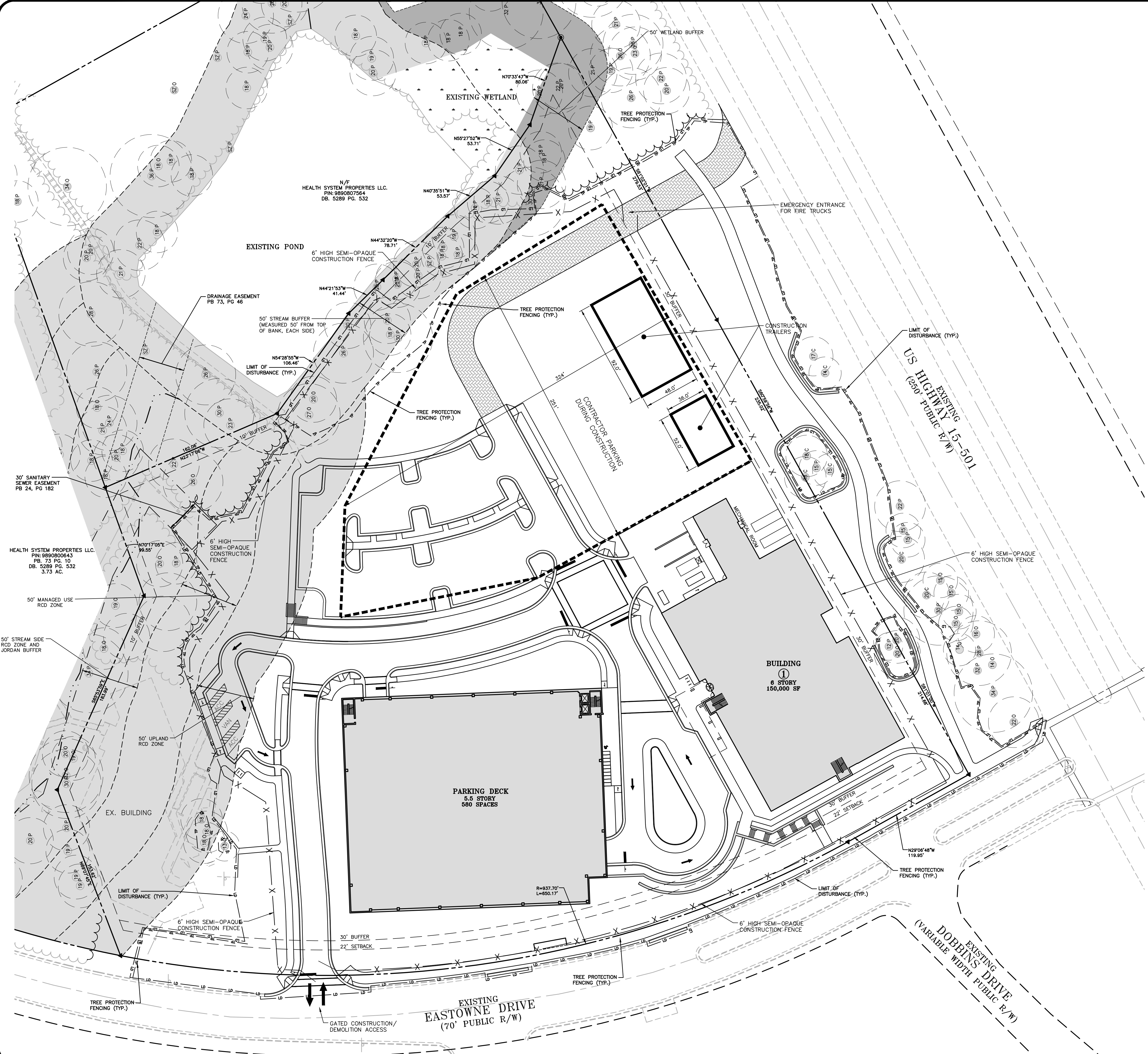
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**TREE LEGEND**

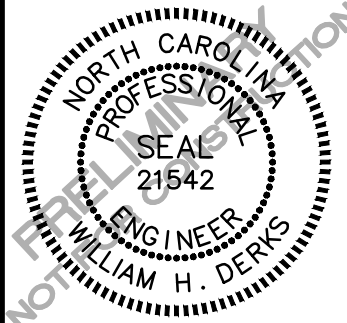
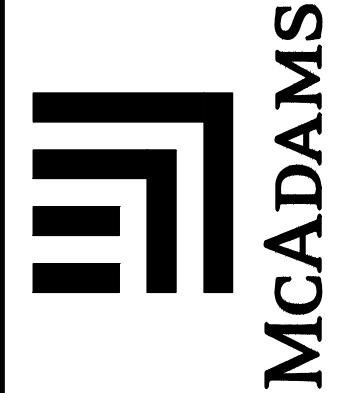
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REVISIONS:

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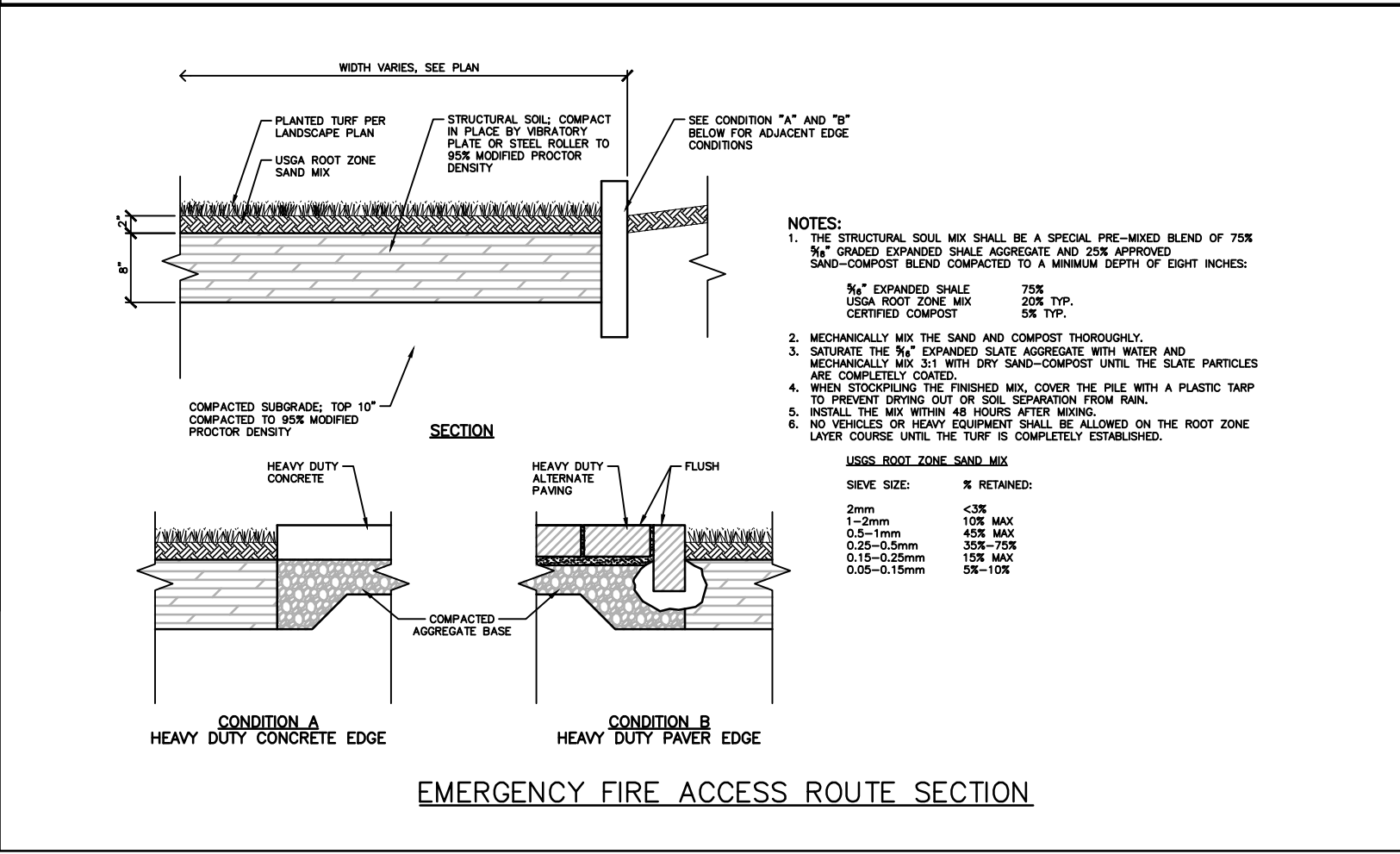
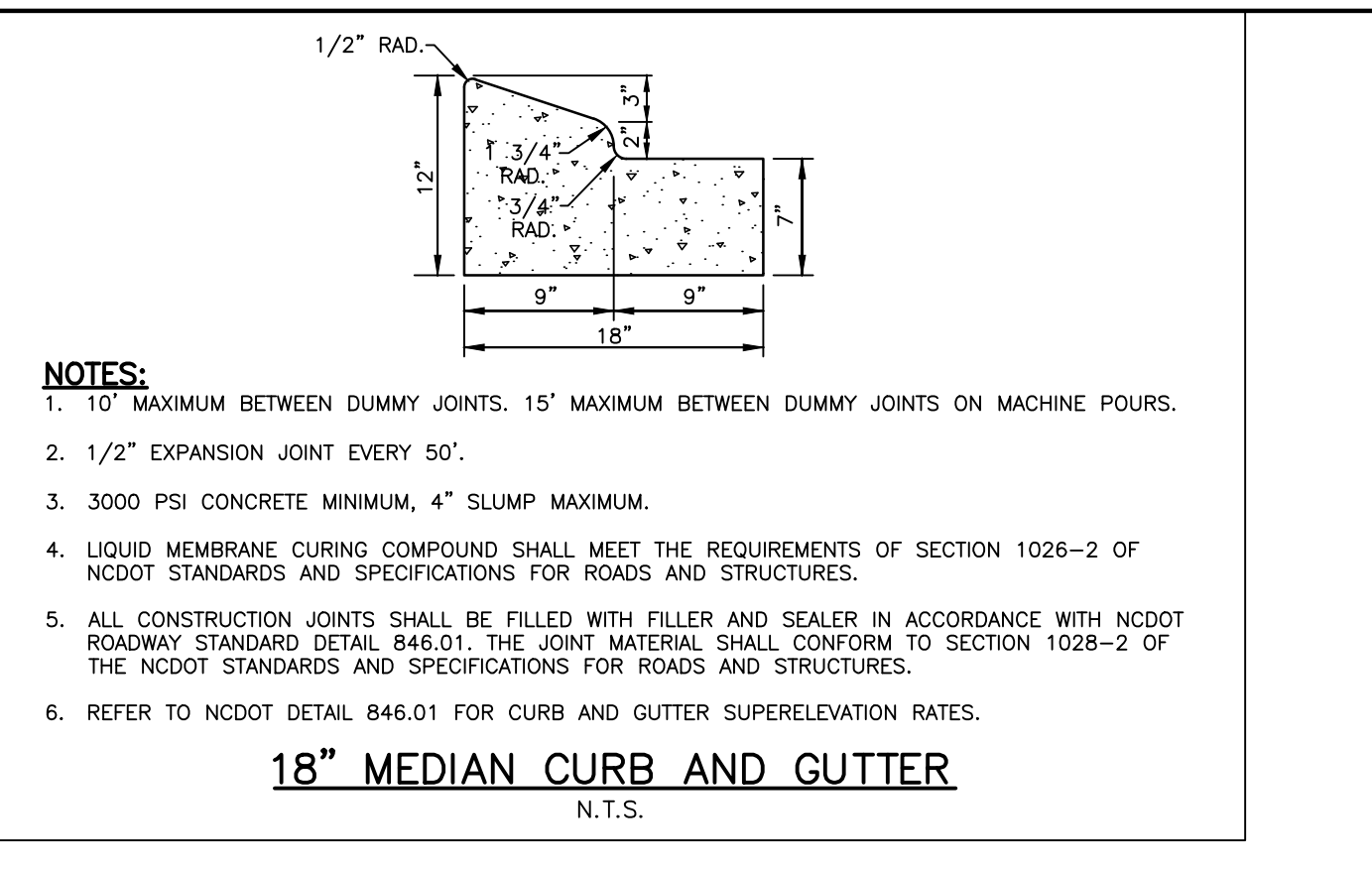
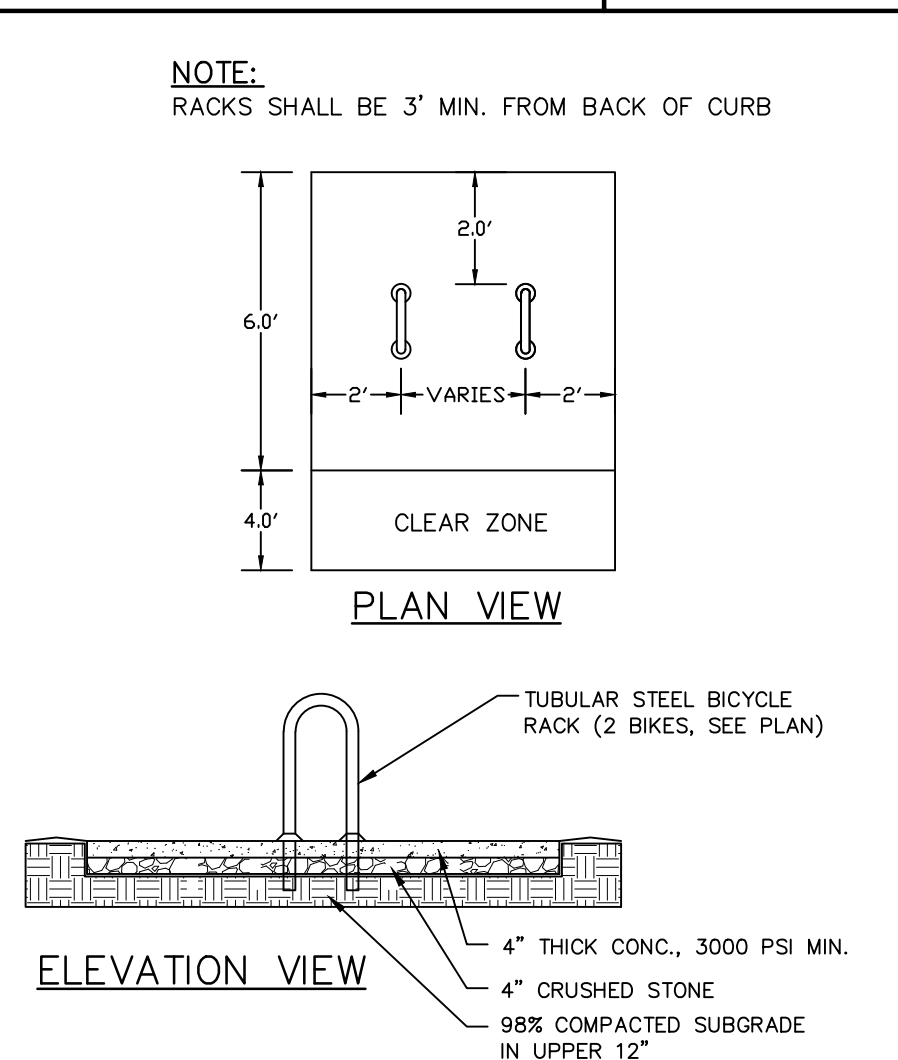
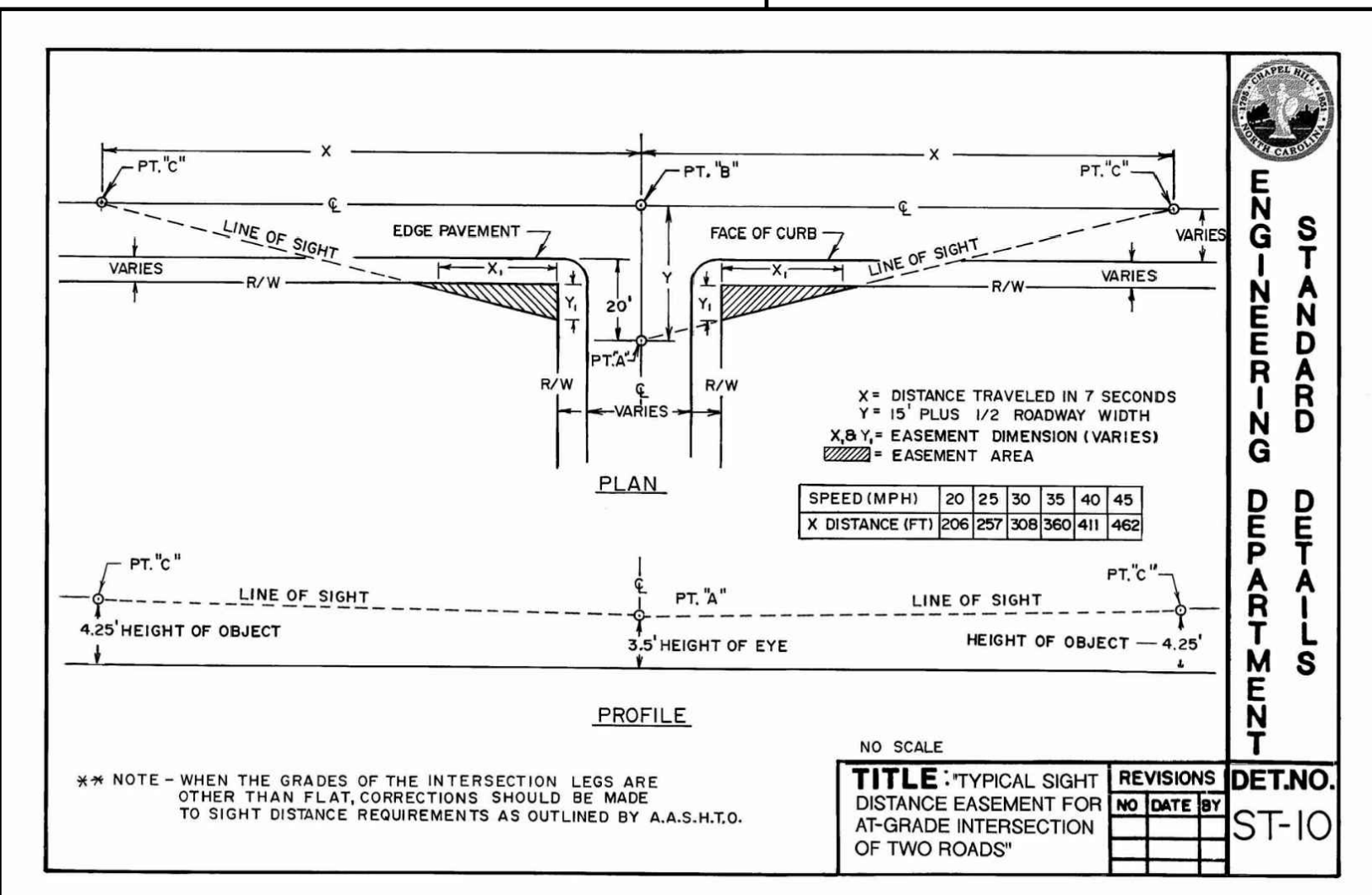
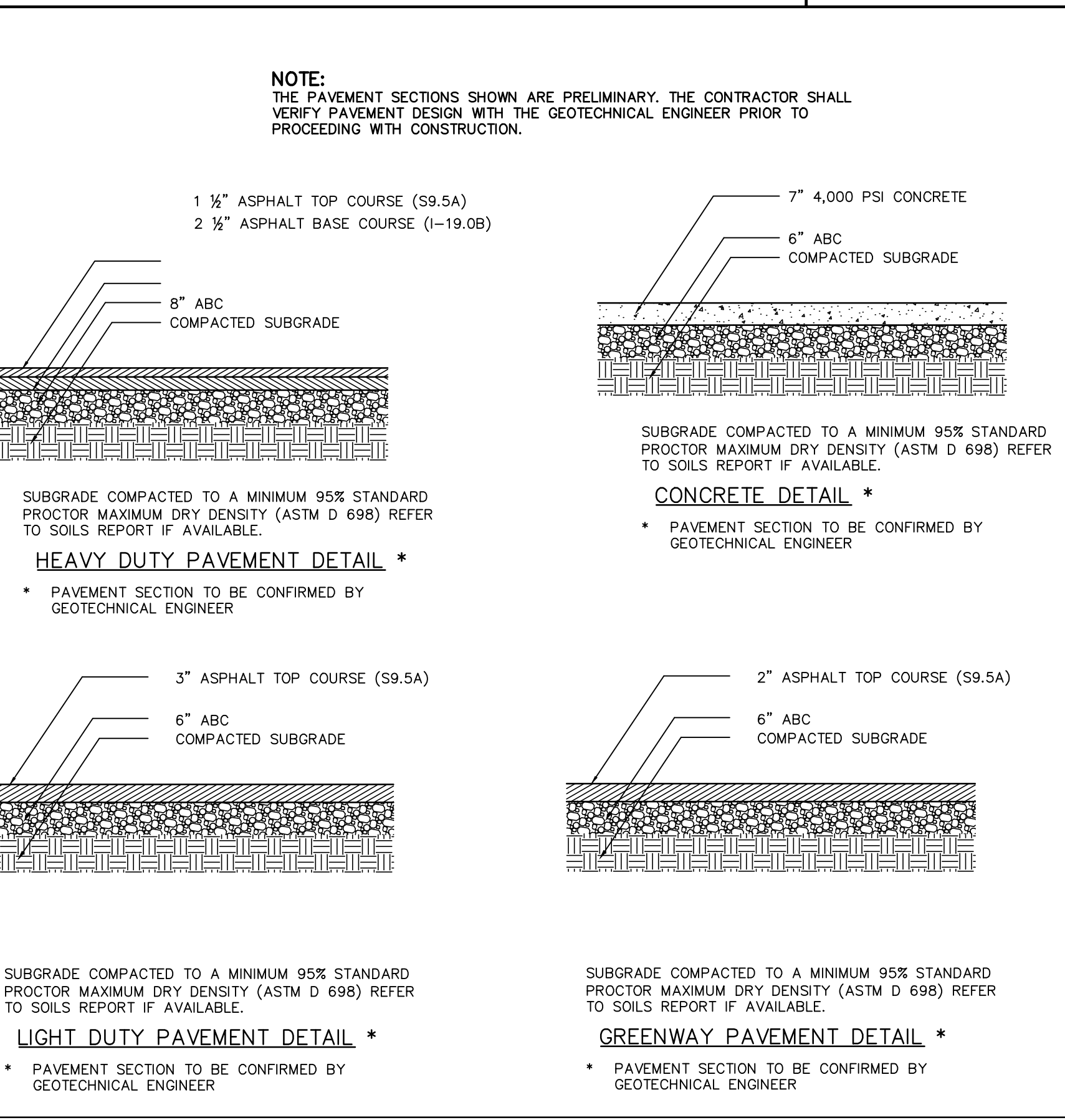
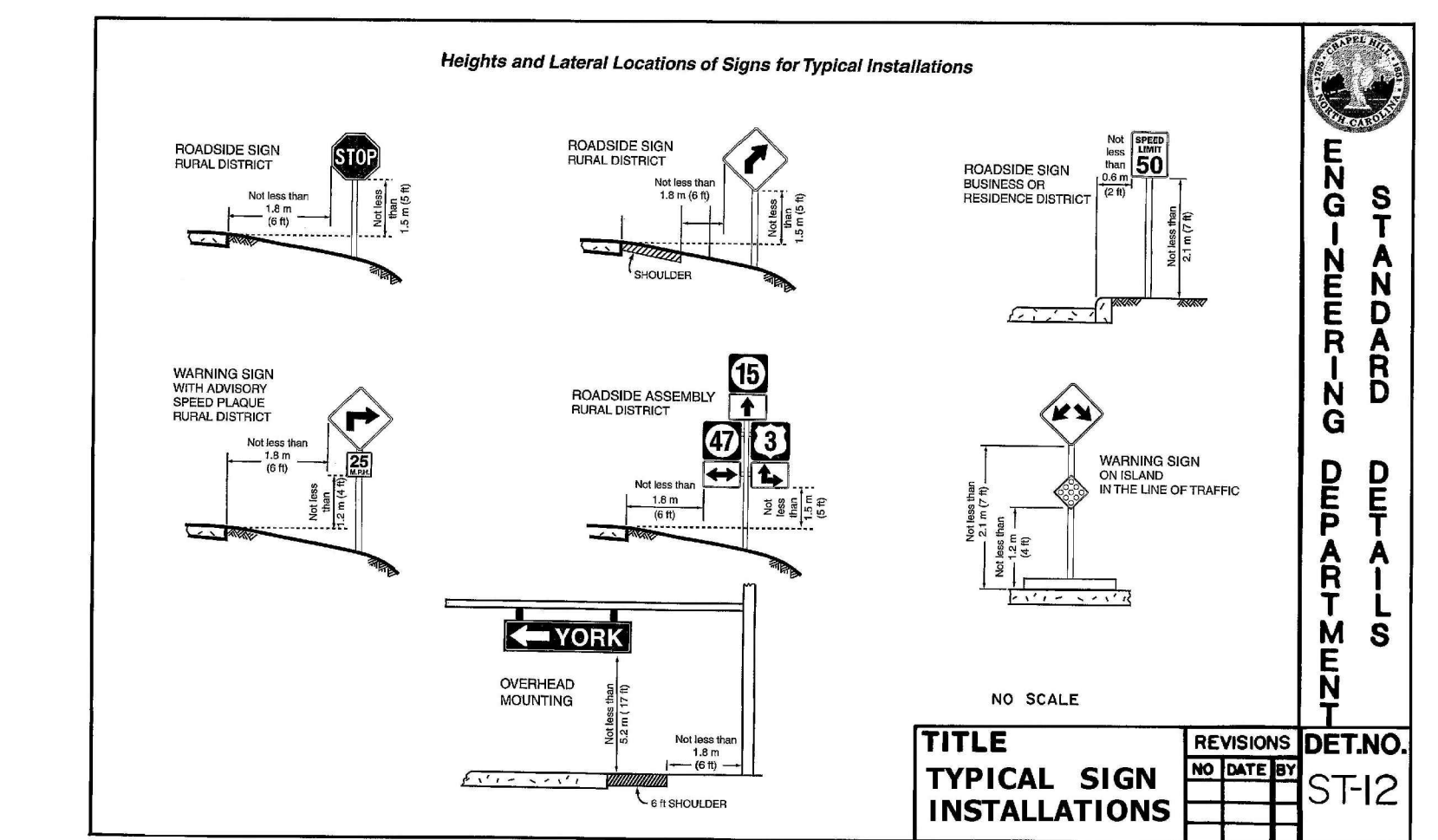
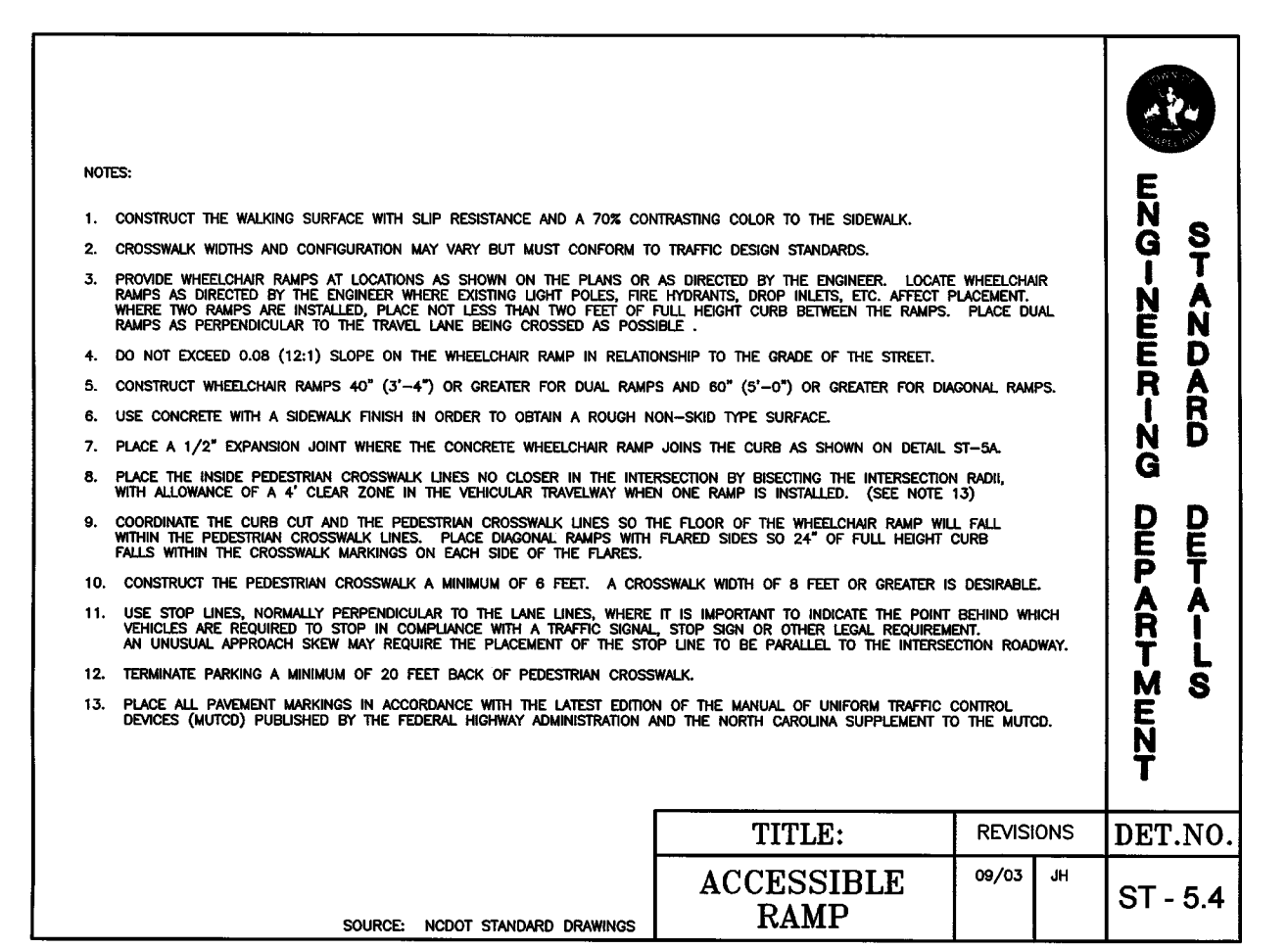
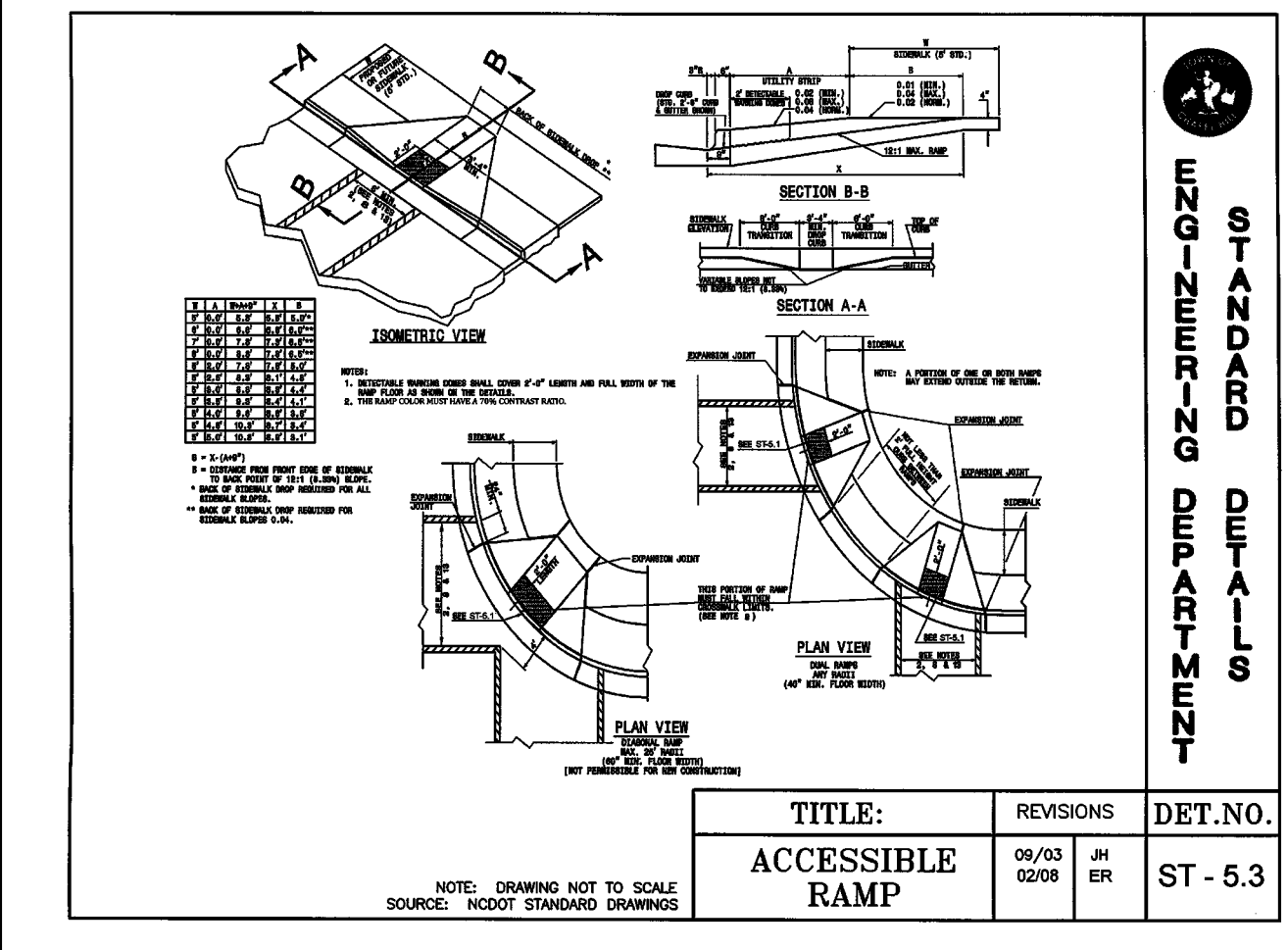
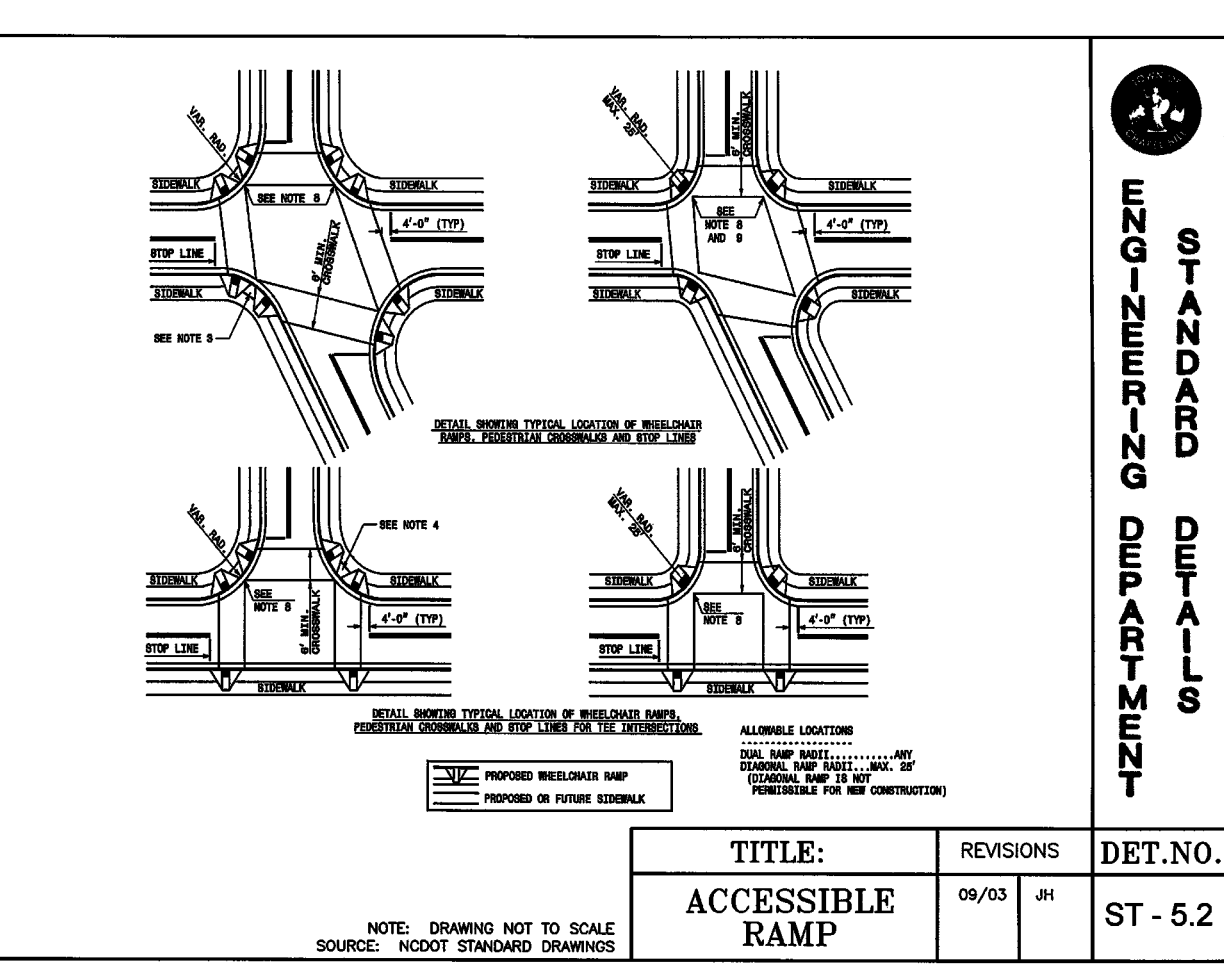
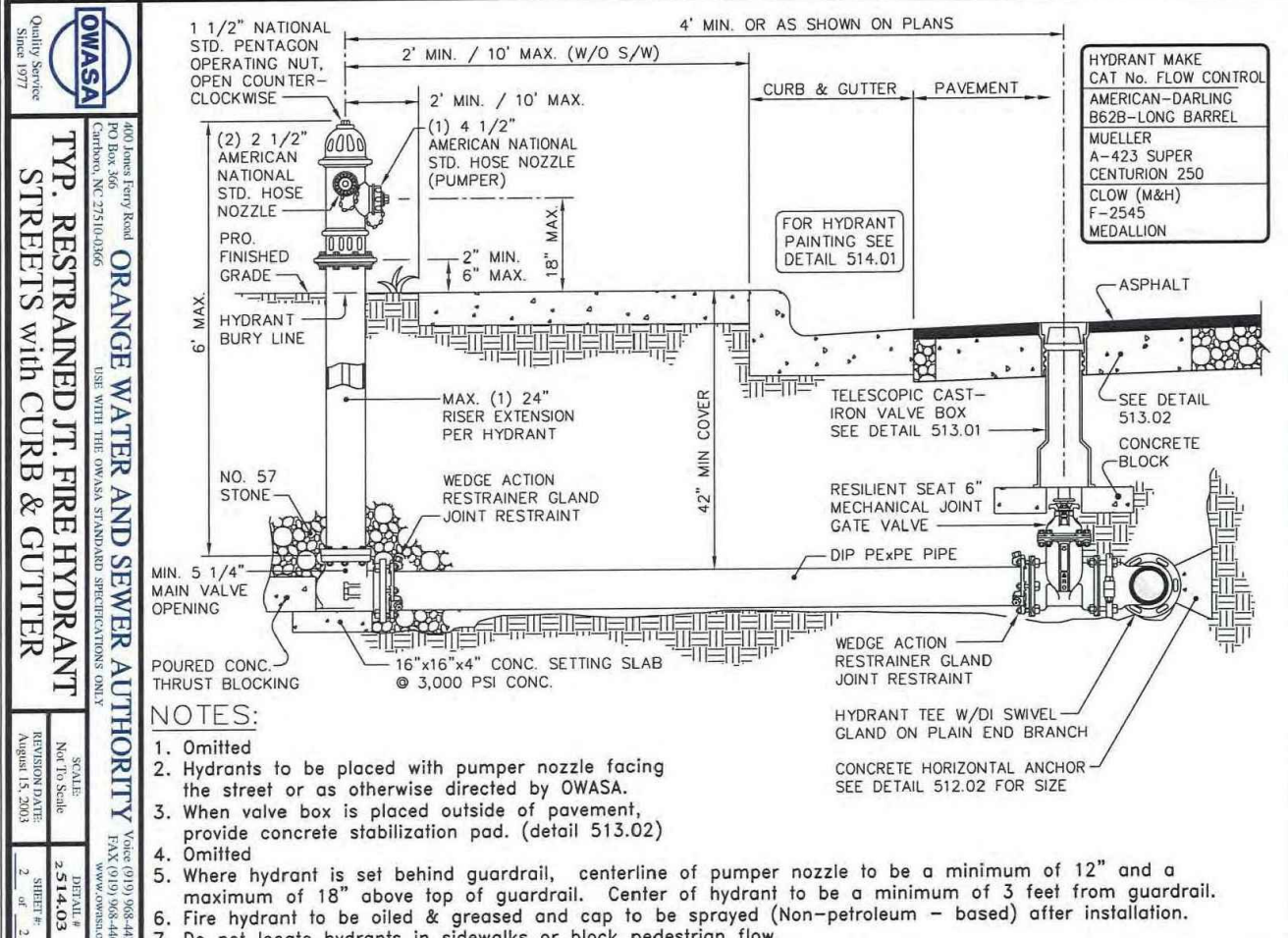
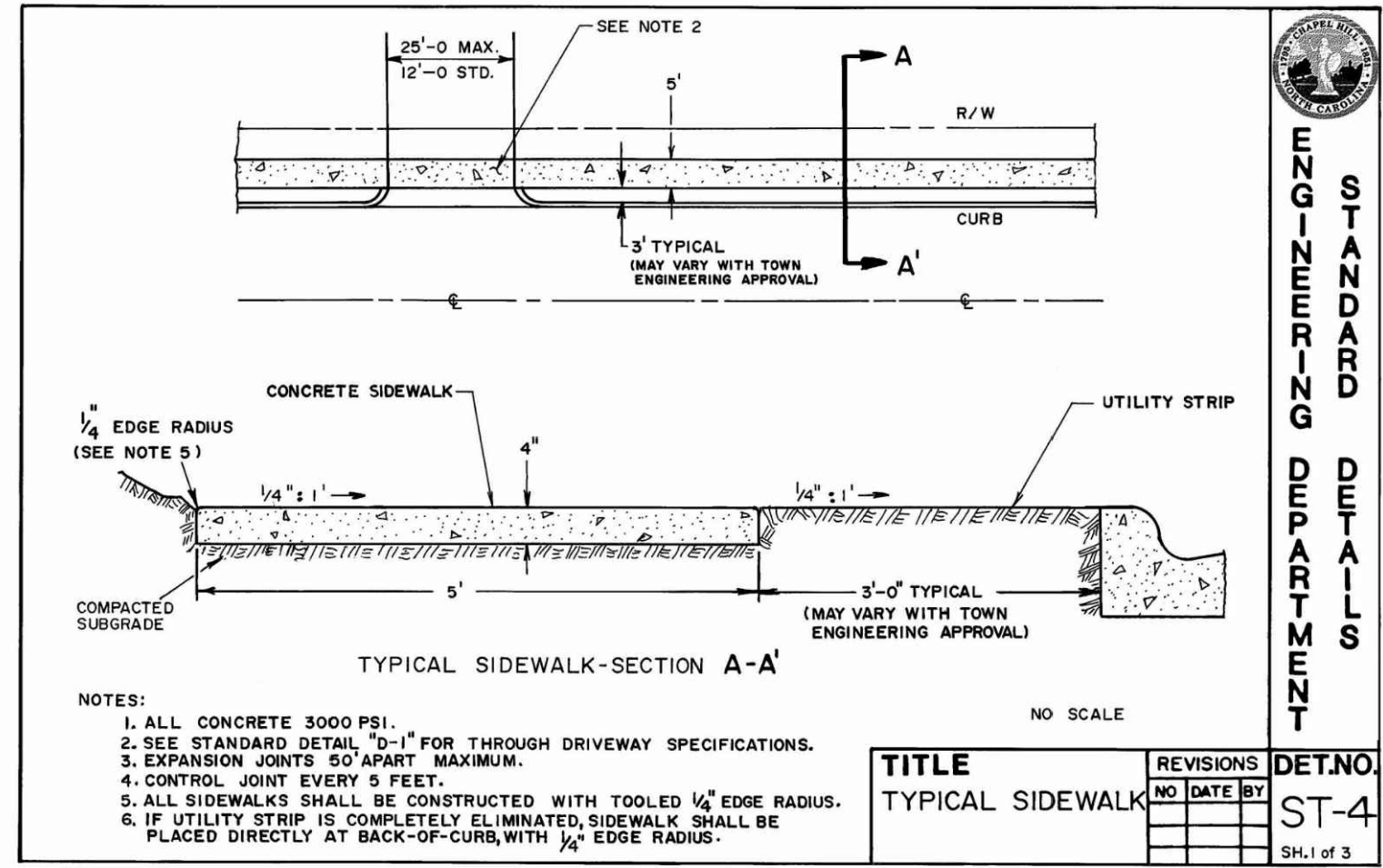
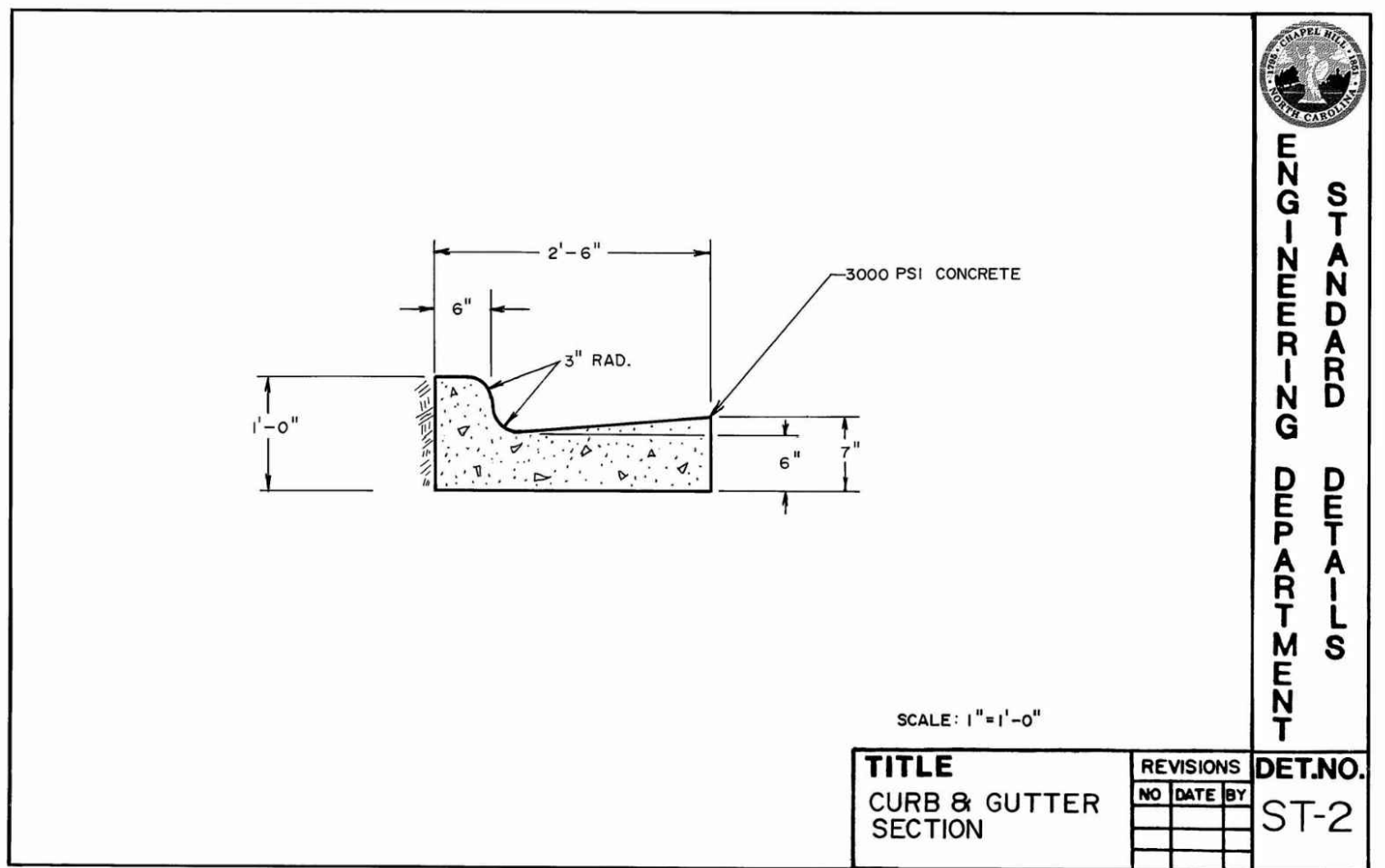
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DATE: 03-06-18  
SHEET NO: CM-2



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**MCADAMS**

**REGISTERED PROFESSIONAL ENGINEER**  
SEAL 21542  
WILLIAM DEWIS

REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, L.L.C.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

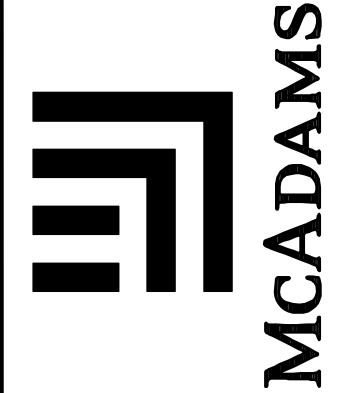
**UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1 SPECIAL USE PERMIT**  
CHAPEL HILL, NORTH CAROLINA

**SITE DETAILS**

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CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO. D-1

**MCADAMS**





REVISIONS:


OWNER:  
 HEALTH SYSTEM PROPERTIES, L.L.C.  
 211 FRIDAY CENTER DRIVE  
 CHAPEL HILL, NORTH CAROLINA 27517

UNC HEALTH CARE SYSTEM  
 EASTOWNE REDEVELOPMENT MOB 1  
 SPECIAL USE PERMIT  
 CHAPEL HILL, NORTH CAROLINA

OWASA SEWER AND WATER DETAILS

**3/4" SINGLE & 1" DUAL COMBINED DOMESTIC AND FIRE PROTECTION SERVICE INSTALLATION**

**NOTES:**  
 1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.  
 2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.  
 3. Concrete to be minimum 3,000 psi, 28 days.  
 4. Taps into in-service mains by OWASA personnel only.

OWASA Quality Service Since 1977

**3/4" SINGLE & 1" DUAL SERVICE INSTALLATION**

**NOTES:**  
 1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.  
 2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.  
 3. Concrete to be minimum 3,000 psi, 28 days.  
 4. Taps into in-service mains by OWASA personnel only.

OWASA Quality Service Since 1977

**4" to 12" STANDARD TAPPING SLEEVE and VALVE ASSEMBLY**

**NOTES:**  
 1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.  
 2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.  
 3. Concrete to be minimum 3,000 psi, 28 days.  
 4. Taps into in-service mains by OWASA personnel only.

OWASA Quality Service Since 1977

**STANDARD 3/4" and 1" WATER TAPPING DETAIL**

**NOTES:**  
 1. All bronze saddles (Single or double strap for 3/4" and 1")  
 2. If 2 taps are made on each side of the main there shall be a minimum of 18" horizontal separation. Multiple taps on the same side shall have a minimum 18" horizontal separation and staggered a minimum of 1" vertically to prevent damage to the main.

OWASA Quality Service Since 1977

**3/4" SINGLE & 1" DUAL SERVICE INSTALLATION**

**NOTES:**  
 1. Bronze service saddles shall be used on all service connections. Direct taps shall be made only as directed by an OWASA representative. See tapping detail 512.06.  
 2. Omitted  
 3. If installation is for stub-out meter, meter should be purchased from OWASA. (At applicants expense)  
 4. Meter must be level across meter connections.  
 5. Substitution requires approval by OWASA's Director of Engineering.

OWASA Quality Service Since 1977

**TYPICAL SEWER EASEMENT**

**NOTES:**  
 1. Center sewer line & manholes within sewer easement.

OWASA Quality Service Since 1977

**SANITARY SEWER MANHOLE FRAME and COVER**

APPROVED MODELS	EAST JORDAN IRON WORKS	US FOUNDRY	CAPTOL FOUNDRY
COVER WEIGHT	V-1284	125 Lbs.	120 Lbs.
FRAME WEIGHT	180 Lbs.	190 Lbs.	190 Lbs.
LOAD BEARING	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY
MATERIAL	ASTM A 48 CLASS 30B	ASTM A 48 CLASS 30B	ASTM A 48 CLASS 30B
FINISH	UNCOATED	UNCOATED	UNCOATED

**NOTES:**  
 1. Concrete benches must be sloped away from the manhole wall beginning in line with the top of the pipe and sloped down to the spring-line of the pipe invert.  
 2. Service line entries to have cast in place troughs.  
 3. Radius of invert must have enough room to be able to insert air plugs and TV equipment.

OWASA Quality Service Since 1977

**STANDARD SEWER INVERT PLANS FOR MANHOLE**

**NOTES:**  
 1. Concrete benches must be sloped away from the manhole wall beginning in line with the top of the pipe and sloped down to the spring-line of the pipe invert.  
 2. Service line entries to have cast in place troughs.  
 3. Radius of invert must have enough room to be able to insert air plugs and TV equipment.

OWASA Quality Service Since 1977

**PAVED APPLICATION CLEAN OUT**

**NOTES:**  
 1. This detail depicts a typical layout. Variations may be approved.  
 2. Service saddles may be used only on existing sewer mains. Tees / Wyes shall be used for new construction.

OWASA Quality Service Since 1977

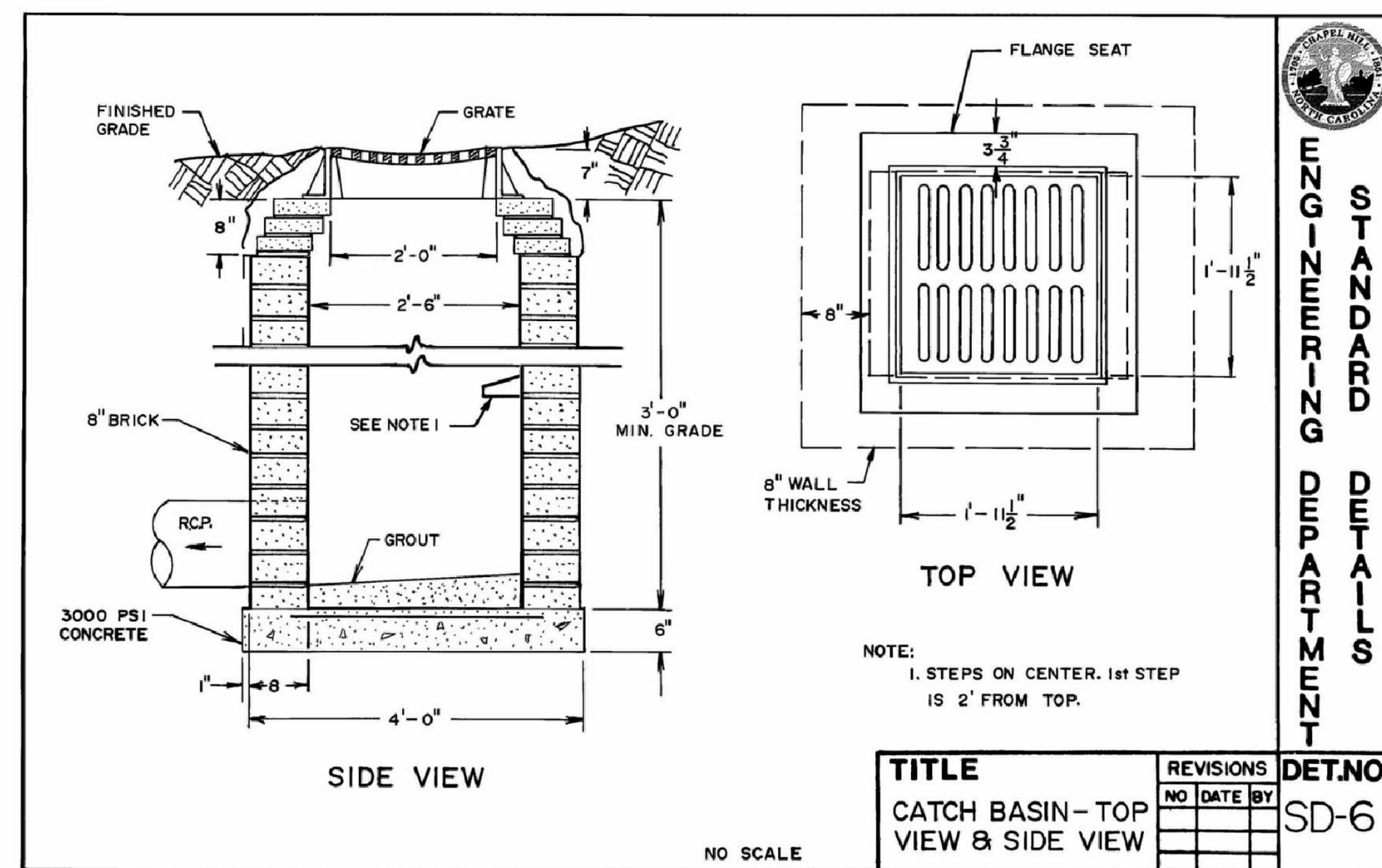
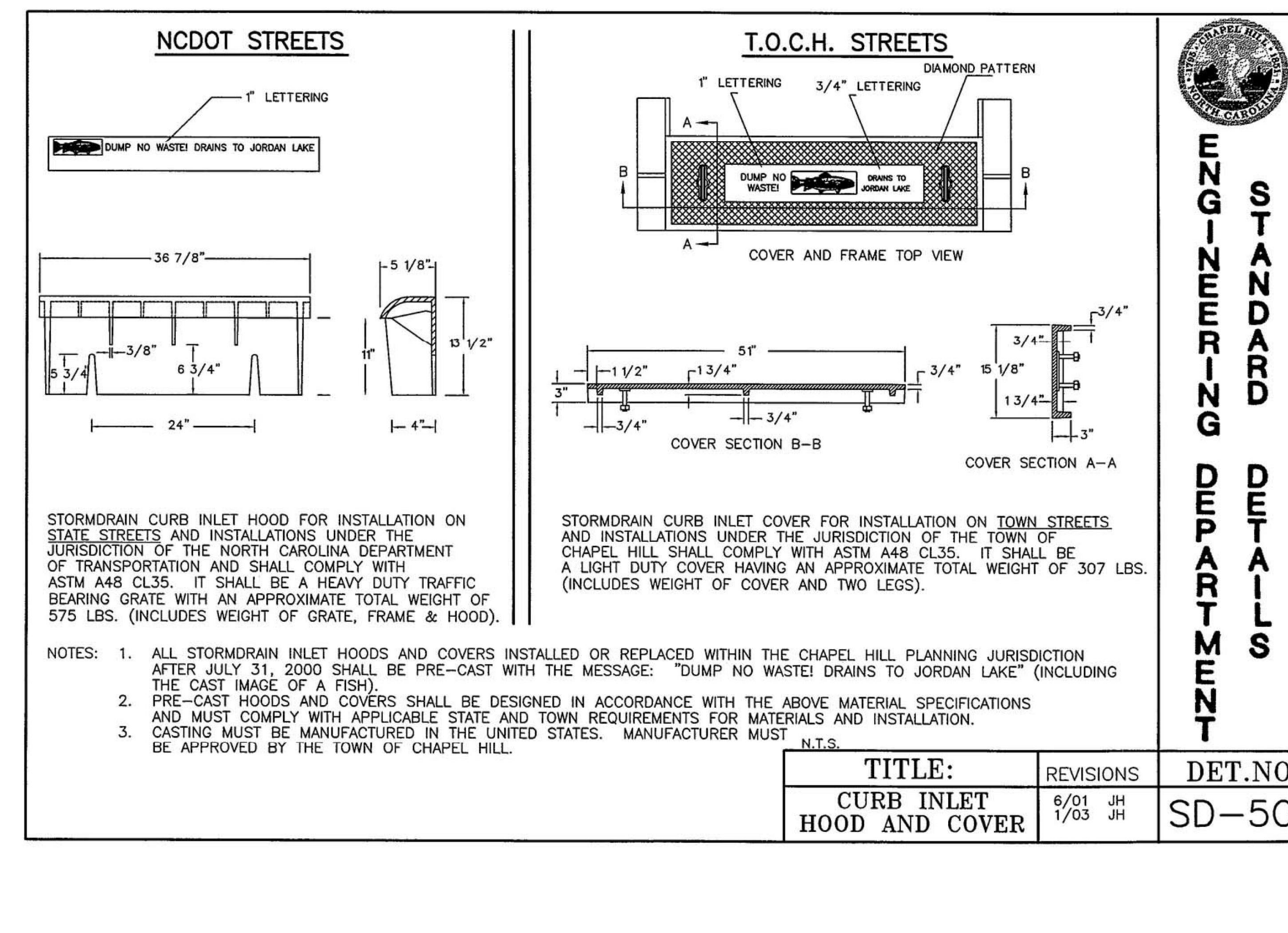
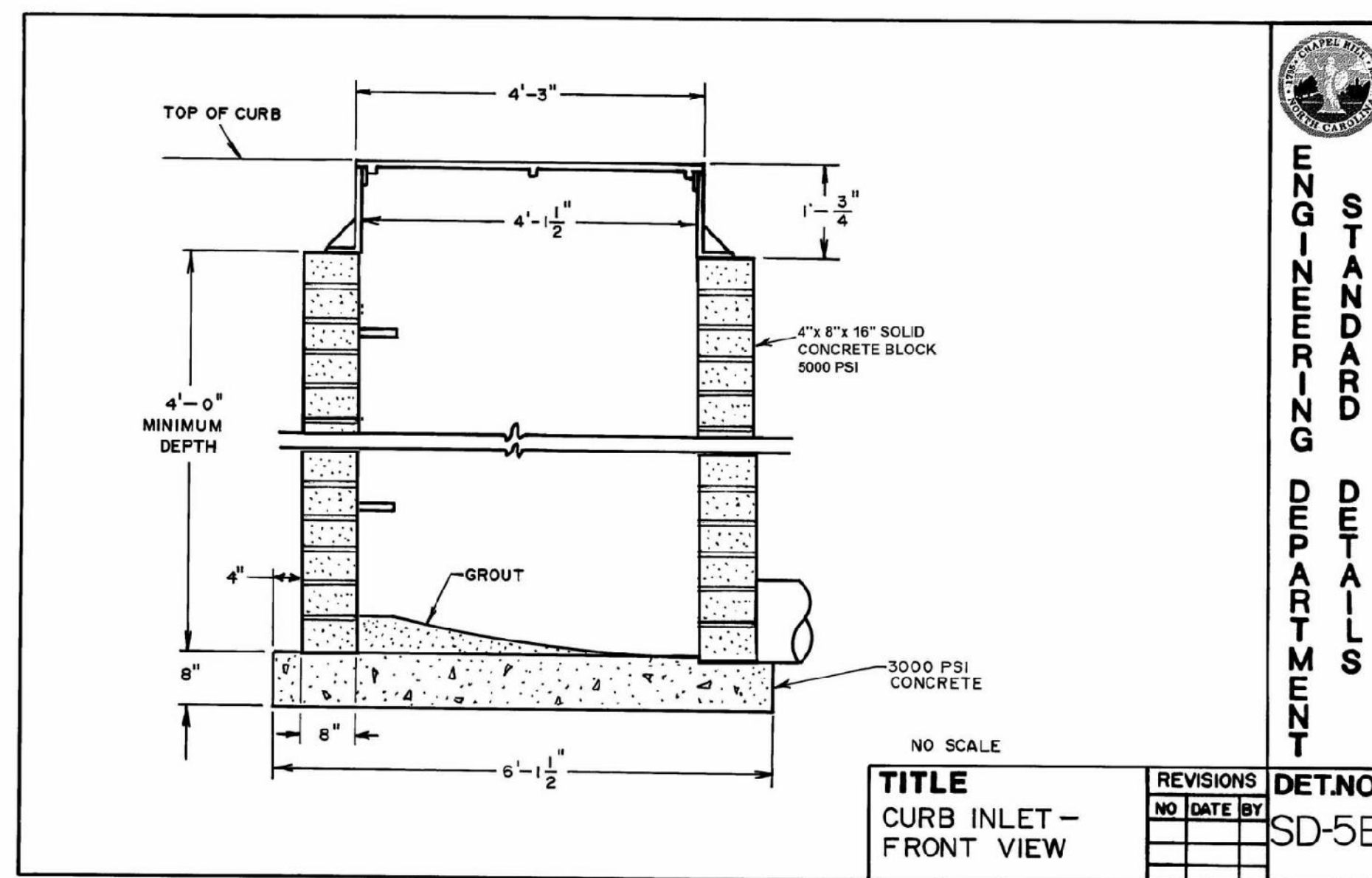
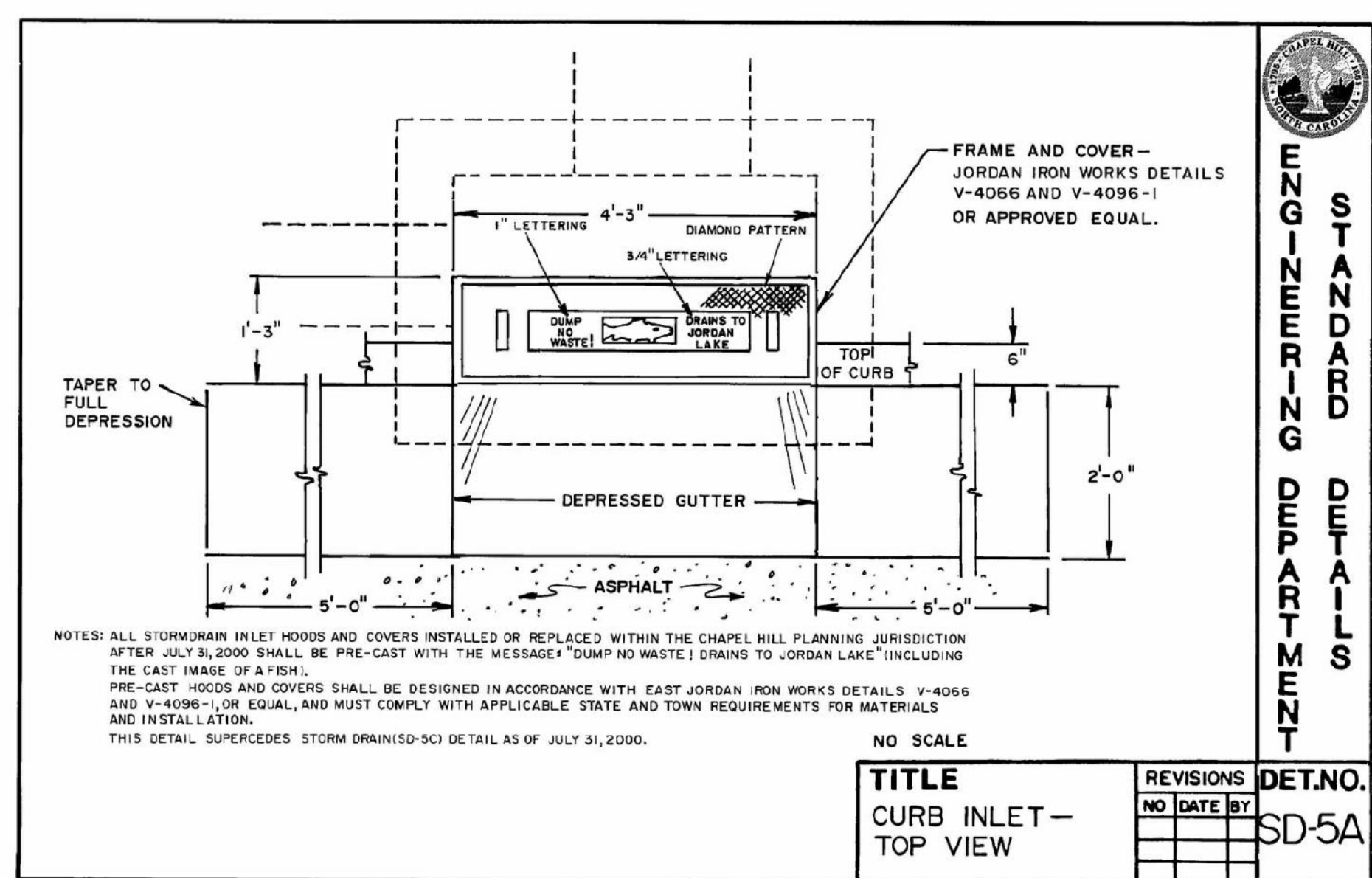
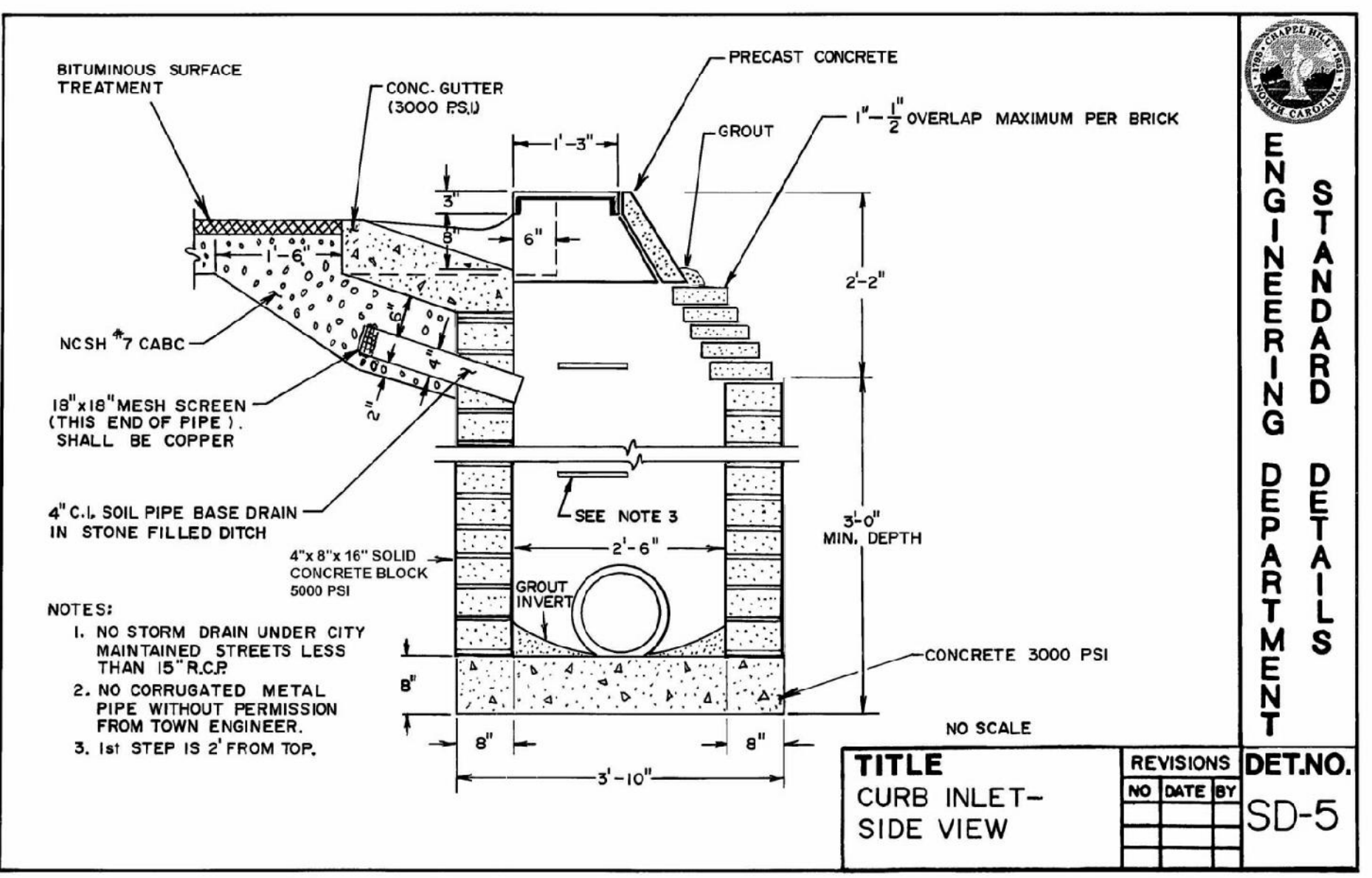
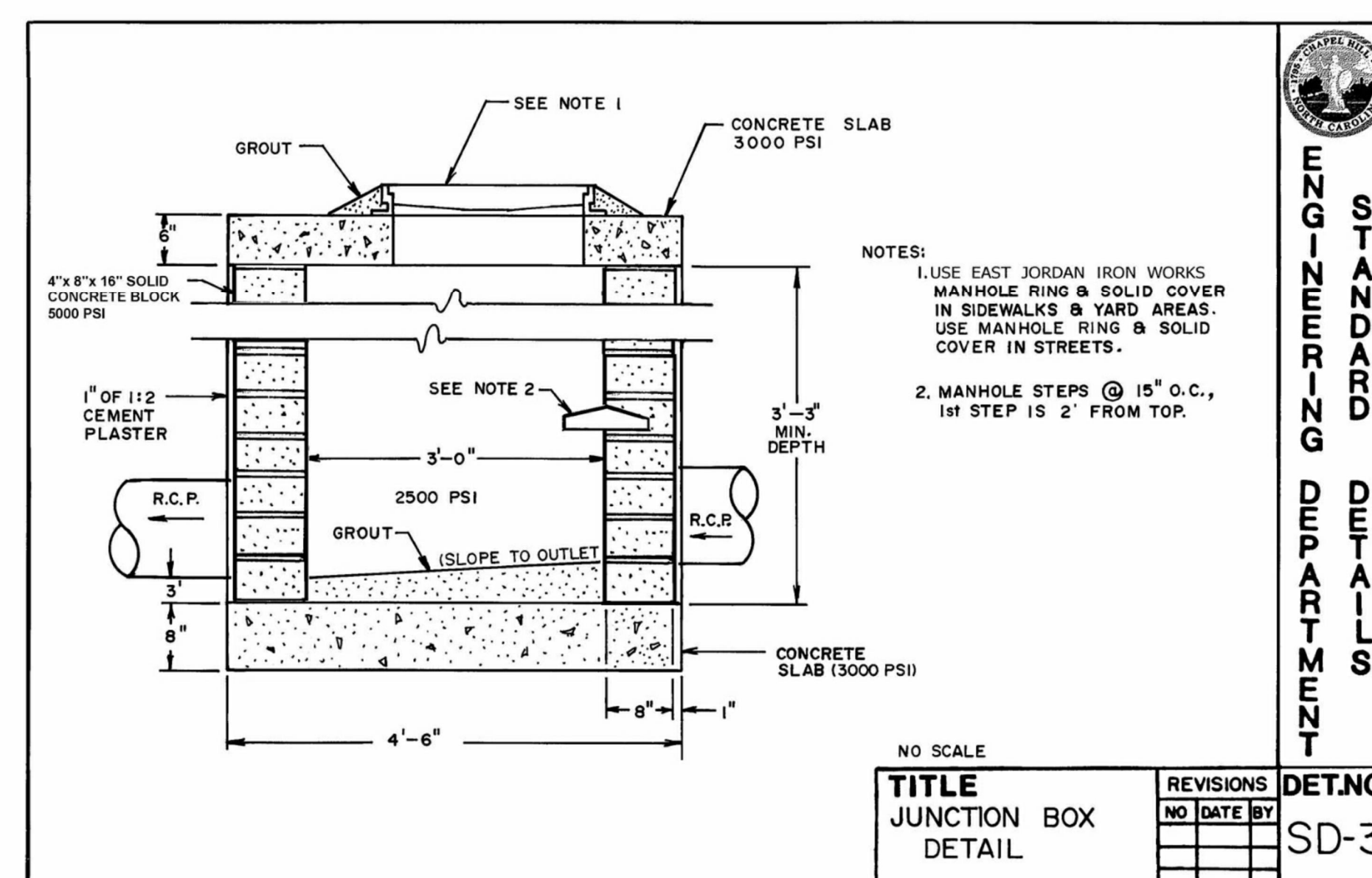
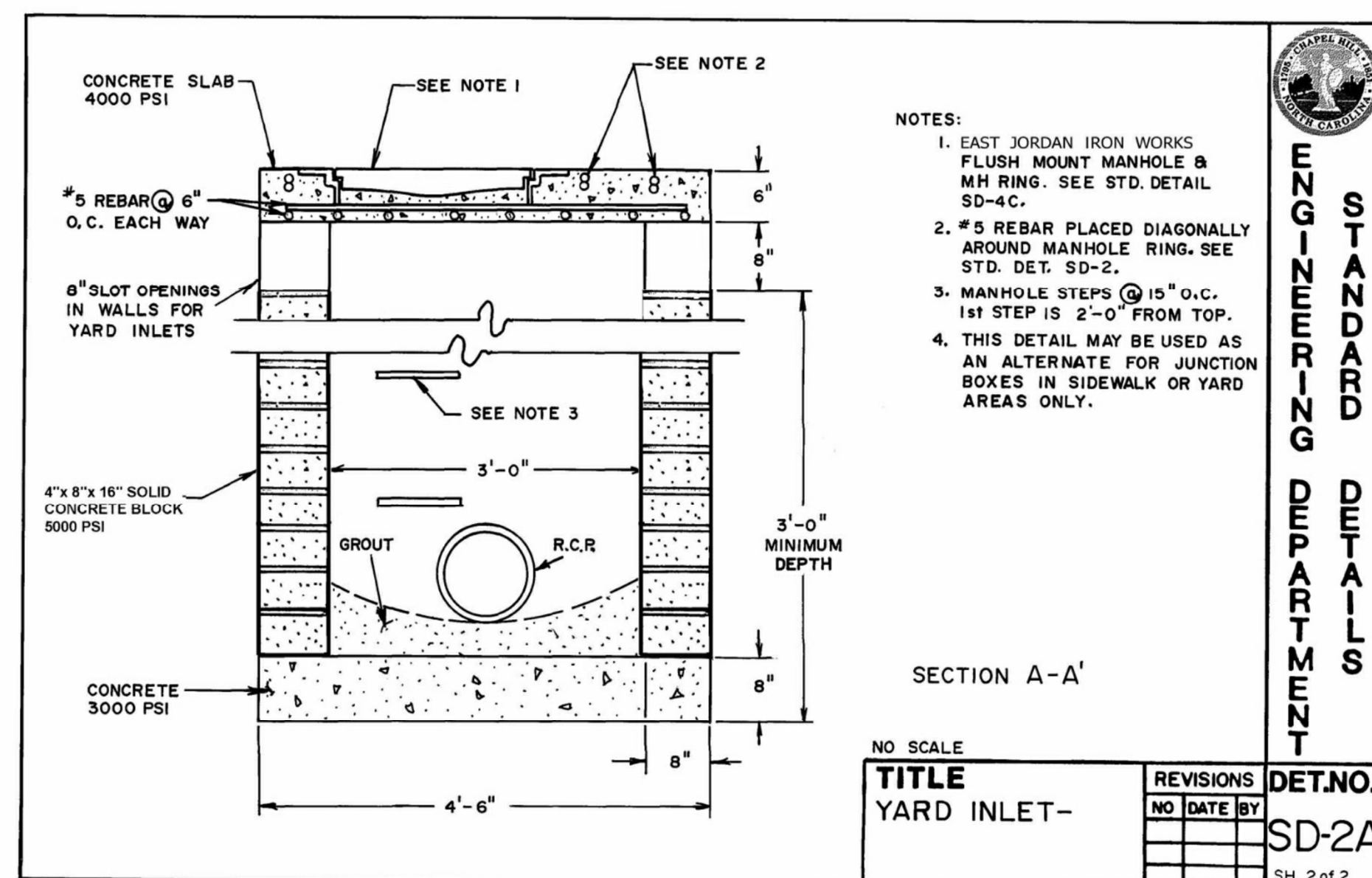
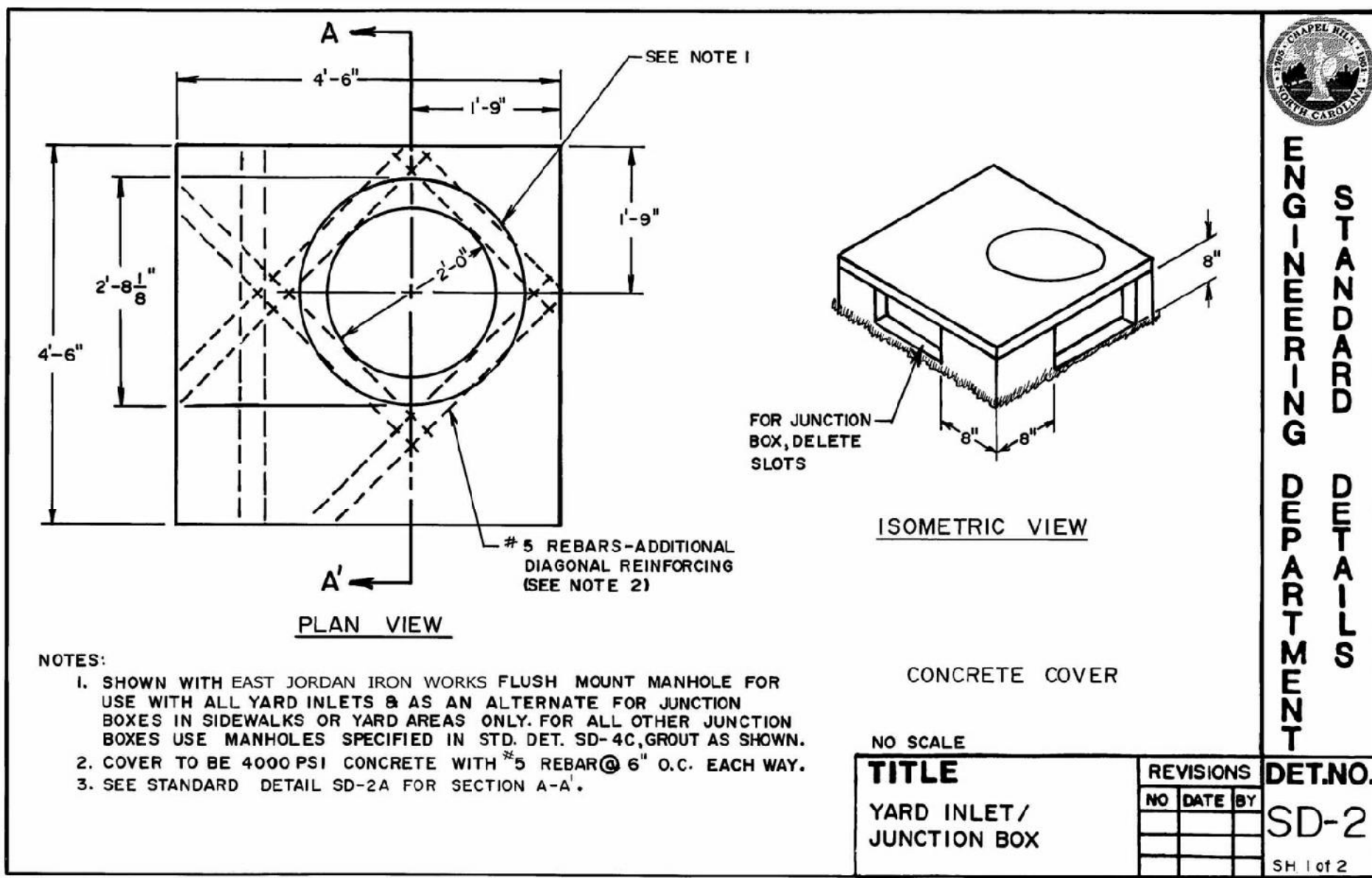
**3/4" SINGLE & 1" DUAL COMBINED DOMESTIC AND FIRE PROTECTION SERVICE INSTALLATION**

**NOTES:**  
 1. Concrete blocking is to be formed to ensure accessibility to fittings and poured against undisturbed earth.  
 2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.  
 3. Concrete to be minimum 3,000 psi, 28 days.  
 4. Taps into in-service mains by OWASA personnel only.

OWASA Quality Service Since 1977

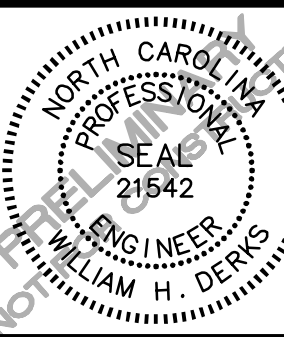
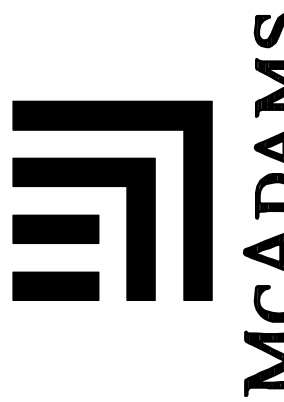
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REVISIONS:

OWNER:  
HEALTH SYSTEM PROPERTIES, L.L.C.  
211 FRIDAY CENTER DRIVE  
CHAPEL HILL, NORTH CAROLINA 27517

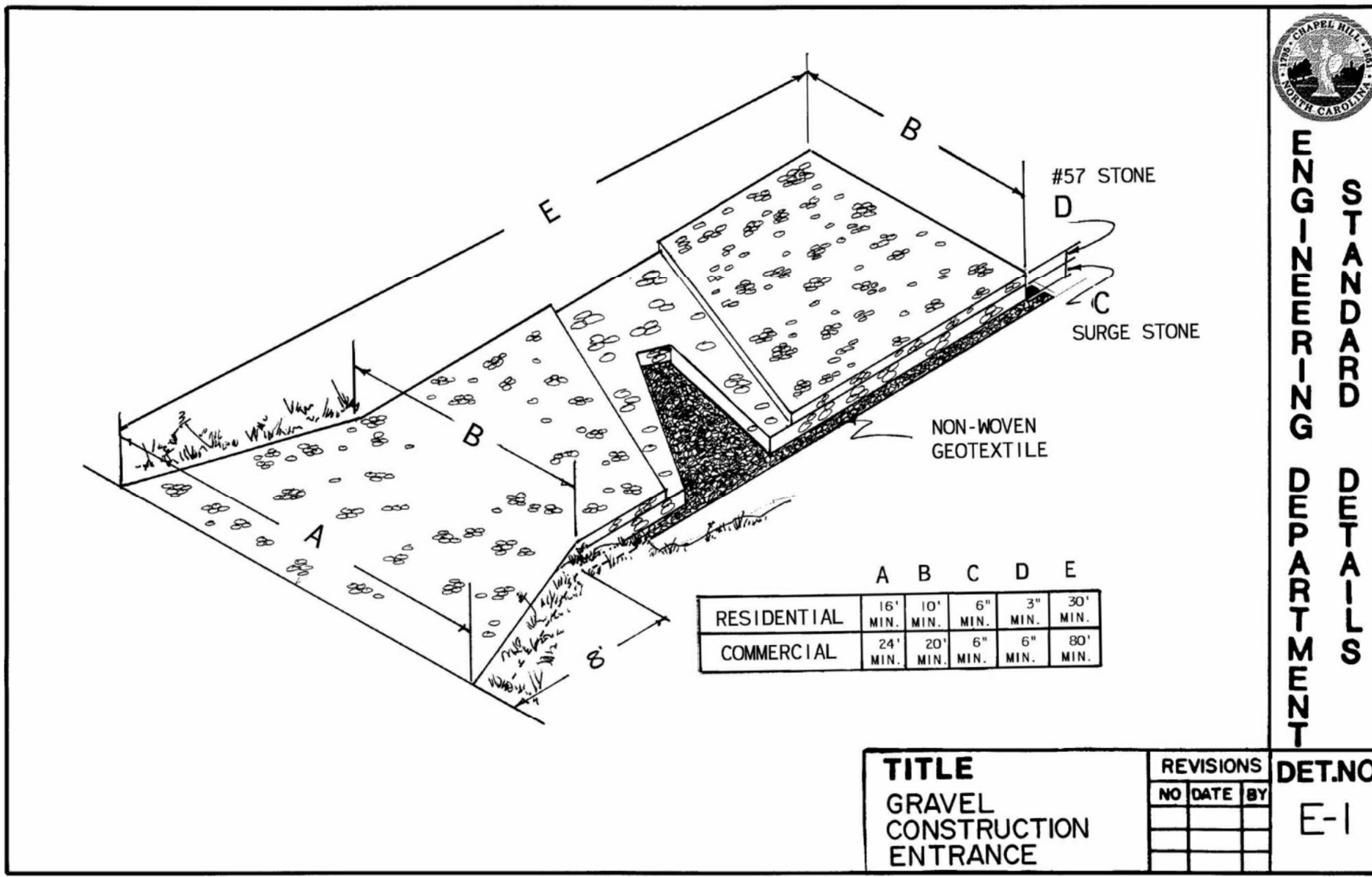
UNC HEALTH CARE SYSTEM  
EASTOWNE REDEVELOPMENT MOB 1  
SPECIAL USE PERMIT  
CHAPEL HILL, NORTH CAROLINA

PROJECT NO. UNC-17020  
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CHECKED BY: WHD  
DRAWN BY: CJJ  
SCALE: 1"=40'  
DATE: 03-06-18  
SHEET NO.

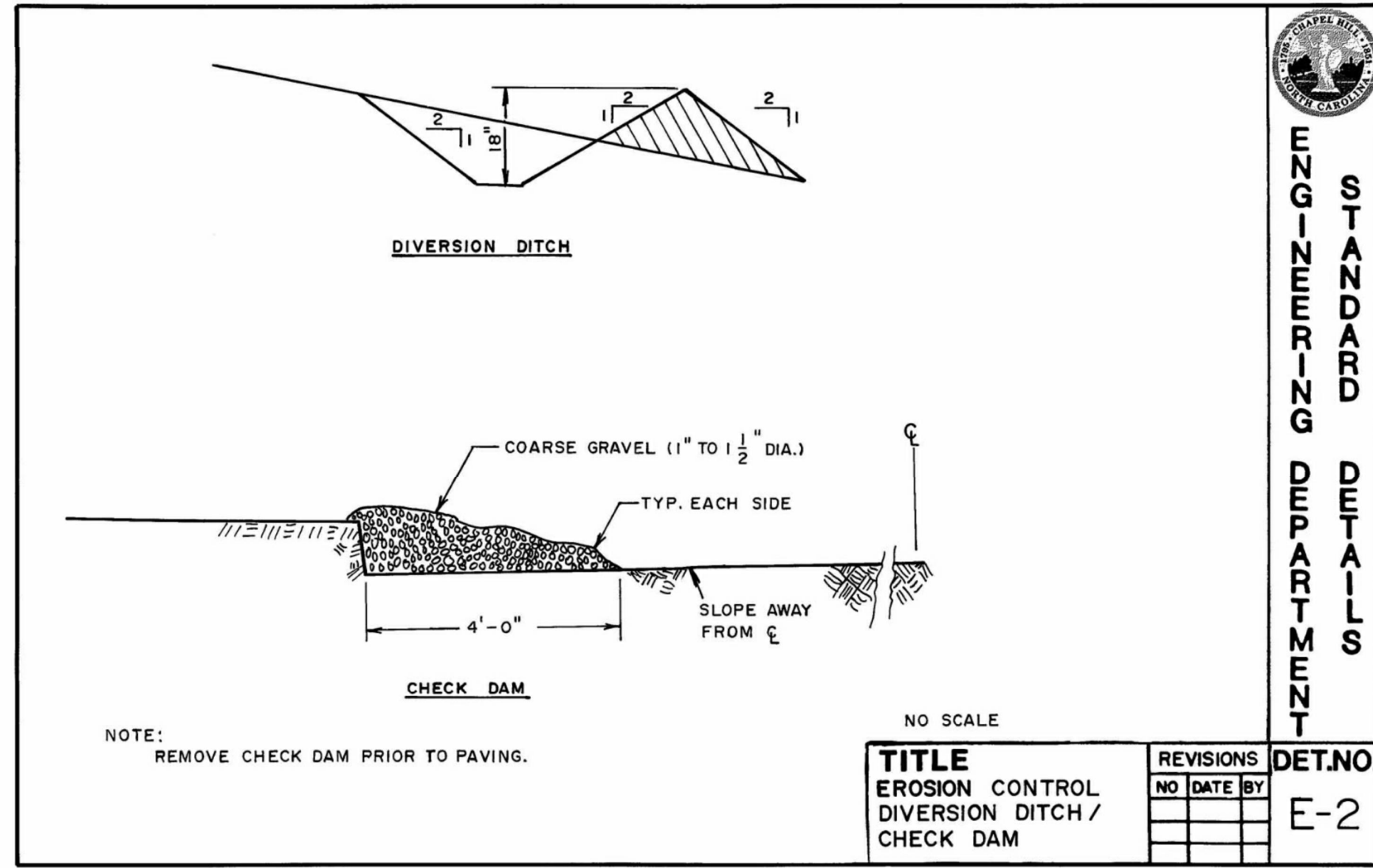
D-3

McAdams

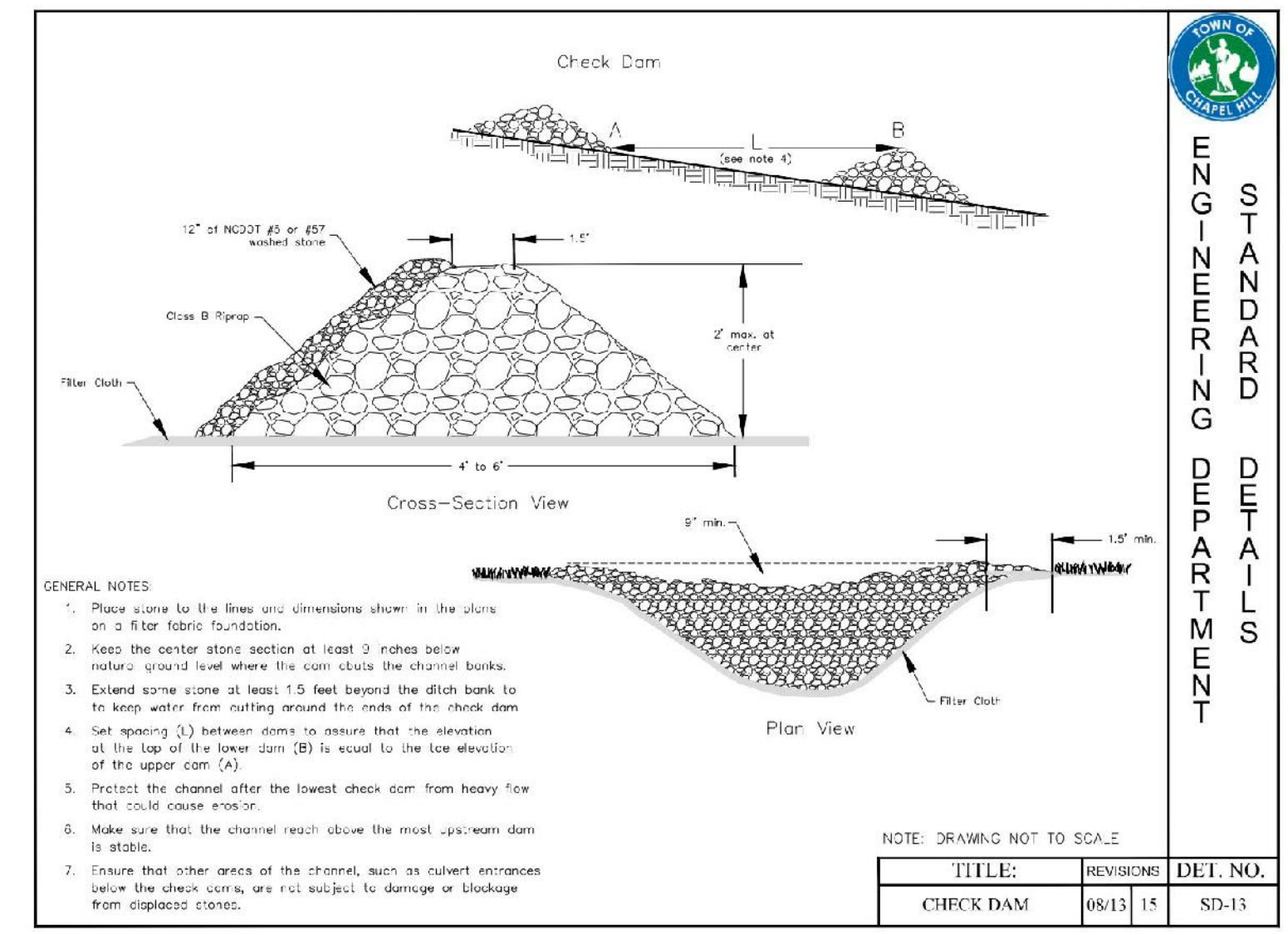




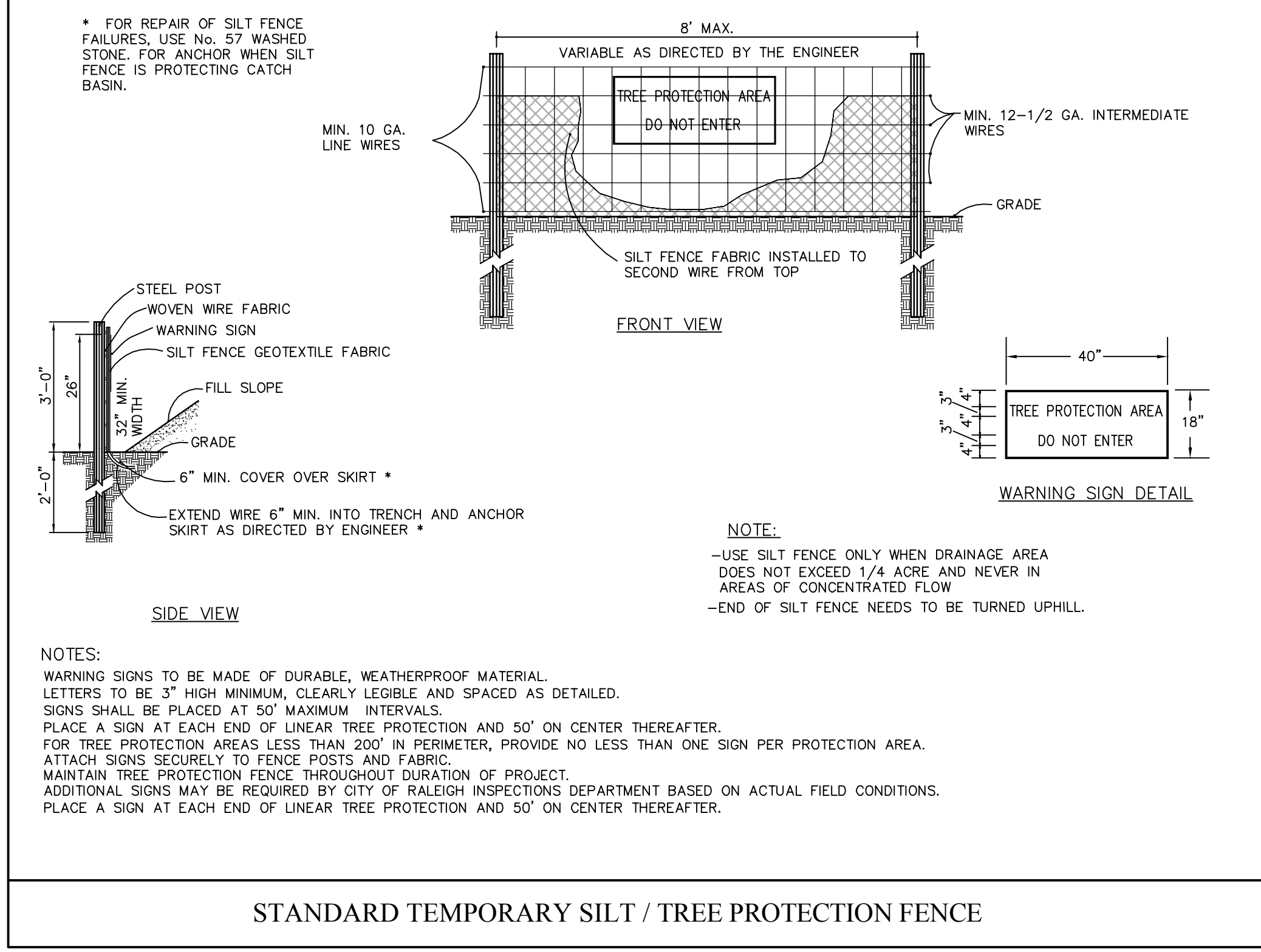
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EROSION CONTROL DIVERSION DITCH / CHECK DAM	NO DATE BY	E-2



TITLE	REVISIONS	DET. NO.
CHECK DAM	08/13 15	SD-13



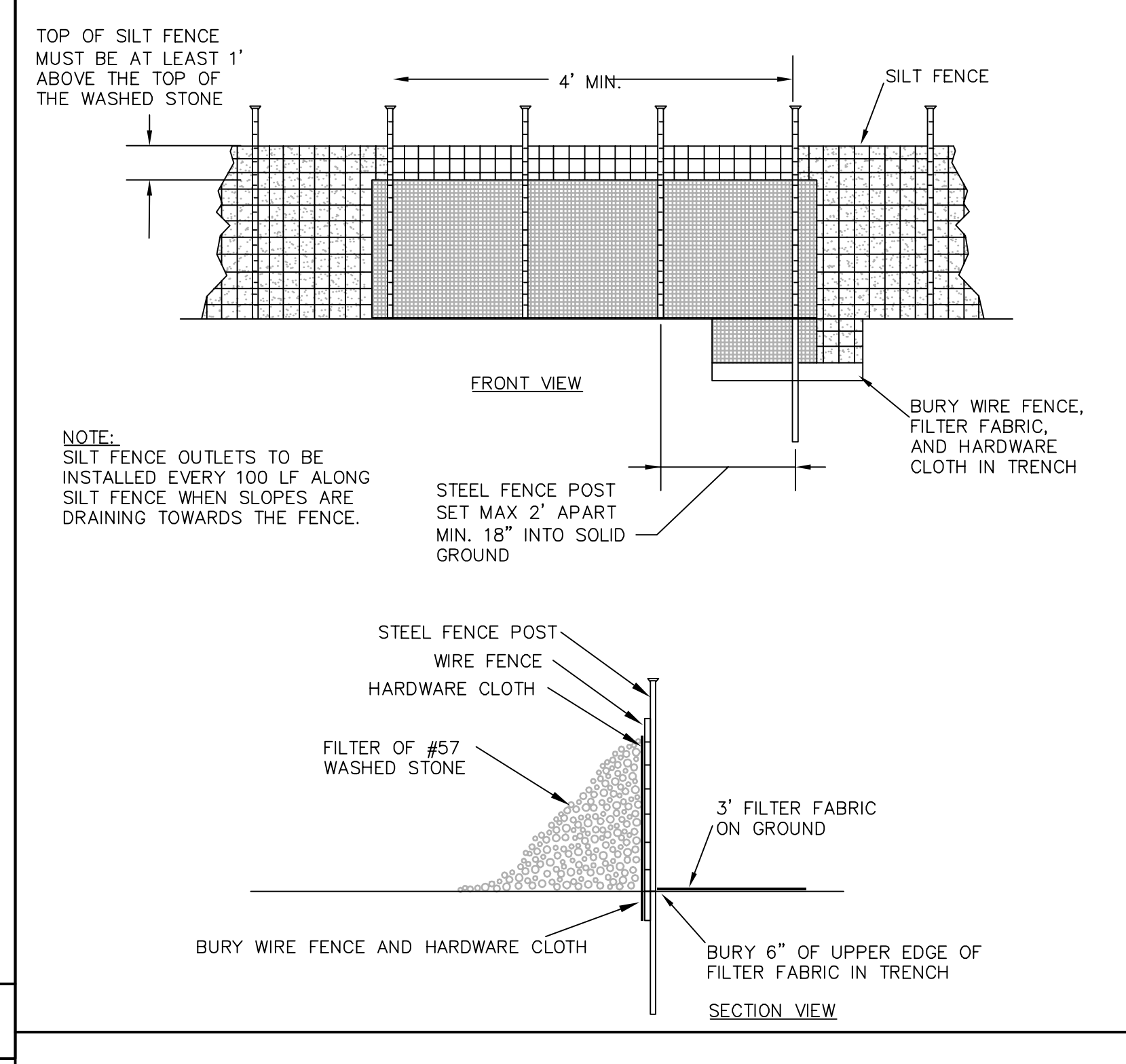
**SILT FENCE MAINTENANCE**

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



**SILT FENCE OUTLET MAINTENANCE**

REMOVE SEDIMENT WHEN HALF OF STONE OUTLET IS COVERED.

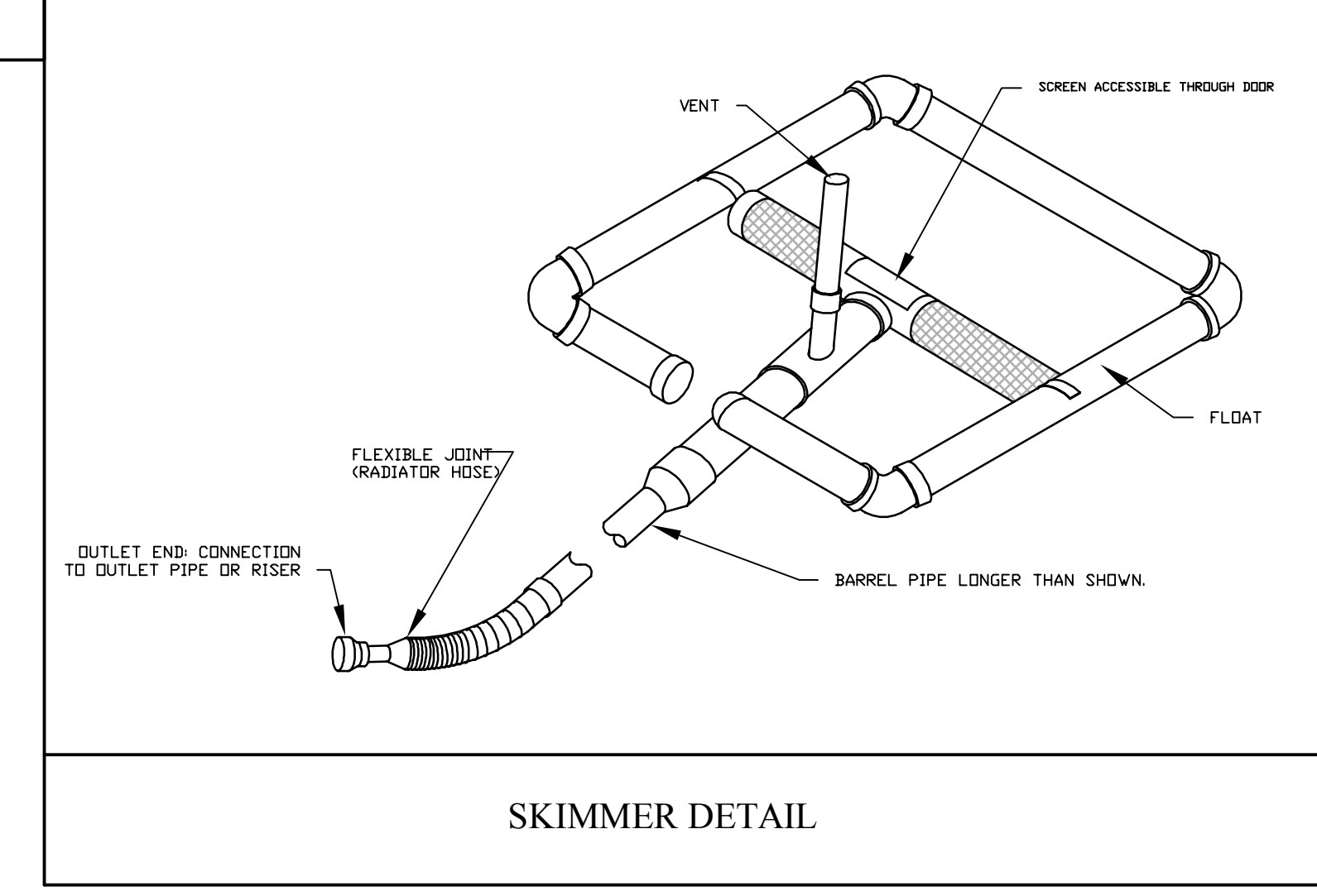
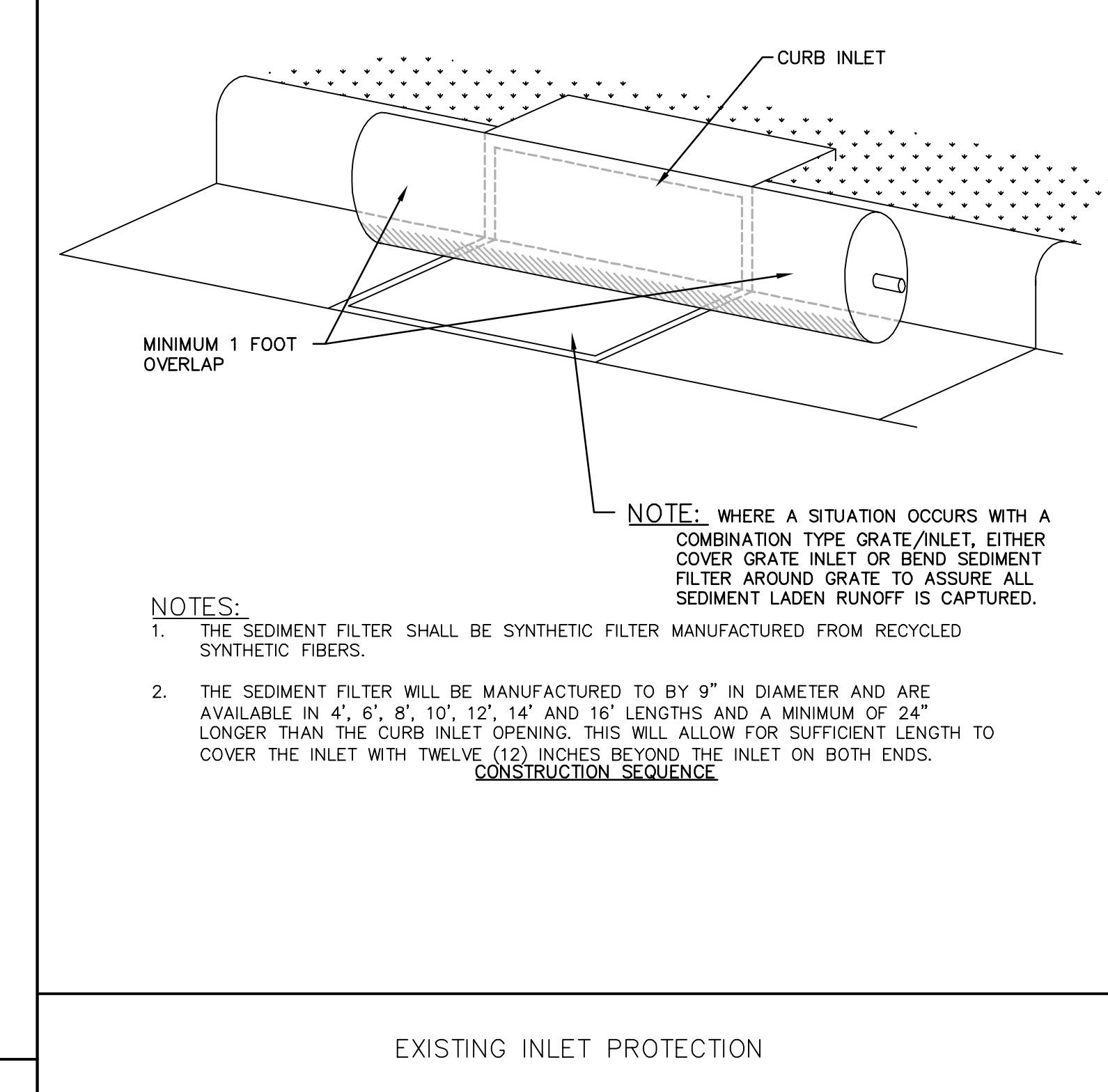
REPLACE STONE AS NEEDED TO ENSURE DEWATERING.

INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY.

SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE OR BECOME INEFFECTIVE, REPLACE IT PROMPTLY.

REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT.

REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.



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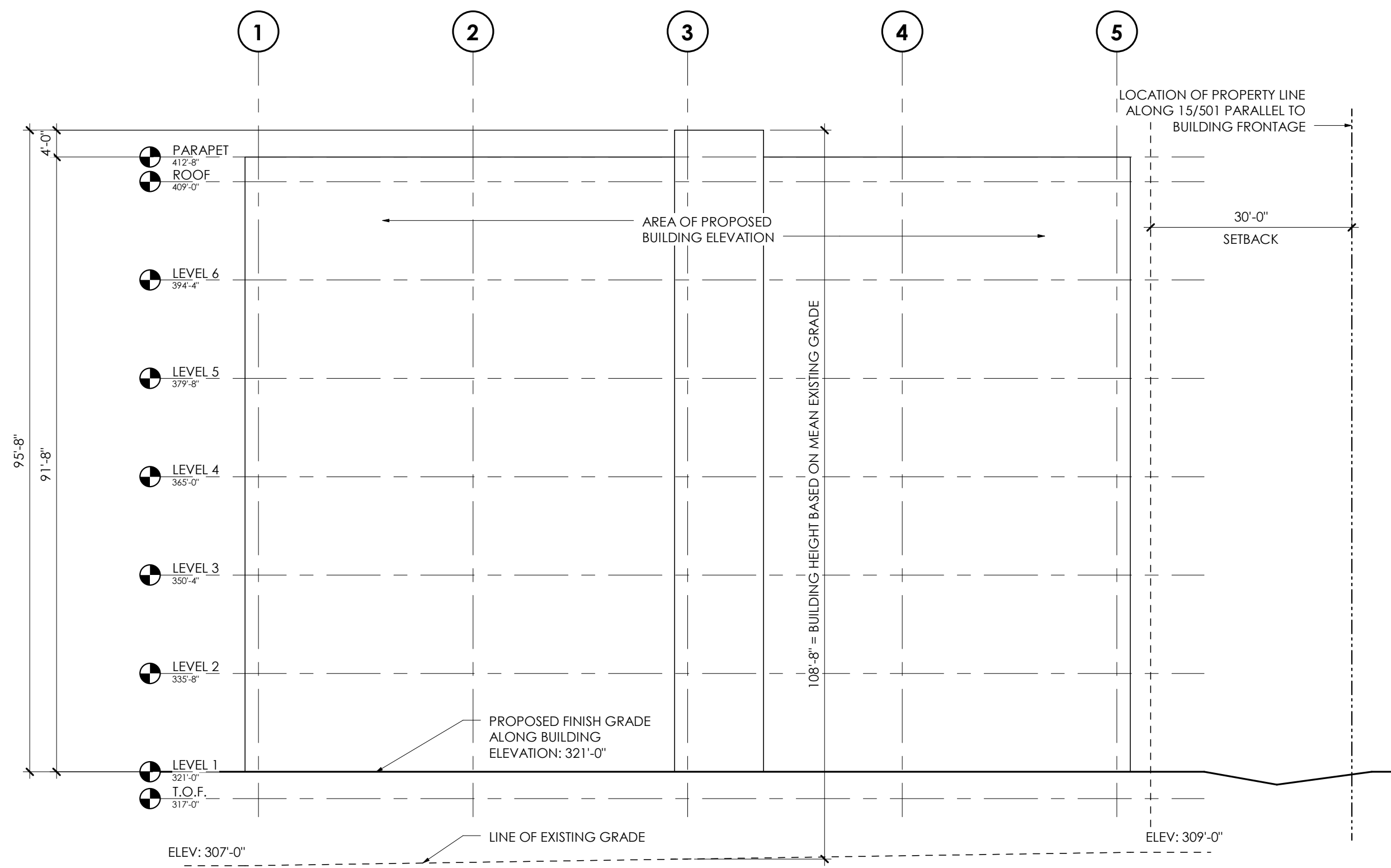
**MCADAMS**

OWNER:  
**HEALTH SYSTEM PROPERTIES, LLC.**  
 211 FRIDAY CENTER DRIVE  
 CHAPEL HILL, NORTH CAROLINA 27517

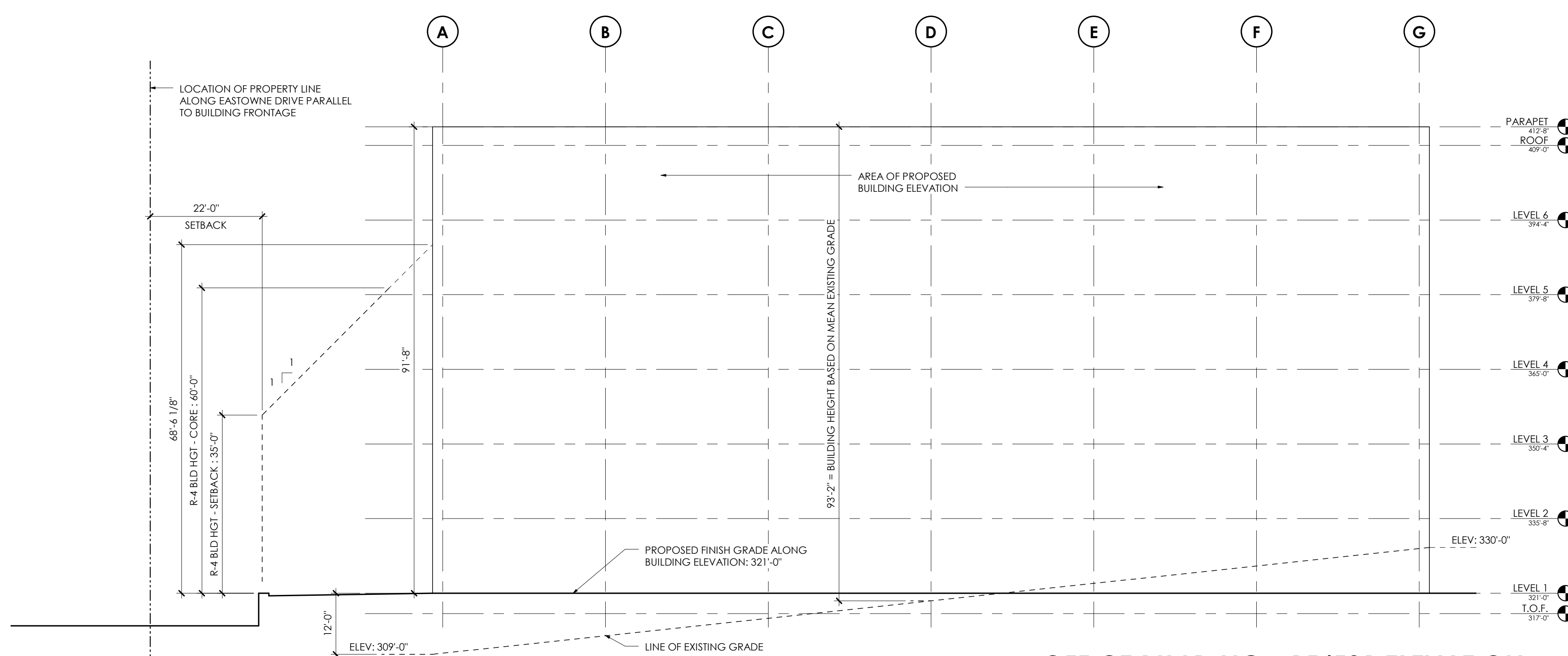
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 SCALE: 1"=40'  
 DATE: 03-06-18  
 SHEET NO. **D-4**

**UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1 SPECIAL USE PERMIT CHAPEL HILL, NORTH CAROLINA EROSION CONTROL DETAILS**





**OFFICE BUILDING - EASTOWNE ELEVATION**  
1/16" = 1'-0"



**OFFICE BUILDING - 15/501 ELEVATION**  
1/16" = 1'-0"

**GENERAL CONSTRUCTION NOTES:**

1. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT FOR DIRECTION.
3. INTERIOR PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE. UNLESS OTHERWISE NOTED, MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHED WALL MATERIAL WHEN LAYING OUT WALLS. REFER TO INTERIOR FINISH INFORMATION FOR WALL FINISH.
4. ALL INTERIOR DOORS TO BE LOCATED 6" OFF PERPENDICULAR WALL. UNCL. DIMENSION TO INCLUDE INTERIOR FINISH MATERIALS. ALL DOOR CLEARANCES TO MEET ANSI A117.1 2009 ACCESSIBLE CLEARANCES.
5. REFER TO THE OWNER FURNISHED OWNER INSTALLED LIST FOR EQUIPMENT TO BE INSTALLED BY OWNER'S CONTRACTOR. PROVIDE CONCEALED BLOCKING AS REQUIRED FOR WORK BY OWNER'S OTHER CONTRACTORS. COORDINATE WITH THE OWNER'S CONTRACTORS THE SIZE, LOCATION, AND BLOCKING REQUIREMENTS.
6. PLUMBING AND ELECTRICAL UTILITY SERVICES SHOWN IN THE P AND E SERIES ONLY EXTENDS 5'-0" OUTSIDE OF THE BUILDING. GC RESPONSIBLE FOR FINAL COORDINATION OF THESE ELEMENTS IF SITE CONDITIONS VARY FROM THE CIVIL / LANDSCAPE DESIGN DOCUMENTS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES OR ALTERATIONS TO THE DESIGN DOCUMENTS THAT RESULT FROM SITE CONDITIONS.
7. REFER TO CIVIL / LANDSCAPE DRAWINGS FOR FINAL GRADE ELEVATIONS AROUND BUILDING. FINISH GRADE TO BE A MINIMUM OF 6" BELOW FINISH FLOOR LEVEL UNLESS NOTED OTHERWISE.

**DRAWING REFERENCES:**

1. REFER TO G004 FOR TYPICAL INTERIOR MOUNTING HEIGHTS FOR TOILET ROOM ACCESSORIES, ELECTRICAL OUTLETS, DATA OUTLETS, FIRE ALARM, FIRE STROBE, THERMOSTATS, ETC.
2. REFER TO SHEET G200 FOR EXTERIOR WALL TYPE INFORMATION. UNLESS NOTED OTHERWISE, ALL INTERIOR WALLS TO BE B1.
3. REFER TO SHEET A130 FOR INTERIOR FINISH INFORMATION.
4. REFER TO SHEETS A240 - A243 FOR EXTERIOR CURTAINWALL ELEVATIONS.
5. REFER TO DETAIL 3/G004 FOR DOOR OPERATOR BOLLARD DETAIL. DETAIL SHALL ALSO BE USED FOR POST MOUNTED FIRE PULLS.

**ToCH BLDG HGT REQ'S - OI-3**

TABLE 3.8-1 - DIMENSIONAL MATRIX (3/5/2018)					
ZONING DISTRICT	(F) BLD HGT - SETBACK	(G) BLD HGT - CORE	(H) STREET SETBACK	(I) INTERIOR SETBACK	(J) SOLAR SETBACK
OI-3	N/A	N/A	0'	0'	0'
R-4	34'-0"	60'-0"	22'-0"	8'-0"	9'-0"

THE OI-3 INFORMATION IS FOR THE HIGHWAY US15/501 FRONTAGE. THE R-4 INFORMATION IS FOR THE EASTOWNE DRIVE FRONTAGE THAT IS OPPOSITE THE RESIDENTIAL USE. REFER TO CIVIL DOCUMENTATION FOR ADDITIONAL ZONING INFORMATION.



**UNC HEALTH CARE SYSTEMS  
EASTOWNE REDEVELOPMENT  
MEDICAL OFFICE BUILDING #1**  
100 Eastowne Drive,  
Chapel Hill, North Carolina

**FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION  
NOT FOR FINAL PRICING

THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECTS WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT.  
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SHEET NAME:  
**BUILDING FRONTAGE ELEVATIONS**

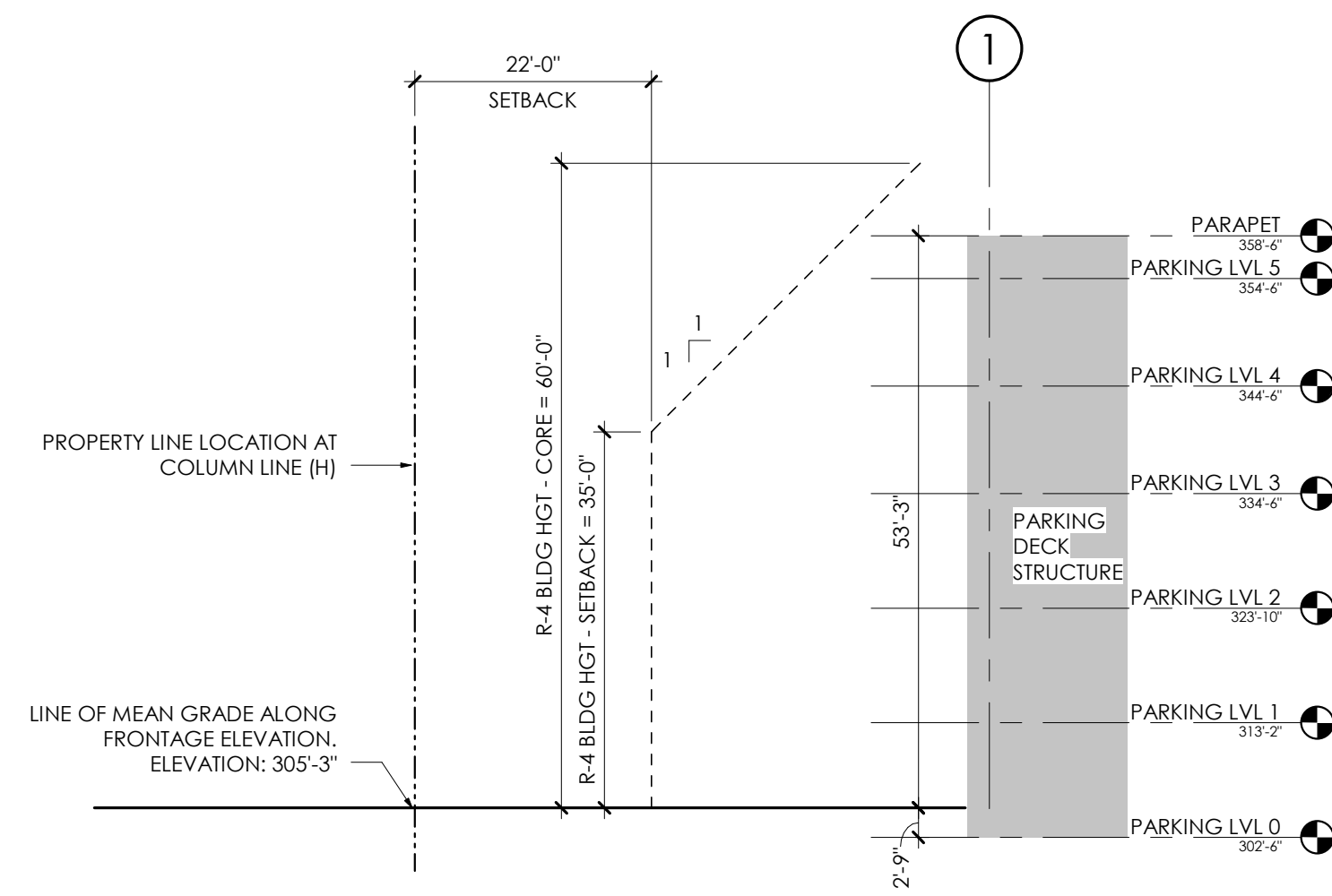
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**SPECIAL USE PERMIT**

REVISIONS:  
# | DESC. | DATE

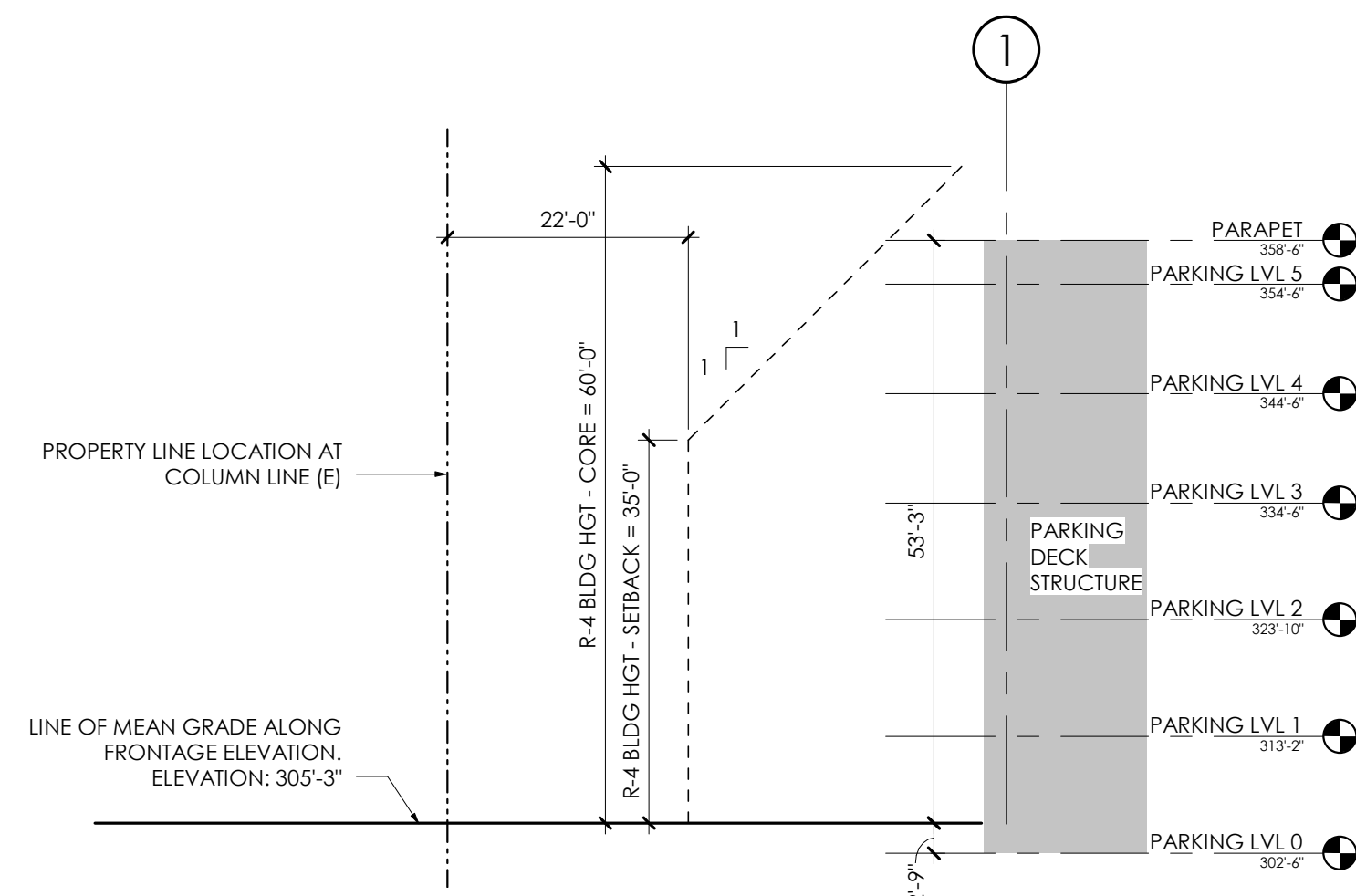
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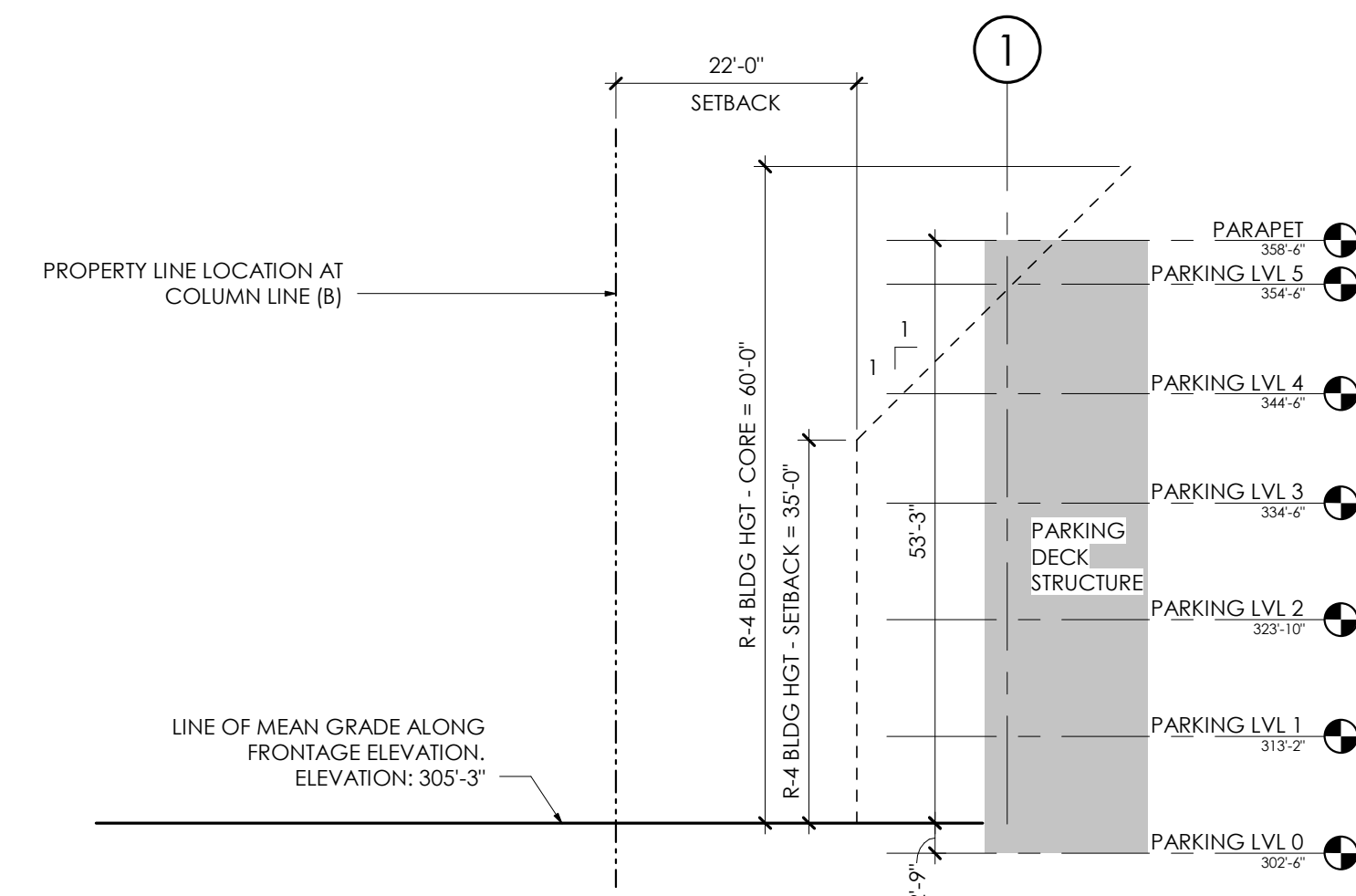




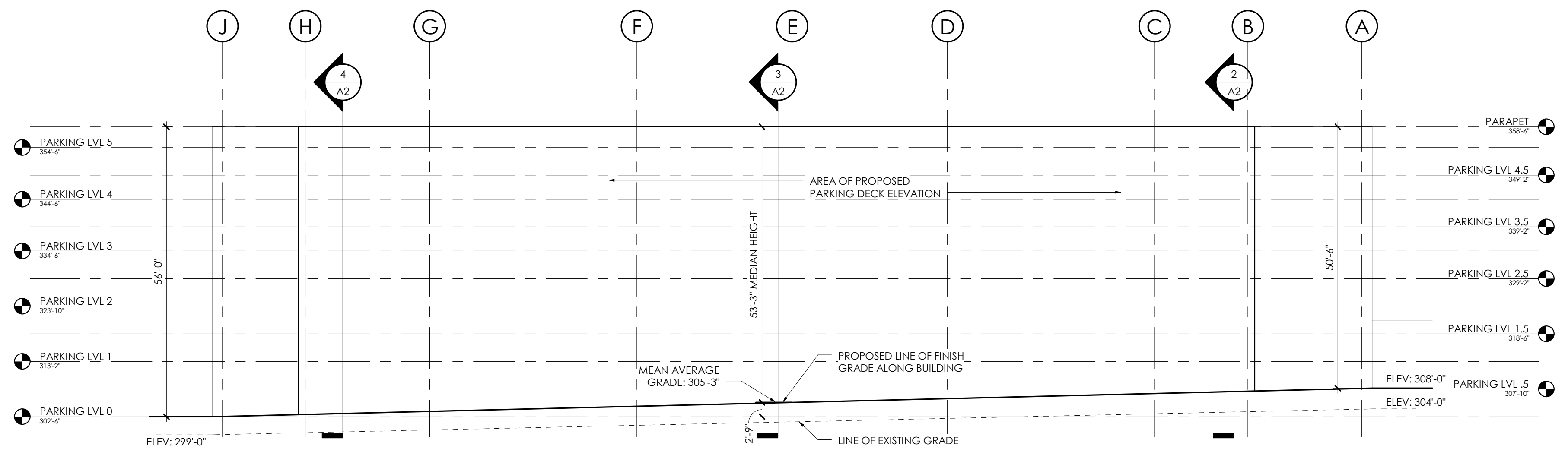
**SETBACK SECTION - EASTOWNE DRIVE (CL - H)**  
1/16" = 1'-0" 4



**SETBACK SECTION - EASTOWNE DRIVE (CL - E)**  
1/16" = 1'-0" 3



**SETBACK SECTION - EASTOWNE DRIVE (CL - B)**  
1/16" = 1'-0" 2



**PARKING DECK - EASTOWNE ELEVATION**  
1/16" = 1'-0" 1

**GENERAL CONSTRUCTION NOTES:**

1. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT FOR DIRECTION.
3. INTERIOR PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHED WALL MATERIAL WHEN LAYING OUT WALLS. REFER TO INTERIOR FINISH INFORMATION FOR WALL FINISH.
4. ALL INTERIOR DOORS TO BE LOCATED 6" OFF PERPENDICULAR WALL UNO. DIMENSION TO INCLUDE INTERIOR FINISH MATERIALS. ALL DOOR CLEARANCES TO MEET ANSI A117.1 2009 ACCESSIBLE CLEARANCES.
5. REFER TO THE OWNER FURNISHED OWNER INSTALLED LIST FOR EQUIPMENT TO BE INSTALLED BY OWNER'S CONTRACTOR. PROVIDE CONCEALED BLOCKING AS REQUIRED FOR WORK BY OWNER'S OTHER CONTRACTORS. COORDINATE WITH THE OWNER'S CONTRACTORS THE SIZE, LOCATION, AND BLOCKING REQUIREMENTS.
6. PLUMBING AND ELECTRICAL UTILITY SERVICES SHOWN IN THE P AND E SERIES ONLY EXTENDS 5'-0" OUTSIDE OF THE BUILDING. GC RESPONSIBLE FOR FINAL COORDINATION OF THESE ELEMENTS IF SITE CONDITIONS VARY FROM THE CIVIL / LANDSCAPE DESIGN DOCUMENTS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES OR ALTERATIONS TO THE DESIGN DOCUMENTS THAT RESULT FROM SITE CONDITIONS.
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3. REFER TO SHEET G200 FOR INTERIOR WALL TYPE INFORMATION, UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS TO BE B1.
4. REFER TO SHEET A130 FOR INTERIOR FINISH INFORMATION.
5. REFER TO SHEETS A240 - A243 FOR EXTERIOR CURTAINWALL ELEVATIONS.
6. REFER TO DETAIL 3/G006 FOR DOOR OPERATOR BOLLARD DETAIL. DETAIL SHALL ALSO BE USED FOR POST MOUNTED FIRE PULLS.

**ToCH BLDG HGT REQ'S - OI-3**

TABLE 3.8-1 - DIMENSIONAL MATRIX (3/5/2018)

ZONING DISTRICT	(F)	(G)	(H)	(I)	(J)
	OI-3	N/A	N/A	0'	0'
R-4	34'-0"	60'-0"	22'-0"	8'-0"	9'-0"

THE OI-3 INFORMATION IS FOR THE HIGHWAY US15/501 FRONTAGE. THE R-4 INFORMATION IS FOR THE EASTOWNE DRIVE FRONTAGE THAT IS OPPOSITE THE RESIDENTIAL USE. REFER TO CIVIL DOCUMENTATION FOR ADDITIONAL ZONING INFORMATION.

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# | DESC. | DATE

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