

CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE NUMBER	DATE	DESCRIPTION
0	07/22/23	CONDITIONAL ZONING SUBMITTAL
1	10/05/23	CONDITIONAL ZONING RESUBMITTAL
2	12/09/23	CONDITIONAL ZONING RESUBMITTAL
3	02/17/23	CONDITIONAL ZONING RESUBMITTAL

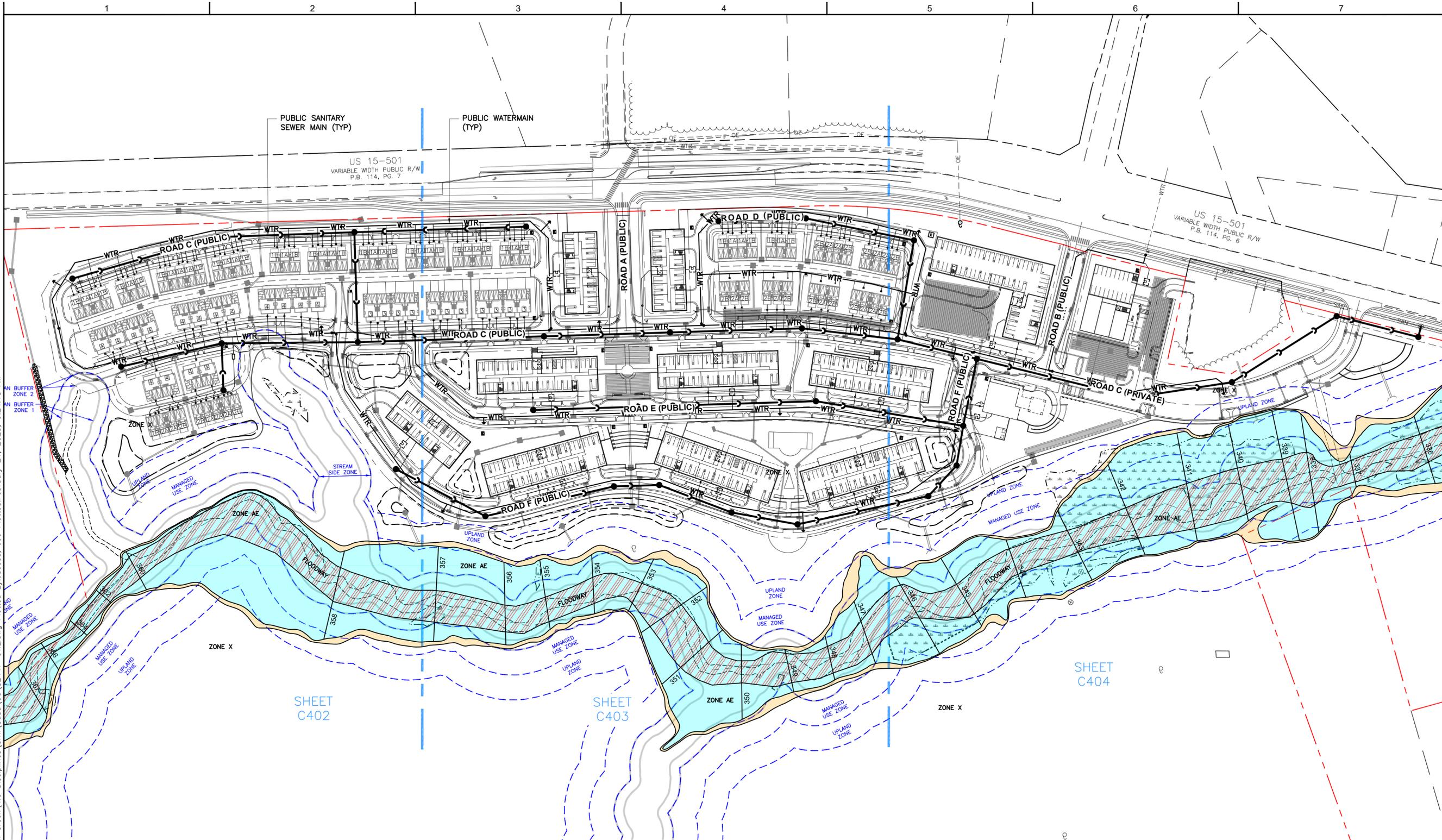
**BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT**

S COLUMBIA ST.
CHAPEL HILL, NC 27514

PROJECT NO:	082447
DATE ISSUED:	02/17/23
DESIGNED BY:	RMN
DRAWN BY:	VCS
CHECKED BY:	RMN

SHEET NAME:
OVERALL UTILITY PLAN

SHEET NO:
C-401



SHEET C402

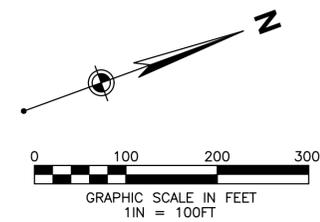
SHEET C403

SHEET C404

OVERALL SITE MAP

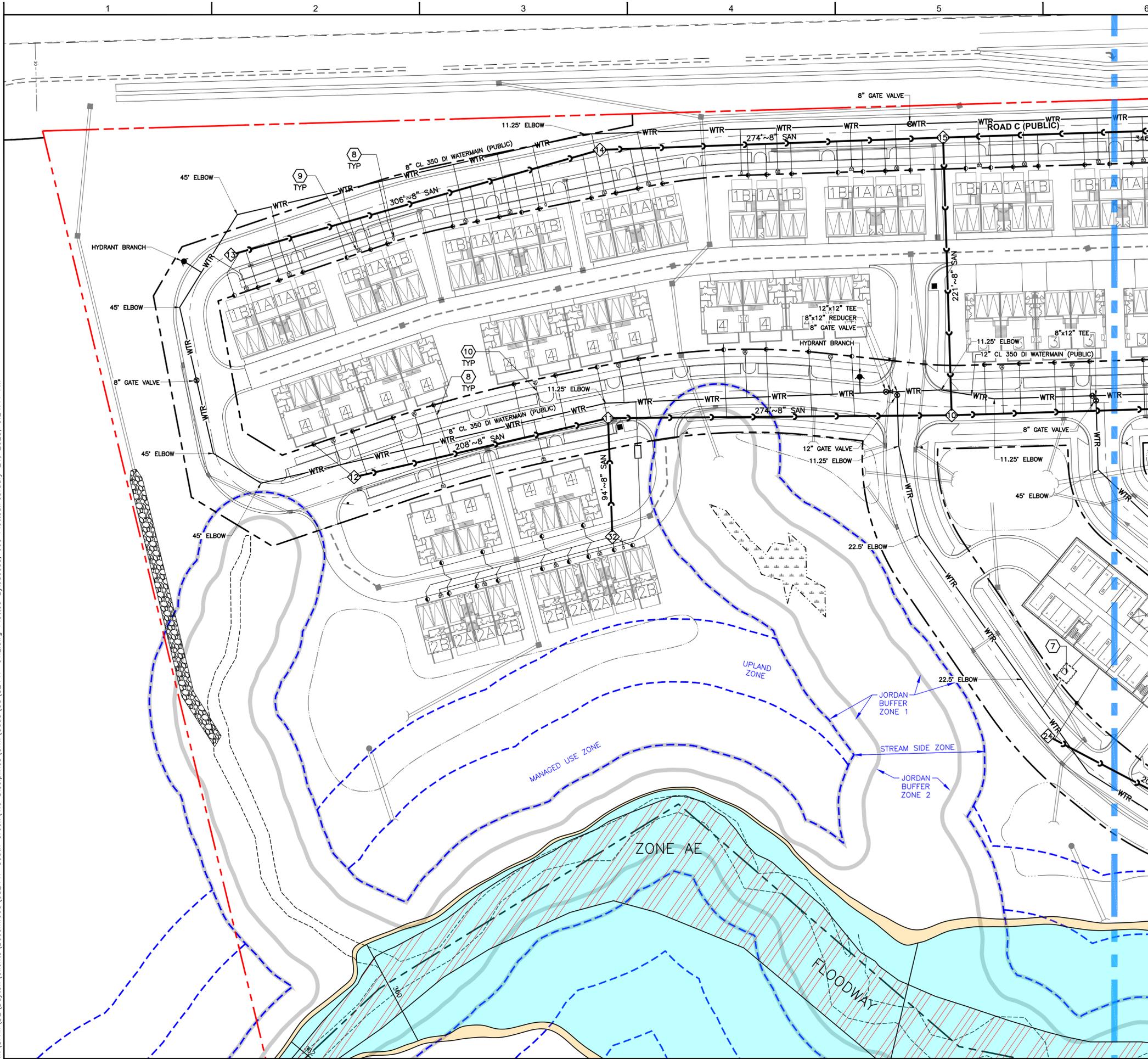


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NOTES

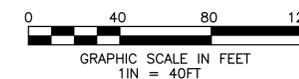
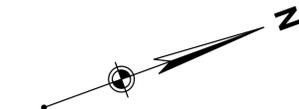
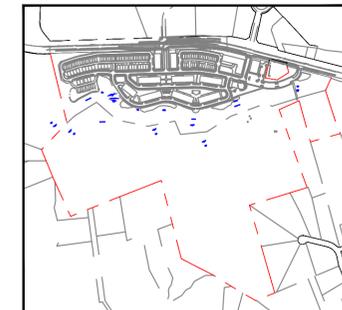
- SEE SHEET C-003 FOR GENERAL NOTES.
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- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND MEP PLANS FOR CONTINUATION INTO BUILDING.
- ALL WATER MAIN PIPE MATERIAL SHALL BE DUCTILE IRON CLASS 350 PER WATER DEPARTMENT REQUIREMENTS.
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KEYNOTES

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- SANITARY LATERAL CONNECTION WITH CLEANOUT.
- GREASE INTERCEPTOR.
- CONNECT TO EXISTING 16" TEE WITH A 16" GATE VALVE.
- DEFLECT PIPING MAXIMUM 5" TO ACHIEVE LAYOUT.
- COMBINED SERVICE WATER METER VAULT.
- SINGLE SERVICE WATER METER VAULT.
- DUAL SERVICE WATER METER VAULT.
- WATER SERVICE
- MINIMUM 18" VERTICAL CLEARANCE AT UTILITY CROSSING

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OVERALL SITE MAP



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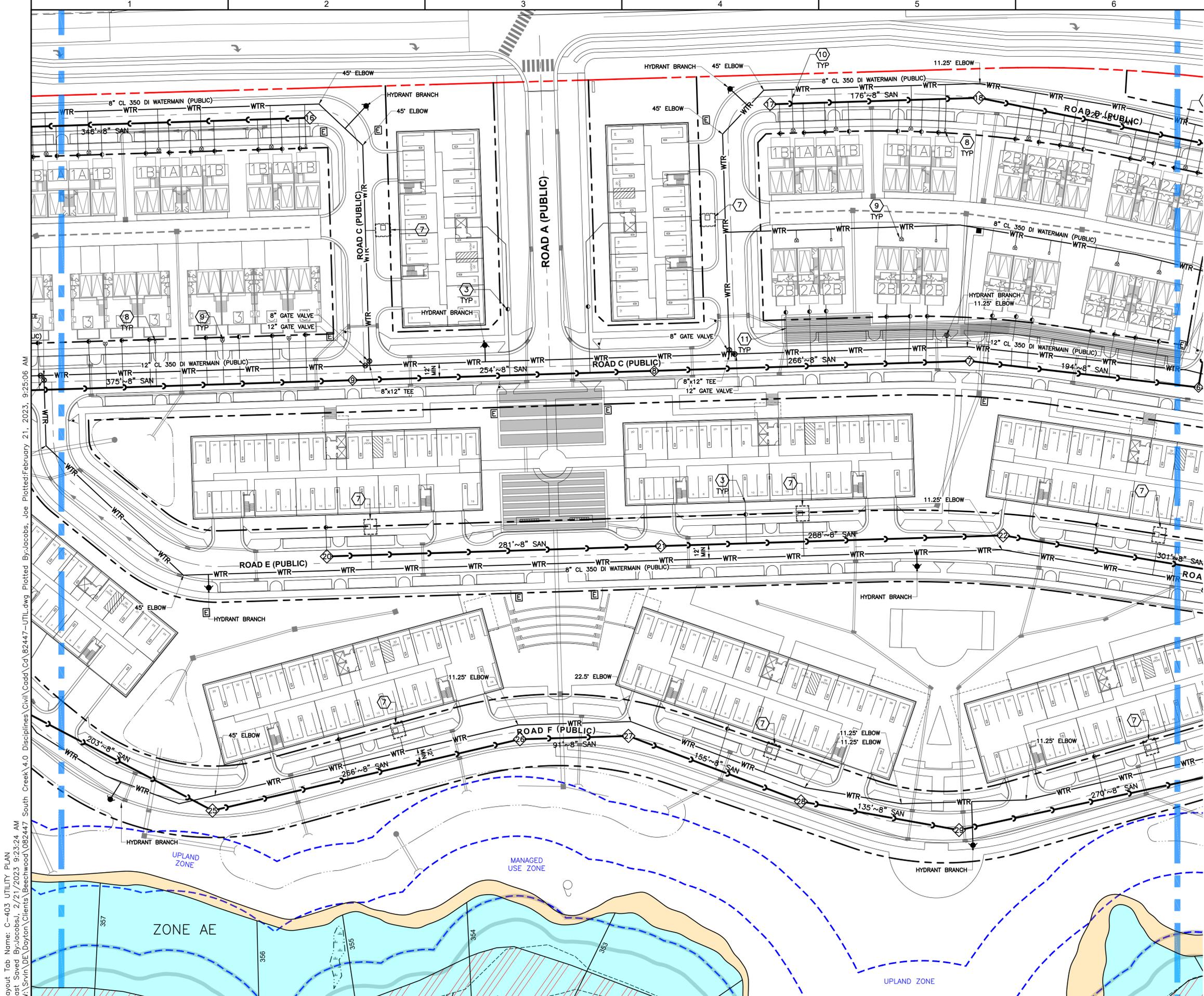
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 SOUTH CREEK
 MIXED USE DEVELOPMENT**

S COLUMBIA ST.
 CHAPEL HILL, NC 27514

PROJECT NO: 082447
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 CHECKED BY: RMN

SHEET NAME:
 UTILITY PLAN

SHEET NO:
C-402



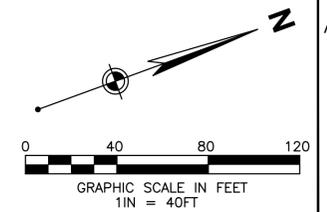
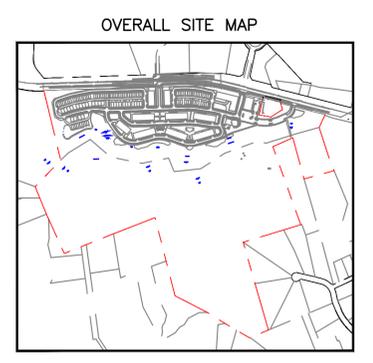
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KEYNOTES (X)

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SOUTH CREEK
MIXED USE DEVELOPMENT
S COLUMBIA ST.
CHAPEL HILL, NC 27514

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SHEET NAME:
UTILITY PLAN

SHEET NO:
C-403

Layout Tab Name: C-403 UTILITY PLAN
Last Saved By: jacobson, 2/21/2023 9:23:24 AM
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US 15-501
VARIABLE WIDTH PUBLIC R/W
P.B. 114, PG. 6

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BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

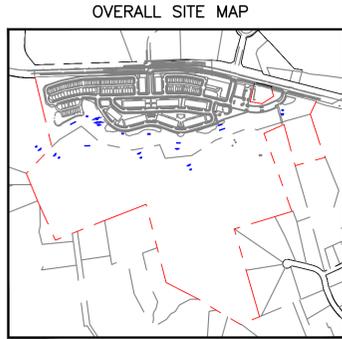
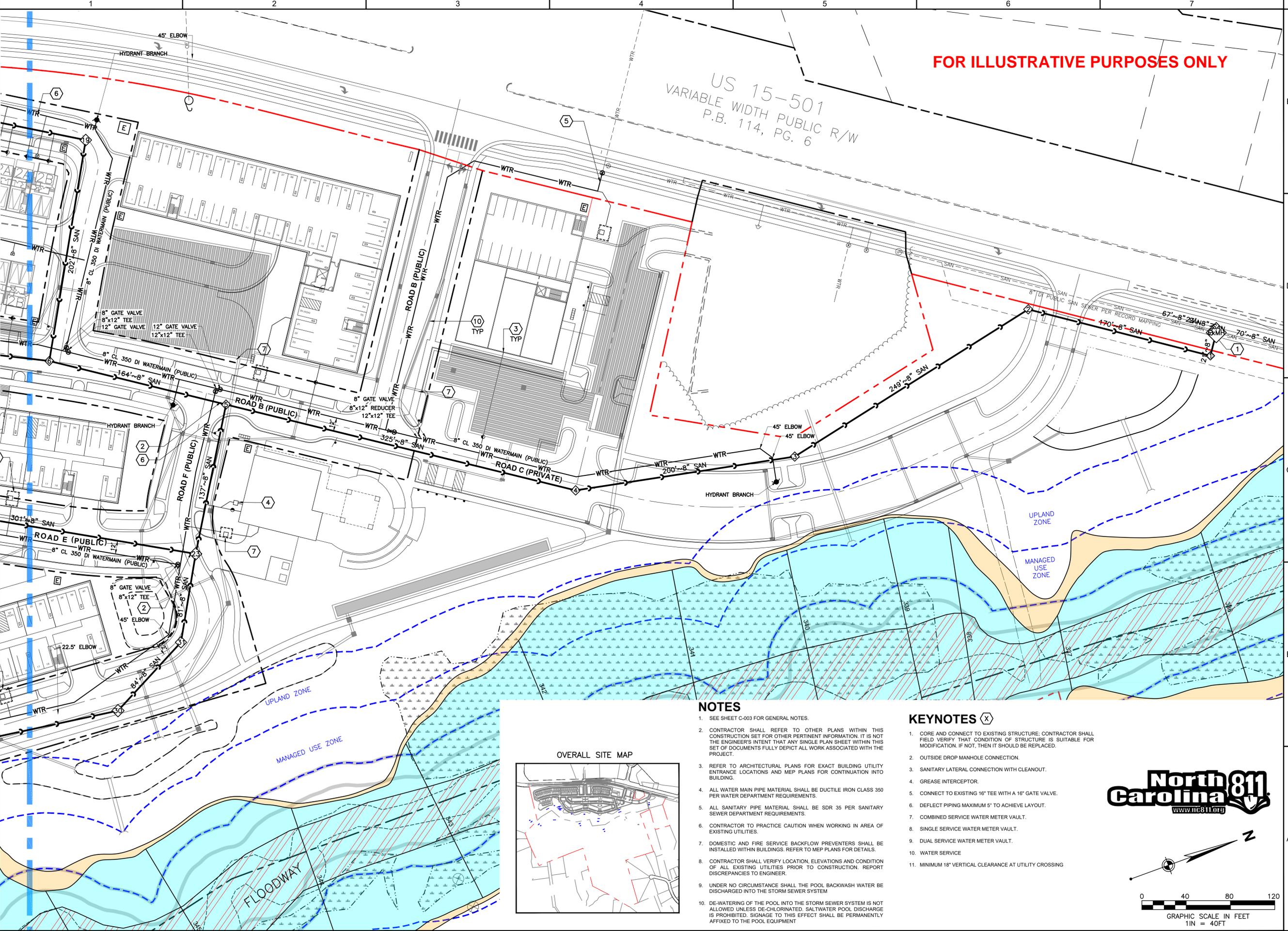
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C-404

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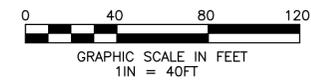


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FOR ILLUSTRATIVE PURPOSES ONLY

CIVIL PERMIT PLAN SET

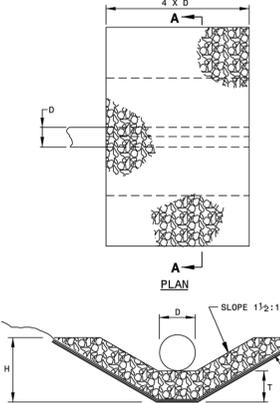
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BEECHWOOD HOMES
SOUTH CREEK
 MIXED USE DEVELOPMENT

PROJECT NO: 082447
 DATE ISSUED: 7/8/22
 DESIGNED BY: RMN
 DRAWN BY: VCS
 CHECKED BY: RMN

SHEET NAME: DETAILS

C-801

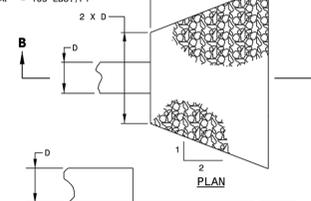


PIPE OUTLET WITH DITCH

H = RIP RAP TO TOP OF PIPE (MAX. H = D + T)
 T = 15" CLASS I RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS
 T = 12" CLASS B RIP RAP, UNLESS OTHERWISE SHOWN ON PLANS

D	CLASS I RIP RAP		CLASS I RIP RAP		CLASS I RIP RAP	
	TONS	S.Y.	TONS	S.Y.	TONS	S.Y.
12"	2	5	2	5	1	4
15"	2	7	3	7	1	5
18"	3	10	4	10	2	7
24"	5	14	7	15	3	11
30"	8	21	11	22	5	16
36"	11	28	15	30	7	22
42"	15	37	20	39	10	28
48"	-	-	49	26	50	-
54"	-	-	60	33	62	-
60"	-	-	73	40	75	-
66"	-	-	87	48	89	-
72"	-	-	102	57	104	-

NOTE: FOR CALCULATION PURPOSES
 CLASS B RIP RAP = 100 LBS./FT³
 CLASS I RIP RAP = 105 LBS./FT³

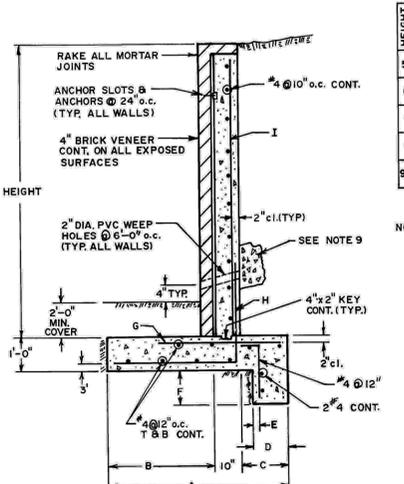


PIPE OUTLET WITHOUT DITCH

STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ROADWAY STANDARD DRAWING FOR
GUIDE FOR RIP RAP AT PIPE OUTLETS

ENGINEERING DEPARTMENT
ST-IG
 SH. 8 of 8



RETAINING WALLS

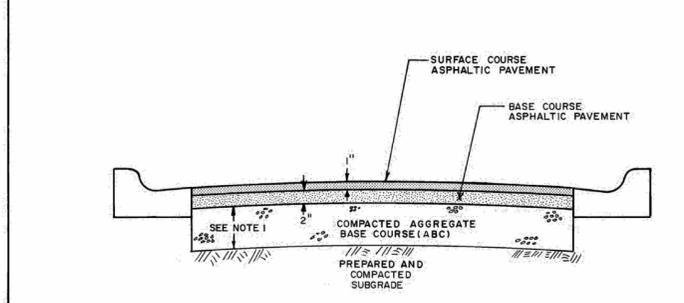
NO SCALE

HEIGHT	DIMENSIONS FOR RETAINING WALLS								
	A	B	C	D	E	F	G	H	I
6'	3'-6"	2'-0"	1'-0"	8"	3"	8"	#2 @ 12" o.c.	#4 @ 12" o.c.	#4 @ 12" o.c.
6'	3'-10"	2'-0"	1'-0"	8"	3"	8"	#2 @ 12" o.c.	#4 @ 12" o.c.	#4 @ 12" o.c.
7'	4'-6"	2'-4"	1'-4"	1'-0"	3"	1'-0"	#2 @ 12" o.c.	#4 @ 12" o.c.	#4 @ 12" o.c.
8'	5'-0"	2'-10"	1'-4"	1'-0"	3"	1'-0"	#2 @ 12" o.c.	#4 @ 12" o.c.	#4 @ 12" o.c.
9'-6"	5'-8"	3'-6"	1'-4"	1'-0"	3"	1'-0"	#2 @ 12" o.c.	#4 @ 12" o.c.	#4 @ 12" o.c.

NOTES:
 1. CONCRETE f'c = 3000 PSL MIN.
 2. REINFORCEMENT STEEL fy = 60,000 PSL.
 3. REINFORCEMENT STEEL LAPS = CLASS C
 4. BACKFILL TO BE LEVEL
 5. PLACE EXP. JOINTS @ 90'-0" MAX.
 6. PLACE CONSTR. JOINTS @ 30'-0" o.c.
 7. EARTH LATERAL FORCE EQ. 30 PSF EQUIV. FLUID PRESSURE.
 8. FOOTINGS TO BE PLACED ON NATIVE MATERIAL, COMPACTED TO 95% MAX. DENSITY.
 9. 12" WIDE x 12" DEEP x 12" HIGH CRUSHED STONE WEEP HOLES WRAPPED IN FABRIC (TYP.) ALL WALLS.

ENGINEERING DEPARTMENT
ST-13

ENGINEERING DEPARTMENT
ST-13
 SH. 5 of 8



TYPICAL PAVEMENT THICKNESS FOR TYPE I AND TYPE II CONSTRUCTION AREAS

NO SCALE

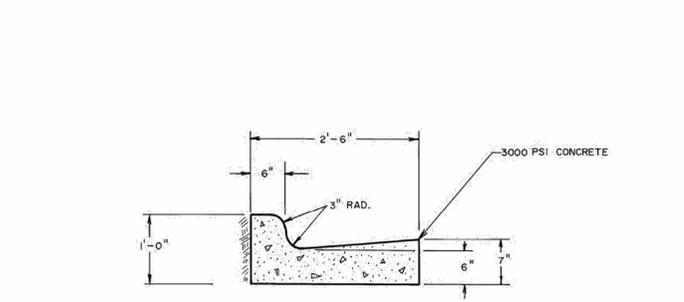
ENGINEERING DEPARTMENT
ST-IG
 SH. 8 of 8

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

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

ENGINEERING DEPARTMENT
P-1

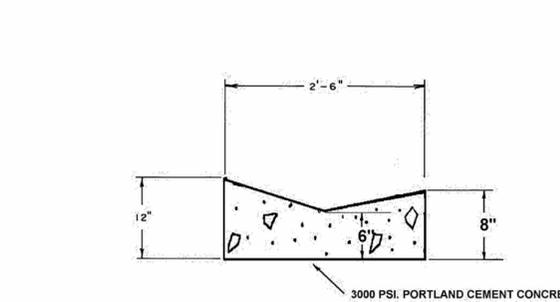
ENGINEERING DEPARTMENT
P-1
 SH. 1 of 3



CURB & GUTTER SECTION

SCALE: 1" = 1'-0"

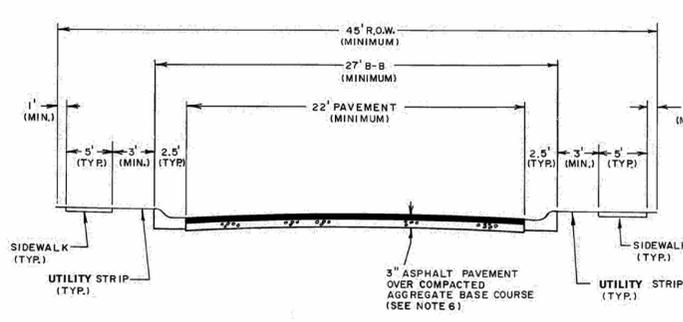
ENGINEERING DEPARTMENT
ST-2



VALLEY CURB AND GUTTER SECTION

MANAGER'S PRIOR APPROVAL REQUIRED

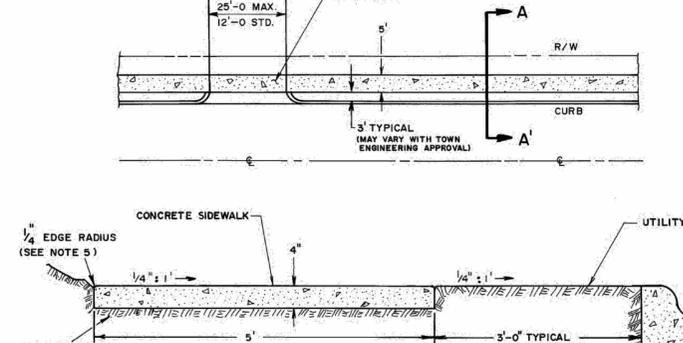
ENGINEERING DEPARTMENT
ST-2C



LOCAL STREET (WITH ON-STREET PARKING)

NO SCALE

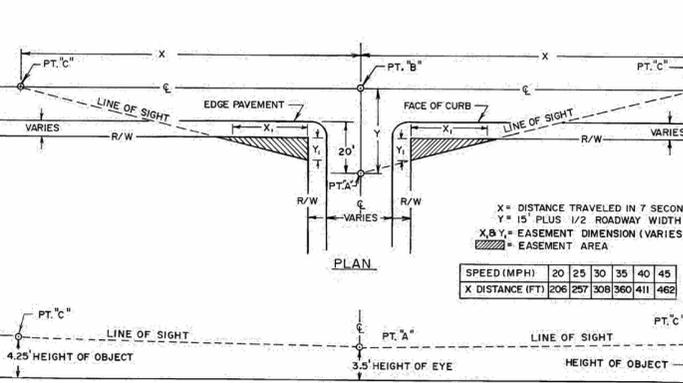
ENGINEERING DEPARTMENT
ST-1D
 SH. 5 of 8



TYPICAL SIDEWALK

NO SCALE

ENGINEERING DEPARTMENT
ST-4
 SH. 1 of 3

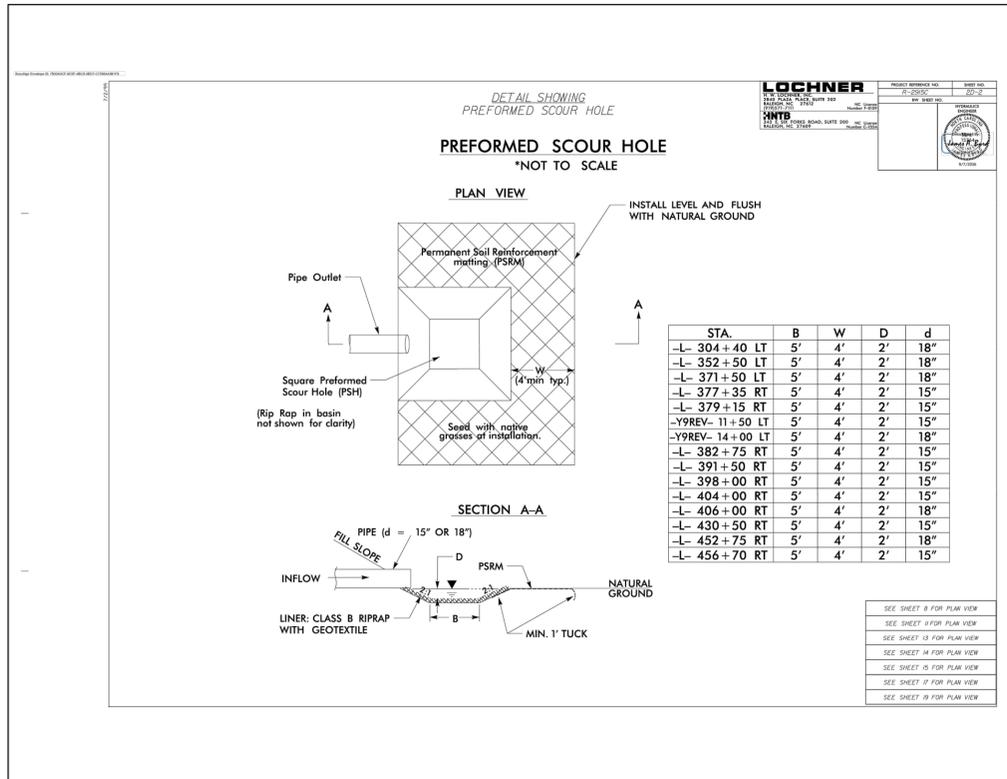


TYPICAL SIGHT DISTANCE EASEMENT FOR AT-GRADE INTERSECTION OF TWO ROADS

NO SCALE

ENGINEERING DEPARTMENT
ST-10

Layout Tab Name: C-802 DETAILS
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C-802

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SHEET NAME: LANDSCAPE PLAN

SHEET NO: L-101

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
AP	62	Aesculus pavia	Red Buckeye	B&B	1" cal. 6'ht. 4'wd	Full, well shaped
CC	80	Cercis canadensis	Eastern Redbud	B&B	1" cal. 6'ht. 3'wd	Full, well shaped
AL	79	Amelanchier laevis	Serviceberry	B&B	1" cal. 6'ht. 3'wd	Full, well shaped
NS	19	Nyssa sylvatica	Black Gum	B&B	2" cal. 6'ht. 4'wd	Full, well shaped
AR	53	Acer rubrum	Red Maple	B&B	2" cal. 6'ht. 3'wd	Full, well shaped
QP	47	Quercus pagodifolia	Cherrybark Oak	B&B	2" cal. 6'ht. 3'wd	Full, well shaped
EVERGREEN SHRUB						
IG	477	Ilex glabra	Inkberry Holly	#3 cont.	30"ht. x 24"wd.	Full, vigorous
LC	494	Lorapetalum chinense 'Rubrum'	Chinese Fringe Flower	#3 cont.	30"ht. x 24"wd.	Full, vigorous
GJ	221	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	#3 cont.	36"ht. x 24"wd.	Full, vigorous
DECIDUOUS SHRUB						
CA	46	Clethra alnifolia	Summersweet Clethra	#5 cont.	36"ht. x 24"wd.	Full, vigorous
GROUND COVER						
SEED	+/-378,412 SF					

PERMANENT SEED BLEND

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA) REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE OR EQUAL

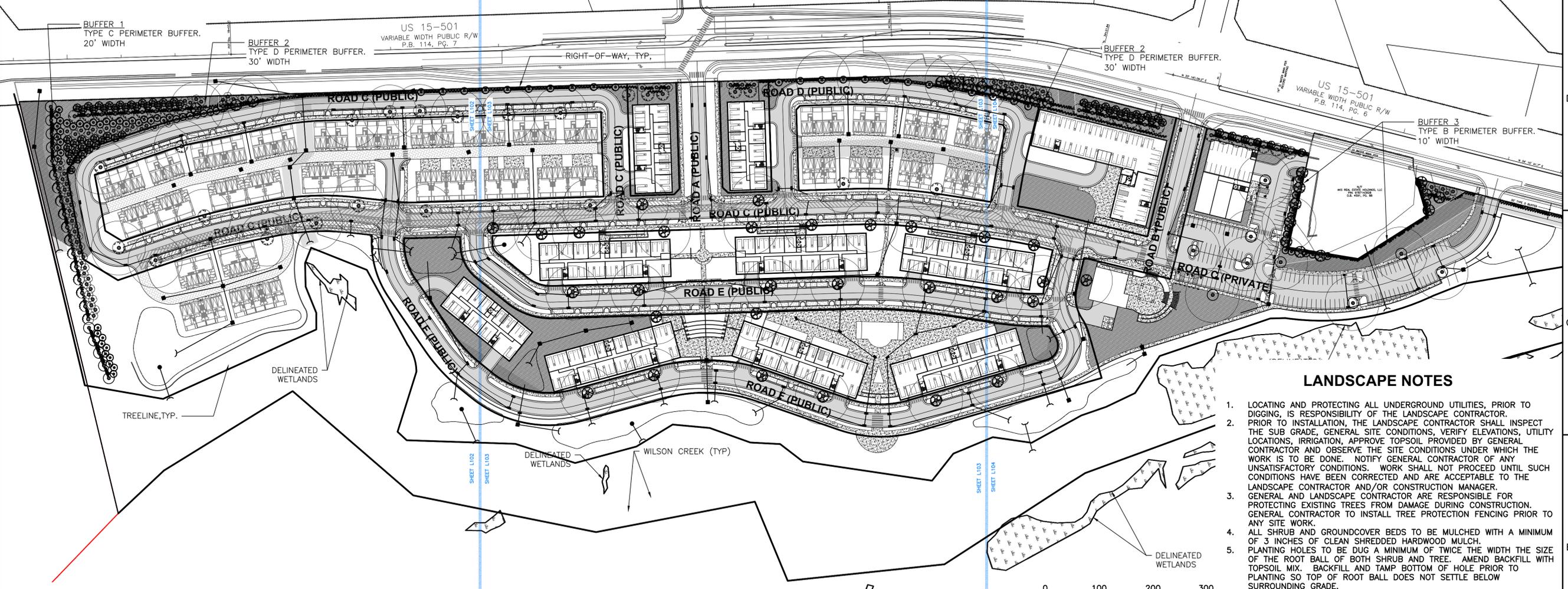
10% KENTUCKY BLUEGRASS (POA PRATENSIS) MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR EQUAL

98% PURITY AND 85% GERMINATION
95% WEED FREE

SHREDDED HARDWOOD MULCH TO 3" DEPTH, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS.

UTILITY EASEMENTS

FOR ILLUSTRATIVE PURPOSES ONLY



- LANDSCAPE NOTES**
- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
 - GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
 - ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
 - PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
 - TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
 - EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
 - SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
 - SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
 - ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
 - ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
 - ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHORT.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
 - ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
 - WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

PLANTING REQUIREMENTS

PERIMETER BUFFER 1
PROPOSED USE ADJACENT TO LAND ZONING:
R-LD5, RT, R-LD1, R-1, R-2, R-3
BUFFER TYPE C REQUIRED - 20' MIN. WIDTH
(SOUTHERN PROPERTY BOUNDARY)

PLANTS REQUIRED PER 100 LF

LARGE TREES:	4
SMALL TREES:	8
SHRUBS:	30

TOTAL BUFFER LENGTH: +/-530 LF

LARGE TREES REQUIRED:	21.2
SMALL TREES REQUIRED:	42.4
SHRUBS REQUIRED:	159
LARGE TREES PROVIDED:	22
SMALL TREES PROVIDED:	50
SHRUBS PROVIDED:	180

PERIMETER BUFFER 2
PROPOSED USE ADJACENT TO ARTERIAL STREET
BUFFER TYPE D REQUIRED - 30' MIN. WIDTH
(WESTERN PROPERTY BOUNDARY)

PLANTS REQUIRED PER 100 LF

LARGE TREES:	5
SMALL TREES:	10
SHRUBS:	30

TOTAL BUFFER LENGTH: +/-2,900 LF

LARGE TREES REQUIRED:	145
SMALL TREES REQUIRED:	290
SHRUBS REQUIRED:	870
LARGE TREES PROVIDED:	44
SMALL TREES PROVIDED:	158
SHRUBS PROVIDED:	878

PERIMETER BUFFER 3
PROPOSED USE ADJACENT TO INTUITIONAL USE (CHURCH):
BUFFER TYPE B REQUIRED - 10' MIN. WIDTH
(SOUTHERN PROPERTY BOUNDARY)

PLANTS REQUIRED PER 100 LF

LARGE TREES:	4
SMALL TREES:	7
SHRUBS:	12

TOTAL BUFFER LENGTH: +/-535 LF

LARGE TREES REQUIRED:	21.4
SMALL TREES REQUIRED:	37.4
SHRUBS REQUIRED:	64.2
LARGE TREES PROVIDED:	9
SMALL TREES PROVIDED:	13
SHRUBS PROVIDED:	180

PARKING LOT SHADE TREES

1 LARGE TREE PER 2,000 SF OF PARKING AREA REQUIRED; NO SPACE SHALL BE FARTHER THAN 50' FROM LARGE TREE; PLANTING ISLAND MIN. SF FOR LARGE TREE = 200 SF

PARKING LOT AREA:	+/-90,423 SF
TREES REQUIRED:	46
TREES PROVIDED:	59

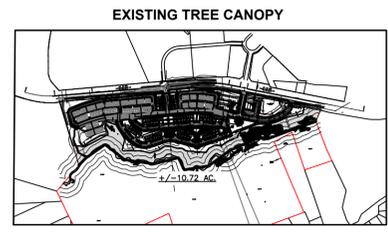
LOADING AREA SCREENING

MIN. 12' WIDTH SCREENING FROM ALL PUBLIC R/W AND ADJACENT PROPERTIES

TREE CANOPY COVERAGE

SITE ACREAGE (LOT 1): +/-42.80 AC.

REQUIRED:	40% (17.12 AC.)
PROPOSED:	10.72 AC. EXISTING TREES 2.30 AC. PROPOSED TREES
TOTAL:	+/-30.43% (13.02 AC.)



Layout Tab Name: L-101 LANDSCAPE PLAN
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