

ST. PAUL VILLAGE

CONDITIONAL ZONING PERMIT

1604 PUREFOY DRIVE

CHAPEL HILL, NORTH CAROLINA

CIVIL ENGINEER:

arna

ENGINEERING
CIVIL ENGINEERS

arna Engineering Inc.
1456 Ferry Road, Suite 603
Doylestown, PA 18901
Phone: 215.766.8280
Fax: 215.434.5280
ATTN: Chirag V. Thakkar, P.E.
FIRM: C-4972

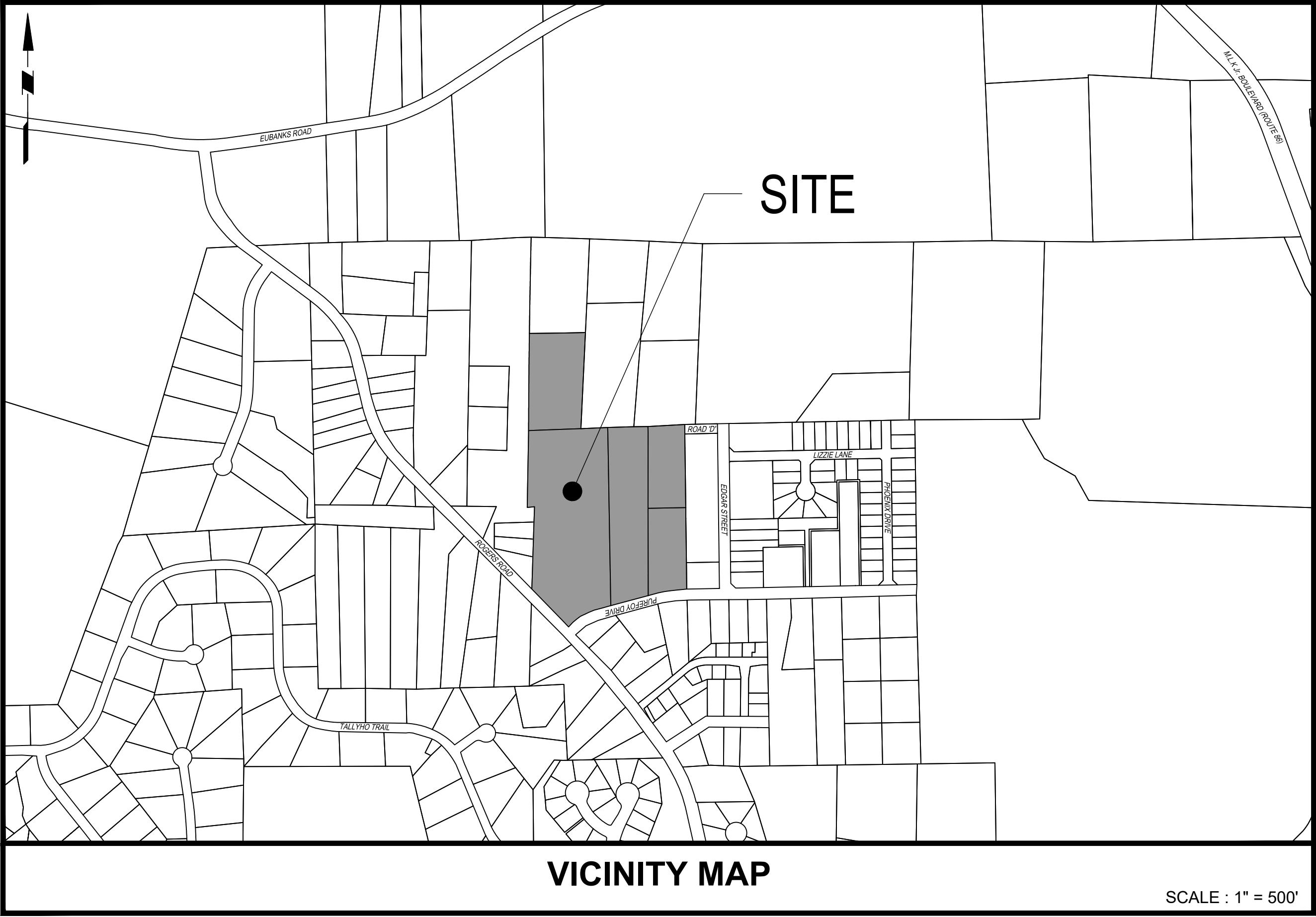


JMS Engineering, PLLC
12 Boxwood Drive
Durham, NC 27713
T: 919.452.4165
ATTN: Janine Schreyack, P.E.
FIRM: P-1652

APPLICANT:

ST. PAUL NIDA, Inc.
ATTN: Rose Snipes

140 W Franklin St., Unit 206
Cherry Hill, NC 27516
Phone: 919.302.1233



Drawing Index			
Drawing No.	Drawing No.	Drawing Title	Last Revised
1	GI-001	Cover Sheet	7/7/2023
2	GI-101	Area Map	7/7/2023
3	EX-100	Existing Conditions & Demolition Plan	7/7/2023
4	CM-100	Construction Management Plan	7/7/2023
5	CS-100	Site Plan	7/7/2023
6	CS-200	Trash Management & Fire Apparatus Plan	7/7/2023
7	CS-501	Site Details	7/7/2023
8	CG-100	Grading Plan	7/7/2023
9	CG-110	Drainage Plan	7/7/2023
10	CG-201	Road Profiles	7/7/2023
11	CG-202	Road Profiles	7/7/2023
12	CG-203	Road Profiles	7/7/2023
13	CU-100	Utility Plan	7/7/2023
14	LP-100	Code Planting Plan	7/7/2023
15	LP-201	Landscape Protection Plan	7/7/2023
16	LP-202	Landscape Protection Plan - Tree Survey	7/7/2023
17	LP-501	Planting Notes and Details	7/7/2023

Supplemental Drawing:
1. "Boundary/Topographic Survey" for St. Paul Ame Church, prepared by Riley Surveying, P.A., dated May 26, 2022.
2. "St. Paul Village Master Plan" (Sheets 1-19) for building elevations, building sections, and illustrative plans, prepared by Perkins & Will, dated May 8, 2023.

SITE DATA	
PROJECT NAME :	ST. PAUL VILLAGE
SITE ADDRESS :	1604 PUREFOY DRIVE, CHAPEL HILL, NC 27516
COUNTY :	ORANGE
PARCEL PIN # :	9870459243, 9870540416, 9870543735, 9870545947, 9870544583
PARCEL OWNER :	ST. PAUL AME CHURCH
SITE AREA :	887,429 SF (20.37 ± AC)
GROSS LAND AREA:	887,429 SF + 26,823 (Street Area) = 914,252 SF (20.99 ± AC)
CURRENT ZONING :	R-5-CZD
PROPOSED ZONING :	OI-3-CZD
EXISTING LAND USE :	VACANT LAND
PROPOSED LAND USE :	MULTI-FAMILY RESIDENTIAL; PLACE OF ASSEMBLY; BUSINESS CONVENIENCE; PLACE OF WORSHIP(SANCTUARY) WITH ACCESSORY USES, INCLUDED BUT NOT LIMITED TO, BUSINESS GENERAL; BUSINESS OFFICE; CLUB; BARBERSHOP/BEAUTY SALON; INDOOR/OUTDOOR RECREATIONAL FACILITIES; OUTDOOR SKATEBOARD RAMP; CHILD DAY CARE FACILITY; ADULT DAY CARE FACILITY; CEMETERY; VOCATIONAL SCHOOL
UNITS:	350 TOTAL (250 MULTI-FAMILY, 100 55-PLUS ACTIVE LIVING)
DENSITY:	16.7 UNITS/ACRE
FLOOD PLAIN DATA :	N/A
WATERSHED :	JORDAN LAKE, UNPROTECTED
RIVER BASIN :	CAPE FEAR
TOTAL LIMITS OF DISTURBANCE :	718,002 SF (16.48 AC)
EXISTING IMPERVIOUS AREA :	12,520 SF (1.4% OF GLA)
PROPOSED IMPERVIOUS AREA :	459,697 SF (50.3% OF GLA)
BUILDING HEIGHT:	60 FT
RECREATIONAL SPACE:	REQUIRED = 0.015 X RESIDENTIAL RATIO X GLA = 13,714 SF PROVIDED = 50,928 SF
PARKING DATA	
MINIMUM PROPOSED :	571 SPACES
PROPOSED:	575 SPACES (55 SURFACE SPACES, 520 GARAGE SPACES)
BICYCLE PARKING	
MINIMUM PROPOSED:	158 SPACES (63 SHORT-TERM, 95 LONG-TERM)



BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

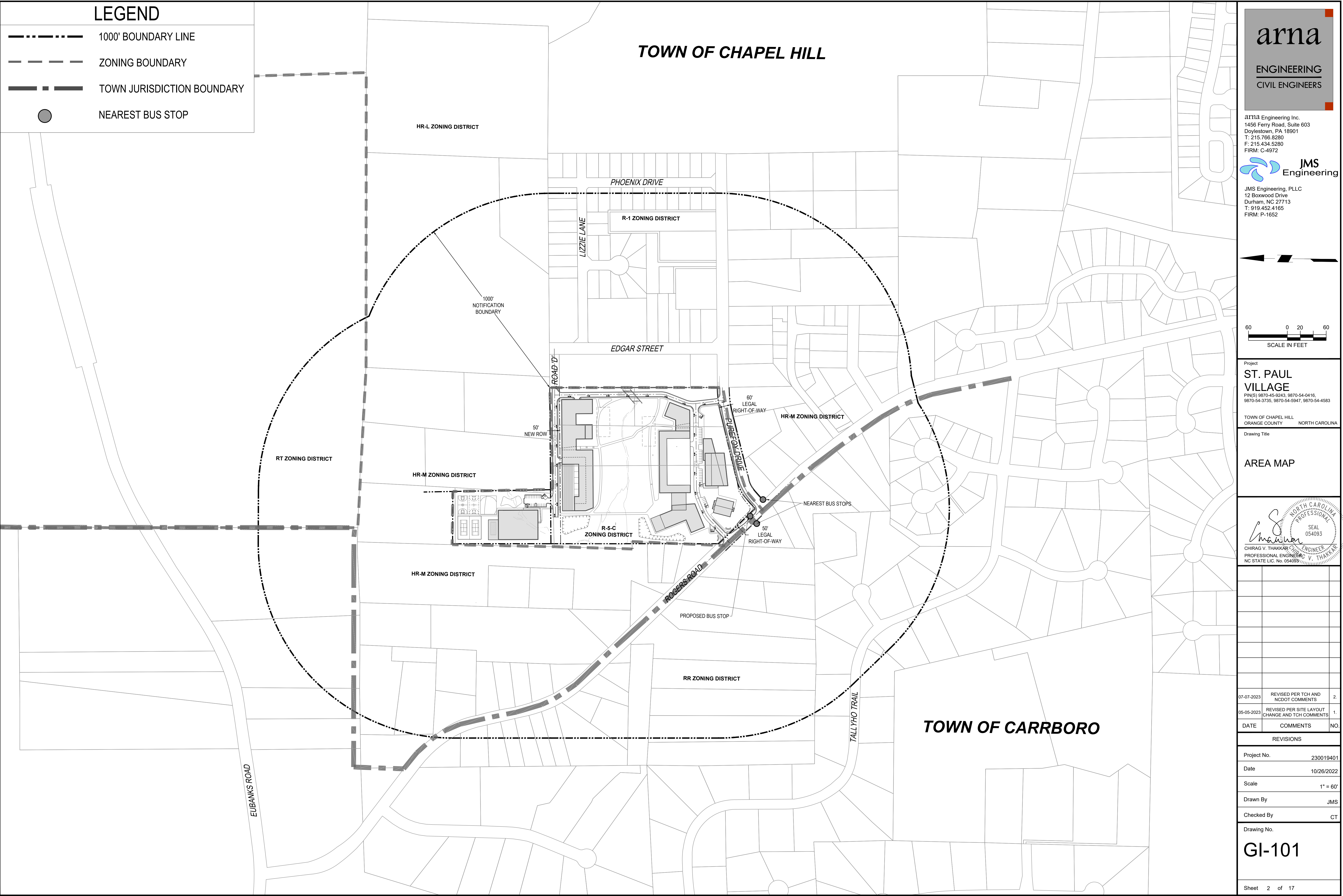
3.	JULY 7, 2023
2.	MAY 5, 2023
1.	OCTOBER 26, 2022

Drawing Title

GI-001

Sheet 1 OF 17

PRELIMINARY - NOT ISSUED
FOR CONSTRUCTION.
SUBMITTED FOR REVIEW
PURPOSES ONLY



LEGEND

- 1000' BOUNDARY LINE
- ZONING BOUNDARY
- TOWN JURISDICTION BOUNDARY
- NEAREST BUS STOP

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Project

ST. PAUL VILLAGE

PIN(S) 9870-45-9243, 9870-54-0416,
9870-54-3735, 9870-54-5947, 9870-54-4583

TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

AREA MAP

CHIRAG V. THAKKAR

PROFESSIONAL ENGINEER

NC STATE LIC. No. 054093

07-07-2023

REVISED PER TCH AND NCDOT COMMENTS

2.

05-05-2023

REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS

1.

DATE

COMMENTS

NO.

REVISIONS

Project No.

230019401

Date

10/26/2022

Scale

1" = 60'

Drawn By

JMS

Checked By

CT

Drawing No.

GI-101

Sheet

2 of 17

PROJECT: 230019401

ST. PAUL VILLAGE

LEGEND

EXISTING SYMBOLS & LINES

STORM DRAIN
SANITARY LINE
GAS LINE
WATER LINE
ELECTRIC LINE
OVERHEAD WIRE
FENCE (TYPE AS NOTED)
TREE LINE
PROPERTY RIGHT-OF-WAY LINE
UTILITY EASEMENT
CONTOUR LINE
HYDRANT
STREET LIGHT
AREA LIGHT
SIGNAL POLE
POLE
ANCHOR POLE
MANHOLE (TYPE AS LABELED)
WATER VALVE
GAS VALVE
UNKNOWN VALVE
CATCH BASIN
SPOT ELEVATION
CLEAN OUT
TREE
BENCH MARK
SIGN
BOLLARD
METAL COVER
ELECTRIC BOX
DOOR
DOUBLE DOOR
GARAGE DOOR
PARKING ROW COUNT
WETLANDS
STREAM

PROPOSED SYMBOLS & LINES

SITE

PROPERTY LINE
SETBACK LINE
BUILDING
CURB LINE
DEPRESSED CURB LINE
TRAFFIC SIGN
CURB RAMP
PARKING ROW COUNT
BUILDING DOOR
STORMWATER FACILITY
GUIDE RAIL
SPILT RAIL FENCE
CHAIN LINK FENCE

GRADING AND DRAINAGE

STORM PIPE
CATCH BASIN
STORM MANHOLE
CONTOUR
SPOT GRADE
TOP OF CURB ELEVATION
BOTTOM OF CURB ELEVATION
FLOW ARROW
HEADWALL / FLARED END SECTION
RIP-RAP

UTILITY

WATER LINE
GAS LINE
TELEPHONE & ELECTRIC LINE
VALVE
CLEANOUT
SANITARY MANHOLE
PROPOSED SANITARY PIPE
PROPOSED ELECTRIC TRANSFORMER

EXISTING CONDITION PLAN NOTES:

1. EXISTING CONDITIONS PLAN IS FOR INFORMATIONAL PURPOSES ONLY.

2. REFER TO "BOUNDARY/TOPOGRAPHIC SURVEY, ST. PAUL AME CHURCH, CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA, DATED MAY 26, 2022, PREPARED BY RILEY SURVEYING, P.A.

3. WETLANDS HAVE BEEN MAPPED BASED ON FLAGGING BY ECS, DATED 10/29/2021.

4. THE SUBJECT PROPERTY(S) LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN), BASED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 371098700K, LAST REVISED NOVEMBER 17, 2017.

5. A FULL LIST OF SURVEY REFERENCES CAN BE FOUND ON "BOUNDARY/TOPOGRAPHIC SURVEY" PLAN PREPARED BY RILEY SURVEYING, P.A.

DEMOLITION PLAN NOTES:

1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).

2. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL, ORANGE COUNTY AND STATE STANDARDS AND SPECIFICATIONS.

3. A SOLID WASTE MANAGEMENT PLAN SHALL BE DEVELOPED FOR THIS PROJECT. THIS PLAN SHALL ADDRESS HOW LAND CLEARING, DEMOLITION, AND CONSTRUCTION WASTES WILL BE DISPOSED OF. APPLICANT WILL CONTACT THE STAFF OF ORANGE COUNTY SOLID WASTE AT 968-2788 X107 FOR ASSISTANCE IN DEVELOPING THE SOLID WASTE MANAGEMENT PLAN.

4. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.

5. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.

6. AFTER INSTALLATION OF TREE PROTECTION FENCE AND PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.

7. EXISTING WELLS SHALL BE FILLED AND CAPPED AND ABANDONED. ALL SEPTIC TANKS AND FIELDS SHALL BE REMOVED. ALL IN ACCORDANCE WITH ORANGE COUNTY HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.

8. ALL DEMOLITION ACTIVITY WILL OCCUR ONSITE AND OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING PLACEMENT OF DEBRIS COLLECTION CONTAINERS.

9. ALL DISTURBED AREAS SHALL BE STABILIZED WITH VEGETATION AND/OR PERMANENT GROUND COVER WITHIN 21 DAYS OF COMPLETION OF ANY GRADING WORK.

10. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE.

11. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.

12. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.

13. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH THE RESPECTIVE UTILITY AGENCIES.

14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."

15. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

16. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.

17. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN.

18. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.

19. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION.

20. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.

21. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.

22. WHERE UTILITIES (TO BE REMOVED) IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW.

23. CLEAN SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

24. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.

25. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

26. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.

LAND AREA DISTRIBUTION			
AREA WITHIN RCD	251.425	SF	ACRES
AREA WITHIN C1-3-CZD (REMAINING IN GLA INCLUDING CSA)	682.827		
GROSS LAND AREA	914.252		20.99

LAND DISTURBANCE			
AREA OF LAND DISTURBANCE	718,002	SF	ACRES
AREA OF LAND DISTURBANCE WITHIN THE RCD	120,459		2.77
AREA OF LAND DISTURBANCE WITHIN THE JORDAN BUFFER	20,006		0.46

IMPERVIOUS SURFACE TO BE REMOVED			
BUILDINGS (TRAILERS, ABANDONED HOUSE)	3,452	SF	0.08
DRIVEWAYS	1,301		0.03
MISCELLANEOUS (WELL HOUSES, CONCRETE PAD)	181		0.00
TOTAL:	4,934		0.11

DEMOLITION LEGEND

EXISTING STRUCTURE TO BE REMOVED

EXISTING OVERHEAD LINE TO BE REMOVED

EXISTING UTILITY POLE TO BE REMOVED

EXISTING GRAVEL TO BE REMOVED

600

0

20

60

SCALE IN FEET

DEMOLITION PHASING:

1. ERECT SILT FENCING AND TREE PROTECTION FENCING

2. INSTALL CONSTRUCTION ENTRANCE

3. COMMENCE DEMOLITION

4. START SITE ROUGH GRADING

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TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

EXISTING
CONDITIONS &
DEMOLITION PLAN

CHIRAG V. THAKKAR

PROFESSIONAL ENGINEER

NC STATE LIC. No. 054093

DATE	COMMENTS	NO.
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

REVISIONS

Project No.	230019401
Date	10/26/2022
Scale	1" = 60'
Drawn By	JMS
Checked By	CT

Drawing No.

EX-100

Sheet 3 of 17

PROJECT: 230019401 ST. PAUL VILLAGE

LEGEND

EXISTING SYMBOLS & LINES

STORM DRAIN

SANITARY LINE

GAS LINE

WATER LINE

ELECTRIC LINE

OVERHEAD WIRE

FENCE (TYPE AS NOTED)

TREE LINE

PROPERTY/RIGHT-OF-WAY LINE

UTILITY EASEMENT

CONTOUR LINE

HYDRANT

STREET LIGHT

AREA LIGHT

SONAL POLE

POLE

ANCHOR POLE

MANHOLE (TYPE AS LABELED)

WATER VALVE

GAS VALVE

UNKNOWN VALVE

CATCH BASIN

SPOT ELEVATION

CLEAN OUT

TREE

BECH MARK

SIGN

BOLLARD

METAL COVER

ELECTRIC BOX

DOOR

DOUBLE DOOR

GARAGE DOOR

PARKING ROW COUNT

WETLANDS

STREAM

PROPOSED SYMBOLS & LINES

SITE

PROPERTY LINE

SETBACK LINE

BUILDING

CURB LINE

DEPRESSED CURB LINE

TRAFFIC SIGN

CURB RAMP

PARKING ROW COUNT

PARKING COUNT FOR EACH AREA

BUILDING DOOR

STORMWATER FACILITY

GUIDE RAIL

SPLIT RAIL FENCE

CHAIN LINK FENCE

GRADING AND DRAINAGE

STORM PIPE

CATCH-BASIN

STORM MANHOLE

CONTOUR

SPOT GRADE

TOP OF CURB ELEVATION

BOTTOM OF CURB ELEVATION

FLOW ARROW

HEADWALL / FLARED END SECTION

RIP-RAP

UTILITY

WATER LINE

GAS LINE

TELEPHONE & ELECTRIC LINE

VALVE

CLEANOUT

SANITARY MANHOLE

PROPOSED SANITARY PIPE

PROPOSED ELECTRIC TRANSFORMER

- CONSTRUCTION MANAGEMENT NOTES:
1. ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/EXIT THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCE/EXIT AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED ON THE EROSION CONTROL PLANS. 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.

2. ENTRANCE AND EXIT GATE SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE SITE.

3. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ALL APPLICABLE NCDOT STANDARDS.

4. NO OPEN BURNING SHALL BE PERMITTED.

5. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE AND PHONE NUMBER.
 - CONTRACTOR'S REPRESENTATIVE AND PHONE NUMBER.
 - PHONE NUMBER FOR REGULATORY INFO AT THE TIME OF BUILDING PERMIT.
 - SIGN MAY BE A MAXIMUM OF 32 SF AND HAVE A MAXIMUM HEIGHT OF 8 FT.

6. FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FT SWING OR SLIDE MOTION.

7. CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION FOR PEDESTRIAN CIRCULATION.

8. PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING OFFICE (919-960-5006 OR 919-960-5008) AT LEAST 5 DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LANE CLOSURE PERMIT.

9. ROAD CLOSURES ON PUBLIC STREETS WILL BE PERMITTED BUT MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.

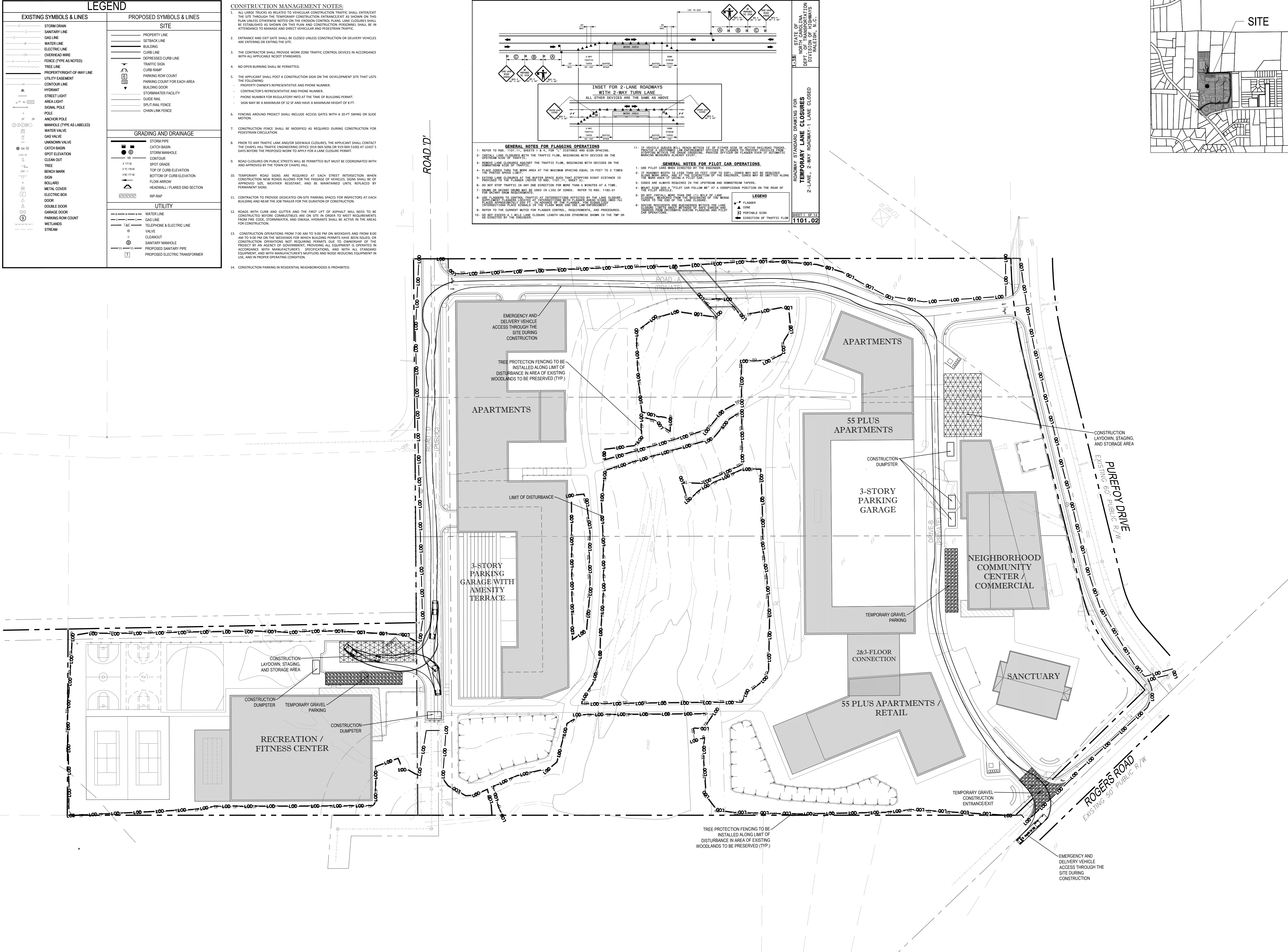
10. TEMPORARY ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT, AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

11. CONTRACTOR TO PROVIDE DEDICATED ON-SITE PARKING SPACES FOR INSPECTORS AT EACH BUILDING AND NEAR THE JOB TRAILER FOR THE DURATION OF CONSTRUCTION.

12. 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.

13. CONSTRUCTION OPERATIONS FROM 7:00 AM TO 9:00 PM ON WEEKDAYS AND FROM 8:00 AM TO 9:00 PM ON THE WEEKENDS FOR WHICH BUILDING PERMITS HAVE BEEN ISSUED, OR CONSTRUCTION OPERATIONS NOT REQUIRING PERMITS DUE TO OWNERSHIP OF THE PROJECT BY AN AGENCY OF GOVERNMENT, PROVIDING ALL EQUIPMENT IS OPERATED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, AND WITH ALL STANDARD EQUIPMENT, AND WITH MANUFACTURER'S MUFFLERS AND NOISE REDUCING EQUIPMENT IN USE, AND IN PROPER OPERATING CONDITION.

14. CONSTRUCTION PARKING IN RESIDENTIAL NEIGHBORHOODS IS PROHIBITED.



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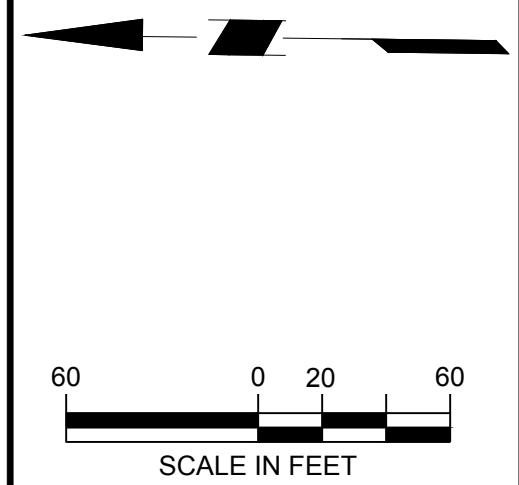
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TOWN OF CHAPEL HILL

ORANGE COUNTY

NORTH CAROLINA

Drawing Title

CONSTRUCTION

MANAGEMENT

PLAN

CHIRAG V. THAKKAR

PROFESSIONAL ENGINEER

NC STATE LIC. No. 054093

NORTH CAROLINA

PROFESSIONAL

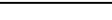
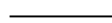
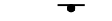
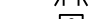
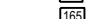
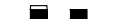
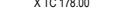
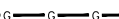
SEAL

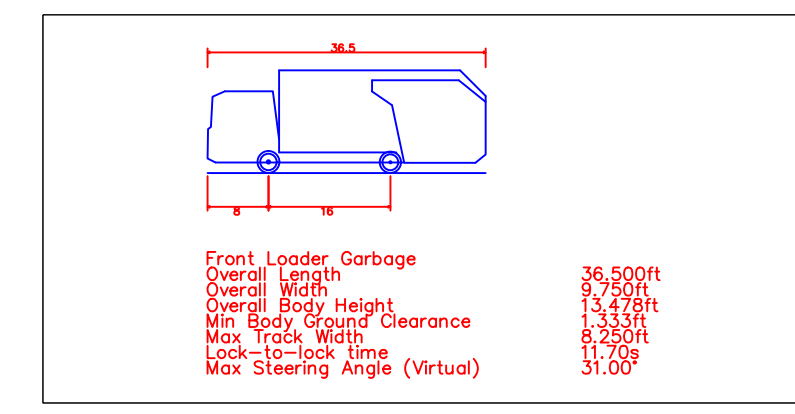
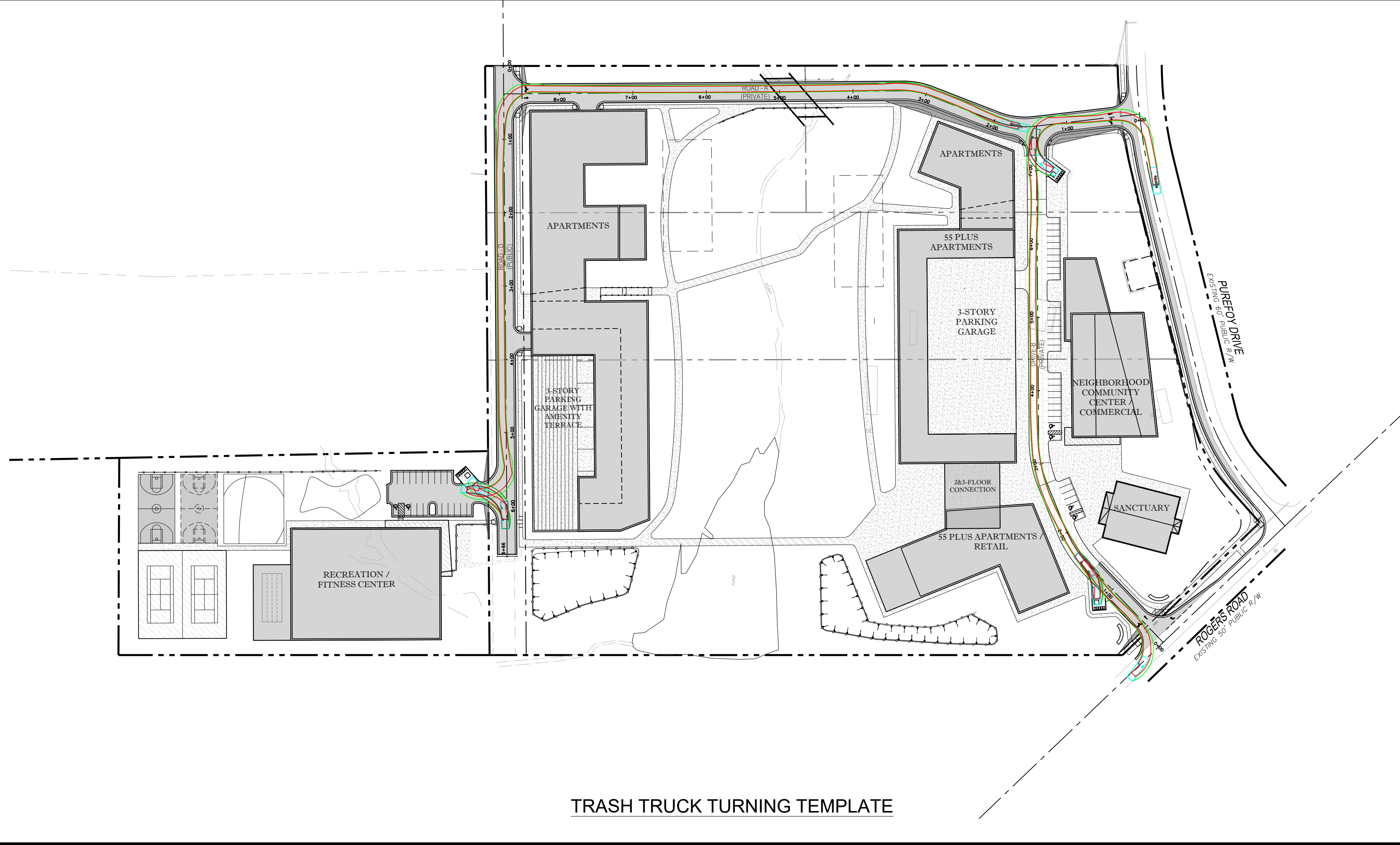
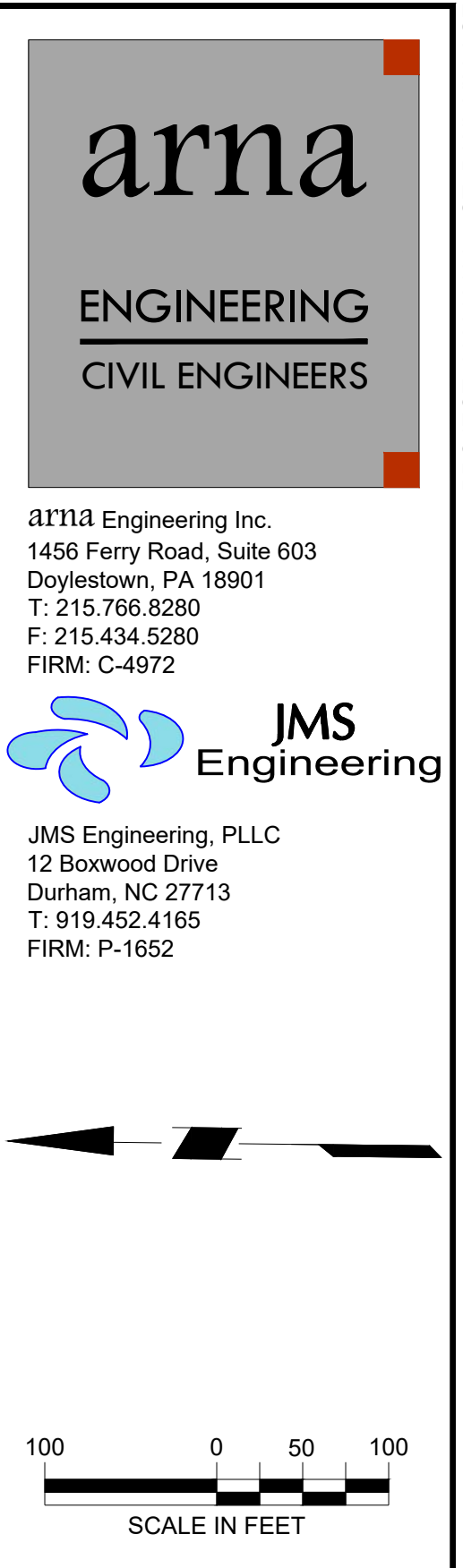
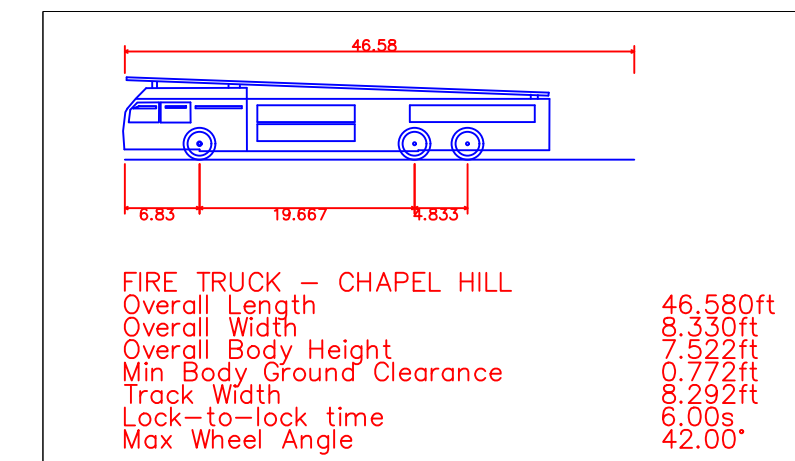
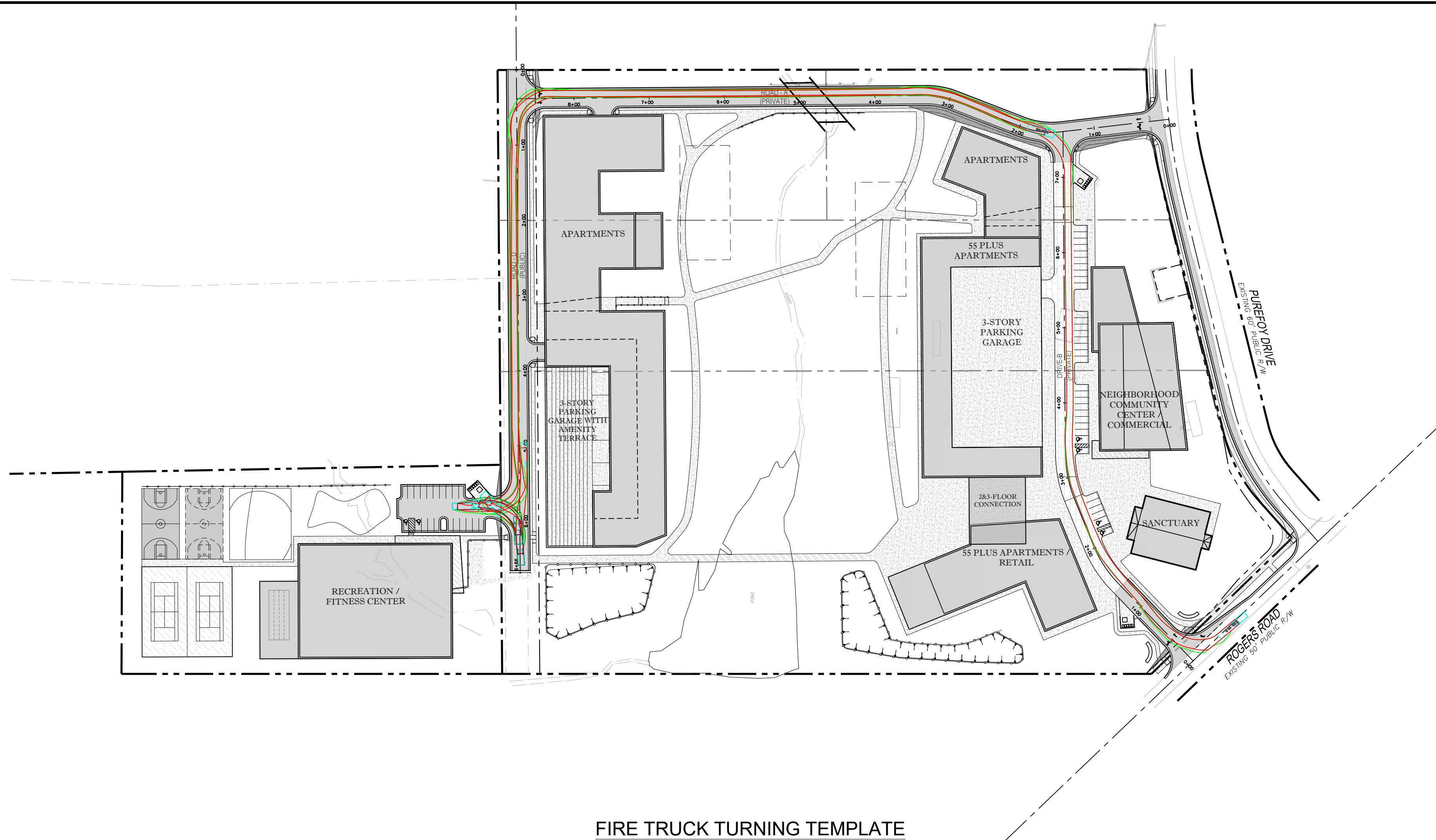
054093

ENGINEER

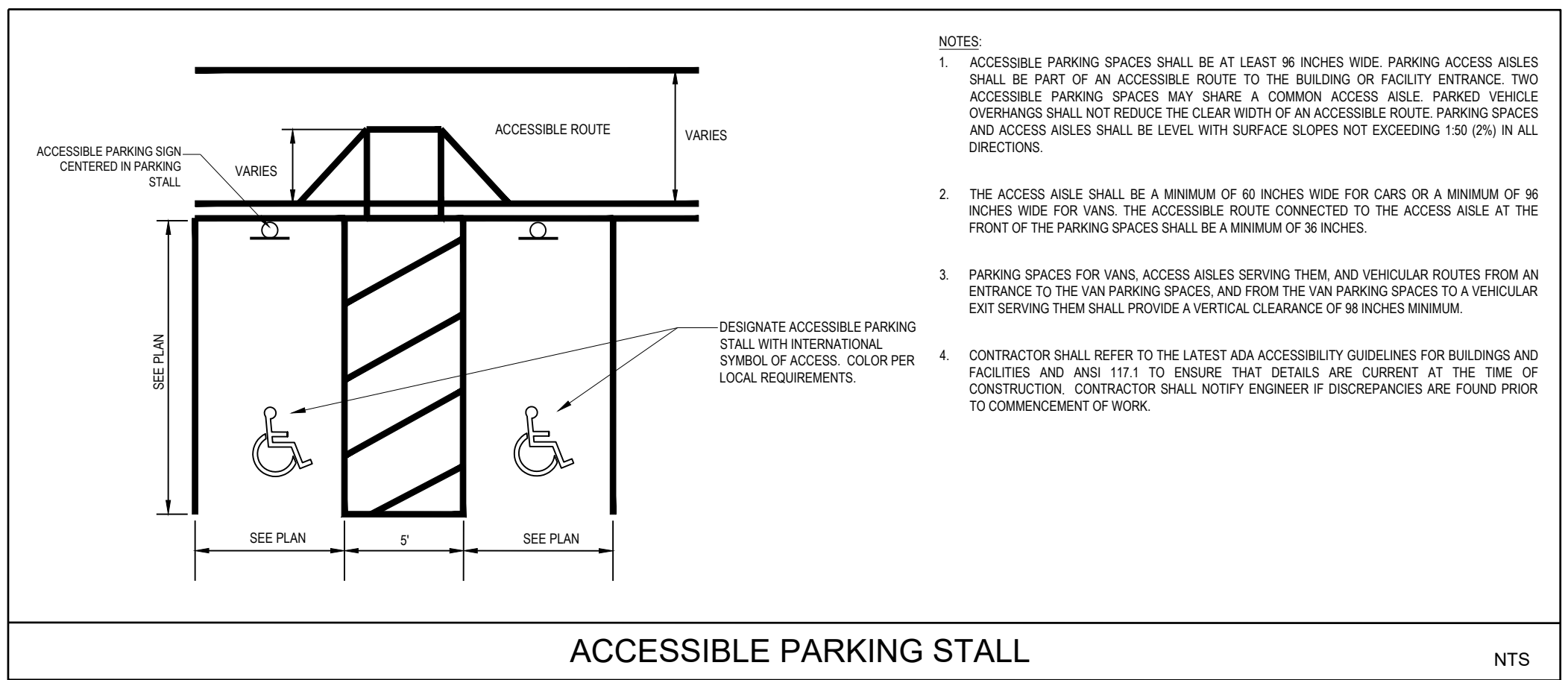
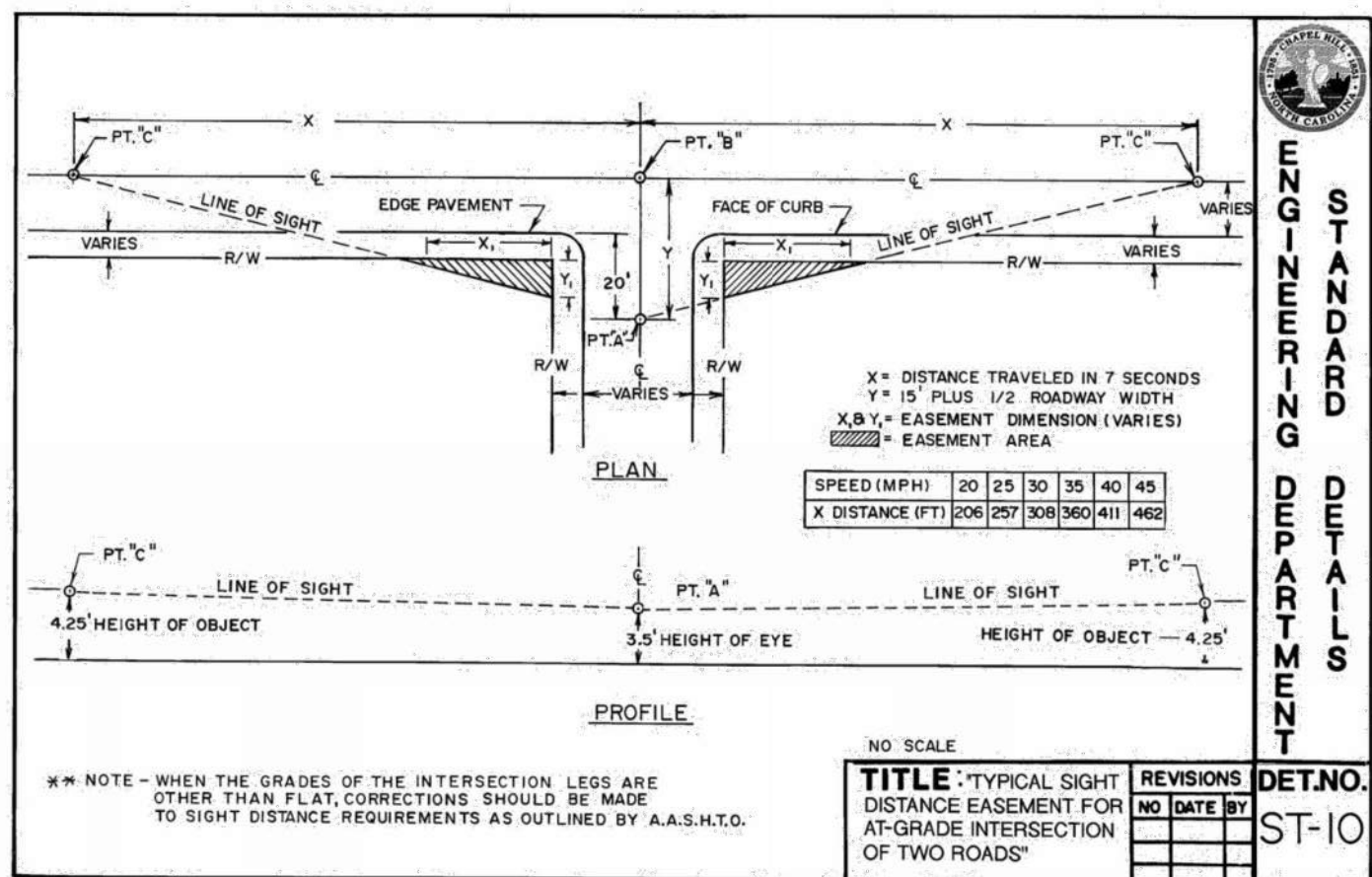
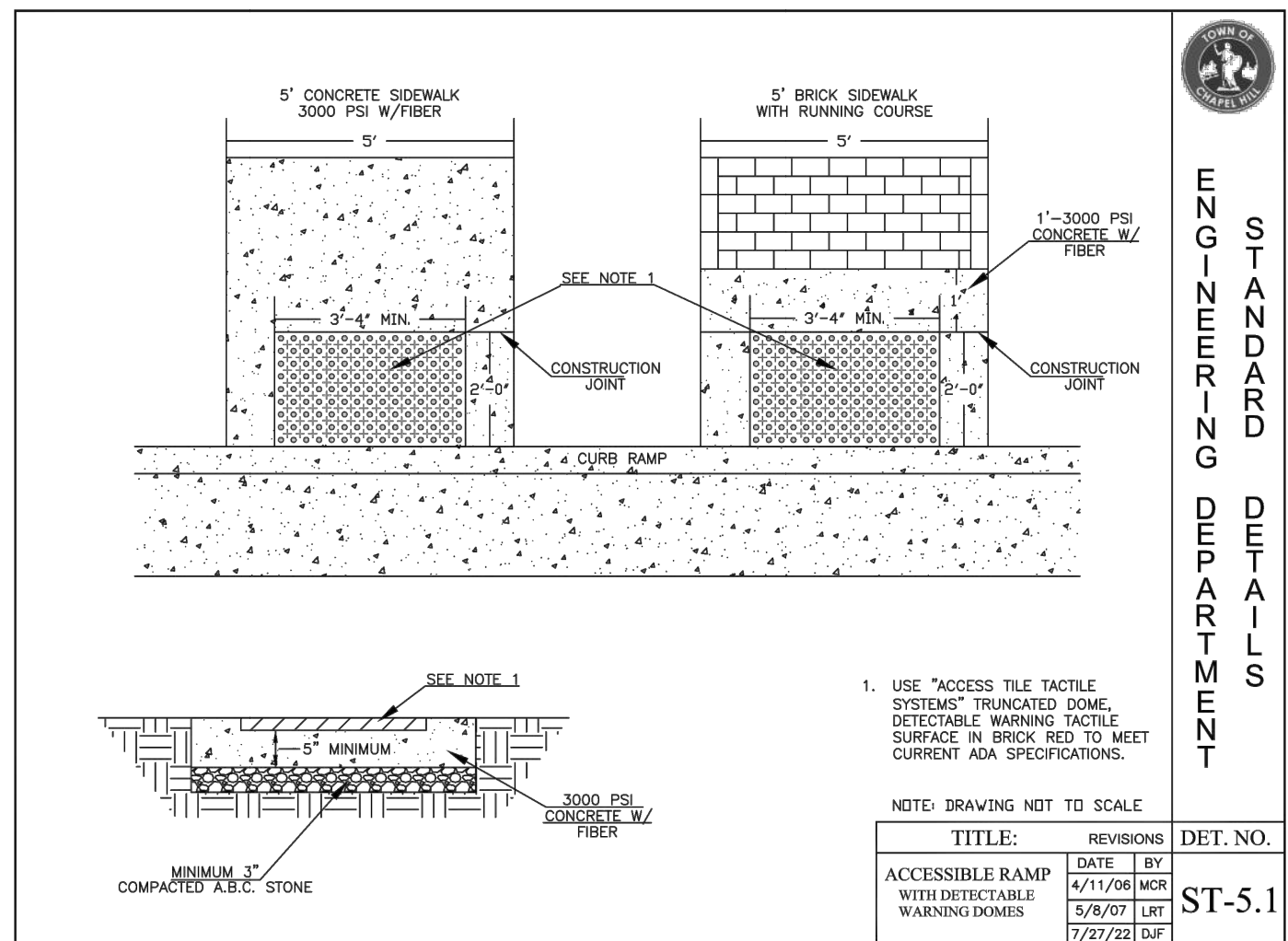
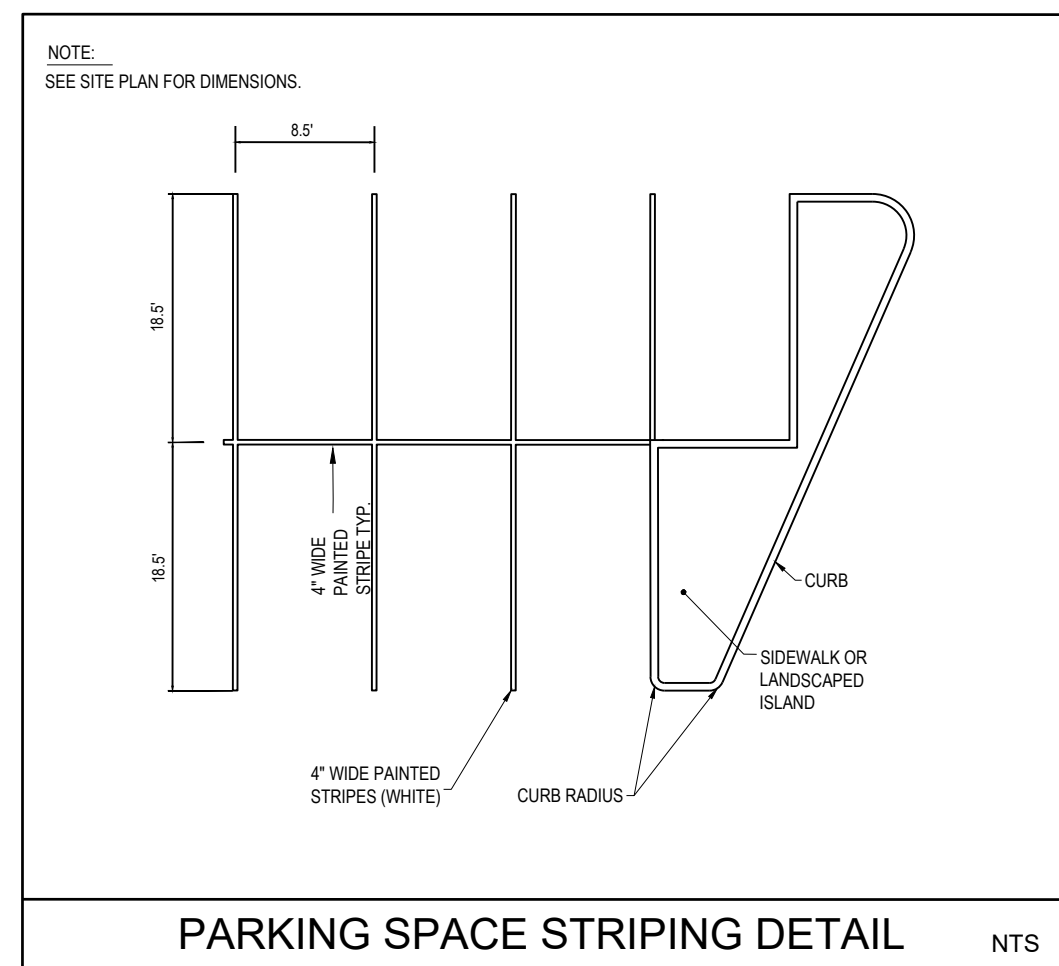
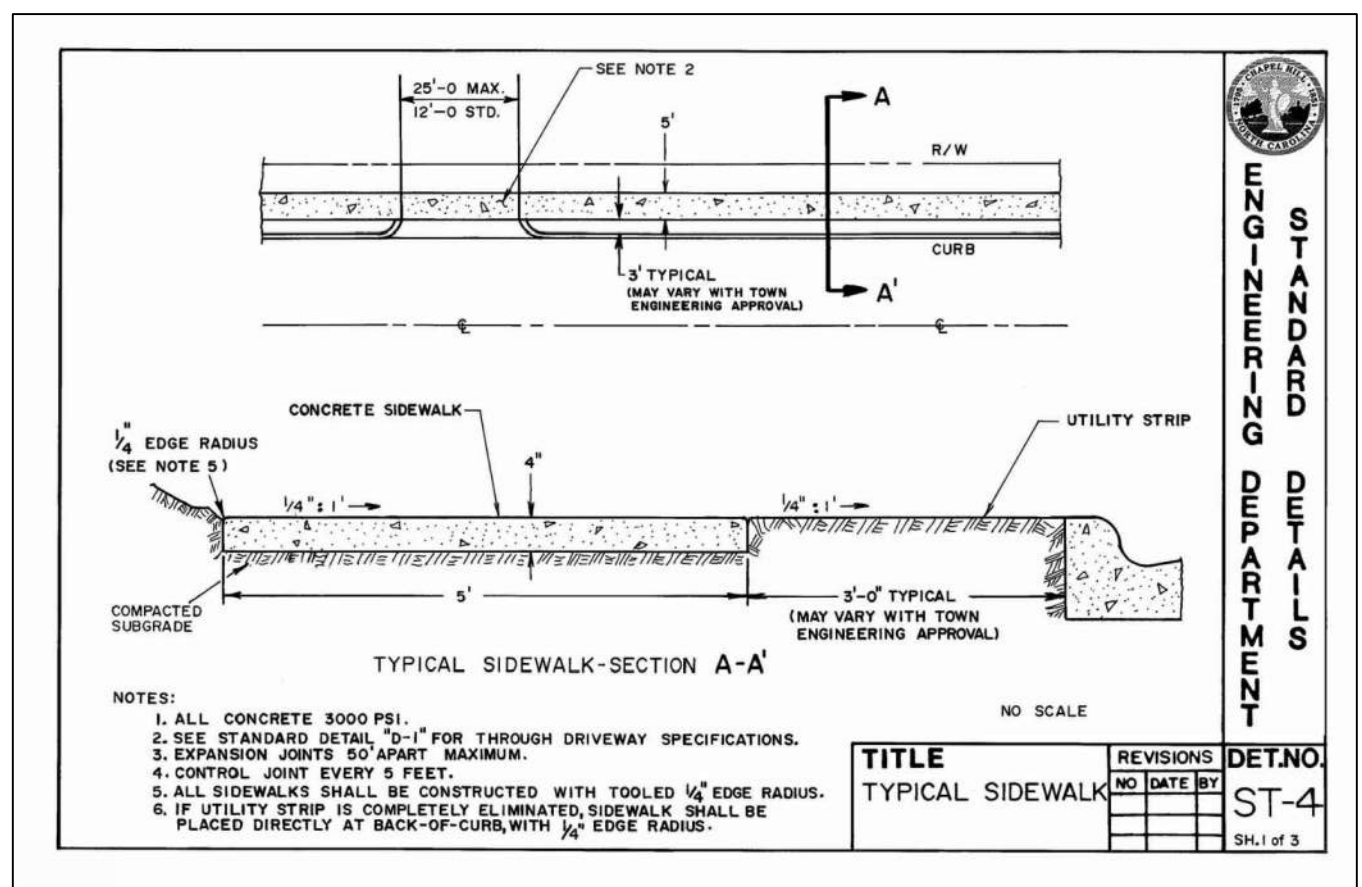
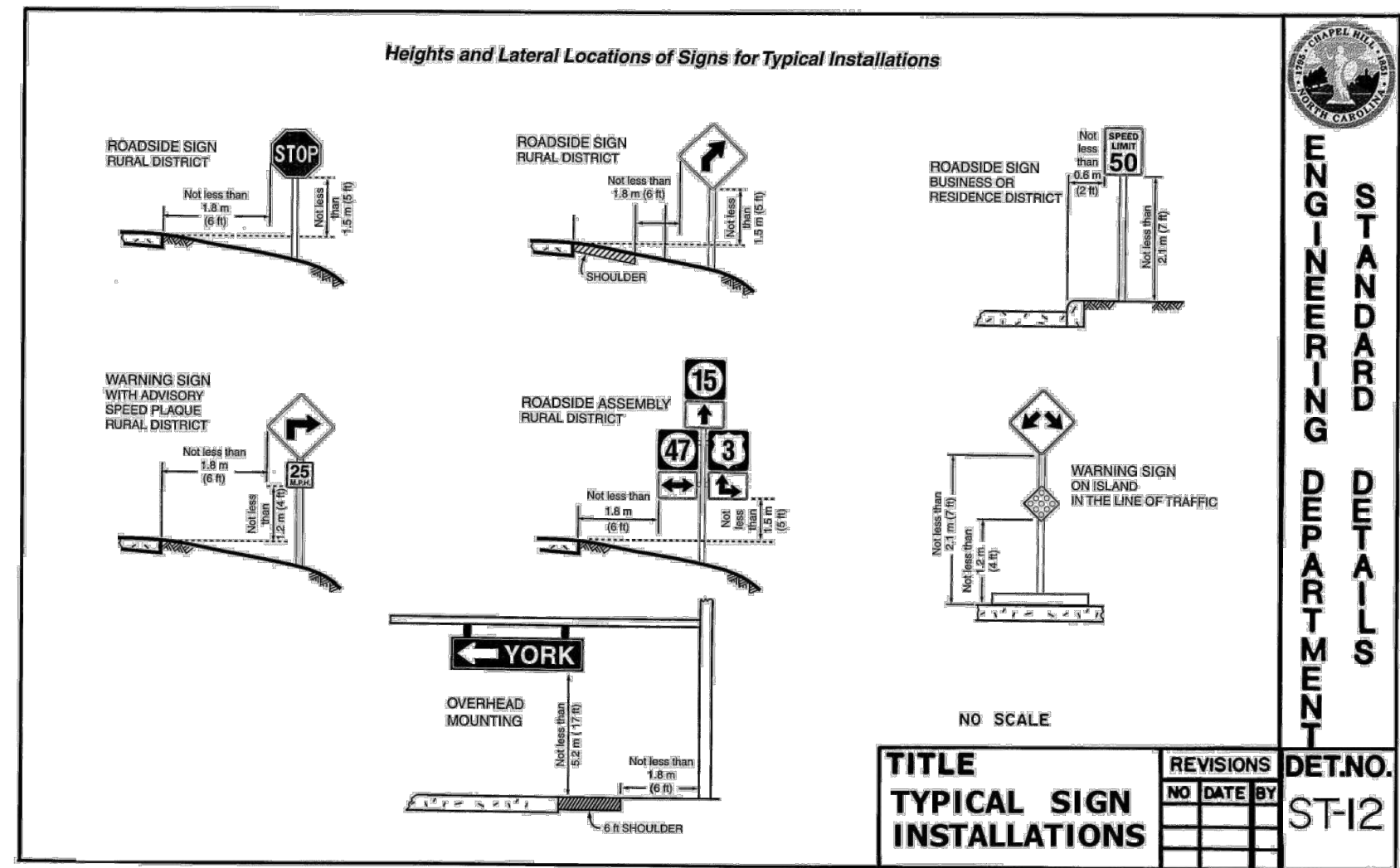
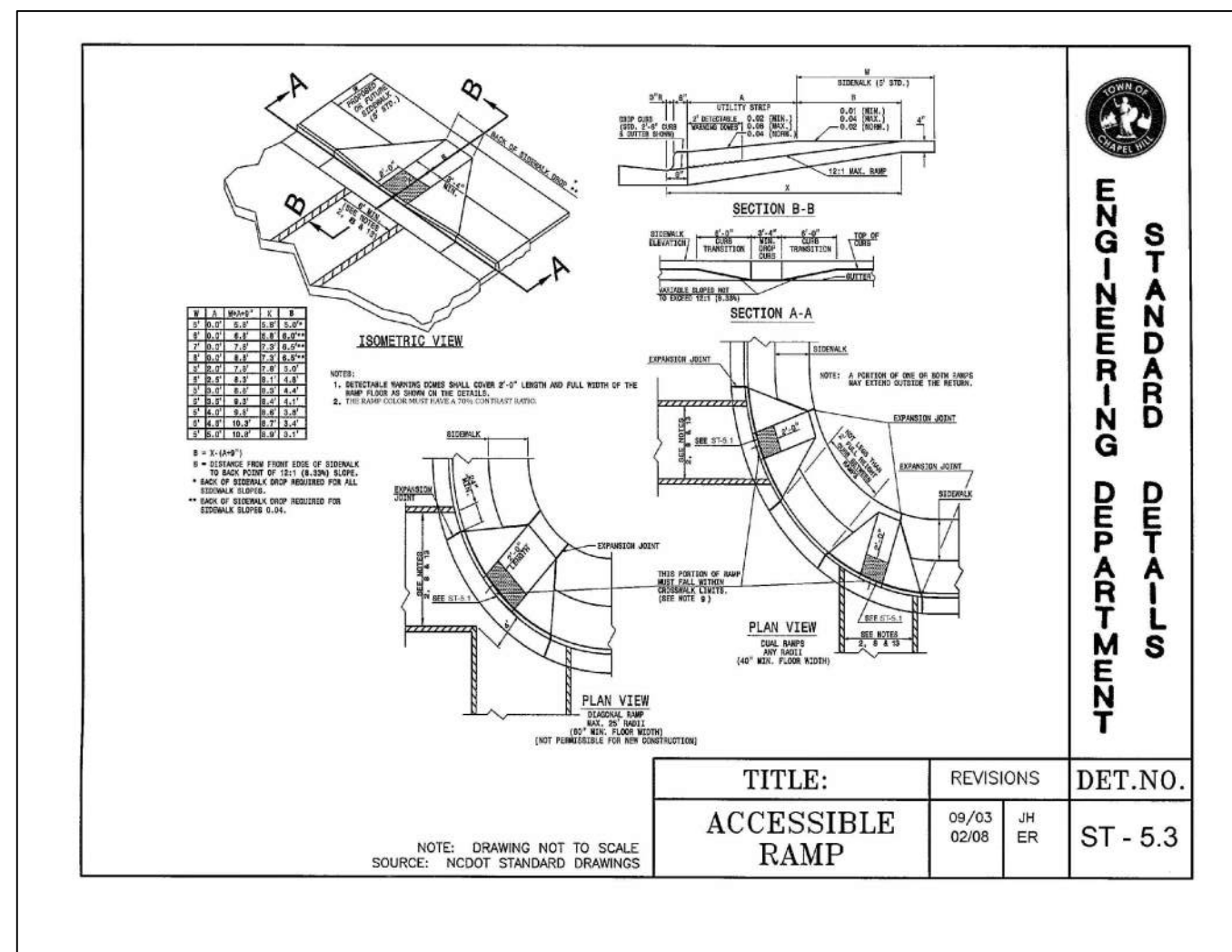
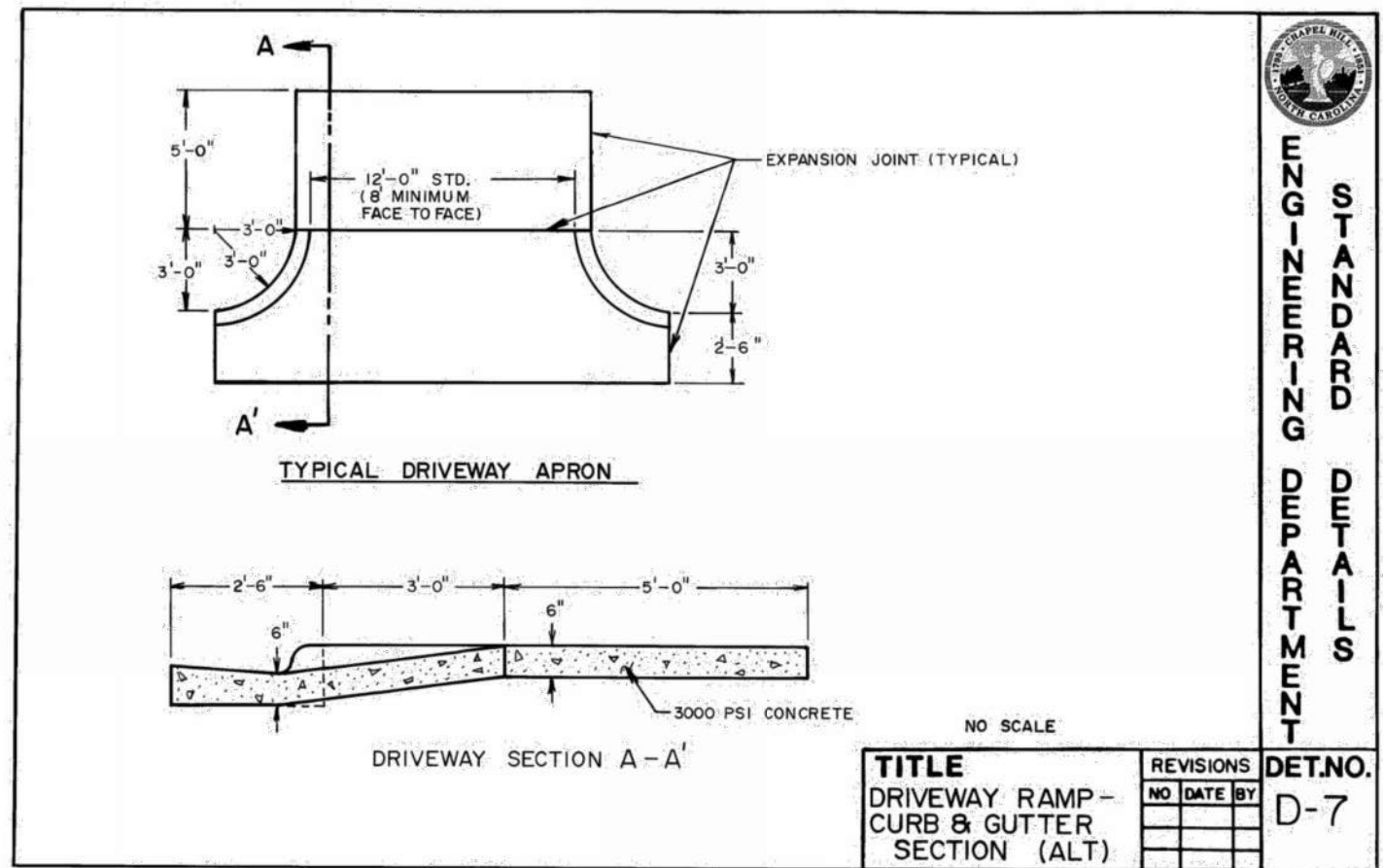
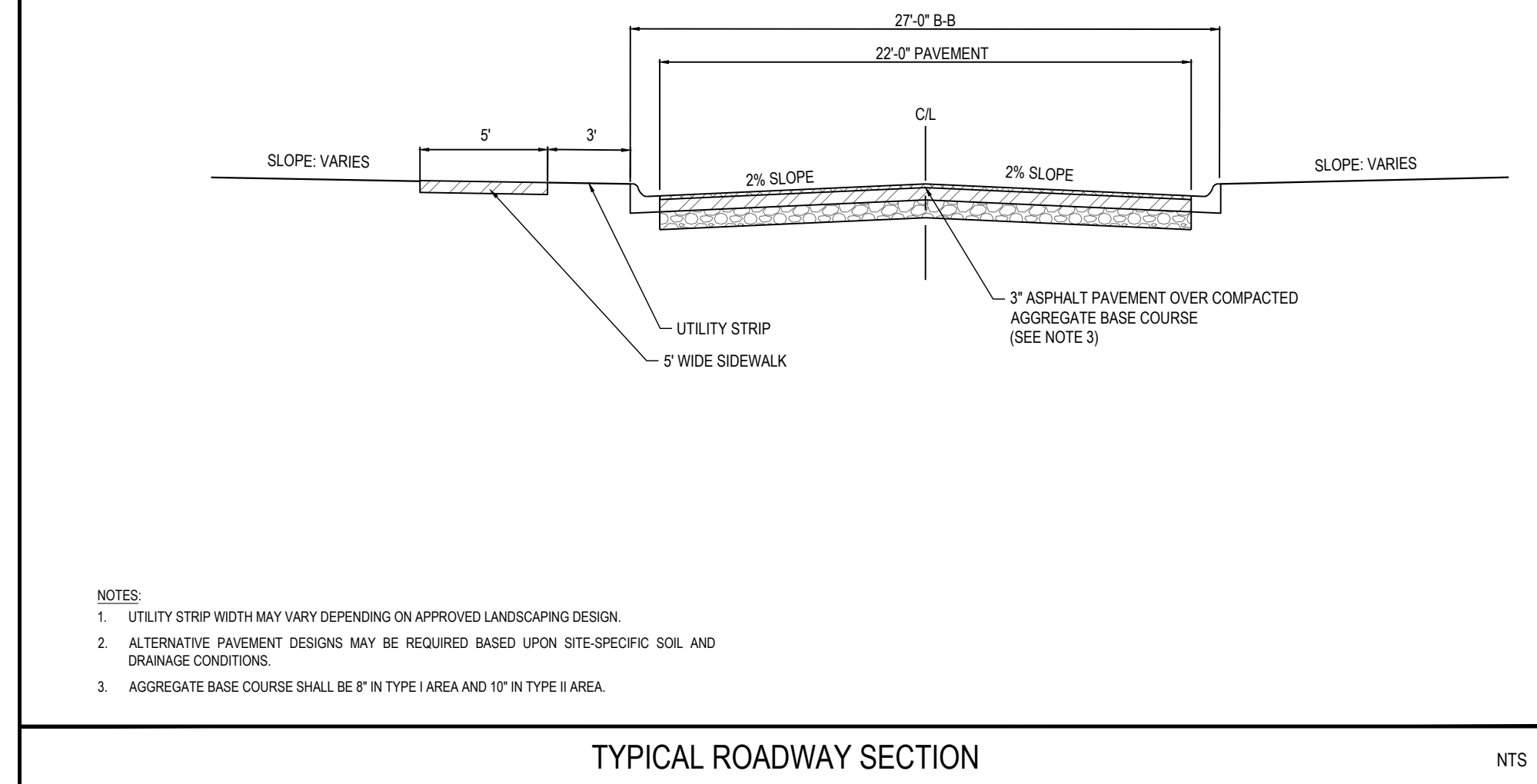
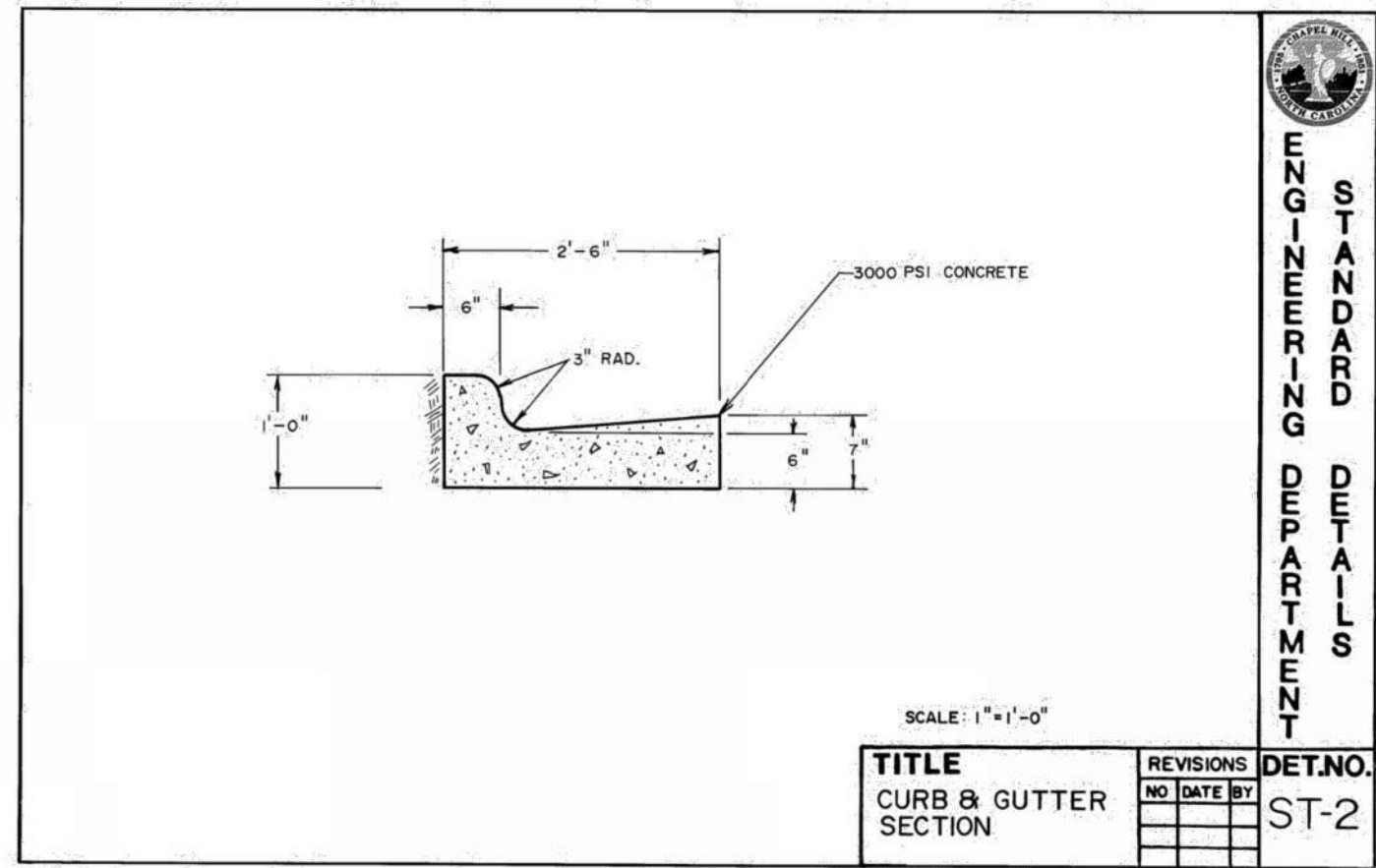
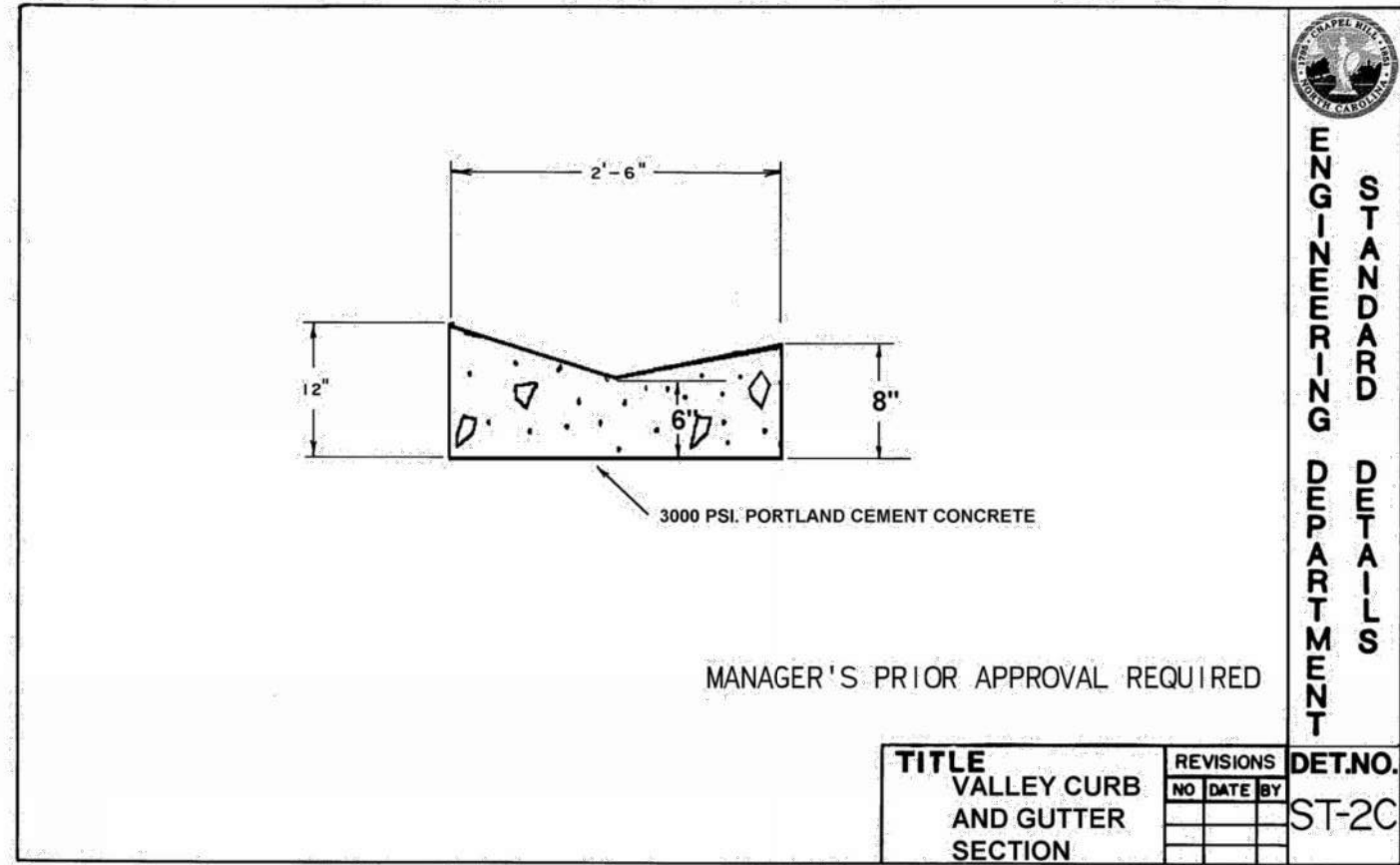
DATE	COMMENTS	NO.
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

REVISIONS	
Project No.	230019401
Date	10/26/2022
Scale	1" = 60'
Drawn By	JMS
Checked By	CT
Drawing No.	
CM-100	
Sheet 4 of 17	

EXISTING SYMBOLS & LINES		PROPOSED SYMBOLS & LINES	
STORM DRAIN  SANITARY LINE  GAS LINE  WATER LINE  ELECTRIC LINE  OVERHEAD WIRE  FENCE (TYPE AS NOTED)  TREE LINE  PROPERTY BRIGHT OF-WAY LINE  UTILITY EASEMENT  CONTOUR LINE  HYDRANT  STREET LIGHT  AREA LIGHT  SIGNAL POLE  POLE  ANCHOR POLE  MANHOLE (TYPE AS LABELED)  WATER VALVE  GAS VALVE  UNKNOWN VALVE  CATCH BASIN  SPOT ELEVATION  CLEAN OUT  TREE  BENCH MARK  SIGN  BUOY  METAL COVER  ELECTRIC BOX  DOOR  DOUBLE DOOR  GARAGE DOOR  PARKING ROW CUNT  WETLANDS  STREAM 		PROPOSED SYMBOLS & LINES SITE PROPERTY LINE  SETBACK LINE  BUILDING  CURB LINE  DEPRESSED CURB LINE  TRAFFIC SIGN  CURB RAMP  PARKING ROW CUNT  PARKING COUNT FOR EACH AREA  BUILDING FOOT  STORMWATER FACILITY  GRADE RAIL  SPLIT-RAIL FENCE  CHAIN LINK FENCE 	
		GRADING AND DRAINAGE STORM PIPE  CATCH-BASIN  STORM MANHOLE  CONTOUR  SPOT GRADE  TOP OF CURB ELEVATION  BOTTOM OF CURB ELEVATION  FLOW ARROW  HEADWALL / FLARED END SECTION  RIP-RAP 	
		UTILITY WATER LINE  GAS LINE  TELEPHONE & ELECTRIC LINE  VALVE  CLEANOUT  SANITARY MANHOLE  PROPOSED SANITARY PIPE  PROPOSED ELECTRIC TRANSFORMER 	



Project		
ST. PAUL VILLAGE		
PIN(S) 9870-45-9243, 9870-54-0416, 9870-54-3735, 9870-54-5947, 9870-54-4583		
TOWN OF CHAPEL HILL ORANGE COUNTY		NORTH CAROLINA
Drawing Title		
TRASH MANAGEMENT & FIRE APPARATUS PLAN		
		
CHIRAG V. THAKKAR PROFESSIONAL ENGINEER NC STATE LIC. NO. 054093		
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.
DATE	COMMENTS	NO
REVISIONS		
Project No.	230019401	
Date	10/26/2022	
Scale	1" = 100'	
Drawn By	JMS	
Checked By	CT	
Drawing No.		
CS-200		
Sheet 6 of 17		



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Project
ST. PAUL VILLAGE
PIN(S) 9870-45-9243, 9870-54-0416,
9870-54-3735, 9870-54-5947, 9870-54-4583
TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title
SITE CONSTRUCTION DETAILS

CHIRAG V. THAKKAR

NORTH CAROLINA
PROFESSIONAL
SEAL
054093
ENGINEER
PROFESSIONAL XXXXXXXX CHIRAG V. THAKKAR
STATE LIC. No. 054093

DATE	COMMENTS	NO.
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

REVISIONS

Project No.	230019401
Date	10/26/2022
Scale	N.T.S
Drawn By	JMS
Checked By	CT
Drawing No.	CS-501

Sheet 7 of 17

LEGEND

EXISTING SYMBOLS & LINES

STORM DRAIN

SANITARY LINE

GAS LINE

WATER LINE

ELECTRIC LINE

OVERHEAD WIRE

FENCE (TYPE AS NOTED)

TREE LINE

PROPERTY RIGHT-OF-WAY LINE

UTILITY EASEMENT

CONTOUR LINE

HYDRANT

STREET LIGHT

AREA LIGHT

SOIL NAIL POLE

POLE

ANCHOR POLE

MANHOLE (TYPE AS LABELED)

WATER VALVE

GAS VALVE

UNKNOWN VALVE

CATCH BASIN

SPOT ELEVATION

CLEAN OUT

TREE

BEYOND MARK

SGN

BOLLARD

METAL COVER

ELECTRIC BOX

DOOR

DOUBLE DOOR

GARAGE DOOR

PARKING ROW COUNT

WETLANDS

STREAM

PROPOSED SYMBOLS & LINES

SITE

PROPERTY LINE

SETBACK LINE

BUILDING

CURB LINE

DEPRESSED CURB LINE

TRAFFIC SIGN

CURB RAMP

PARKING ROW COUNT

PARKING COUNT FOR EACH AREA

BUILDING DOOR

STORMWATER FACILITY

GUIDE RAIL

SPUT RAIL FENCE

CHAIN LINK FENCE

GRADING AND DRAINAGE

STORM PIPE

CATCH BASIN

STORM MANHOLE

CONTOUR

SPOT GRADE

TOP OF CURB ELEVATION

BOTTOM OF CURB ELEVATION

FLOW ARROW

HEADWALL / FLARED END SECTION

RIP-RAP

UTILITY

WATER LINE

GAS LINE

TELEPHONE & ELECTRIC LINE

VALVE

CLEANOUT

SANITARY MANHOLE

PROPOSED SANITARY PIPE

PROPOSED ELECTRIC TRANSFORMER

- GRADING AND DRAINAGE NOTES:
1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).

2. BOUNDARY AND TOPOGRAPHIC FEATURES INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY RILEY SURVEYING, P.A. AND SHOWN ON THE DRAWING TITLED "BOUNDARY/TOPOGRAPHIC SURVEY", DATED 05/26/2022.

3. THE SUBJECT SITE IS LOCATED OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR TOWN OF CHAPEL HILL, ORANGE COUNTY, NC. COMMUNITY PANEL No. 3710987000K, EFFECTIVE DATE: 11/17/2017.

4. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATED ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF IMPROVEMENTS DURING ENTIRE CONSTRUCTION PERIOD. IF NECESSARY, CONTRACTOR SHALL RELOCATE AND/OR MODIFY ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.

5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS, SIZE, MATERIAL AND DEPTH OF INSTALLATION OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO SANITARY SEWER

6. TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE SCREENED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL VEGETATED AREAS OF THE SITE AND SHALL BE STABILIZED BY SEEDING OR PLANTING.

7. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. EROSION AND SEDIMENTATION CONTROL PLAN IS AN INTEGRAL PART OF THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION OF CERTAIN PHASES. THE EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE REFERRED AND USED IN CONJUNCTION WITH THIS DRAWING TO COMPLETE CONSTRUCTION PHASING.

8. STORM DRAINAGE STRUCTURES SHALL BE INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS STATED OTHERWISE.

9. STORM SEWER PIPES SHALL NOT ENTER THE CORNERS OF INLET BOXES. PIPE CONNECTIONS SHALL BE MADE AT THE SIDE OR ENDS OF BOXES.

10. AT LOCATIONS WHERE PROPOSED DRAINAGE TIES INTO EXISTING DRAINAGE, INVERTS AND CONNECTION AT EXISTING STRUCTURES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

11. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.

12. BEDDING AND BACKFILL REQUIREMENTS FOR RCP PIPE SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

13. TOP OF GRATE ELEVATIONS REPRESENT ELEVATIONS AT THE CURBLINE.

14. CONTRACTOR MUST REVIEW THE STORM PIPE CONNECTIONS TO THE STORM STRUCTURES (INLETS, MANHOLES, ETC.) AND PROVIDE THE APPROPRIATE BOX & MANHOLE SIZES AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND PIPES.

15. THE SITE IS TO BE GRADED SMOOTHLY AND EVENLY IN ACCORDANCE WITH THE PROPOSED CONTOURS AND SPOT ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING ANY LOW SPOTS THAT WILL RESULT IN STANDING WATER (PONDS). CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL UNPAVED AND PAVED AREAS.

16. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLE RIMS IN UNPAVED AREAS SHALL BE INSTALLED 6" ABOVE SURROUNDING FINISHED GRADE. COVER SHALL BE LABELED "STORM SEWER".

17. IF ANY EXISTING STRUCTURE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

18. ALL PVIOUS AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SIX

- (6) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

19. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS & GEOTECHNICAL ENGINEER'S REPORT.

20. PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT ONE (1) FOOT INTERVALS.

21. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.

22. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.

23. COMPACTION CRITERIA FOR FILL PLACED IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE OR IN PROJECT GEOTECHNICAL INVESTIGATION REPORT:

FILL AREA	DENSITY	PERCENT OF MAXIMUM MODIFIED PROCTOR DRY
BELOW FOOTING LEVEL		95%
INTERIOR SLABS ON GRADE		95%
PAVING AREAS		92%
UTILITY TRENCHES BELOW BELOW 16"		92%

- UTILITY TRENCHES TO 1'-6" BENEATH LANDSCAPED AREAS

95%

BELOW SIDEWALKS

90%

BELOW EXTERIOR SLABS

95%

95%

24. THE CONTRACTOR SHALL REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO NECESSARY DEPTHS AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS. BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE, SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS-SECTION.

25. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING.

26. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SUBMITTALS TO OWNER AND OWNER'S ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCURING ANY MATERIAL OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON.

27. RETAINING WALLS SHOWN ON THIS PLAN MUST BE DESIGNED BY AN STRUCTURAL ENGINEER LICENSED IN NORTH CAROLINA. THE INTENT OF THE RETAINING WALLS SHOWN ON THIS PLAN IS TO ILLUSTRATE PROPOSED FINAL SURFACE GRADES ONLY.

28. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE.

29. AREAS DESIGNATED FOR STORMWATER MANAGEMENT FACILITIES SHALL NOT BE COMPACTED DURING SITE GRADING OPERATION.



ACCESSIBLE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003 FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURB RAMP, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE MOST CURRENT ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003.

2. ALL ACCESSIBLE PARKING SPACES AREA SHALL NOT EXCEED 2% IN ALL DIRECTIONS.

3. ALL ACCESSIBLE ROUTE AND RAMP CROSS SLOPES SHALL NOT EXCEED 2%.

4. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% IF ANY PART OF THE ACCESSIBLE ROUTE HAS A RUNNING SLOPE EXCEEDING 5%, IT IS CONSIDERED A RAMP.

5. RAMPS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8.33% (1:12 SLOPE) AND A MAXIMUM CROSS SLOPE OF 2%. SEE SHEET CS-501 FOR RAMP DETAILS.

6. CONTRACTOR SHALL FIELD VERIFY THAT THE EXISTING LONGITUDINAL SLOPE (ALONG THE DIRECTION OF TRAVEL) DOES NOT EXCEED 5% AND CROSS SLOPE DOES NOT EXCEED 2% FOR ACCESSIBLE ROUTES (TYP.). CONTRACTOR SHALL NOTIFY THE OWNER AND OWNER'S ENGINEER IF ANY ACCESSIBLE ROUTES (I.E. SIDEWALK, PAVED AREAS, ETC.) DOES NOT COMPLY WITH THE ABOVE ADA REQUIREMENTS.

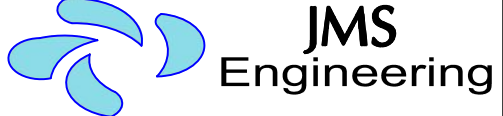
7. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE DESIGN ENGINEER WITH THE AS-BUILT OF THE SITE IMPROVEMENTS WHERE HANDICAP FACILITIES ARE PROPOSED TO BE CONSTRUCTED PRIOR TO CONSTRUCTION OF SUCH HANDICAP FACILITIES

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SCALE IN FEET

Project
ST. PAUL VILLAGE
PIN(S) 9870-45-9243, 9870-54-0416,
9870-54-3735, 9870-54-5947, 9870-54-4583

TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

GRADING PLAN

CHIRAG V. THAKKAR

PROFESSIONAL ENGINEER

NC STATE LIC. No. 054093

NORTH CAROLINA

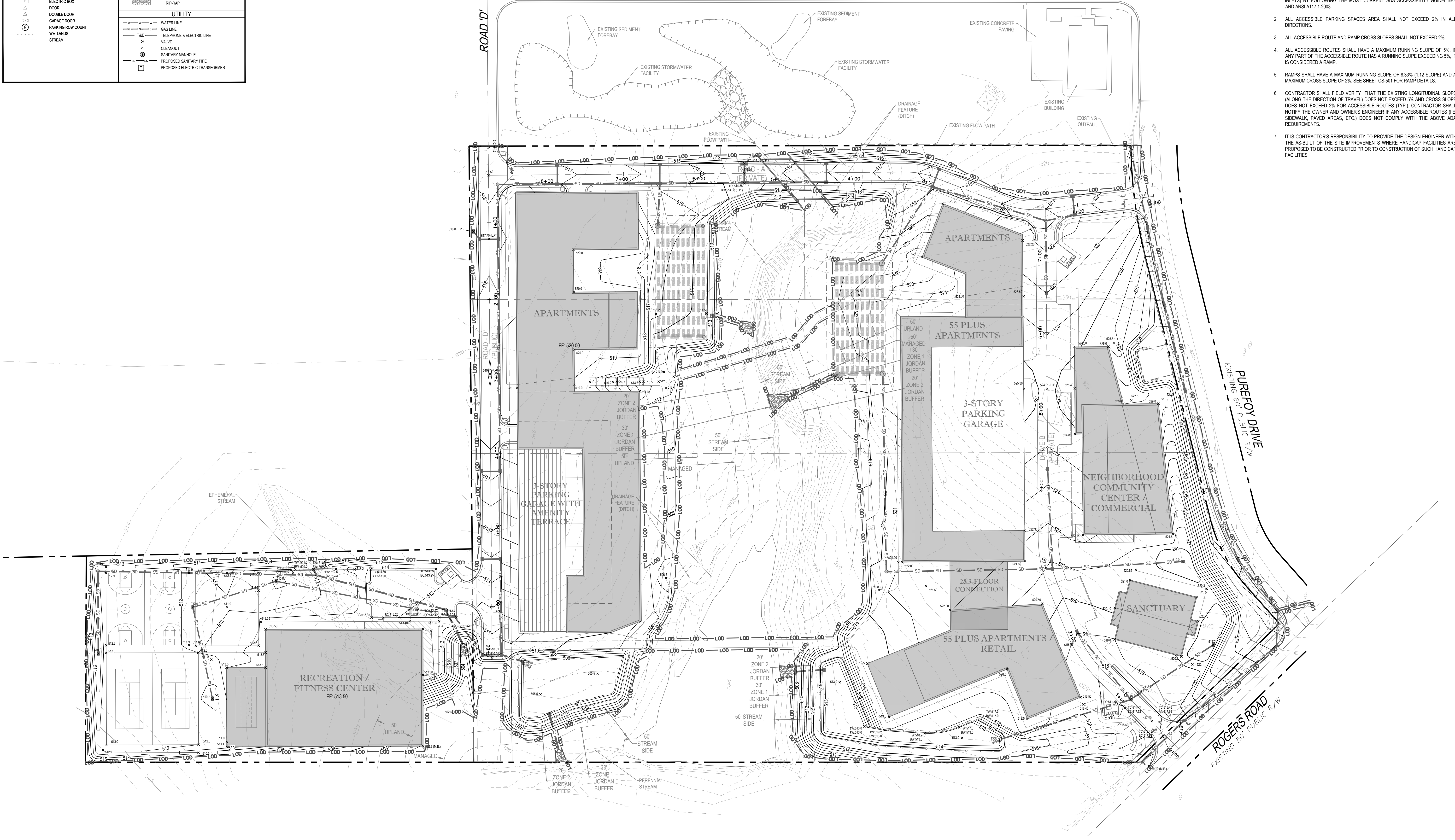
PROFESSIONAL

SEAL

054093

DATE	COMMENTS	NO.
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

REVISIONS	
Project No.	230019401
Date	10/26/2022
Scale	1" = 60'
Drawn By	JMS
Checked By	CT
Drawing No.	CG-100
Sheet	8 of 17



LEGEND

EXISTING SYMBOLS & LINES

STORM DRAIN
SANITARY LINE
GAS LINE
WATER LINE
ELECTRIC LINE
OVERHEAD WIRE
FENCE (TYPE AS NOTED)
TREE LINE
PROPERTY RIGHT-OF-WAY LINE
UTILITY EASEMENT
CONTOUR LINE
HYDRANT
STREET LIGHT
AREA LIGHT
SIGNAL POLE
POLE
ANCHOR POLE
MANHOLE (TYPE AS LABELED)
WATER VALVE
UNKNOWN VALVE
CATCH BASIN
SPOT ELEVATION
CLEAN OUT
TREE
BENCH MARK
SIGN
BOLLARD
METAL COVER
ELECTRIC BOX
DOOR
DOUBLE DOOR
GARAGE DOOR
PARKING ROW COUNT
WETLANDS
STREAM

PROPOSED SYMBOLS & LINES

SITE

PROPERTY LINE
SETBACK LINE
BUILDING
CURB LINE
DEPRESSED CURB LINE
TRAFFIC SIGN
CURB RAMP
PARKING ROW COUNT
PARKING COUNT FOR EACH AREA
BUILDING DOOR
STORMWATER FACILITY
GUIDE RAIL
SPILT RAIL FENCE
CHAIN LINK FENCE

GRADING AND DRAINAGE

STORM PIPE
CATCH BASIN
STORM MANHOLE
CONTOUR
SPOT GRADE
TOP OF CURB ELEVATION
BOTTOM OF CURB ELEVATION
FLOW ARROW
HEADWALL / FLARED END SECTION
RIP-RAP

UTILITY

WATER LINE
GAS LINE
TELEPHONE & ELECTRIC LINE
VALVE
CLEANOUT
SANITARY MANHOLE
PROPOSED SANITARY PIPE
PROPOSED ELECTRIC TRANSFORMER

STORMWATER NOTES:

- PRIOR TO LAND DISTURBANCE, THE CONTRACTOR SHALL SCHEDULE AND HOLD A CONFERENCE WITH THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION.
- ALL ROOF DRAIN PLUMBING INTENDED TO DISCHARGE TO STORM SEWER PIPE NOT SHOWN ON APPROVED PLAN SHEET ARE NOT APPROVED. ANY DISCHARGE TO STORM SEWER PIPE NOT APPROVED WILL NEED A REVIEW AND APPROVAL FROM THE STORMWATER MANAGEMENT DIVISION. ALL ROOF DRAINS SHALL BE DIRECTED TO THE ON-SITE SCMS FOR MANAGEMENT.

ALL STORMWATER PIPES AND SWALES SHALL BE DESIGNED TO CONVEY THE MAXIMUM DRAINAGE AREA THAT THEY ARE INTENDED TO RECEIVE, WHETHER ON-SITE OR OFF-SITE.

ALL BUILDING ROOF DRAINS SHALL BE ROUTED TO THE ON-SITE SCMS

GRADING AND DRAINAGE NOTES:

- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
- BOUNDARY AND TOPOGRAPHIC FEATURES INFORMATION SHOWN HEREIN IS BASED ON A FIELD SURVEY PERFORMED BY RILEY SURVEYING, P.A. AND SHOWN ON THE DRAWING TITLED "BOUNDARY/TOPOGRAPHIC SURVEY", DATED 09/26/2022.
- THE SUBJECT SITE IS LOCATED OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR TOWN OF CHAPEL HILL, ORANGE COUNTY, NC. COMMUNITY PANEL No. 3710987000K, EFFECTIVE DATE: 11/17/2017.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT, ACCURATE OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATED ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF IMPROVEMENTS DURING ENTIRE CONSTRUCTION PERIOD. IF NECESSARY, CONTRACTOR SHALL RELOCATE AND/OR MODIFY ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS, SIZE, MATERIAL AND DEPTH OF INSTALLATION OF ALL UTILITY ENTRANCES, INCLUDING BUT NOT LIMITED TO SANITARY SEWER LATERALS, WATER SERVICE, ELECTRICAL, TELEPHONE, GAS AND CABLE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A

MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES. UTILITY SERVICES TO EXISTING USERS AT THE SITE OR OFF-SITE SHALL BE MAINTAINED AT ALL TIMES.

TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE SCREENED AND REDISTRIBUTED SO AS TO PROVIDE AT LEAST SIX (6) INCHES OF COVER TO ALL VEGETATED AREAS OF THE SITE AND SHALL BE STABILIZED BY SEEDING OR PLANTING.

SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. THE EROSION AND SEDIMENTATION CONTROL PLAN IS AN INTEGRAL PART OF THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION OF CERTAIN PHASES. THE EROSION AND SEDIMENTATION CONTROL PLANS SHALL BE REFERRED AND USED IN CONJUNCTION WITH THIS DRAWING TO COMPLETE CONSTRUCTION PHASING.

STORM DRAINAGE STRUCTURES SHALL BE INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST UNLESS STATED OTHERWISE.

STORM SEWER PIPES SHALL NOT ENTER THE CORNERS OF INLET BOXES. PIPE CONNECTIONS SHALL BE MADE AT THE SIDE OR ENDS OF BOXES.

AT LOCATIONS WHERE PROPOSED DRAINAGE TIES INTO EXISTING DRAINAGE, INVERTS AND CONNECTION AT EXISTING STRUCTURES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORMED POURED MORTAR BEDDING FROM INVERT IN TO INVERT OUT.

INVERT AND BACKFILL REQUIREMENTS FOR RCP PIPE SHALL BE IN

ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

TOP OF GRATE ELEVATIONS REPRESENT ELEVATIONS AT THE CURBLINE.

CONTRACTOR MUST REVIEW THE STORM PIPE CONNECTIONS TO THE STORM STRUCTURES (INLETS, MANHOLES, ETC.) AND PROVIDE THE APPROPRIATE BOX & MANHOLE SIZES AS NECESSARY TO ACCOMMODATE THE PROPOSED INLET AND PIPES.

THE SITE IS TO BE GRADED SMOOTHLY AND EVENLY IN ACCORDANCE WITH THE PROPOSED CONTOURS AND SPOT ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A POSITIVE DRAINAGE FLOW TO ALL CATCH BASINS WITHOUT CREATING ANY LOW SPOTS THAT WILL RESULT IN STANDING WATER (PONDING). CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL UNPAVED AND PAVED AREAS.

ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLE RIMS IN UNPAVED AREAS SHALL BE INSTALLED 6" ABOVE SURROUNDING FINISHED GRADE. COVER SHALL BE LABELED "STORM SEWER".

IF ANY EXISTING STRUCTURE TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

ALL PERVIOUS AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

THE CONTRACTOR SHALL REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO NECESSARY DEPTHS AND

REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS, BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND TRUE TO GRADE AND CROSS-SECTION.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER IN WRITING.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SUBMITTALS TO OWNER AND OWNER'S ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROCURING ANY MATERIAL OR CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON.

RETAINING WALLS SHOWN ON THIS PLAN MUST BE DESIGNED BY AN STRUCTURAL ENGINEER LICENSED IN NORTH CAROLINA. THE INTENT OF THE RETAINING WALLS SHOWN ON THIS PLAN IS TO ILLUSTRATE PROPOSED FINAL SURFACE GRADES ONLY.

ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE.

AREAS DESIGNATED FOR STORMWATER MANAGEMENT FACILITIES SHALL NOT BE COMPACTED DURING SITE GRADING OPERATION.

ALL ELEVATOR SUMPS, FLOOR DRAINS WITHIN THE PARKING GARAGES, AND HVAC CONDENSATES MUST BE ROUTED TO THE SANITARY SEWER.

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Project
ST. PAUL VILLAGE
PIN(S) 9870-45-9243, 9870-54-0416, 9870-54-3735, 9870-54-5947, 9870-54-4583

TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

DRAINAGE PLAN

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
NC STATE LIC. No. 054093

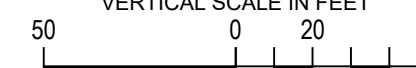
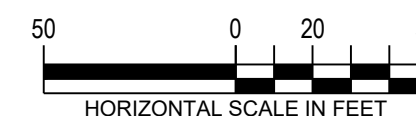
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05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

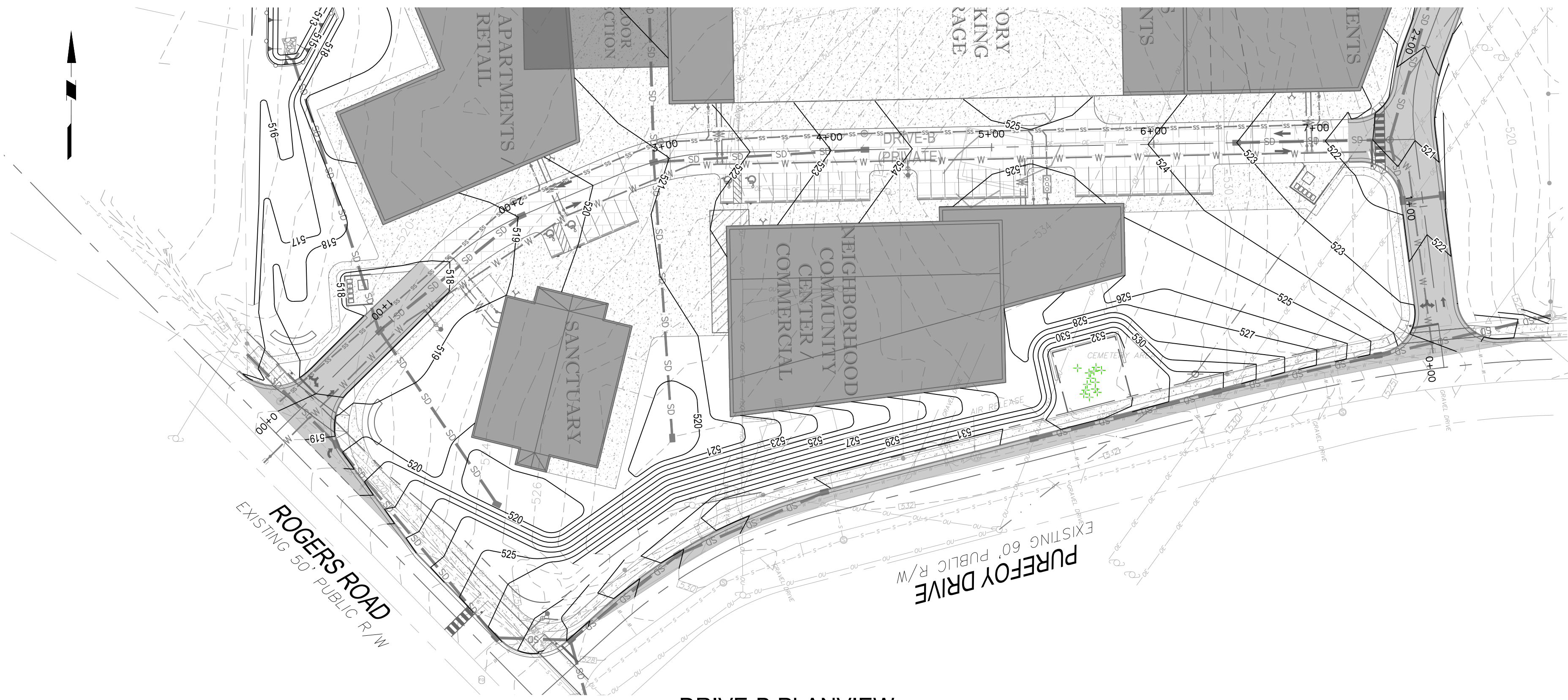
REVISIONS

Project No.	230019401
Date	05/05/2023
Scale	1" = 60'
Drawn By	JMS
Checked By	CT
Drawing No.	

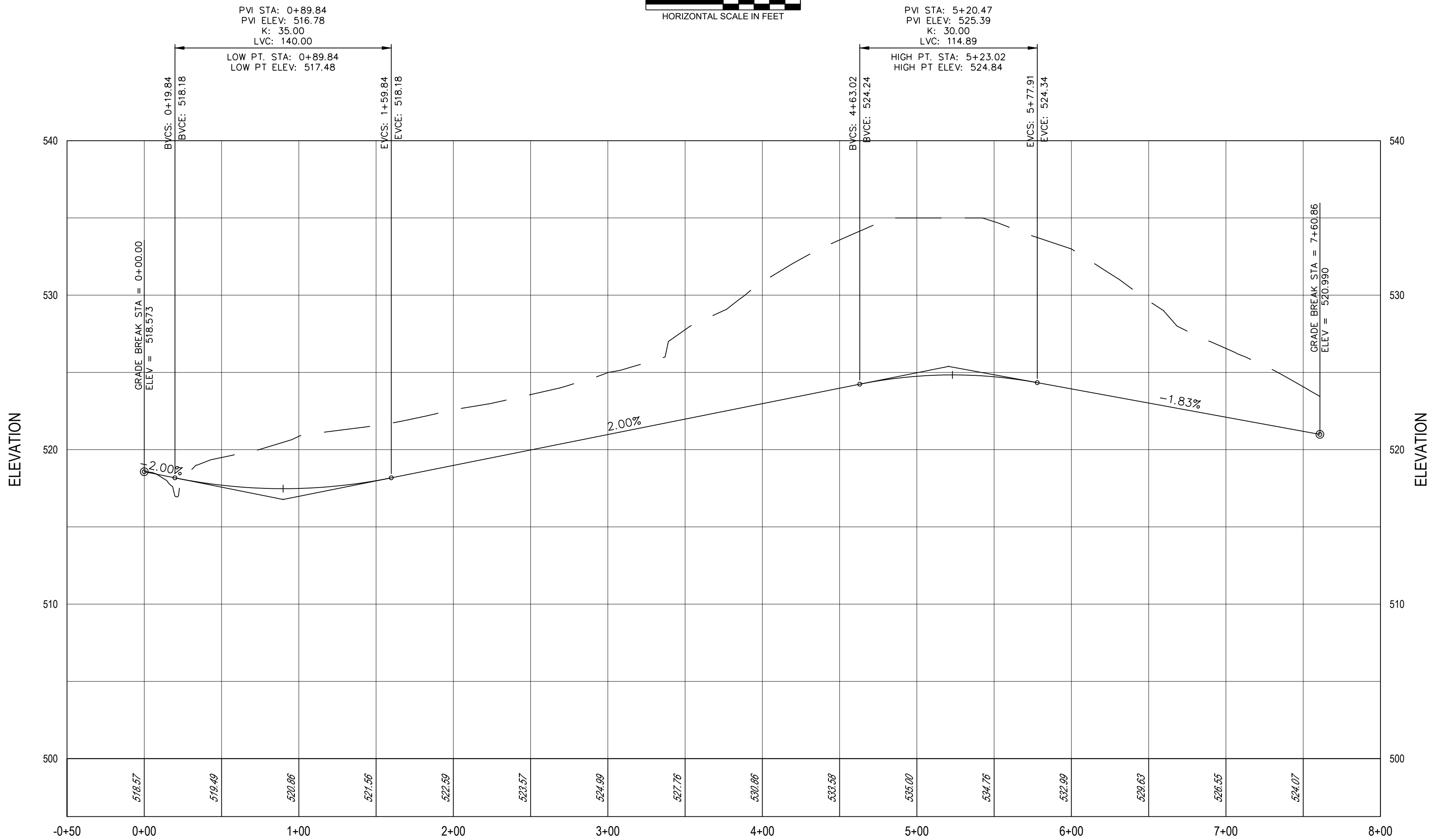
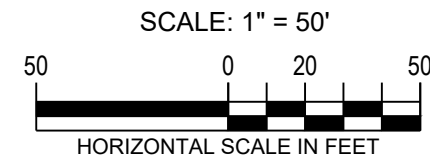
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Sheet 9 of 17

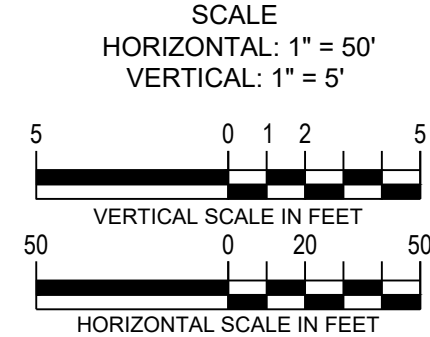




DRIVE-B PLANVIEW



DRIVE-B PROFILE VIEW



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9870-54-3735, 9870-54-5947, 9870-54-4583

TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

ROAD PROFILES

Professional Engineer Seal for Chirag V. Thakkar, NC State License No. 054093.

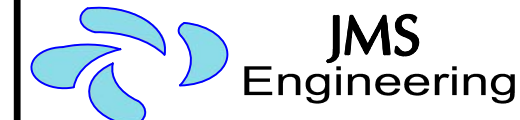
DATE	COMMENTS	NO.
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

REVISIONS	
Project No.	230019401
Date	10/26/2022
Scale	AS SHOWN
Drawn By	JMS
Checked By	CT

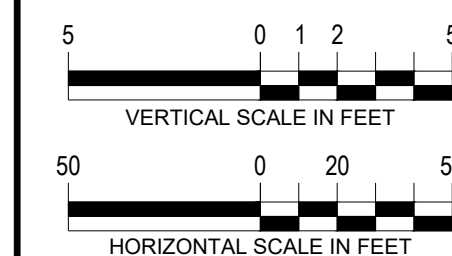
Drawing No.
CG-202

Sheet 11 of 17

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Project

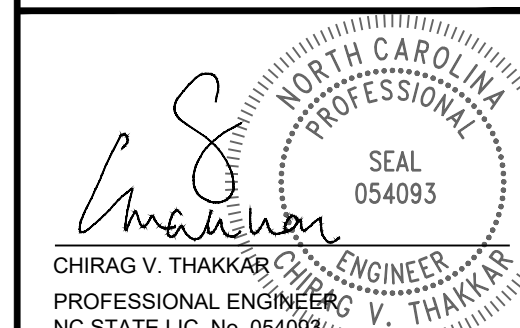
ST. PAUL
VILLAGE

PIN(S) 9870-45-9243, 9870-54-0416,
9870-54-3735, 9870-54-5947, 9870-54-4583

TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

ROAD PROFILES



REMARKS		
DATE	COMMENTS	NO.

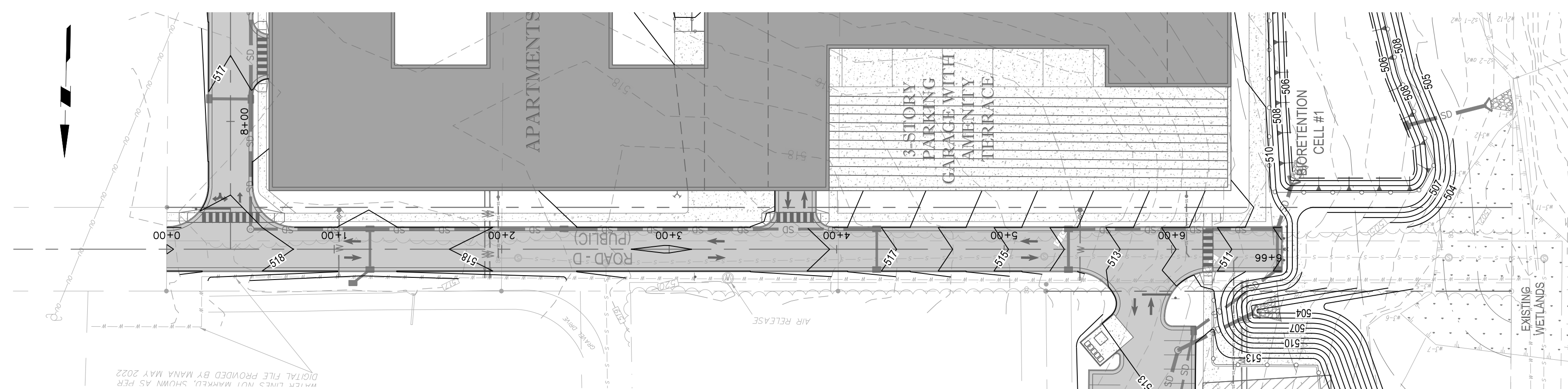
REVISIONS

Project No.	230019401
Date	07/07/2023
Scale	AS SHOWN
Drawn By	JMS
Checked By	CT

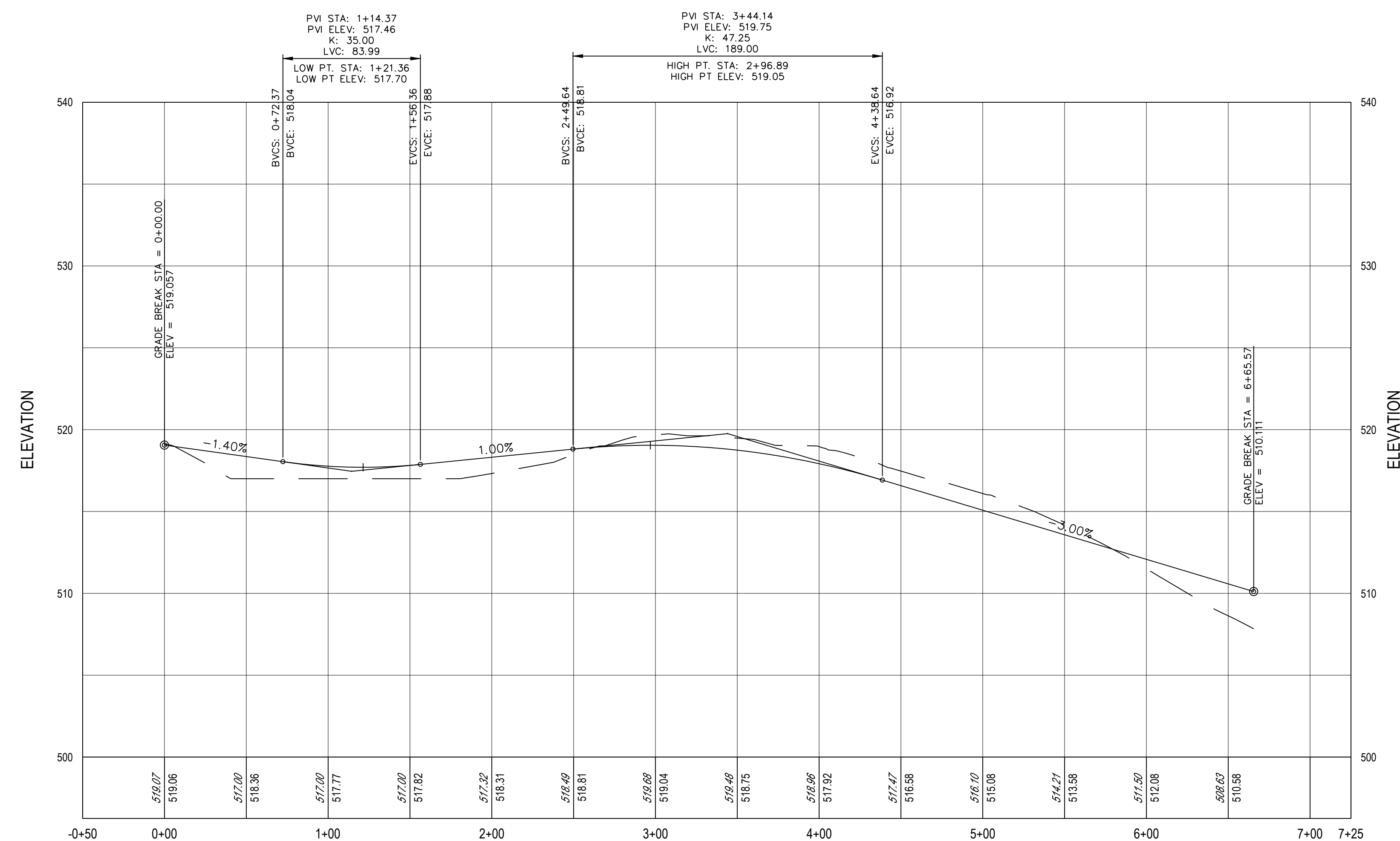
Drawing No.

CG-203

Sheet 12 of 17



ROAD-D PLANVIEW



ROAD-D PROFILE VIEW
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

EXISTING SYMBOLS & LINES

STORM DRAIN

SANITARY LINE

GAS LINE

WATER LINE

ELECTRIC LINE

OVERHEAD WIRE

FENCE (TYPE AS NOTED)

TREE LINE

PROPERTY RIGHT-OF-WAY LINE

UTILITY EASEMENT

CONTOUR LINE

HYDRANT

STREET LIGHT

AREA LIGHT

SIGNAL POLE

POLE

ANCHOR POLE

MANHOLE (TYPE AS LABELED)

WATER VALVE

GAS VALVE

UNKNOWN VALVE

CATCH BASIN

SPOT ELEVATION

CLEAN OUT

TREE

SECTOR MARK

SIGN

BOLLARD

METAL COVER

ELECTRIC BOX

DOOR

DOUBLE DOOR

GARAGE DOOR

PARKING ROW COUNT

WETLANDS

STREAM

PROPOSED SYMBOLS & LINES

SITE

PROPERTY LINE

SETBACK LINE

BUILDING

CURB LINE

DEPRESSED CURB LINE

TRAFFIC SIGN

CURB RAMP

PARKING ROW COUNT

PARKING COUNT FOR EACH AREA

BUILDING DOOR

STORMWATER FACILITY

GUIDE RAIL

SPLIT RAIL FENCE

CHAIN LINK FENCE

GRADING AND DRAINAGE

STORM PIPE

CATCH BASIN

STORM MANHOLE

CONTOUR

SPOT GRADE

TOP OF CURB ELEVATION

BOTTOM OF CURB ELEVATION

FLOW ARROW

HEADWALL / FLARED END SECTION

RIP-RAP

UTILITY

WATER LINE

GAS LINE

TELEPHONE & ELECTRIC LINE

VALVE

CLEANOUT

SANITARY MANHOLE

PROPOSED SANITARY PIPE

PROPOSED ELECTRIC TRANSFORMER

SOLID WASTE MANAGEMENT NOTE:

MULTI-FAMILY/COMMERCIAL/INSTITUTIONAL REFUSE COLLECTION NOTE: CERTAIN REFUSE (YARD WASTE, WHITE GOODS/BULKY ITEMS, PAINT, CORRUGATED CARDBOARD, MEDICAL WASTE, ETC.) WILL NOT BE COLLECTED FROM STANDARD DUMPSTERS. OWNERS/OCCUPANTS OF DEVELOPMENTS RECEIVING DUMPSTER COLLECTION SERVICE ARE ADVISED TO CONTACT THE TOWN OF CHAPEL HILL PUBLIC WORKS DEPARTMENT FOR ADDITIONAL INFORMATION ABOUT REFUSE REQUIRING SPECIAL HANDLING AND REFUSE COLLECTION SCHEDULES.

EASEMENT LEGEND

PROPOSED OWASA WATER AND SANITARY SEWER EASEMENT

UTILITY NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS, LATEST VERSION.

2. CONTRACTOR SHALL COORDINATE RELOCATION & ABANDONMENT OF EXISTING POWER LINES, WITH DUKE ENERGY. CONTRACTOR SHALL NOTIFY NC ONE CALL (1-800-432-4949) AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION TO HAVE ALL EXISTING UTILITIES LOCATED, AND CONTACT ANY UTILITY COMPANIES THAT DO NOT SUBSCRIBE TO N.C. ONE CALL.

3. ALL MATERIALS AND FURNISHINGS SHALL BE PER OWASA STANDARD DETAILS AND SPECIFICATIONS, LATEST VERSION.

4. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS, LATEST VERSION.

5. ALL MATERIALS AND FURNISHINGS SHALL BE PER OWASA STANDARD DETAILS AND SPECIFICATIONS, LATEST VERSION.

6. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.

7. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.

7. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

8. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.

9. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

11. A CERTIFIED GEOTECHNICAL AND ENVIRONMENTAL ENGINEER SHALL BE ONSITE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES TO TEST, ASSESS, AND MITIGATE ANY UNSUITABLE OR HAZARDOUS MATERIALS OR CONDITIONS ENCOUNTERED RELATED TO EARTHWORK AND TO DETERMINE PROPER REMEDIATION AND/OR DISPOSAL THEREOF.

12. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE. WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.

13. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURBS AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE 'FUTURE' UTILITY INSTALLATION.

14. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM OWASA OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, AND STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS AND OTHER APPURTENANCES.

15. ALL HVAC AND ELEVATOR SUMP FLUID SHALL BE DISCHARGED TO THE SANITARY SEWER SYSTEM.

16. A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN STORM AND SANITARY CROSSINGS IS REQUIRED.

17. DUMPSTER AND WASTE HANDLING AREAS SHALL BE DRAINED TO THE SANITARY SEWER. THESE AREAS SHALL BE GRADED SO THAT ONLY THE AREA WHICH NEEDS TO DRAIN TO THE SANITARY SEWER IS DRAINED TO THE SANITARY SEWER. THIS IS TO KEEP CONTAMINANTS OUT OF THE STORM SYSTEM.

18. BACKWASH FROM THE POOL(S) SHALL BE ROUTED TO THE SANITARY SEWER.

19. DEWATERING OF SALTWATER POOL(S) DURING MAINTENANCE IS PROHIBITED. FOR ANY MAINTENANCE REQUIRED, THE SALTWATER WILL NEED TO BE VACUUMED AND DISCHARGED TO AN APPROVED WASTEWATER TREATMENT PLANT. CHLORINATED POOL WATER MUST BE DECHLORINATED PRIOR TO DISCHARGE INTO STORM SEWER PIPE.

SITE

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60

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20

60

SCALE IN FEET

Project

ST. PAUL VILLAGE

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9870-54-3735, 9870-54-5947, 9870-54-4583

TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

UTILITY PLAN

CHIRAG V. THAKKAR

PROFESSIONAL ENGINEER

NC STATE LIC. No. 054093

DATE	COMMENTS	NO.
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

REVISIONS	
Project No.	230019401
Date	10/26/2022
Scale	1" = 60'
Drawn By	JMS
Checked By	CT

Drawing No.

CU-100

Sheet 13 of 17

ID #	Common Name	Rare / Specimen	DBH	To Be Removed
1	Oak	Rare	24	Y
2	Poplar	Rare	30	N
3	Sourwood	Specimen	8	N
4	Oak	Specimen	16	Y
5	Oak	Specimen	16	Y
6	Maple	Specimen	14	N
7	Oak	Specimen	15	Y
8	Pine	Specimen	19	Y
9	Oak	Specimen	12	Y
10	Sourwood	Specimen	6	Y
11	Oak	Specimen	12	Y
12	Sourwood	Specimen	6	Y
13	Poplar	Specimen	16	Y
14	Oak	Specimen	16	Y
15	Gum	Specimen	24	Y
16	Pine	Specimen	26	Y
17	Pine	Specimen	19	Y
18	Gum	Specimen	12	Y
19	Gum	Specimen	12	Y
20	Pine	Specimen	21	Y
21	Gum	Specimen	12	Y
22	Poplar	Specimen	21	Y
23	Gum	Specimen	13	Y
24	Gum	Specimen	15	Y
25	Sourwood	Specimen	7	N
26	Sourwood	Specimen	6	N
27	Pine	Specimen	18	N
28	Poplar	Specimen	12	Y
29	Oak	Specimen	15	Y
30	Maple	Specimen	18	Y
31	Hickory	Specimen	12	Y
32	Sourwood	Specimen	7	Y
33	Poplar	Specimen	21	Y
34	Oak	Specimen	16	Y
35	Pine	Specimen	19	Y
36	Sourwood	Specimen	10	Y
37	Poplar	Specimen	18	Y
38	Oak	Specimen	14	Y
39	Pine	Specimen	18	Y
40	Pine	Specimen	18	Y
41	Gum	Specimen	18	Y
42	Gum	Specimen	20	Y
43	Pine	Specimen	18	Y
44	Maple	Specimen	12	Y
45	Gum	Specimen	18	Y
46	Pine	Specimen	20	Y
47	Pine	Specimen	18	N
48	Pine	Specimen	29	Y
49	Gum	Specimen	13	Y
50	Cedar	Specimen	8	Y
51	Poplar	Specimen	12	Y
52	Oak	Specimen	12	Y
53	Pine	Specimen	18	Y
54	Oak	Specimen	13	Y
55	Pine	Specimen	18	Y
56	Oak	Specimen	21	Y
57	Oak	Specimen	15	Y
58	Gum	Specimen	16	Y
59	Poplar	Specimen	13	Y
60	Maple	Specimen	12	Y
61	Maple	Specimen	14	Y
62	Maple	Specimen	13	Y
63	Sourwood	Specimen	6	Y
64	Gum	Specimen	18	Y
65	Oak	Specimen	20	Y
66	Maple	Specimen	14	Y
67	Sourwood	Specimen	7	N
68	Oak	Specimen	15	Y
69	Pine	Specimen	21	Y
70	Sourwood	Specimen	9	N
71	Sourwood	Specimen	7	Y
72	Sourwood	Specimen	7	Y
73	Gum	Specimen	18	Y
74	Sourwood	Specimen	6	Y
75	Pine	Specimen	18	Y
76	Sourwood	Specimen	10	Y
77	Sourwood	Specimen	7	Y
78	Pine	Specimen	10	Y
79	Sourwood	Specimen	7	Y
80	Pine	Specimen	18	Y
81	Gum	Specimen	14	Y
82	Pine	Specimen	20	Y
83	Pine	Specimen	18	Y
84	Pine	Specimen	21	Y
85	Gum	Specimen	14	Y
86	Oak	Specimen	14	N
87	Sourwood	Specimen	6	Y
88	Sourwood	Specimen	8	N
89	Oak	Specimen	17	N
90	Sourwood	Specimen	8	Y
91	Beech	Specimen	6	Y
92	Gum	Specimen	13	Y
93	Maple	Specimen	21	Y
94	Pine	Specimen	19	N
95	Oak	Specimen	16	Y
96	Maple	Specimen	21	Y
97	Pine	Specimen	18	N
98	Pine	Specimen	20	Y
99	Pine	Specimen	19	Y
100	Pine	Specimen	19	Y

ID #	Common Name	Rare / Specimen	DBH	To Be Removed
101	Pine	Specimen	22	Y
102	Pine	Specimen	18	Y
103	Sourwood	Specimen	8	Y
104	Sourwood	Specimen	11	Y
105	Pine	Specimen	18	Y
106	Sourwood	Specimen	9	Y
107	Pine	Specimen	18	Y
108	Pine	Specimen	19	Y
109	Oak	Specimen	12	Y
110	Pine	Specimen	18	Y
111	Pine	Specimen	18	Y
112	Pine	Specimen	18	Y
113	Pine	Specimen	18	Y
114	Pine	Specimen	21	Y
115	Pine	Specimen	22	Y
116	Oak	Specimen	17	Y
117	Sourwood	Specimen	10	Y
118	Oak	Specimen	12	Y
119	Oak	Specimen	15	Y
120	Pine	Specimen	19	Y
121	Sourwood	Specimen	18	Y
122	Pine	Specimen	18	Y
123	Maple	Specimen	12	Y
124	Oak	Specimen	15	Y
125	OK	Specimen	15	Y
126	OK	Specimen	17	Y
127	OK	Specimen	15	Y
128	Oak	Specimen	16	Y
129	Pine	Specimen	20	Y
130	Sourwood	Specimen	9	Y
131	Oak	Specimen	13	Y
132	Gum	Specimen	21	Y
133	Oak	Specimen	16	Y
134	Oak	Specimen	16	Y
135	Pine	Specimen	18	Y
136	Sourwood	Specimen	10	Y
137	Pine	Specimen	19	Y
138	Pine	Specimen	20	Y
139	Sourwood	Specimen	9	Y
140	Sourwood	Specimen	6	Y
141	Pine	Specimen	19	Y
142	Sourwood	Specimen	11	Y
143	Sourwood	Specimen	9	Y
144	Pine	Specimen	20	Y
145	Dogwood	Specimen	6	Y
146	Pine	Specimen	18	Y
147	Pine	Specimen	21	Y
148	Pine	Specimen	18	Y
149	Sourwood	Specimen	9	Y
150	Sourwood	Specimen	10	Y
151	Pine	Specimen	21	Y
152	Pine	Specimen	19	Y
153	Maple	Specimen	13	Y
154	Pine	Specimen	19	Y
155	Pine	Specimen	18	Y
156	Pine	Specimen	18	Y
157	Sourwood	Specimen	10	Y
158	Oak	Specimen	13	Y
159	Gum	Specimen	19	Y
160	Pine	Specimen	18	Y
161	Oak	Specimen	21	Y
162	Gum	Specimen	21	Y
163	Oak	Specimen	15	Y
164	Oak	Specimen	14	Y
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174	Pine	Specimen	18	Y
175	Pine	Specimen	19	Y
176	Pine	Specimen	20	N
177	Pine	Specimen	21	N
178	Pine	Specimen	18	N
179	Pine	Specimen	19	N
180	Oak	Specimen	12	N
181	Pine	Specimen	24	N
182	Pine	Specimen	21	N
183	Pine	Specimen	19	N
184	Pine	Specimen	19	Y
185	Pine	Specimen	20	Y
186	Gum	Specimen	12	Y
187	Maple	Specimen	16	Y
188	Oak	Specimen	13	Y
189	Pine	Specimen	18	Y
190	Oak	Specimen	12	Y
191	Oak	Specimen	12	Y
192	Oak	Specimen	18	Y
193	Oak	Specimen	16	Y
194	Oak	Specimen	17	Y
195	Oak	Specimen	13	Y
196	Oak	Specimen	15	Y
197	Oak	Specimen	16	Y
198	Oak	Specimen	16	Y
199	Oak	Specimen	13	Y
200	Oak	Specimen	19	Y

ID #	Common Name	Rare / Specimen	DBH	To Be Removed
201	Oak	Specimen	12	Y
202	Pine	Specimen	19	Y
203	Pine	Specimen	20	Y
204	Sourwood	Specimen	8	Y
205	Pine	Specimen	18	Y
206	Pine	Specimen	24	Y
207	Pine	Specimen	18	Y
208	Pine	Specimen	25	Y
209	Pine	Specimen	21	Y
210	Pine	Specimen	18	Y
211	Pine	Specimen	22	Y
212	Oak	Specimen	16	Y
213	Oak	Specimen	14	Y
214	Pine	Specimen	22	Y
215	Oak	Specimen	16	Y
216	Oak	Specimen	15	Y
217	Oak	Specimen	17	Y
218	Pine	Specimen	18	Y
219	Oak	Specimen	14	Y
220	Pine	Specimen	18	Y
221	Oak	Specimen	15	Y
222	Pine	Specimen	18	Y
223	Sourwood	Specimen	8	Y
224	Pine	Specimen	18	Y
225	Pine	Specimen	19	Y
226	Pine	Specimen	21	N
227	Pine	Specimen	18	N
228	Pine	Specimen	19	N
229	Maple	Specimen	15	N
230	Pine	Specimen	19	N
231	Oak	Specimen	17	N
232	Gum	Specimen	15	N
233	Pine	Specimen	23	Y
234	Oak	Specimen	14	Y
235	Gum	Specimen	13	Y
236	Oak	Specimen	12	N
237	Oak	Specimen	14	Y
238	Oak	Specimen	18	Y
239	Gum	Specimen	16	N
240	Gum	Specimen	15	N
241	Gum	Specimen	14	N
242	Gum	Specimen	16	N
243	Gum	Specimen	13	N
244	Gum	Specimen	12	N
245	Gum	Specimen	12	N
246	Gum	Specimen	12	N
247	Gum	Specimen	15	N
248	Oak	Specimen	22	N
249	Oak	Specimen	23	N
250	Pine	Specimen	18	Y
251	Oak	Specimen	19	Y
252	Gum	Specimen	13	Y
253	Pine	Specimen	21	Y
254	Pine	Specimen	21	N
255	Pine	Specimen	19	N
256	Pine	Specimen	21	N
257	Pine	Specimen	18	N
258	Pine	Specimen	18	N
259	Pine	Specimen	18	N
260	Oak	Specimen	14	N
261	Oak	Specimen	17	N
262	Pine	Specimen	20	N
263	Pine	Specimen	20	N
264	Cedar	Specimen	7	N
265	Pine	Specimen	22	N
266	Cedar	Specimen	8	N
267	Poplar	Specimen	12	N
268	Gum	Specimen	14	N
269	Pine	Specimen	18	N
270	Pine	Specimen	18	N
271	Oak	Specimen	14	N
272	Oak	Specimen	16	N
273	Oak	Specimen	20	N
274	Cedar	Specimen	10	N
275	Gum	Specimen	21	N
276	Gum	Specimen	12	N
277	Gum	Specimen	14	N
278	Oak	Specimen	19	N
279	Gum	Specimen	13	N
280	Oak	Specimen	15	N
281	Oak	Specimen	19	N
282	Gum	Specimen	16	N
283	Pine	Specimen	24	N
284	Gum	Specimen	12	N
285	Gum	Specimen	20	N
286	Pine	Specimen	20	N
287	Pine	Specimen	21	N
288	Pine	Specimen	20	N
289	Elm	Specimen	15	N
290	Pine	Specimen	23	N
291	Oak	Specimen	18	N
292	Pine	Specimen	18	N
293	Pine	Specimen	19	N
294	Gum	Specimen	12	N
295	Maple	Specimen	15	N
296	Pine	Specimen	26	N
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298	Pine	Specimen	19	N
299	Gum	Specimen	15	N
300	Gum	Specimen	14	N

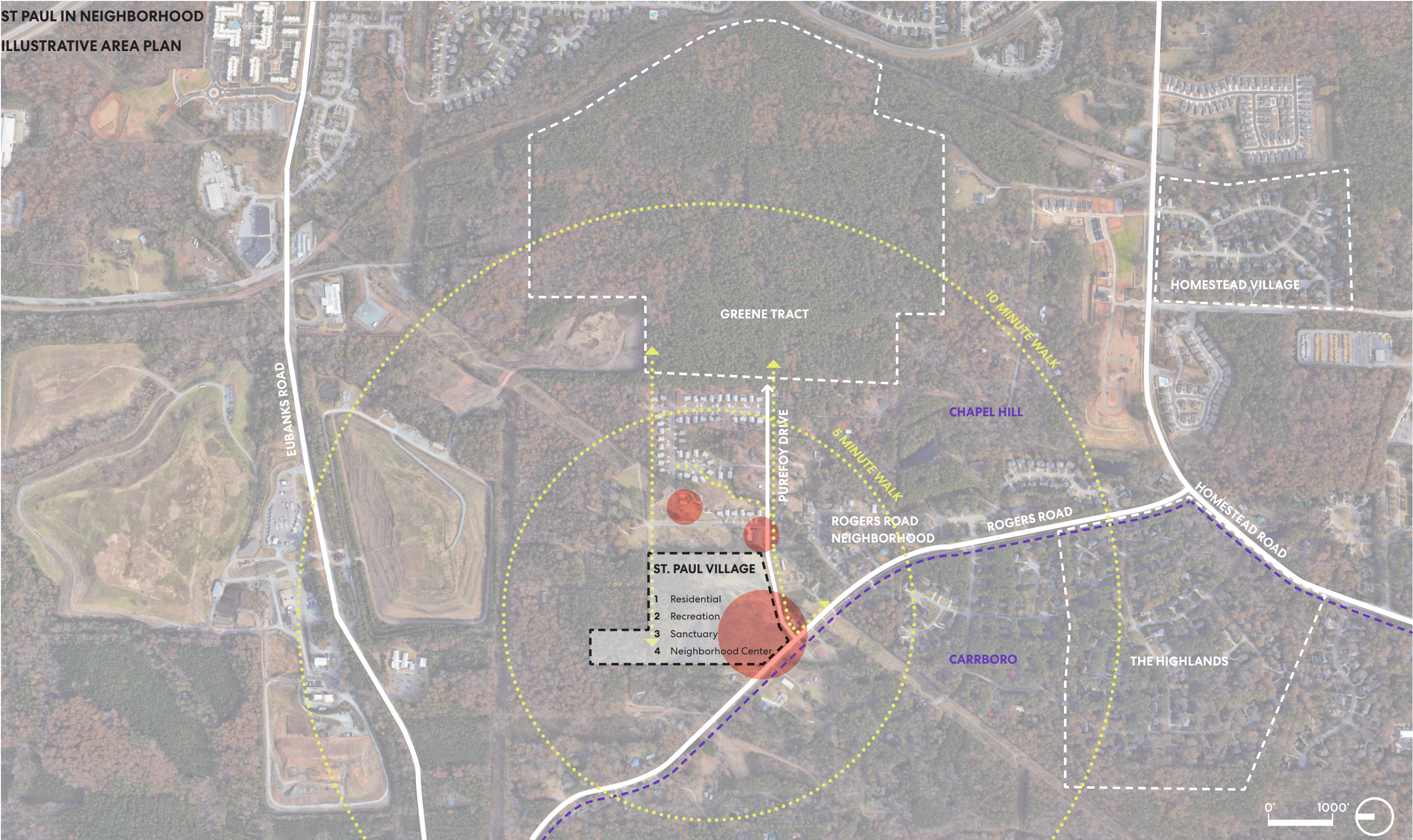
ID #	Common Name	Rare / Specimen	DBH	To Be Removed
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302	Elm	Specimen	18	N
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304	Elm	Specimen	13	N
305	Gum	Specimen	15	N
306	Gum	Specimen	17	N
307	Gum	Specimen	13	N
308	Gum	Specimen	13	N
309	Gum	Specimen	20	N
310	Gum	Specimen	16	N
311	Gum	Specimen	17	N
312	Gum	Specimen	14	N
313	Gum	Specimen	14	N
134	Gum	Specimen	13	N
315	Gum	Specimen	14	N
316	Maple	Specimen	12	N
317	Gum	Specimen	16	N
318	Gum	Specimen	15	N
319	Gum	Specimen	15	N
320	Gum	Specimen	17	N
321	Gum	Specimen	12	N
322	Gum	Specimen	16	N
323	Gum	Specimen	15	N
324	Gum	Specimen	13	N
325	Gum	Specimen	12	N
326	Gum	Specimen	13	N
327	Gum	Specimen	18	N
328	Gum	Specimen	12	N
329	Gum	Rare	30	N
330	Gum	Specimen	19	N
331	Gum	Specimen	16	N
332	Gum	Rare	25	Y
333	Cherry	Rare	24	Y
334	Gum	Specimen	13	N
335	Maple	Specimen	14	N
336	Maple	Specimen	20	N
337	Maple	Specimen	12	N
338	Cedar	Specimen	7	N
339	Gum	Specimen	15	N
340	Gum	Specimen	14	Y
341	Cedar	Rare	18	N
342	Gum	Specimen	12	Y
343	Sumac	Specimen	16	N
344	Sumac	Specimen	13	N
345	Sumac	Specimen	19	N
346	Sumac	Specimen	13	N
347	Gum	Specimen	12	N
348	Elm	Specimen	16	Y
349	Gum	Specimen	16	Y
350	Oak	Rare	24	Y
351	Cedar	Rare	8	Y
352	Hackberry	Specimen	16	Y
353	Cedar	Rare	13	Y
354	Elm	Specimen	15	Y
355	Elm	Specimen	12	Y
356	Birch	Specimen	18	Y
357	Sumac	Specimen	16	Y
358	Sumac	Specimen	15	Y
359	Sumac	Specimen	15	Y
360	Sumac	Specimen	22	Y
361	Sumac	Specimen	14	Y
362	Cedar	Specimen	11	Y
363	Hickory	Specimen	19	Y
364	Sumac	Specimen	13	Y
365	Persimmon	Specimen	11	Y
366	Hawthorne	Rare	24	Y
367	Gum	Specimen	13	Y
368	Gum	Specimen	14	Y
369	Maple	Specimen	14	Y
370	Gum	Specimen	13	Y
371	Gum	Specimen	18	Y
372	Gum	Specimen	12	Y
273	Pine	Specimen	22	Y
374	Elm	Specimen	13	Y
375	Walnut	Specimen	18	Y
376	Oak	Specimen	22	Y
377	Oak	Specimen	20	Y
378	Cedar	Specimen	7	Y
379	Cedar	Specimen	11	Y
380	Elm	Specimen	13	Y
381	Cedar	Specimen	9	Y
382	Elm	Specimen	16	Y
383	Elm	Specimen	12	Y
384	Birch	Rare	45	Y
385	Magnolia	Specimen	16	Y
386	Birch	Specimen	13	Y
387	Walnut	Rare	31	Y
388	Dogwood	Specimen	6	Y
389	Cherry	Specimen	12	Y
390	Dogwood	Specimen	9	Y
391	Sumac	Specimen	13	Y
392	Chestnut	Specimen	21	Y
393	Sumac	Rare	33	Y
394	Cedar	Rare	18	Y
395	Birch	Specimen	17	Y
396	Pine	Specimen	22	Y
397	Pine	Specimen	18	Y
398	Gum	Specimen	13	Y
399	Pine	Specimen	18	Y
400	Pine	Specimen	18	Y

Sheet 17 of 17

ST PAUL VILLAGE VISION



1 ST PAUL IN NEIGHBORHOOD
ILLUSTRATIVE AREA PLAN

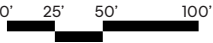
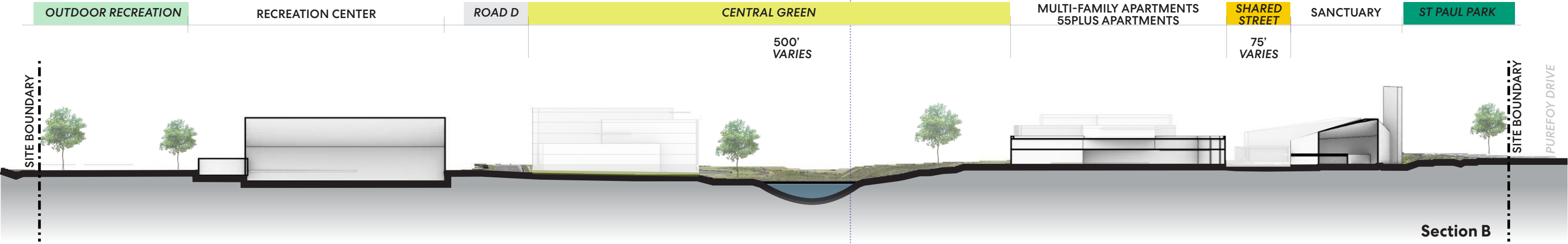
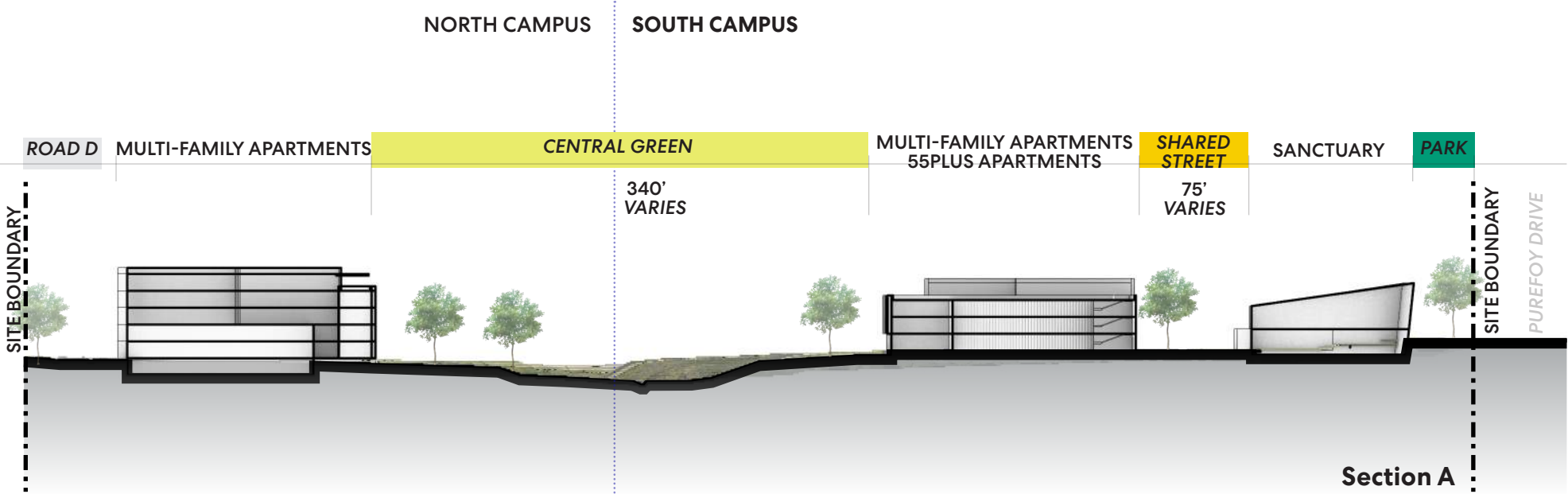
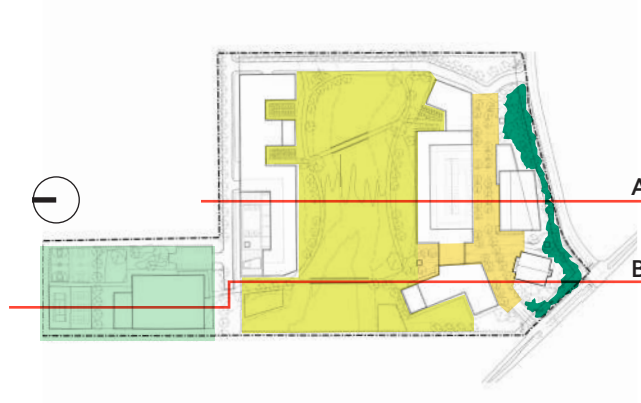


2 ST PAUL
ILLUSTRATIVE AREA PLAN

- 1 Multi-Family Apartments (5 story)
- 2 A Parking
B Parking below Amenity Terrace
- 3 Recreation Facility (1 - 2 story)
- 4 Sanctuary (2 story)
- 5 Neighborhood Center (2 story)
- 6 Commercial | Ground Floor Retail
- 7 Multi-Family Apartments and 55Plus Apartments (2-4 story)



ST PAUL
SITE SECTIONS - LANDSCAPE ZONES



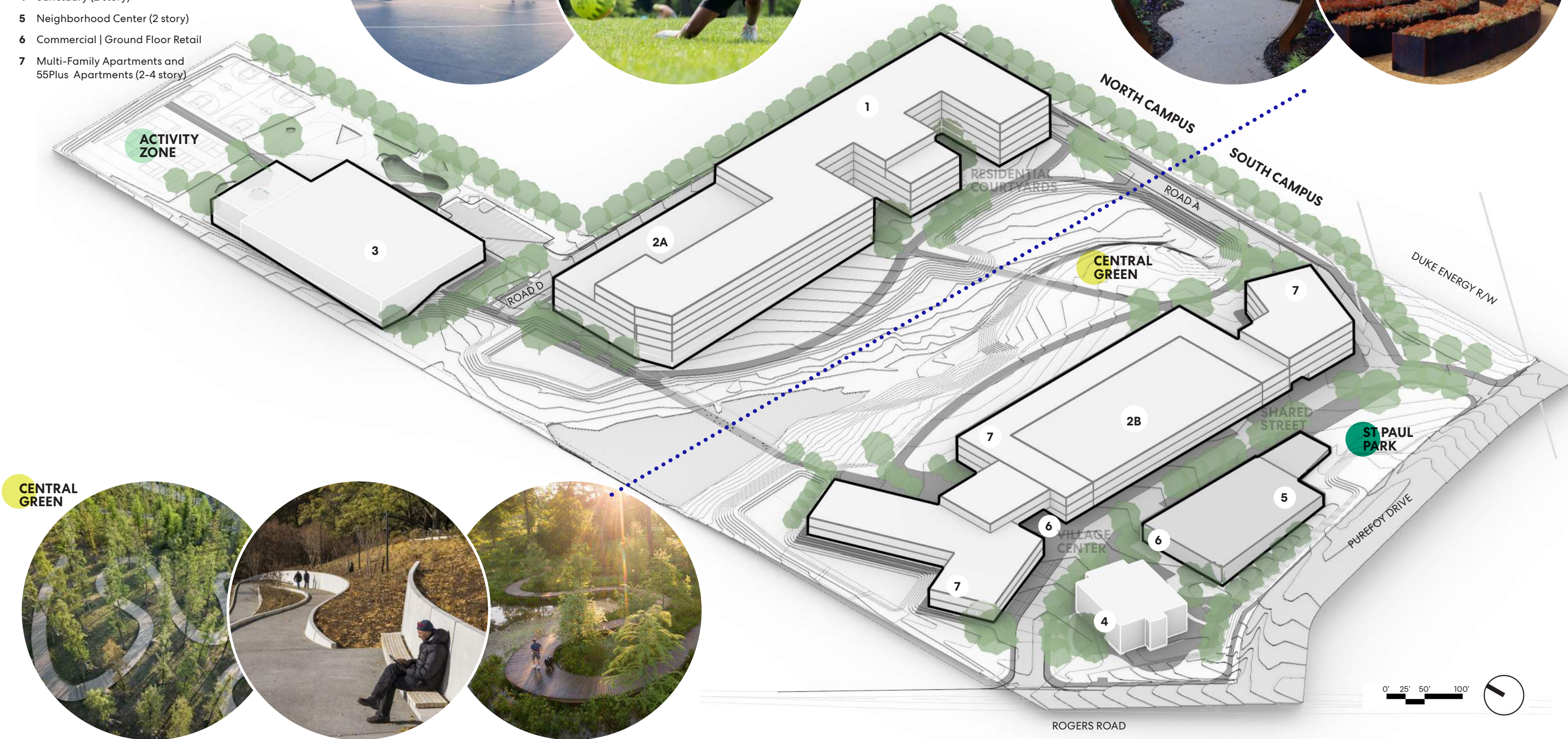
ST PAUL
LANDSCAPE CHARACTER

- 1 Multi-Family Apartments (5 story)
- 2 A Parking
B Parking below Amenity Terrace
- 3 Recreation Facility (1 - 2 story)
- 4 Sanctuary (2 story)
- 5 Neighborhood Center (2 story)
- 6 Commercial | Ground Floor Retail
- 7 Multi-Family Apartments and 55Plus Apartments (2-4 story)

ACTIVITY
ZONE



ST PAUL
PARK



CENTRAL
GREEN



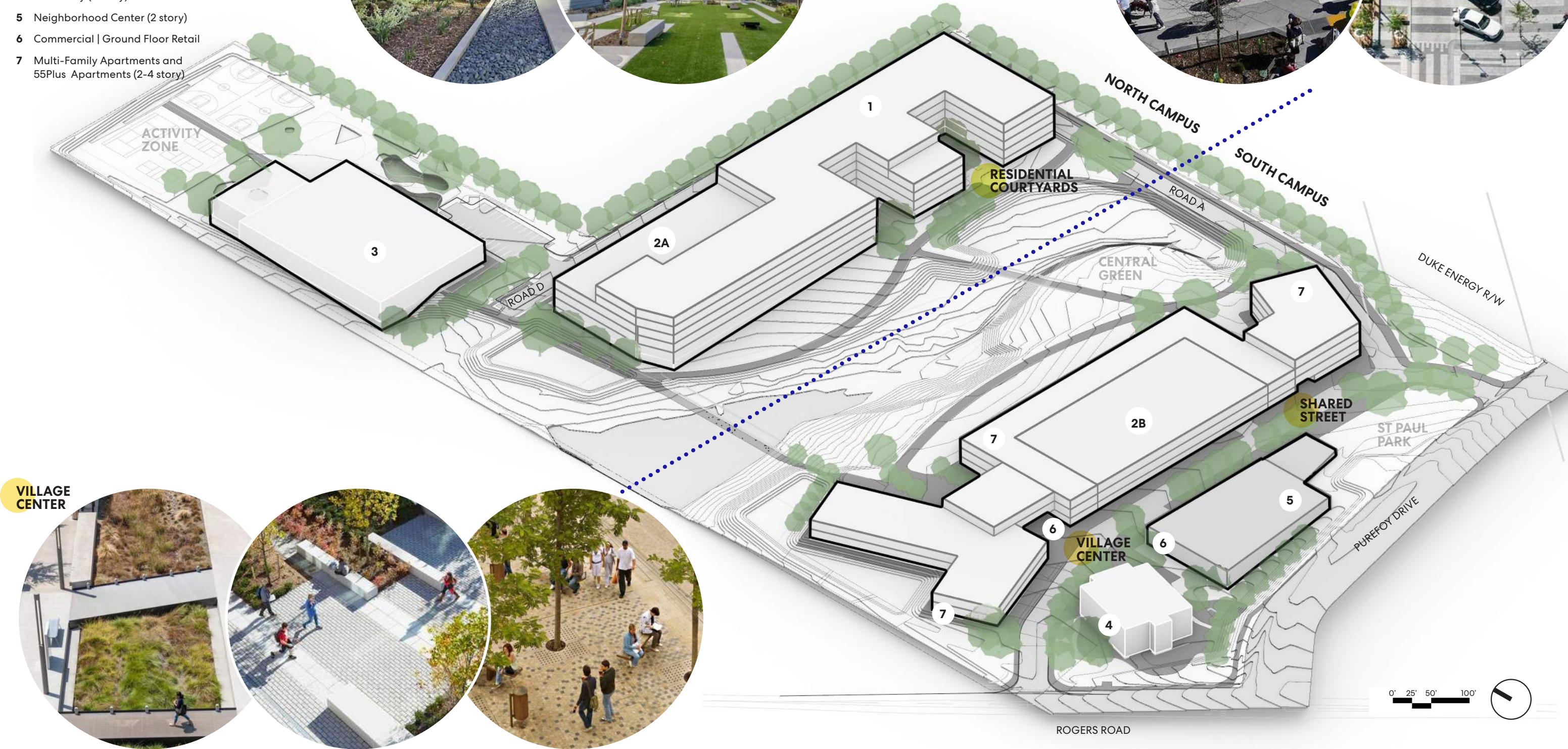
ST PAUL
LANDSCAPE CHARACTER

- 1 Multi-Family Apartments (5 story)
- 2 A Parking
B Parking below Amenity Terrace
- 3 Recreation Facility (1 - 2 story)
- 4 Sanctuary (2 story)
- 5 Neighborhood Center (2 story)
- 6 Commercial | Ground Floor Retail
- 7 Multi-Family Apartments and 55Plus Apartments (2-4 story)

RESIDENTIAL
COURTYARD



SHARED
STREET



VILLAGE
CENTER



ST PAUL
HARDSCAPE CHARACTER

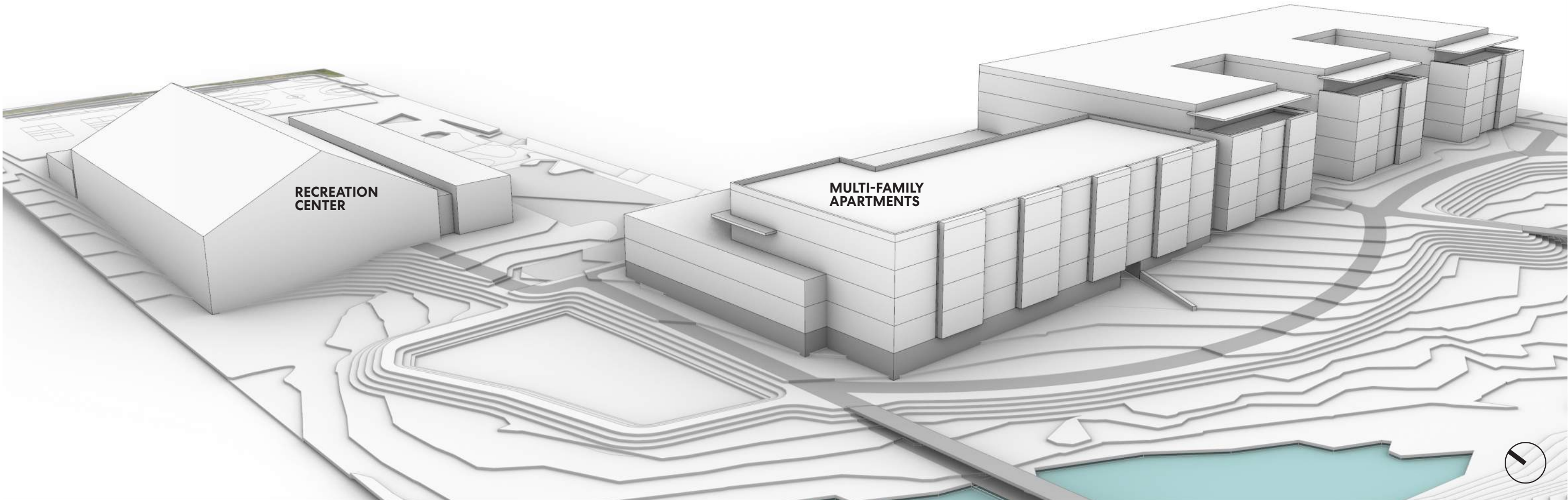


ST PAUL
NORTH CAMPUS ARCHITECTURE CHARACTER

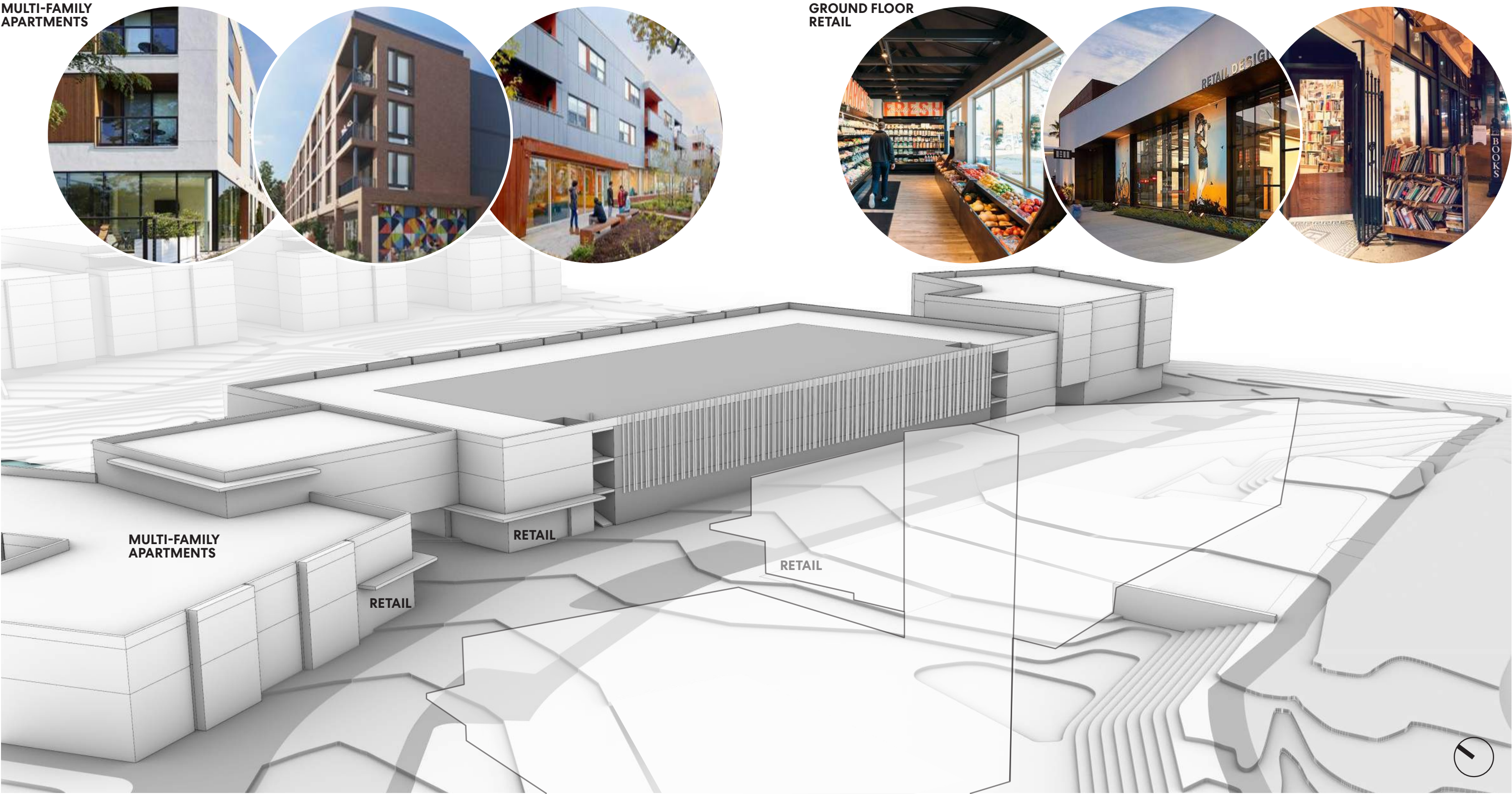
RECREATION
CENTER



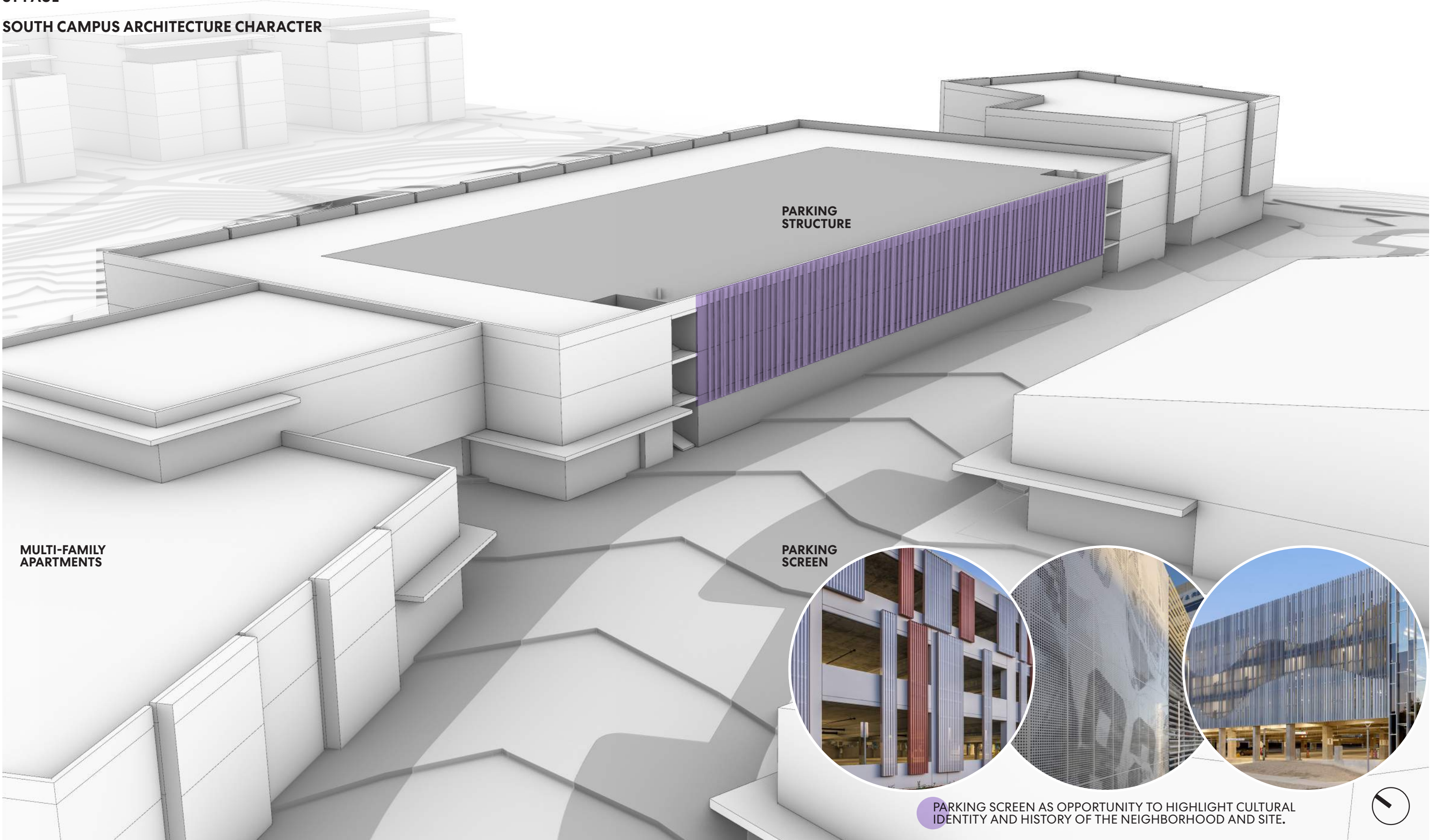
MULTI-FAMILY
APARTMENTS



ST PAUL
SOUTH CAMPUS ARCHITECTURE CHARACTER



ST PAUL
SOUTH CAMPUS ARCHITECTURE CHARACTER



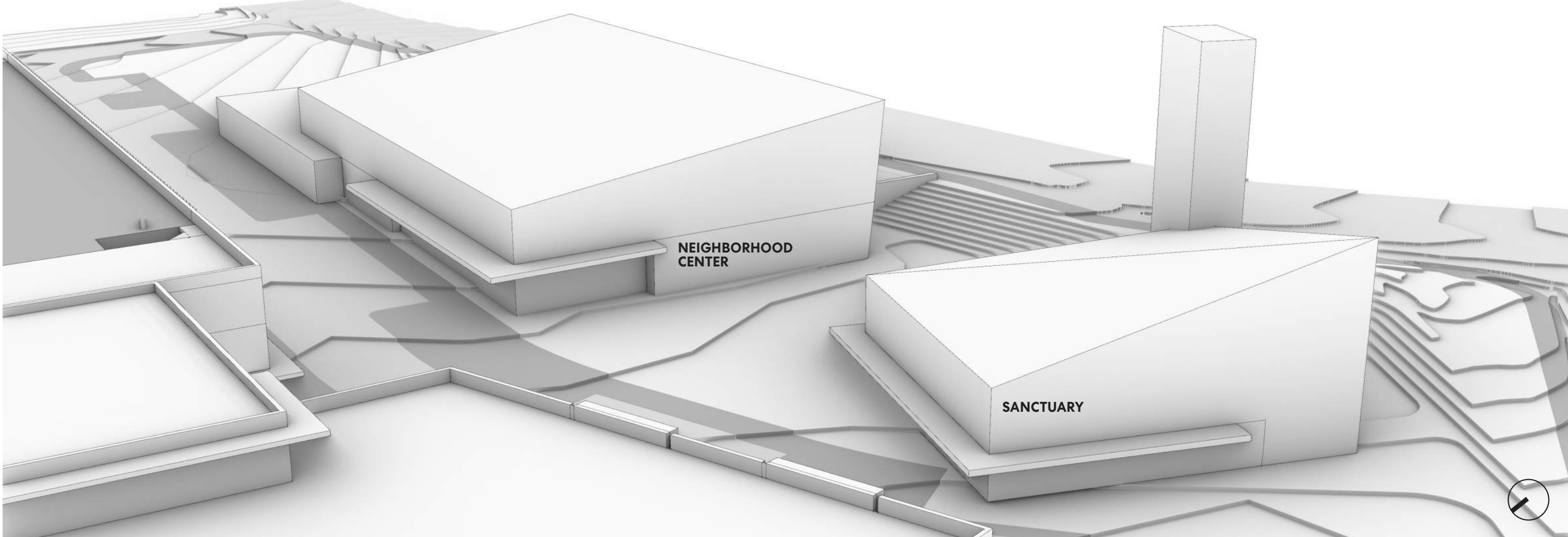
PARKING SCREEN AS OPPORTUNITY TO HIGHLIGHT CULTURAL
IDENTITY AND HISTORY OF THE NEIGHBORHOOD AND SITE.

ST PAUL
SOUTH CAMPUS ARCHITECTURE CHARACTER

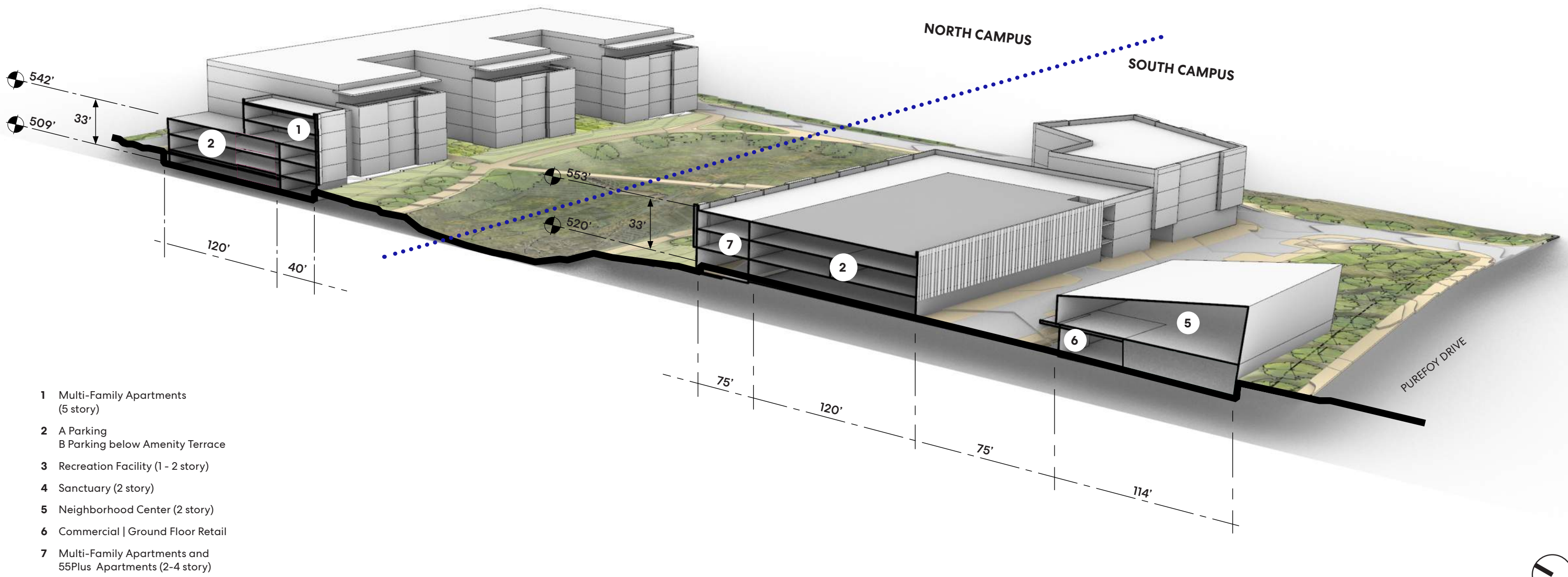
NEIGHBORHOOD
CENTER



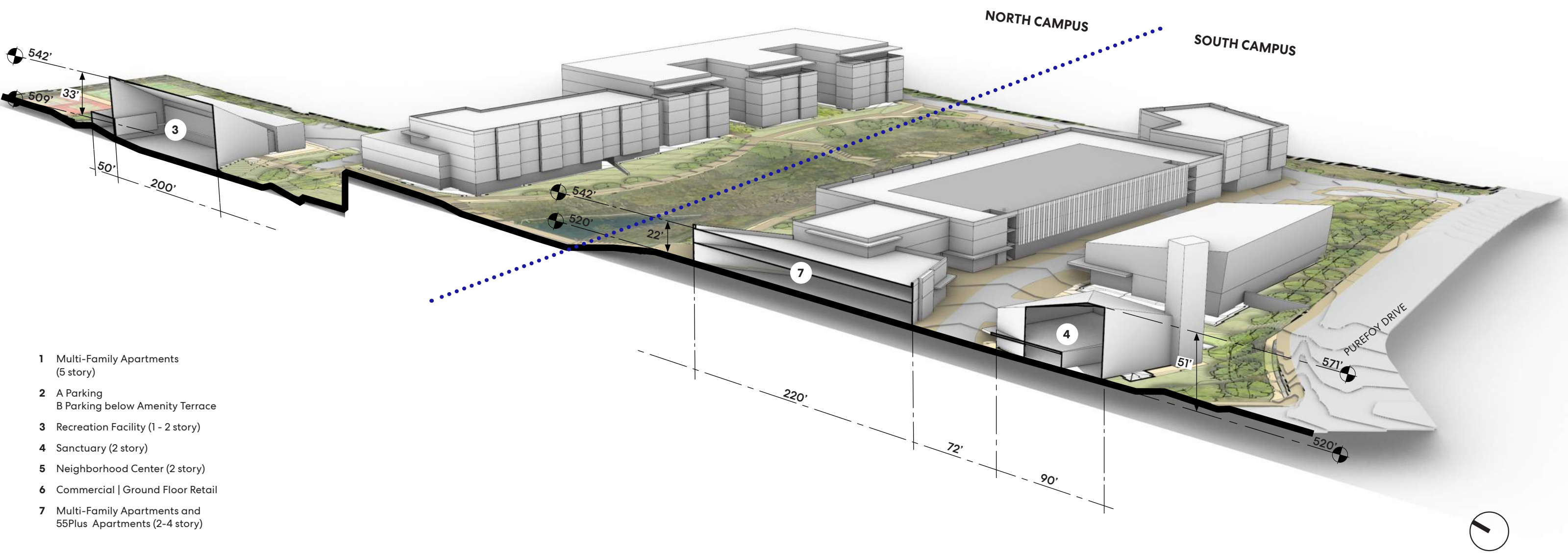
SANCTUARY



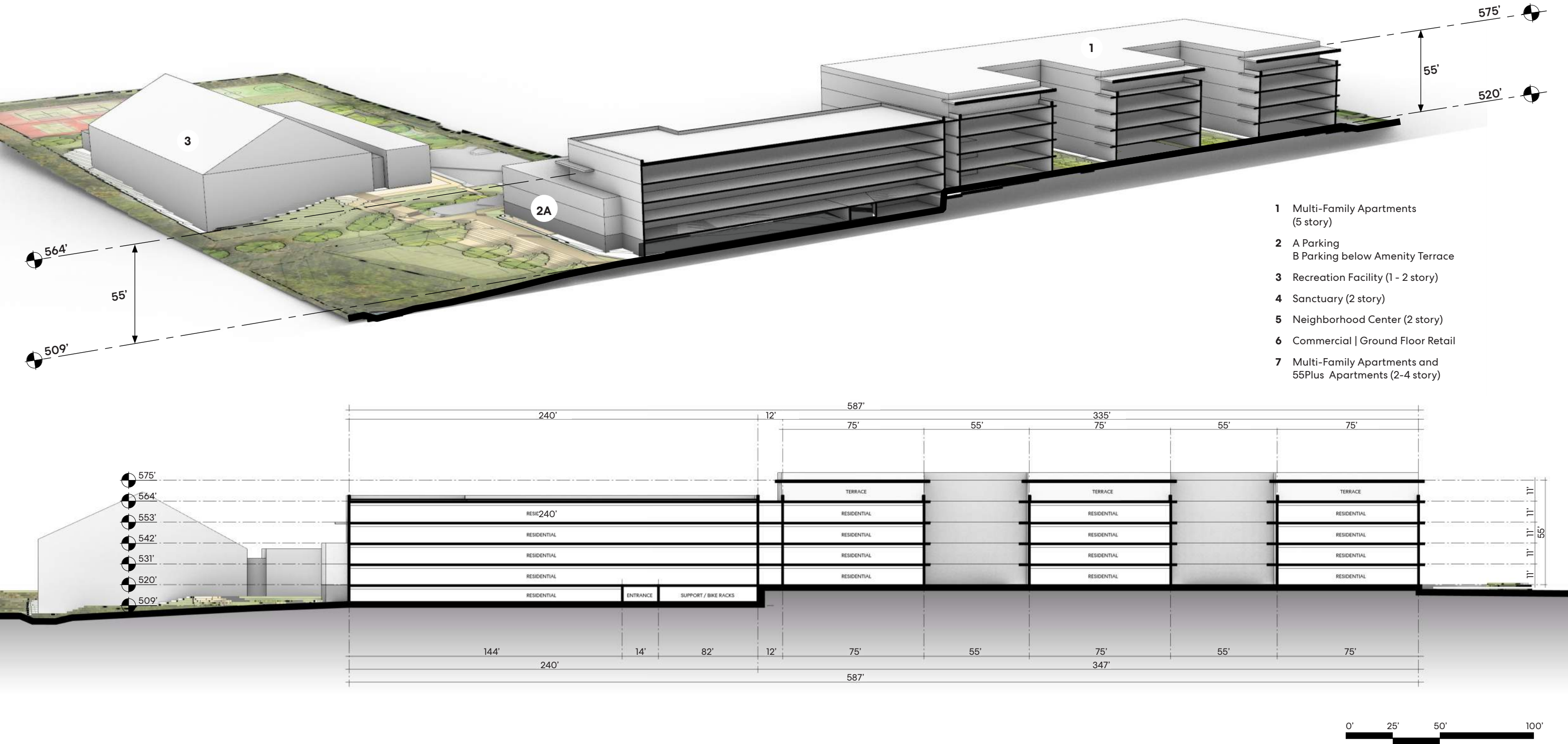
ST PAUL
SITE SECTION - BUILDING DIMENSIONS



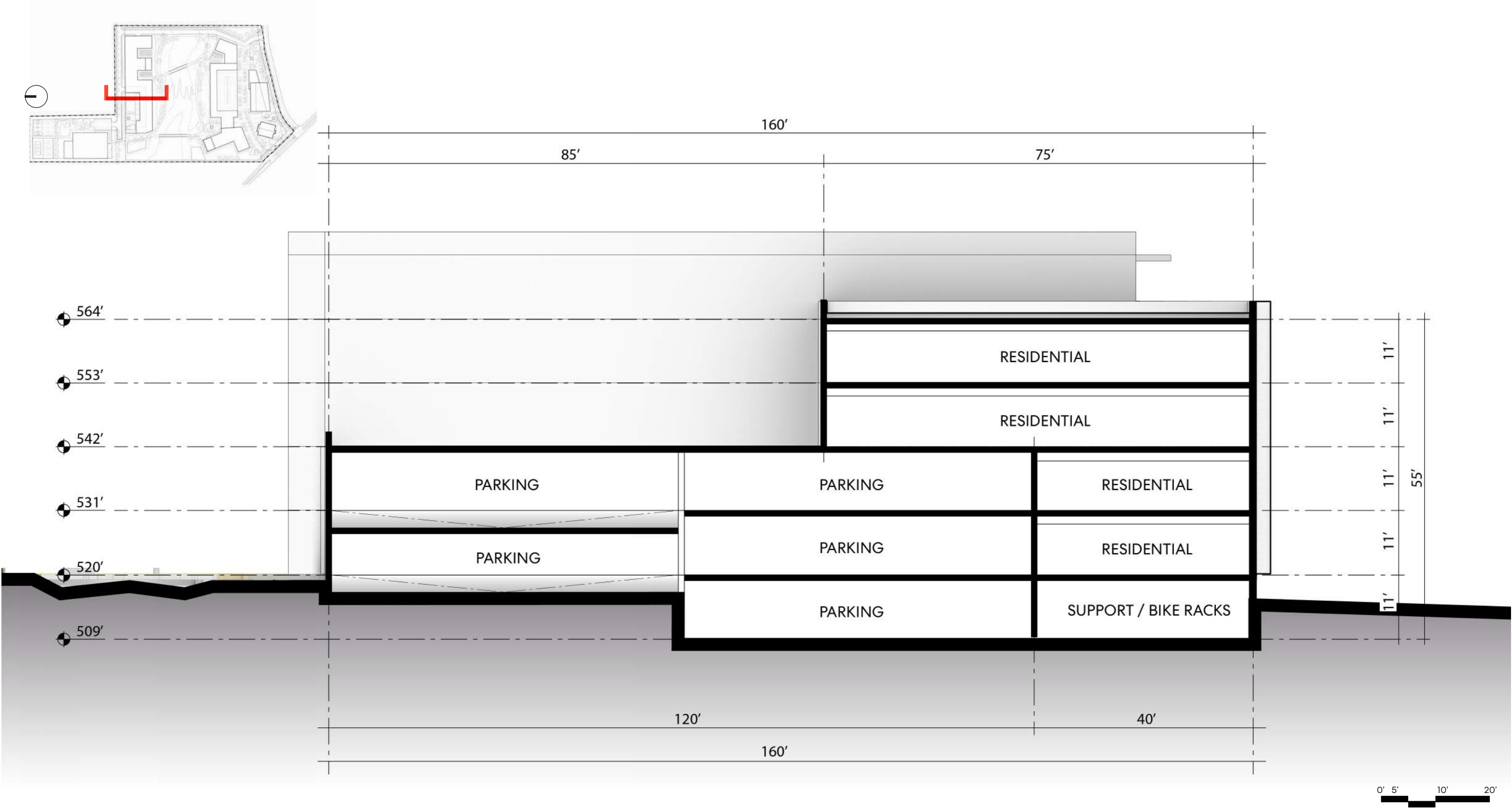
ST PAUL
SITE SECTION - BUILDING DIMENSIONS



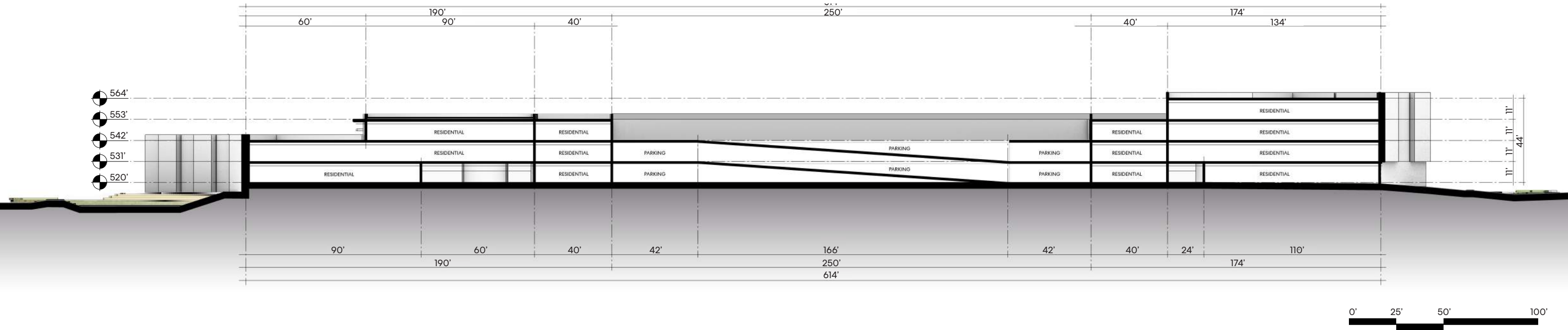
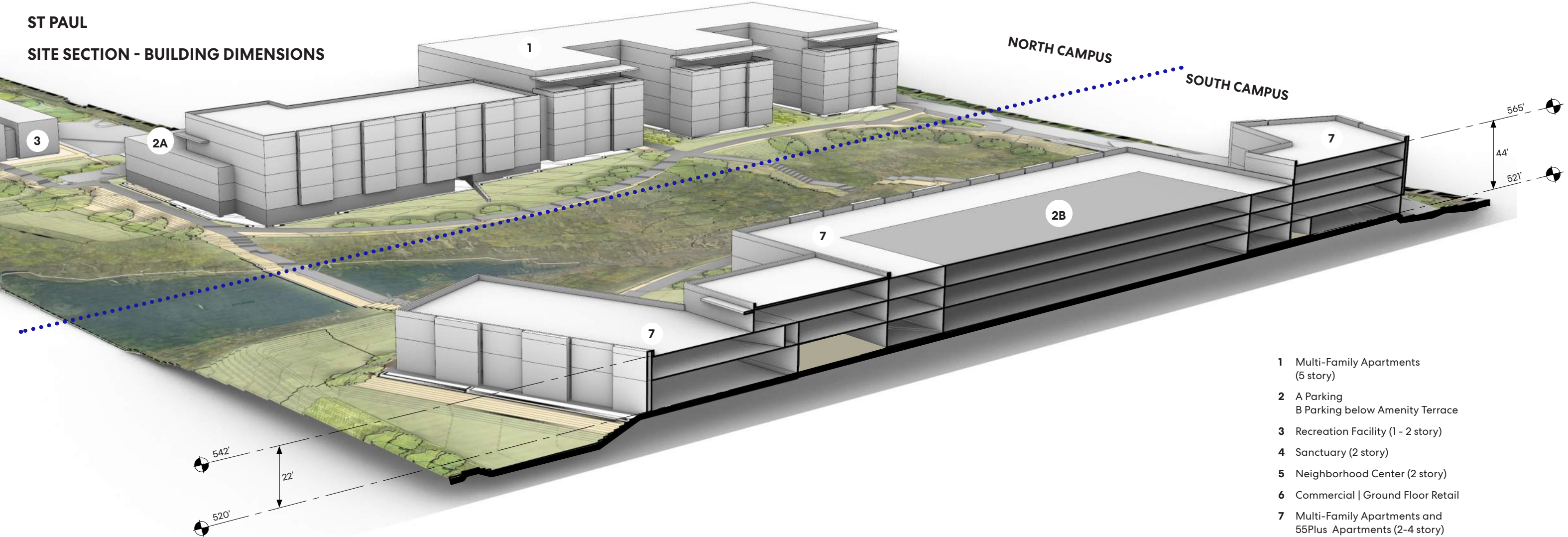
ST PAUL
SITE SECTION - BUILDING DIMENSIONS

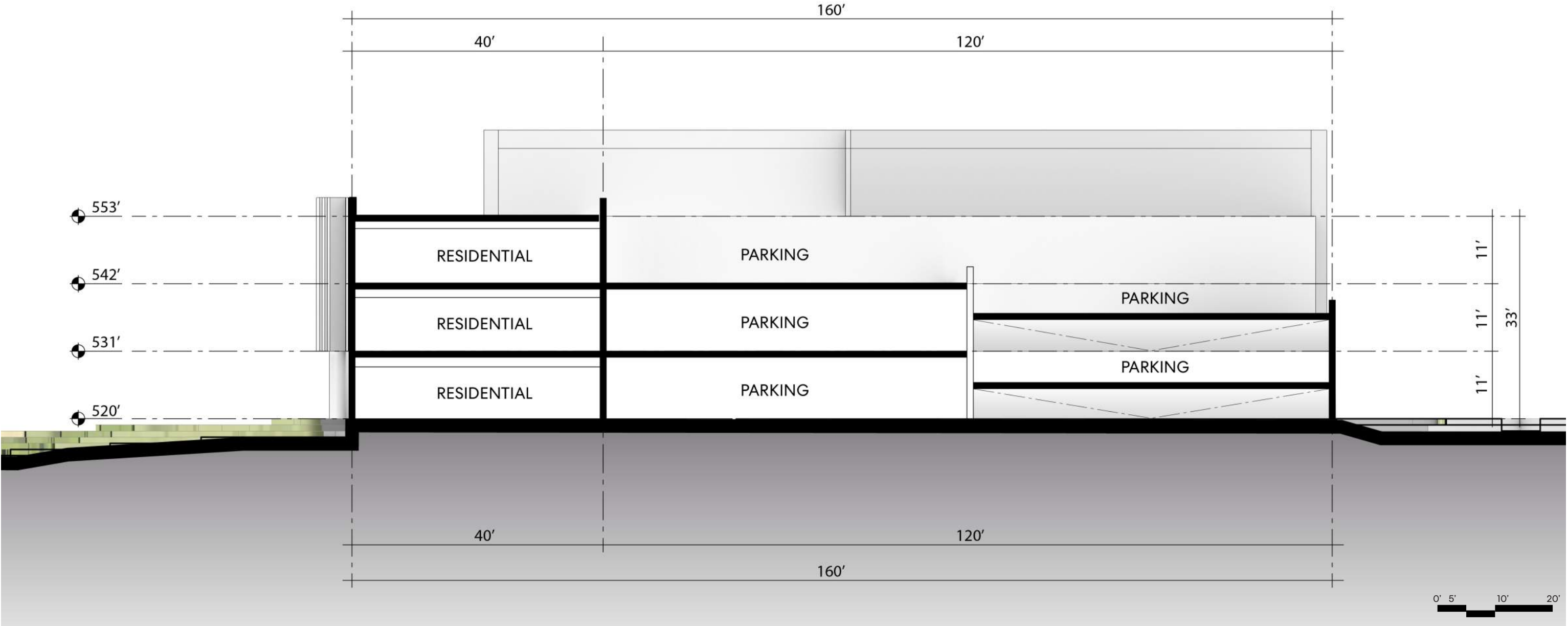
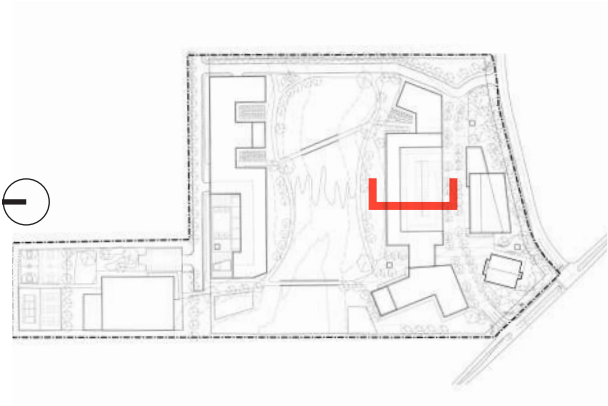


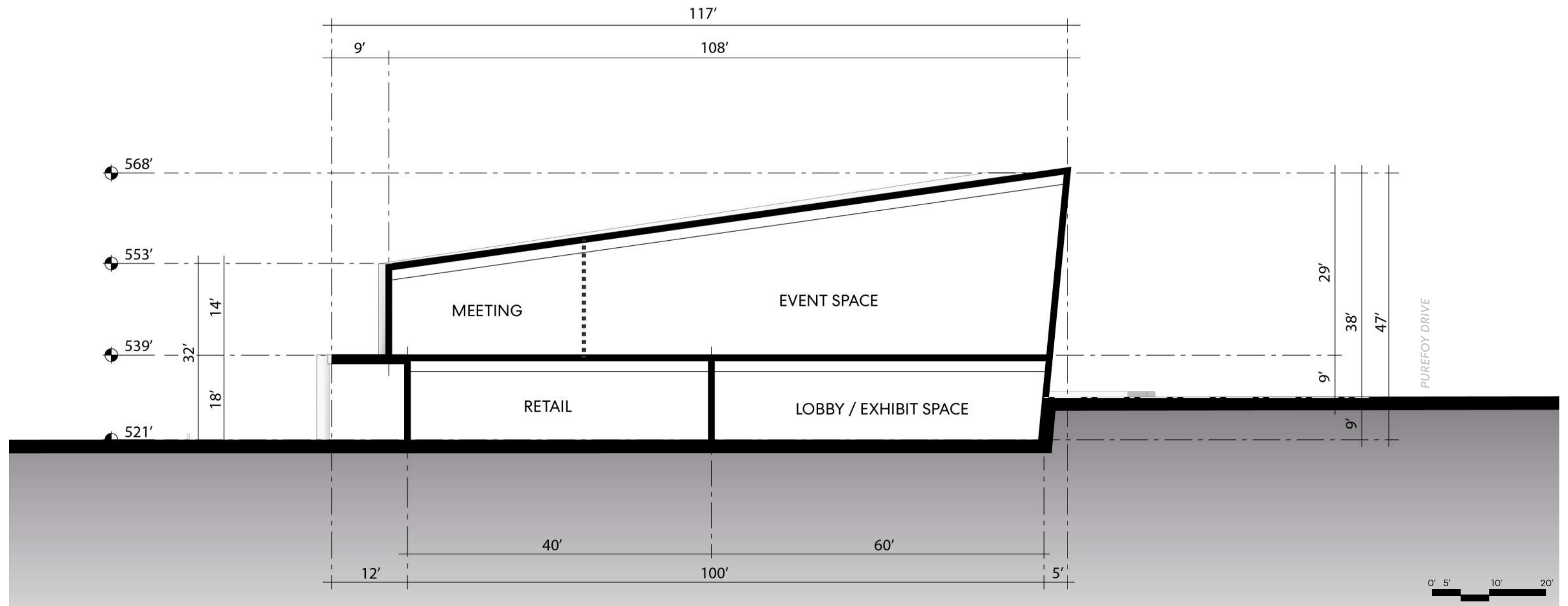
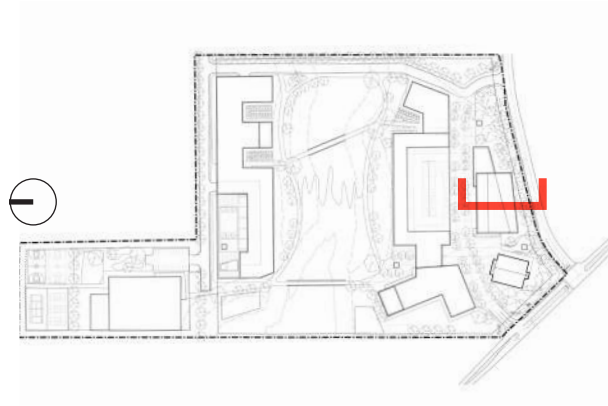
ST PAUL
BUILDING SECTION - NORTH CAMPUS MULTI-FAMILY APARTMENTS



ST PAUL
SITE SECTION - BUILDING DIMENSIONS







ST PAUL
BUILDING SECTION - RECREATION CENTER

