

FOR

PROPOSED

EASTGATE OUTBUILDING 'E' REDEVELOPMENT

REFERENCES AND CONTACTS

REFERENCES

GOVERNING AGENCIES
♦ **PLANNING, ZONING COMMITTEE**
TOWN HALL, THIRD FLOOR
405 MARTIN LUTHER KING JR. BLVD
CHAPEL HILL, NC 27514
PHONE: (919) 968-2728
FAX: (919) 969-2014

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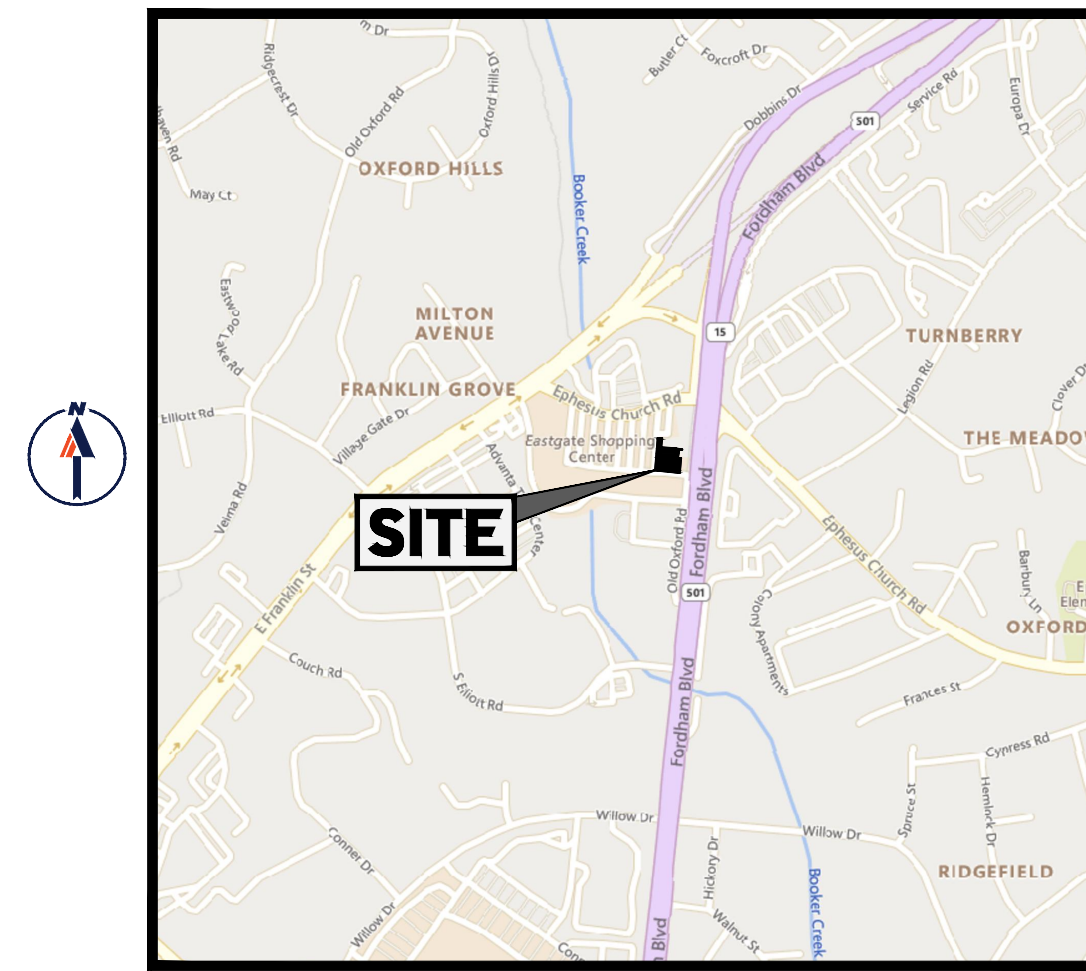
REFERENCES

◆ **BOUNDARY SURVEY:**
BOHLER ENGINEERING NC, PLLC
4130 PARKLAKE AVE STE 130
RALEIGH, NC 27612
DATED: 12/28/20
JOB # NSR201076
DATUM: NAVD 1988

◆ **TOPOGRAPHIC SURVEY:**
ALLIED ASSOCIATES, P.A.
4720 KESTER MILLER ROAD
WINSTON-SALEM, NC 27103
DATED: 07/01/2015
DATUM: NAVD 1988

◆ ARCHITECTURAL PLAN:
CRA ASSOCIATES
222 CLOISTER COURT
CHAPEL HILL, NC 27514
DATED: TBD

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LOCATION MAP
SCALE: N.T.S.

OWNER

KRG EASTGATE CHAPEL HILL LLC
909 ROSE AVE STE 200
NORTH BETHESDA, MD 20852
CONTACT: MATTHEW VAN DYKE
PHONE: 317-577-5600

DEVELOPER

KRG EASTGATE CHAPEL HILL LLC
909 ROSE AVE STE 200
NORTH BETHESDA, MD 20852
CONTACT: MATTHEW VAN DYKE
PHONE: 317-577-5600

PREPARED BY

BOHLER //

CONTACT: WILL SWARINGEN, PE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING PROGRAM MANAGEMENT LAND ACQUISITION SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

REVISIONS

[illegible]

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|--------------|--------|
| PROJECT No.: | X19000 |
| DRAWN BY: | TGH |
| CHECKED BY: | WES |
| DATE: | 210924 |
| CAD I.D.: | CNDS-0 |

PROJECT:

**EASTGATE
OUTBUILDING 'E'
REDEVELOPMENT**

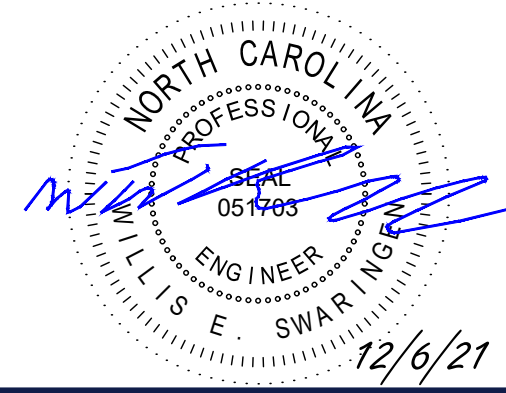
_____ FOR _____

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Phone: (919) 578-9000**

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

REVISION 2 - 1/10/22

-

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-

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below

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QUED //

CLAKE AVENUE SUITE 100

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TH CAROL

RC

051703

12/6/21

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GENERAL

NOTES

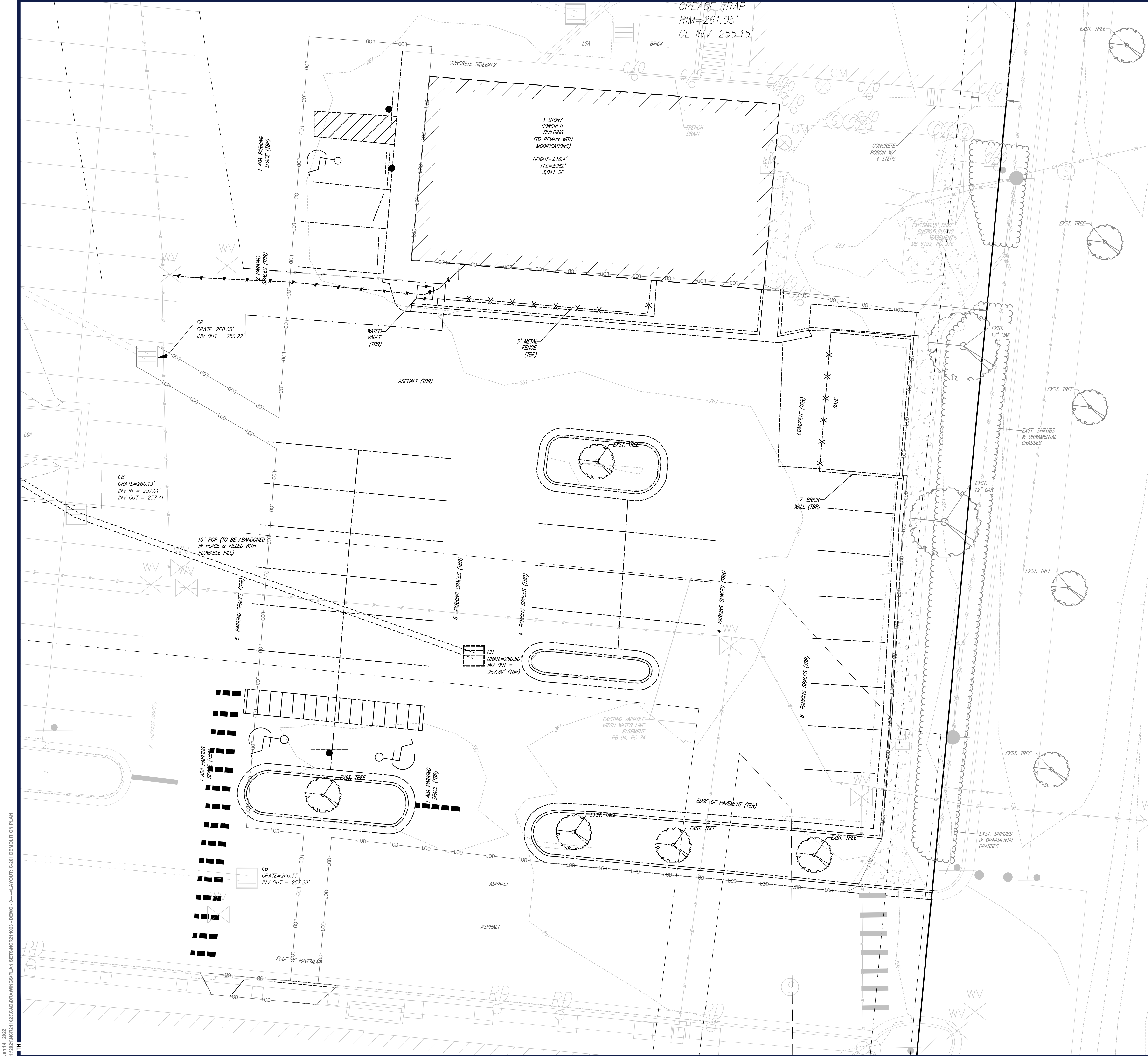
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ER:

102

7010

VISION 3 - 1/10/33



GENERAL DEMOLITION
NOTES

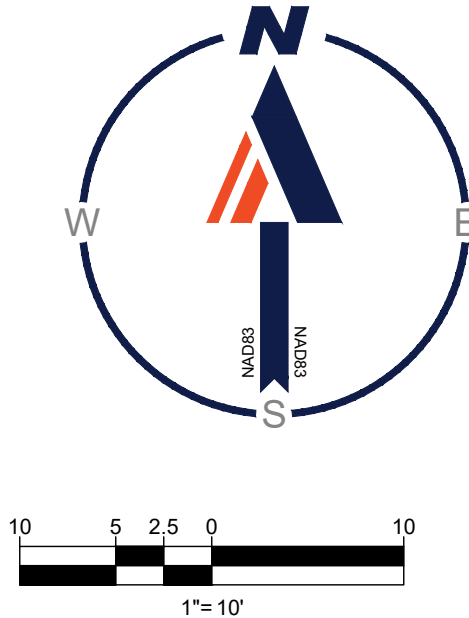
- REFER TO GENERAL NOTES SHEET C-102
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
SURVEY PREPARED BY: BOHLER ENGINEERING NC, PLLC
TITLE: "ALTA/NSPS LAND TITLE SURVEY FOR FEDERAL REALTY INVESTMENT TRUST"
JOB#: NSR201076
DATED: 12/28/2020
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY. REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL "NORTH CAROLINA 811" PRIOR TO CONSTRUCTION FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTH.
- ALL SIDEWALKS AND CURB AND GUTTER SECTIONS SHALL BE REMOVED BY SAWCUTTING THE NEAREST CONTROL JOINT AWAY FROM THE LOCATION DESIGNATED FOR REMOVAL ON THE PLANS. EXISTING PAVEMENT SHALL BE SAWCUT IN ALL LOCATIONS WHERE ABUTTING NEW PAVEMENT OR CONCRETE.
- COORDINATE ALL UTILITY REMOVAL, RELOCATION, & ABANDONMENT WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THE EXISTING UTILITIES MARKED FOR DEMOLITION SHALL BE REMOVED. PORTIONS OF THESE UTILITIES MARKED FOR DEMOLITION WHICH RESIDE UNDER UNDISTURBED PAVEMENT SHALL BE ABANDONED.
- TO REDUCE THE NUMBER OF PAVEMENT CUTS, CONTRACTOR SHALL COORDINATE WITH DRY UTILITY INSTALLER TO JOINT TRENCH WHEREVER POSSIBLE. SAWCUTS AND PAVEMENT MARKED FOR DEMOLITION APPLY ONLY TO WATER AND SANITARY INSTALLATIONS.
- THE SITE IS WITHIN FEMA FLOOD ZONE AE. BASED ON FEMA FIRM 3710979900L, WITH AN EFFECTIVE DATE OF 10/19/2018.

ANNOTATION
LEGEND:

TBR: TO BE REMOVED
TR: TO REMAIN
TBRLO: BE RELOCATED

DEMOLITION LEGEND

| EXISTING NOTE | TYPICAL NOTE TEXT | DEMOLITION NOTE |
|---------------|------------------------|-----------------|
| --- | EASEMENT | --- |
| --- | CONCRETE CURB & GUTTER | ===== |
| --- | FENCE | ---X---X---X--- |
| PP | UTILITY POLE | PP |
| LP | LIGHT POLE | LP |
| --- | UNDERGROUND WATER LINE | --- |
| --- | UNDERGROUND GAS LINE | --- |
| --- | OVERHEAD WIRE | --- |
| --- | TELEPHONE BOX | --- |
| --- | STORM SEWER | ===== |
| --- | SANITARY SEWER MAIN | ===== |
| --- | HYDRANT | --- |
| --- | SANITARY MANHOLE | --- |
| --- | STORM MANHOLE | --- |
| --- | STORM INLET | --- |
| --- | HEADWALL | --- |
| --- | WELL LOCATION | --- |
| WM | WATER METER | WM |
| EM | ELECTRIC METER | EM |
| EM | GAS METER | EM |
| --- | WOODS | --- |



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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY |
|-----|---------|--------------|----------|
| 1 | 12/6/21 | CDC COMMENTS | TH |
| 2 | 1/10/22 | CDC COMMENTS | TH |



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PROJECT No.: X19000
DRAWN BY: TGH
CHECKED BY: WES
DATE: 2/10/24
CAD LD:

PROJECT:

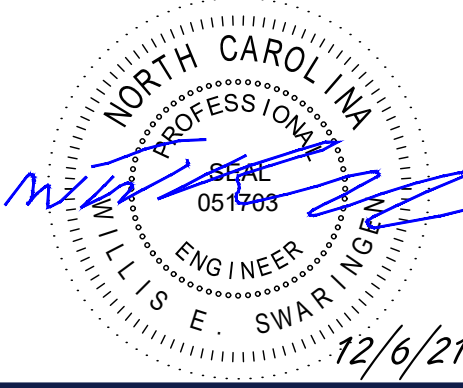
**EASTGATE
OUTBUILDING 'E'
REDEVELOPMENT**
FOR

1800 E. FRANKLIN STREET
CHAPEL HILL, NC 27514



4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27612
Phone: (919) 578-9000

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SHEET TITLE:

**DEMOLITION
PLAN**

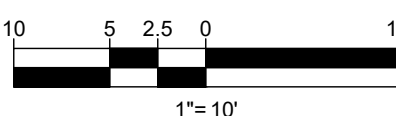
SHEET NUMBER:

C-201

REVISION 2 - 1/10/22



| | |
|---------------------|---------------------|
| ZONING | WX-7 |
| AREA OF DISTURBANCE | 18,988 SF |
| REMOVED PARKING | 32 SPACES |
| PROPOSED PARKING | 33 SPACES |
| EXISTING IMPERVIOUS | 544,800 SF |
| REMOVED IMPERVIOUS | 17,053 SF |
| PROPOSED IMPERVIOUS | 15,079 SF |
| TOTAL IMPERVIOUS | 542,826 SF |
| EXISTING LAND USE | SHOPPING CENTER |
| PROPOSED LAND USE | SHOPPING CENTER |
| DEED REFERENCE | DB 621 PG 127 |
| | DB 90 PG 28 |
| PARCEL NUMBER | 9799-25-5527 |
| TOWNSHIP | TOWN OF CHAPEL HILL |

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PROJECT: ***EASTGATE
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A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "ENGINEER" at the bottom. Inside the ring, the word "PROFESSIONAL" is at the top and "E. SWARING" is at the bottom. In the center, it says "SEAL" and "051793". A blue ink signature is written across the seal, and the date "12/6/21" is written in blue ink at the bottom right.

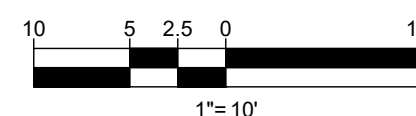
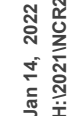
SHEET TITLE:

SITE PLAN

SHEET NUMBER: _____

C-301

REVISION 2 - 1/10/22



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REDEVELOPMENT***

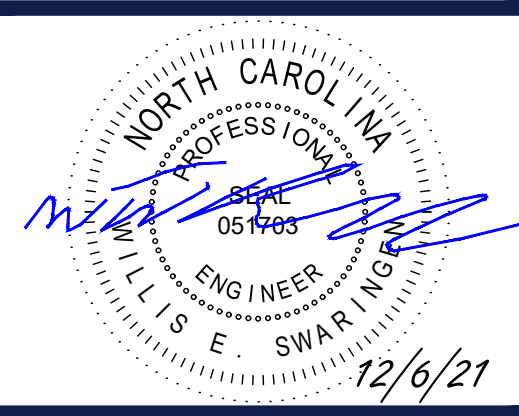
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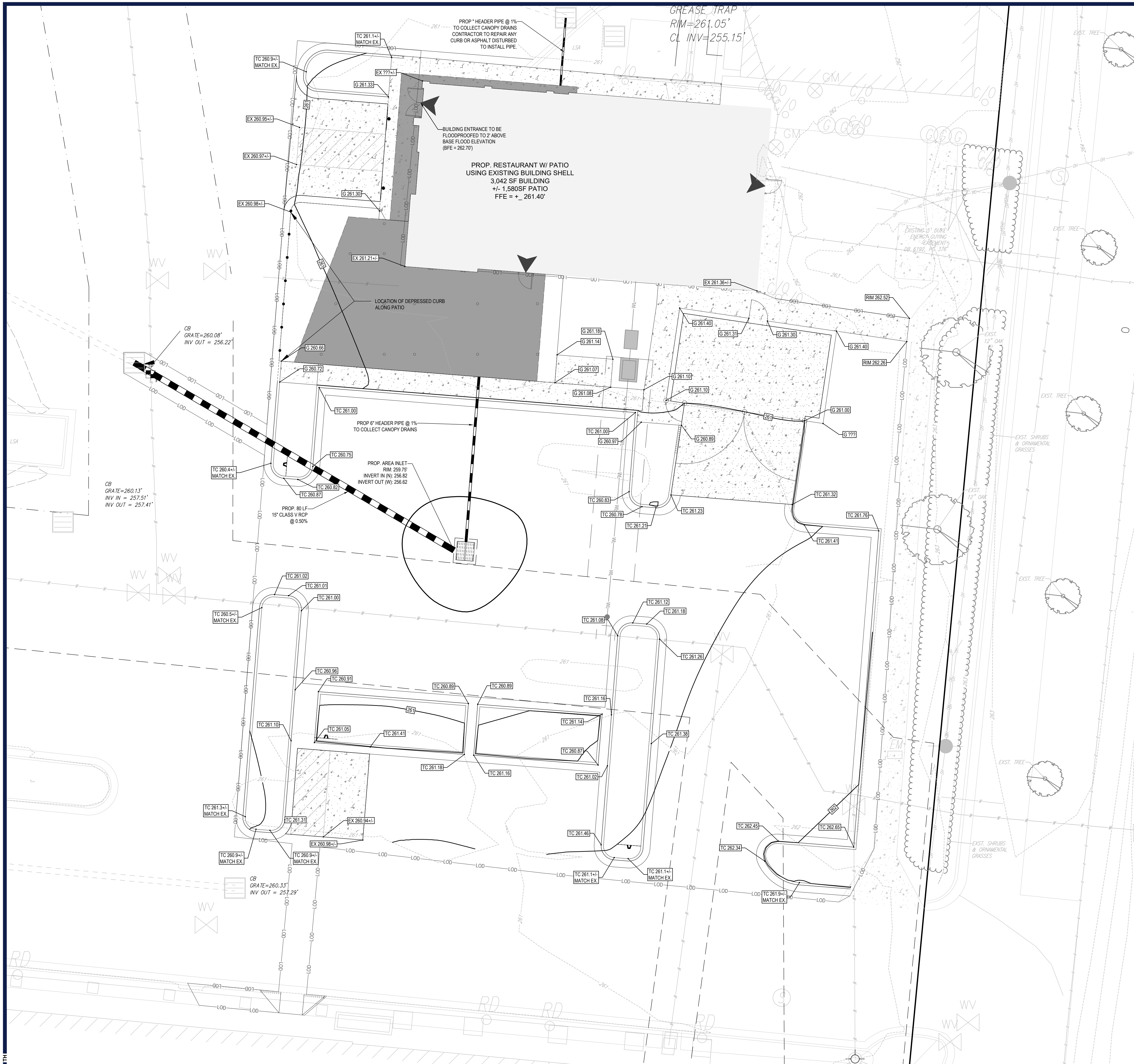


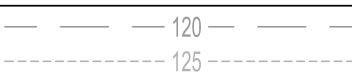
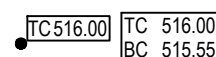

















SHEET TITLE:

TRAFFIC CONTROL PLAN

SHEET NUMBER:
C-302

REVISION 2 - 1/10/22



| GRADING LEGEND | | |
|---|---------------------|---|
| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE |
|  | CONTOUR LINE |  |
|  | SPOT ELEVATIONS | |
|  | SANITARY LABEL |  |
|  | STORM LABEL |  |
|  | STORM SEWER |  |
|  | STORM MANHOLE |  |
|  | TYPICAL END SECTION |  |
|  | CURB INLET |  |
|  | BENCHMARK |  |
|  | TEST PIT |  |

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| | |
|--------------|------|
| PROJECT No.: | X190 |
| DRAWN BY: | TC |
| CHECKED BY: | WM |
| DATE: | 2109 |
| CAD I.D.: | |

PROJECT:

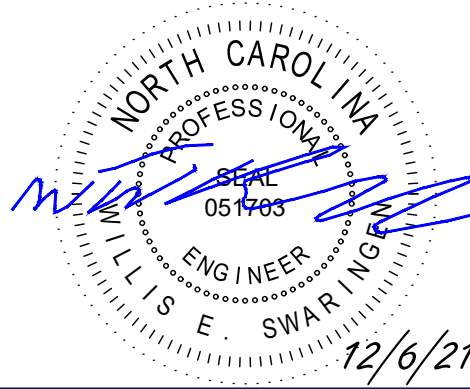
**EASTGATE
OUTBUILDING 'E'
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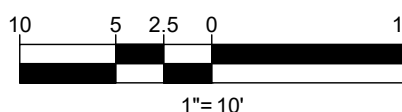
SHEET TITLE

GRADING PLAN

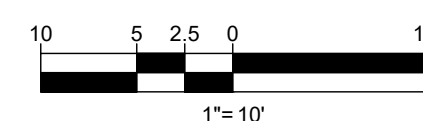
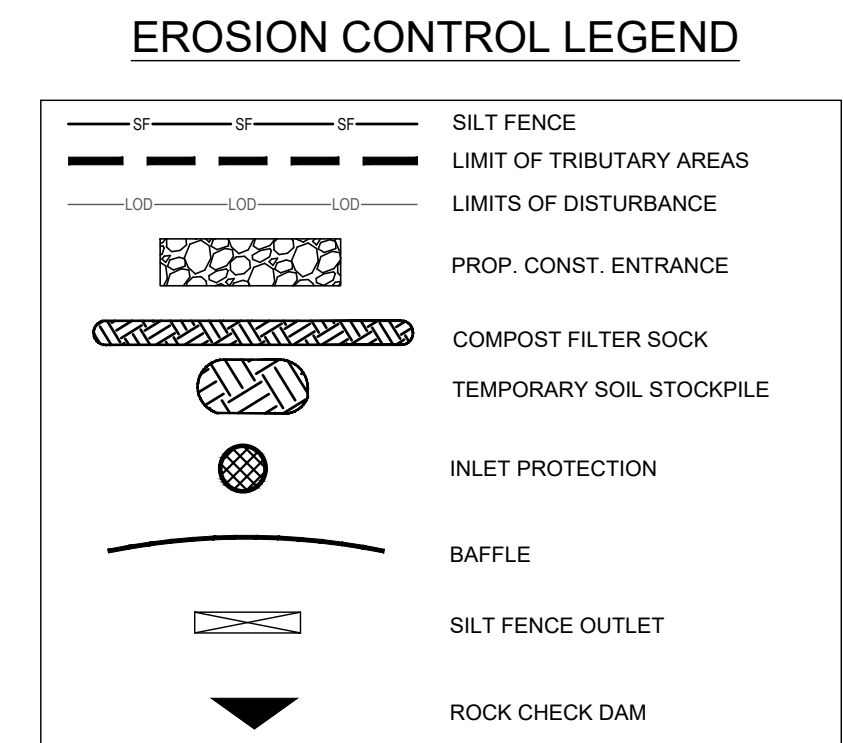
SHEET NUMBER

C-401

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| CAD I.D.: | |

PROJECT:

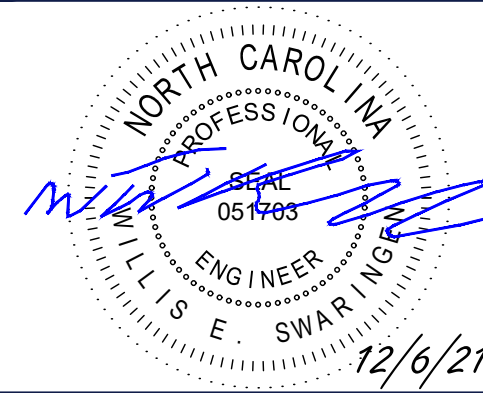
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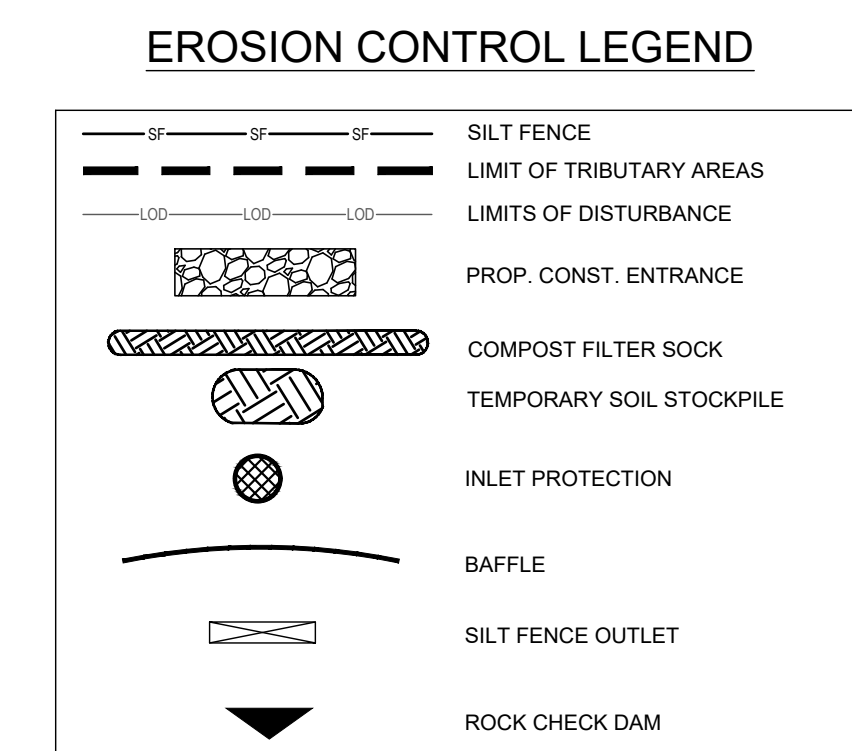
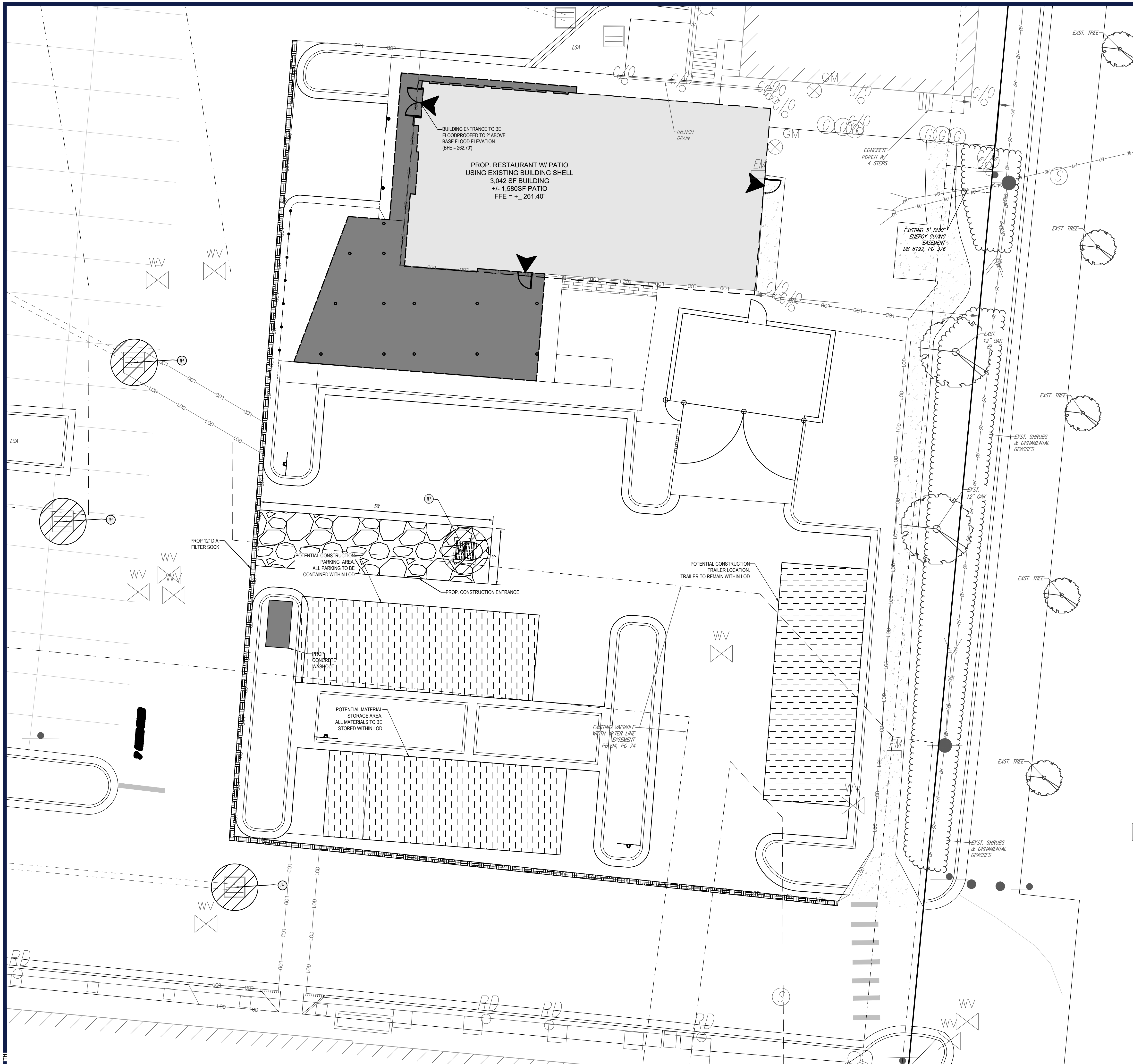
SHEET TITLE:

PHASE I EROSION CONTROL PLAN

SHEET NUMBER:

C-601

REVISION 2 - 1/10/22

[illegible]


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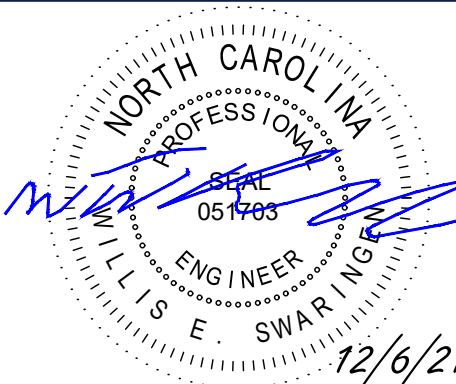
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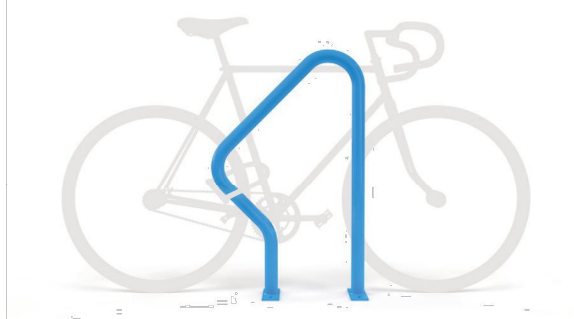


**PHASE II
EROSION
CONTROL PLAN**

SHEET NUMBER:
C-602

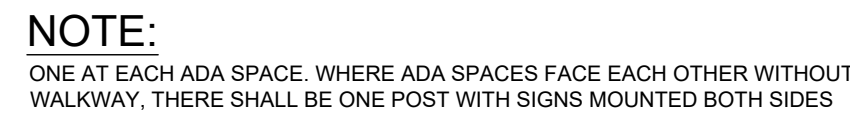
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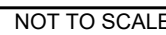


The Swerve Rack is a proven design that provides high security and easy bike parking. The Swerve Rack uses thick pipe construction and the full radius of the bend makes the Swerve an attractive and functional bike rack. The Swerve Rack supports the bicycle at two points and allows for the wheel and frame to be secured using a u-style bike lock. Each Swerve Rack parks two bikes.

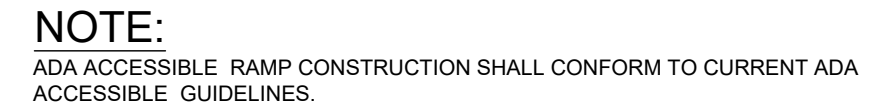
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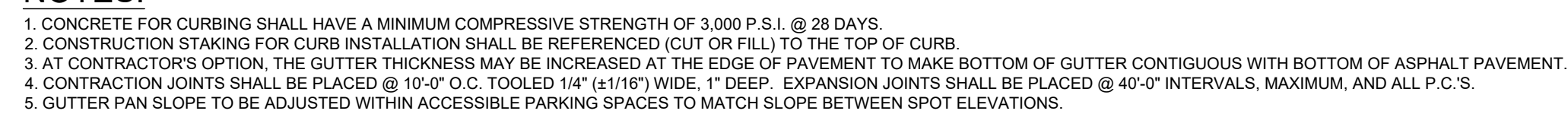
NOT TO SCALE



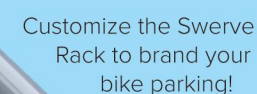
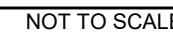
NOT TO SCALE



NOT TO SCALE



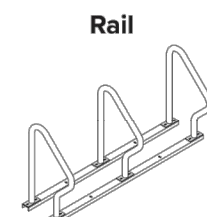
NOT TO SCALE



This image shows two identical cylindrical metal cups side-by-side. The cup on the left is labeled 'Galvanized' and has a dark, mottled, and textured appearance. The cup on the right is labeled 'Stainless' and has a smooth, reflective, and shiny metallic surface.

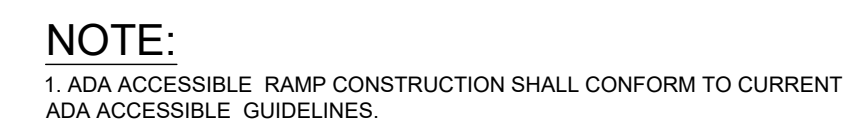
The diagram illustrates two installation methods for a foundation. On the left, labeled 'Surface', a concrete foundation is shown being poured into a formwork on the ground surface. On the right, labeled 'In-Ground', a concrete foundation is shown being poured into a formwork that is partially buried in the ground.

 Tamper-resistant fasteners available upon request



| | | | | |
|---|--|--|---|--|
|  White |  Black |  Light Gray RAL 7042 |  Deep Red RAL 3003 |  Yellow RAL 1023 |
|  CNH Bright Yellow |  Orange RAL 2004 |  Beige RAL 1001 |  Iron Gray RAL 7031 |  Hunter Green RAL 6005 |
|  Light Green RAL 6026 |  Green RAL 6028 |  Serpis Brown RAL 8014 |  Blue RAL 5005 |  Sky Blue RAL 5025 |
|  Dark Purple |  Flat Black |  Wine Red RAL 3005 |  Bronze |  Silver RAL 9007 |

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NOT TO SCALE



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| PROJECT No.: | X19000 |
| DRAWN BY: | TGH |
| CHECKED BY: | WES |
| DATE: | 210924 |
| CAD I.D.: | |

PROJECT:

- FOR -

1800 E. FRANKLIN STREET
CHAPEL HILL, NC 27514

BOHLER 
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132

4130 PARKLAKE AVENUE, SUITE 130
RALEIGH, NC 27613

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SHEET TITLE:

DETAILS

SHEET NUMBER:

C-901

REVISION 2 - 1/10/22

Diagram illustrating a triangular gravel area (likely a driveway or parking space) adjacent to a Public Road. The area is defined by a dashed line (Property Boundary) and a solid line (Front of House). The gravel area is labeled "Gravel". Dimensions are indicated: "50' Min. or To Front of House" and "6' Min.". A "Required" label is present near the front boundary.

SURFACE ROUGHENING- If recent tillage operations have resulted in a loose surface additional roughening may not be required, except to break up large clods. If rainfall causes the surface to become sealed or crusted, loosen it just prior to seeding by raking, harrowing, or other suitable methods for fine grading. The finished grade shall be a smooth even soil surface with a loosen uniformly fine texture. All ridges and depressions shall be removed and filled to provide the approved surface drainage. Planting is to be done immediately after finished grades are obtained and seedbed preparation is completed.

Maintenance:

1. Per NCG-01 inspect at least once a week and after each 1 inch or greater rainfall; make any required repairs immediately.
2. Maintain the gravel pad in a condition to prevent mud or sediment from leaving the construction site. This may require periodic tamping with 2 inch stone.
3. Immediately remove all objectionable materials spilled, washed or tracked onto public roadways.

Date:

Page:

SECTION

UNTRENCHED INSTALLATION

ISOMETRIC VIEW

SECTION

ENTRENCHED INSTALLATION*

*THIS APPLICATION MAY NOT BE USED WITH COMPOST
SOCKS SMALLER THAN 12".

NOTE:

1. Other materials providing equivalent protection against erosive velocities may be substituted for use in silt socks or wattles.
2. Fill silt sock/wattle netting uniformly with compost to the desired length such that logs do not deform.
3. Silt sock/Wattle(s) should be installed parallel to and a minimum of 10 feet beyond the toe of a graded slope. Silt Sock/Wattle(s) located below flat areas should be located at the edge of the land disturbance. The ends of the silt sock/wattle(s) should be turned slightly upslope to prevent runoff from going around the end of the silt sock/wattle(s).
4. Oak or other durable hardwood stakes with a 2 inch x 2 inch cross section should be driven vertically plumb, through the center of the silt sock/wattle. Stakes should be placed at a maximum interval of 4 feet or a maximum interval of 8 feet if the silt sock/wattle is placed in a 4 inch trench.
5. In the event staking is not possible (ie. when socks/wattles are used on pavement) heavy concrete blocks shall be used behind the silt sock/wattle to hold it in place during runoff events.

MAINTENANCE:

NOTES:

1. Permanent seeding, sodding or other means of stabilization are required when all construction work is completed according to the NPDES timeframe's table.
2. A North Carolina Department of Agriculture soils test (or equal) is highly recommended to be obtained for all areas to be seeded, sprigged, sodded or planted.
3. Use a seeding mix that will produce fast growing nurse crops and includes non-invasive species that will eventually provide a permanent groundcover. Soil blankets may be used in lieu of nurse crops. Mat, tack or crimp mulch, as needed to stabilize seeded areas until root establishment. Mulch must be applied uniformly over the soil with a cover density of at least 80%.
4. Ground cover shall be maintained until permanent vegetation is established and stable against accelerated erosion.

The diagram illustrates the installation of a compost sock. A cross-section shows a curved barrier labeled 'Silt Sock/Wattle' separating a 'Work Area' from an 'Area To Be Protected'. Above the barrier, 'Mulch or Compost or Untrenched Socks' are applied. An arrow labeled 'Sheet Flow' points towards the barrier.

| Compost Sock Design Diameter | 8 Inch (200 nm) | 12 Inch (300 nm) | 18 Inch (450 nm) | 24 Inch (600 nm) | 32 Inch (750 nm) |
|------------------------------|-----------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Maximum Slope Length (<2%) | 600 Feet (183 m) | 750 Feet (229 m) | 1,000 Feet (305 m) | 1,300 Feet (396 m) | 1,650 Feet (500 m) |
| Hydraulic Flow Through Rate | 7.5 gpm/ft (94 l/m/m) | 11.3 gpm/ft (141 l/m/m) | 15.0 gpm/ft (188 l/m/m) | 22.5 gpm/ft (281 l/m/m) | 30.0 gpm/ft (374 l/m/m) |

NOTE:

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2. Fill silt sock/wattle netting uniformly with compost to the desired length such that logs do not deform.
3. Silt sock/Wattle(s) should be installed parallel to and a minimum of 10 feet beyond the toe of a graded slope. Silt Sock/Wattle(s) located below flat areas should be located at the edge of the land disturbance. The ends of the silt sock/wattle(s) should be turned slightly upslope to prevent runoff from going around the end of the silt sock/wattle(s).
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5. In the event staking is not possible (i.e. when socks/wattles are used on pavement) heavy concrete blocks shall be used behind the silt sock/wattle to hold it in place during runoff events.

MAINTENANCE:

1. Inspect silt sock/wattle at least weekly and after each 1 inch or greater rainfall. Remove accumulated sediment and any debris as needed to allow for adequate flow.
2. Silt sock/Wattle must be replaced if clogged or torn.
3. If ponding becomes excessive, the silt sock/wattle may need to be replaced with a larger diameter or a different measure.
4. Reinstall if damaged or dislodged.
5. Silt socks/wattles shall be inspected until land disturbance is complete and the area above the measure has been permanently stabilized.

[illegible]

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| DRAWN BY: | TGH |
| CHECKED BY: | WES |
| DATE: | 21092 |
| CAD I.D.: | |

PROJECT:

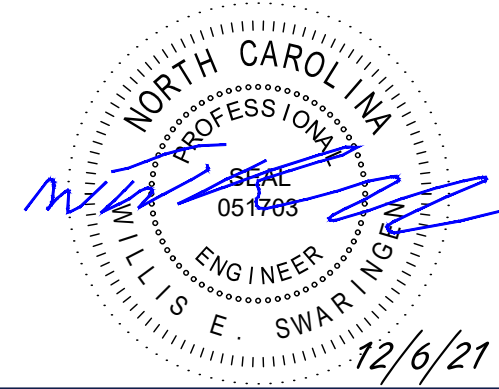
**EASTGATE
OUTBUILDING 'E'
REDEVELOPMENT**

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SHEET TITLE

E&SC DETAILS

SHEET NUMBER

C-903

REVISION 2 - 1/10/22

