

MCADAMS

The John R. McAdams Company, Inc.

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CONTACT

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CLIENT

LOCK7 DEVELOPMENT
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PROJECT DIRECTORY

ARCHITECT
CI DESIGN INC.
414 FAYETTEVILLE STREET
RALEIGH, NORTH CAROLINA, 27601
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REVISIONS

NO.	DATE	REVISION
1	04.13.2022	REVISED PER 1ST ZCP COMMENTS
2	06.21.2022	REVISED PER 2ND ZCP COMMENTS
3		
4		
5		
6		

**CONDITIONAL ZONING
PERMIT PLANS FOR:**
710 N ESTES TOWNHOMES

710 N ESTES DR
CHAPEL HILL, NORTH CAROLINA 27514
PROJECT NUMBER: LKD-21001

710 N ESTES TOWNHOMES

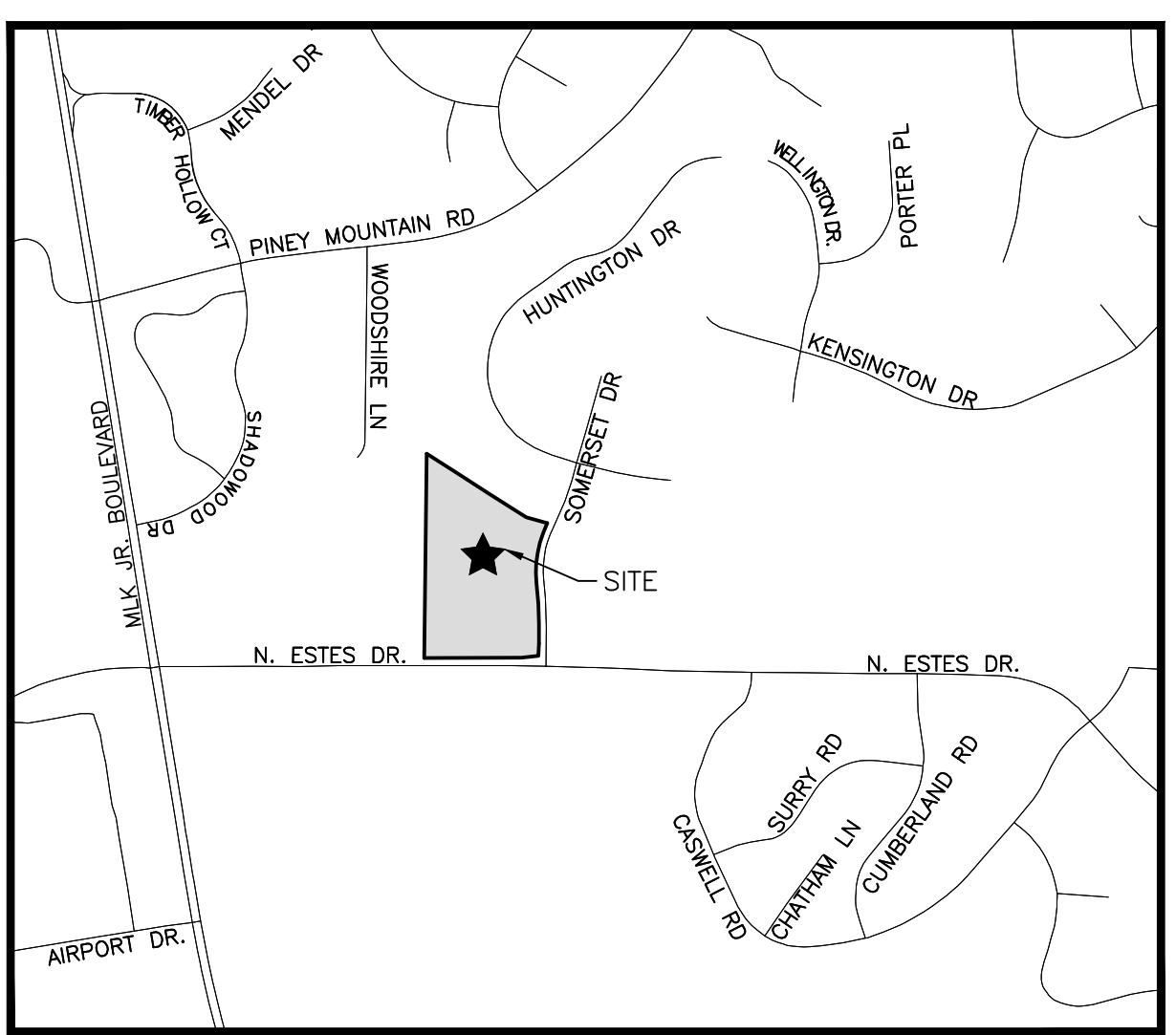
710 N ESTES DR
CHAPEL HILL, NORTH CAROLINA 27514

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: LKD-21001

DATE: DECEMBER 30, 2021

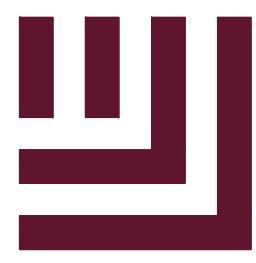
SITE DATA	
PIN	9789455646
SITE AREA	319,365 SF / 7.33 AC
GROSS LAND AREA	319,365 SF + 10% (319,365 SF) = 351,302 SF / 8.06 AC
ZONING	EXISTING: R-1 PROPOSED: R-5-CZD
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE
WATERSHED PROTECTION	UNPROTECTED
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
IMPERVIOUS	EXISTING: 0.00 AC (0.0%) MAX ALLOWED: 4.03 AC (175,651 SF) (50.0%) PROPOSED: 3.43 AC (149,397 SF) (42.5%)
UNITS	PROPOSED: 40 TOWNHOME UNITS 40 DUPLEXES 15 TRIPLEX'S (5 1BR'S, 10 2BR'S) (15 UNITS) 95 TOTAL UNITS
DENSITY	MAXIMUM: 15 UNITS/ACRE PROPOSED: 11.8 UNITS/ACRE
VEHICULAR PARKING	REQUIRED: N/A FOR TOWNHOME/DUPLEX TRIPLEX (MULTI-FAMILY) 5 1BR'S @ 1 SPACE MIN = 5 SPACES MAX @ 1.25 SPACE MAX = 7 SPACES MAX 10 2BR'S @ 1.4 SPACE MIN = 14 SPACES MAX @ 1.75 SPACE MAX = 18 SPACES MAX TOTAL REQUIRED = 19 SPACES TOTAL MAX = 25 SPACES PROPOSED: 20 SPACES FOR THE TRIPLEX UNITS (10 GARAGE SPACES, 10 DRIVEWAY SPACES) 25 ADDITIONAL SPACES PROVIDED ON SITE
ACCESSIBLE PARKING	REQUIRED: 1 SPACE (1 VAN) PROPOSED: 4 SPACES (3 VAN)
BIKE PARKING	REQUIRED: TRIPLEX (MULTI-FAMILY) 1 PER 4 UNITS * 15 UNITS = 4 SPACES PROPOSED: 8 SPACES
BUILDING HEIGHT SETBACK	ALLOWED: 39' PROPOSED: 39'
BUILDING HEIGHT CORE	ALLOWED: 60' PROPOSED: 60'
RECREATION SPACE	REQUIRED: 0.05 * 351,302 SF = 17,565 SF - FEE IN LIEU: 17,565 SF * 1.55 * \$12.00 * 25% = \$81,677.25 PROPOSED: 17,600 SF
SETBACKS	REQUIRED: STREET = 20 FT MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT PROPOSED: STREET = 20 FT (SOMERSET), 20 FT (N ESTES) MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT
BUFFERS	REQUIRED: NORTH - 10' TYPE B SOUTH - 30' TYPE D EAST - 20' TYPE C WEST - 10' TYPE B PROPOSED: NORTH - 10' TYPE C SOUTH - 10' TYPE A EAST - 10' TYPE C WEST - 0-10' MODIFIED TYPE, SEE SHEET L5.00 FOR DETAILS
DISTURBED AREA	6.60 AC (287,496 SF)



VICINITY MAP
N.T.S.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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REVISIONS

NO. DATE
1 04.13.2022 REVISED PER 1ST ZCP COMMENTS
2 06.21.2022 REVISED PER 2ND ZCP COMMENTS
3
4
5
6

PLAN INFORMATION

PROJECT NO. LKD-21001
FILENAME LKD21001-N1
CHECKED BY SJC / ZNB
DRAWN BY WHM
SCALE N/A
DATE 12.30.2021

SHEET

PROJECT NOTES

C0.00

**ORANGE COUNTY SOLID WASTE STANDARD PLAN
NOTES (CONSTRUCTION WASTE):**

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT. FOR COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS, CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
- PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

LANDSCAPE PROTECTION NOTES:

- PLAN SHOWS RARE AND SPECIMEN TREES IN ACCORDANCE WITH THE ORDINANCE THAT WAS IN EFFECT AT THE TIME OF APPROVAL.
- LANDSCAPING SHALL BE COORDINATED TO PRESERVE EXISTING TREES AS MUCH AS POSSIBLE. CONFLICTS BETWEEN PROPOSED PLANTINGS AND EXISTING TREES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- 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.

PAVEMENT MARKING/SIGNAGE NOTES:

- ALL SIGNAGE SHALL BE COORDINATED WITH THE TOWN OF CHAPEL HILL.
- ALL SIGNAGE SHALL MEET MUTCD STANDARDS AND SPECIFICATIONS.
- ALL SIGNAGE SHALL MEET NCDOT PEDESTRIAN SAFETY SPECIFICATIONS.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- ALL SIGNS SHALL BE PRISMATIC AND ADHERE TO THE MINIMAL RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST VERSION OF THE MUTCD.
- ALL PAVEMENT MARKINGS ON PUBLIC STREETS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE 2012 NCDOT DETAILS (1205.01-1205.12))
- SIGN DESIGNS FOR STREET NAME SIGNS SHALL BE APPROVED BY TRANSPORTATION/ENGINEERING DEPARTMENT STAFF TO ENSURE COMPLIANCE WITH MUTCD SPECIFICATIONS. DESIGNS MUST BE APPROVED BY TOWN STAFF PRIOR TO ACCEPTANCE OF STREETS OR ISSUANCE OF 1ST CO.
- ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.

RETAINING WALL NOTES

- THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS AND ASSOCIATED FOOTERS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENTRANCE INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
- RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY PRIOR TO CONSTRUCTION OF THE RETAINING WALLS.
- RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
- THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- ALL RETAINING WALLS OVER 30' HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
- ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENTRANCE AGREEMENT. ENTRANCE AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
- ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
- STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

CONSTRUCTION MANAGEMENT NOTES:

- ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN. LANE CLOSURES SHALL BE ESTABLISHED AS SHOWN ON THIS PLAN AND CONSTRUCTION PERSONNEL SHALL BE IN ATTENDANCE TO MANAGE AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
- ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE CONSTRUCTION SITE.
- 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.
- NO OPEN BURNING SHALL BE PERMITTED.
- THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FOOT SWING OR SLIDE MOTION.
- CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING FOR PEDESTRIAN CIRCULATION.
- PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING OFFICE (919-969-5096 OR 919-969-2100) AT LEAST 5 WORK DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.
- ROAD CLOSURES ON PUBLIC STREETS MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.
- TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- CONTRACTOR TO PROVIDE DEDICATED ON SITE PARKING SPACES FOR INSPECTORS AT EACH BUILDING AND NEAR THE JOB TRAILER FOR THE DURATION OF CONSTRUCTION.
- ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE CONSTRUCTED BEFORE COMBUSTIBLES ARE ON SITE IN ORDER TO MEET REQUIREMENTS FROM FIRE CODE, STORMWATER, AND OWASA. HYDRANTS SHALL BE ACTIVE IN THE AREAS FOR CONSTRUCTION.



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

GENERAL NOTES:

- CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES 7 DAYS PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.
- GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC PROPERTIES AFFECTED BY THE PROPOSED ROAD CLOSURES IF REQUIRED TO ENSURE CONTINUOUS ACCESS TO THE AFFECTED PROPERTIES.
- ALL SHOWN PARKING SPACE MARKINGS SHALL BE PER THE TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
- MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENTRANCE ON THIS MINIMUM CORNER CLEARANCE.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- OCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL ENGINEERING DEPARTMENT, ORANGE COUNTY SOLID WASTE DEPARTMENT, AND OWNER/REPRESENTATIVE.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.
- ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE REPAVED/RESURFACED.
- SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.
- EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY SUMMIT. EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND THE BEST AVAILABLE RECORDS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION PLUS 2 FEET.
- A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED, REQUIRING ALL LINES TO BE BURIED SURROUNDING STRUCTURES.
- IF APPLICABLE, BACK WASH WATER FROM THE POOL SHALL DISCHARGE INTO THE SANITARY SEWER SYSTEM, NOT STORM SEWER, AND SHALL NOT EXCEED 50 GALLONS PER MINUTE.
- CONTRACTOR TO CONTACT THE CHAPEL HILL STORMWATER MANAGEMENT DIVISION AT 919-969-7246 TO SCHEDULE SITE INSPECTION AT LEAST TEN (10) DAYS IN ADVANCE OF REQUESTING THE CERTIFICATE OF OCCUPANCY.
- IMPROVEMENTS, STRUCTURES, FIXTURES, SIGNS, TABLES, CHAIRS, PLANTERS, OR ANY OTHER OBJECT SHALL NOT BE PLACED IN SIDEWALK AREAS FOR ANY PERIOD OF TIME.
- HVAC CONDENSATE AND FLOOR DRAINS FROM THE ROOFED PARKING AREA SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM. NO ELEVATOR SUMP PUMP DISCHARGE MAY ENTER THE STORM SEWER SYSTEM.
- ANY ROOF DRAINS OR OTHER PLUMBING INTENDED TO DISCHARGE TO THE STORM SEWER SYSTEM NOT SHOWN ON THE APPROVED PLANS ARE NOT APPROVED. ANY DISCHARGE DIRECTED TO THE STORM SEWER SYSTEM THAT IS NOT APPROVED WILL NEED TO APPROVAL FROM THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION.
- THE NORTH CAROLINA DEPARTMENT OF INSURANCE SHALL REVIEW AND APPROVE ANY PROJECTS LISTED IN TABLE 10A.1 OF THE NORTH CAROLINA ADMINISTRATION AND POLICIES CODE BEFORE THE TOWN OF CHAPEL HILL WILL BEGIN ITS BUILDING PERMIT REVIEW.
- A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP, IN ACCORDANCE WITH ARTICLE 230.2(A) OF THE 2017 NORTH CAROLINA ELECTRICAL CODE.
- CURB AND GUTTER AND ATLEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE PLACED PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES, RAMPS, CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO THE AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AND TOWN STANDARD.
- A. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH NBC 2018 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION. SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH NBC 2018 REQUIREMENTS, MUTCD AND ACC A 117.1.
- B. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 EDITION. CROSS SLOPE LIMITED TO 2%, CALL TOWN OF CHAPEL HILL BUILDING INSPECTIONS OFFICE FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE. C. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMPS.
- FINAL LOCATION OF GAS LINE INSTALLED BY DOMINION ENERGY TO BE VERIFIED IN FIELD PRIOR TO THE INSTALLATION OF ANY FURNISHINGS REQUIRING GAS CONNECTIONS, INCLUDING BUT NOT LIMITED TO FIRE PITS, FIRE TABLES AND OUTDOOR GRILLING STATIONS. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY, LANDSCAPE ARCHITECT, ARCHITECT AND OWNER FOR CONNECTIONS TO GAS LINE. CONNECTIONS TO BE PROVIDED BY A LICENSED GAS FITTER/TECHNICIAN AND SHALL CONFIRM TO ALL LOCAL AND STATE REGULATIONS.
- ROAD CLOSURES ON PUBLIC STREETS MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.
- TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- CONTRACTOR TO PROVIDE DEDICATED ON SITE PARKING SPACES FOR INSPECTORS AT EACH BUILDING AND NEAR THE JOB TRAILER FOR THE DURATION OF CONSTRUCTION.
- ROADS WITH CURB AND GUTTER AND THE FIRST LIFT OF ASPHALT WILL NEED TO BE CONSTRUCTED BEFORE COMBUSTIBLES ARE ON SITE IN ORDER TO MEET REQUIREMENTS FROM FIRE CODE, STORMWATER, AND OWASA. HYDRANTS SHALL BE ACTIVE IN THE AREAS FOR CONSTRUCTION.

GRADING & STORM DRAINAGE NOTES:

- CONTRACTOR SHALL NOTIFY NC 811 (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NC 811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOIL AND EROSION CONTROL OFFICER, TOWN OF CHAPEL HILL STORM WATER MANAGEMENT DIVISION, AND OWNER'S REP/ENGINEER.
- CONTRACTOR TO CONTACT ERNEST ODELL-LARBI WITH THE TOWN OF CHAPEL HILL AT 919-969-5084 TO POST EROSION CONTROL BOND, ALONG WITH A PERFORMANCE GUARANTEE PER, PRIOR TO ANY LAND DISTURBANCE.
- GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
- SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPAKED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED CHAPEL HILL STANDARDS.
- GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS.

ORANGE WATER AND SEWER AUTHORITY UTILITY NOTES:

- STANDARDS AND SPECIFICATIONS - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS LATEST REVISED EDITION.
- PRECONSTRUCTION CONFERENCE - A PRE-CONSTRUCTION CONFERENCE WITH THE OWASA CONSTRUCTION INSPECTOR IS REQUIRED BEFORE BEGINNING ANY UTILITY CONSTRUCTION.
- PROJECT ACCEPTANCE - IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS:
 - ENGINEER'S CERTIFICATION OF PUBLIC SEWER - ORIGINAL DOCUMENT
 - ASSESSOR'S - ORIGINAL DOCUMENT
 - OWNER OF DEVELOPMENT - ORIGINAL DOCUMENT
 - AS BUILT DRAWINGS (INCLUDING 1"-100' SCALE SITE PLAN) AS BUILDS OF SEWER CONSTRUCTION SUBJECT TO REVIEW AND APPROVAL BY NCDENR DIVISION OF WATER QUALITY.
 - MANHOLE DATA SHEETS
 - REPORTS
 - ORIGINAL RECORDED WATER AND SEWER DEEDS OF EASEMENT - PREPARED USING OWASA'S STANDARD FORM.
- SEWER STATEMENT - SEWER LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A MECHANICAL PLUG AT THE POINT WHERE THE SPILL CURB IS LOCATED. THE PLUG SHALL NOT BE LEFT IN PLACE UNTIL ACCEPTANCE OF THE OUTLET CONNECTION AND SEWERED. A STEEL CABLE PLUG SHALL REMAIN IN PLACE UNTIL ACCEPTANCE OF THE OUTLET CONNECTION AND SEWERED. NO OTHER DEBRIS SHALL NOT BE ALLOWED TO ENTER THE OWASA SANITARY SEWER SYSTEM DURING FLUSHING OPERATIONS OR AT ANY OTHER TIME. CONSTRUCTION TAKING PLACE IN THE VICINITY OF ANY EXISTING OWASA SEWER LINES OR MANHOLES SHALL NOT CAUSE AN INFLOW OF SURFACE WATER OR DEBRIS TO ENTER THE REMAIN ACCESSIBLE AT ALL TIMES. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED TO THE OWASA SANITARY SEWER SYSTEM OR FINES IMPOSED BY THE STATE OF NORTH CAROLINA DIVISION OF WATER QUALITY DUE TO SEWER SPILLS OR OVERFLOWS.
- SEWER SERVICES - SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED BY THE CONTRACTOR. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE CONTRACTOR. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED BY THE OWNER. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE CONTRACTOR. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE OWNER. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE CONTRACTOR. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE OWNER. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE CONTRACTOR. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE OWNER. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE CONTRACTOR. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE CONSTRUCTED BY THE OWNER. SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT

**710 N ESTES TOWNHOMES
CONDITIONAL ZONING PERMIT
710 N ESTES DR
CHAPEL HILL, NORTH CAROLINA 27514**



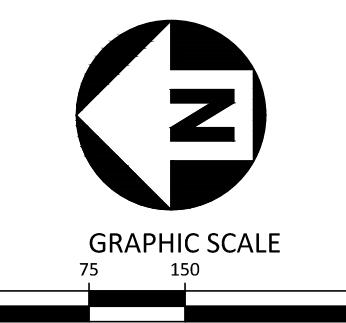
REVISIONS

NO.	DATE	REVISION NOTES
1	04. 13. 2022	REVISED PER 1ST ZCP COMMENTS
2	06. 21. 2022	REVISED PER 2ND ZCP COMMENTS
3		
4		
5		
6		

PLAN INFORMATION

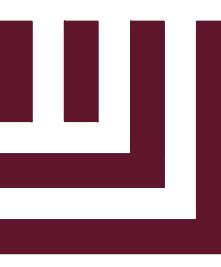
PROJECT NO.	LKD-21001
FILENAME	LKD21001-AM1
CHECKED BY	SJC / ZNB
DRAWN BY	WHM
SCALE	1" = 150'
DATE	12. 30. 2021

AREA MAP



DATA MANAGEMENT, INTEGRATION, AND SECURITY FOR ORGANIZATIONAL

CO.01



McADAMS

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—	PROPERTY BOUNDARY
—	ADJOINING PARCEL SHAPEFILE
—	WOODLINE
—	LANDSCAPED AREA
—	OVERHEAD UTILITY
—	FIBER OPTIC LINE
—	GAS LINE
—	WATER LINE
—	UNDERGROUND ELECTRIC
—	WOOD FENCE
—	CHAIN LINK FENCE
—	JORDAN LAKE RIPARIAN BUFFER
—	TRANSMISSION RIGHT OF WAY
—	OWASA EASEMENT
—	REBAR FOUND
○	IRON PIPE FOUND
●	IRON PIPE SET
■	CONCRETE MONUMENT FOUND
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
○	STORM CATCH BASIN
—	UTILITY POLE
—	GUY WIRE
—	LIGHT POLE
—	SIGN
—	FIBER OPTIC MARKER
—	FIBER OPTIC HANDHOLE
—	FIBER OPTIC BOX
—	COMMUNICATIONS VAULT
—	TRAFFIC HANDHOLE
—	TRAFFIC SIGNAL BOX
—	ELECTRIC METER
—	WATER VALVE
—	WATER MANHOLE
—	WATER METER
—	HYDRANT
—	GAS VALVE
—	GAS TEST STATION
—	MAILBOX
—	ELECTRIC TRANSFORMER
—	IRRIGATION CONTROL VALVE
—	TEMPORARY BENCHMARK

SURVEY NOTES

1. THIS EXISTING CONDITIONS SURVEY WAS COMPLETED ON OCTOBER 8, 2020 BY SUMMIT
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
3. PROPERTY OWNER INFORMATION OBTAINED FROM ORANGE COUNTY GIS.
4. THE SUBJECT PROPERTIES ARE **NOT** LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3710978900J, DATED FEBRUARY 2, 2007.

EXISTING
N. ESTES DRIVE
(VARIABLE WIDTH PUBLIC R/W)

REVISIONS

NO.	DATE
1	04.13.2022 REVISED PER 1ST ZCP COMMENTS
2	06.21.2022 REVISED PER 2ND ZCP COMMENTS
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	LKD-21001
FILENAME	LKD21001-XC1
CHECKED BY	SJC / ZNB
DRAWN BY	WHM
SCALE	1" = 40'
DATE	12.30.2021

SHEET

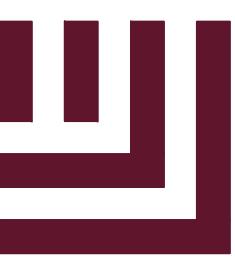
EXISTING CONDITIONS



0 20 40 80
GRAPHIC SCALE
1 inch = 40 ft.

C1.00





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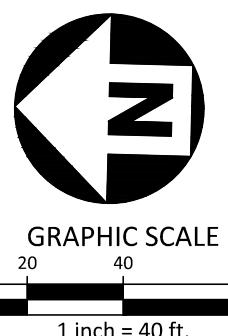
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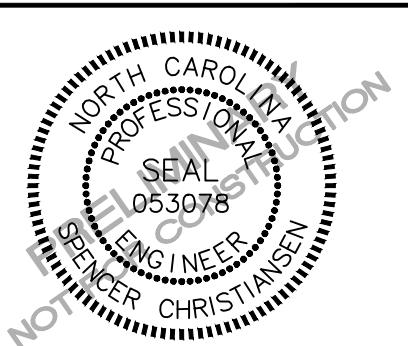
MI Project\N\K\21001\004\Production\Engineering\CAD Drawings\ZCP Drawings\Current Drawings\N\K21001-SS1.dwg 6/21/2022 3:39:53 PM Spenser Christensen

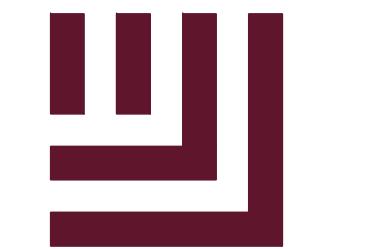
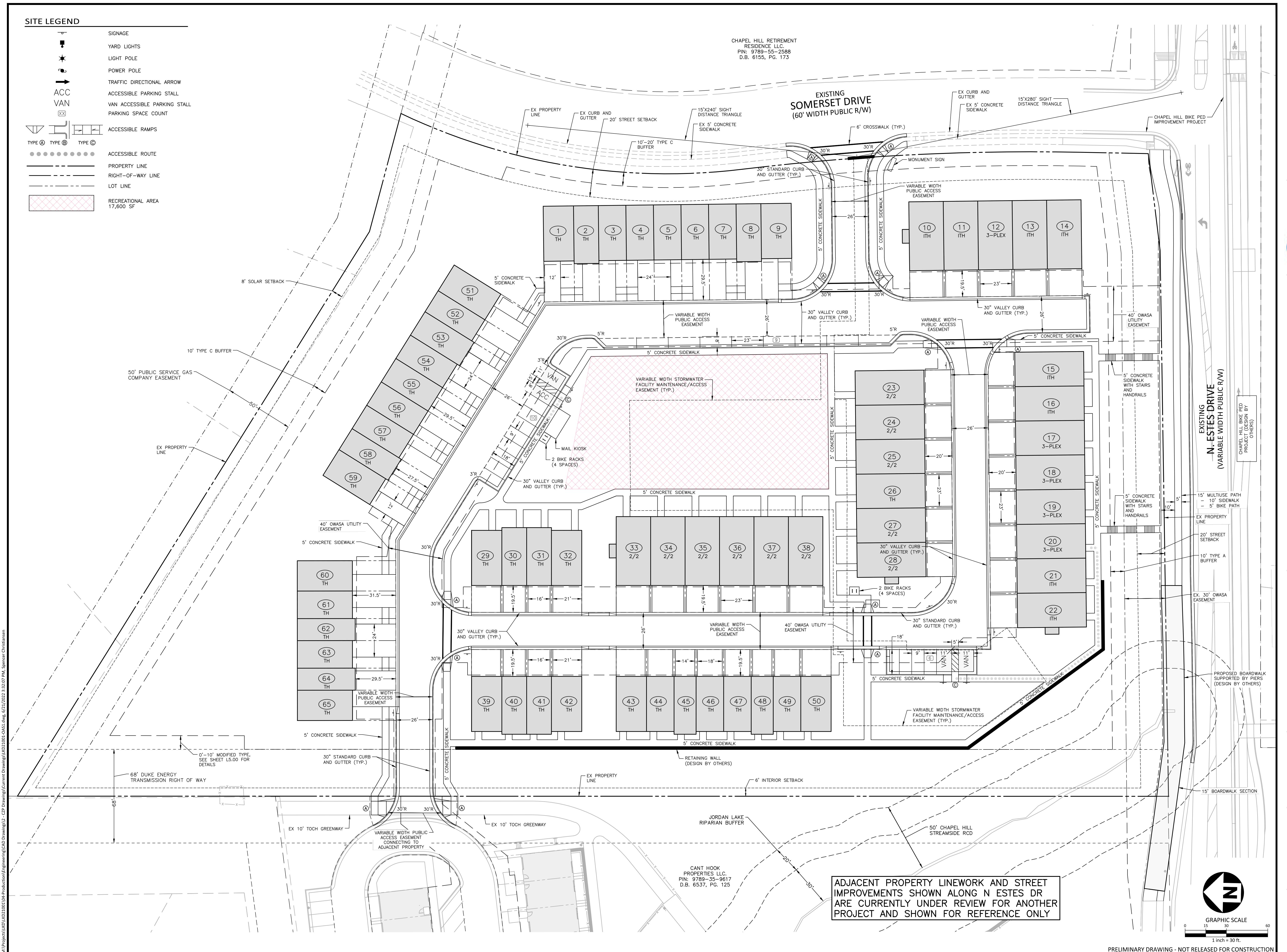


1 inch = 40 ft.

C1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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GENERAL NOTES:

- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-7798). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HAULER IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- (ITEMS TO BE RECYCLED INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO):
8.1.1. GLASS (CLEAR, BROWN AND GREEN)
8.1.2. PLASTIC
8.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
8.1.4. METAL CANS
8.1.5. CARDBOARD
- ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.
- HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C8.00. THESE SECTIONS APPLY UNLESS AN APPROVED GEOTECHNICAL ENGINEER HAS DESIGN SPECIFIC FOR THIS PROJECT

RECYCLING NOTES

- APPLICANT ELECTS TO HAVE PUBLIC RECYCLING. EACH UNIT IS RESPONSIBLE FOR BRINGING ITS RECYCLABLES TO THE CURB FOR PICKUP. THIS IS SUBJECT TO CHANGE IF THE APPLICANT DEEMS IT NECESSARY. THE DETAILS OF THESE PLANS WILL BE FURTHER ELABORATED IN THE ZCP STAGE AND WORKED THROUGH WITH ORANGE COUNTY OCSW.
- COUNTY FEES FOR RECYCLING ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.

CHAPEL HILL RETIREMENT
RESORT, LLC
PIN: 9789-55-2588
D.B. 6155, PG. 173

SOLID WASTE NOTES

- APPLICANT ELECTS TO HAVE PUBLIC SOLID WASTE SERVICE WITH THE TOWN OF CHAPEL HILL. EACH UNIT IS RESPONSIBLE FOR BRINGING ITS TRASH TO THE CURB FOR PICKUP. THIS IS SUBJECT TO CHANGE IF THE APPLICANT DEEMS IT NECESSARY. THE DETAILS OF THESE PLANS WILL BE FURTHER ELABORATED IN THE ZCP STAGE AND WORKED THROUGH WITH ORANGE COUNTY OCSW AND TOWN OF CHAPEL HILL PUBLIC WORKS SANITATION DIVISION.

EXISTING
SOMERSET DRIVE
(60' WIDTH PUBLIC R/W)

LEGEND

HEAVY DUTY
ASPHALT PAVEMENT

10' TYPE C BUFFER

50' PUBLIC SERVICE GAS
COMPANY EASEMENT

8' SOLAR SETBACK

EX PROPERTY
LINE

30'R

EX PROPERTY
LINE
10'-20' TYPE C
BUFFER
20' STREET SETBACK
30'R

EX PROPERTY
LINE
10'-20' TYPE C
BUFFER
20' STREET SETBACK
30'R

EX PROPERTY
LINE
10'-20' TYPE C
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EX PROPERTY
LINE
10'-20' TYPE C
BUFFER
20' STREET SETBACK
30'R



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710 N ESTES DR**

CHAPEL HILL, NORTH CAROLINA 27514



REVISIONS

NO. DATE
1 04.13.2022 REVISED PER 1ST ZCP COMMENTS
2 06.21.2022 REVISED PER 2ND ZCP COMMENTS
3
4
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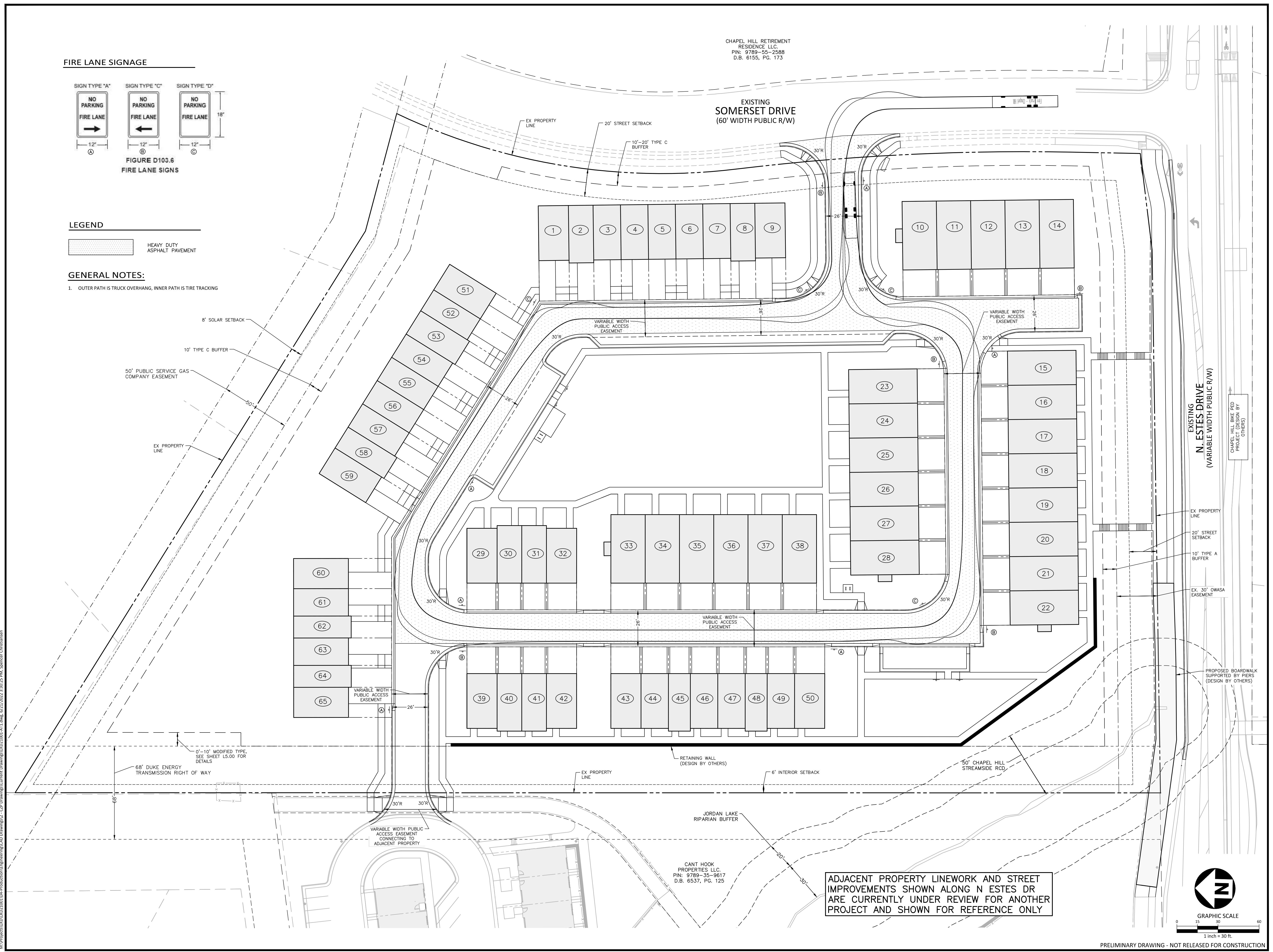
PLAN INFORMATION

PROJECT NO. LKD-21001
FILENAME LKD21001-AT1
CHECKED BY SJC / ZNB
DRAWN BY WHM
SCALE 1" = 30'
DATE 12.30.2021

SHEET

FIRE VEHICLE TRACKING

C2.11





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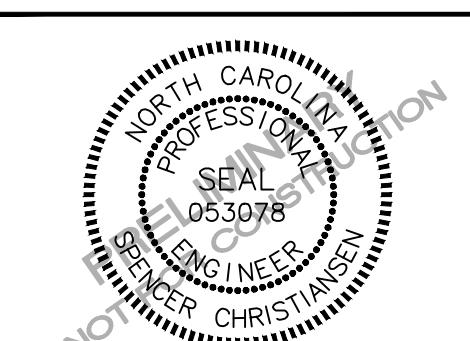
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NO. DATE
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4
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PLAN INFORMATION

PROJECT NO. LKD-21001
FILENAME LKD21001-CM1
CHECKED BY SJC / ZNB
DRAWN BY WHM
SCALE 1" = 30'
DATE 12.30.2021

SHEET

**CONSTRUCTION
MANAGEMENT PLAN
C7.00**

N

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

