

US 15-501

ROAD C (PUBLIC)

ROAD C (PUBLIC)

ROAD F (PUBLIC)

WETLAND AREA #11
1934 SF / 0.044 AC

POND 1B

POND 2B

POND 2C

POND 2F

ZONE AE

FLOODWAY

1.0% CHANCE FLOODPLAIN
REFER TO NOTE 3

0.2% CHANCE FLOODPLAIN
REFER TO NOTE 3

TOP OF BANK

MANAGED USE ZONE

UPLAND ZONE

JORDAN BUFFER ZONE 1

STREAM SIDE ZONE

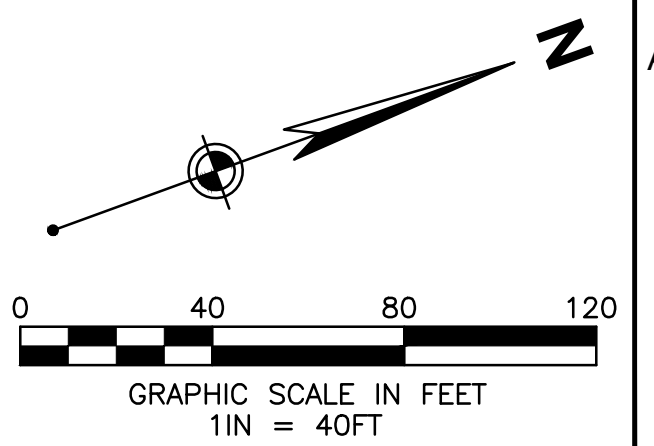
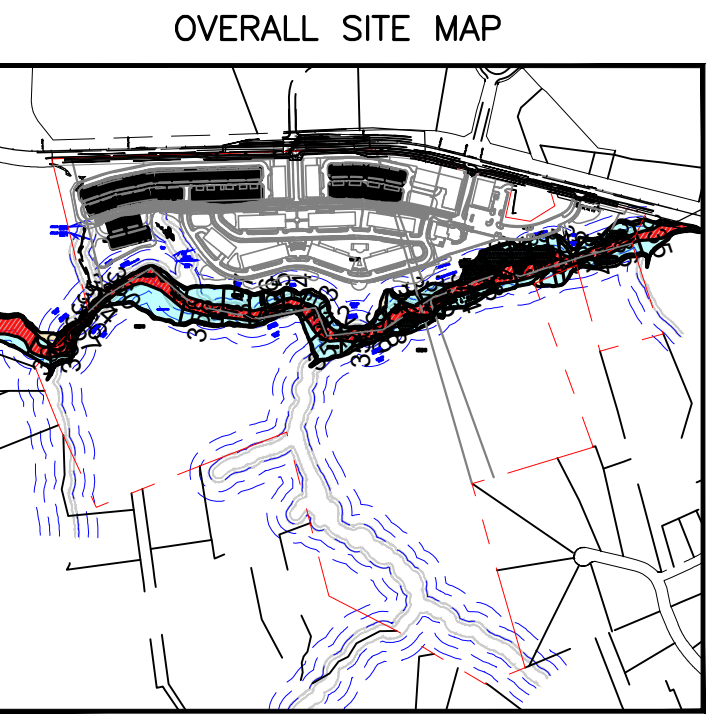
JORDAN BUFFER ZONE 2

NOTES

- SEE SHEET C-003 FOR GENERAL NOTES.
- EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, INC., DATED DECEMBER 27, 2018.
- FLOODPLAIN AND FLOODWAY INFORMATION TAKEN FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 37109787800K, REVISED NOVEMBER 17, 2017.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- BUILDINGS 1-9 AND 11 HAVE UPPER (P1) AND LOWER PARKING (P2) LEVELS; DEPICTED PARKING IS AS LABELED.

KEYNOTES (X)

- ASPHALT PAVEMENT SECTION
- PERVIOUS PAVERS
- CONCRETE CURB AND GUTTER (WIDTH AS LABELED)
- 30" WIDE CONCRETE GUTTER
- CURB AND GUTTER TRANSITION
- 5" THICK CONCRETE SIDEWALK
- VEHICULAR DROP OFF
- ADA PEDESTRIAN RAMP
- RETAINING WALL
- CROSSWALK
- CONCRETE DUMPSTER PAD & ENCLOSURE
- BIKE RACK
- MAIL KIOSK
- PROPOSED TREELINE
- GRAVEL DRIVEWAY
- PROPOSED PROPERTY LINE, TYP.
- TRANSFORMER PAD
- ENTRY MONUMENT SIGN
- TRAIL CONNECTION LOCATION
- BICYCLE FIX-IT STATION



CIVIL PERMIT PLAN SET

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

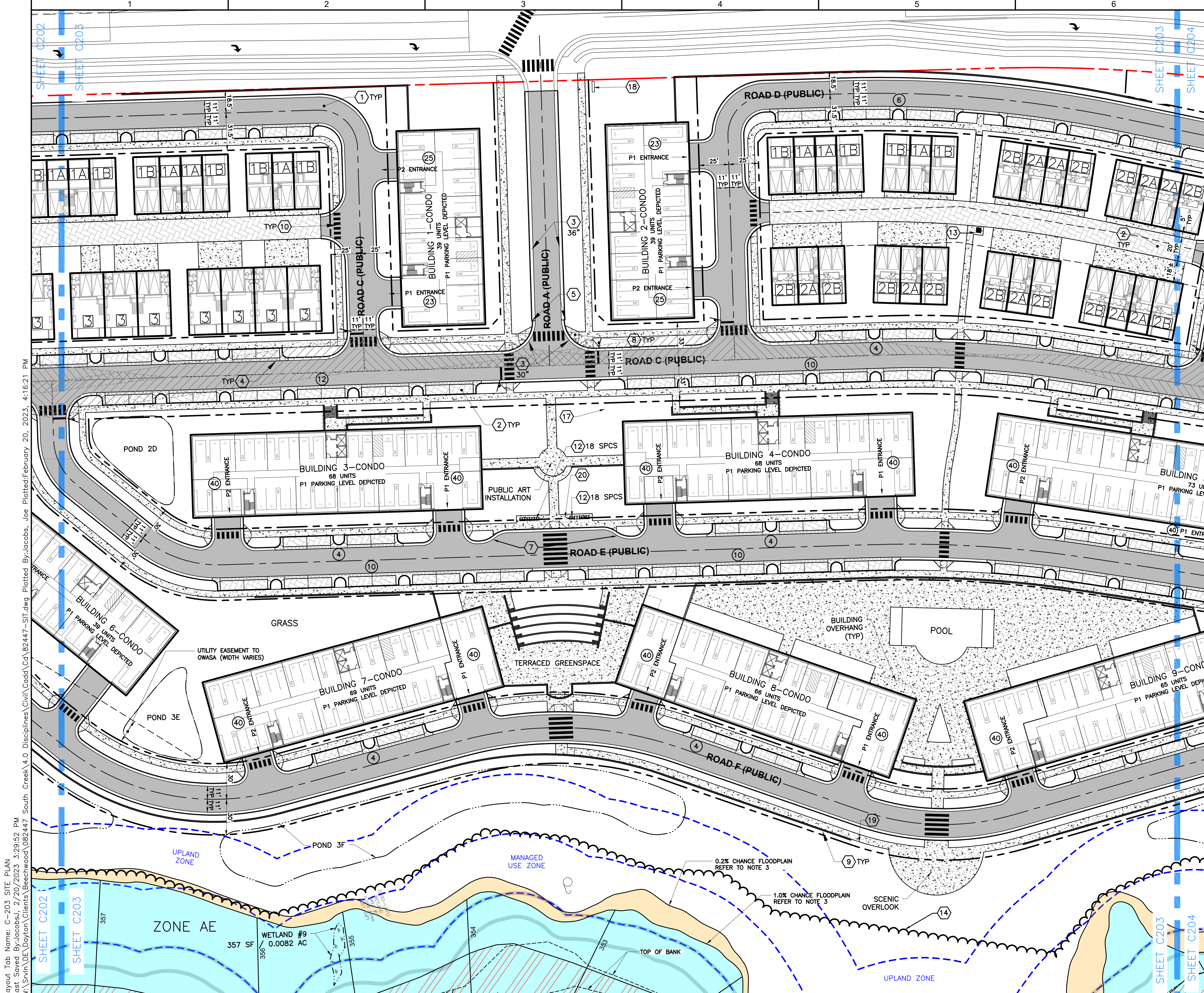
BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT
S COLUMBIA ST.
CHAPEL HILL, NC 27514

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

SHEET NAME:
SITE PLAN

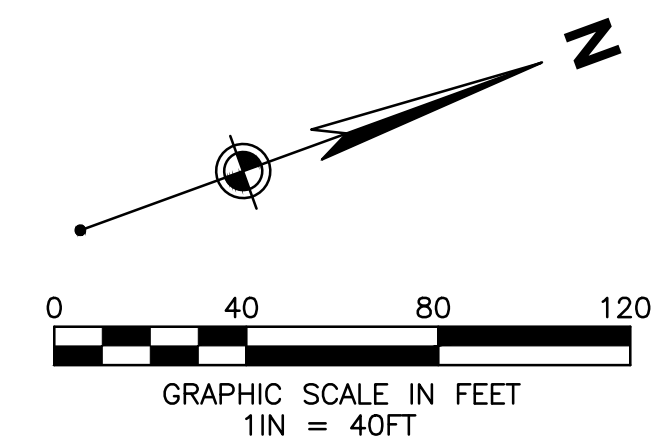
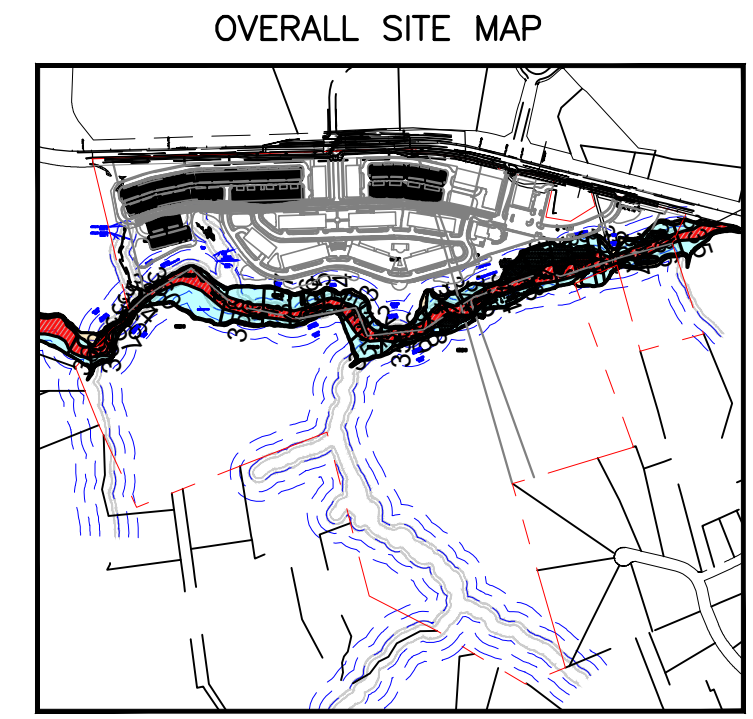
SHEET NO:
C-202

Layout Tab Name: C-202 SITE PLAN
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- ### NOTES
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 - EXISTING SITE INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOOLPERT, INC., DATED DECEMBER 27, 2018.
 - FLOODPLAIN AND FLOODWAY INFORMATION TAKEN FROM FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP No. 37109787800K, REVISED NOVEMBER 17, 2017.
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 - PROPOSED PROPERTY LINE, TYP.
 - TRANSFORMER PAD
 - ENTRY MONUMENT SIGN
 - TRAIL CONNECTION LOCATION
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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:
SITE PLAN

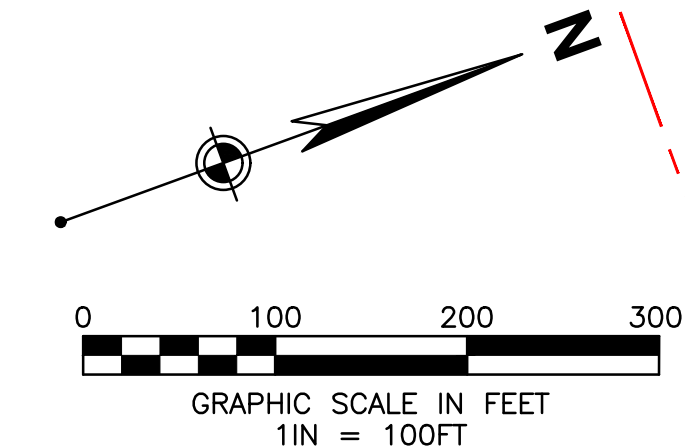
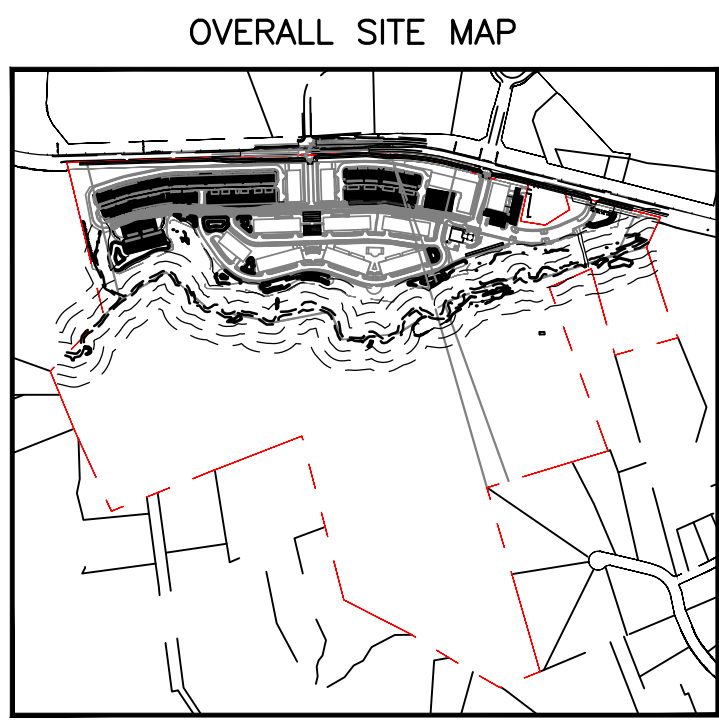
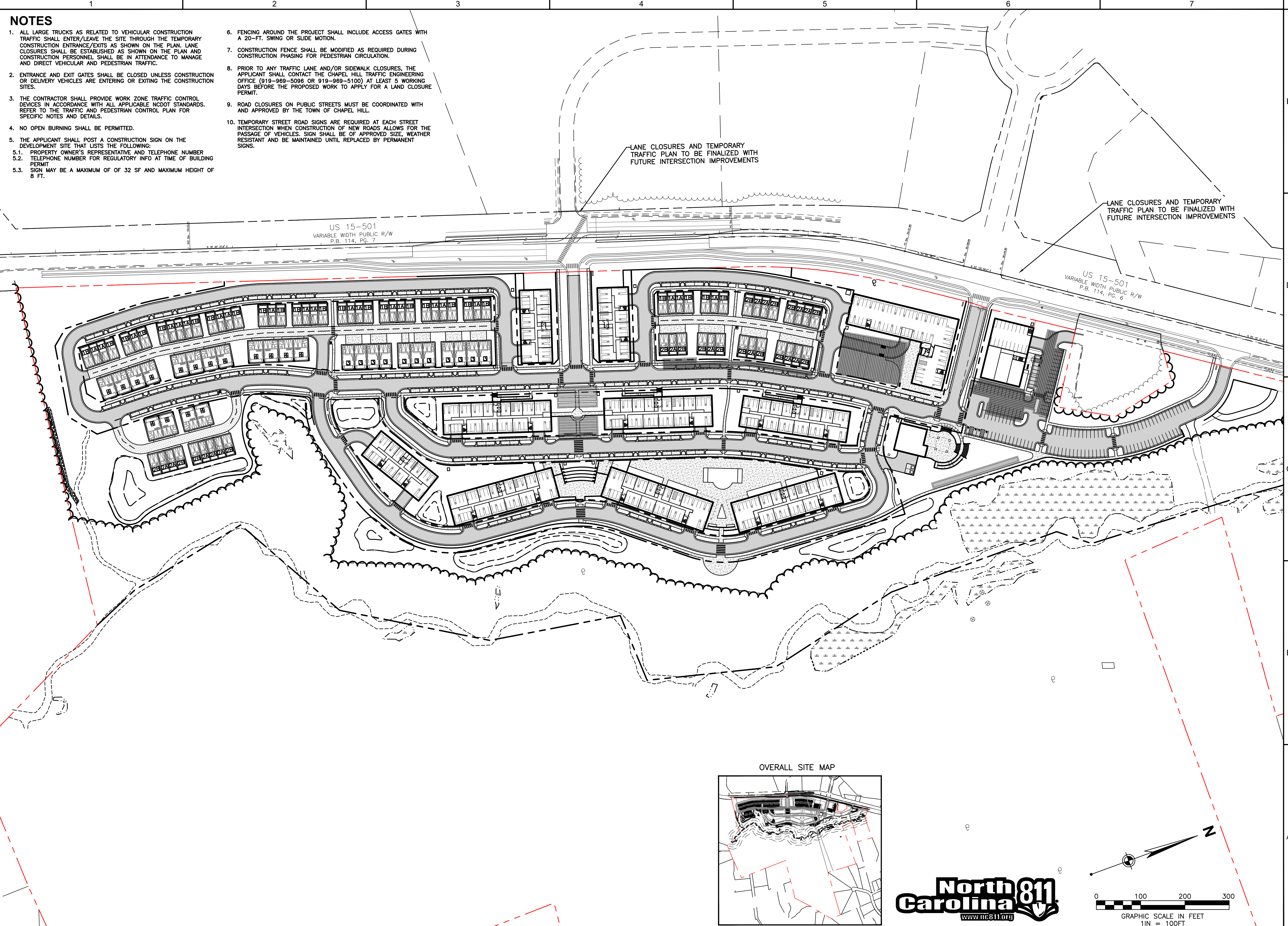
SHEET NO:
C-203

Layout Tab Name: C-203 SITE PLAN
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Layout Tab Name: C-205 CONSTRUCTION MANAGEMENT PLAN
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NOTES

1. ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCE/EXITS AS SHOWN ON THE PLAN. LANE CLOSURES SHALL BE ESTABLISHED AS SHOWN ON THE PLAN AND CONSTRUCTION PERSONNEL SHALL BE IN ATTENDANCE TO MANAGE AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
2. ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE CONSTRUCTION SITES.
3. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ALL APPLICABLE NCDOT STANDARDS. REFER TO THE TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
4. NO OPEN BURNING SHALL BE PERMITTED.
5. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - 5.1. PROPERTY OWNER'S REPRESENTATIVE AND TELEPHONE NUMBER
 - 5.2. TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
 - 5.3. SIGN MAY BE A MAXIMUM OF 32 SF AND MAXIMUM HEIGHT OF 8 FT.
6. FENCING AROUND THE PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FT. SWING OR SLIDE MOTION.
7. CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING FOR PEDESTRIAN CIRCULATION.
8. PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING OFFICE (919-969-5096 OR 919-969-5100) AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LAND CLOSURE PERMIT.
9. ROAD CLOSURES ON PUBLIC STREETS MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.
10. TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGN SHALL BE OF APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.



CIVIL PERMIT PLAN SET

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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:
CONSTRUCTION MANAGEMENT PLAN

SHEET NO:
C-205

CIVIL PERMIT PLAN SET

| ISSUANCE SCHEDULE NUMBER | DATE | DESCRIPTION |
|--------------------------|----------|--------------------------------|
| 0 | 07/22/23 | CONDITIONAL ZONING SUBMITTAL |
| 1 | 10/05/23 | CONDITIONAL ZONING RESUBMITTAL |
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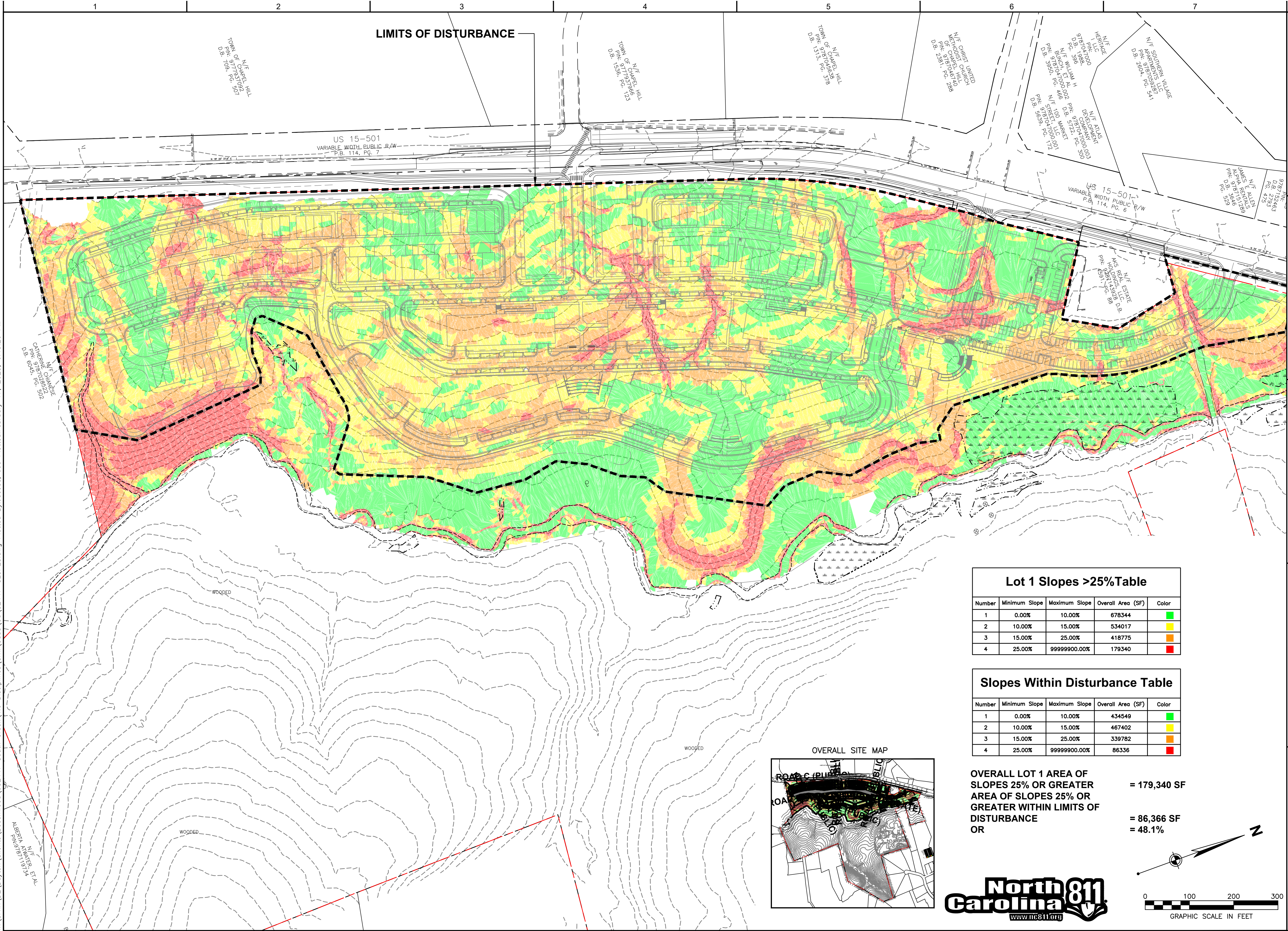
**BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT**

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:
STEEP SLOPES PLAN

SHEET NO:
C-206



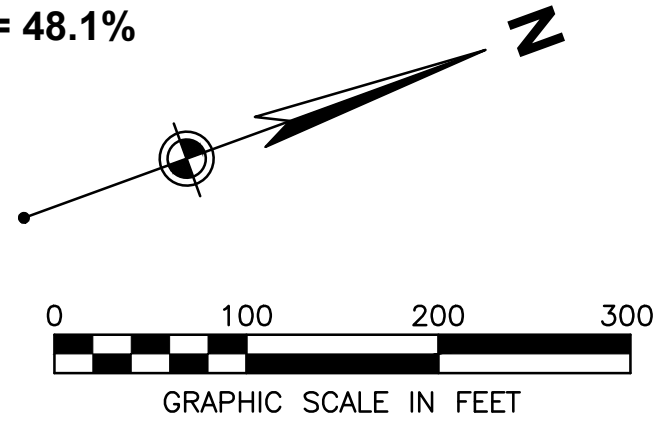
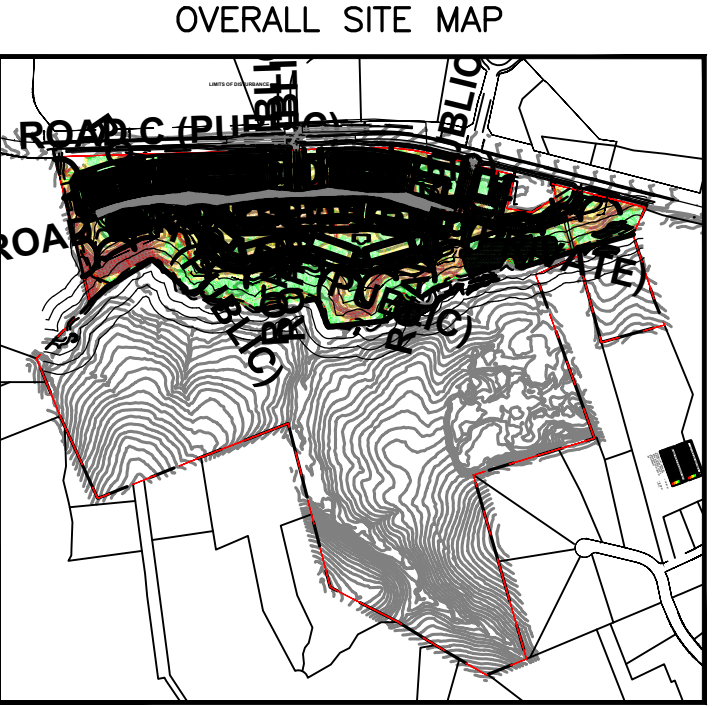
Lot 1 Slopes >25% Table

| Number | Minimum Slope | Maximum Slope | Overall Area (SF) | Color |
|--------|---------------|---------------|-------------------|--------|
| 1 | 0.00% | 10.00% | 678344 | Green |
| 2 | 10.00% | 15.00% | 534017 | Yellow |
| 3 | 15.00% | 25.00% | 418775 | Orange |
| 4 | 25.00% | 99999900.00% | 179340 | Red |

Slopes Within Disturbance Table

| Number | Minimum Slope | Maximum Slope | Overall Area (SF) | Color |
|--------|---------------|---------------|-------------------|--------|
| 1 | 0.00% | 10.00% | 434549 | Green |
| 2 | 10.00% | 15.00% | 467402 | Yellow |
| 3 | 15.00% | 25.00% | 339782 | Orange |
| 4 | 25.00% | 99999900.00% | 86336 | Red |

OVERALL LOT 1 AREA OF SLOPES 25% OR GREATER = 179,340 SF
AREA OF SLOPES 25% OR GREATER WITHIN LIMITS OF DISTURBANCE = 86,366 SF
OR = 48.1%



Layout Tab Name: C-206 STEEP SLOPES PLAN
Last Saved By: Jacobs, J. 2/17/2023 2:42:56 PM
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Layout Tab Name: C-208 AERIAL FIRE APPARATUS ACCESS PLAN
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CIVIL PERMIT PLAN SET

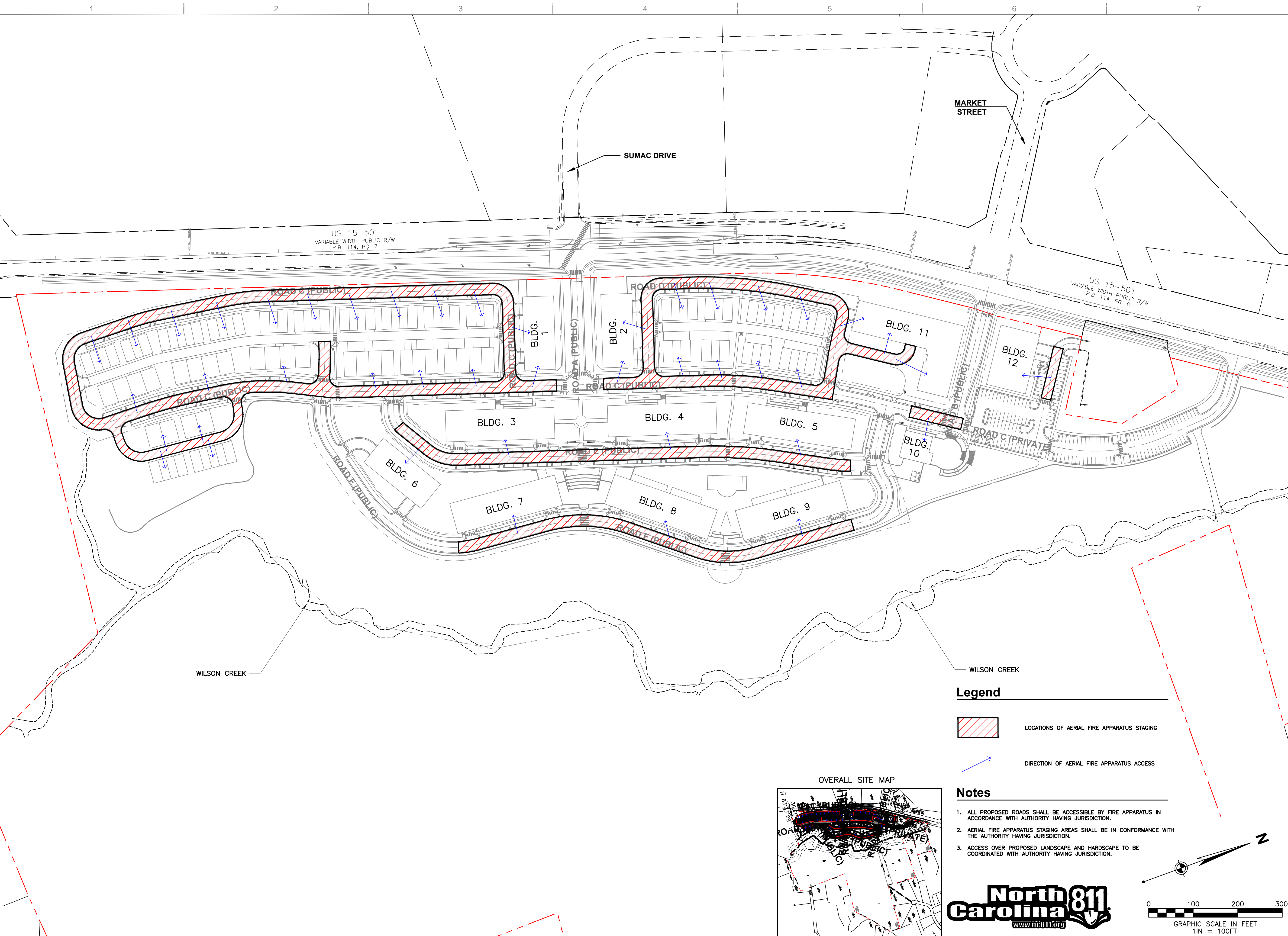
| ISSUANCE SCHEDULE NUMBER | DATE | DESCRIPTION |
|--------------------------|----------|--------------------------------|
| 3 | 02/17/23 | CONDITIONAL ZONING RESUBMITTAL |

BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

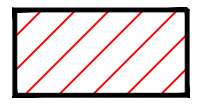

PROJECT NO: 082447
 DATE ISSUED: 02/17/23
 DESIGNED BY: JJJ
 DRAWN BY: JJJ
 CHECKED BY: RMN

SHEET NAME:
AERIAL FIRE APPARATUS ACCESS PLAN

SHEET NO:
C-208

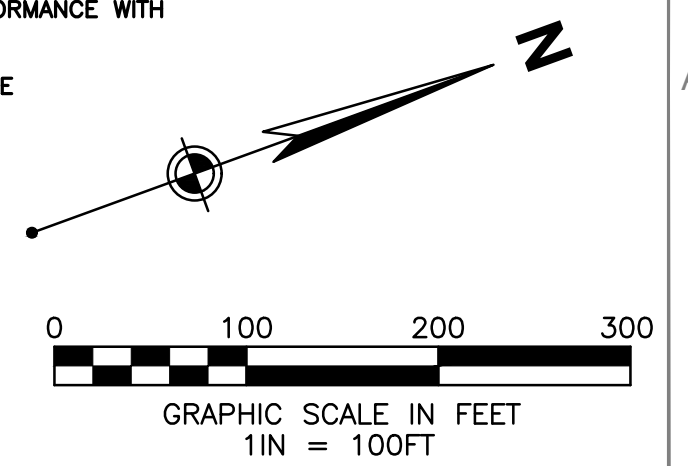
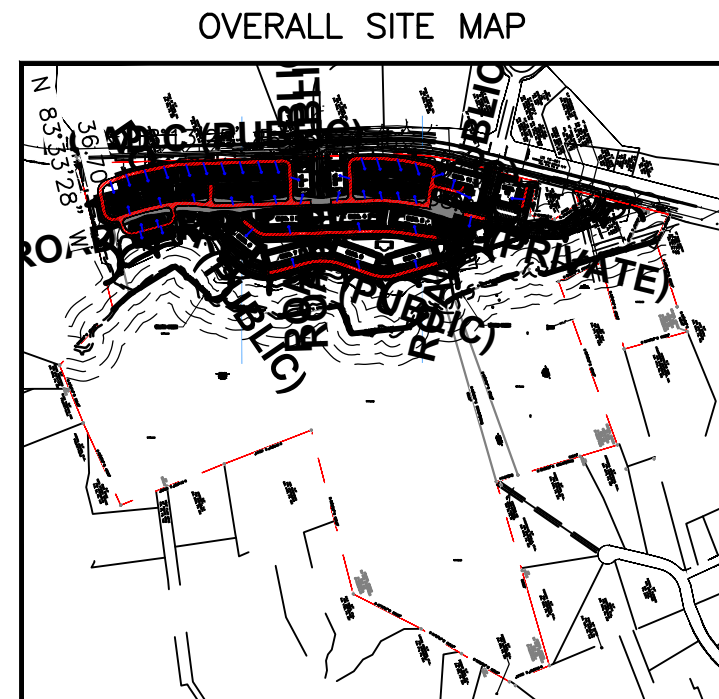


Legend

-  LOCATIONS OF AERIAL FIRE APPARATUS STAGING
-  DIRECTION OF AERIAL FIRE APPARATUS ACCESS

Notes

1. ALL PROPOSED ROADS SHALL BE ACCESSIBLE BY FIRE APPARATUS IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION.
2. AERIAL FIRE APPARATUS STAGING AREAS SHALL BE IN CONFORMANCE WITH THE AUTHORITY HAVING JURISDICTION.
3. ACCESS OVER PROPOSED LANDSCAPE AND HARDSCAPE TO BE COORDINATED WITH AUTHORITY HAVING JURISDICTION.



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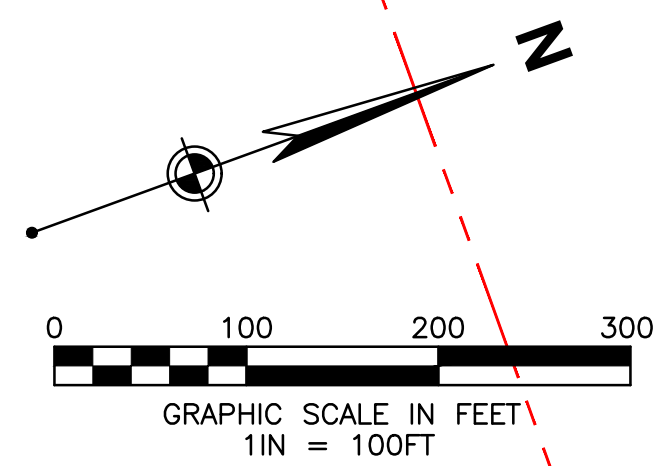
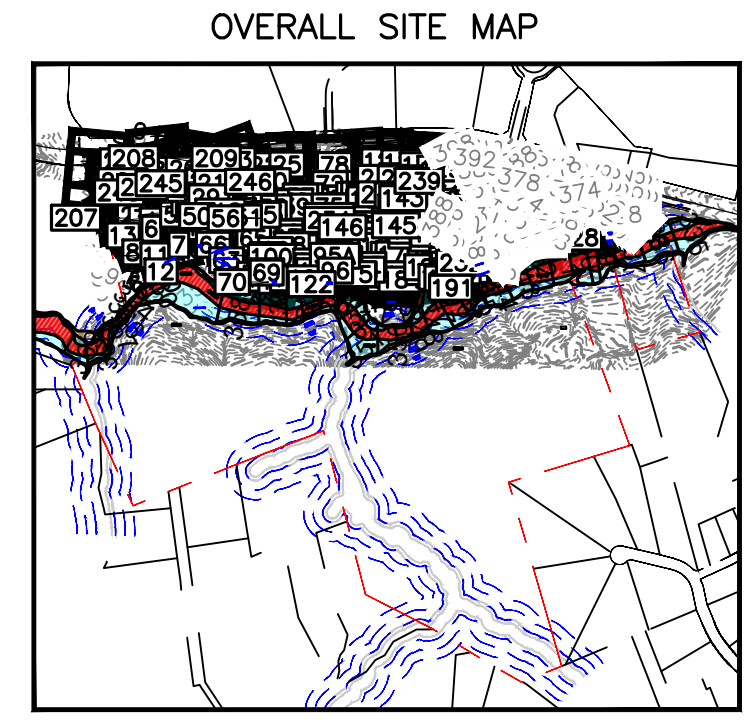
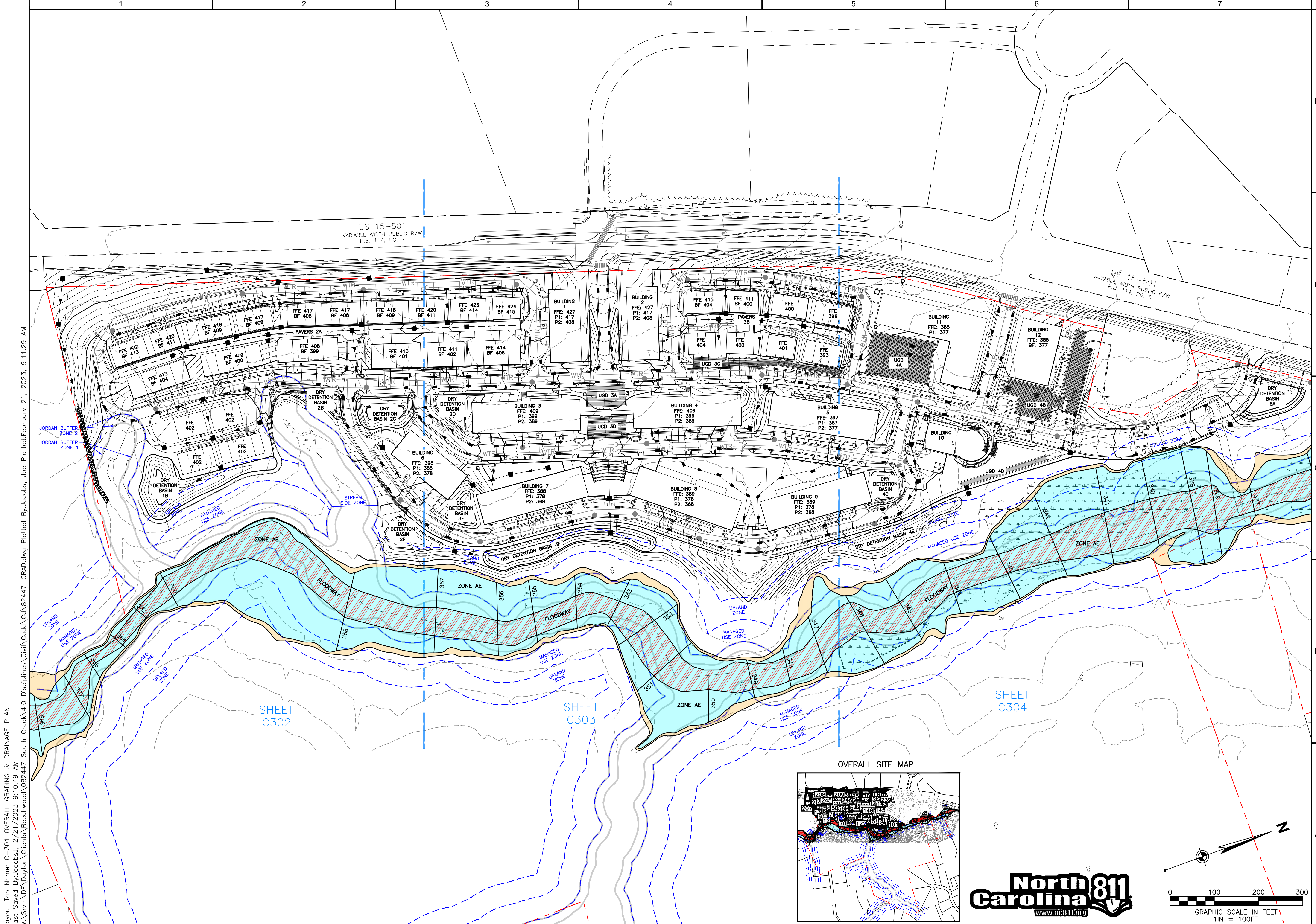
**BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT**

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 GRADING & DRAINAGE PLAN

SHEET NO:
C-301



Layout Tab Name: C-301 OVERALL GRADING & DRAINAGE PLAN
Last Saved By: jacobs, 2/21/2023 9:10:49 AM
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SHEET C302

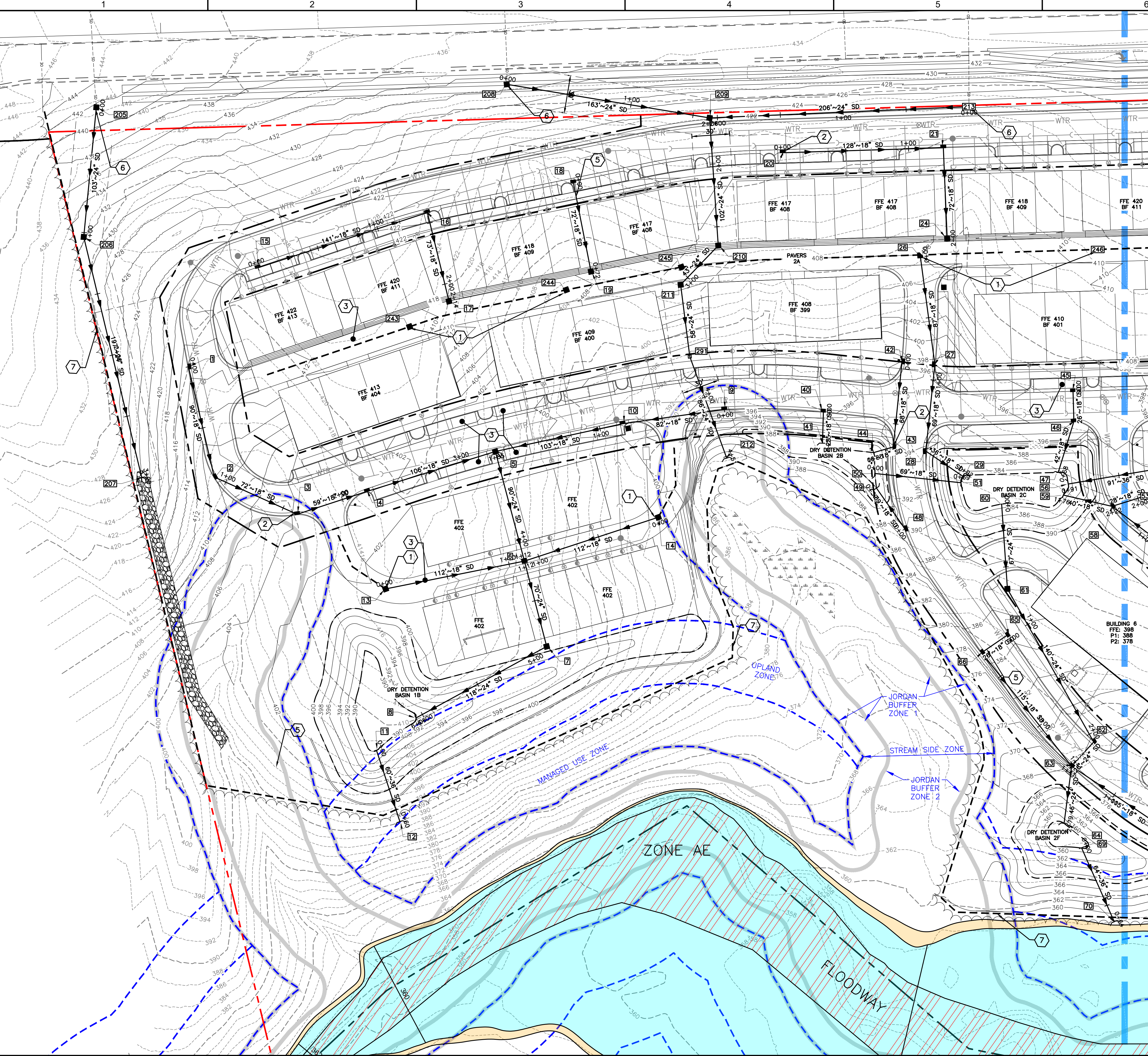
SHEET C303

SHEET C304

US 15-501
VARIABLE WIDTH PUBLIC R/W
P.B. 114, PG. 7

US 15-501
VARIABLE WIDTH PUBLIC R/W
P.B. 114, PG. 6

Layout Tab Name: C-302 GRADING & DRAINAGE PLAN
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LEGEND

- 799 --- EXISTING 1' CONTOUR
- 800 --- EXISTING 5' CONTOUR
- 799 --- 1' CONTOUR
- 800 --- 5' CONTOUR
- SD --- STORM SEWER
- SD --- EXISTING STORM SEWER
- --- CONSTRUCTION LIMITS
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- STORM CLEANOUT
- STORM STRUCTURE ID
- EXISTING DRAINAGE STRUCTURE
- SPOT ELEVATION
- ME MATCH EXISTING

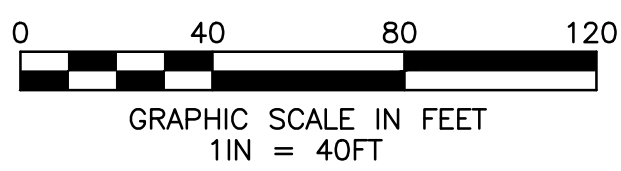
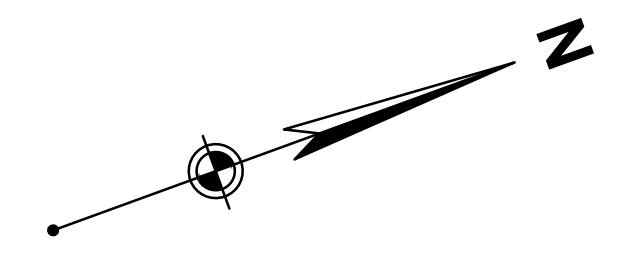
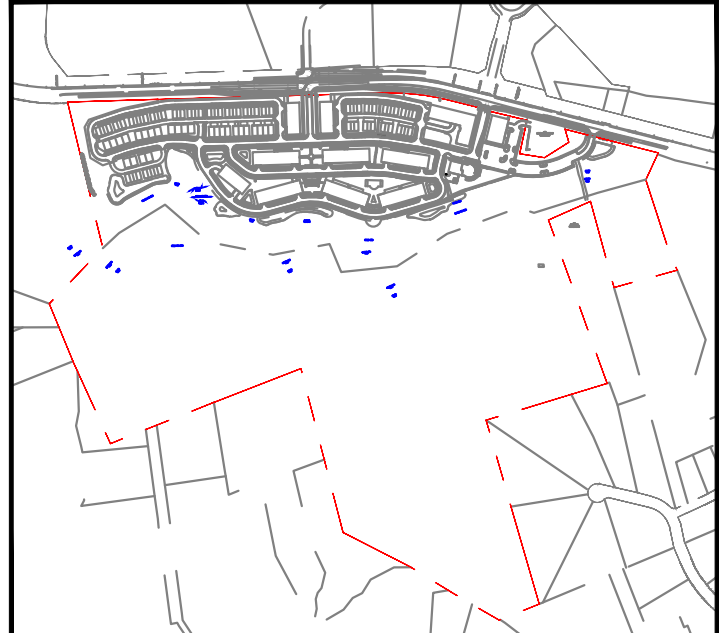
NOTES

1. SEE SHEET C-004 FOR GENERAL NOTES.
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3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.

KEYNOTES

1. STORM CATCH BASIN (X)
2. STORM CURB INLET
3. PAVEMENT
4. UNDERGROUND DETENTION SYSTEM
5. STORMWATER PIPING
6. NCCDT STORMWATER DISCHARGE TO BE RE-ROUTED TO OBEY CREEK
7. LIMITS OF DISTURBANCE

OVERALL SITE MAP



CIVIL PERMIT PLAN SET

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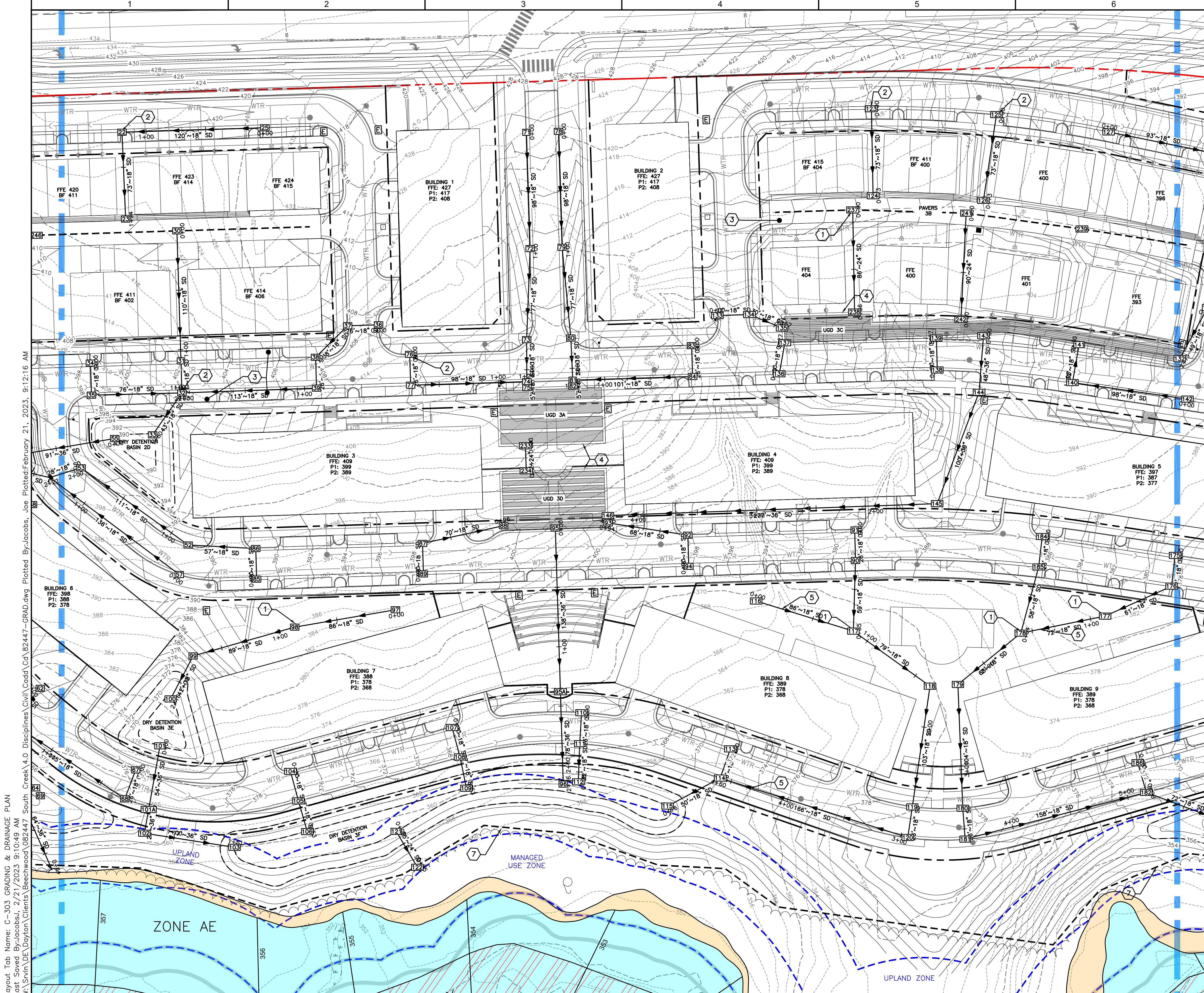
BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

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:
GRADING & DRAINAGE PLAN

SHEET NO:
C-302



LEGEND

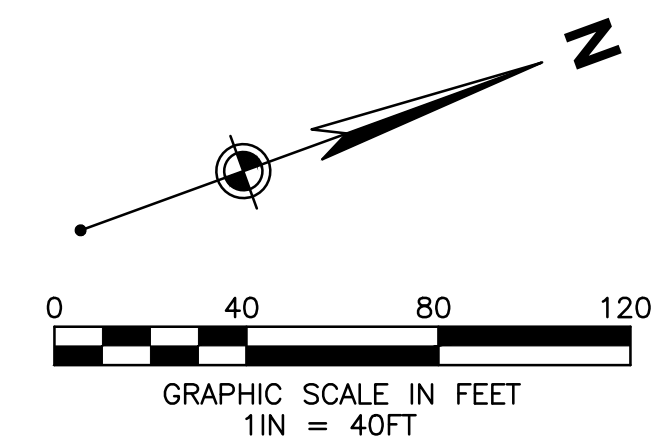
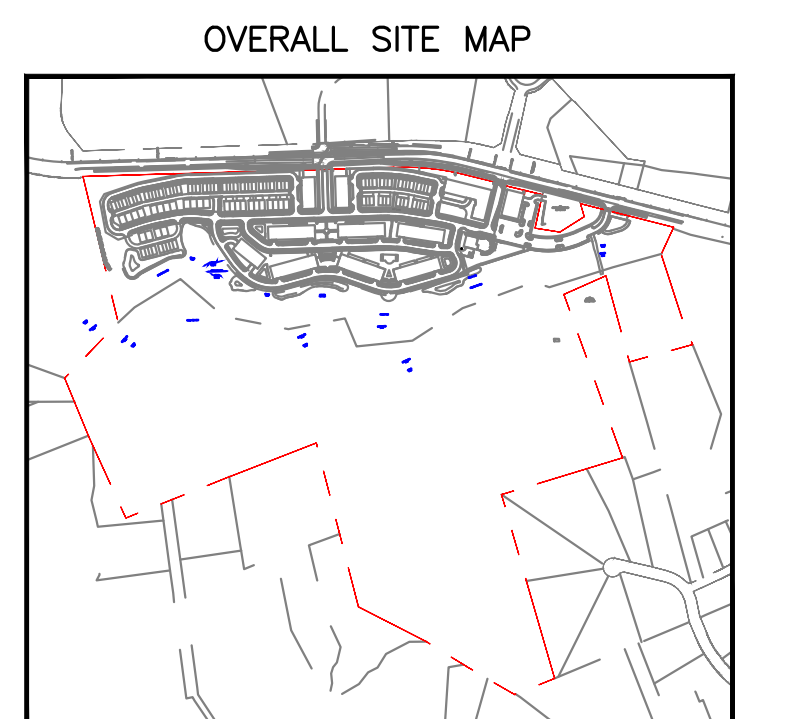
- 799 EXISTING 1' CONTOUR
- 800 EXISTING 5' CONTOUR
- 799 1' CONTOUR
- 800 5' CONTOUR
- STORM SEWER
- EXISTING STORM SEWER
- CONSTRUCTION LIMITS
- CATCH BASIN
- CURB INLET
- STORM MANHOLE
- STORM CLEANOUT
- STORM STRUCTURE ID
- EXISTING DRAINAGE STRUCTURE
- SPOT ELEVATION
- ME MATCH EXISTING

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KEYNOTES

- STORM CATCH BASIN
- STORM CURB INLET
- PERVIOUS PAVERS
- UNDERGROUND DETENTION SYSTEM
- STORMWATER PIPING
- NCDOT STORMWATER DISCHARGE TO BE RE-ROUTED TO OBEY CREEK
- LIMITS OF DISTURBANCE



CIVIL PERMIT PLAN SET

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| 0 | CONDITIONAL ZONING SUBMITTAL |
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| 2 | CONDITIONAL ZONING RESUBMITTAL |
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BEECHWOOD HOMES
SOUTH CREEK
MIXED USE DEVELOPMENT

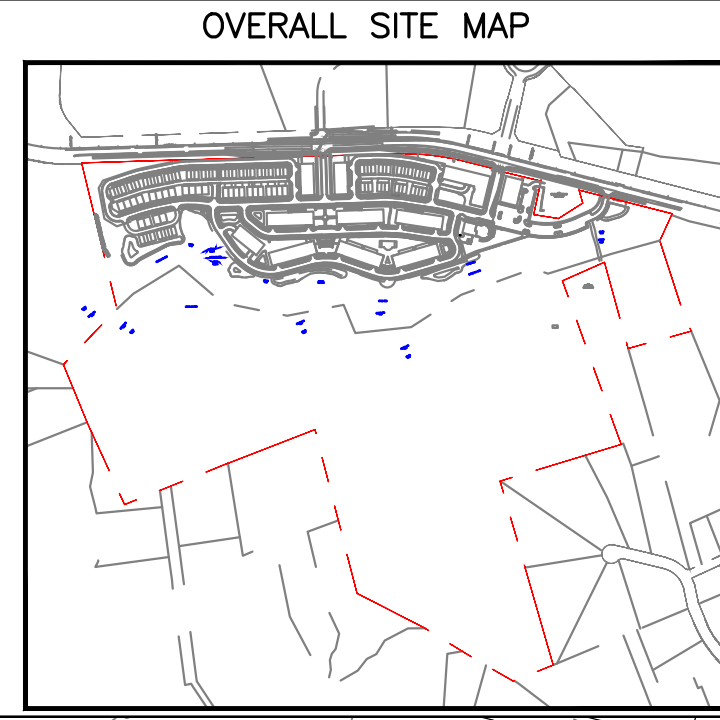
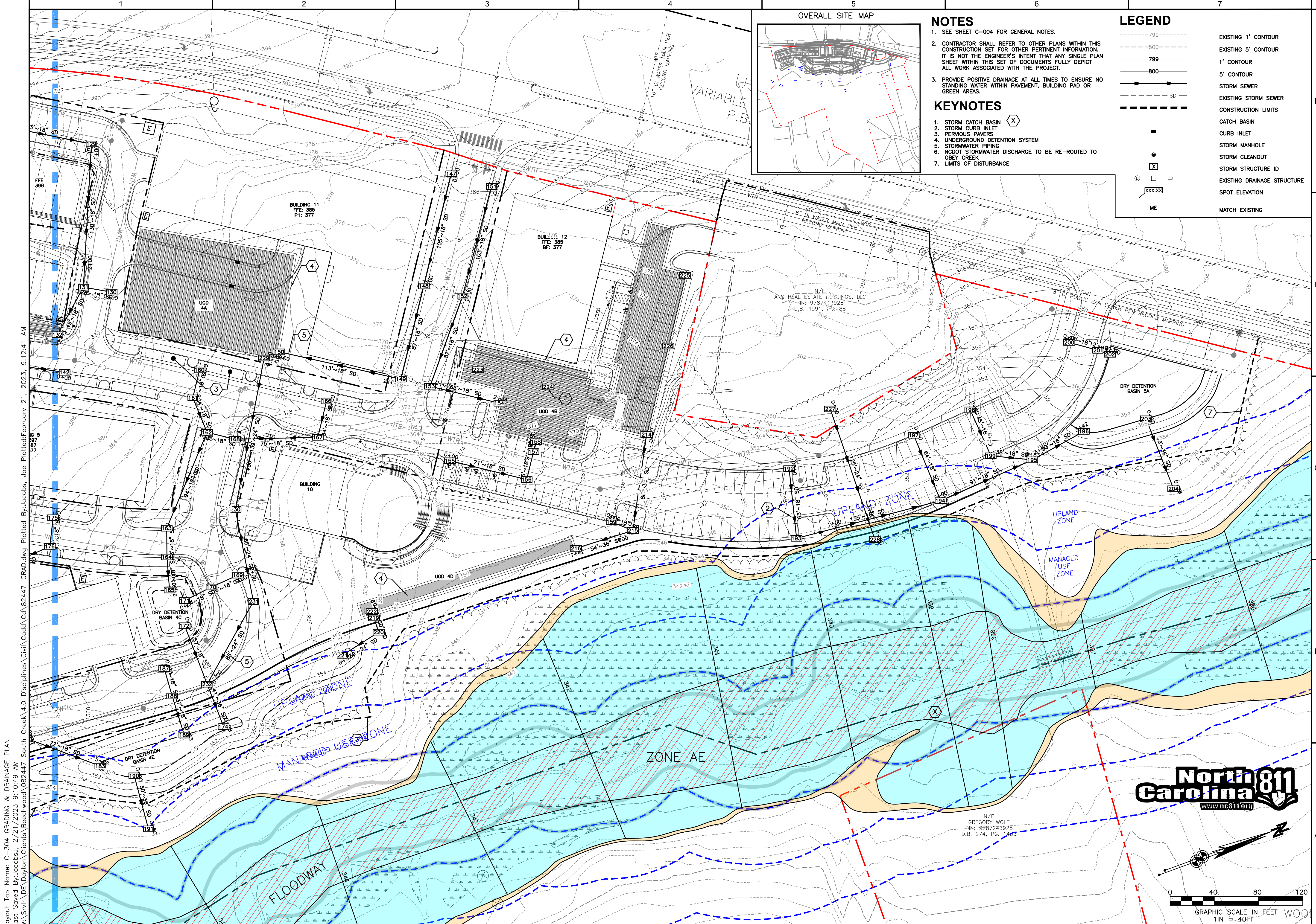
S COLUMBIA ST.
CHAPEL HILL, NC 27514

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

SHEET NAME:
GRADING & DRAINAGE PLAN

SHEET NO:
C-303

Layout Tab Name: C-303 GRADING & DRAINAGE PLAN
 Last Saved By: jacobson, 2/21/2023 9:10:49 AM
 W:\Srv\in\DE\Dayton\Clients\Beechwood\082447 South Creek\4.0 Disciplines\Civil\Cadd\Cad\82447-GRAD.dwg Plotted By: jacobson, 2/21/2023 9:12:16 AM



- NOTES**
- SEE SHEET C-004 FOR GENERAL NOTES.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT, BUILDING PAD OR GREEN AREAS.
- KEYNOTES**
- STORM CATCH BASIN (X)
 - STORM CURB INLET (□)
 - PERVIOUS PAVERS (hatched pattern)
 - UNDERGROUND DETENTION SYSTEM (dashed line)
 - STORMWATER PIPING (solid line)
 - NC DOT STORMWATER DISCHARGE TO BE RE-ROUTED TO OBEY CREEK (dashed line)
 - LIMITS OF DISTURBANCE (dashed line)

LEGEND

| | |
|-------------|-----------------------------|
| --- 799 --- | EXISTING 1' CONTOUR |
| --- 800 --- | EXISTING 5' CONTOUR |
| --- 799 --- | 1' CONTOUR |
| --- 800 --- | 5' CONTOUR |
| → | STORM SEWER |
| → | EXISTING STORM SEWER |
| --- | CONSTRUCTION LIMITS |
| ■ | CATCH BASIN |
| □ | CURB INLET |
| ○ | STORM MANHOLE |
| ○ | STORM CLEANOUT |
| ○ | STORM STRUCTURE ID |
| ○ | EXISTING DRAINAGE STRUCTURE |
| ○ | SPOT ELEVATION |
| ○ | MATCH EXISTING |

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 | 02/17/24 | 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:
GRADING & DRAINAGE PLAN

SHEET NO:
C-304

Layout Tab Name: C-304 GRADING & DRAINAGE PLAN
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N/F
 GREGORY WOLF
 PIN: 9787243925
 D.B. 274, PG. 1483

