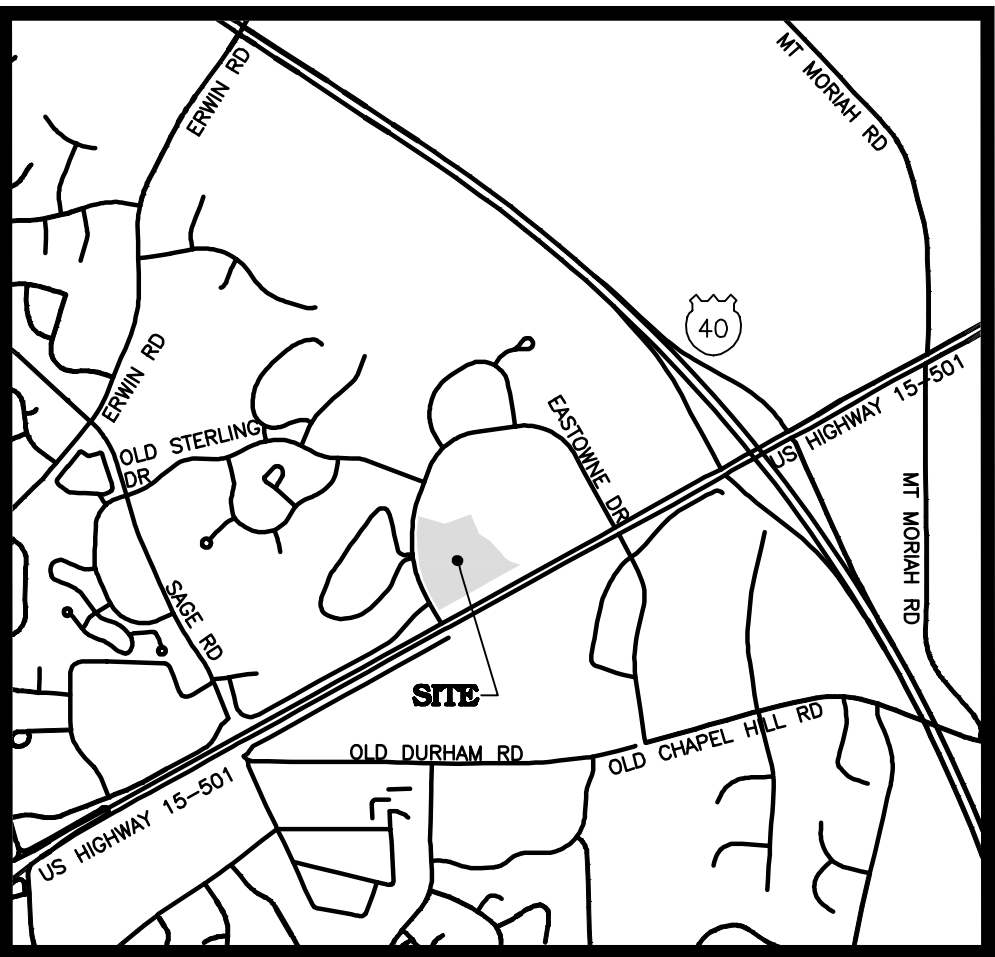


UNC HEALTH CARE SYSTEM EASTOWNE REDEVELOPMENT MOB 1

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	VEHICULAR	BIKE	VEHICULAR
OFFICE	N/A	N/A	574
	N/A	N/A	69
			6 (IN DECK)
			26 (20 CLASS 1)
			4
ACCESSIBLE PARKING:			
MEDICAL OFFICE			66 (IN DECK)
OFFICE			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
BUFFERS	REQUIRED	PROVIDED	
15-501	30' TYPE 'D'	30' MODIFIED	
EASTOWNE DRIVE	20' TYPE 'C'	30'	
INTERIOR PROPERTY LINE	10'	10'	



VICINITY MAP
1"=1500'

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

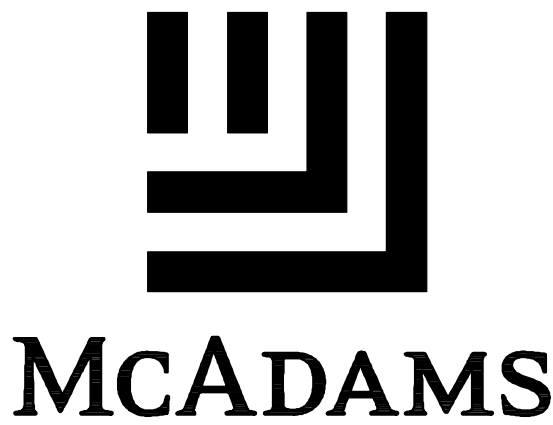
DATE: MARCH 6, 2018
REVISED: APRIL 4, 2018



OWNER:
HEALTH SYSTEM PROPERTIES, LLC
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA 27517
SIMON.GEORGE@UNCHEALTH.UNC.EDU
(984) 974-5388

SHEET INDEX

C-1	AREA MAP AND BIKE-PED NETWORK DIAGRAM
C-2	EXISTING CONDITIONS
C-3	DEMOLITION PLAN
C-4	SITE PLAN
C-5	GRADING & STORM DRAINAGE PLAN PLAN
C-6	UTILITY PLAN
EC-1	EROSION AND SEDIMENT CONTROL PLAN - STAGE 1
EC-2	EROSION AND SEDIMENT CONTROL PLAN - STAGE 2
TC-1	TREE CANOPY COVERAGE PLAN
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS
CM-1	CONSTRUCTION MANAGEMENT PLAN - STAGE 1
CM-2	CONSTRUCTION MANAGEMENT PLAN - STAGE 2
D-1	SITE DETAILS
D-2	SANITARY SEWER AND WATER DETAILS
D-3	STORM DRAINAGE DETAILS
D-4	EROSION CONTROL DETAILS
A-1	BUILDING FRONTAGE ELEVATIONS
A-2	PARKING DECK ELEVATION



**THE JOHN R. McADAMS
COMPANY, INC.**
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
919. 361. 5000 ■ McAdamsCo.com
Contact: Bill Derks
Derks@mcadamsco.com

0A	ASH
0B	BEECH
0C	BIRCH
0D	CEDAR
0E	CHERRY
0F	CRAPE MYRTLE
0G	CYPRESS
0H	DOGWOOD
0I	ELM
0J	SWEET GUM
0K	MISC. HARDWOOD
0L	HICKORY
0M	HOLLY
0N	MAGNOLIA
0O	MAPLE
0P	JAPANESE MAPLE
0Q	MIMOSA
0R	RED OAK
0S	WHITE OAK
0T	OAK
0U	PEACH
0V	PEAR
0W	PECAN
0X	PERSIMMON
0Y	PINE
0Z	POPLAR
1A	REDBUD
1B	SYCAMORE
1C	WALNUT
DOUBLE	AND TRIPLE TRUNK
0-0	DOUBLE OAK
T-0	TRIPLE OAK

 CAPER HICK MAX SIZE OF TR
 TYPE OF TREE
 D FOR DOUBLE, T FOR TR

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

LEGEND

- OLD STERLING
DRIVE
(60' PUBLIC R/W)

FULL OF DEBRIS

TOP=305.52'
INV IN=300.57' 12"RCP
INV OUT=299.88' 12"RCP

2 STORY BRICK
BUILDING "700"
AREA: 12,962 SQ. FT.
HEIGHT: ±22.6'

BUILDING "600"
AREA: 12,347 SQ. FT
HEIGHT: ±36.0'

PB 73, PG 46

N/
HEALTH
PROPERTY
PIN: 989C
DB. 5289

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: CHAPPEL HILL ZONING
5. ARE 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 PLAN #371098990002 DATED MAY 16, 2008
7. REFERENCES: PB. 73 PG. 10
OF THE ORANGE COUNTY MAP.
8. THIS SURVEY PERFORMANCE 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 200' OF SITE.
10. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM



McADAMS



REVISIONS:

2018-04-04 COMMENTS

OWNER:

UNC HOSPITALS
101 MANNING DRIVE
CHAPEL HILL, NORTH CAROLINA 27514

UNC HEALTH CARE SYSTEM
EASTOWNE REDEVELOPMENT MOB 1

CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO. UNC-17020

FILENAME: UNC17020-C1

CHECKED BY: RTF

DRAWN BY: JBT

SCALE: 1"=50'

DATE: 12-28-17

SHEET NO. C-2

02

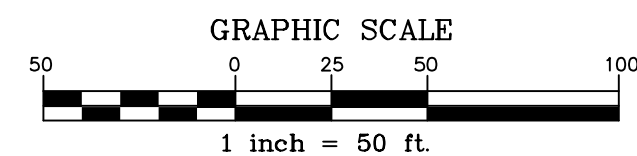


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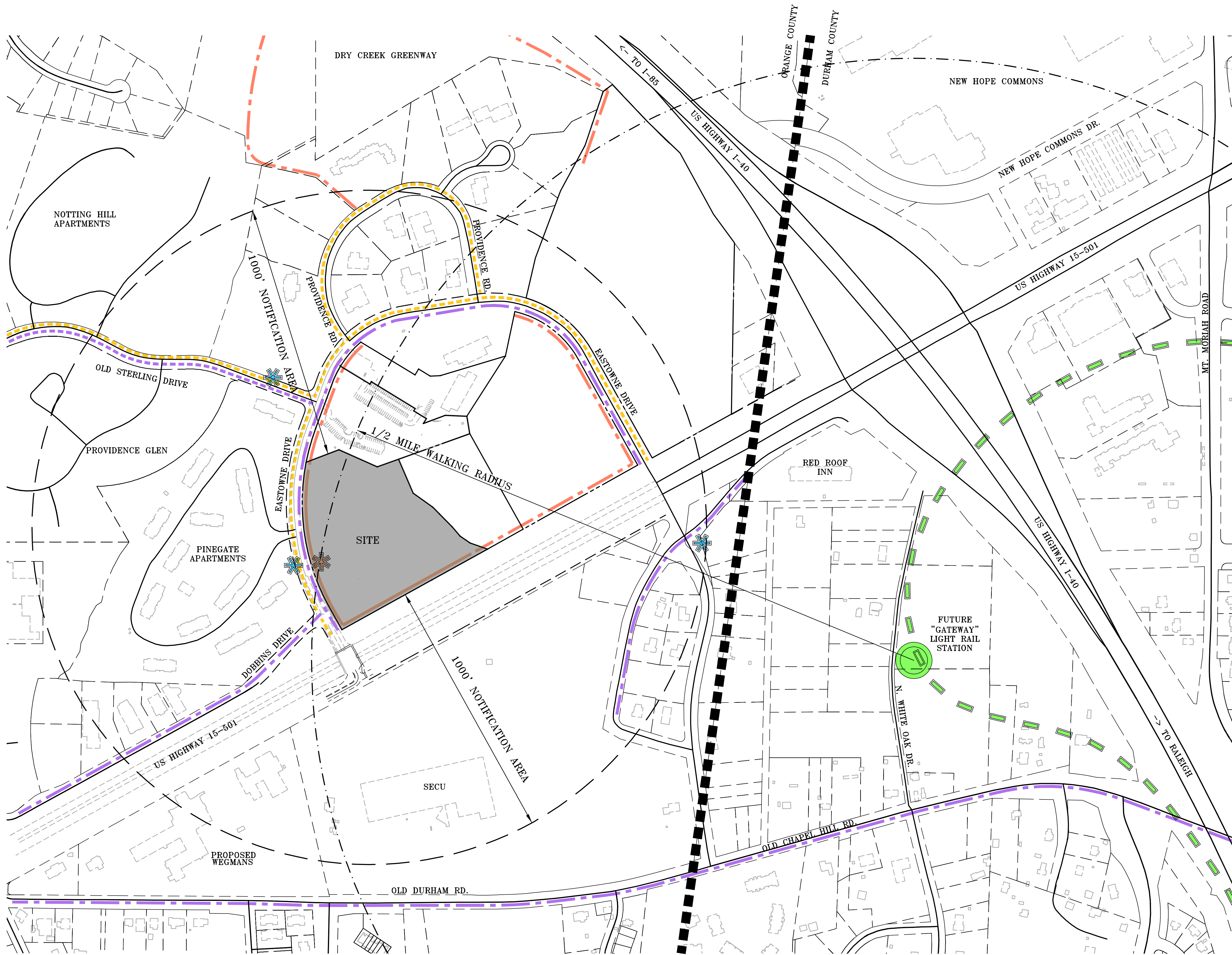
NC GRID NAD 83(2011)

US HIGHWAY 15-501
(250' PUBLIC R/W)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

SITE INFORMATION:

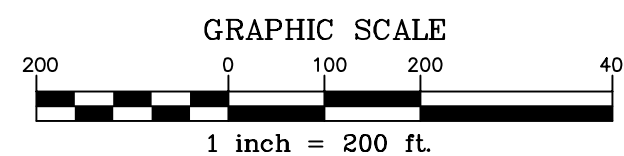
PIN: 9890800195
ADDRESS: 100 EASTOWNE DR
CHAPEL HILL, NC 27517

OWNER: HEALTH SYSTEM PROPERTIES, LLC

ACREAGE: 8.38

GENERAL NOTES

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



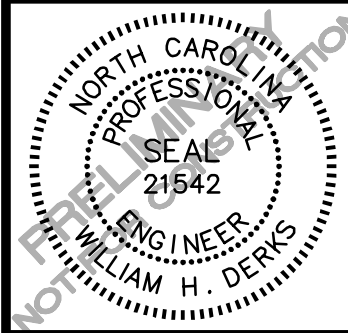
**UNC HEALTH CARE SYSTEM
EASTOWNE REDEVELOPMENT MOB 1
SPECIAL USE PERMIT**

CHAPEL HILL, NORTH CAROLINA
AREA MAP AND BIKE-PED 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

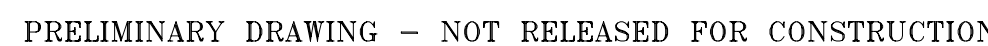
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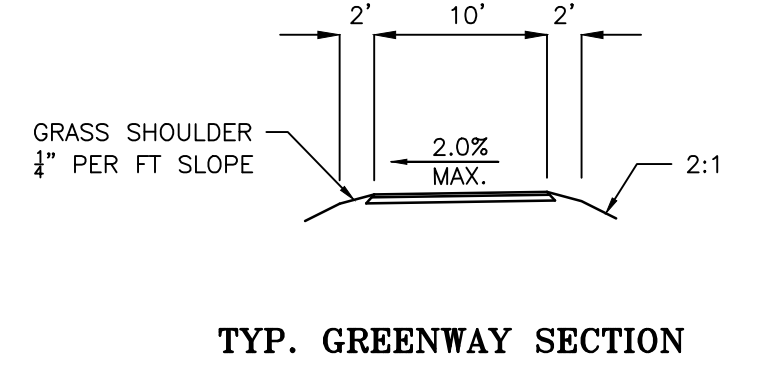
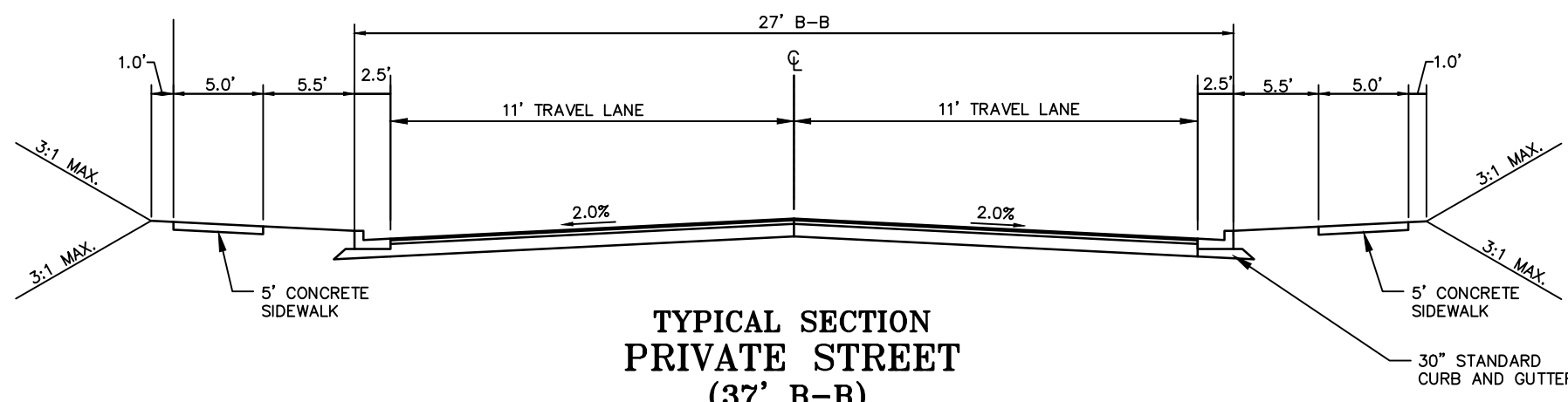
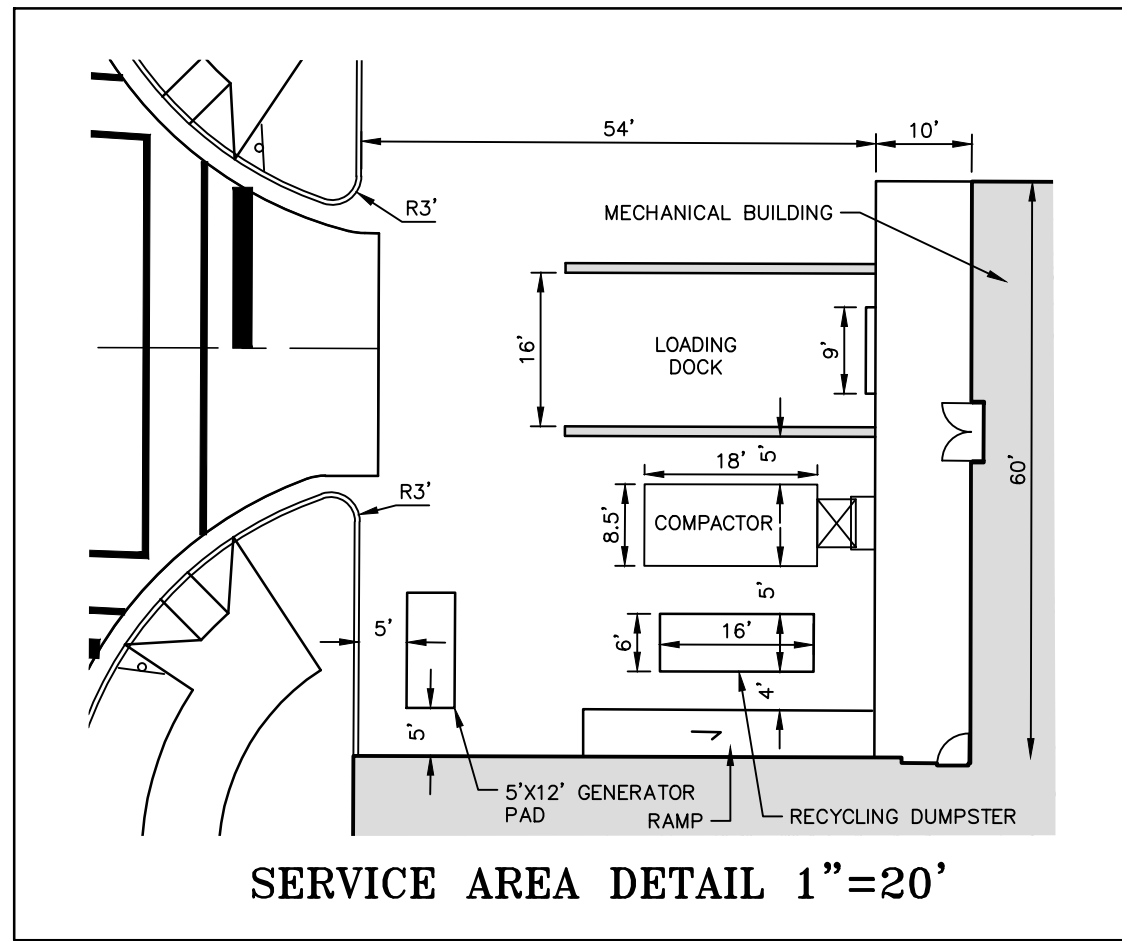
OWNER:
HEALTH SYSTEM PROPERTIES, LLC,
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA 27517



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2905 Meridian Parkway
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Phone: 919.286.1000
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(800) 733-5646





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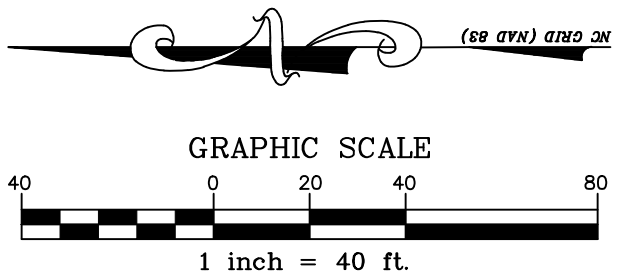
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OWNER:		HEALTH SYSTEM PROPERTIES, LLC. 211 FRIDAY CENTER DRIVE CHAPEL HILL, NORTH CAROLINA 27517		
PIN:		9890800195		
EXISTING ZONING:		OI-2		
PROPOSED ZONING:		OI-3		
NET LAND AREA:		8.38 AC.		
CREDITED STREET AREA:		0.83 AC		
GROSS LAND AREA:		9.21 AC.		
AREA IN FLOODWAY/FLOODPLAIN:		NONE		
AREA IN RCD		74,320 SF		
BUILDING HEIGHTS:		OI-3	PROPOSED MOR	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	EASTWONE DRIVE	
STREET		0 FEET		22 FEET
INTERIOR		0 FEET		8 FEET
SOLAR		0 FEET		9 FEET
PARKING SUMMARY		REQUIRED	PROPOSED	
MEDICAL OFFICE		VEHICULAR	VEHICULAR	EVCS
OFFICE		BIKE	574	6 (IN DECK)
		N/A	69	0
		N/A		26 (20 CLASS I)
				4
ACCESSIBLE PARKING:		66 (IN DECK)		
MEDICAL OFFICE		5 (SURFACE)		
OFFICE				
IMPERVIOUS AREA SUMMARY:				
MAXIMUM ALLOWED				
EXISTING				
PROPOSED				
300,314 SF (82.37%)				
183,025 SF (50.14%)				
172,140 SF (47.15%)				
EXISTING IMPERVIOUS IN RCD:				
STREAMSIDE				
MANAGED USE				
UPLAND				
4,080 SF				
8,570 SF				
15,719 SF				
PROPOSED IMPERVIOUS IN RCD:				
STREAMSIDE				
MANAGED USE				
UPLAND				
EXISTING TO REMAIN				
PROPOSED				
TOTAL				
2,465 SF				
163 SF				
7,584 SF				
0 SF				
5,928 SF				
12,495 SF				
BUFFERS				
15-501				
EASTWONE DRIVE				
INTERIOR PROPERTY LINE				
30' TYPE 'D'				
20' TYPE 'C'				
10'				
30' MODIFIED				
30'				
10'				

SITE LEGEND

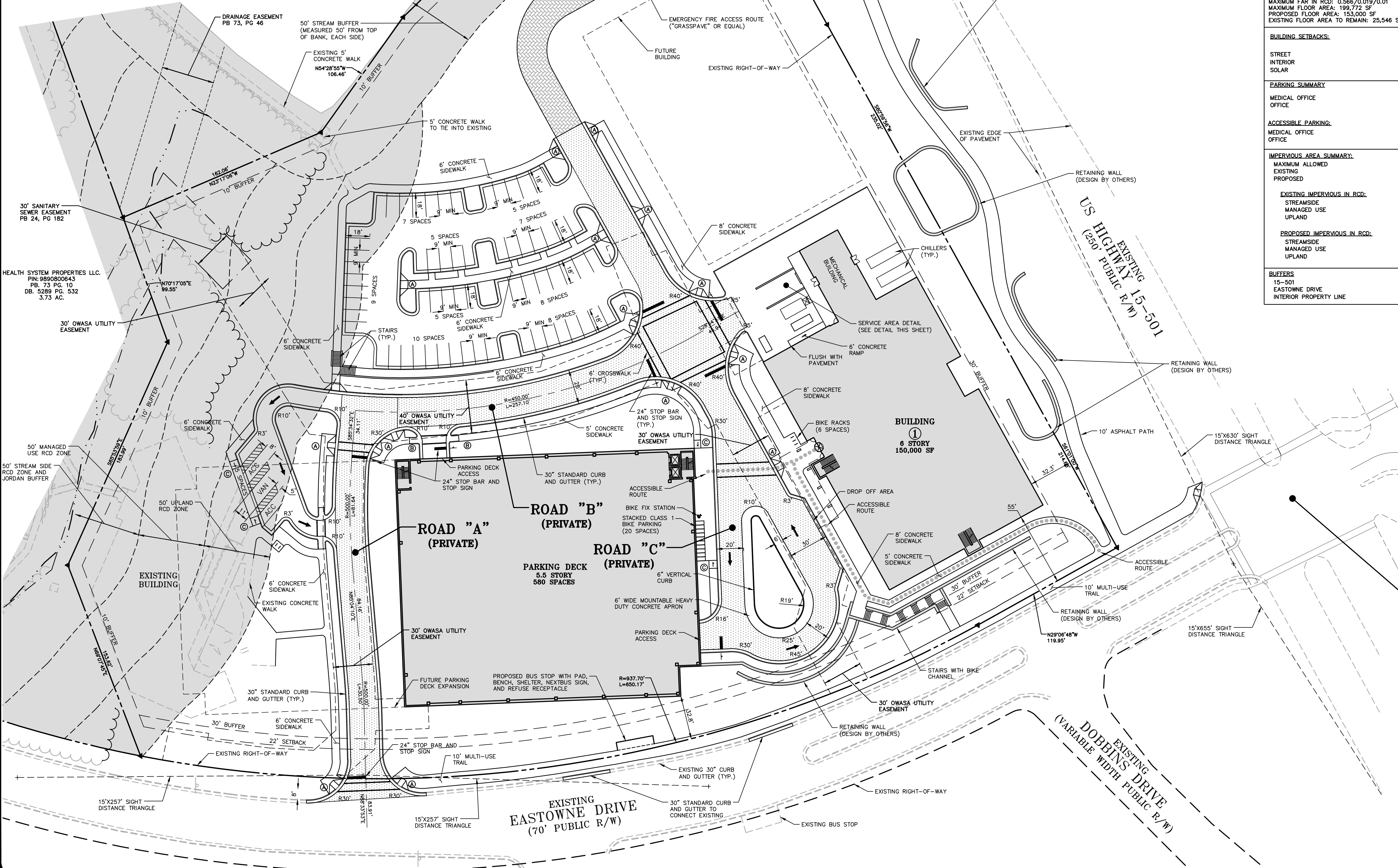
- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

PROPOSED IMPROVEMENTS AT THE INTERSECTION OF EASTWONE 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
Phone No.: C-0283
Fax No.: C-0283
(800) 733-5646 • McAdamsCo.com

MCADAMS

PROFESSIONAL SEAL
21542
WILLIAM H. DENNIS
ENGINEER

REVISIONS:

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

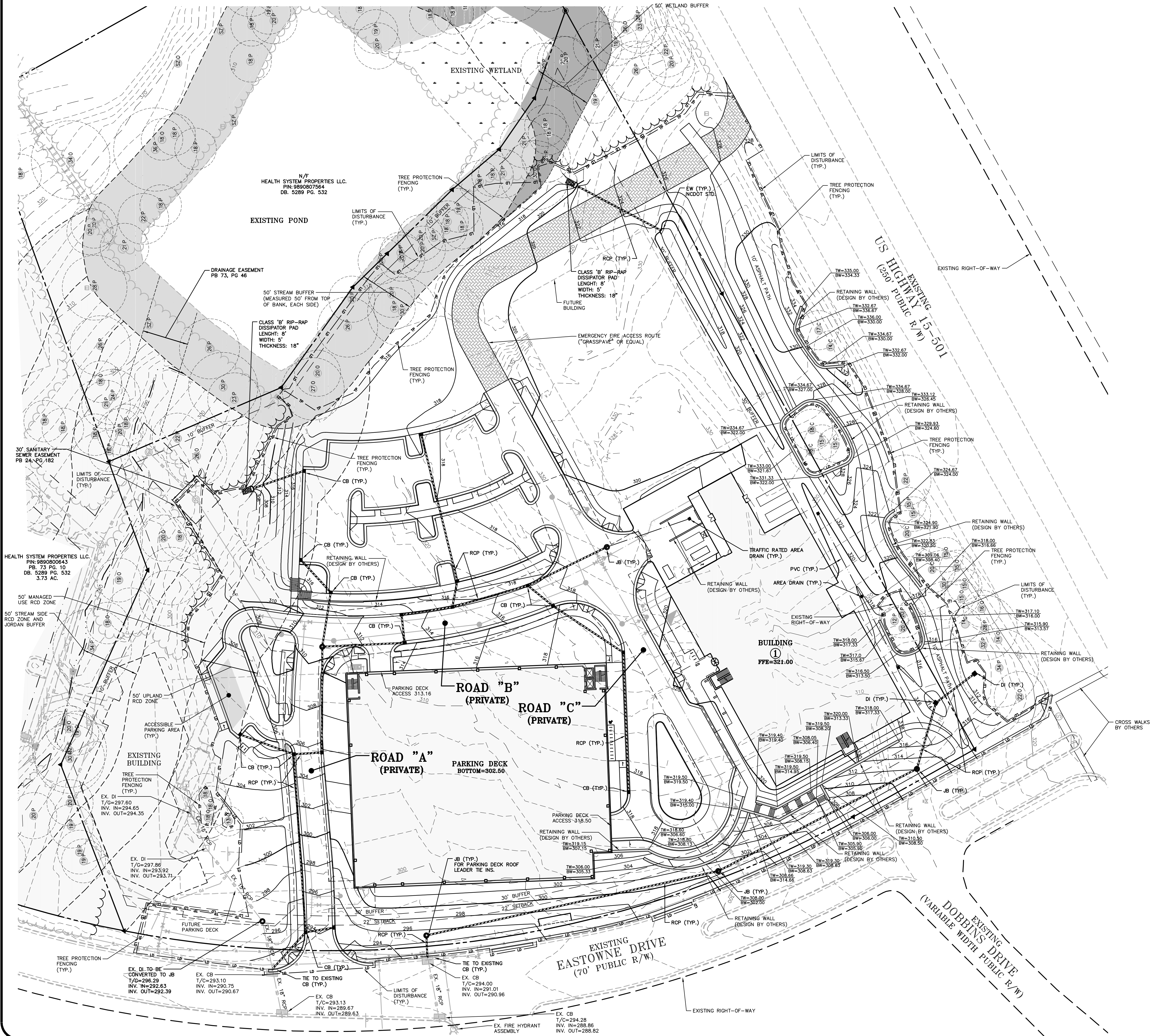
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FILENAME: UNC17020-S1
CHECKED BY: WHD
DRAWN BY: CJJ
SCALE: 1"=40'
DATE: 03-06-18
SHEET NO.: **C-4**

**UNC HEALTH CARE SYSTEM
EASTWONE REDEVELOPMENT MOB 1
SPECIAL USE PERMIT**

CHAPEL HILL, NORTH CAROLINA
SITE PLAN

MCADAMS

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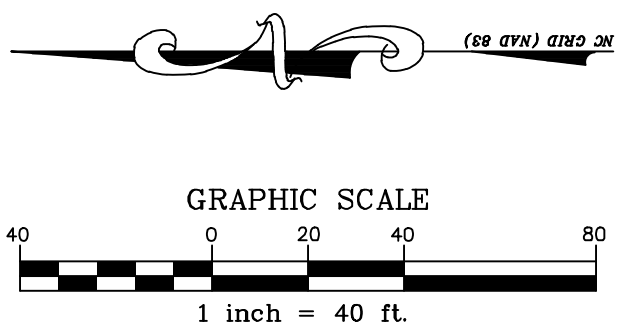
GRADING LEGEND

	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
	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

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone No.: C-0283
Fax No.: C-0283
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REVISIONS:

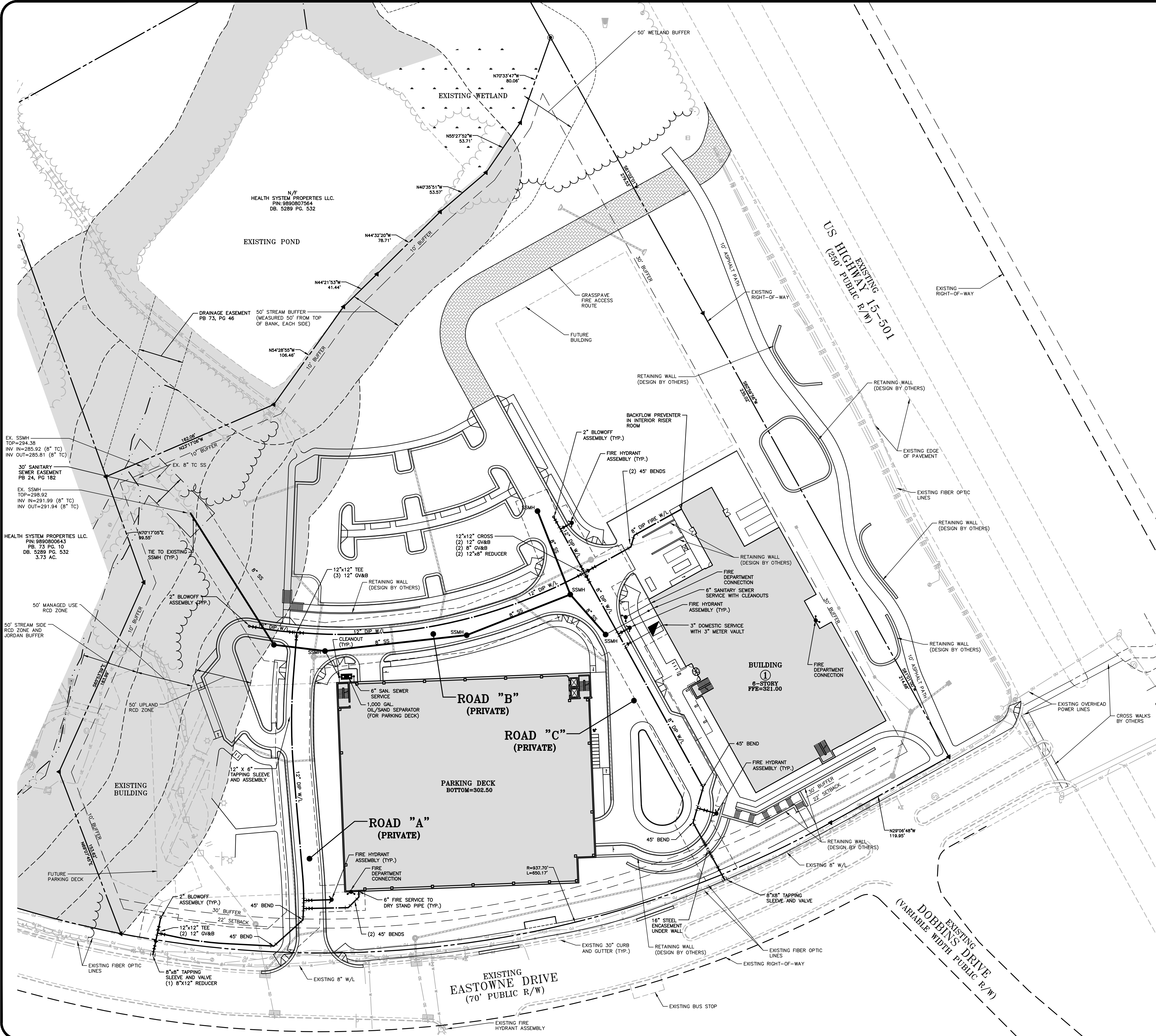
OWNER:
HEALTH SYSTEM PROPERTIES, LLC.
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

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



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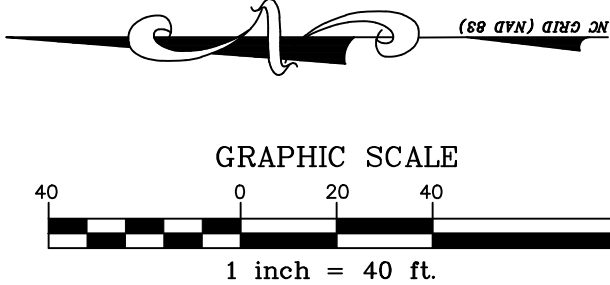
UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE

UTILITY NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS DATED AUGUST, 2003, OR LATEST REVISED VERSION.
- 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.
- 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.
- BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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
Phone No.: C-0283
Fax No.: 919-286-1111
(800) 733-5646 • McAdamsCo.com



REVISIONS:

NO.	DATE	DESCRIPTION
1		

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

PROJECT NO: UNC-17020

FILENAME:	UNC17020-U1
CHECKED BY:	WHD
DRAWN BY:	CJJ
SCALE:	1"=40'
DATE:	03-06-18
SHEET NO.	C-6



CONSTRUCTION SEQUENCE – STAGE 1

1. OBTAIN A LAND-DISTURBING PERMIT. SCHEDULE A

- EROSION CONTROL LEGEND

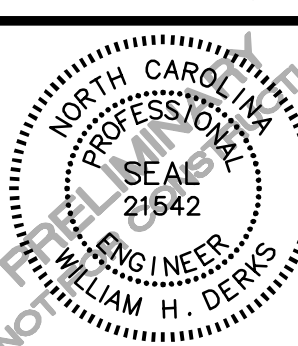


40 0 20 40 8

1 inch = 40 ft.



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

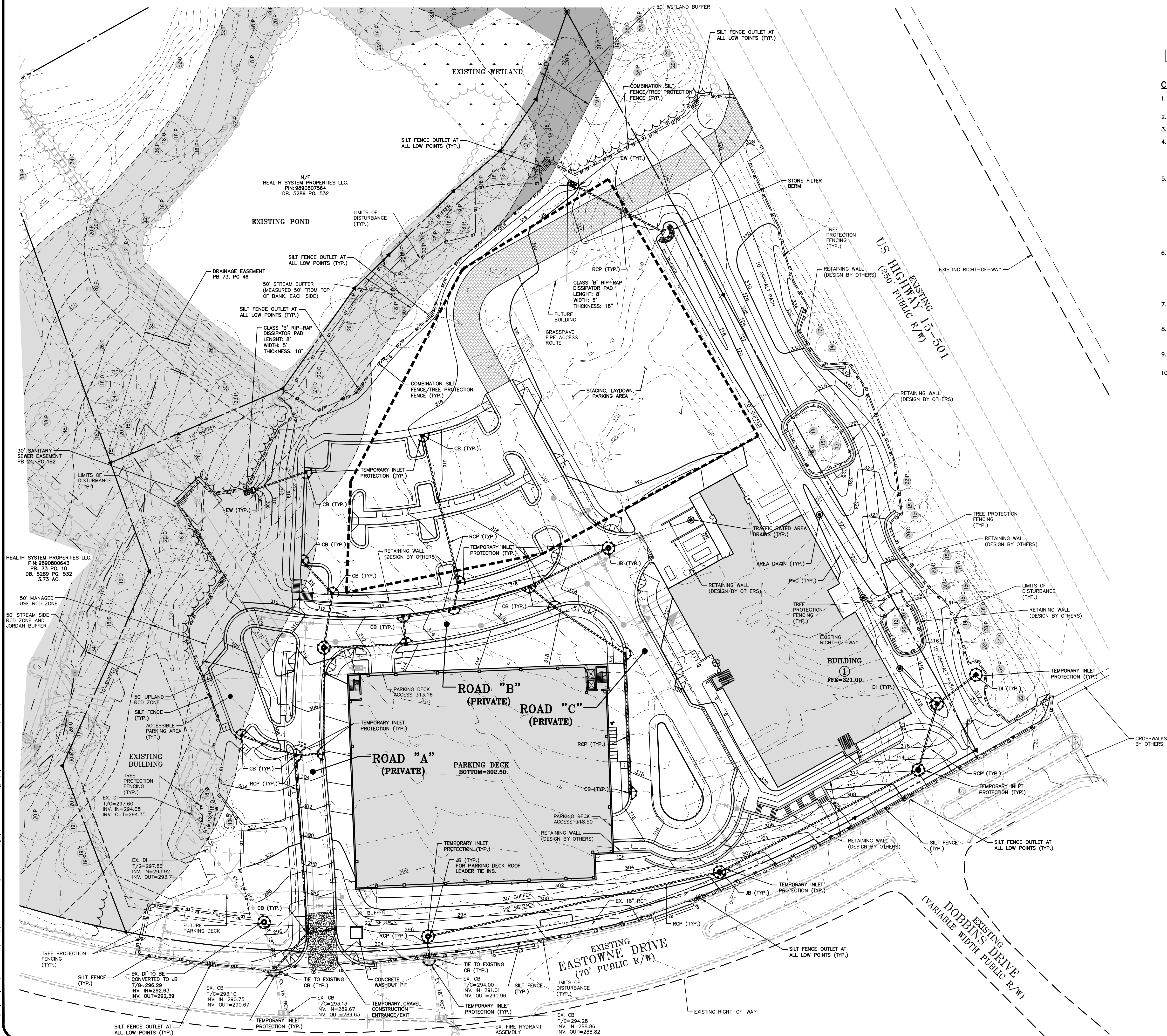
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FILENAME: UNC1702-E
CHECKED BY: WHD
DRAWN BY: CJJ
SCALE: 1"=40'
DATE: 03-06-18
SHEET NO. 501



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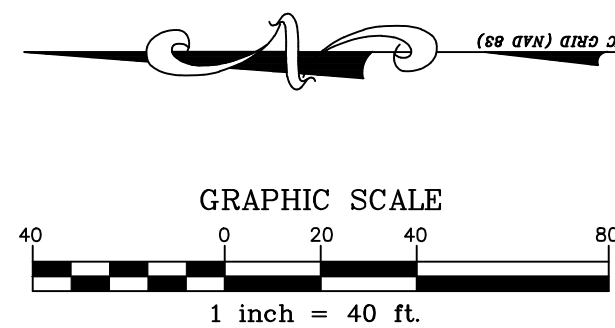
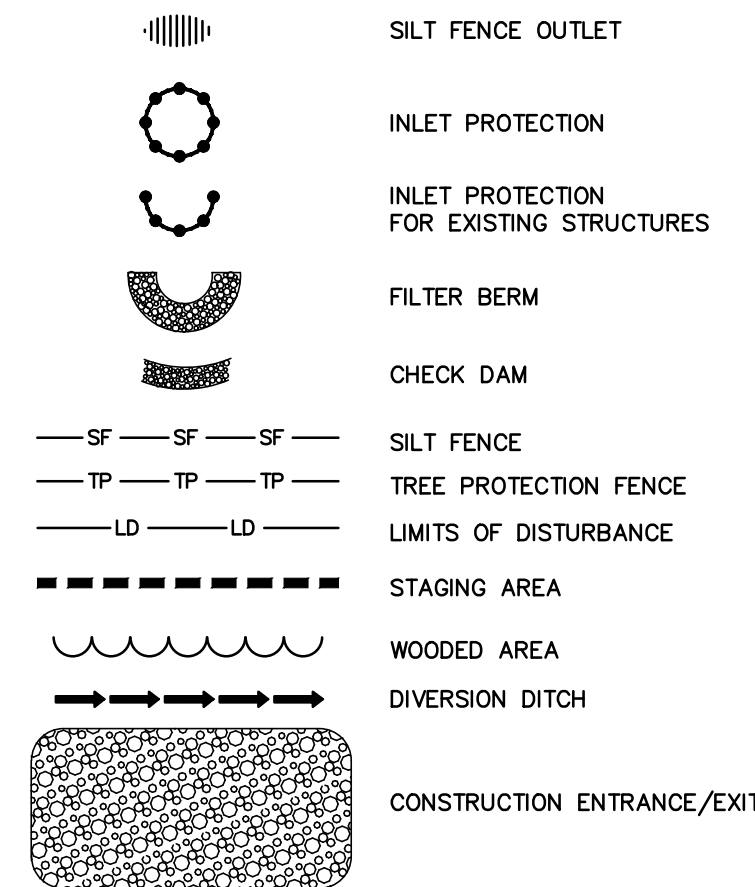


DISTURBED AREA = 8.25 AC

CONSTRUCTION SEQUENCE - STAGE 2

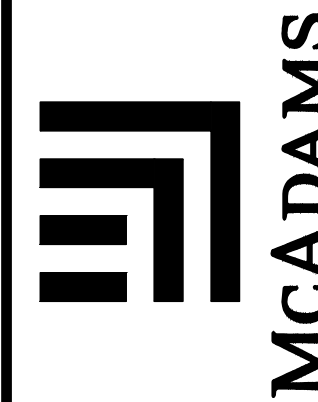
1. CONTINUE MASS GRADING FROM STAGE 1 AND STABILIZING THE PROPOSED BUILDING PADS AS THEY ARE BROUGHT TO FINAL GRADE.
2. CONSTRUCT STORM DRAIN SYSTEM AS SHOWN.
3. INSTALL INLET PROTECTION ON ALL INLET STRUCTURES DURING CONSTRUCTION.
4. STORM DRAINAGE IS TO BE ROUTED TO SKIMMER BASINS SB-1 AND SB-2 AS 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
SEDIMENT AND EROSION CONTROL PLAN - STAGE 2

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



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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 CLEARED AREAS (EASEMENTS)	ACREAGE
EXISTING SANITARY SEWER EASEMENT	0.51 ACRES

AREAS TO BE CLEARED AND GRADED	ACREAGE
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	ACREAGE
UNDISTURBED AREA TO BE PRESERVED	1.28 ACRES

TREE CANOPY COVERAGE CALCULATIONS

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

NET LAND AREA	
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
NET LAND AREA:	6.35 ACRES

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

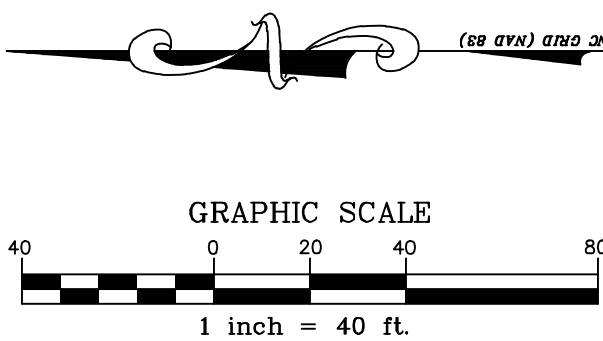
TREE CANOPY COVERAGE DEFICIT	
MIN. TREE CANOPY COVERAGE REQUIREMENT:	2.54 ACRES (40.00 %)
EXISTING CANOPY TO REMAIN:	-1.28 ACRES (20.16 %)
TREE CANOPY COVERAGE DEFICIT:	1.26 ACRES (19.83 %)

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)
LARGE TREE REPLACEMENT REQUIRED:	110

LANDSCAPE CALCULATION NOTES

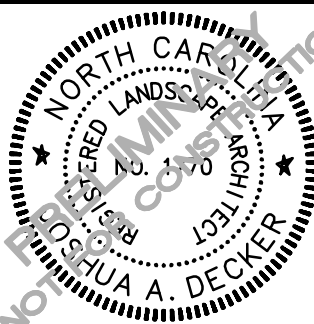
- TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL PLANS (ZCP).
- TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.

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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-TC1
CHECKED BY: JAD
DRAWN BY: AMR
SCALE: 1"=40'
DATE: 03-06-18
SHEET NO. TC-1

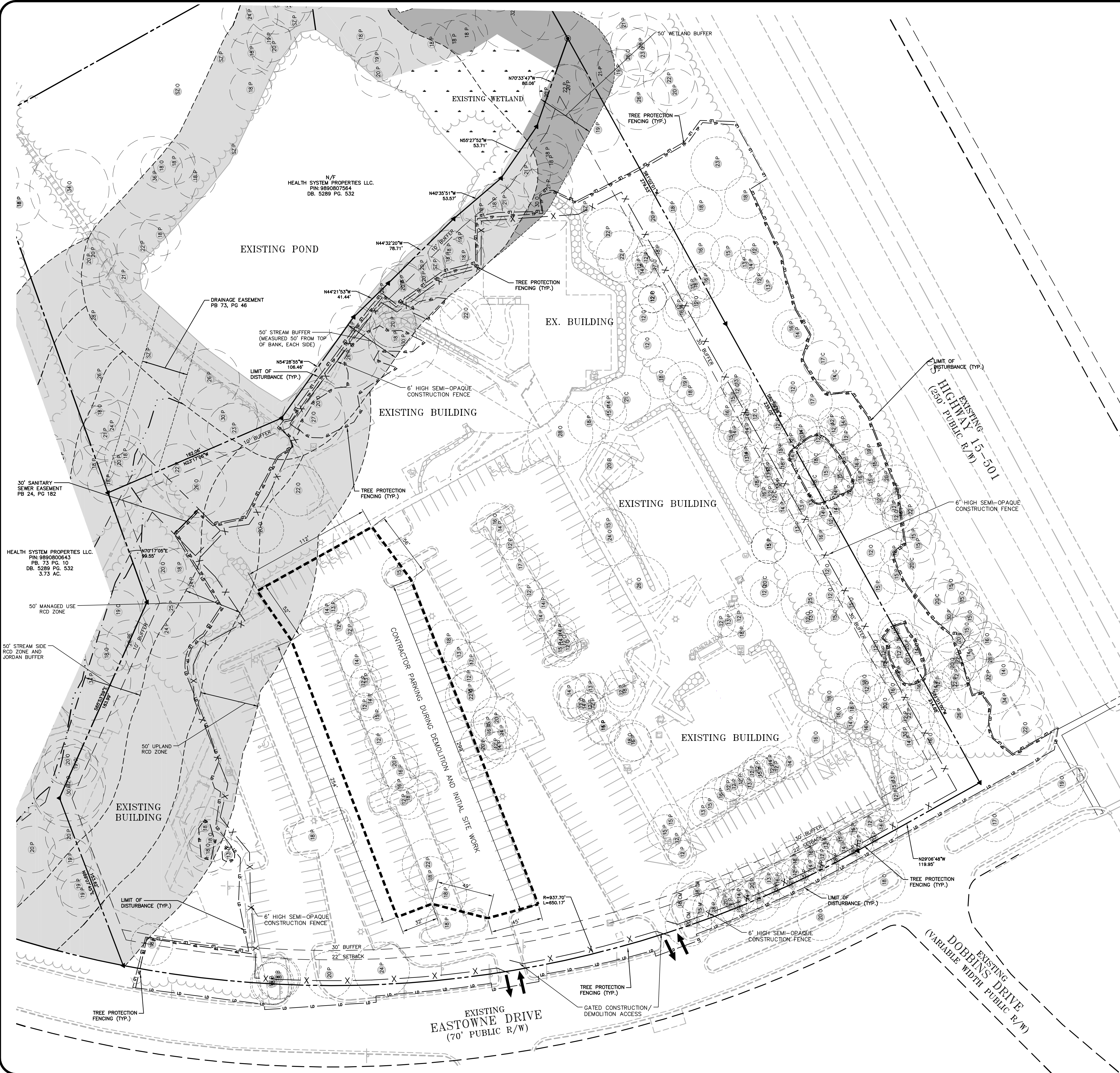
UNC HEALTH CARE SYSTEM
EASTOWNE REDEVELOPMENT MOB 1
SPECIAL USE PERMIT
CHAPEL HILL, NORTH CAROLINA
TREE CANOPY COVERAGE PLAN

McAdams

	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'	
	CVW	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
	PT2	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	QC	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"		
	IGNN	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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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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
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SOLID WASTE NOTES:

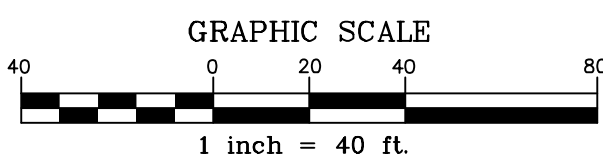
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FIRE DEPARTMENT NOTES:

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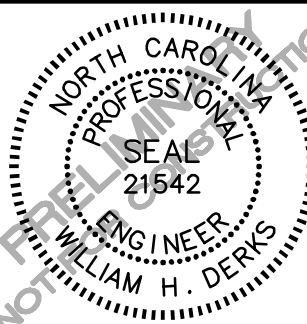
TREE LEGEND

○ TREE	EXISTING TREE
○ P	EXISTING PINE
○ G	EXISTING GUM
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REVISIONS:

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211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA 27517

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

CONSTRUCTION MANAGEMENT PLAN - STAGE 1

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



PROPOSED
CONSTRUCTION MANAGEMENT PLAN

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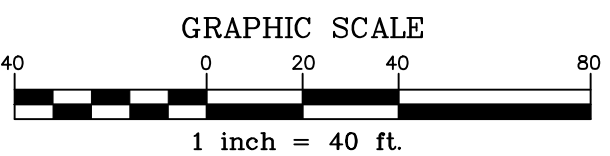
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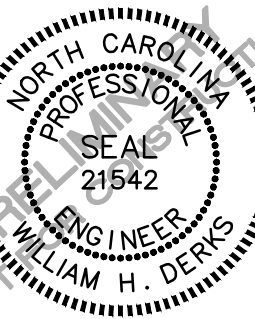
TREE LEGEND

○TREE	EXISTING TREE
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REVISIONS:

OWNER:
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CHAPEL HILL, NORTH CAROLINA

CONSTRUCTION MANAGEMENT PLAN - STAGE 2

PROJECT NO. UNC-17020

FILENAME: UNC17020-CM1

CHECKED BY: WHD

DRAWN BY: CJJ

SCALE: 1"=40'

DATE: 03-06-18

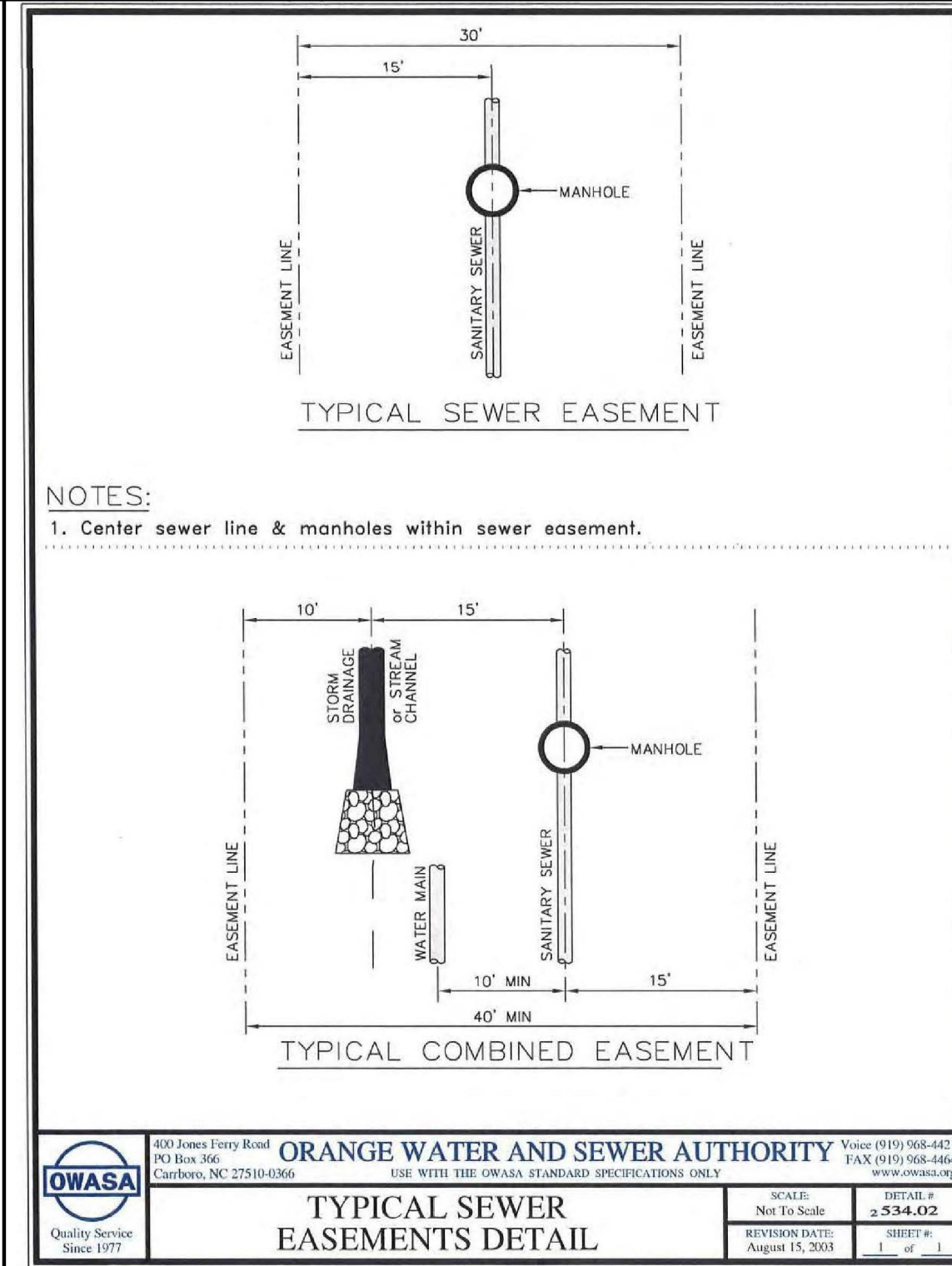
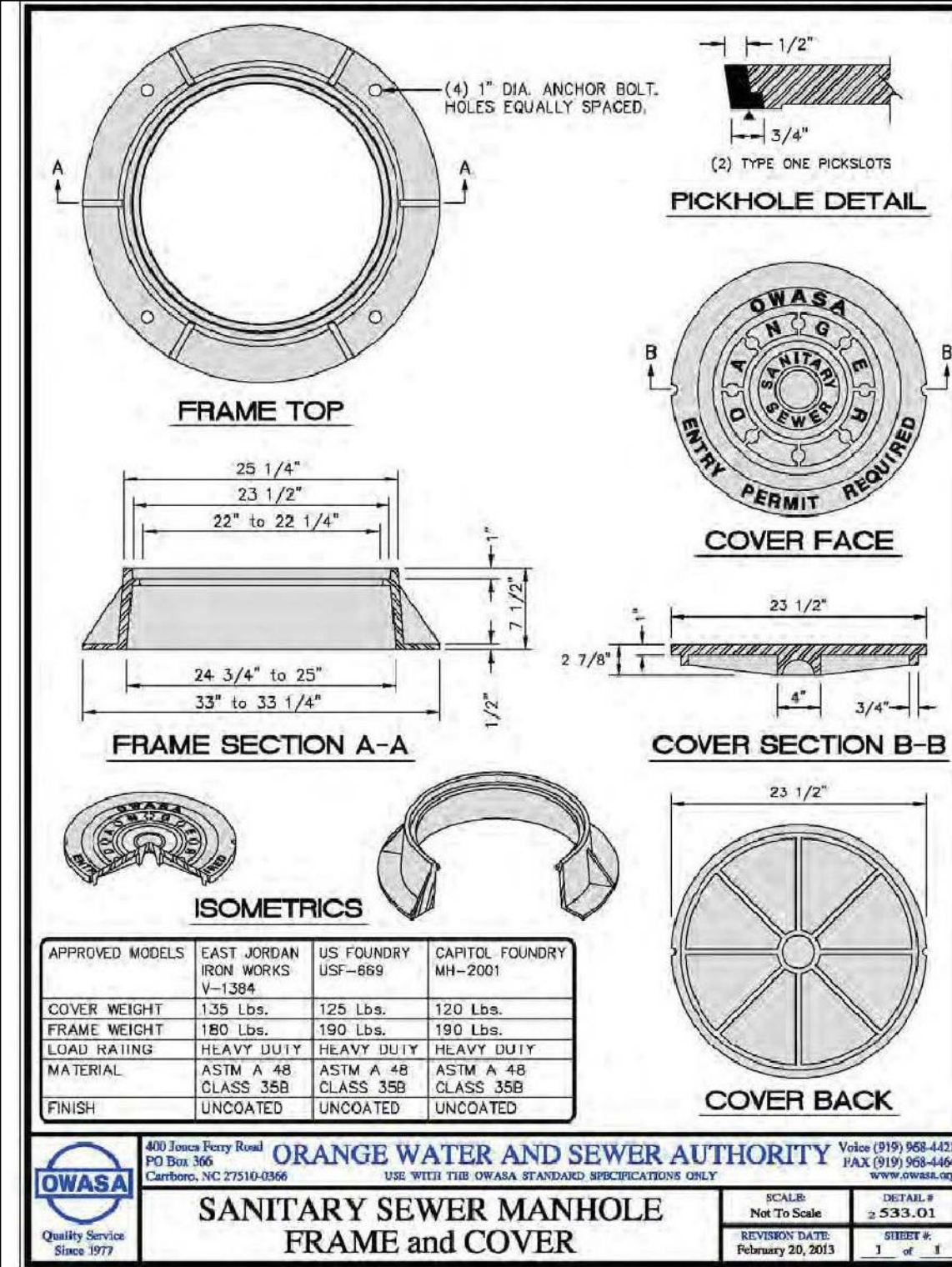
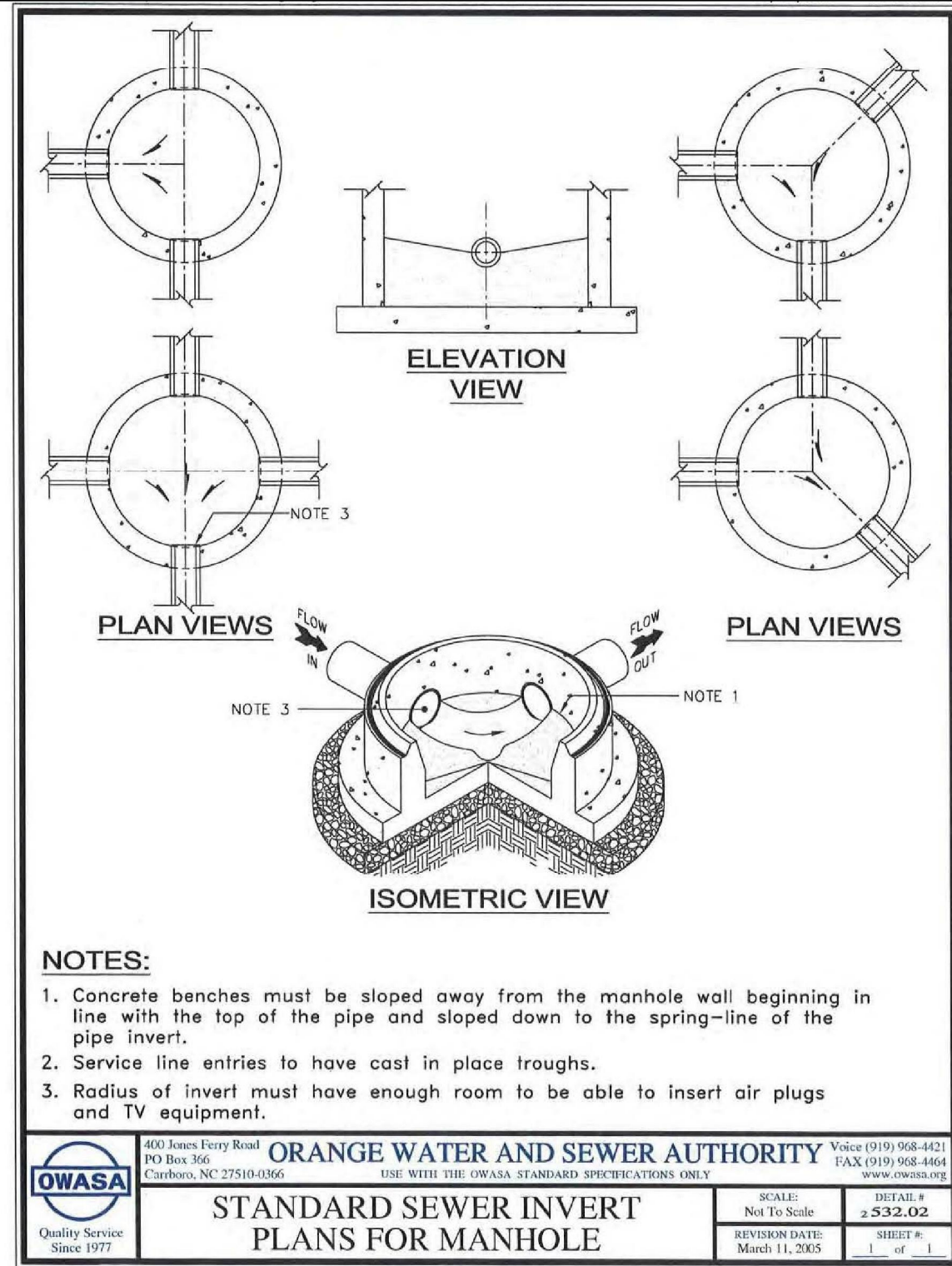
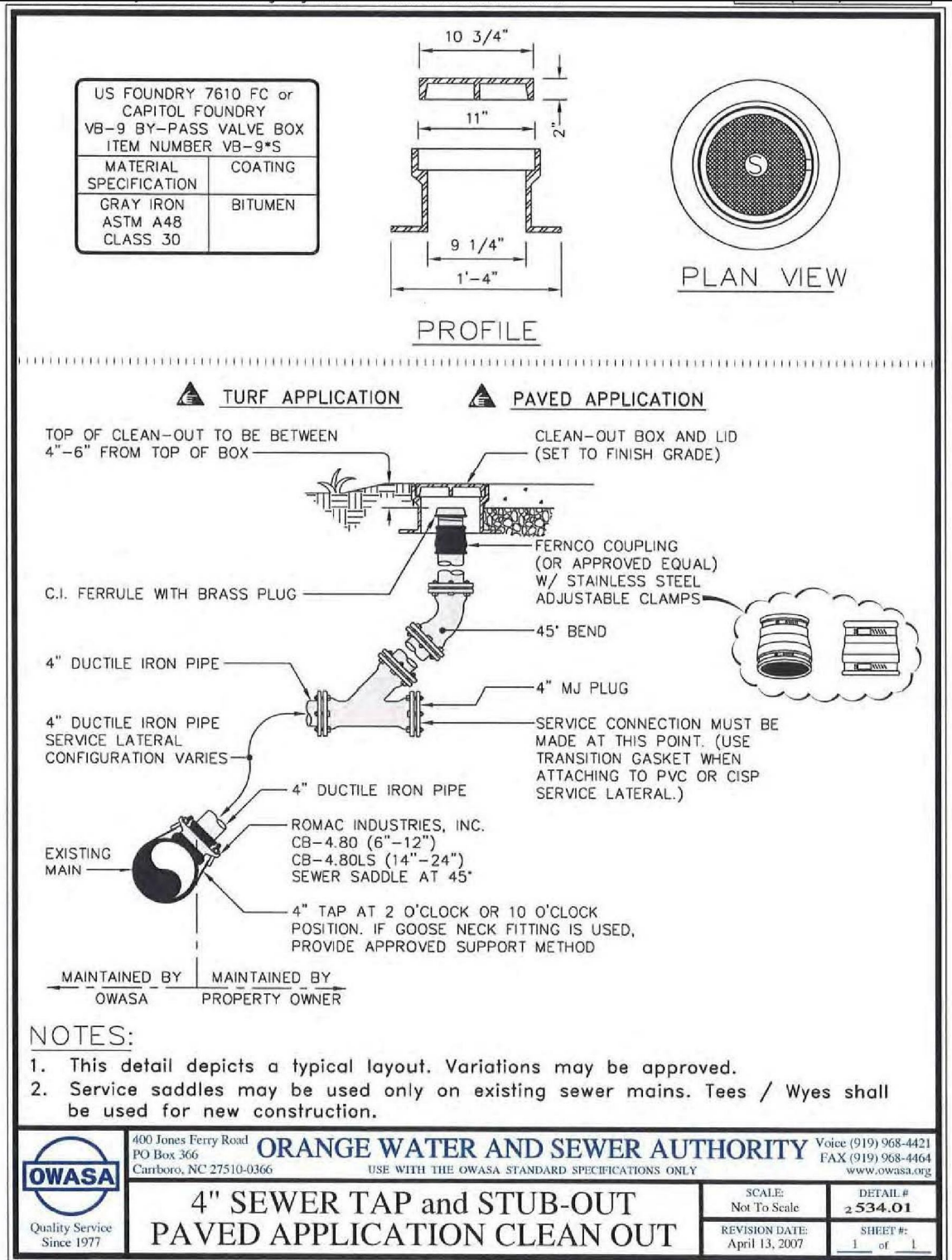
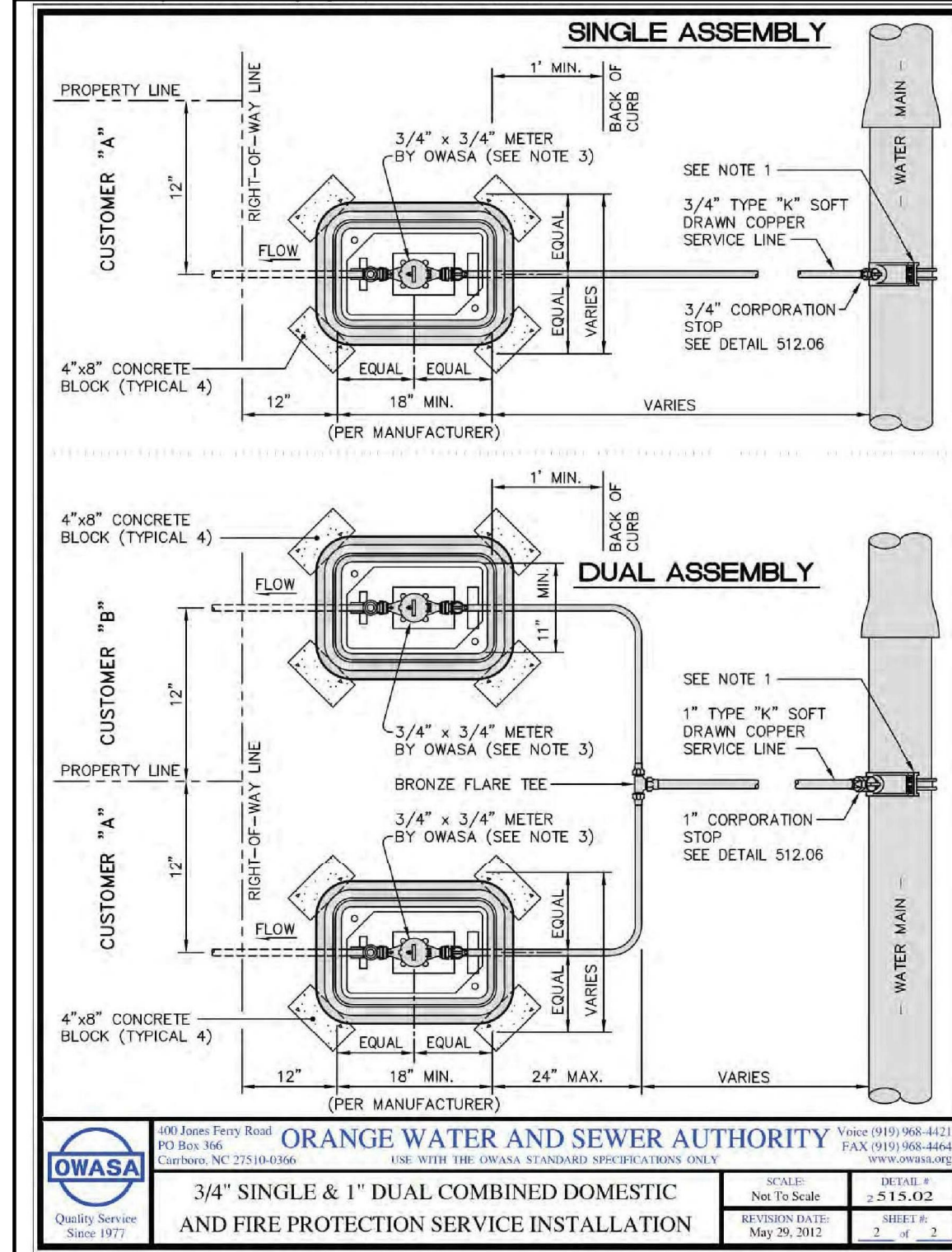
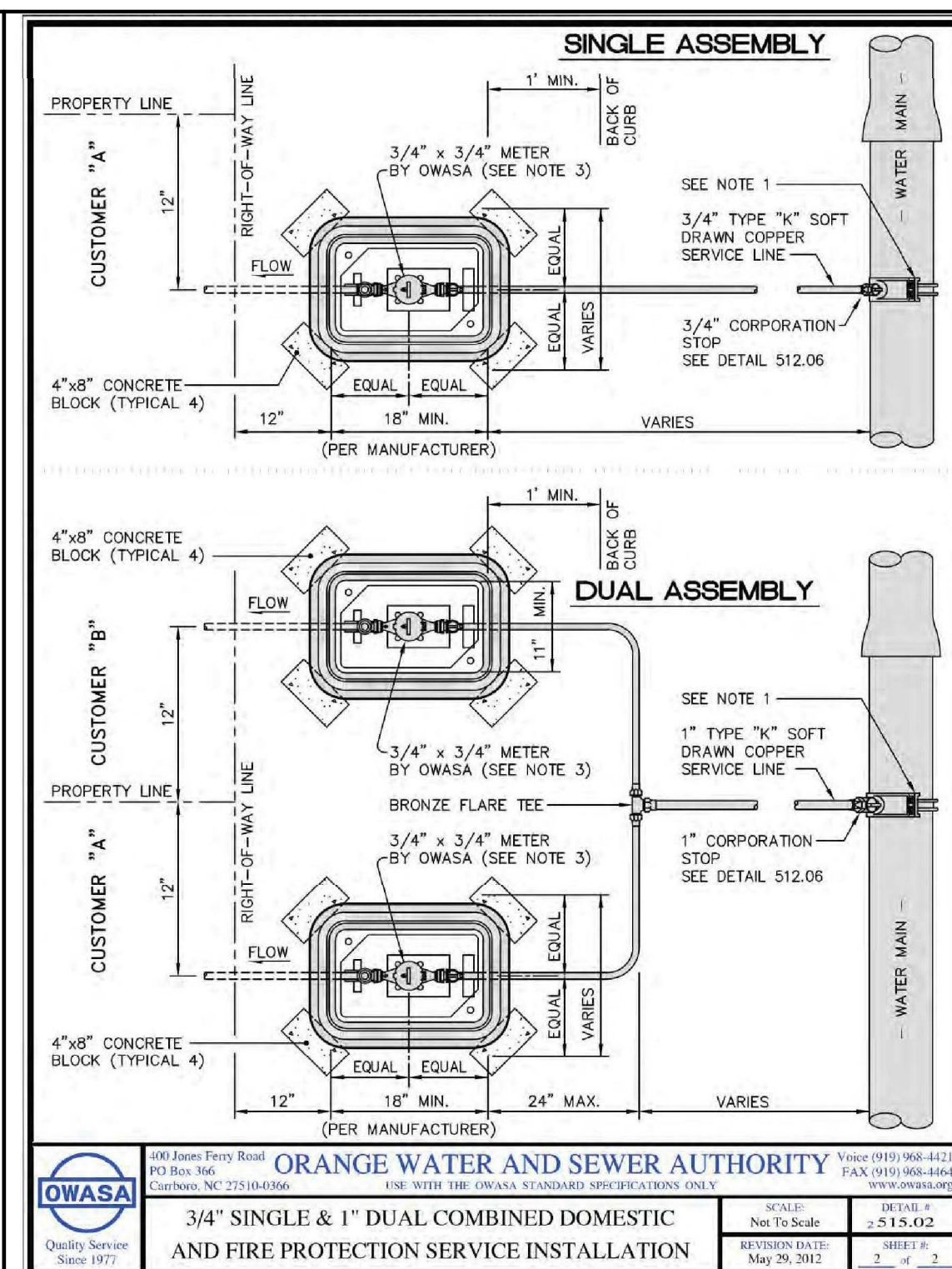
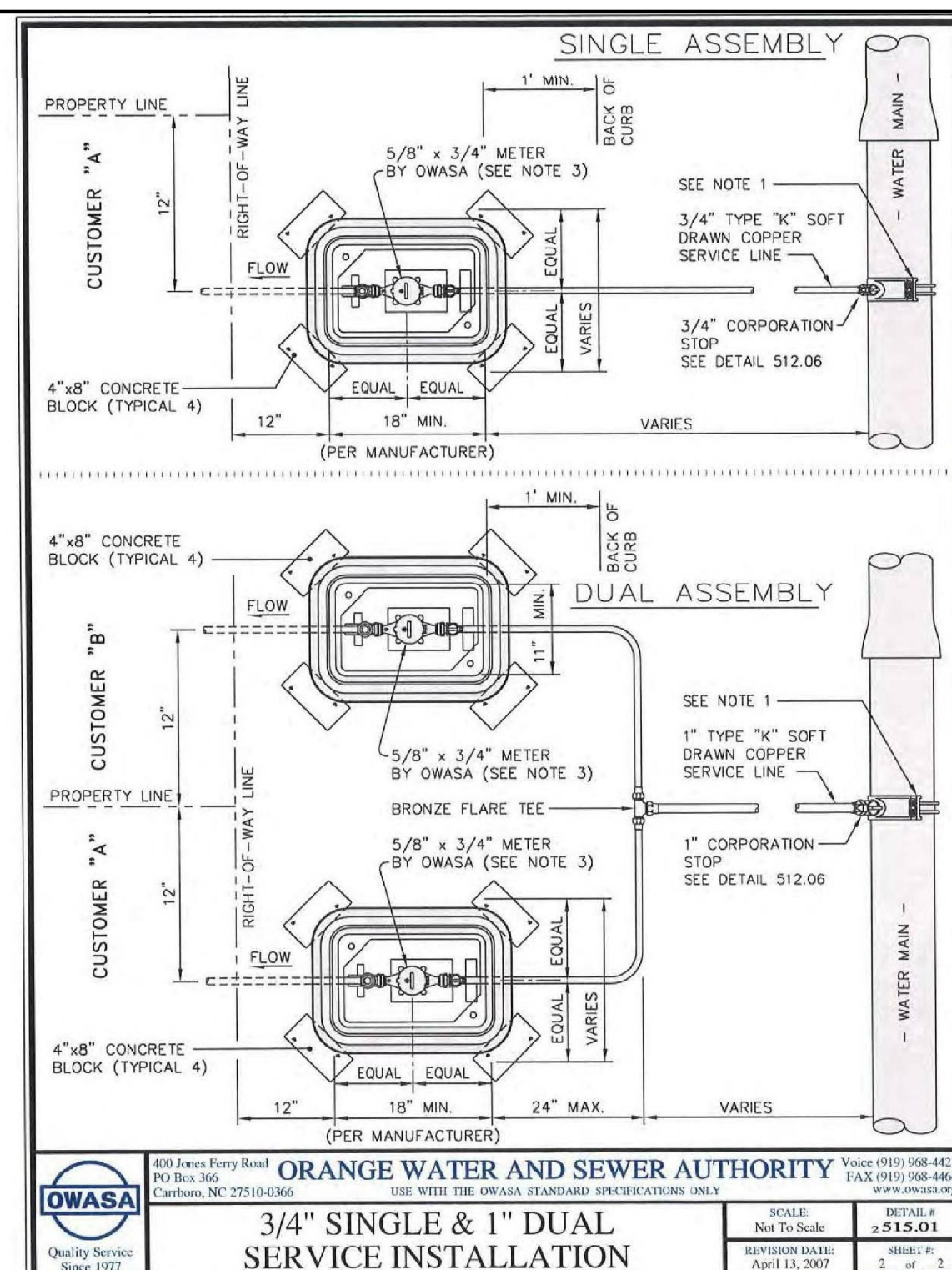
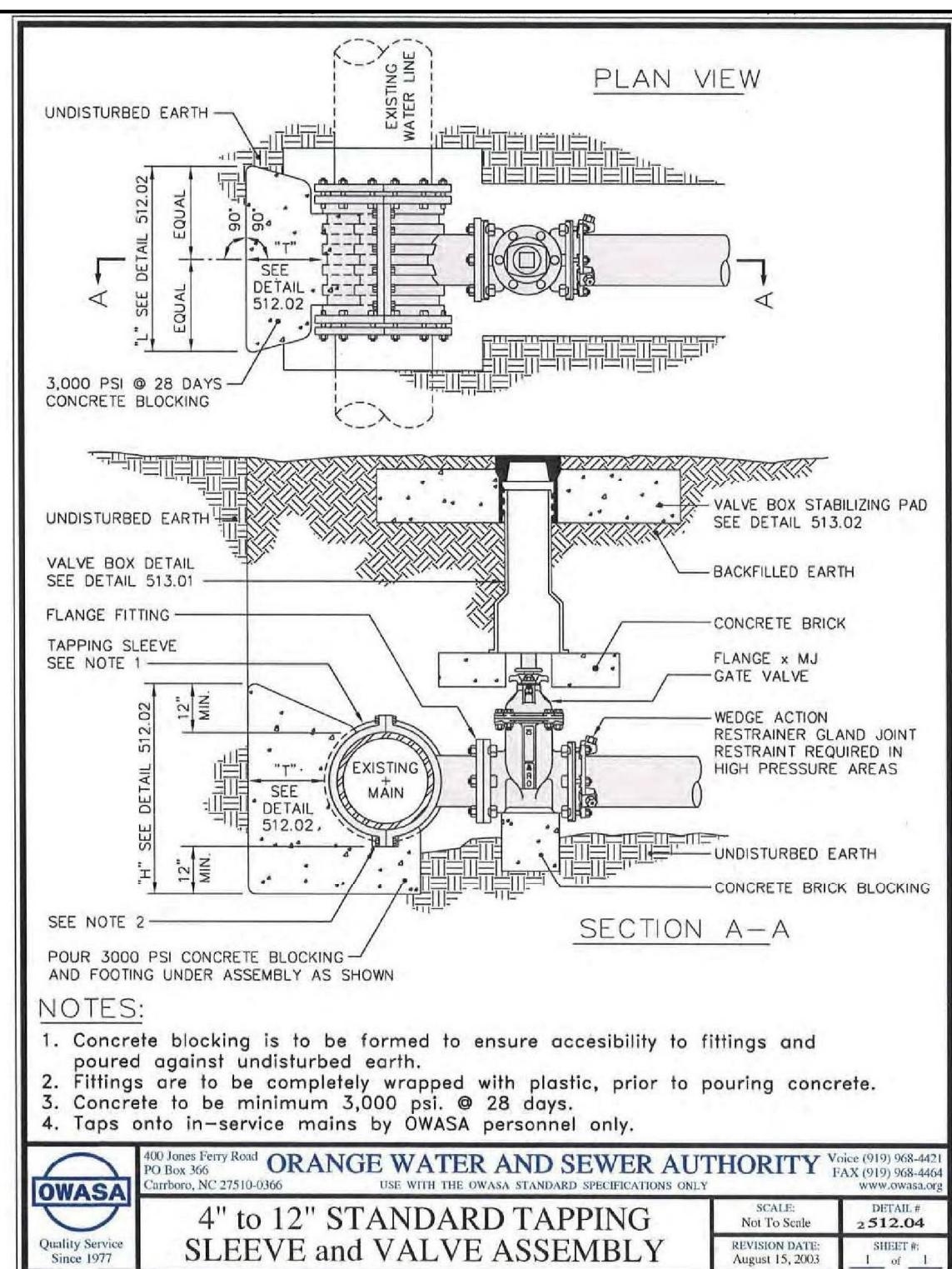
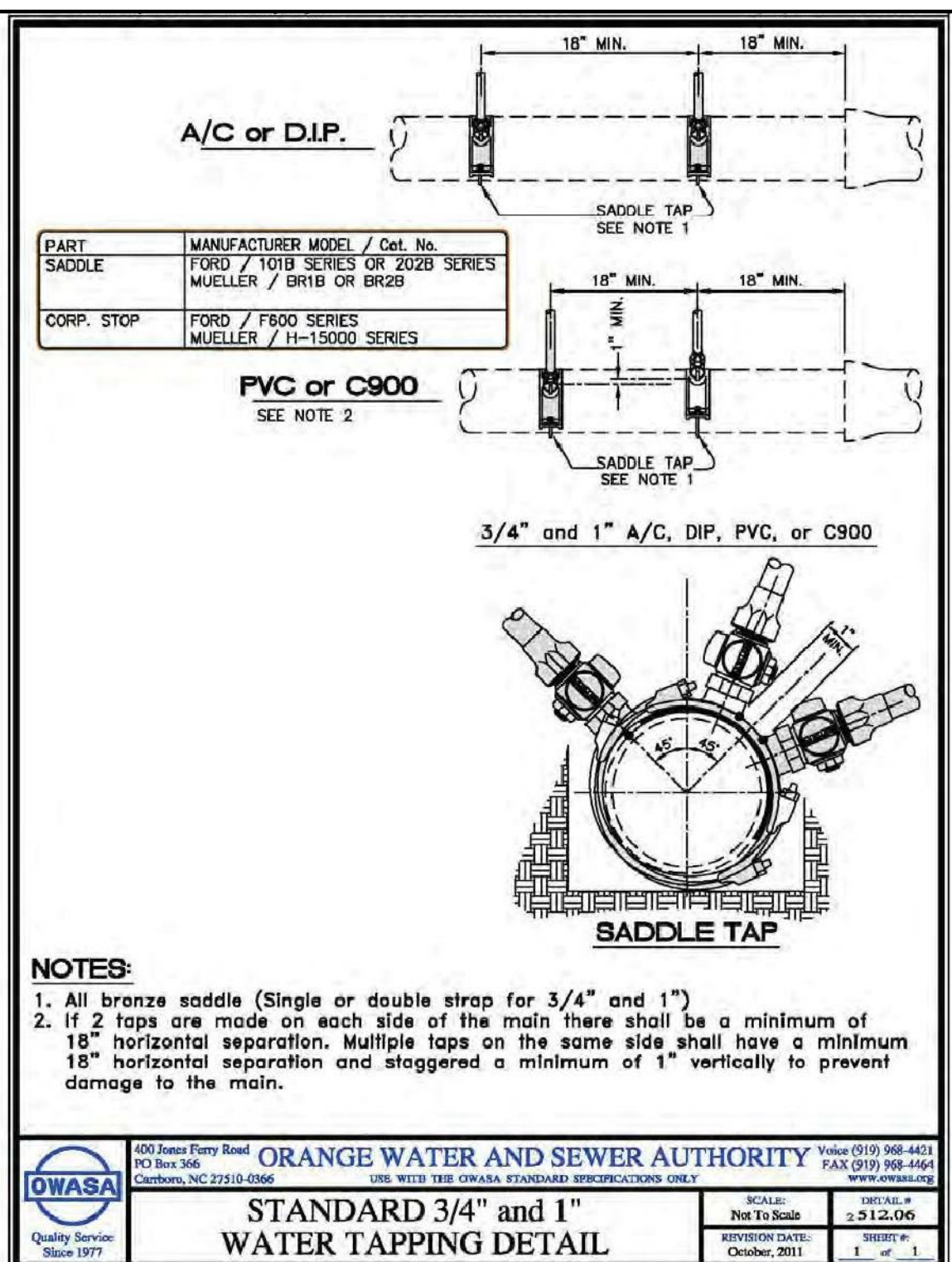
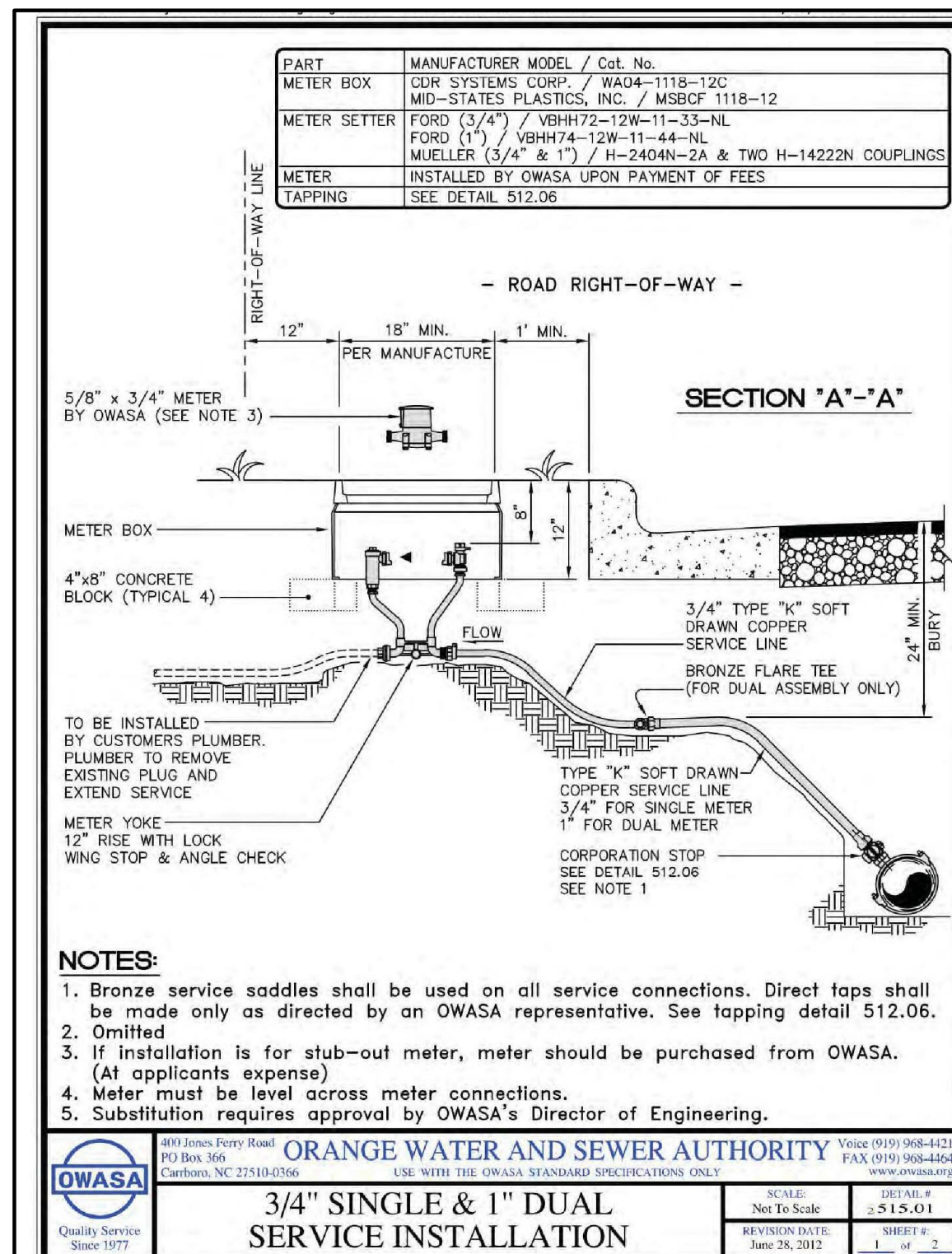
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CM-2



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**UNC HEALTH CARE SYSTEM
EASTOWNE REDEVELOPMENT MOB 1
SPECIAL USE PERMIT**

OWASA SEWER AND WATER DETAILS

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FILENAME: UNC17020-D1
CHECKED BY: WHD
DRAWN BY: C.J.J.
SCALE: 1"=40'
DATE: 03-06-18
SHEET NO. D-2

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REVISIONS:

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

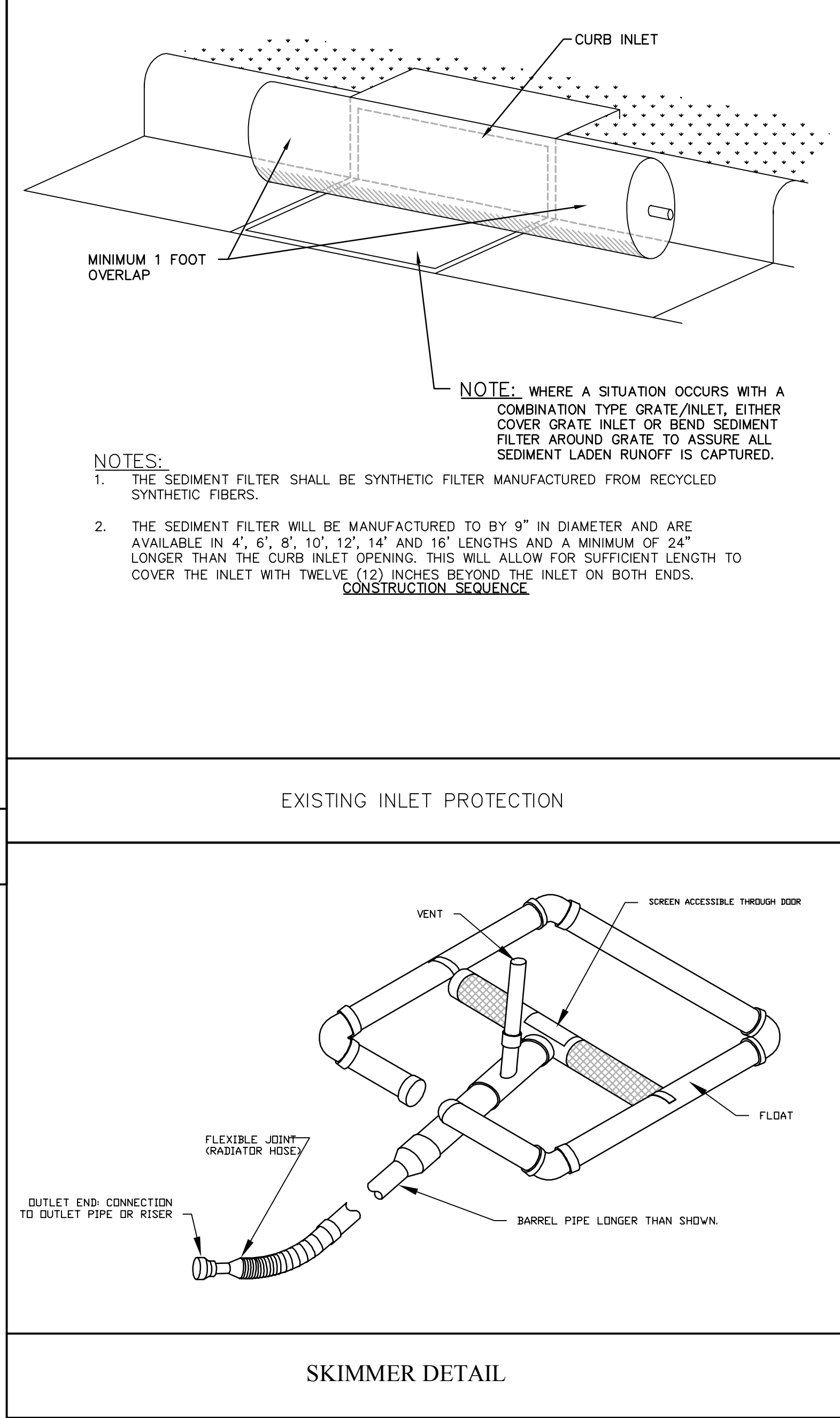
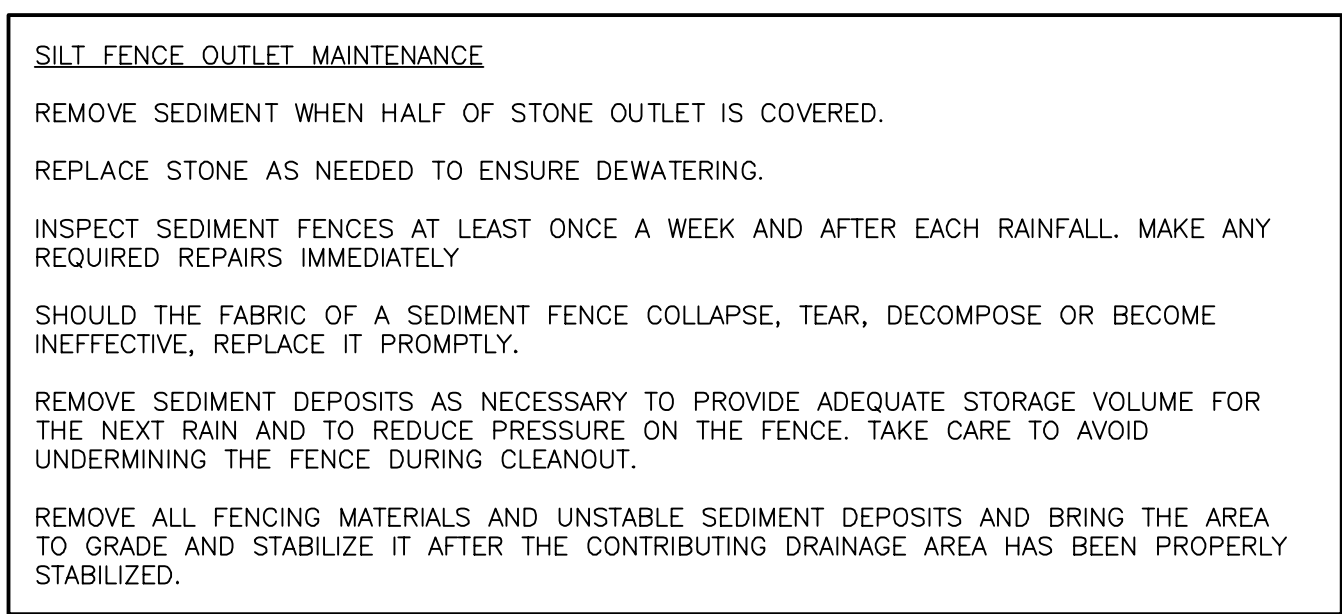
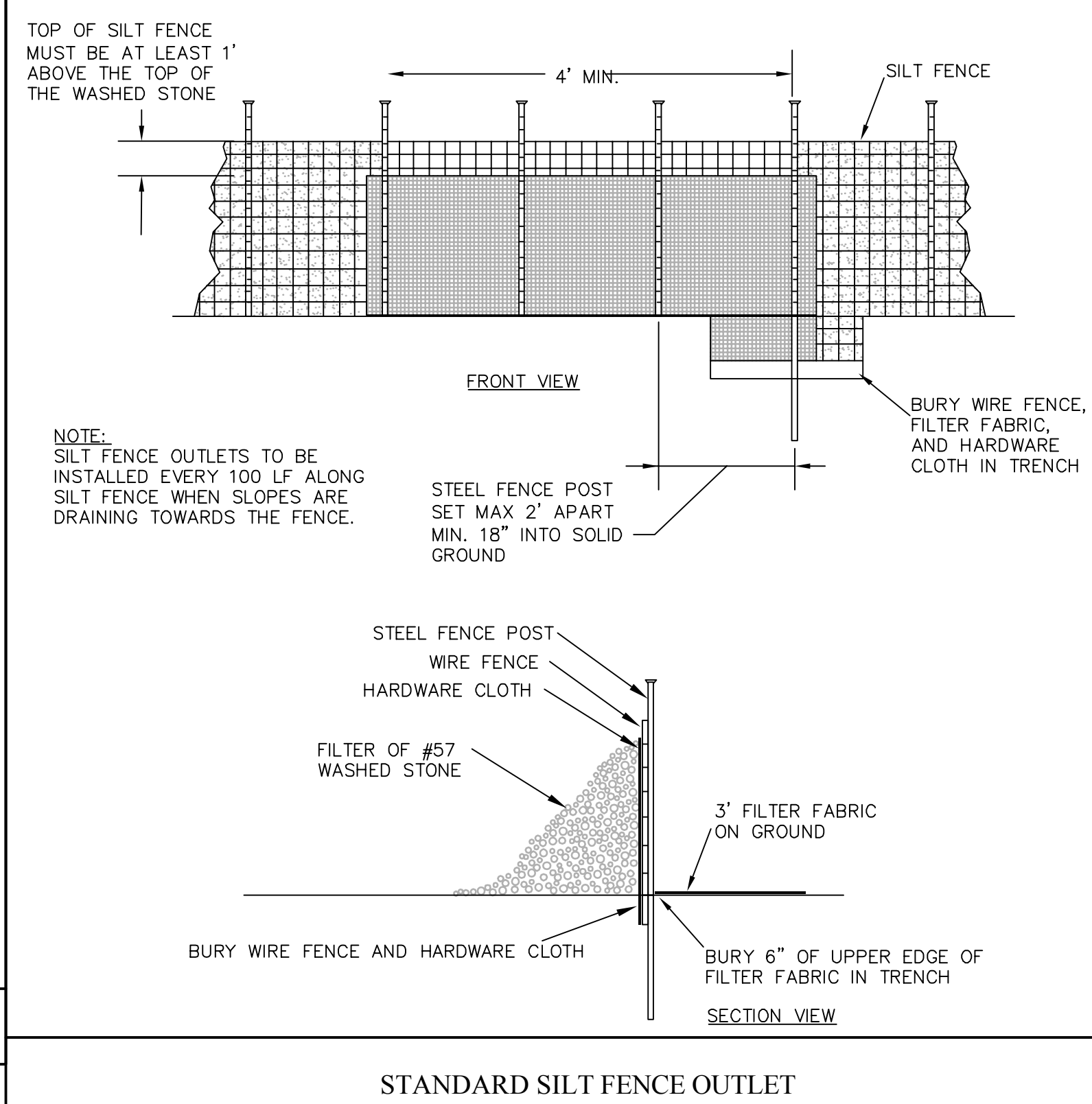
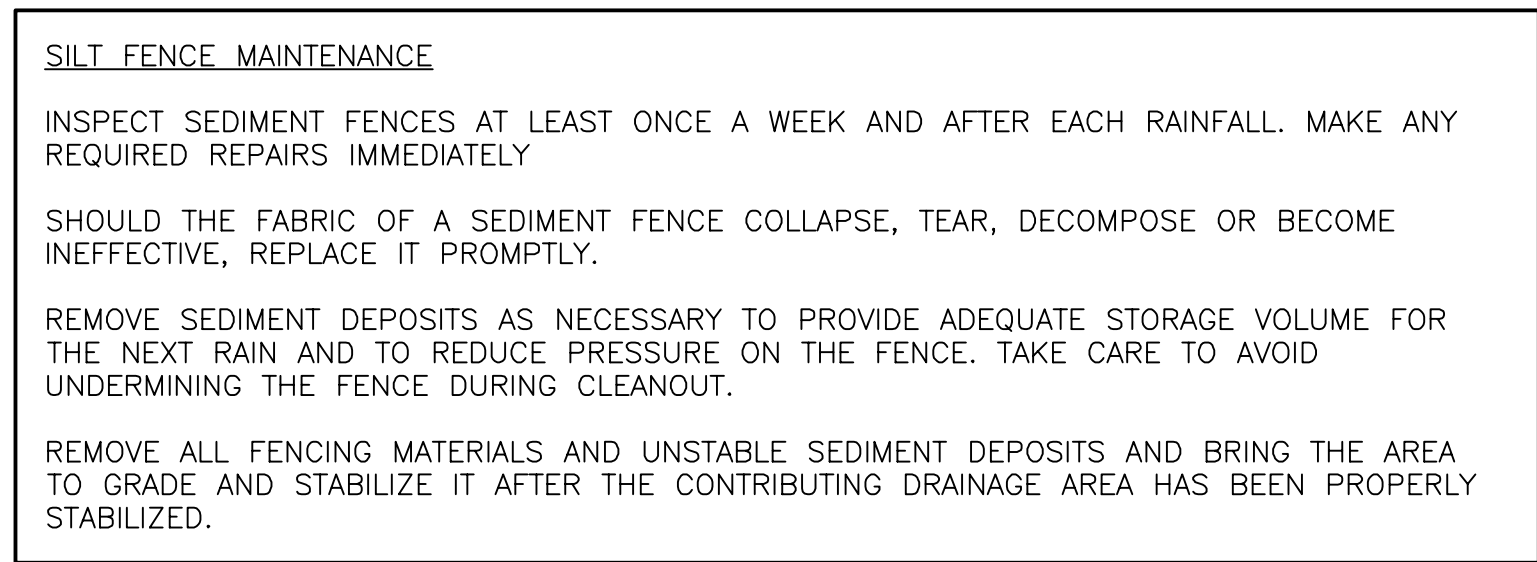
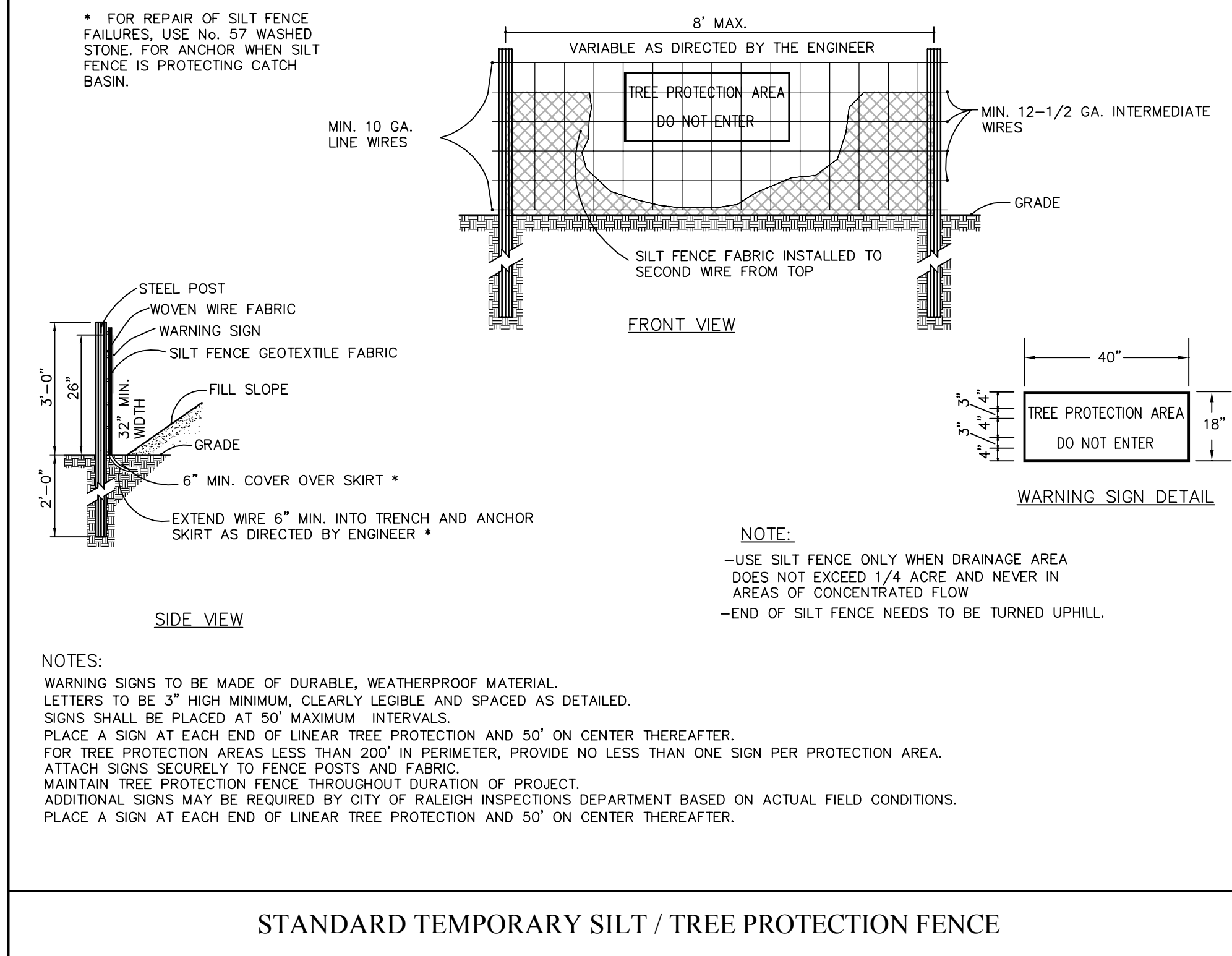
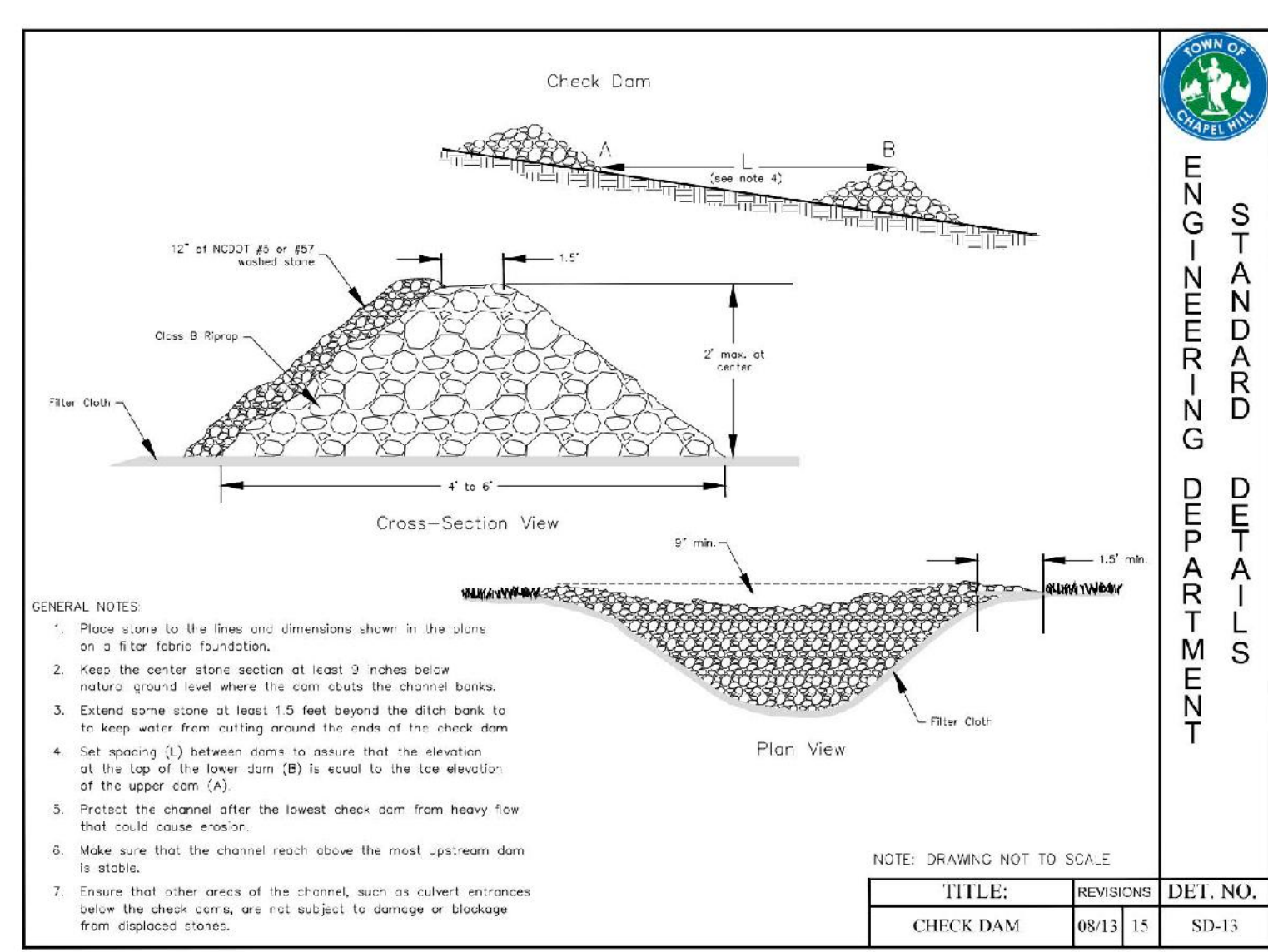
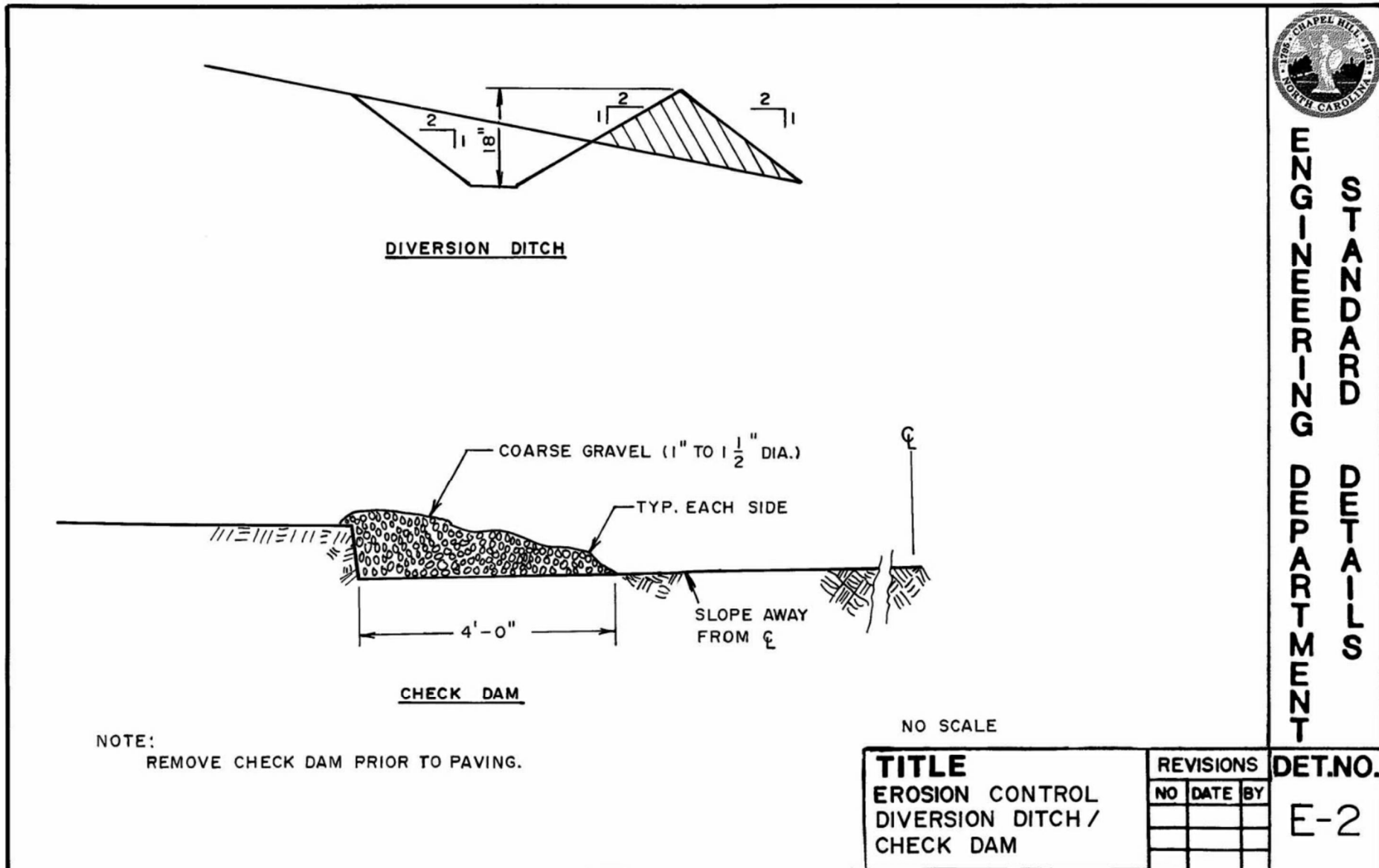
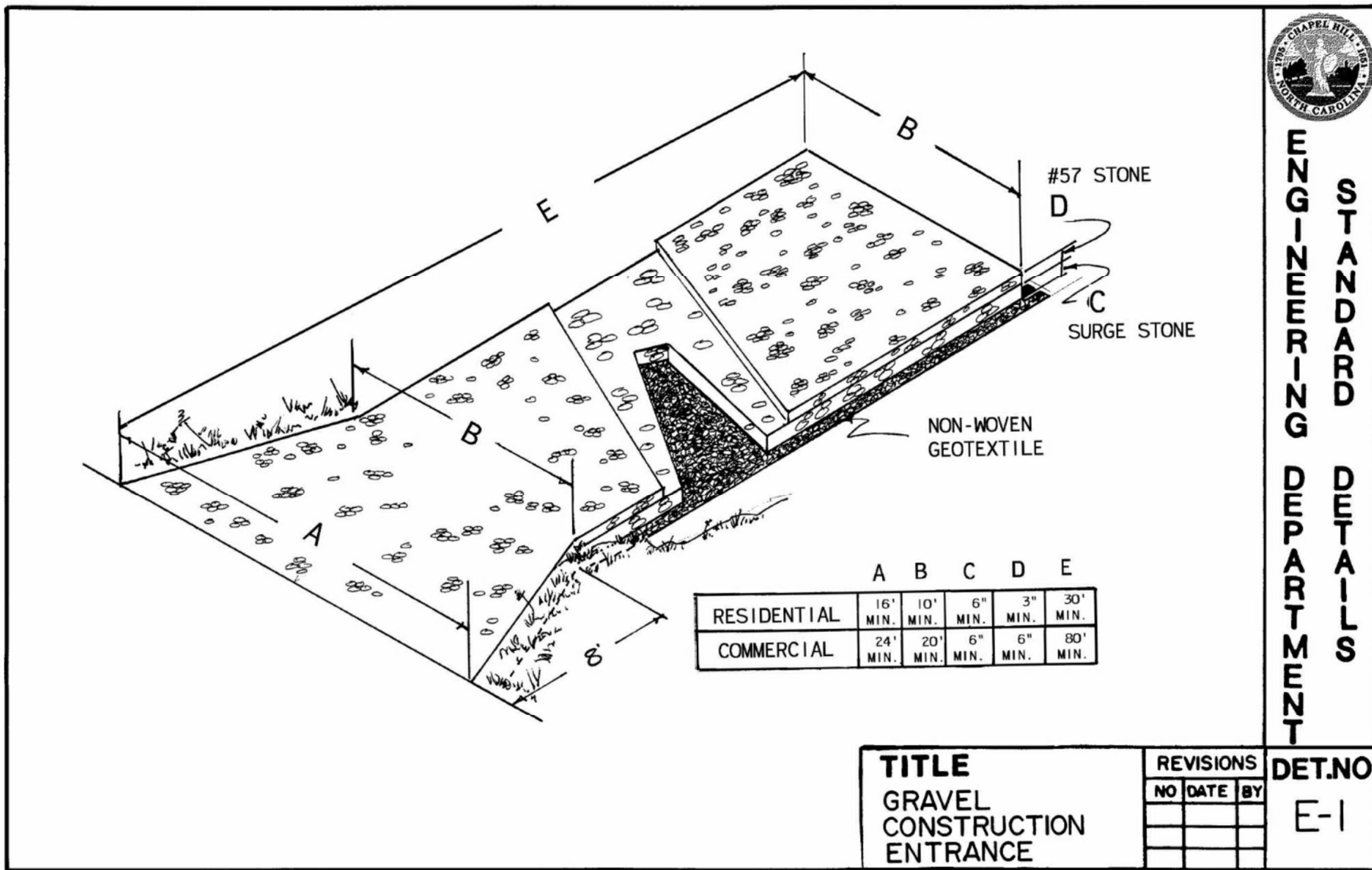
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NORTH CAROLINA PROFESSIONAL SEAL
21542
ENGINEER
WILLIAM H. DENNIS

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

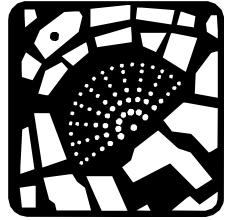
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DRAWN BY: CJJ
SCALE: 1"=40'
DATE: 03-06-18
SHEET NO. **D-4**

McADAMS

REVISIONS:

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

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SHEET NAME:
BUILDING FRONTAGE
ELEVATIONS

PHASE:
SPECIAL USE PERMIT

REVISIONS:
DESC. DATE

ISSUE DATE: 03/05/18
PROJECT #: 17177
DRAWN BY: SAL

SHEET NUMBER

A1

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.
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:

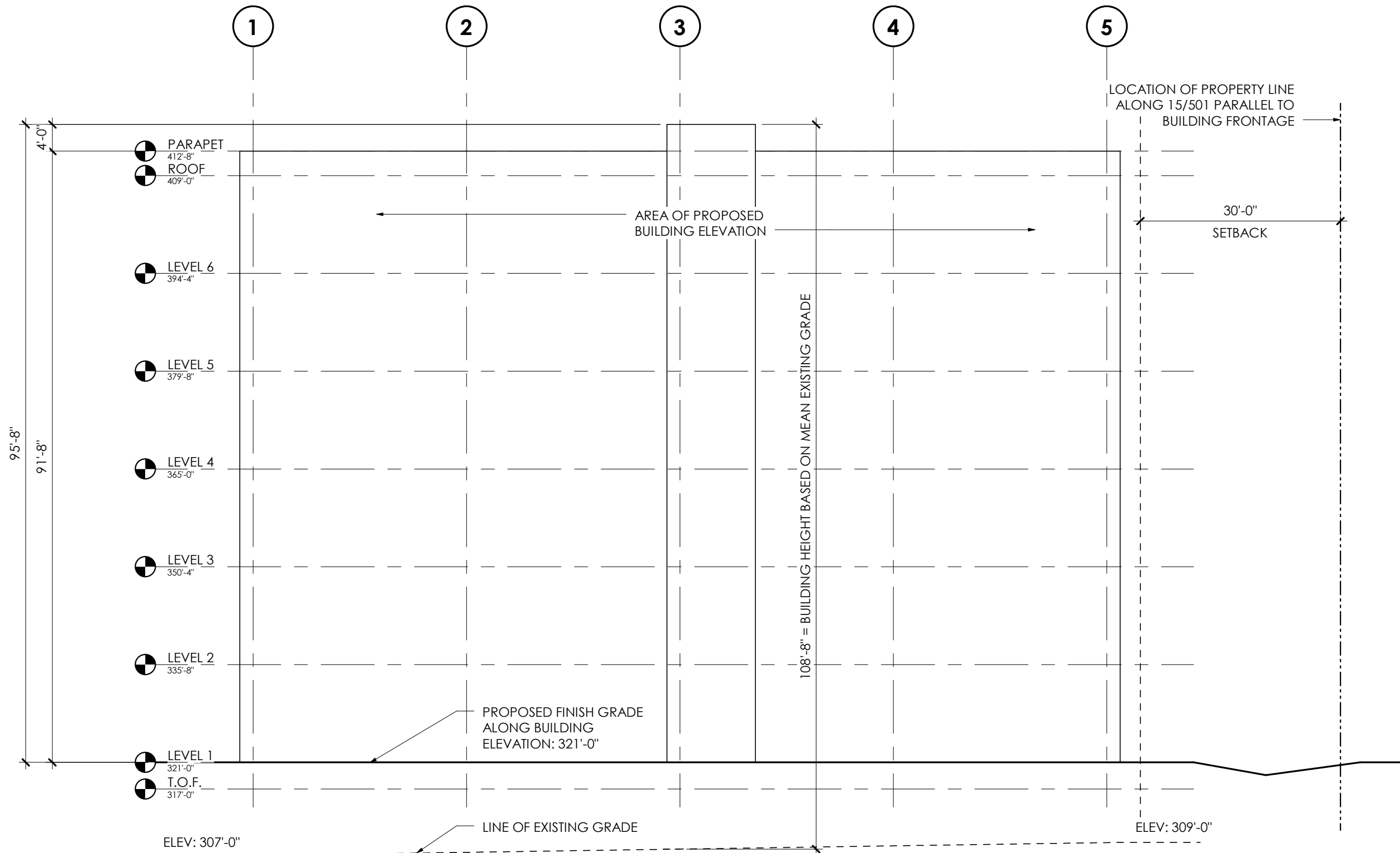
1. REFER TO G004 FOR TYPICAL INTERIOR MOUNTING HEIGHTS FOR TOILET ROOM ACCESSORIES, ELECTRICAL OUTLETS, DATA OUTLETS, FIRE ALARM, FIRE STROBE, THERMOSTATS, ETC.
2. REFER TO SHEET G200 FOR EXTERIOR WALL TYPE INFORMATION.
3. REFER TO SHEET G200 FOR INTERIOR WALL TYPE INFORMATION, UNLESS NOTED OTHERWISE. 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

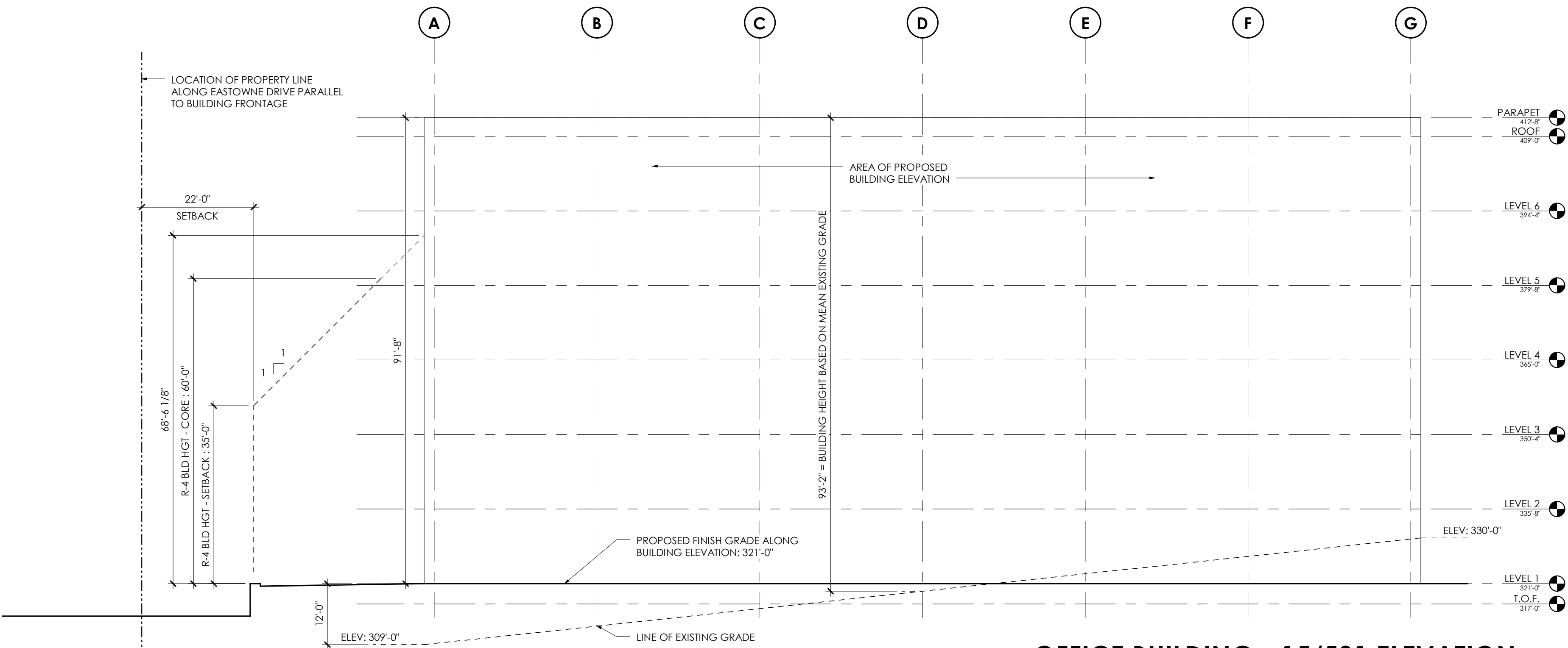
TABLE 3.8-1 - DIMENSIONAL MATRIX (3/5/2018)

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

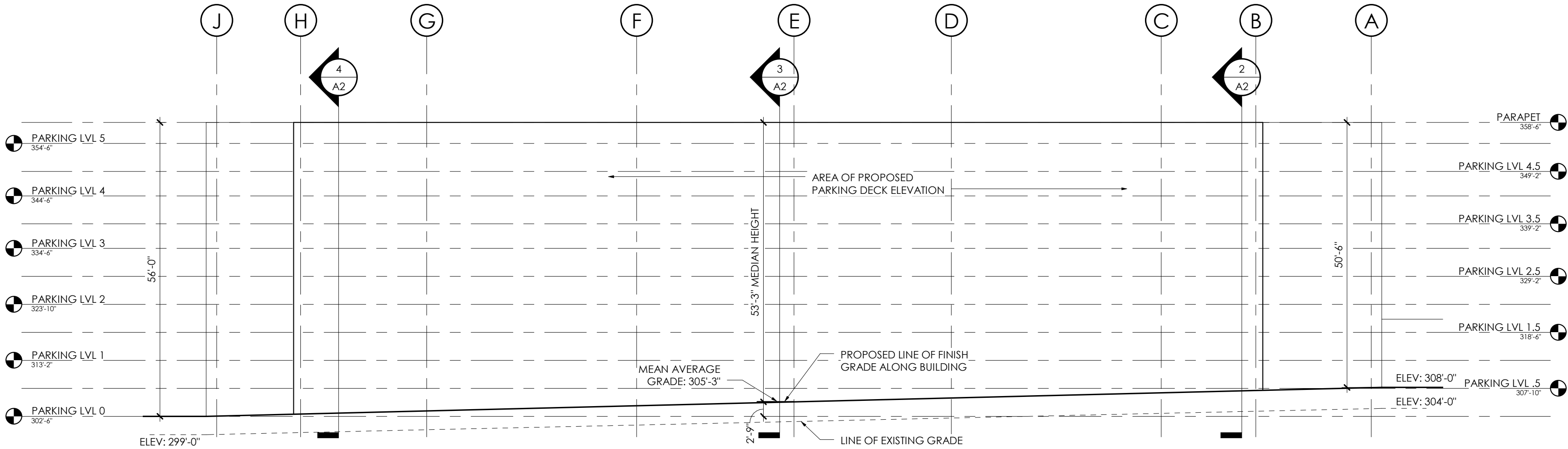
THE OI-3 INFORMATION IS FOR THE HIGHWAY US15/501 FRONTAGE. THE R-4 INFORMATION IS FOR THE EASTOWNE DRIVE FRONTAGE THAT IS OPPOSITE THE RESIDENTIAL USE. REFER TO CIVIL DOCUMENTATION FOR ADDITIONAL ZONING INFORMATION.



OFFICE BUILDING - EASTOWNE ELEVATION 2
1/16" = 1'-0"



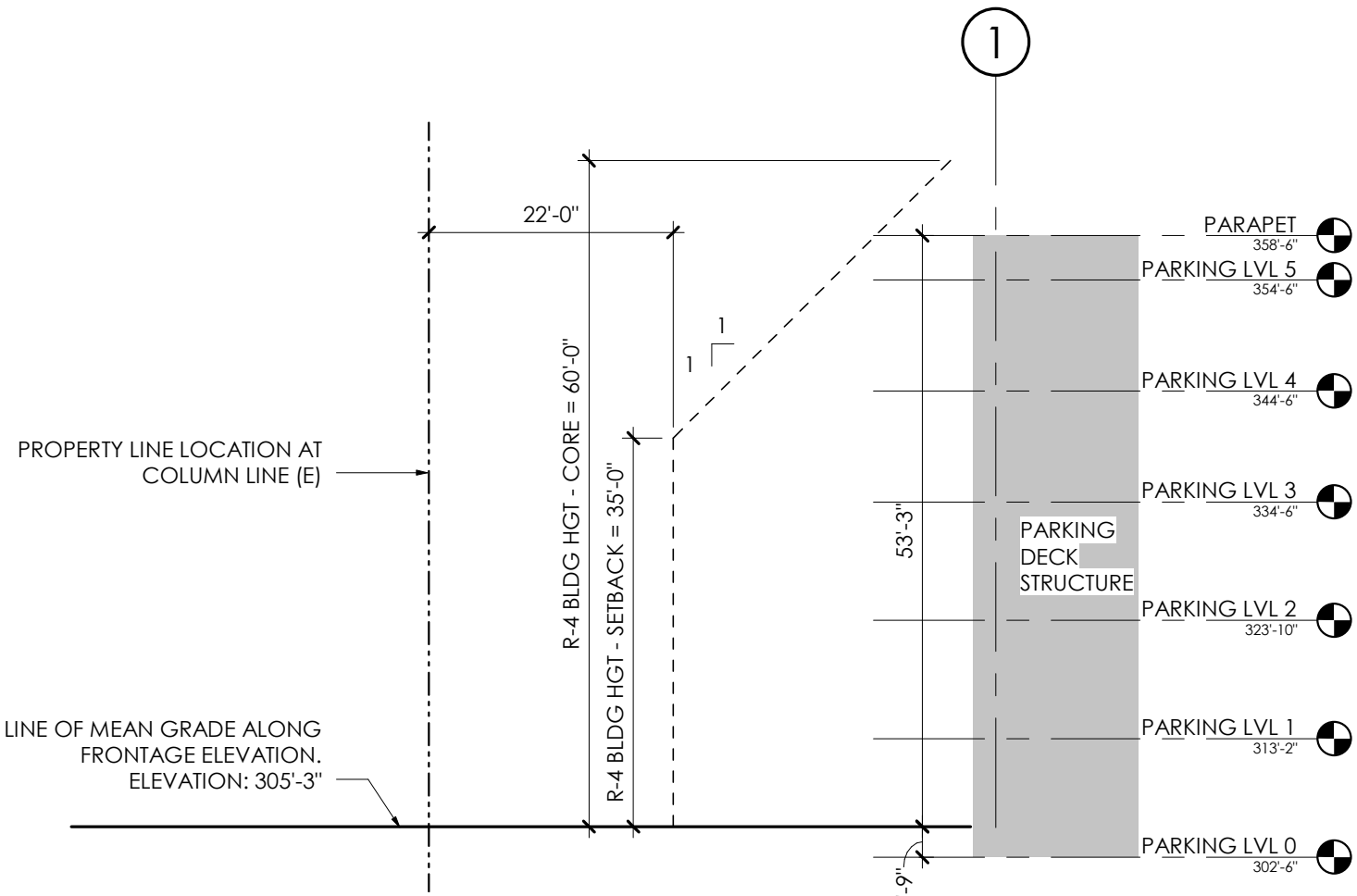
OFFICE BUILDING - 15/501 ELEVATION 1
1/16" = 1'-0"



PARKING DECK - EASTOWNE ELEVATION

1/16" = 1'-0"

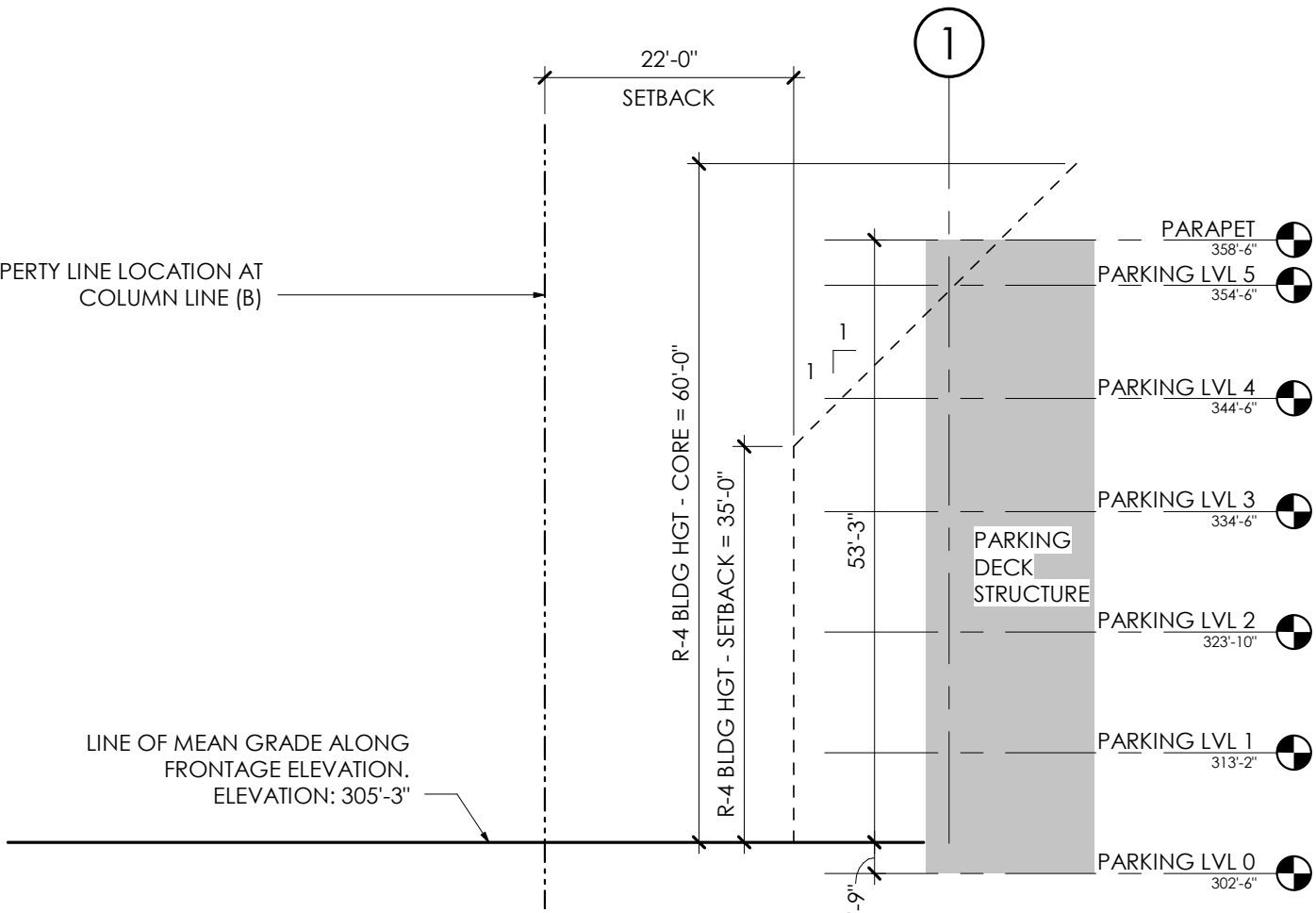
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SETBACK SECTION - EASTOWNE DRIVE (CL - E)

1/16" = 1'-0"

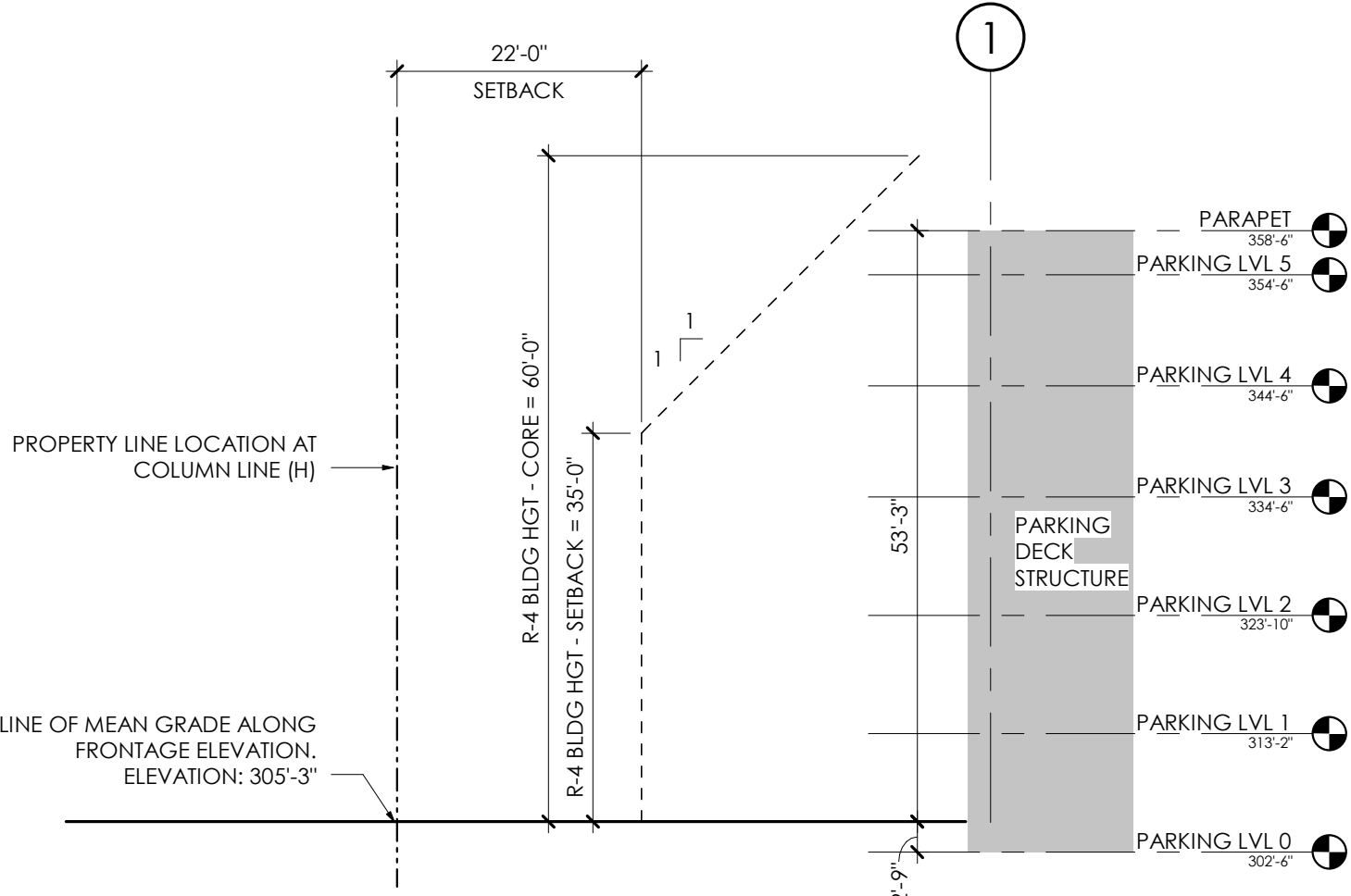
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SETBACK SECTION - EASTOWNE DRIVE (CL - B)

1/16" = 1'-0"

2



SETBACK SECTION - EASTOWNE DRIVE (CL - H)

1/16" = 1'-0"

4

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.
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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.
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 G006 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.
3. REFER TO SHEET G220 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)				
	BLD HGT - SETBACK	BLD HGT - CORE	STREET SETBACK	INTERIOR SETBACK	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.

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SHEET NAME:

PARKING DECK ELEVATION

PHASE:

SPECIAL USE PERMIT

REVISIONS:

DESC. DATE

ISSUE DATE: 03/05/18

PROJECT #: 17177

DRAWN BY: SAL

SHEET NUMBER

A2



DURHAM
GREENVILLE
PITTSBORO
ASHEVILLE

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PARKING DECK

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