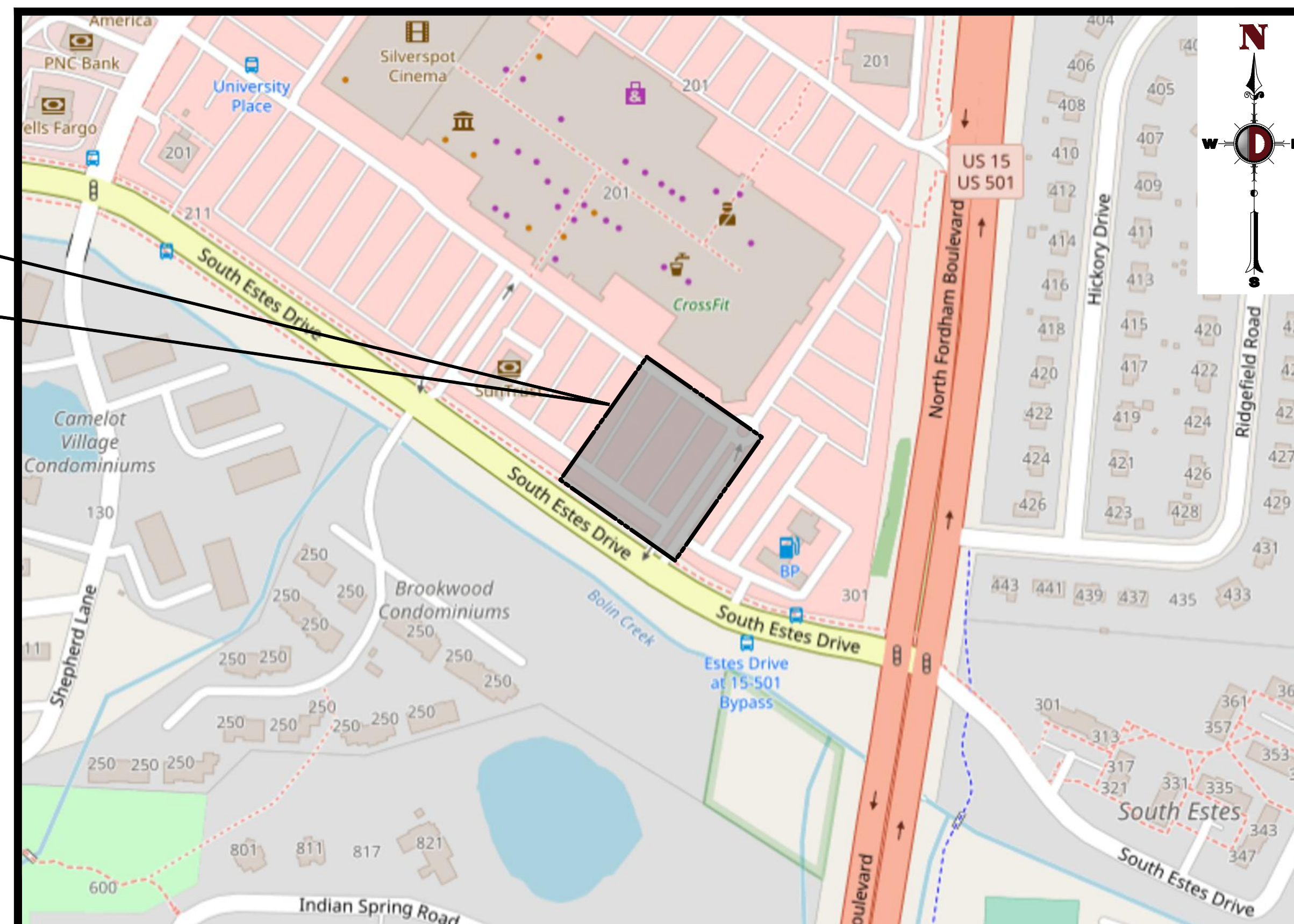


CONSTRUCTION PLANS FOR PROPOSED CHASE BANK AT UNIVERSITY PLACE

217 SOUTH ESTES DRIVE
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA 27514

PREPARED FOR:
BDG ARCHITECTS, LLP
APRIL 2022



VICINITY MAP
SCALE: 1" = 200'

DRAWING INDEX	
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.00	HORIZONTAL CONTROL PLAN
C1.01	SOLIDWASTE PLAN
C1.02	SITE DETAILS
C2.00	DEMOLITION PLAN
C2.01	SEDIMENT & EROSION CONTROL PLAN
C2.02	SEDIMENT & EROSION CONTROL DETAILS
C3.00	PAVING, GRADING & DRAINAGE PLAN
C3.01	PAVING, GRADING & DRAINAGE DETAILS
C4.00	UTILITY PLAN
C4.01	UTILITY DETAILS
C4.02	UTILITY DETAILS
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS & SPECIFICATIONS
LP-3	TREE PROTECTION DETAILS & SPECIFICATIONS

PROJECT LOCATION

PROJECT CONTACTS:

ARCHITECT:
BDG ARCHITECTS
550 S CALDWELL, SUITE 1800
CHARLOTTE, NC, 28202
(704) 981-8951
CONTACT: CALOB HOWARD

ENGINEER OF RECORD:
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5TH AVE, SUITE B2
DELRAY BEACH, FL 33483
(561) 921-8570
CONTACT: MICHAEL D. MILES, P.E.

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
OF NORTH CAROLINA, LLC
4509 CREEDMOR ROAD, SUITE 201
RALEIGH, NC, 27612
(800) 680-6630 EXT. 14
CONTACT: STEPHEN SALES

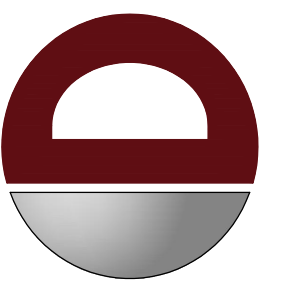
SURVEYOR:
ALLIED LAND SURVEYING CO., P.A.
4720 KESTER MILL ROAD
WINSTON-SALEM, NC, 27103
(336) 765-2377
CONTACT: JASON C. MOREHEAD

DEVELOPER:
JP MORGAN CHASE BANK, NA
10 N VILLAGE AVE
ROCKVILLE CENTER, NY 11570
(516) 242-1903
CONTACT: JAMES EMERSON

PREPARED BY
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DELRAY BEACH, FLORIDA 33483
WWW.DYNAMICEC.COM



Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023



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[illegible]

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DOWN BY:	DESIGNED BY:	CHECKED BY:
SRM	ACM	MDM
		-

PROJECT: **PROPOSED CHASE BANK AT UNIVERSITY PLACE**
BDG ARCHITECTS, LLP

217 SOUTH ESTES DRIVE
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MICHAEL D. MILES

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 053653
DATE: 01/13/2023

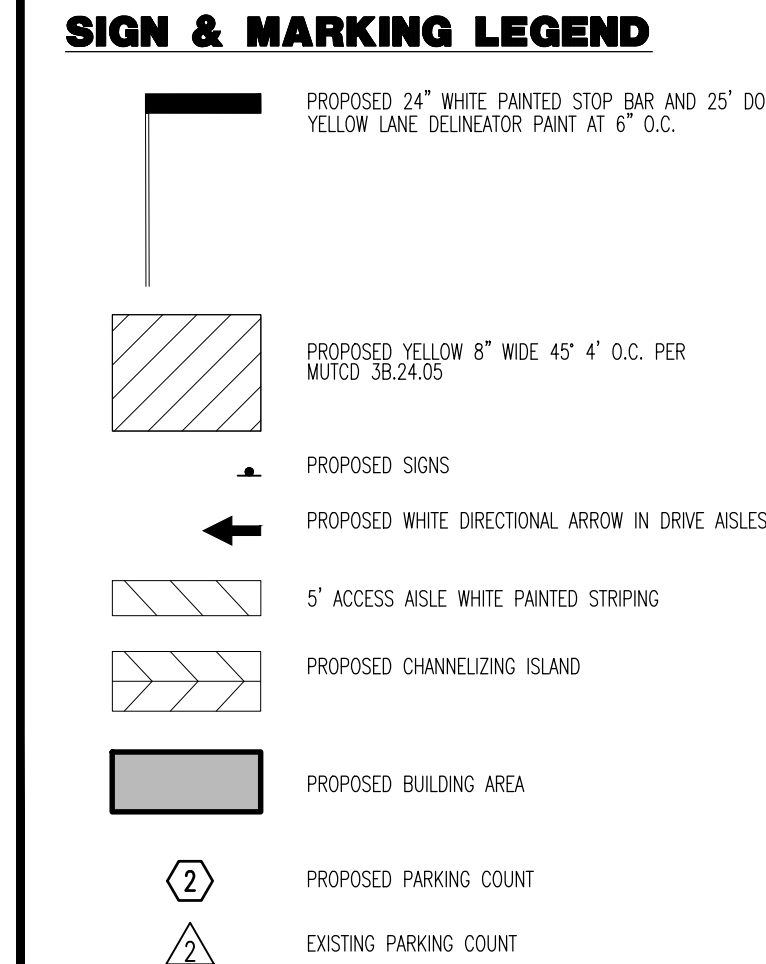
DANIEL T. SEHNAL

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE No. 049737

TITLE:
COVER SHEET

SCALE: (H) AS (V) NOTED	DATE: 04/18/2022
PROJECT No: 2521-99-016	

SHEET No: **C0.00** Rev. #: **4**



UNIVERSITY PLACE SHARED PARKING SUMMARY - PHASE 1D									
PLACES	EXISTING SPACES	PROPOSED SPACES	BUILDING SIZE/UNIT COUNT	REQUIRED RATES		REQUIRED RATE DESCRIPTION	REQUIRED SPACES		
				MIN	MAX		MIN	MAX	
EXISTING MAIN MALL	1417		341,024 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	1,136.7	1,705.1	
EXISTING CIRCLE K GAS STATION	20		1,697 SF	1/375	1/250	OTHER CONVENIENCE BUSINESS	4.5	6.8	
EXISTING HARRIS TEETER	200		53,651 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	178.8	268.3	
EXISTING CHAPEL HILL TIRE			7,200 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	24.0	36.0	
EXISTING K&W CAFETERIA	57		10,989 SF	1/150	1/75	BUSINESS, CONVENIENCE RESTAURANT	73.3	146.5	
EXISTING FIRST HORIZON BANK	18		2,488 SF	1/250	1/150	BANK	10.0	16.6	
APPROVED 5/3 BANK	24		2,254 SF	1/250	1/150	BANK	9.0	15.0	
PHASE 1A-MF 1BR	-249 ⁽¹⁾	271	185 UNITS	1	1 1/4	DWELLING, MULTIFAMILY	185.0	232.0	
PHASE 1A-MF 2BR			68 UNITS	1 1/4	1 3/4	DWELLING, MULTIFAMILY	85.0	119.0	
PHASE 1A-MF 3BR			0 UNITS	1 3/4	2 1/4	DWELLING, MULTIFAMILY	0.0	0.0	
PHASE 1A-MF 4BR			0 UNITS	2	2 1/2	DWELLING, MULTIFAMILY	0.0	0.0	
PHASE 1A-RETAIL		151	9,932 SF	1/300	1/200	RETAIL	33.0	50.0	
			-112,108 ⁽²⁾	1/300	1/200	BUSINESS, GENERAL (RETAIL)	-373.7	-560.5	
PHASE 1A-PARKING FIELD	-49 ⁽³⁾	11					0.0	0.0	
PHASE 1B+1C (CHASE BANK)	-140	17	3,370 SF	1/300	1/200	BANK	11	17	
PHASE 1D		10	17,563 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	59.0	88.0	
TOTAL		1,745					1424.6	2122.8	

- (1) INCLUDES REMOVAL OF 249 SPACES WITHIN FOOTPRINT OF PROPOSED PHASE 1A MF BUILDING, AND 42 NORTH OF 5/3 BANK.
- (2) PROJECTED PROPOSED BUILDING SQUARE FOOTAGE AND PARKING COUNTS. FINAL VALUES WILL BE UPDATED WITH SUBSEQUENT SUBMITTALS.
- (3) THE BUILDING SQUARE FOOTAGE AND PARKING ARE NOT APPROVED WITH THIS SUBMITTAL.
- (3) REDUCTION IN BUILDING SQUARE FOOTAGE FROM DEMOLITION OF EXISTING WALL.

1. ALL PAYMENT MARKINGS WITHIN RIGHT OF WAY (INCLUDING DRIVEWAYS) SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12).
2. ALL PAYMENT MARKINGS WITHIN THE SITE SHALL BE PAINT AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE NCDOT DETAILS (1205.01-1205.12).
3. ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
4. ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE, AND SIGN COLOR.
5. EXISTING SIGNS SHALL BE RELOCATED TO THE APPROPRIATE LOCATION IN THE FIELD.

SITE DATA			
PIN	9799125797		
SITE AREA	1,718,403 SF (39.45 AC.)		
CHASE SPECIFIC SITE AREA	36,847 SF (0.85 AC.)		
GROSS LAND AREA	1,890,243 SF (43.39 AC.)		
ZONING	CC – COMMUNITY COMMERCIAL		
SUP	2021-06-28/R-6		
WATERSHED PROTECTION	JORDAN LAKE		
RIVER BASIN	CAPE FEAR		
EXISTING USE	COMMERCIAL, RETAIL, SHOPPING CENTERS, RESTAURANTS		
PROPOSED USE	3,370 SF (FINANCIAL INSTITUTION)		
USE SUMMARY	USE	MINIMUM	MAXIMUM
	RESIDENTIAL	0 DU	300 DU
	COMMERCIAL	300,000 SF	450,000 SF
	OFFICE	0.00 SF	150,000 SF
	HOTEL	0 ROOMS	150 ROOMS

SITE AREA BREAKDOWN			
IMPERVIOUS	EXISTING	1,298,783 SF (29.82 AC.) (68.71%) (INCLUDES PHASE 1A-1C)	
	PROPOSED	1,359,939 SF (31.22 AC.) (71.95%) (WITH PHASE 1D)	
		SEE IMPERVIOUS SUMMARY	
	EXISTING (CHASE BANK)	14,009 SF (0.32 AC.)	
	PROPOSED (CHASE BANK)	115,792 SF (2.66 AC.)	
PARKING AREA	REMOVED (CHASE BANK)	2,271 SF (0.05 AC.)	
	EXISTING	2,733 SF (0.06 AC.)	
	PROPOSED	3,216 SF (0.07 AC.)	
VEHICULAR PARKING	REMOVED	502 SF (0.01 AC.)	
	EXISTING	1,703 SPACES (INCLUDES PHASE 1A-1C)	
	MINIMUM REQUIRED	1,425 SPACES (SEE SHARED PARKING SUMMARY)	
	MAXIMUM REQUIRED	2,123 SPACES (SEE SHARED PARKING SUMMARY)	
ACCESSIBLE PARKING	PROPOSED	1,745 SPACES (SEE SHARED PARKING SUMMARY)	
	REQUIRED	44 SPACES (7 VAN) (OVERALL SITE)	
BIKE PARKING	PROPOSED	77 SPACES (17 VAN) (OVERALL SITE)	
	REQUIRED	2	
	PROPOSED	2	
BUILDING HEIGHT		MODIFIED POD A & C	MODIFIED POD D
	SETBACK HEIGHT	75.00 FT (5 STORES)	34.00 FT (3 STORES)
	CORE HEIGHT	90.00 FT (7 STORES)	45.00 FT (3 STORES)
	PROPOSED	VARIES 16'-2" – 23'-4"	N/A
		VARIES 16'-2" – 23'-4"	N/A
SETBACKS	WILLOW DRIVE	0.00 FT – 20.00 FT BUILD-TO-ZONE	
	FORDHAM BLVD	0.00 FT MIN (WITH PARKING: 77.00 FT MAX)	
	INTERIOR	0.00 FT	
	SOLAR	0.00 FT	
	EAST (FORDHAM BLVD)	0.00 FT (NO BUFFER)	
	WEST (ESTES DR)	0.00 FT (NO BUFFER)	
BUFFERS	SOUTH (WILLOW DR)	0.00 FT (NO BUFFER)	
	NORTH (BINKLEY BAPTIST CHURCH)	10.00 FT TYPE B	
FAR	MAXIMUM FAR	0.429	
	MAXIMUM FLOOR AREA	810,914 SF	
PROPOSED FAR	EXISTING FLOOR AREA	554,573 SF	
	PROPOSED FLOOR AREA	20,833 SF	
	TOTAL FLOOR AREA	575,506 SF	
	FAR	0.303	
DISTURBED AREA	28,522 SF (0.65 AC.)		
TREE CANOPY	SEE LANDSCAPE PLANS PREPARED BY EVERGREEN DESIGN GROUP OF NORTH CAROLINA, LLC		
OUTDOOR AMENITY	560 SF (SEE SHEET C1.02 FOR OUTDOOR AMENITY BENCH DETAIL)		

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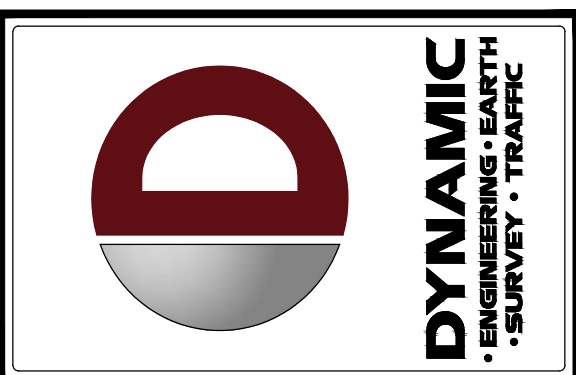
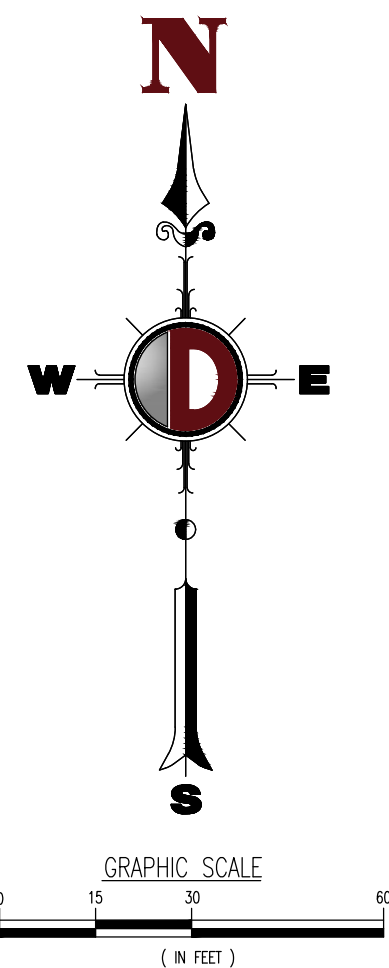
UNIVERSITY PLACE IMPERVIOUS TRACKING TABLE - PHASE 1D						
DEVELOPMENT	EXISTING IMPERVIOUS	DEMOLITION	PROPOSED IMPERVIOUS	FINAL IMPERVIOUS	FINAL IMPERVIOUS	SIP COMMITMENT TO REMOVE IMPERVIOUS
EXISTING (2008)	1,472,295 SF	0.00 SF	0.00 SF	1,474,235 SF	77.89%	-2.88%
PREVIOUS PROJECTS ¹	1,472,295 SF	-3,257 SF	0.00 SF	1,469,038 SF	77.72%	-2.72%
PHASE 1A + MULTIFAMILY	1,469,038 SF	-146,091 SF	0.00 SF	1,322,947 SF	69.99%	5.01%
PHASE 1B + C	1,322,947 SF	-24,164 SF	0.00 SF	1,282,783 SF	68.71%	6.29%
PHASE 1D	1,298,783 SF	0.00 SF	61,156 SF	1,359,939 SF	71.95%	3.05%
PHASE 1E	14,009 SF	-2,271 SF	15,792 SF	27,530 SF	75.00%	0.00%
TOTAL (CHASE + PHASE 1D)	1,312,792 SF	-2,271 SF	76,948 SF	1,387,469 SF	73.40%	3.05%

- (1) PREVIOUS PROJECTS INCLUDES ALL PROJECTS DIRECTLY ADJACENT TO THE SHOPPING CENTER, I.E. SILVERSPOT, BARTACO, ETC. THIS ALSO INCLUDES REVISION TO LOADING AREA BEHIND HARRIS TEETER AND RIGHT IN RIGHT OUT FROM 15/501.
- (2) PROJECTED IMPERVIOUS WITH FUTURE PHASE SUBMITTALS. FINAL IMPERVIOUS VALUES WILL BE UPDATED WITH SUBSEQUENT SUBMITTALS. THIS IMPERVIOUS ASSUMPTION IS NOT APPROVED WITH THIS SUBMITTAL.



Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
THE CURRENT TOWN OF CHAPEL HILL ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS**

[illegible]

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DRAWN BY:	DESIGNED BY:	CHECKED BY:
SRM	ACM	MDM
		-

PROJECT: **PROPOSED CHASE BANK AT UNIVERSITY PLACE**
BDG ARCHITECTS, LLP
 217 SOUTH ESTES DRIVE
 CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



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MICHAEL D. MILES

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 053653
DATE: 02/16/2023

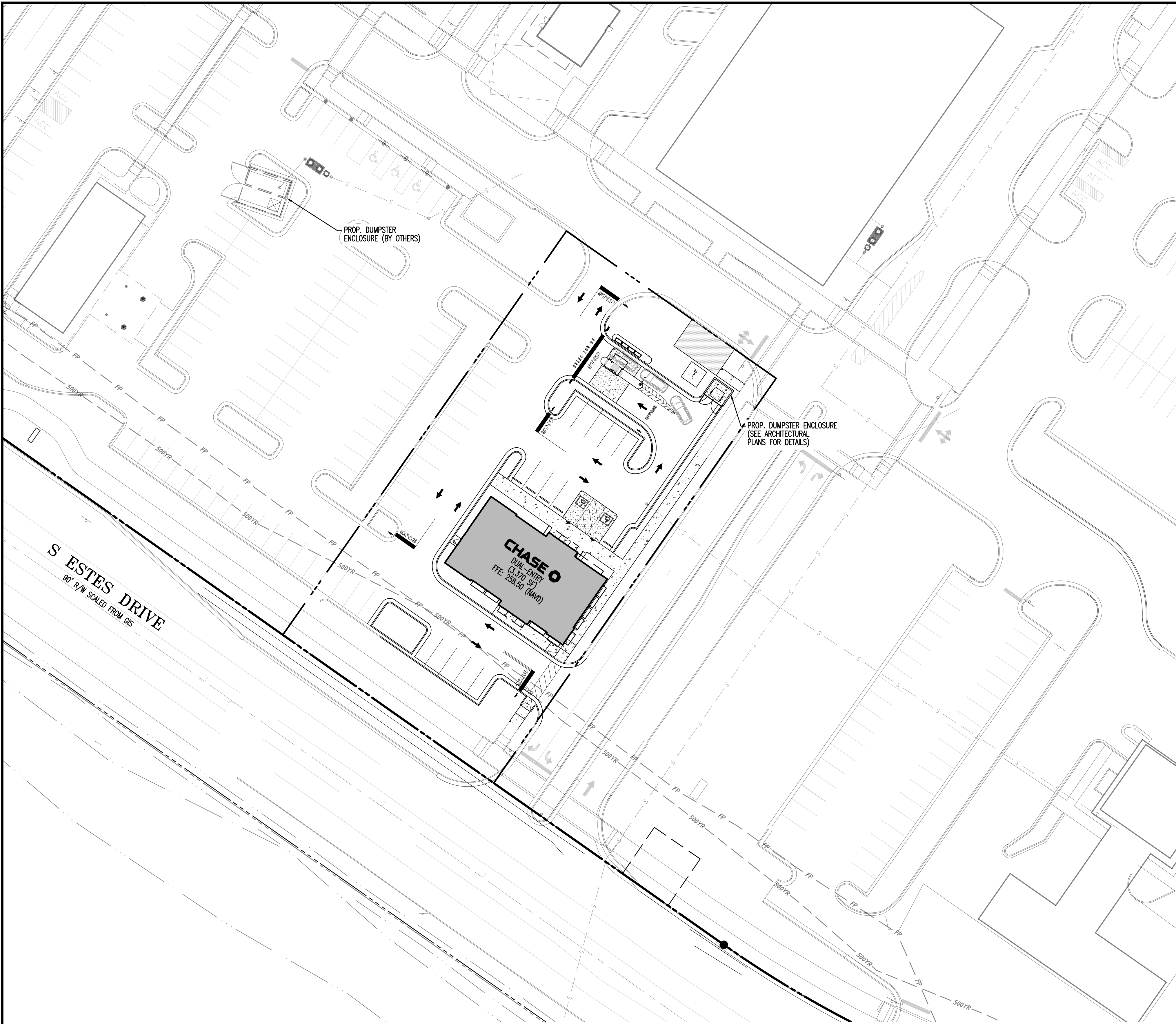
DANIEL T. SEHNAL

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NORTH CAROLINA LICENSE No. 049737

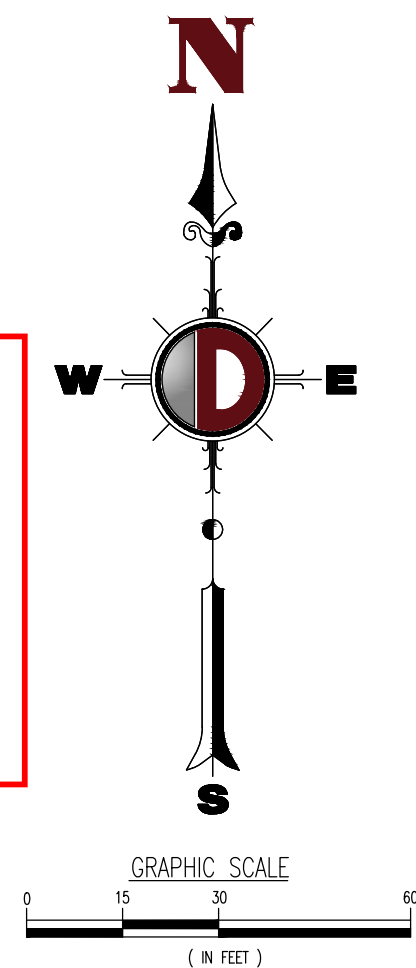
TITLE: HORIZONTAL
CONTROL PLA

SCALE: (H) AS (V) NOTED	DATE: 04/18/2022
PROJECT No: 2521-99-016	

SHEET No: **C1.00**



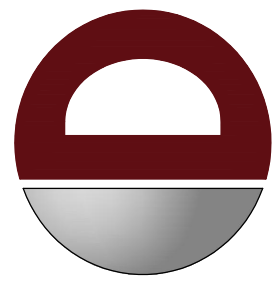
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Approved By: Charnika Harrell
Date: June 9, 2023



SOLIDWASTE NOTES:

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- 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 (919-968-2788). 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 HANDLED 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.
- MIXED RECYCLING WILL BE IN ROLL OUT CANS TO BE COLLECTED BY PRIVATE WASTE COLLECTION CONTRACTOR. OWNER ACKNOWLEDGES THAT RIGHTS ARE BEING WAIVED FOR PUBLIC COLLECTION OF MIXED RECYCLABLES BY ORANGE COUNTY AND THAT PAYMENT OF ANNUAL FEE WITH REAL ESTATE TAXES WILL STILL BE REQUIRED.
- TRASH AND MIXED RECYCLABLES WILL BE IN SEPARATE CONTAINERS AND COLLECTED BY A PRIVATE WASTE COLLECTION CONTRACTOR.
- ALL CONSTRUCTION WASTE MATERIALS CONTAINING REGULATED RECYCLABLE MATERIALS (SEE NOTE 2 ABOVE) SHALL BE RECYCLED PURSUANT TO THE ORANGE COUNTY REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO). CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
- THE TRASH AND RECYCLE COLLECTION AREA INCLUDES A 2-YD MINI-COMPACTOR WITH 2-YD BINS FOR BOTH TRASH AND RECYCLING.
- ALL LEVELS OF RESIDENTIAL SPACE WILL INCLUDE A TRASH CHUTE/COLLECTION AND RECYCLING STAGING AREA. THE CHUTE WILL DIRECT TRASH TO THE COMPACTORS ON THE LEVEL 0 PARKING.
- 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.
- APPLICANT ELECTS TO PROVIDE PRIVATE MIXED RECYCLING SERVICE TO THIS PROPERTY IN LIEU OF BUILDING A MIXED RECYCLING CENTER CONSTRUCTED TO OCSM SPECIFICATIONS.
- THE SITE WILL NOT RECEIVE PUBLIC MIXED RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A MIXED RECYCLING CENTER IS CONSTRUCTED OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED ON DEVELOPMENT PLANS.
- APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF CURRENT AND FUTURE MIXED RECYCLING SERVICE TO ITS RESIDENTS AS THAT PROVIDED BY OCSM.
- COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITHIN THIS PROPERTY WILL NOT BE WAIVED.
- ELECTION TO FOREGO MIXED PUBLIC RECYCLING
 - APPLICANT ELECTS TO PROVIDE MIXED RECYCLING SERVICE TO THIS PROPERTY IN LIEU OF BUILDING A MIXED RECYCLING CENTER CONSTRUCTED TO OCSM SPECIFICATIONS.
 - THIS SITE WILL NOT RECEIVE PUBLIC MIXED RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS A MIXED RECYCLING CENTER IS CONSTRUCTED OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED IN DEVELOPMENT PLANS.
 - APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF CURRENT AND FUTURE MIXED RECYCLING SERVICE TO ITS RESIDENTS AS THAT PROVIDED BY OCSM.
 - COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITHIN THIS PROPERTY WILL NOT BE WAIVED.

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DESIGNED BY: SRM
CHECKED BY: MDM
DATE: 06/09/23

PROJECT: **PROPOSED CHASE BANK AT UNIVERSITY PLACE**
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MICHAEL D. MILES

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 103653
DATE: 06/09/23

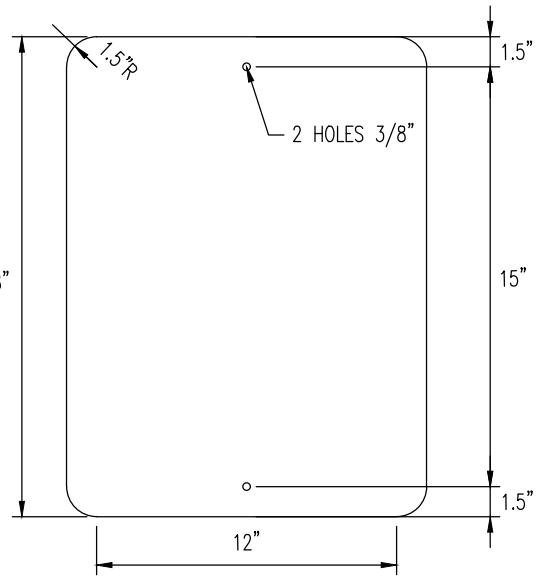
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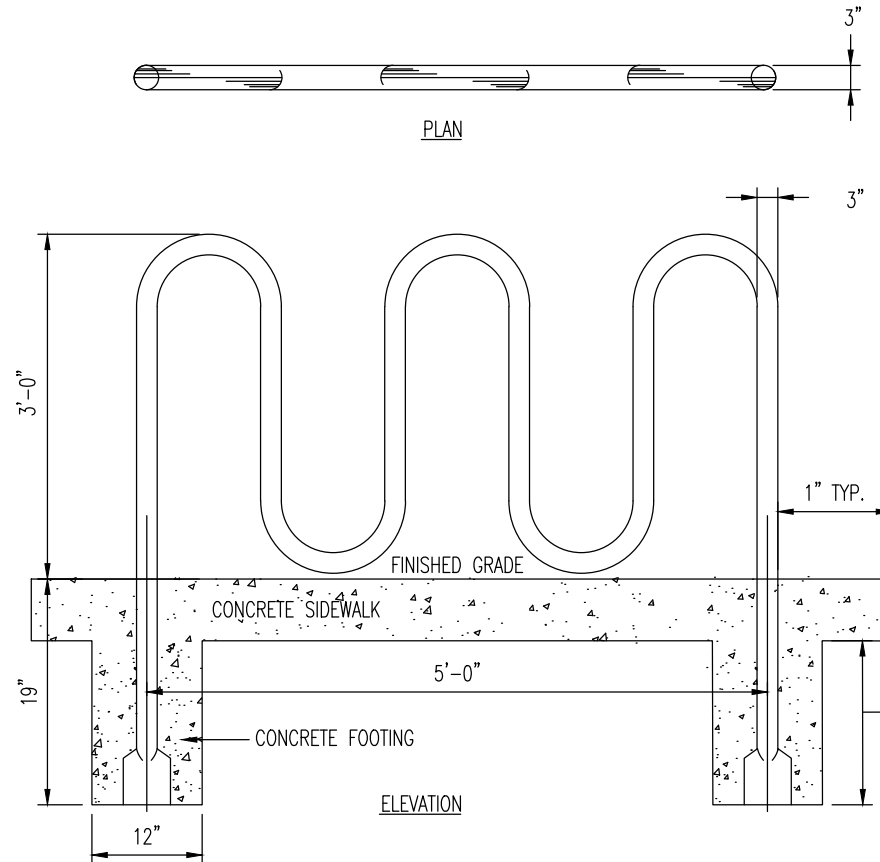
TITLE: **SOLIDWASTE PLAN**

SCALE: (H) AS
(V) NOTED
PROJECT No: 2521-99-016
DATE: 04/18/2022

SHEET No: **C1.01**
Rev. #: 4



**RESERVED PARKING SIGN -
MOPED & MOTORCYCLE ONLY**
NOT TO SCALE



'U' BICYCLE RACK DETAIL
NOT TO SCALE

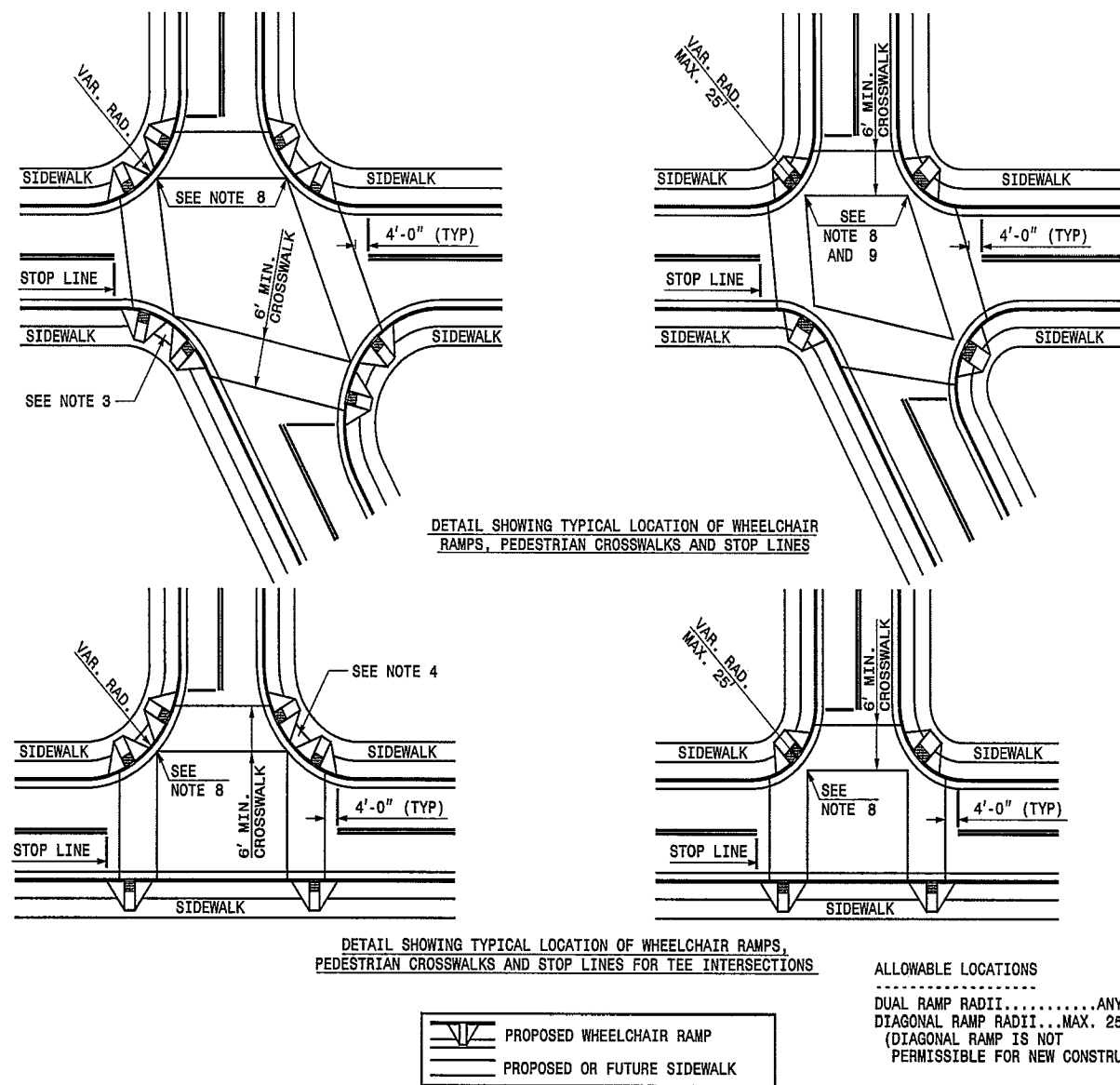
- NOTES:
- CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
 - CROSSWALK WIDTHS AND CONFIGURATION MAY VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
 - PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED, PLACE NOT LESS THAN TWO FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE.
 - DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
 - CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
 - USE CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
 - PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AS SHOWN ON DETAIL ST-5A.
 - PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION RADIUS WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED. (SEE NOTE 13)
 - COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
 - CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 8 FEET OR GREATER IS DESIRABLE.
 - USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTION ROADWAY.
 - TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
 - PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

SOURCE: NCDOT STANDARD DRAWINGS

TITLE:	REVISIONS	DET.NO.
ACCESSIBLE RAMP	09/03 JH	ST - 5.4

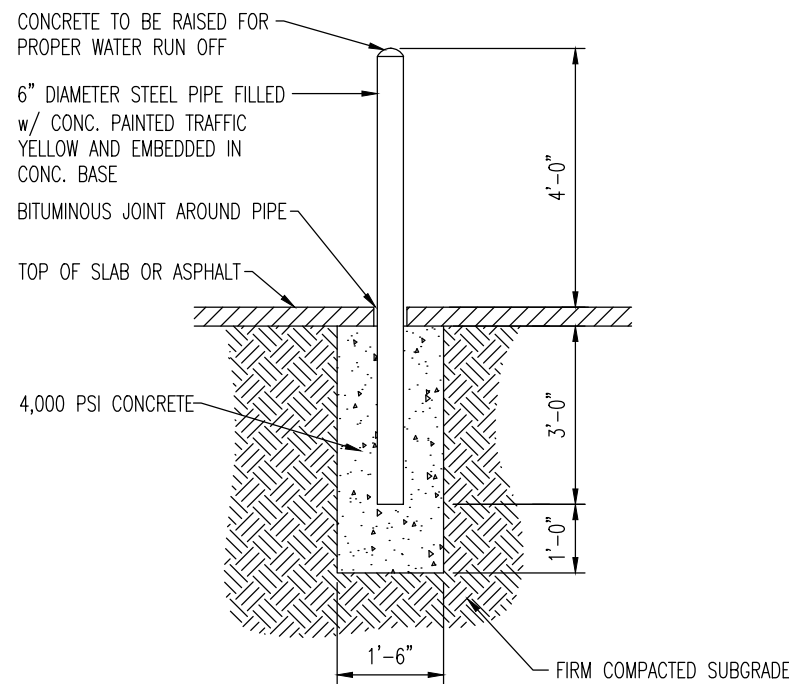
**TOWN OF
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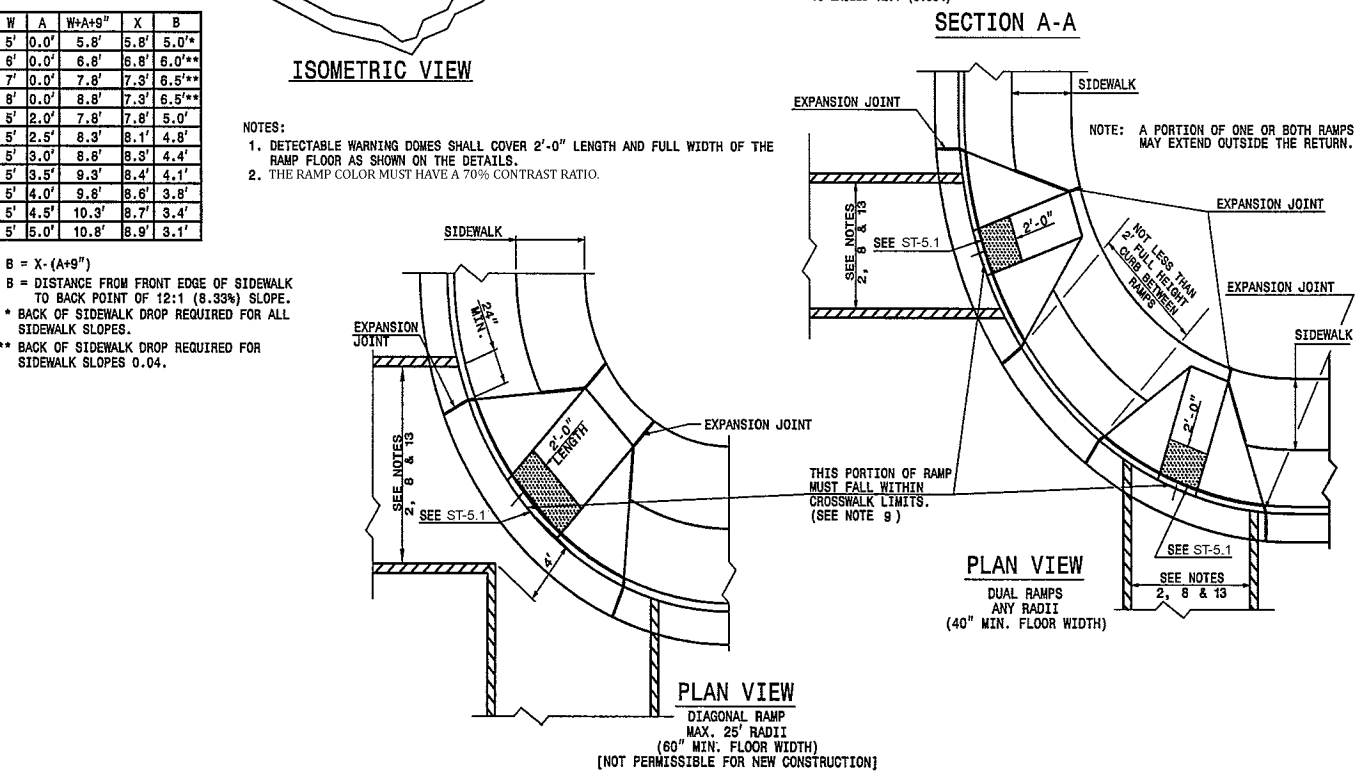
NOTE: DRAWING NOT TO SCALE
SOURCE: NCDOT STANDARD DRAWINGS

TITLE:	REVISIONS	DET.NO.
ACCESSIBLE RAMP	09/03 JH	ST - 5.2



6" BOLLARD DETAIL
NOT TO SCALE

- NOTES:
- BOLLARD MUST RESIST A FORCE OF 12,000 POUNDS APPLIED 36" ABOVE THE DRIVING SURFACE.
 - BOLLARDS REQUIRED AS SHOWN ON SITE PLAN DRAWINGS. TYPICALLY LOCATED AT BUILDING CORNERS, TRANSFORMERS, FIRE HYDRANTS, EXTERIOR WATER METER, GAS METER, FIRE DEPARTMENT CONNECTIONS, AND TRASH ENCLOSURES.

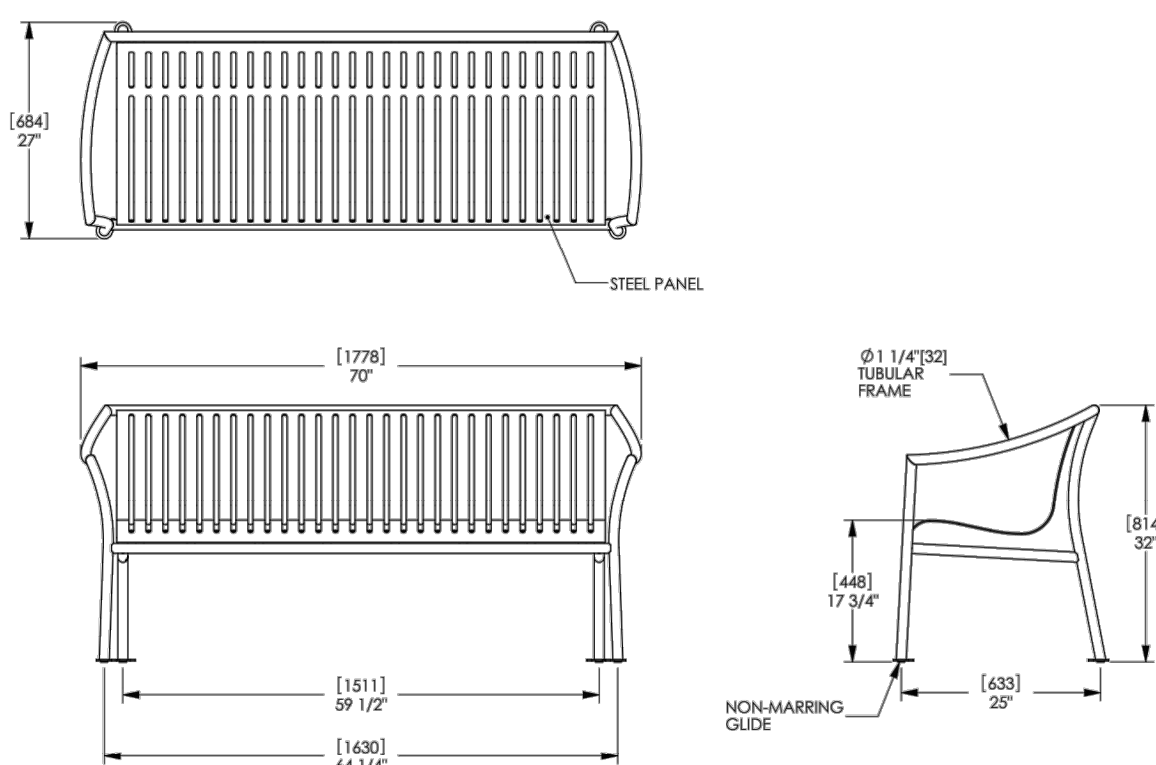


NOTE: DRAWING NOT TO SCALE
SOURCE: NCDOT STANDARD DRAWINGS

TITLE:	REVISIONS	DET.NO.
ACCESSIBLE RAMP	09/03 02/08 JH ER	ST - 5.3

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Drawing: TND09-01
Dimensions are in inches (mm)
Patent Pending

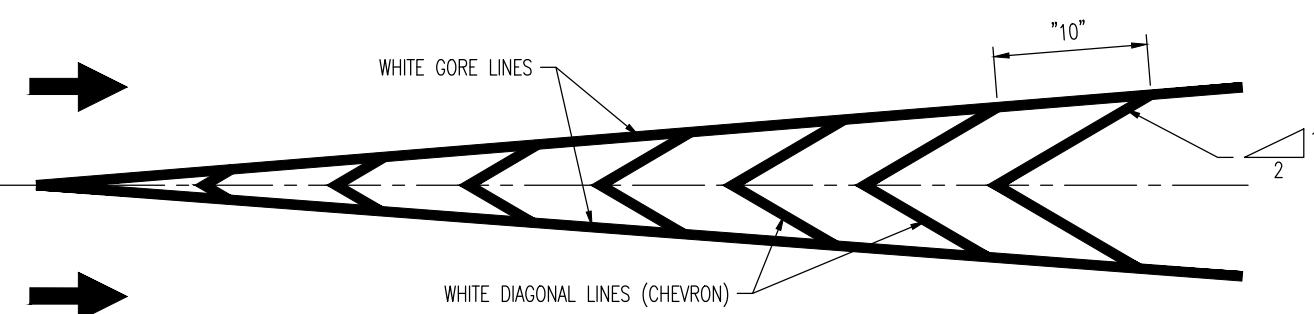
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MANUFACTURER: LANDSCAPE FORMS
MODEL: TOWNE SQUARE BENCH
SIZE: 70" LENGTH
COLOR: SILVER

BENCH

CUT SHEET

1/2" = 1'-0"

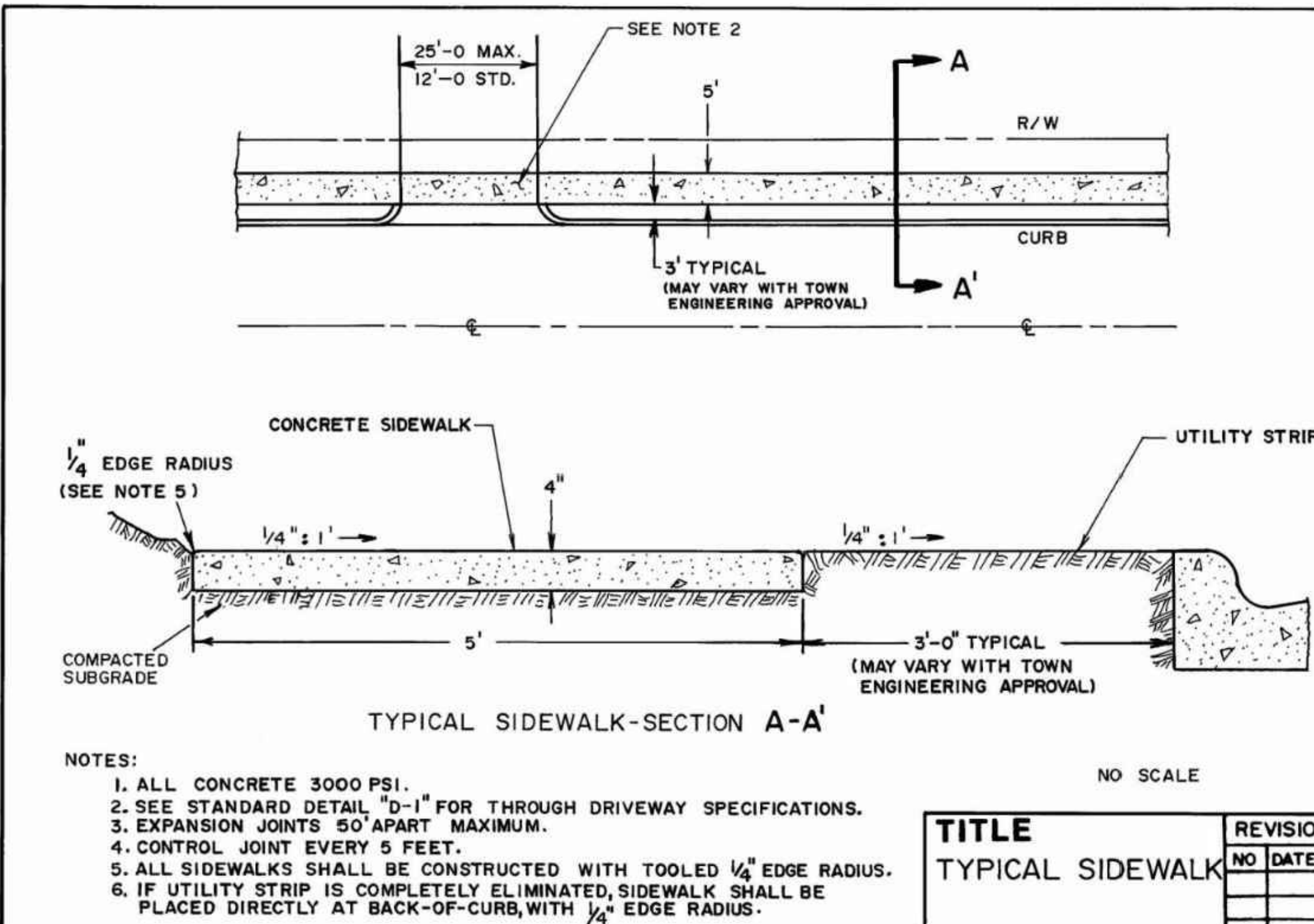


- NOTE:
- "10" = SPACING OF DIAGONAL LINES (TYPICALLY EQUAL IN FEET TO THE POSTED SPEED LIMIT).

**CHANNELIZING ISLAND SEPARATING TRAFFIC
IN SAME DIRECTION DETAIL**
NOT TO SCALE



Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023



TITLE:	REVISIONS
TYPICAL SIDEWALK	NO DATE BY

DET.NO.	ST-4
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SH.1 of 3

**TOWN OF
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DEPARTMENT**

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PROJECT: **PROPOSED CHASE BANK AT UNIVERSITY PLACE**
BDG ARCHITECTS, LLP
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CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 103653
DATE: 01/17/2023

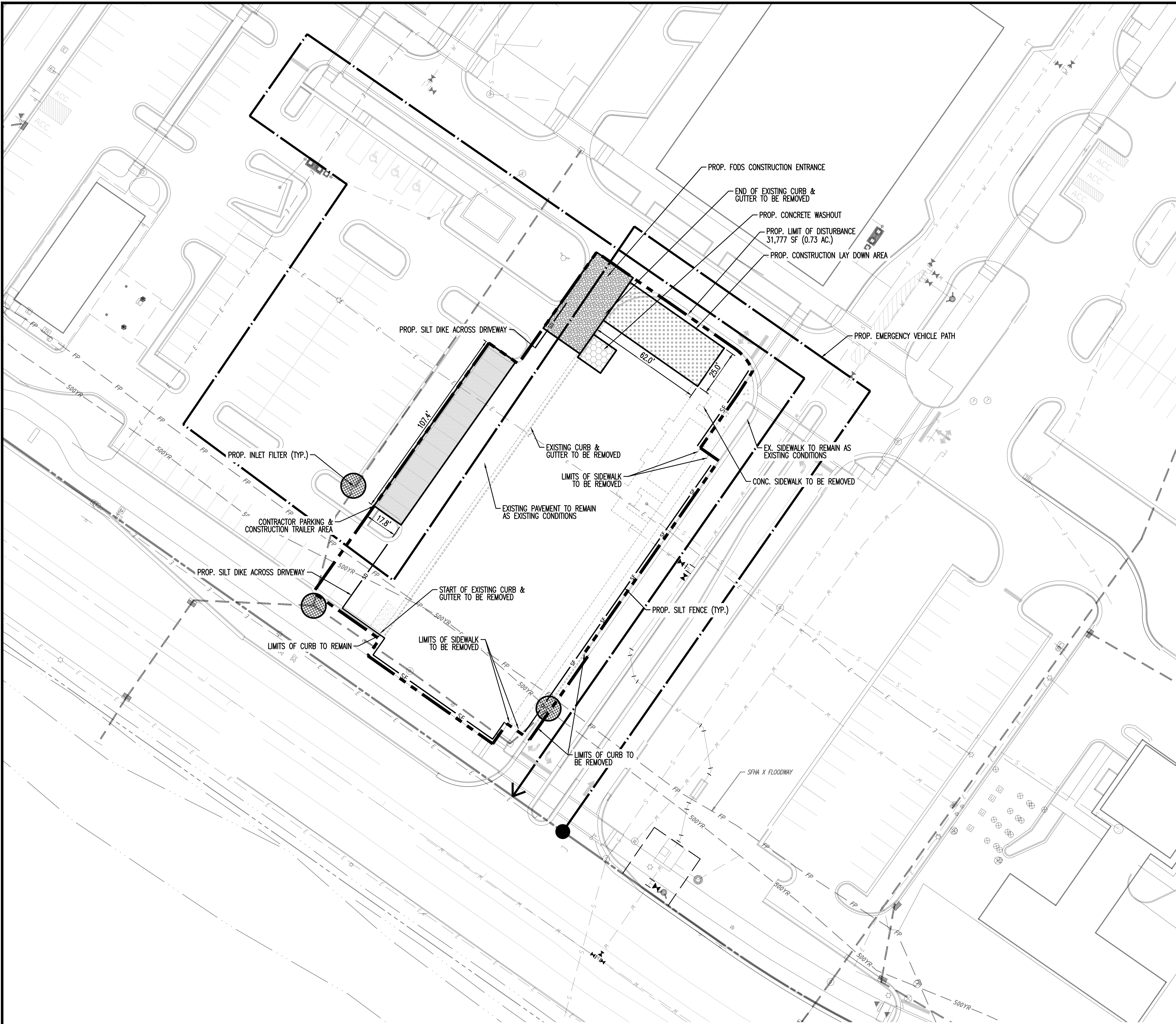
DANIEL T. SEHNAL
PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 049737


TITLE: **SITE DETAILS**

SCALE: (H) AS SHOWN
(V) NOTED
DATE: 04/18/2022
PROJECT NO: 2521-99-016

SHEET NO: **C1.02**
Rev. #: 4

Plotted: 01/17/23 - 9:13 AM. By: smcdermott
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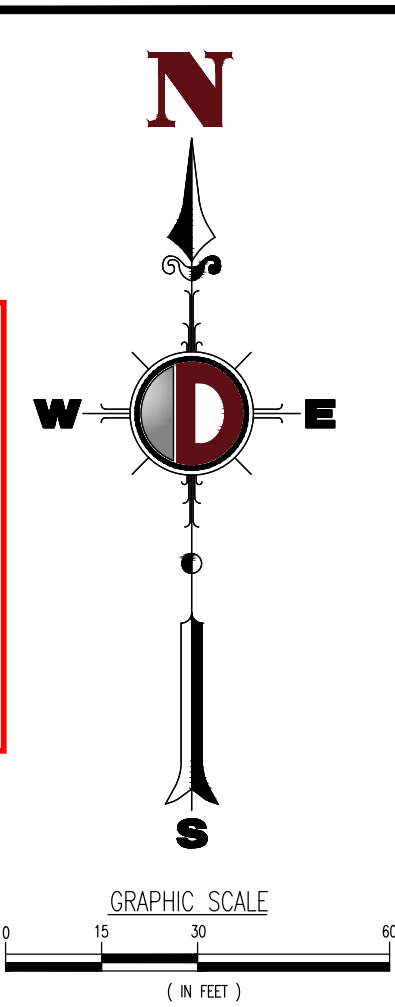




Zoning Approved Plan Set

Approved By: Charnika Harrell

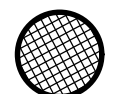
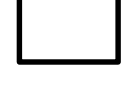
Date: June 9, 2023



DEMOLITION NOTES

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.
- ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
- THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCOMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THE PLANS.
- THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DETERING PERMITS, IF APPLICABLE.
- ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
- CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
- CONTRACTOR TO USE CARE IN HANDLING DERRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DERRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
- ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
- WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE AGENCY HAVING JURISDICTION AND THE CONSTRUCTION MANAGER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
- ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
- CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.
- CONSTRUCTION WASTE LOCATED WITHIN THE FLOODPLAIN SHALL BE REMOVED A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE LANDFALL OF A HURRICANE OR IMMEDIATELY UPON FLOOD WARNING NOTIFICATION.

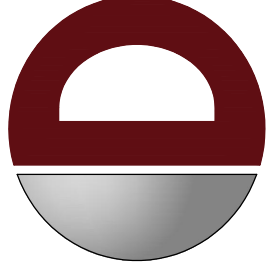
LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- - - - - SD - - - - - SD - - - - - SD - - - - - PROPOSED SILT DIKE LINE
- SF --- PROPOSED SILT FENCE LINE
-  PROPOSED INLET FILTER
-  EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- - - - - EXISTING CONTOURS

SITE DATA			
SITE AREA BREAKDOWN			
IMPERVIOUS	EXISTING	15,129 SF (0.35 AC.)	
	PROPOSED	24,044 SF (0.55 AC.) (EXCLUDES BUILDING)	
	BUILDING GFA	3,370 SF (0.77 AC.)	
	REMOVED	2,814 SF (0.06 AC.)	
PARKING AREA	EXISTING	2,733 SF (0.06 AC.)	
	PROPOSED	2,885 SF (0.07 AC.)	
	REMOVED	162 SF (0.01 AC.)	

ALL EXISTING UNDERGROUND UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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3	10/26/22	LANDSCAPE COMMENTS		
2	10/07/22	AGENCY COMMENTS		
1	09/02/22	AGENCY COMMENTS		
REV.	DATE	COMMENTS		

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: SRM

CHECKED BY: MDM


DATE: 06/09/23

PROJECT: PROPOSED CHASE BANK AT UNIVERSITY PLACE

BDG ARCHITECTS, LLP

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CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



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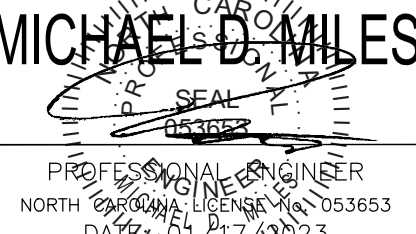
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PROFESSIONAL ENGINEER

NORTH CAROLINA LICENSE NO. 103653

DATE: 06/09/23

DANIEL T. SEHNAL

PROFESSIONAL ENGINEER

NORTH CAROLINA LICENSE NO. 049737

TITLE:

DEMOLITION PLAN

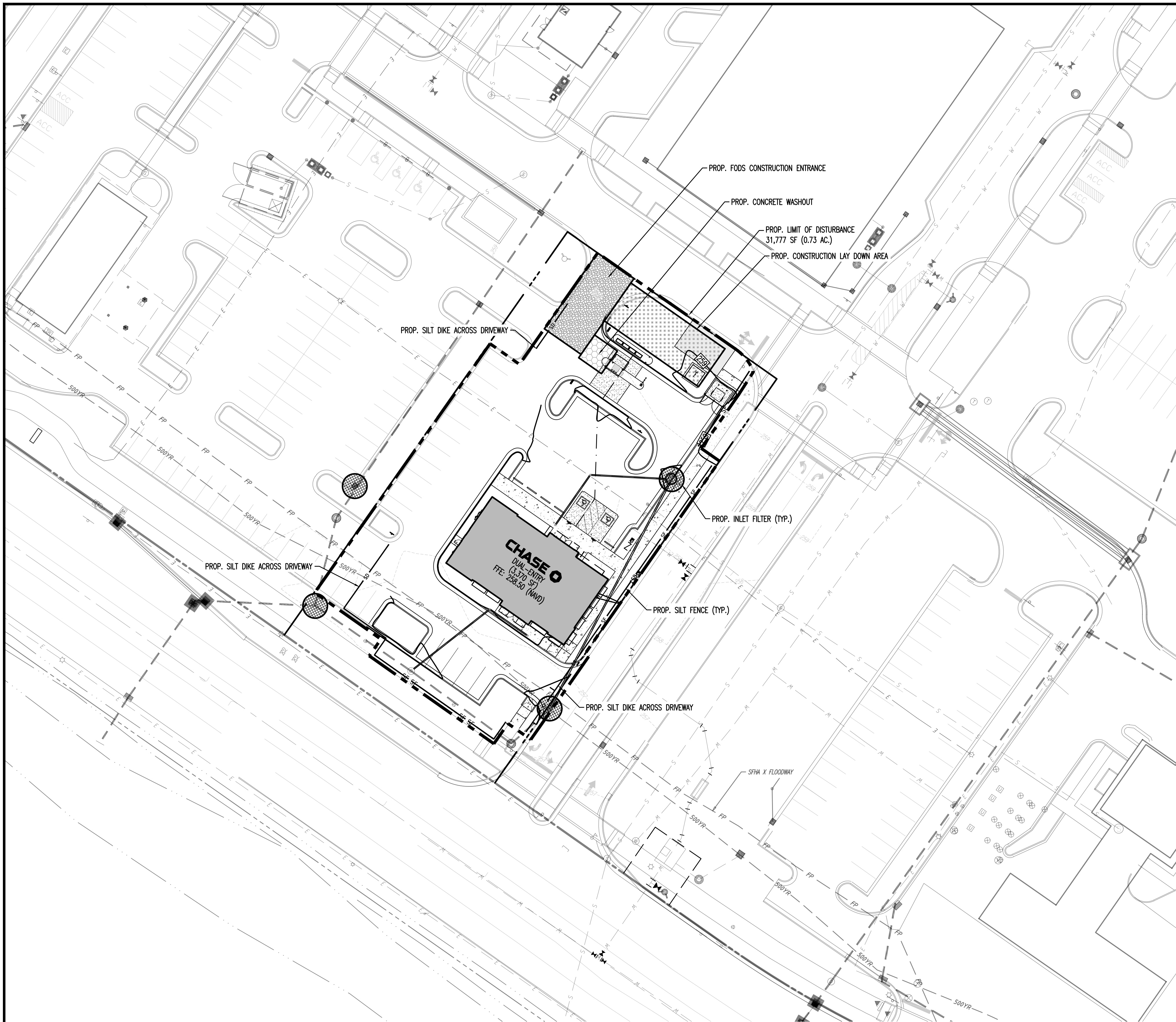
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DATE: 04/18/2022

PROJECT No: 2521-99-016

SHEET No: C2.00

Rev. #: 4

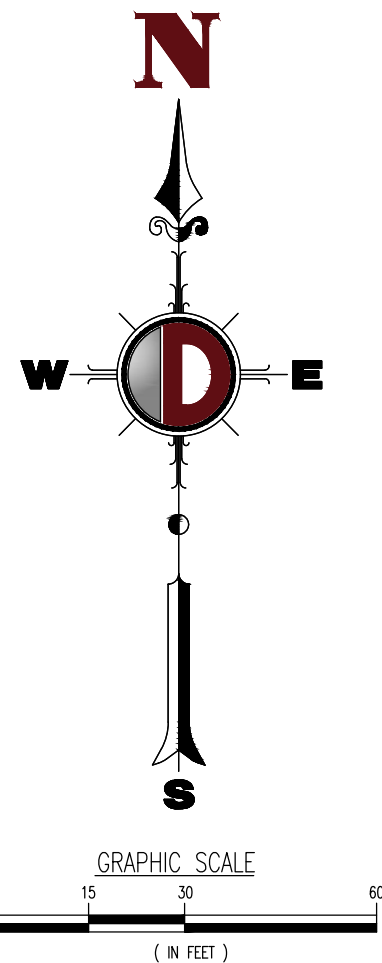


UNIVERSITY PLACE IMPERVIOUS TRACKING TABLE - PHASE 1D						
DEVELOPMENT	EXISTING IMPERVIOUS	DEMOLITION	PROPOSED IMPERVIOUS	TOTAL IMPERVIOUS	PERCENT IMPERVIOUS	SOIL COMMITMENT TO REMOVE IMPERVIOUS
EXISTING (2008)	1,472,295 SF	0.00 SF	0.00 SF	1,472,295 SF	71.88%	-2.88%
NEWLY PROPOSED ⁽¹⁾	1,472,295 SF	-3,257 SF	0.00 SF	1,469,038 SF	71.72%	-2.72%
PHASE 1A - MULTIFAMILY	1,469,038 SF	-146,091 SF	0.00 SF	1,322,947 SF	69.99%	5.01%
PHASE 1B + 1C	1,322,947 SF	-24,164 SF	0.00 SF	1,298,783 SF	68.71%	6.29%
PHASE 1D	1,298,783 SF	0.00 SF	61,156 SF	1,359,939 SF	71.95%	3.05%
CHASE	14,009 SF	-2,271 SF	15,792 SF	27,530 SF	75.00%	0.00%

- (1) PREVIOUS PROJECTS INCLUDES ALL PROJECTS DIRECTLY ADJACENT TO THE SHOPPING CENTER, I.E. SILVERSPOT, BARTACO, ETC. THIS ALSO INCLUDES REVISION TO LOADING AREA BEHIND HARRIS TEETER AND RIGHT IN RIGHT OUT FROM 15/501.
- (2) PROJECTED IMPERVIOUS WITH FUTURE PHASE SUBMITTALS. FINAL IMPERVIOUS VALUES WILL BE UPDATED WITH SUBSEQUENT SUBMITTALS. THIS IMPERVIOUS ASSUMPTION IS NOT APPROVED WITH THIS SUBMITTAL.



Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023

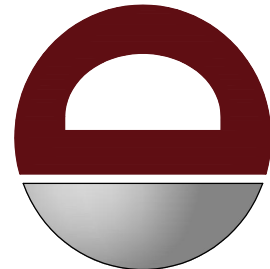


EROSION CONTROL NOTES

- [illegible]

PHASING NOTES

1. CONTRACTOR MAY PHASE EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH SITE CONSTRUCTION PHASING.
2. CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION AREA IS SEPARATED FROM THE AREA NOT UNDER CONSTRUCTION WITH A TEMPORARY CHAIN LINK FENCE AND ENSURE THE SAFETY OF THE PUBLIC.
3. CONTRACTOR SHALL PROVIDE SWPPP AS REQUIRED FOR THE PROPOSED PAVING, GRADING AND DRAINAGE PLAN. SEE ATTACHED DETAILS AS NECESSARY.

[illegible]

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	3	10/26/22	LANDLORD COMMENTS	SRM
	2	10/07/22	AGENCY COMMENTS	SRM
	1	09/02/22	AGENCY COMMENTS	SRM
REV.		DATE	COMMENTS	BY

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DESIGNED BY:	CHECKED BY:	CHECKED BY:

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MICHAEL D. MILES

PR SEAL
053653

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE No. 053653
DATE: 01/17/2023

DANIEL T. GELMAN

DANIEL T. SEHNAL

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE No. 049737

TITLE: **SEDIMENT & EROSION
CONTROL PLAN**

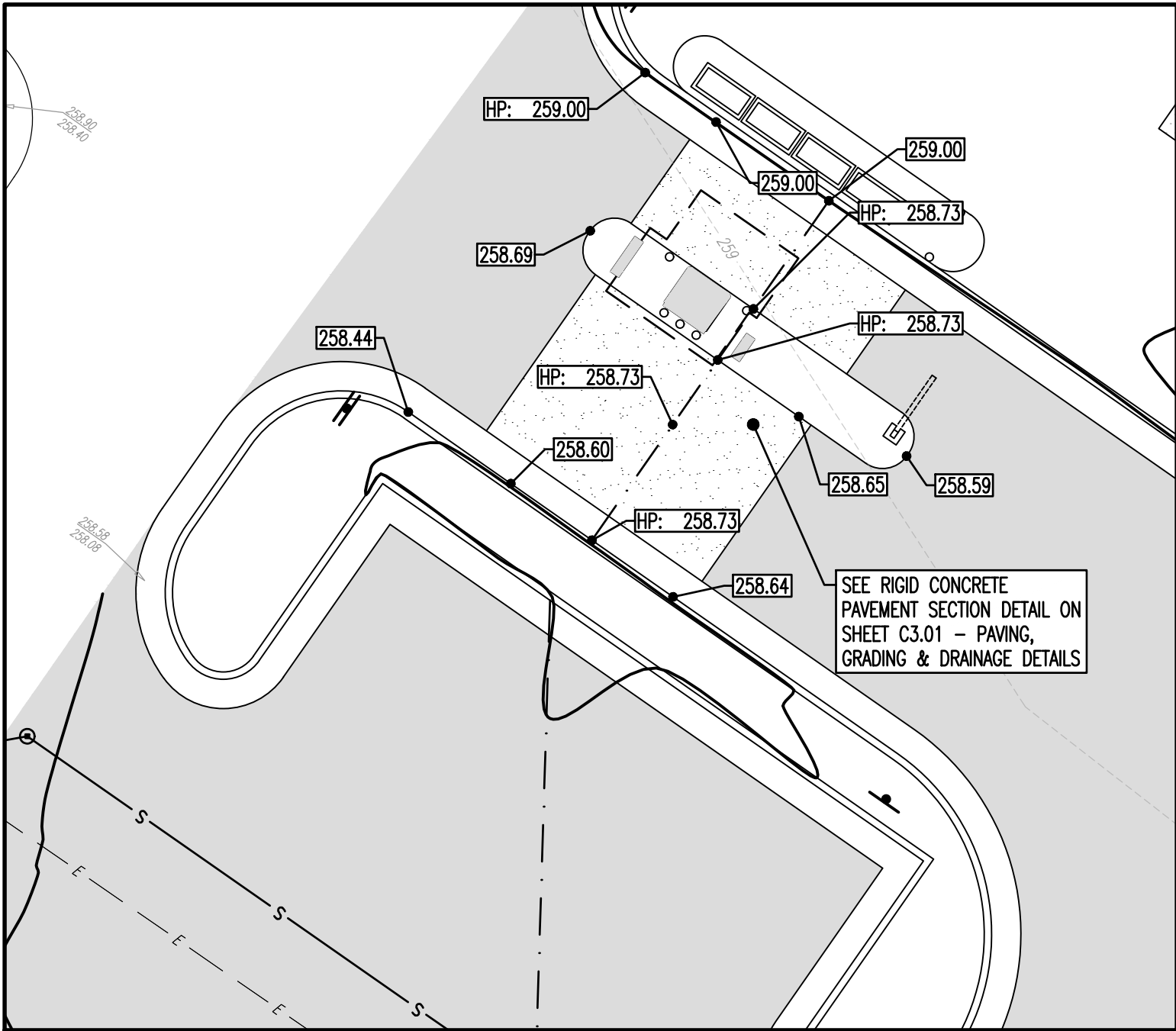
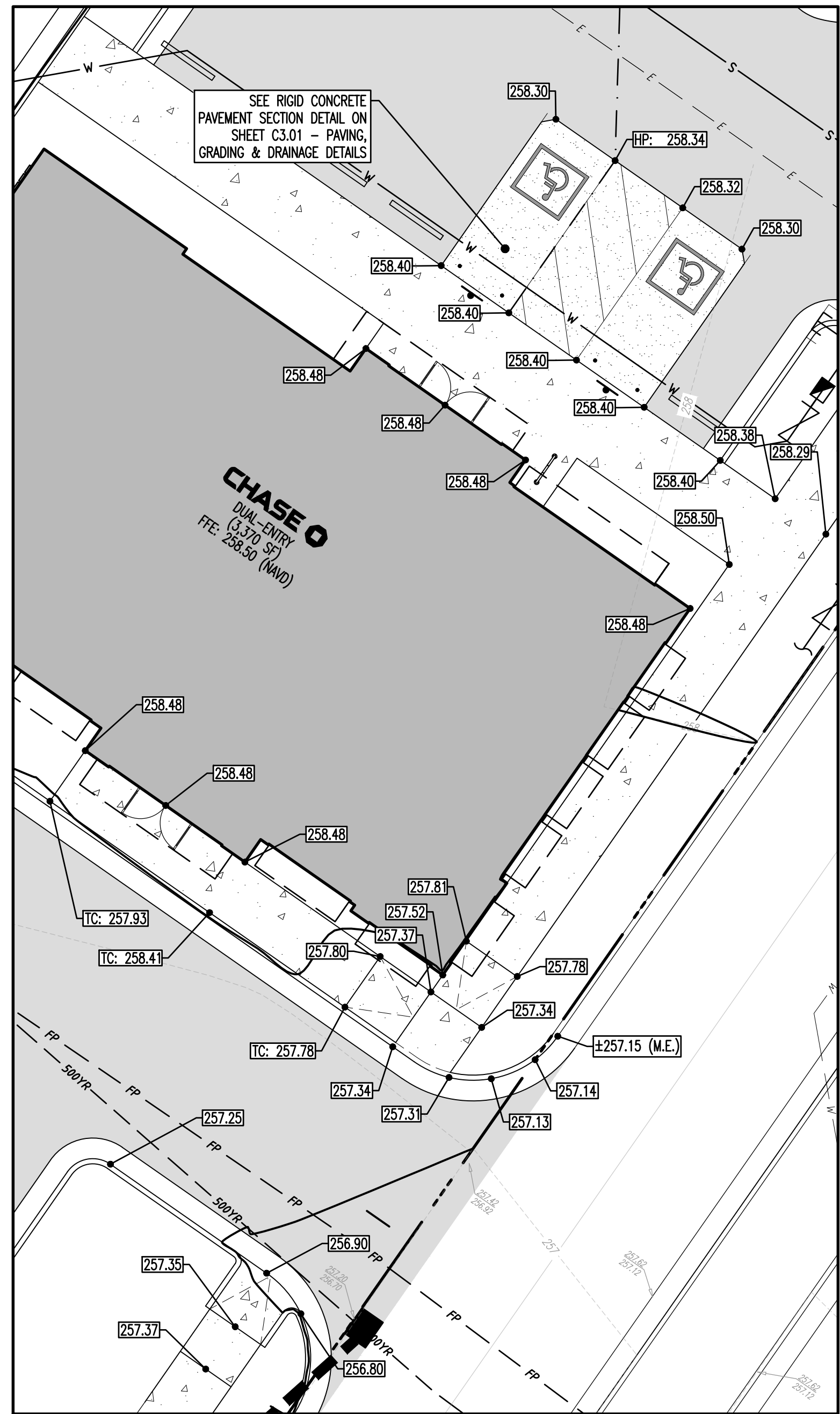
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PROJECT No: 2521-99-016

SHEET No: **0001** Rev.

2004




$$1'' = 10'$$

$$1^{\circ} = 10^9$$

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH
THE CURRENT TOWN OF CHAPEL HILL ENGINEERING
DESIGN AND CONSTRUCTION STANDARDS**

CONTRACTOR SHALL NOTIFY NC 811 (1-800-453-4249) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE THE EXISTING UTILITIES LOCATED, CONTACTED TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENTLY OF NC 811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOIL AND EROSION CONTROL OFFICE, TOWN OF CHAPPEL HILL STORM WATER MANAGEMENT DIVISION, AND OWNER'S REP/ENGINEER.

13. CONTRACTOR TO CONTACT ERNEST ODE-LARSH WITH THE TOWN OF CHAPPEL HILL AT 919-968-2717 (CODE=1ARSH@TOWNOFCHAPPELHILL.ORG) TO POST EROSION CONTROL BOND PRIOR TO ANY LAND DISPOSITION.

14. GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).

15. SOIL UNDER BERMEDS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED TOWN OF CHAPPEL HILL STANDARDS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES, EVEN THOUGH PLANS MAY NOT SHOW ALL SLOPE ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS.

17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURBS IS NECESSARY TO CONDUIT RUNOFF TO THE NEAREST CATCH BASIN OR TO THE STREET. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING RESPONSIBILITY FOR CURBS INSTALLED PRIOR TO PAVING THAT DOES NOT DRAIN PROPERLY.

18. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN.

19. THE CURBS AND 18"X60" INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SIZES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE, OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.

20. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERY GRASSES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

21. SPECIFIED PIPES FOR ROCK WARE MAY BE SUBSTITUTED IF APPROVED BY THE TOWN OF CHAPPEL HILL WITH APPROVED MATERIALS PER THE TOWN OF CHAPPEL HILL. ALL PIPES SHALL BE PROTECTED FROM DAMAGE OF PUBLIC RIGHT OF WAY AND EASEMENTS. ALL BEDDING FOR ALTERNATE MATERIALS SHALL CONFORM TO NC202, AASHTO, AND ASTM SPECIFICATIONS.

22. THE MINIMUM PIPE SIZE WITHIN A PUBLIC RIGHT OF WAY IS 15".

23. FOR ALL PIPE OUTLETS 8" OR GREATER (SINGLE) AND 36" (MULTIPLE) HEADWALLS/KNOWLS SHALL BE USED AND A 4" HIGH BLACK POLY COATED CHAIN LINK FENCE PLACED OVER THE MAN.

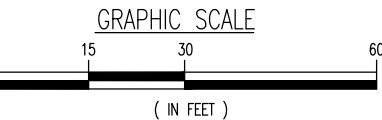
24. FOR NPDES PERMIT COMPLIANCE, ALL SLOPES 3:1 AND STEEPER MUST BE STABILIZED WITHIN 7 DAYS, ALL OTHER AREAS MUST BE STABILIZED WITHIN 14 DAYS.

25. ALL STORM PIPE SPECIFIED AS REINFORCED CONCRETE (RCP) SHALL BE MINIMUM CLASS III PIPE.

26. ALL STORM PIPE SHALL BE Laid AT AN MINIMUM 10% HORIZONTAL OR 10" VERTICALLY FROM ANY WATER MAIN AND 24" VERTICALLY FROM ANY SEWER MAIN. REFER TO NC202 FOR MORE DETAILS.

27. GEOTEXTILE FABRIC OR APPROVED EQUIVALENT ARE REQUIRED AT ALL DISSIPATOR PADS.

28. ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT, AND OTHER SERVICE FACILITIES SHALL BE DESIGNED TO BE LOCATED AND/OR PROTECTED FROM EXCESSIVE EXPOSURE TO WEATHER. ALL COMPONENTS DURING CONDITIONS OF FLOODING SHALL BE PROTECTED FROM EXCESSIVE EXPOSURE TO WEATHER. THERE ARE NO LIMITS TO HAZ. EQUIPMENT: WATER SOUTHERN UNITS; BATH/KITCHEN FIXTURES; OUTDOOR; ELECTRIC AND GAS WATER PANS/BOXES; UTILITY AND CABLE BOXES; APPLIANCES SUCH AS WASHERS, DRYERS; REFRIGERATORS; AND FREEZERS; HOT WATER HEATERS; AND ELECTRIC UTILITIES AND SWITCHES.

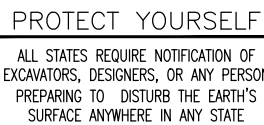


**THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION**

OWNER: _____	DESIGNED BY: _____	CHECKED BY: _____	DATE: _____
SRM _____	ACM _____	MDM _____	_____

PROPOSED CHASE BANK AT UNIVERSITY PLACE
BOG ARCHITECTS, LLP

PROJECT: 217 SOUTH ESTES DRIVE
 CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



DYNAMIC ENGINEERING

Lake Carme, New Jersey • t: 732.974.0198
Chazelle, New Jersey • t: 908.879.9229
Newark, New Jersey • t: 973.375.5579
Toms River, New Jersey • t: 732.651.0000
Newtown, Pennsylvania • t: 247.885.0076
Philadelphia, Pennsylvania • t: 215.353.4686
Bethlehem, Pennsylvania • t: 610.588.4400
Allen, Texas • t: 972.534.2100
Houston, Texas • t: 281.769.6430
Austin, Texas • t: 512.666.2646
Delray Beach, Florida • t: 561.921.8570

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 053653
DATE: 01/13/2023

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE No. 049737

SCALE: (H) AS (V) NOTED	DATE: 04/18/2022
PROJECT No: 2521-99-016	

C3.00	4
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LEGEND

257.00
 T.C. 257.00
 H.P. 257.00
 +257.00 (M.E.)

PROPOSED SPOT ELEVATIONS
 PROPOSED SPOT ELEVATIONS (TOP OF CURB)
 PROPOSED SPOT ELEVATIONS (HIGH POINT)
 PROPOSED SPOT ELEVATIONS (MEET EXISTING)

EXISTING CONTOUR
 PROPOSED CONTOUR
 PROPOSED RIDGE LINE
 PROP. STORM DRAIN LINE
 PROP. CURB INLET
 PROP. STORM CLEANOUT
 EX. STORM DRAIN LINE
 EX. DRAINAGE STRUCTURE
 EX. SPOT ELEVATION

PROPOSED RIGID CONCRETE PAVEMENT
 PROPOSED STANDARD DUTY CEMENT CONCRETE PAVEMENT
 PROPOSED STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT



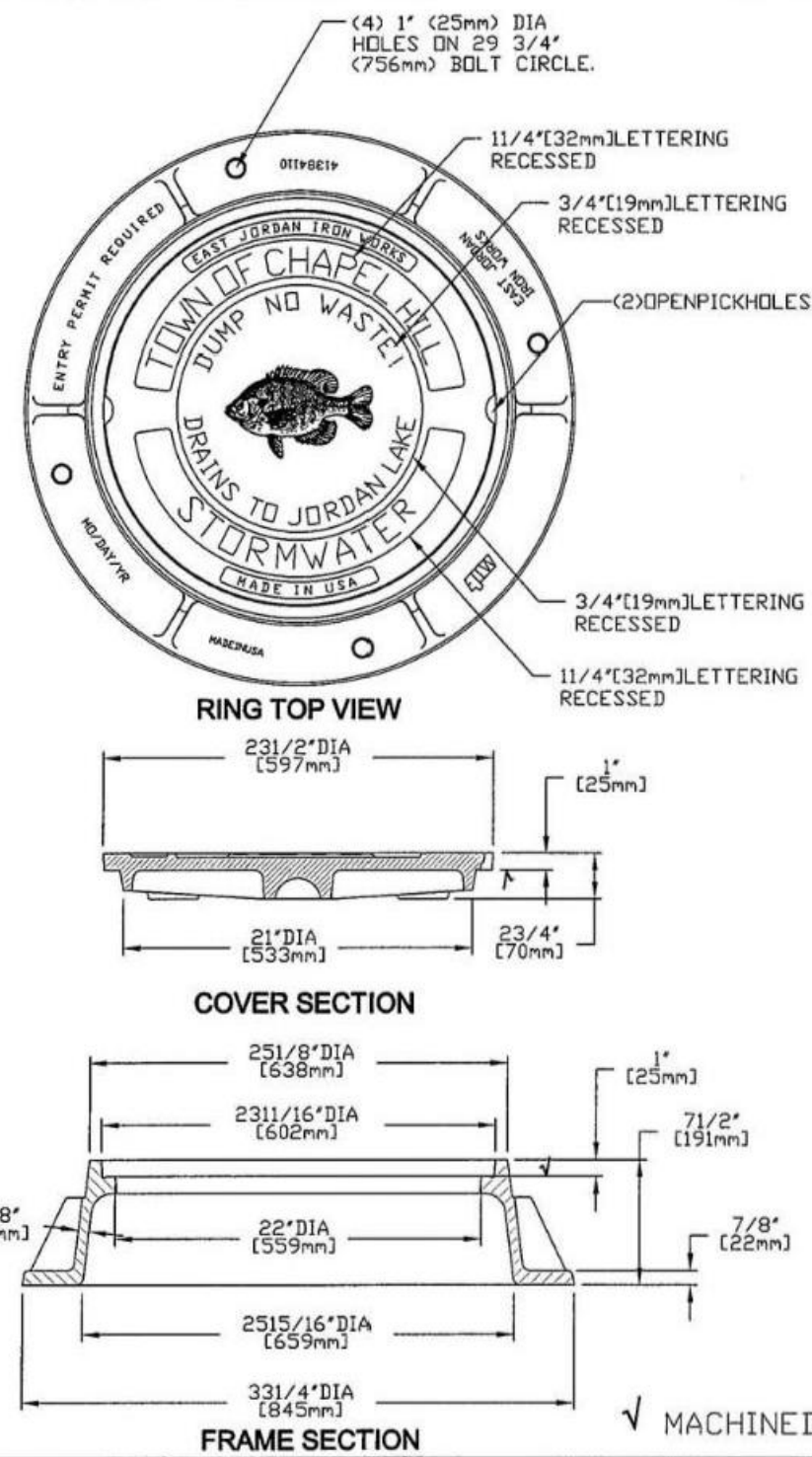
Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023

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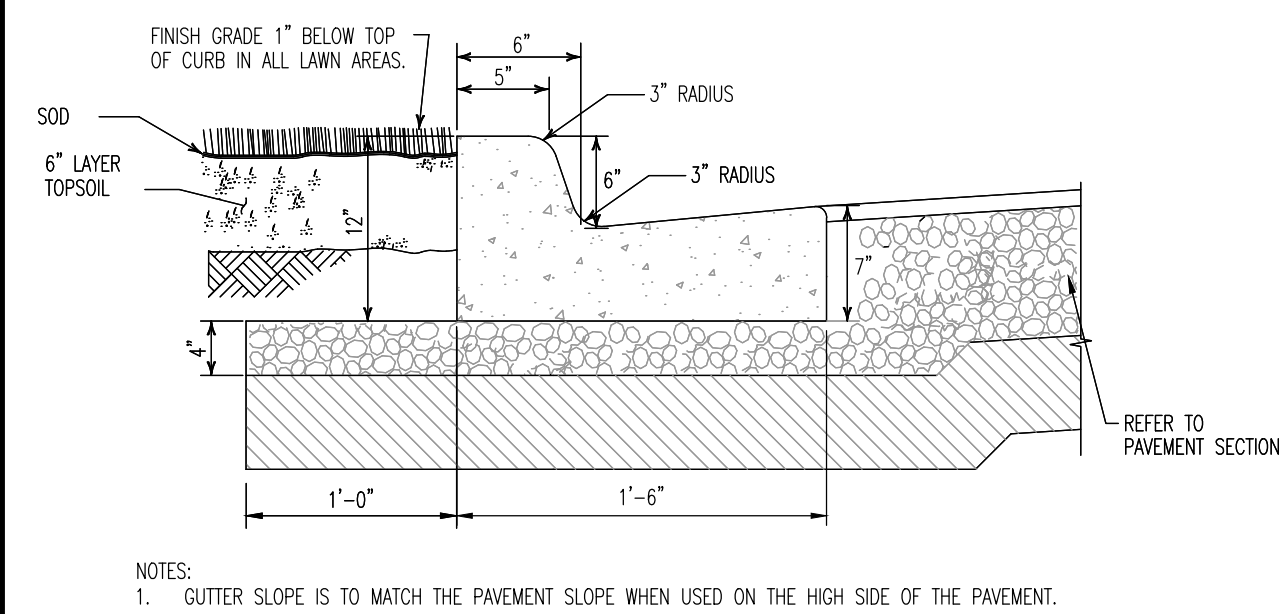


Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023



- TYPE 2 RING & COVER**
EAST JORDAN IRON WORKS V1384-1 RING WITH V1384 COVER OR APPROVED EQUAL. MINIMUM WEIGHTS: RING 190 LBS., COVER 120 LBS.
1. TYPE 2 RING & COVER TO BE USED IN STREETS.
 2. MATERIAL TO BE GREY IRON CONFORMING TO ASTM A48 CLASS 35 AND SHALL BE UNCOATED.
 3. COVER TO MEET PROOF LOAD REQUIREMENTS OF AASHTO M306-89, (40,000 LB. PROOF LOAD)
 4. FISH LOGO AND ALL LETTERING TO BE CLEAN, CRISP, AND CLEARLY LEGIBLE.
 5. CASTING MUST BE MANUFACTURED IN THE UNITED STATES. MANUFACTURER MUST BE APPROVED BY THE TOWN OF CHAPEL HILL.

TITLE	REVISIONS	DET. NO.
MANHOLE RING & COVER - TYPE 2		SD-4B



18" CURB & GUTTER DETAIL
NOT TO SCALE

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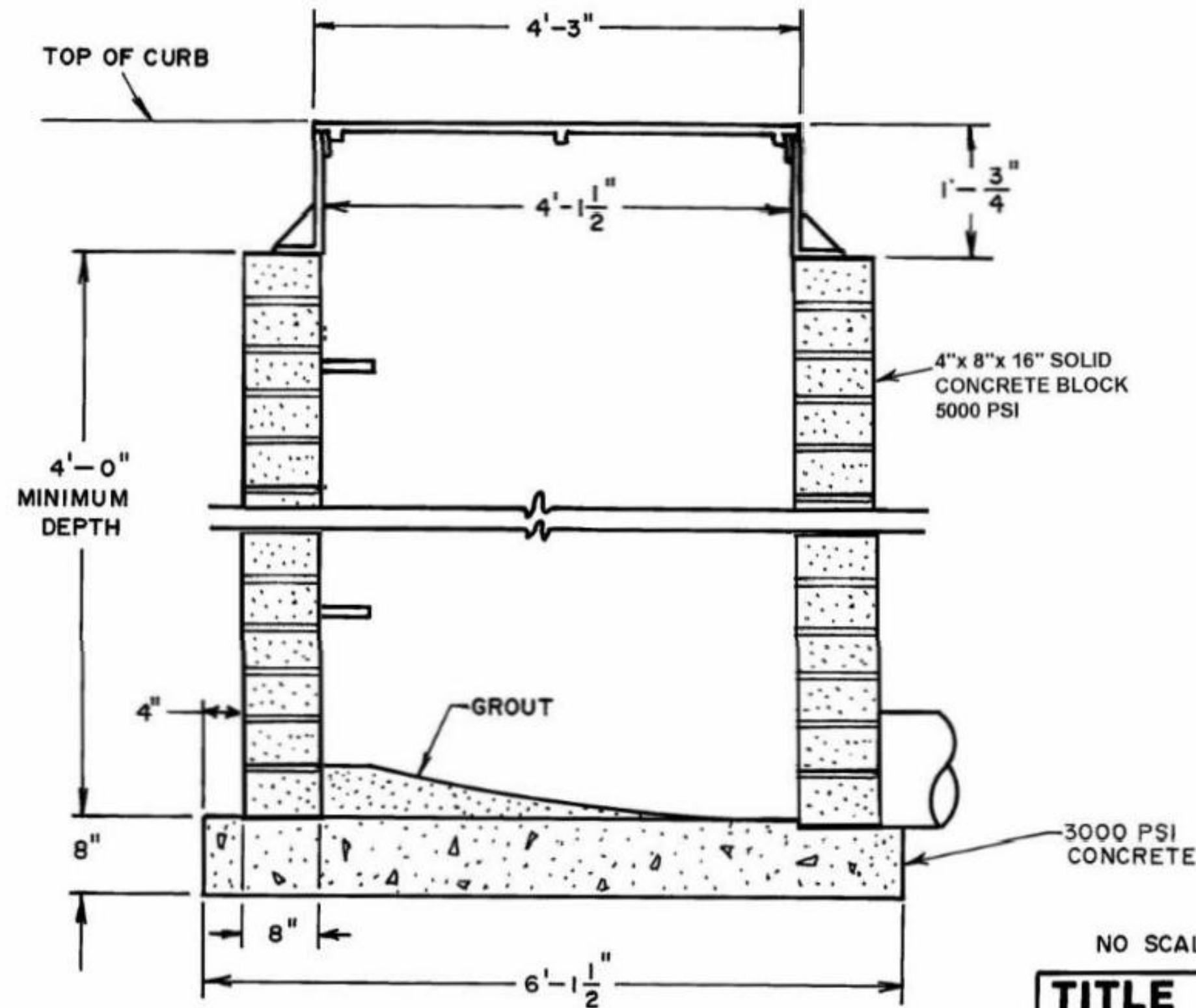
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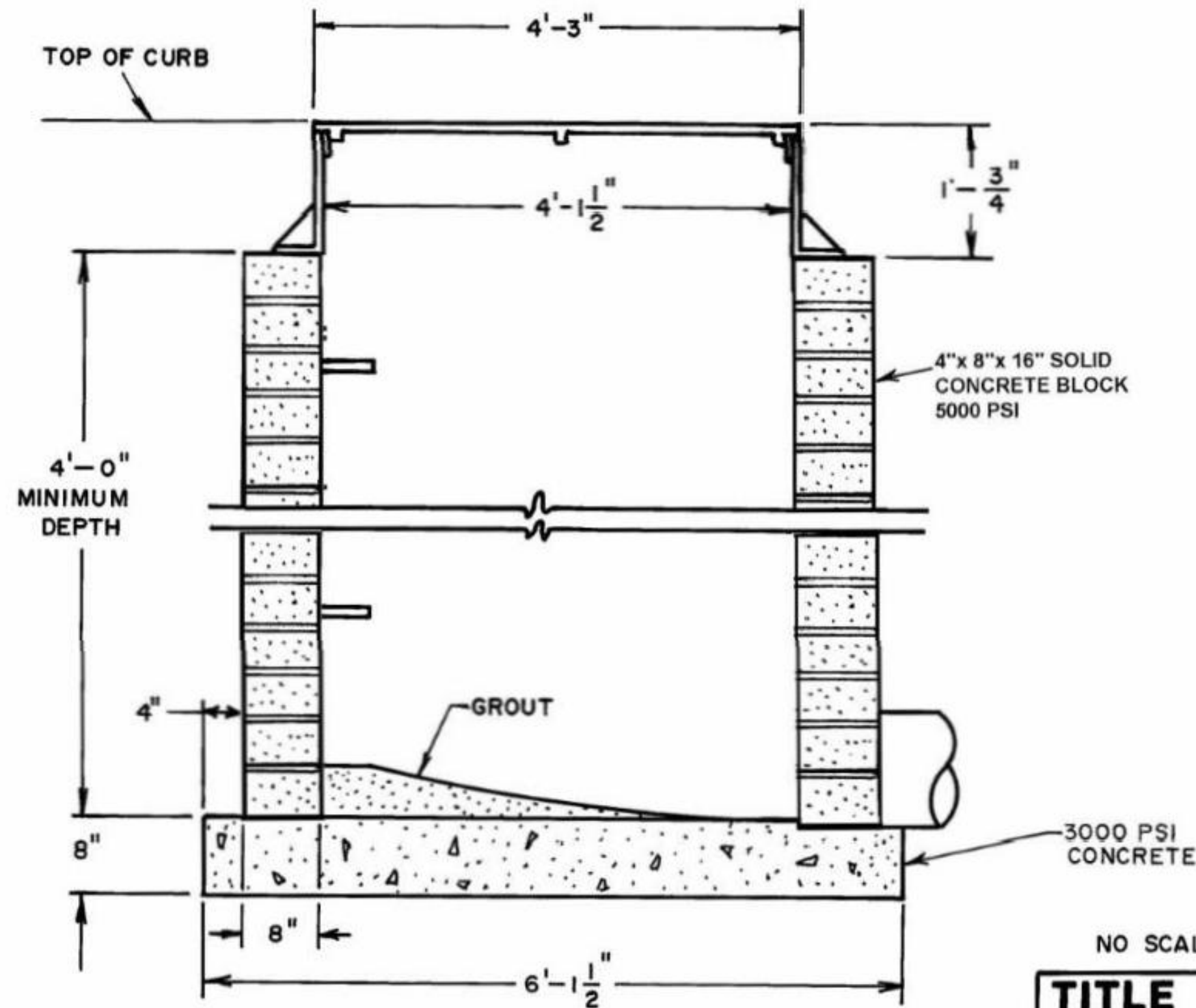
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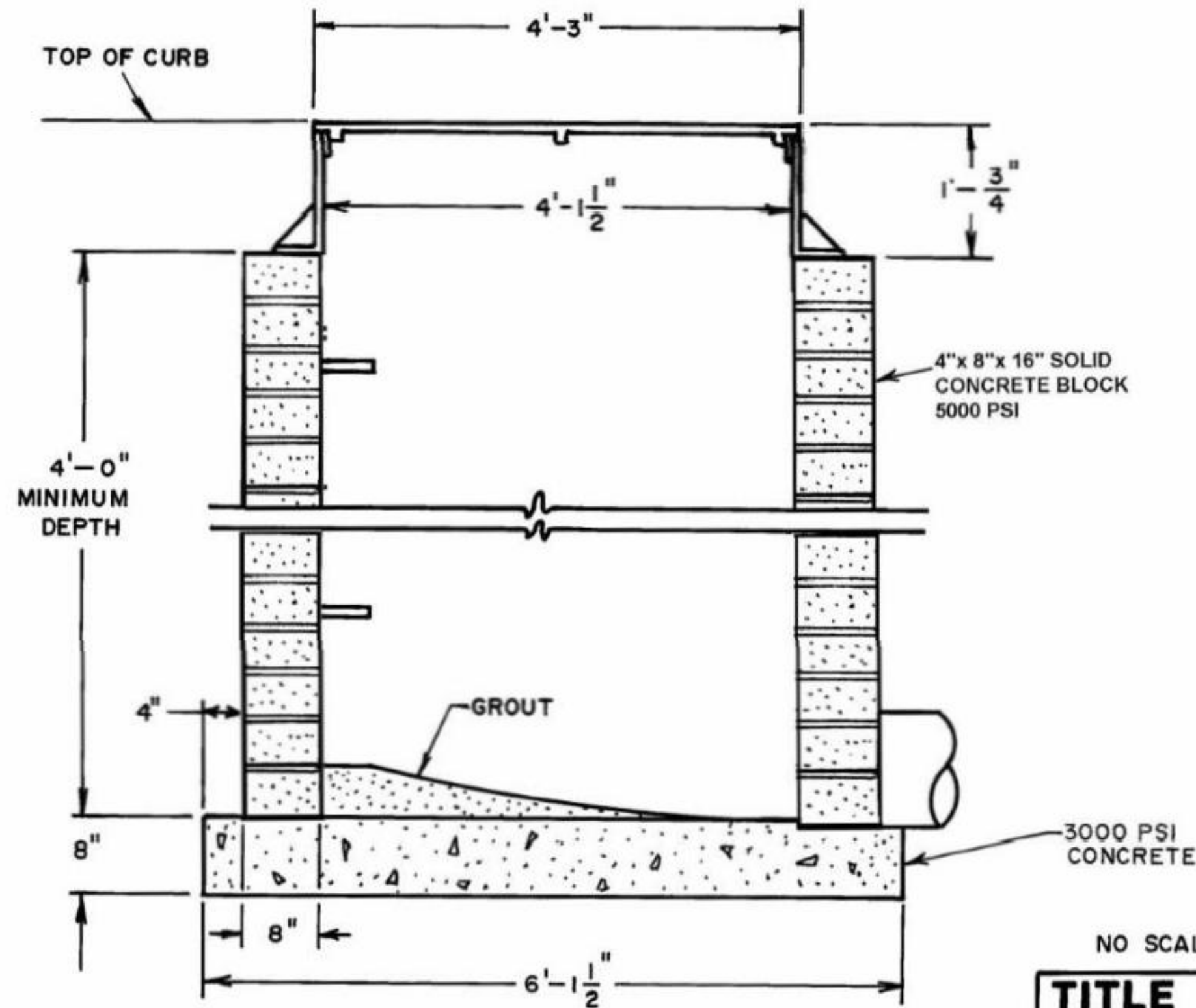
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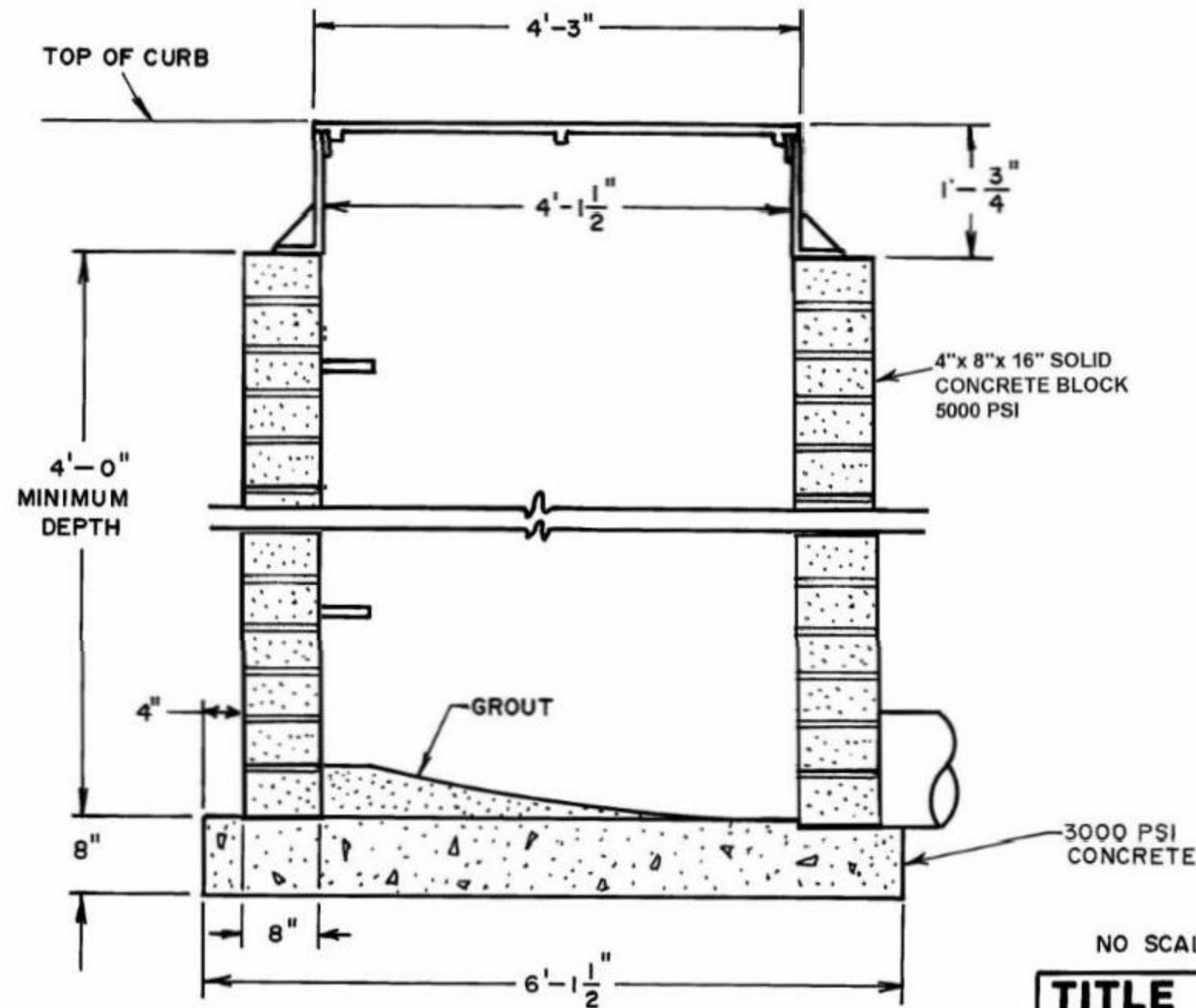
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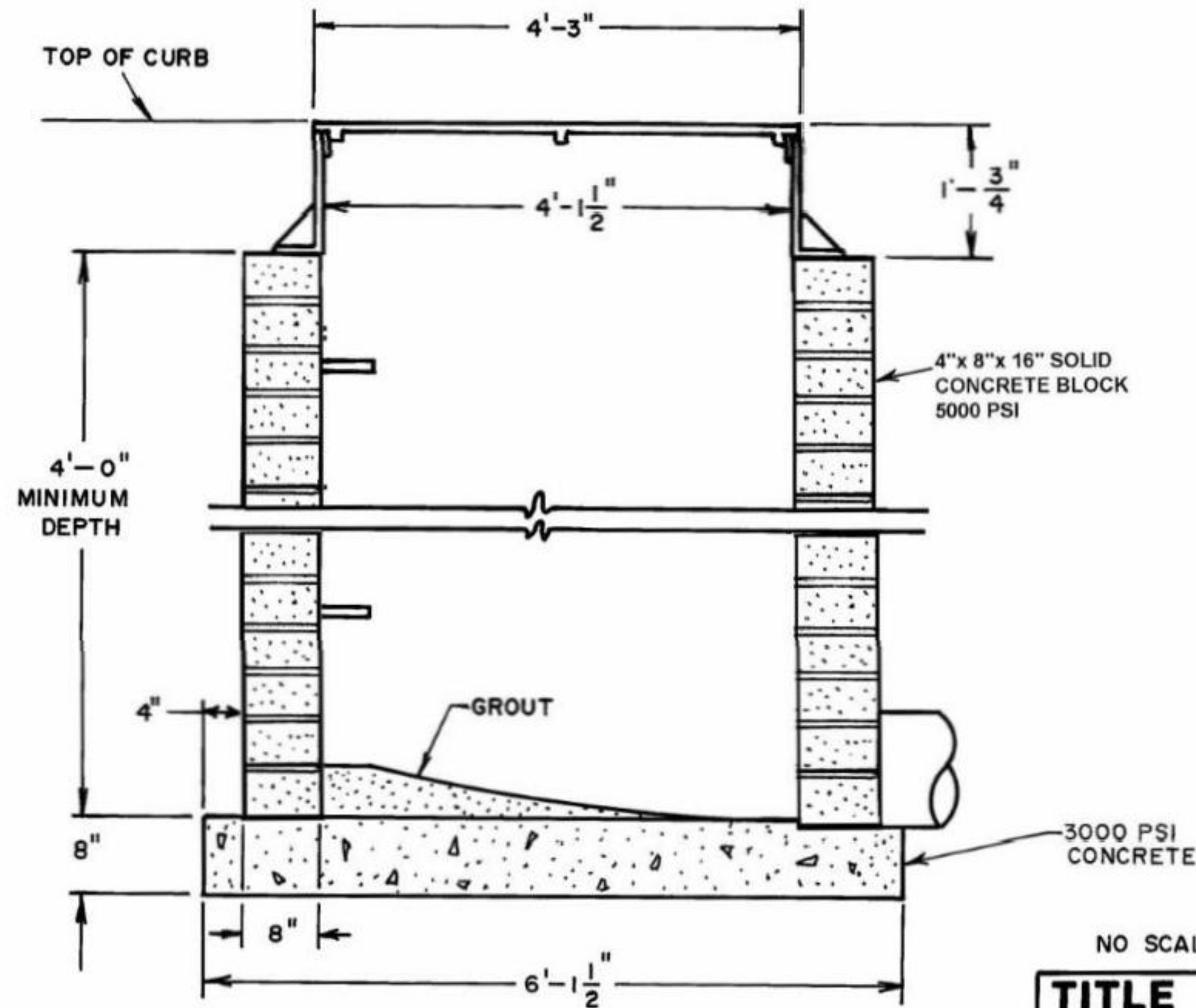
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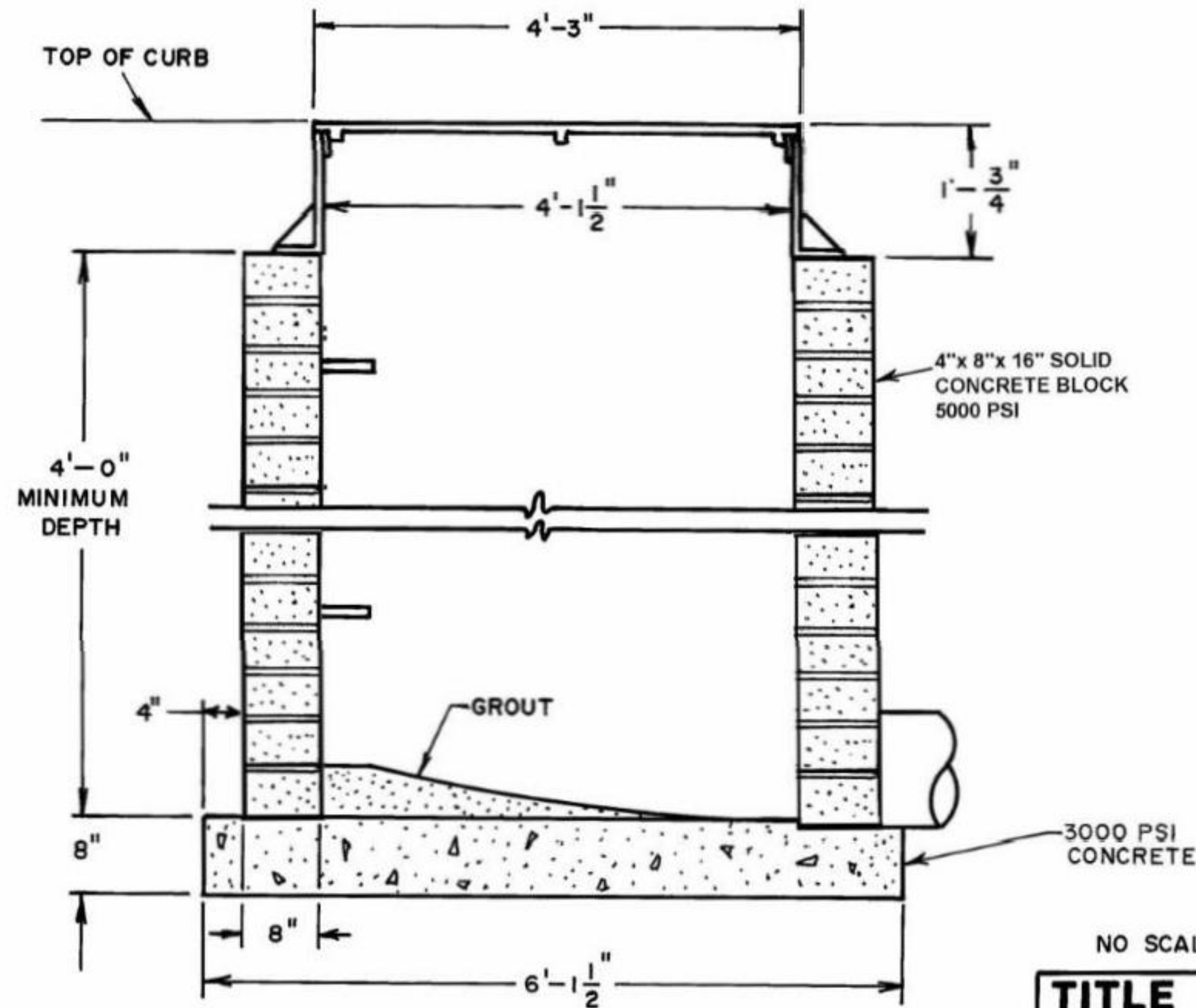
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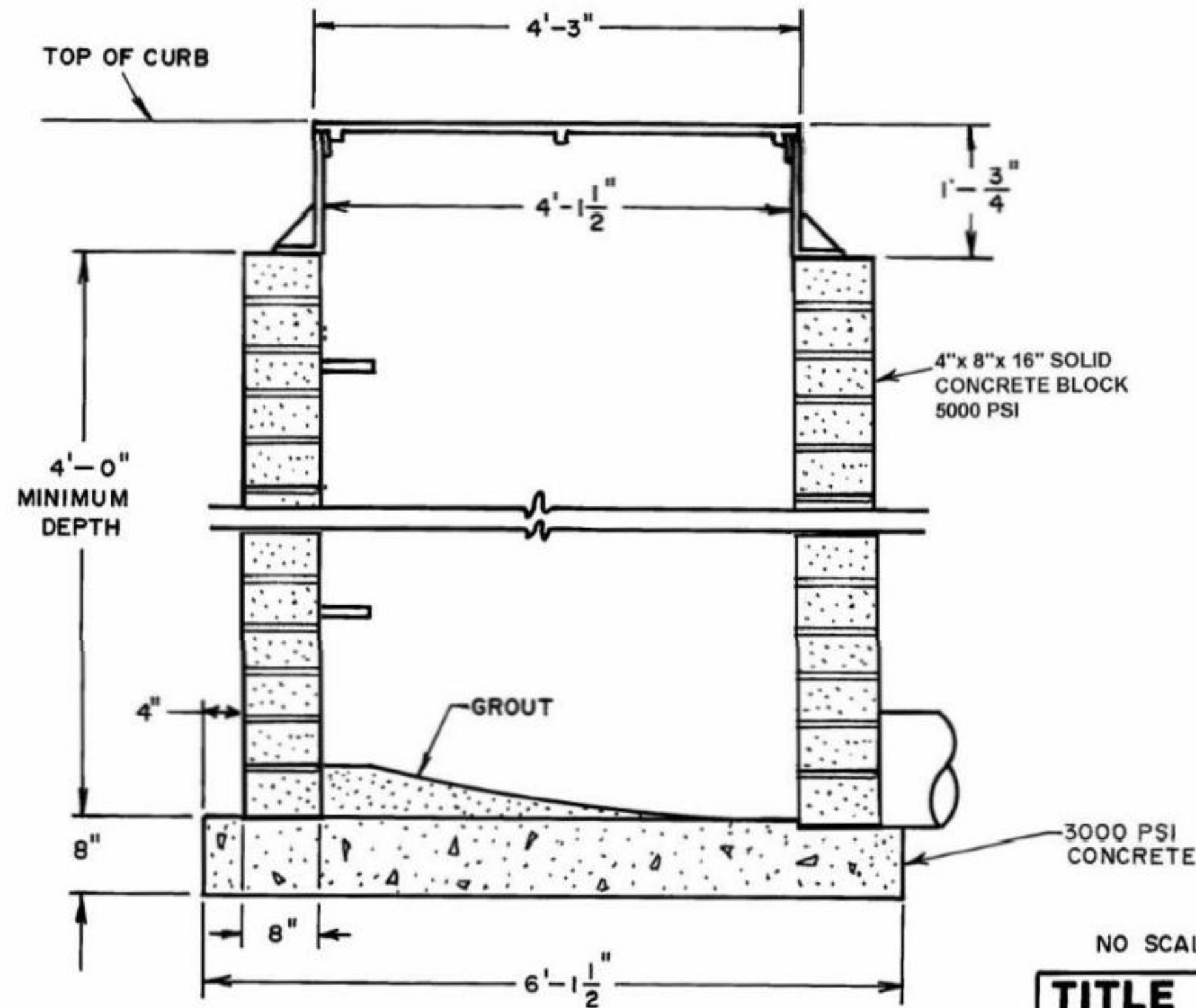
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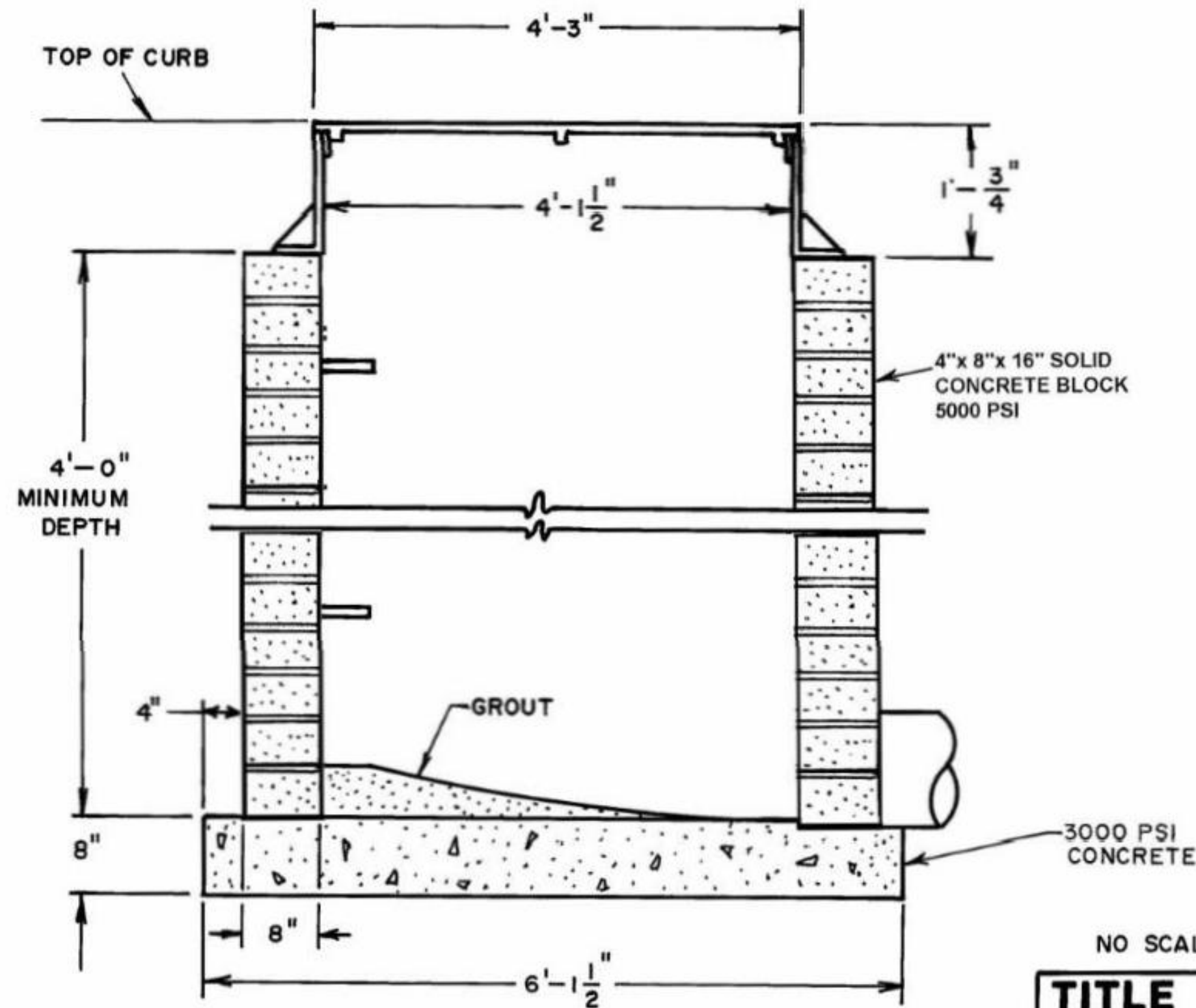
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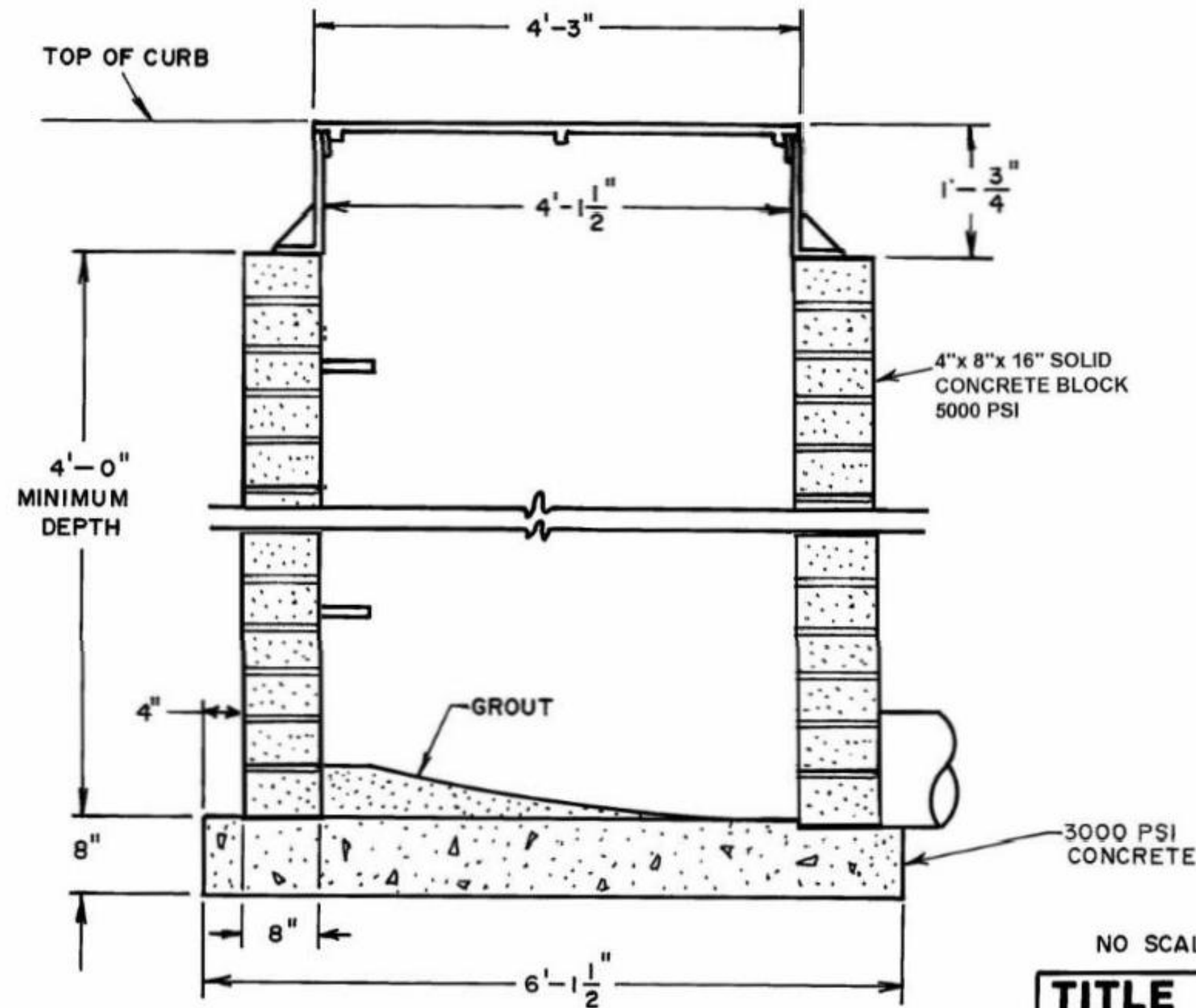
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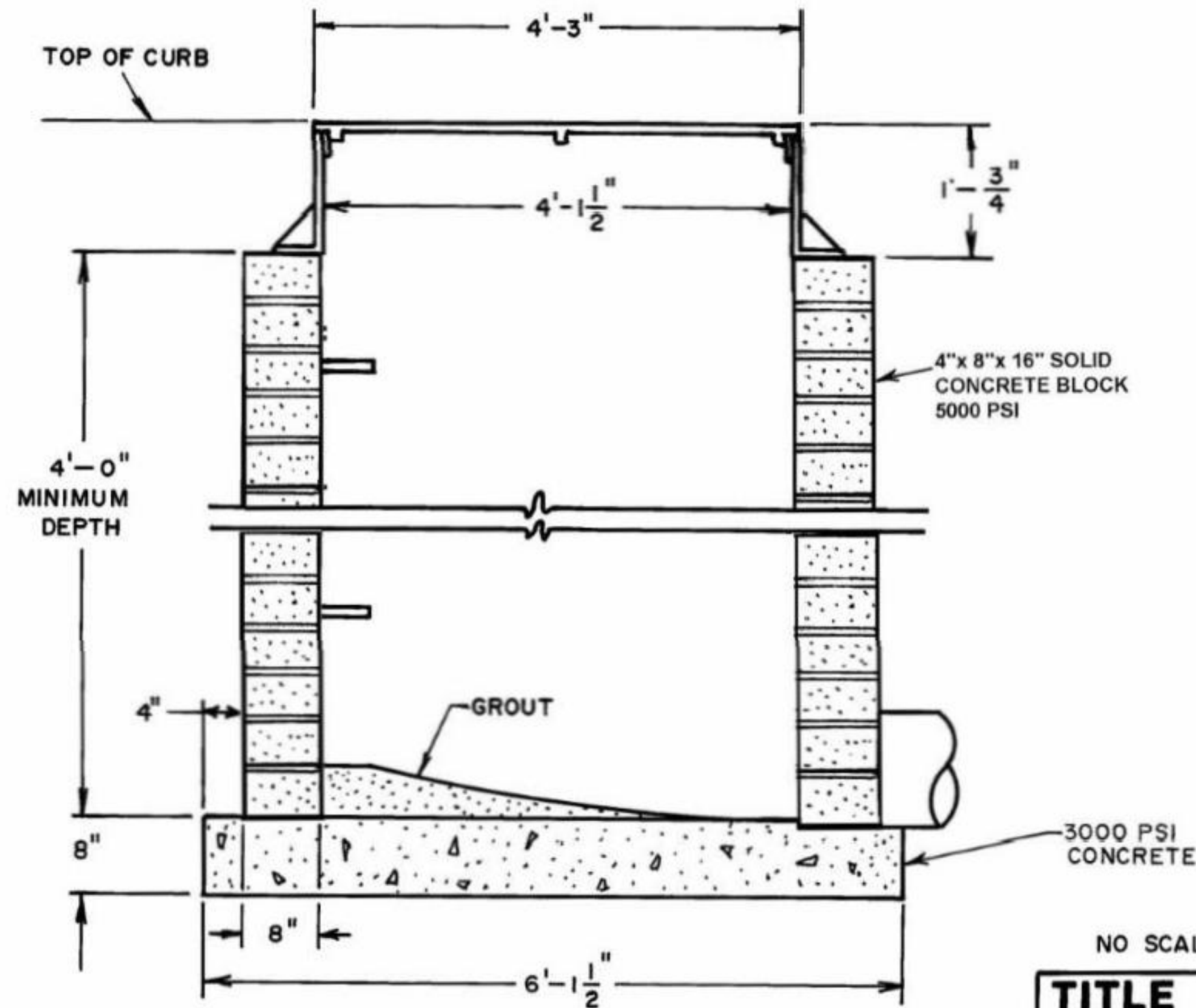
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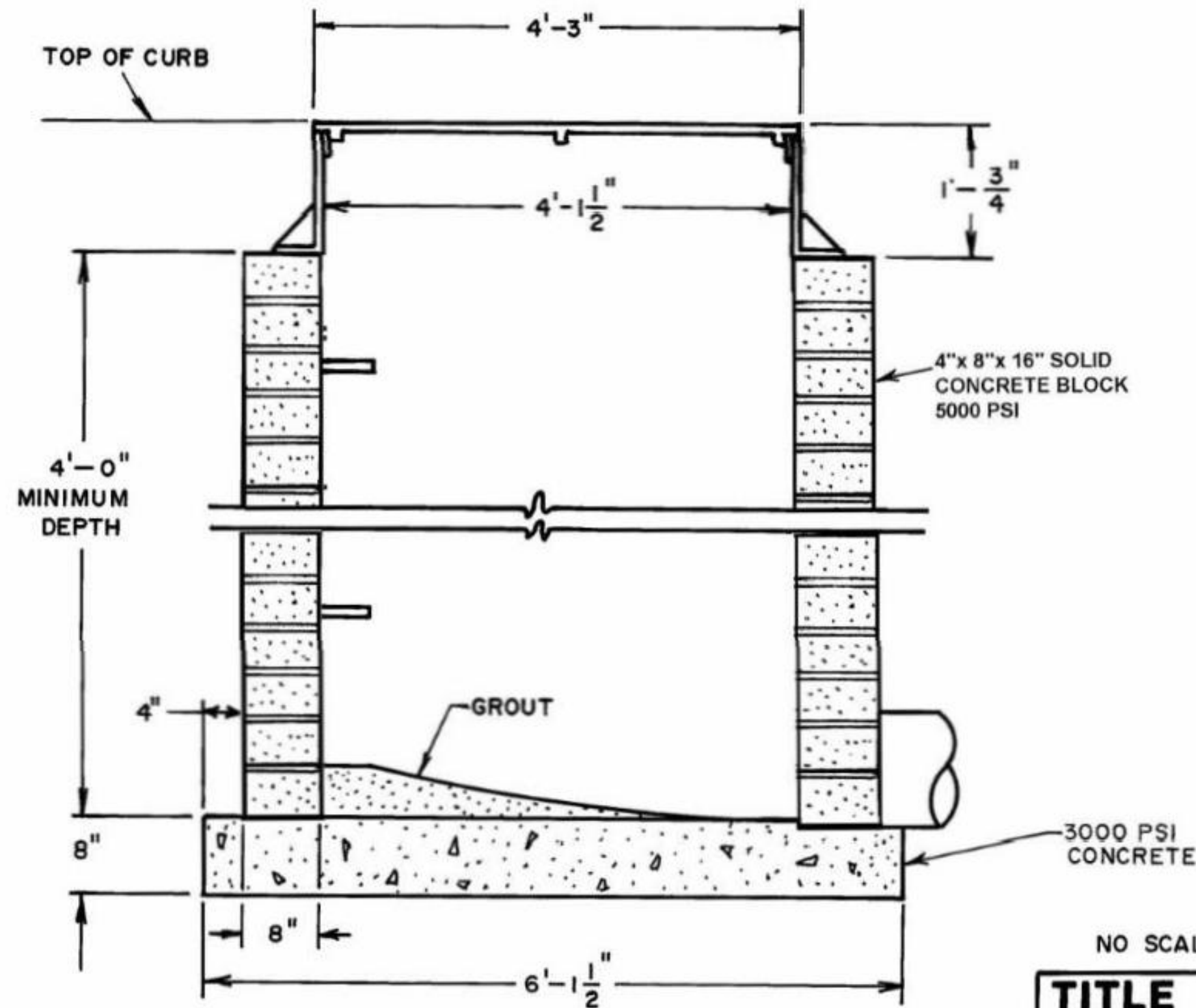
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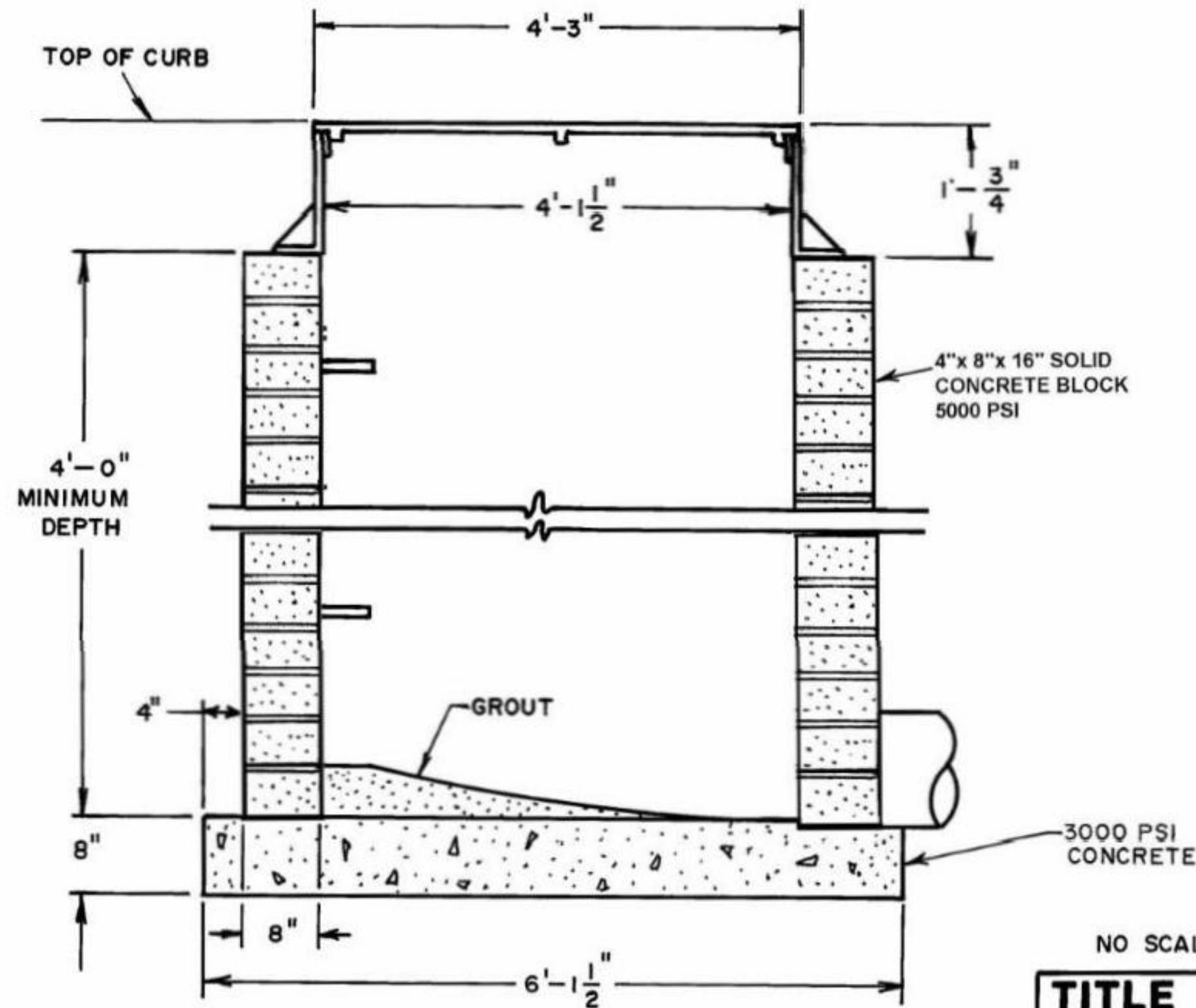
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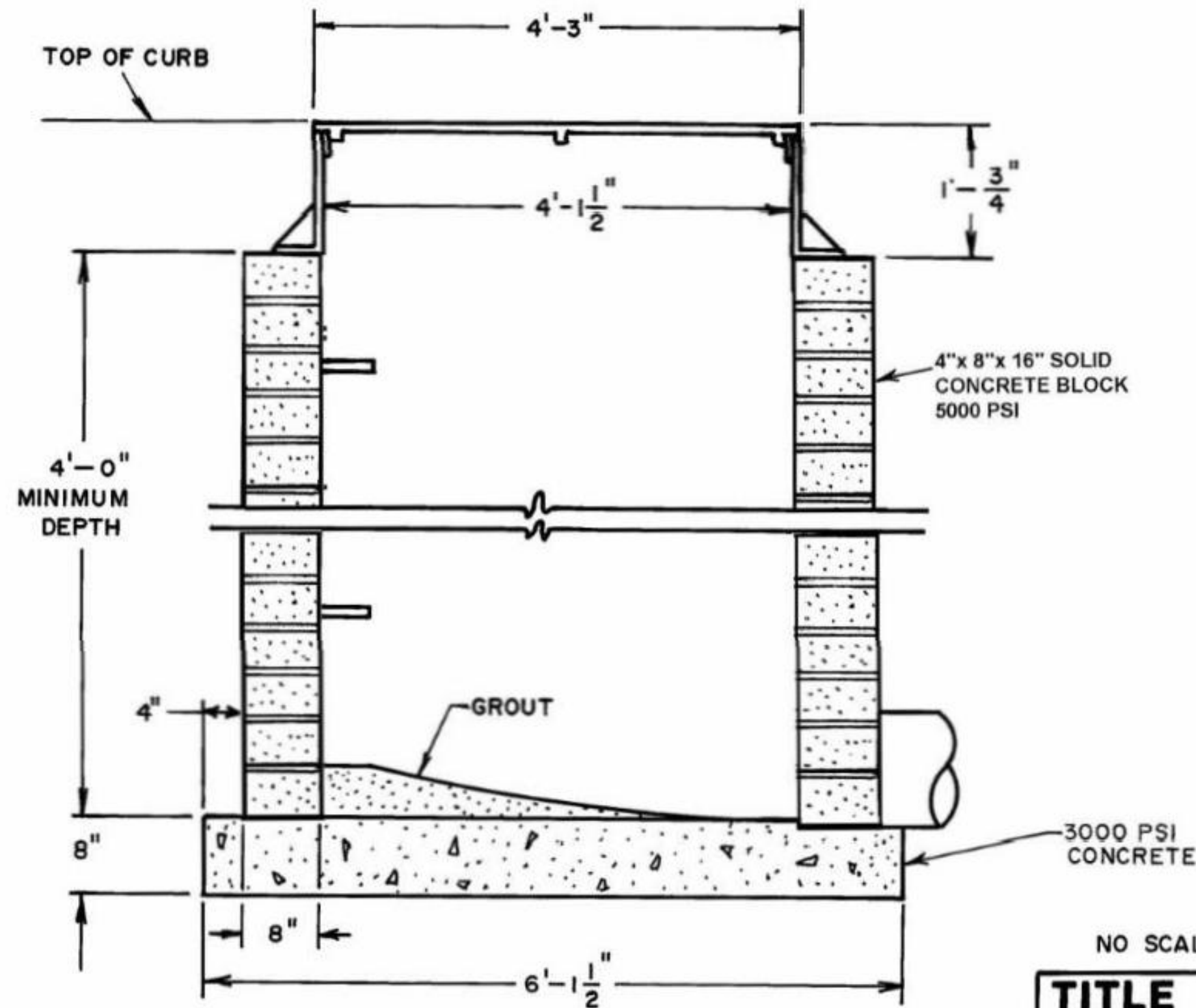
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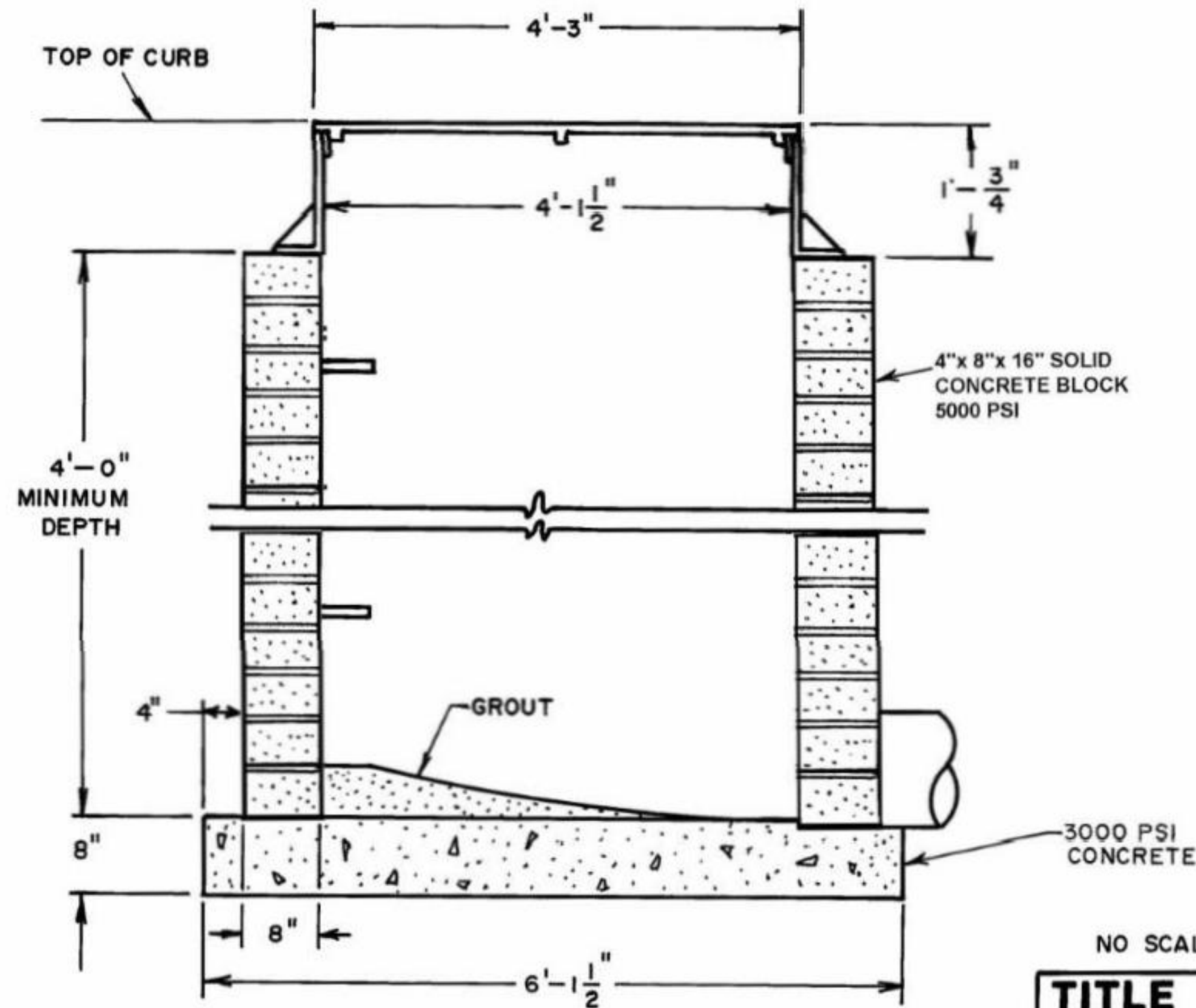
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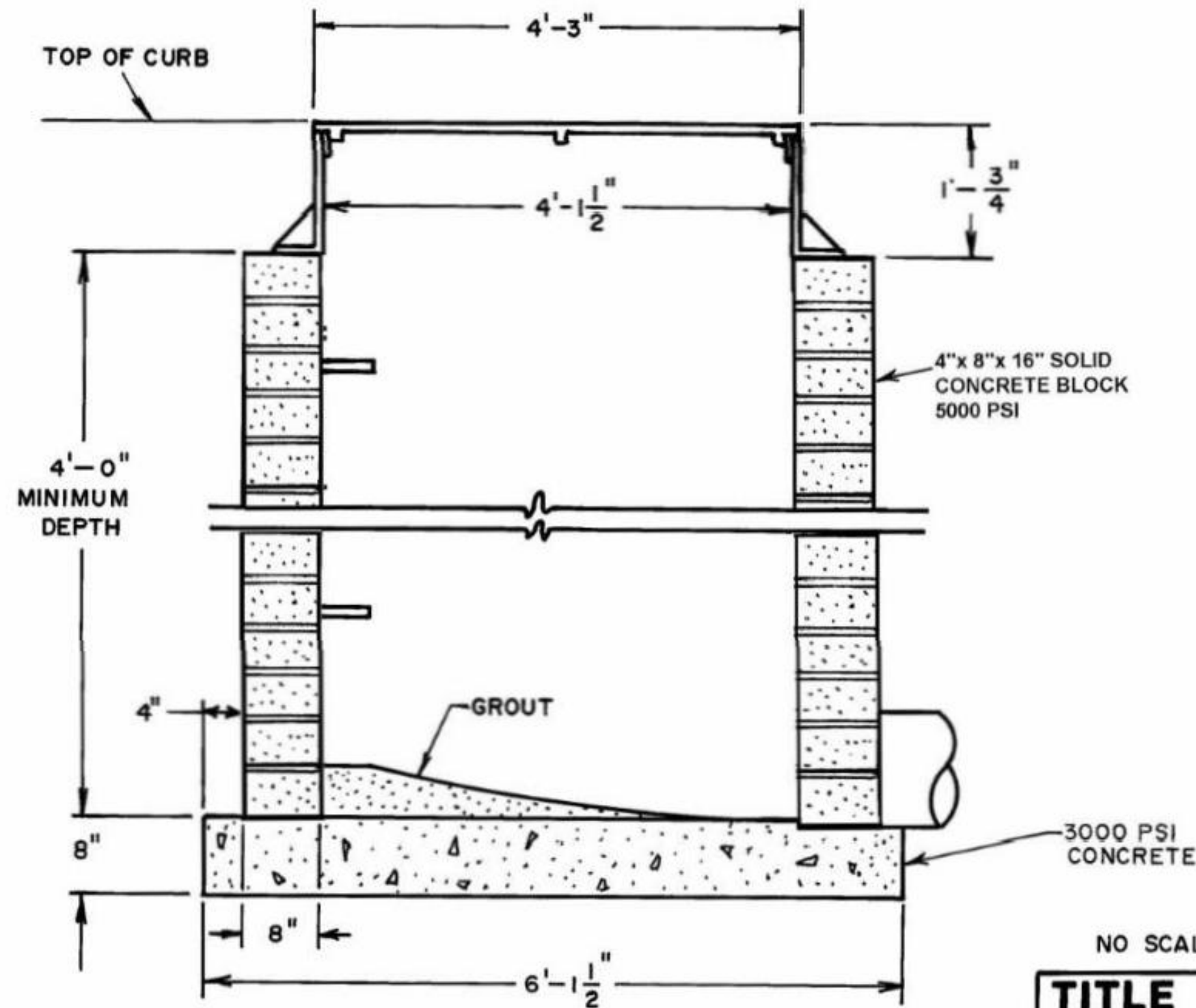
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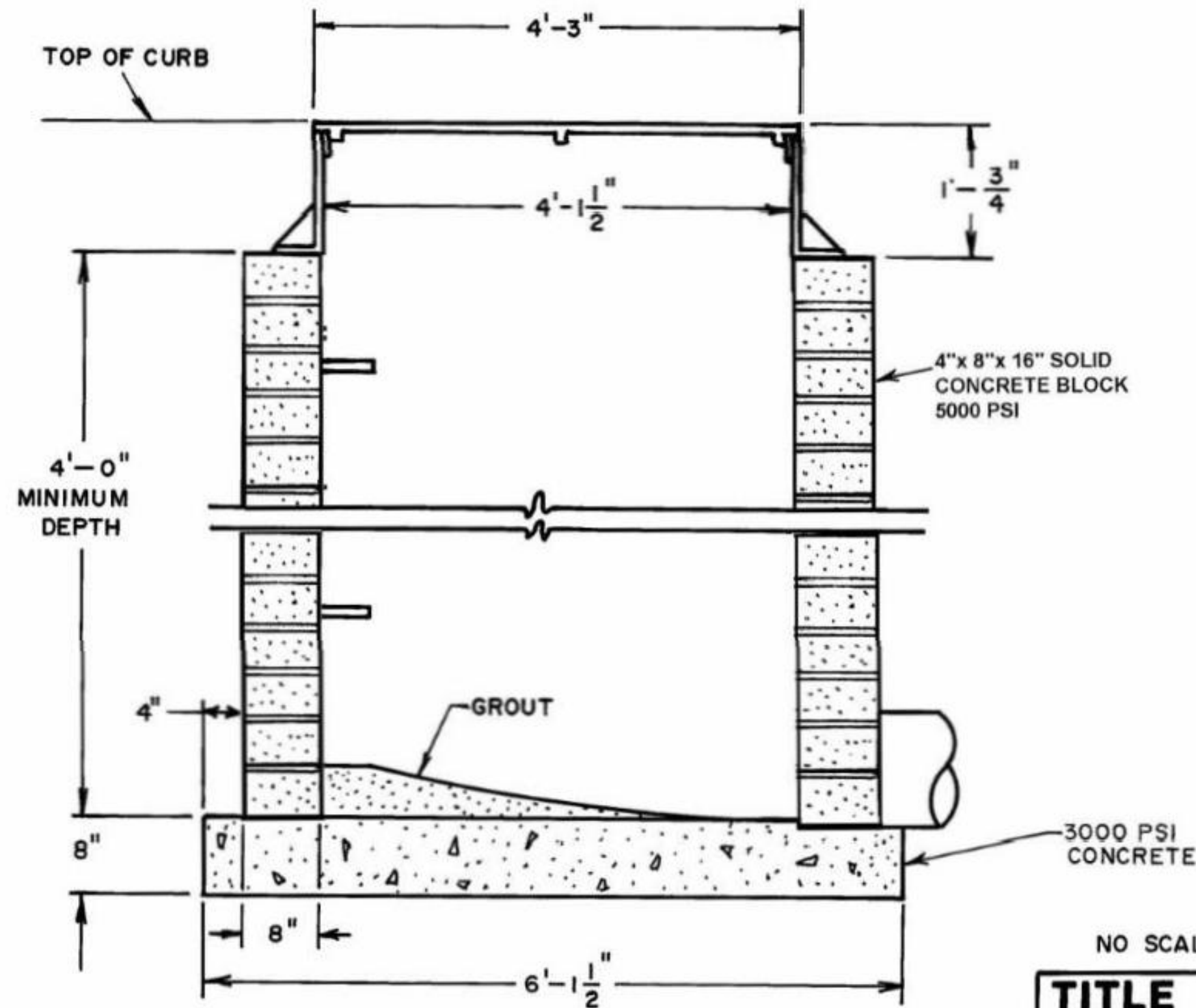
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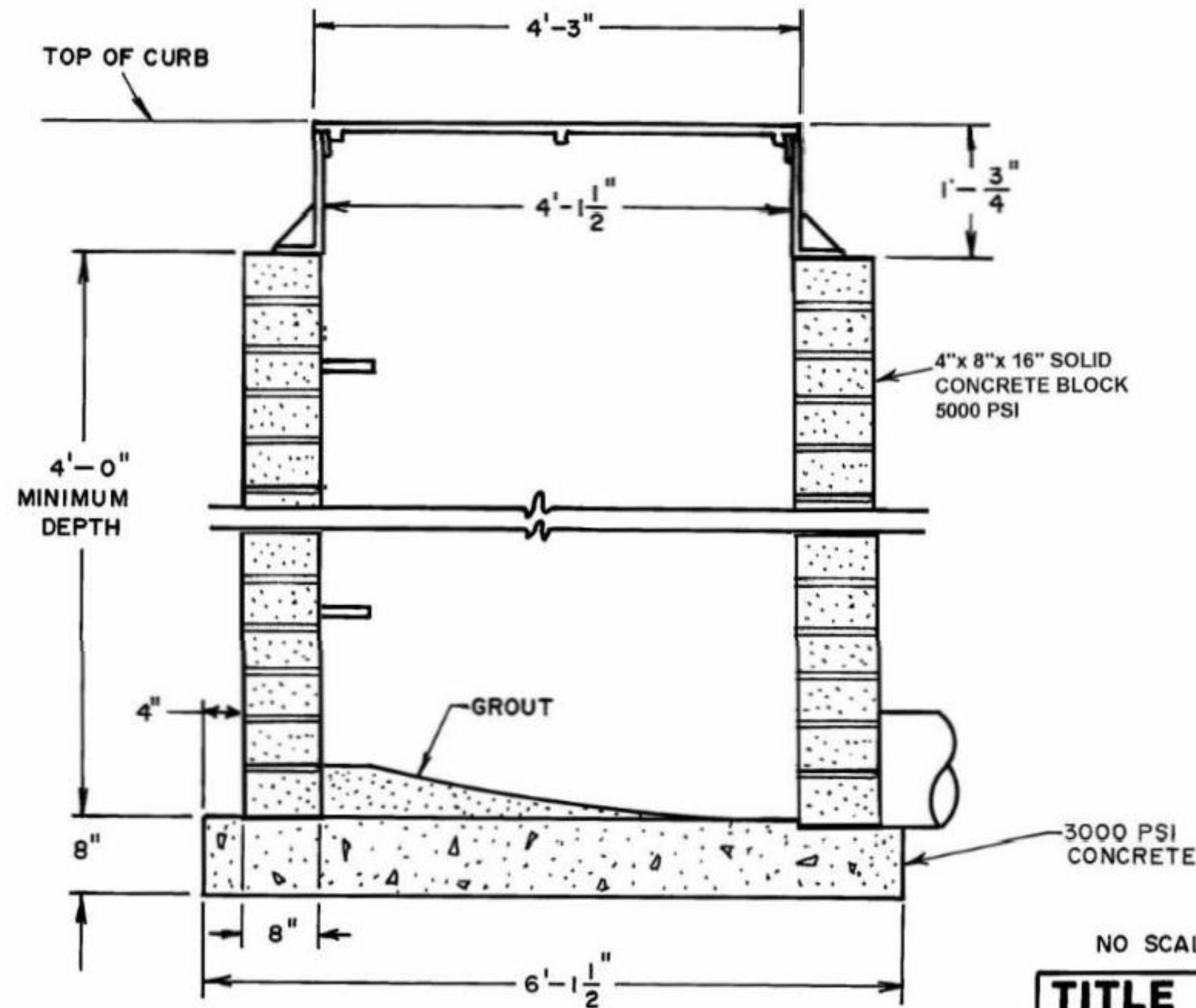
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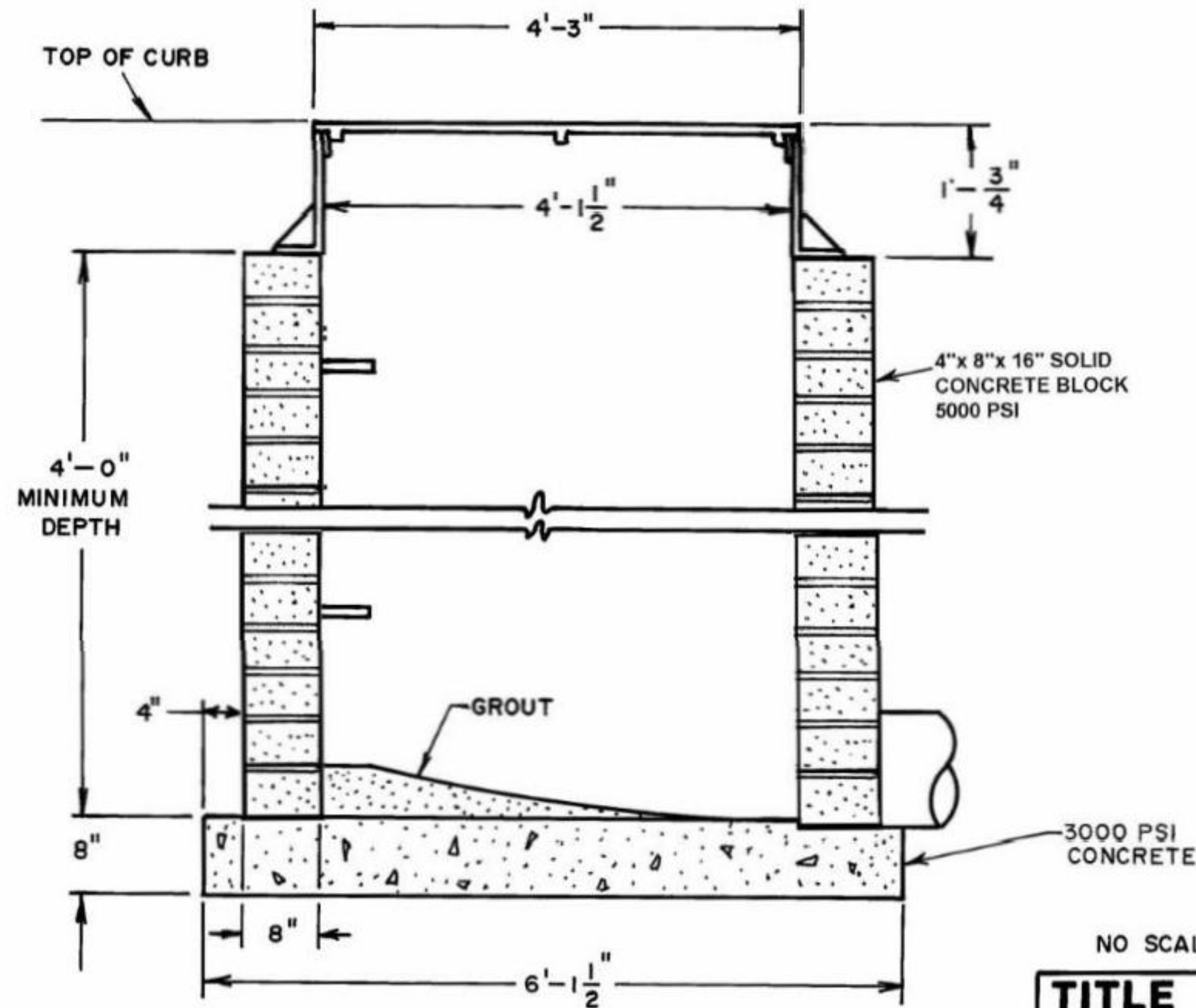
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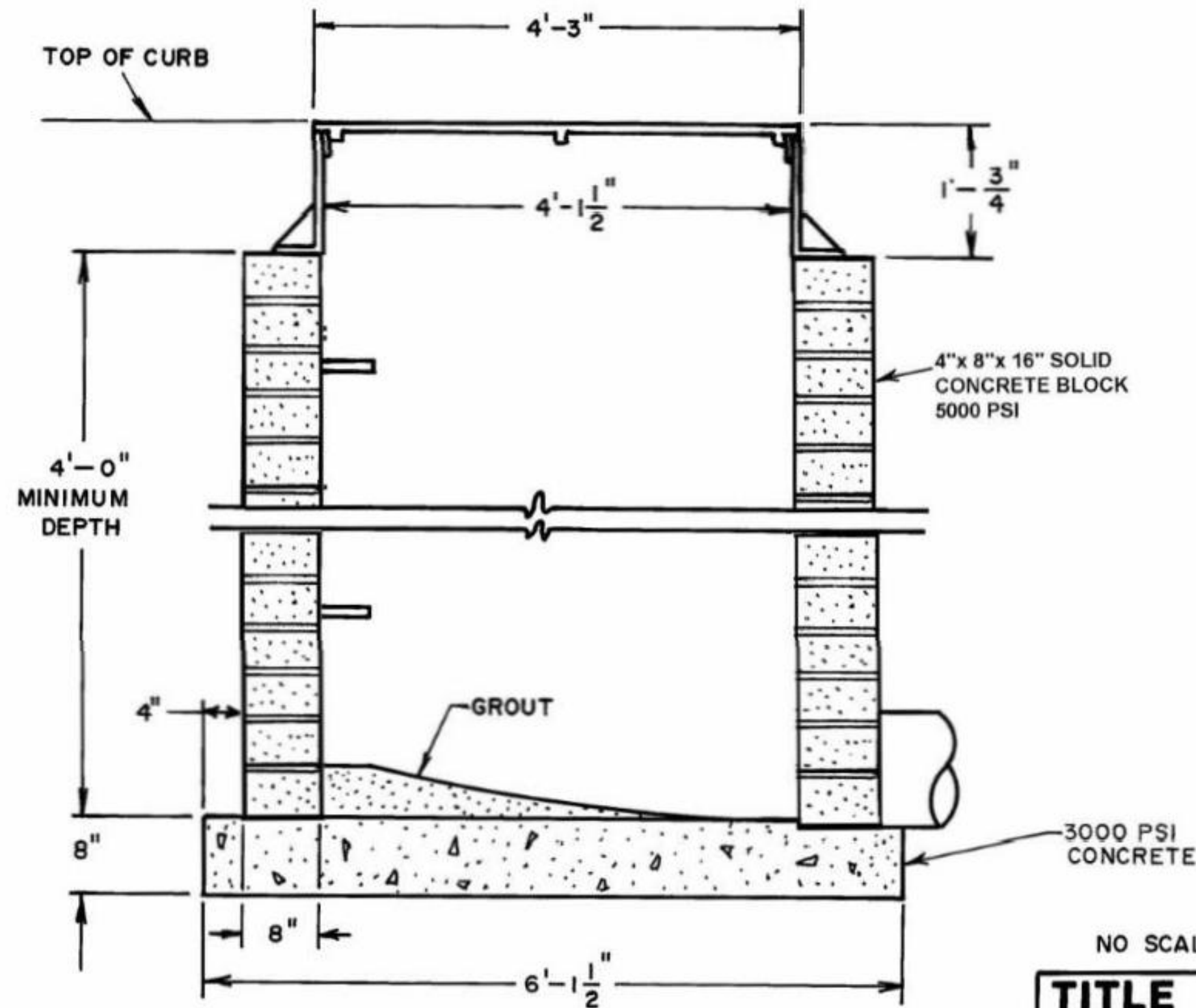
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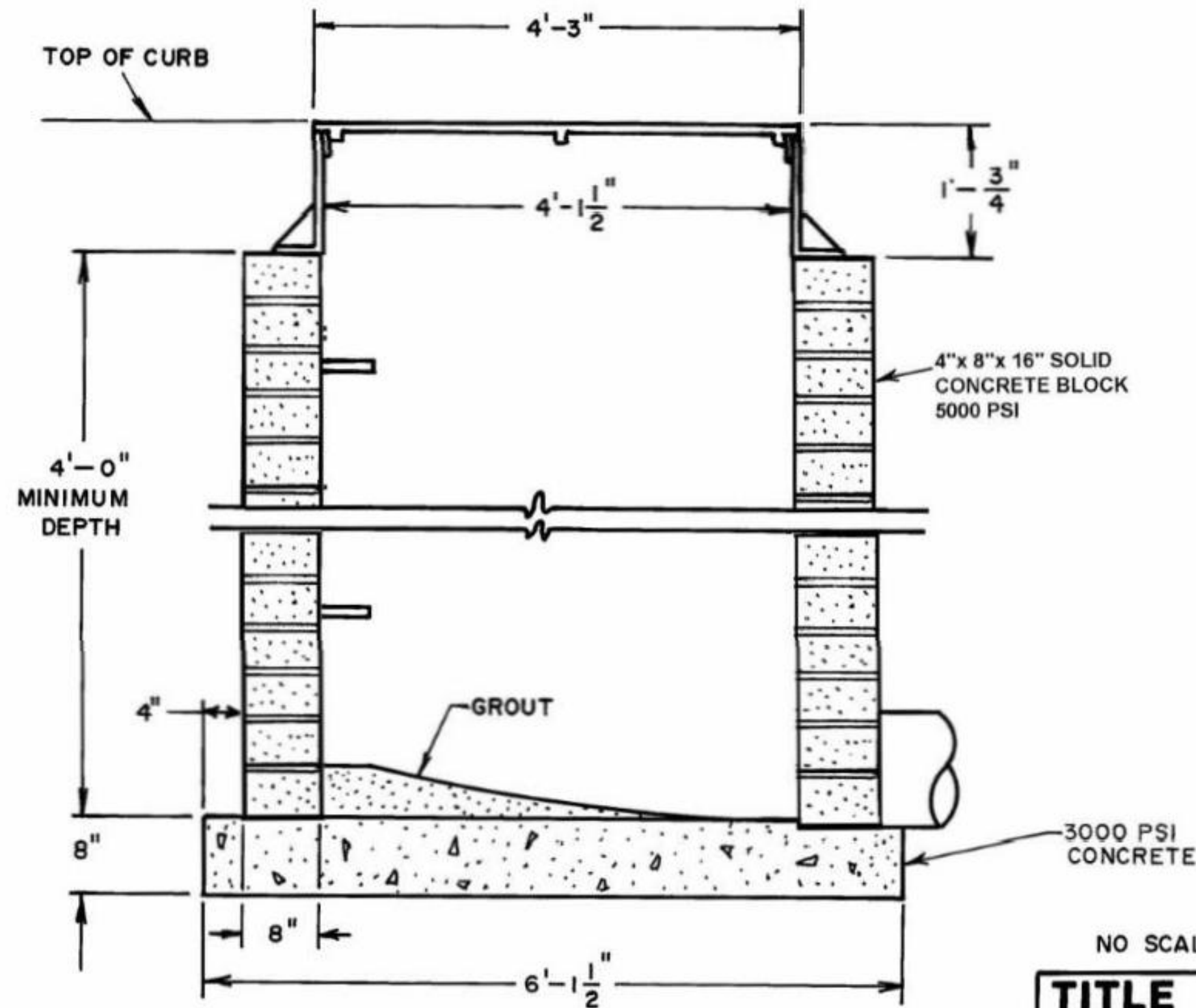
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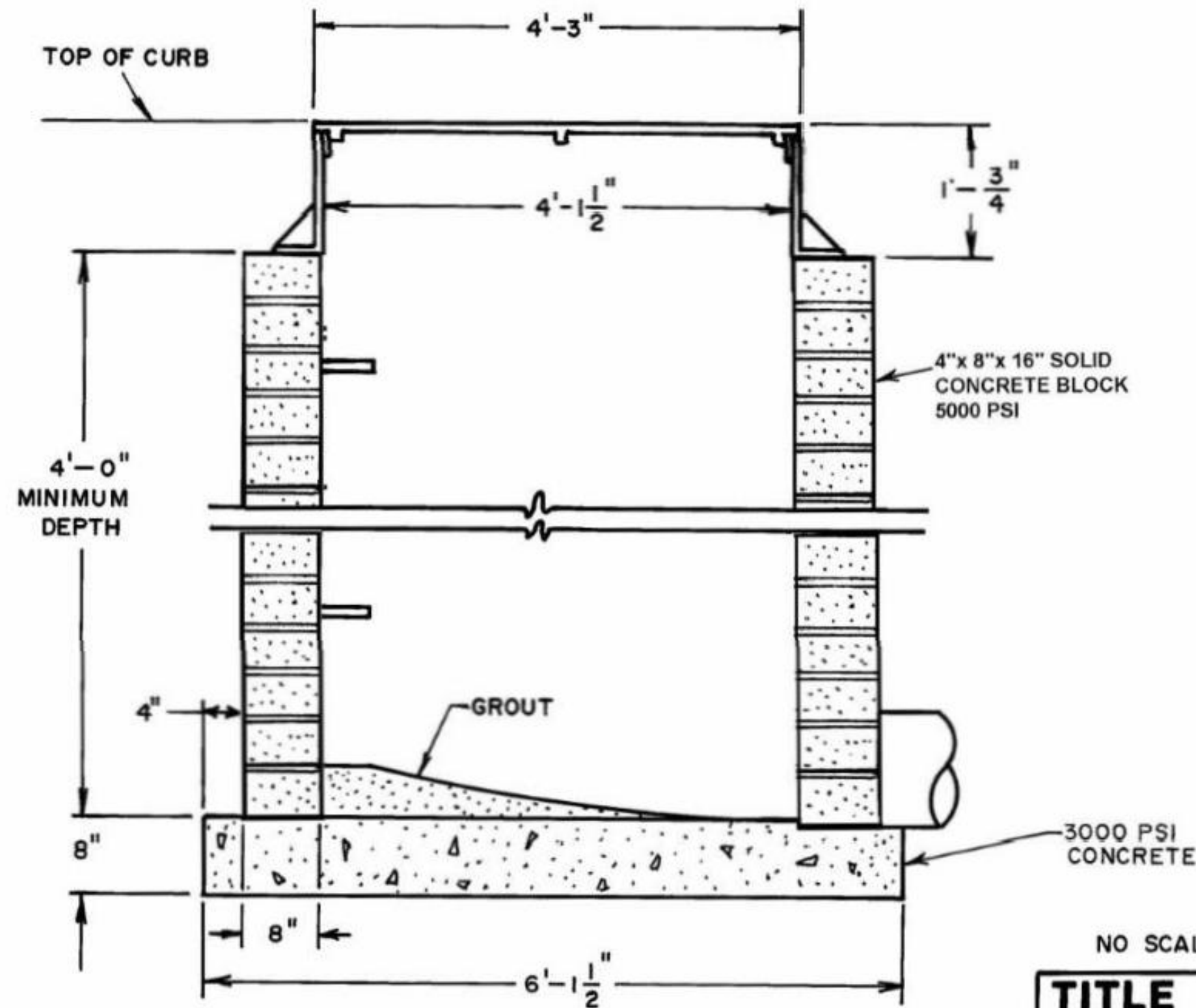
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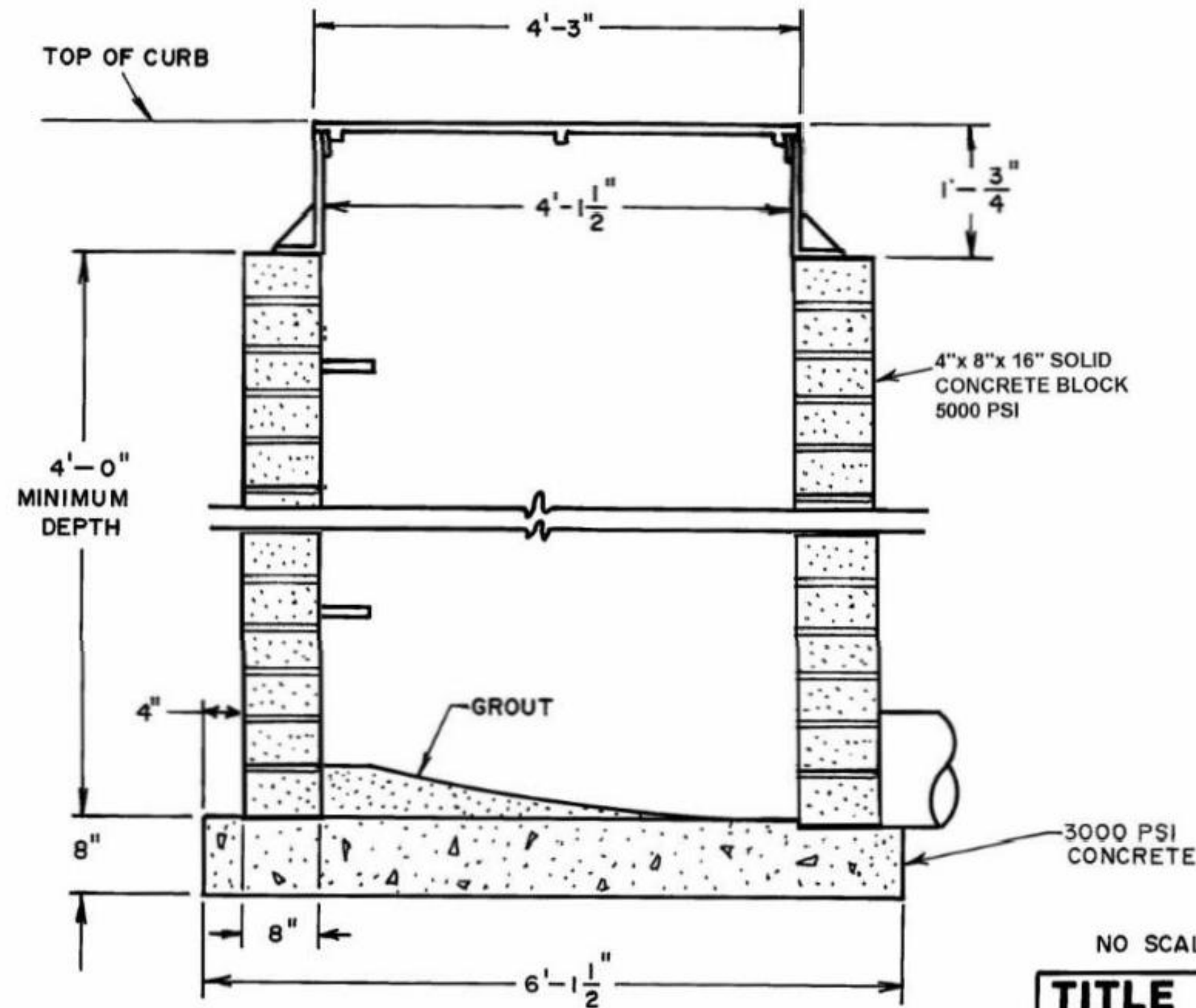
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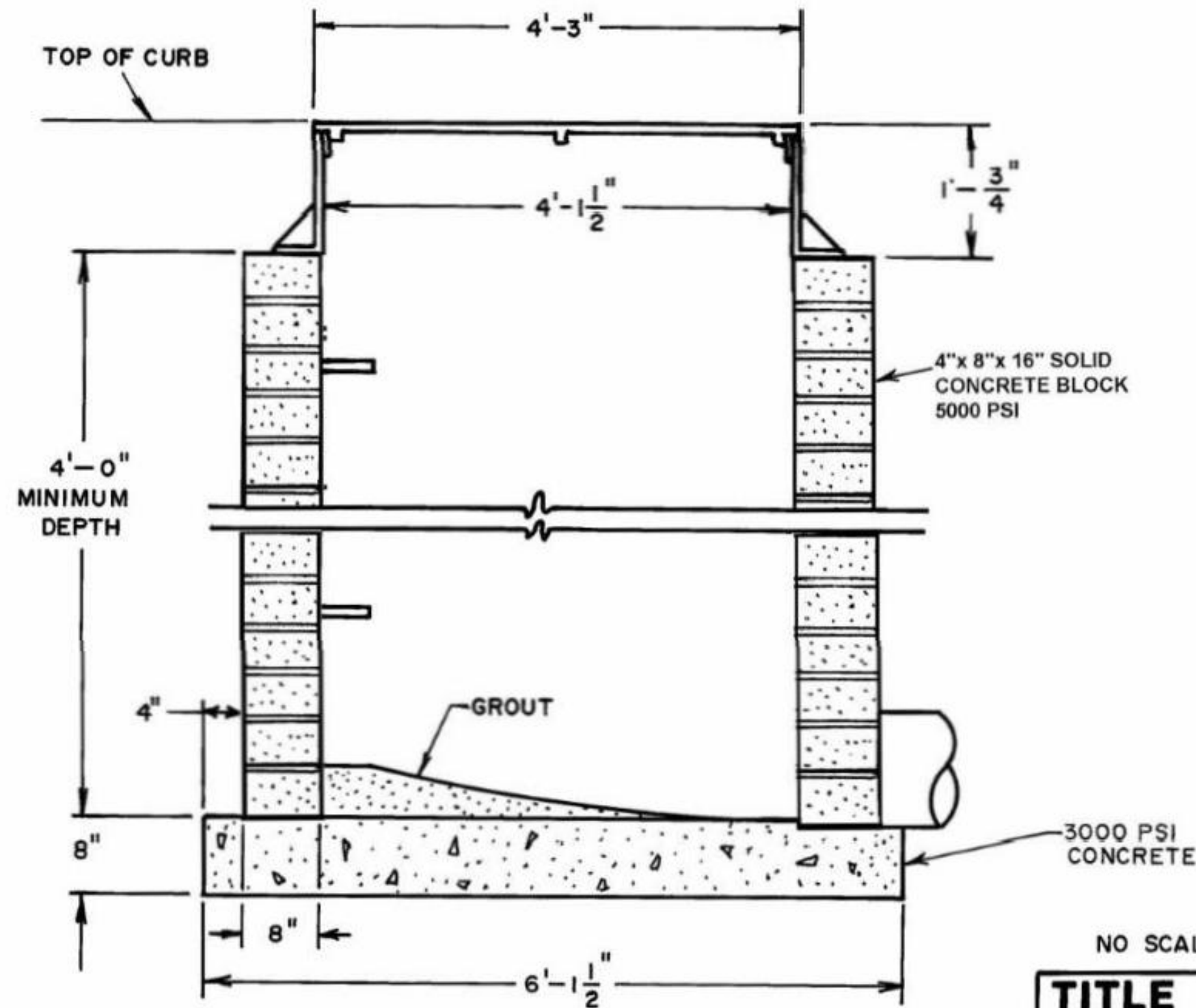
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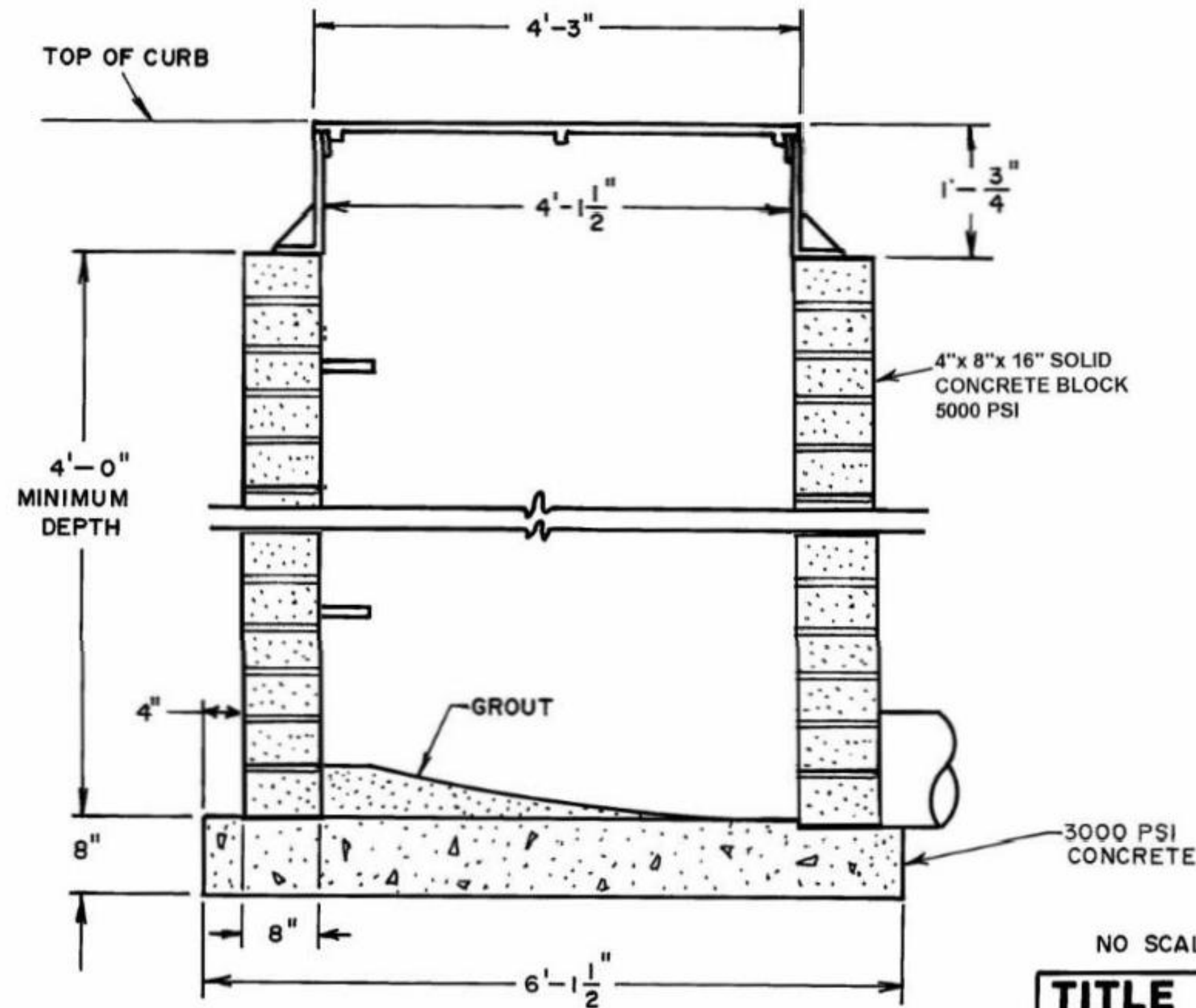
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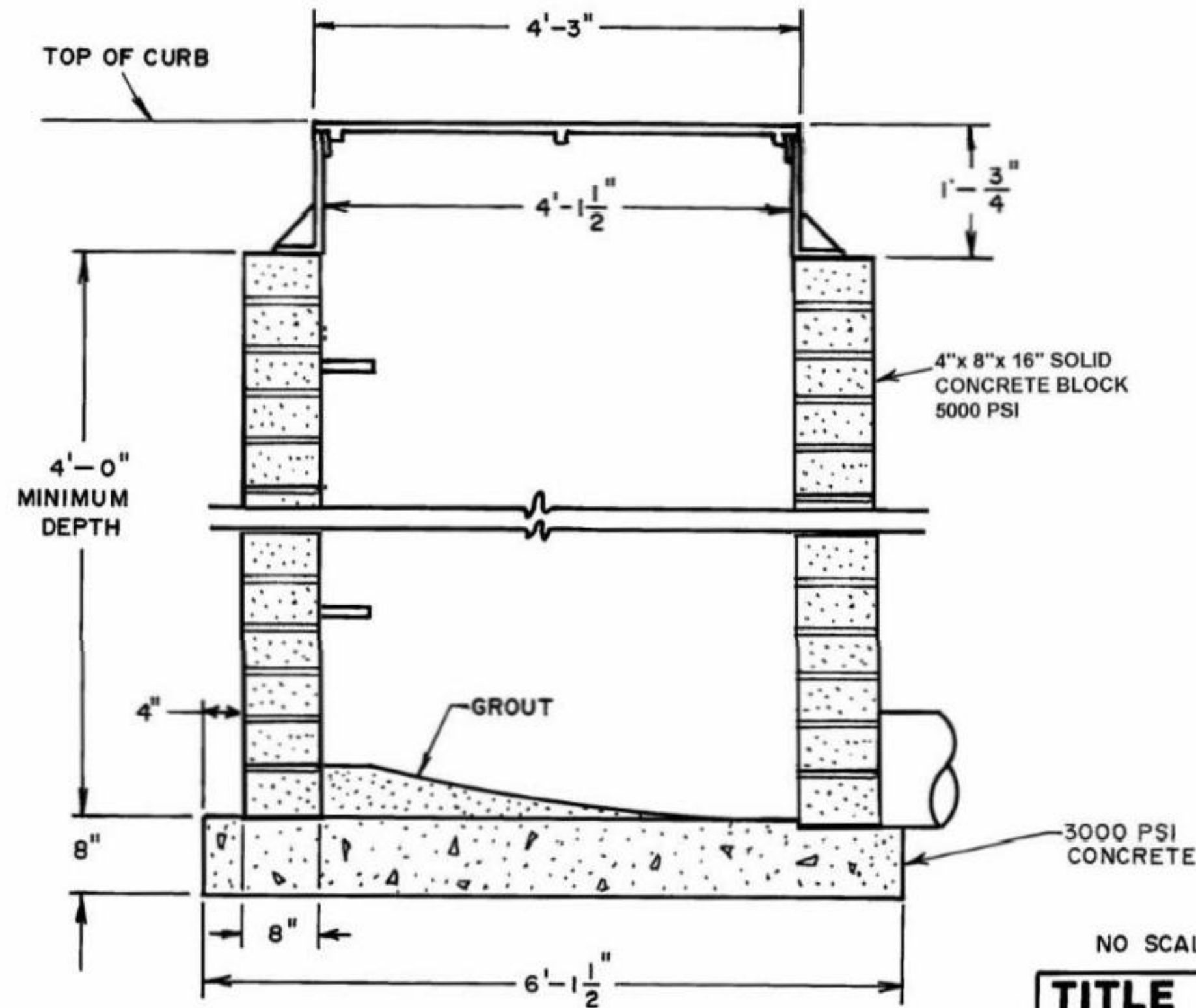
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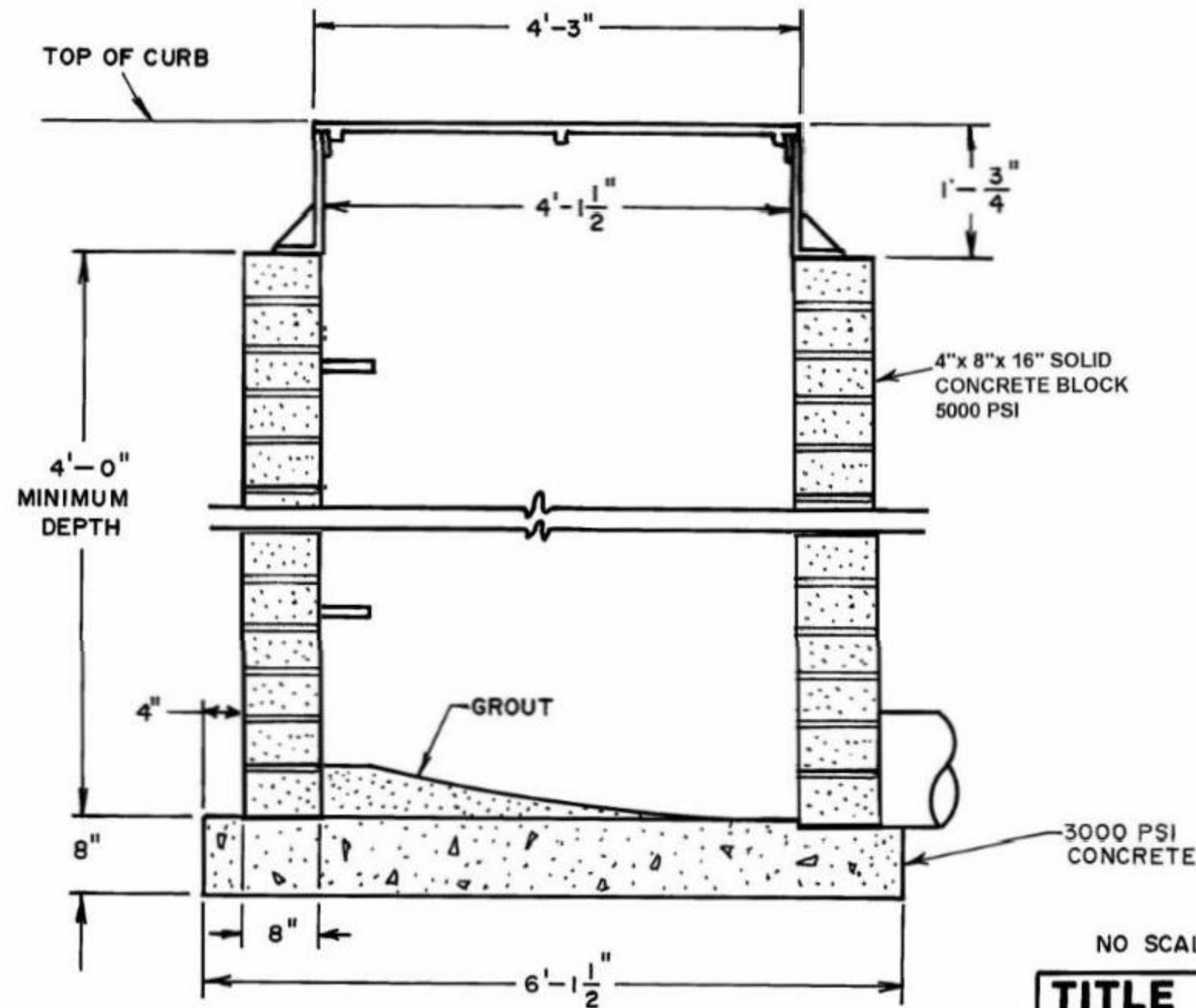
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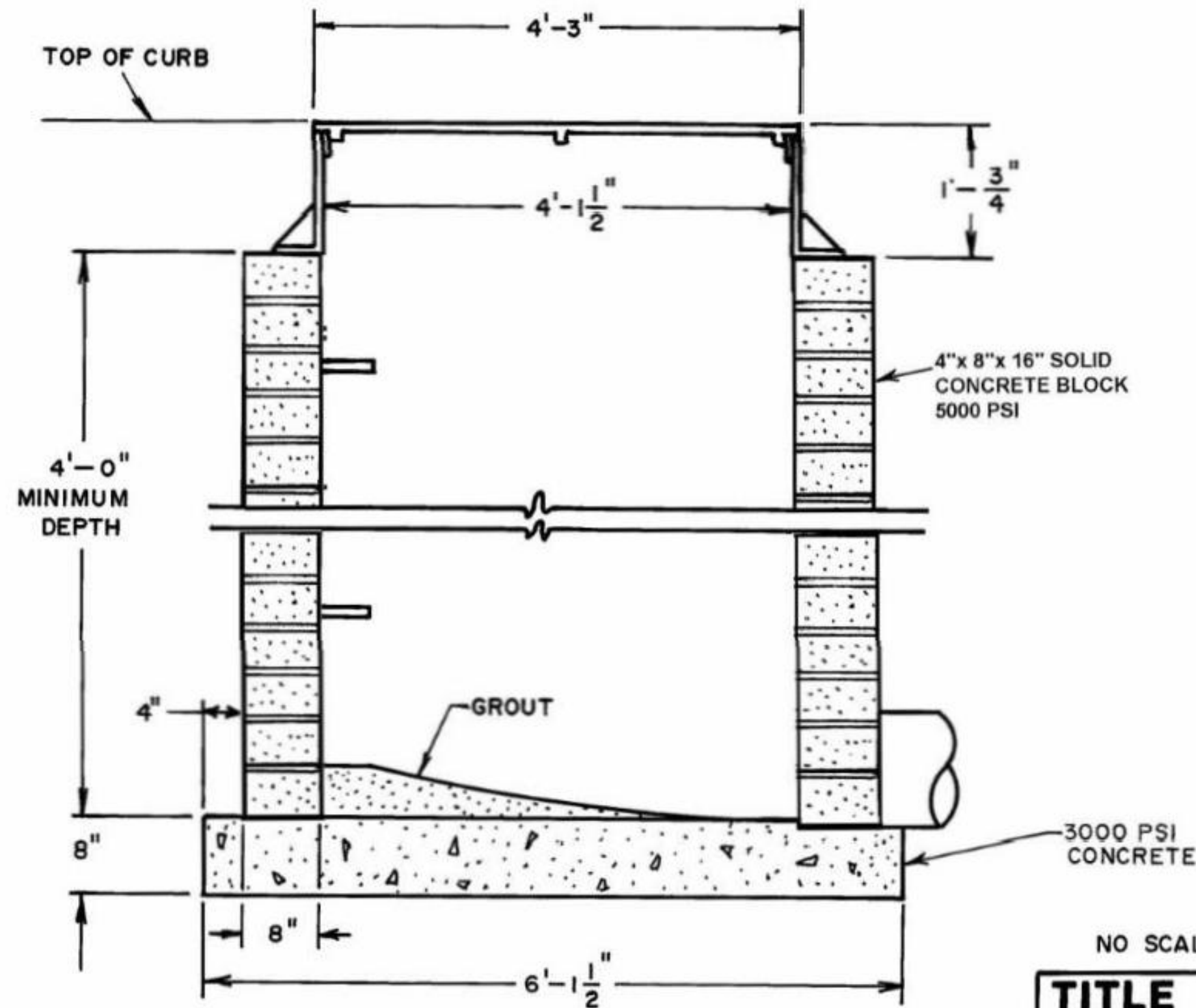
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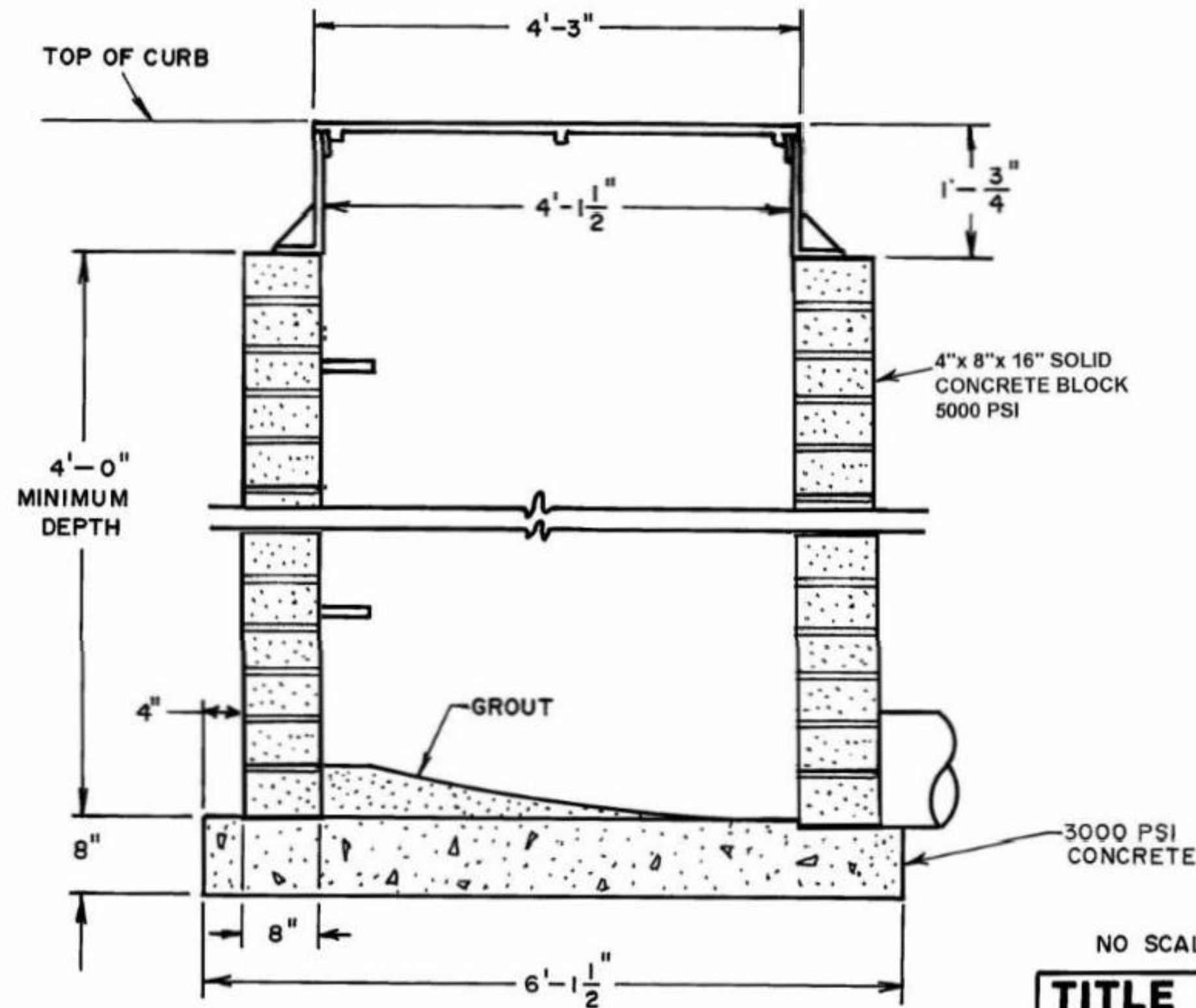
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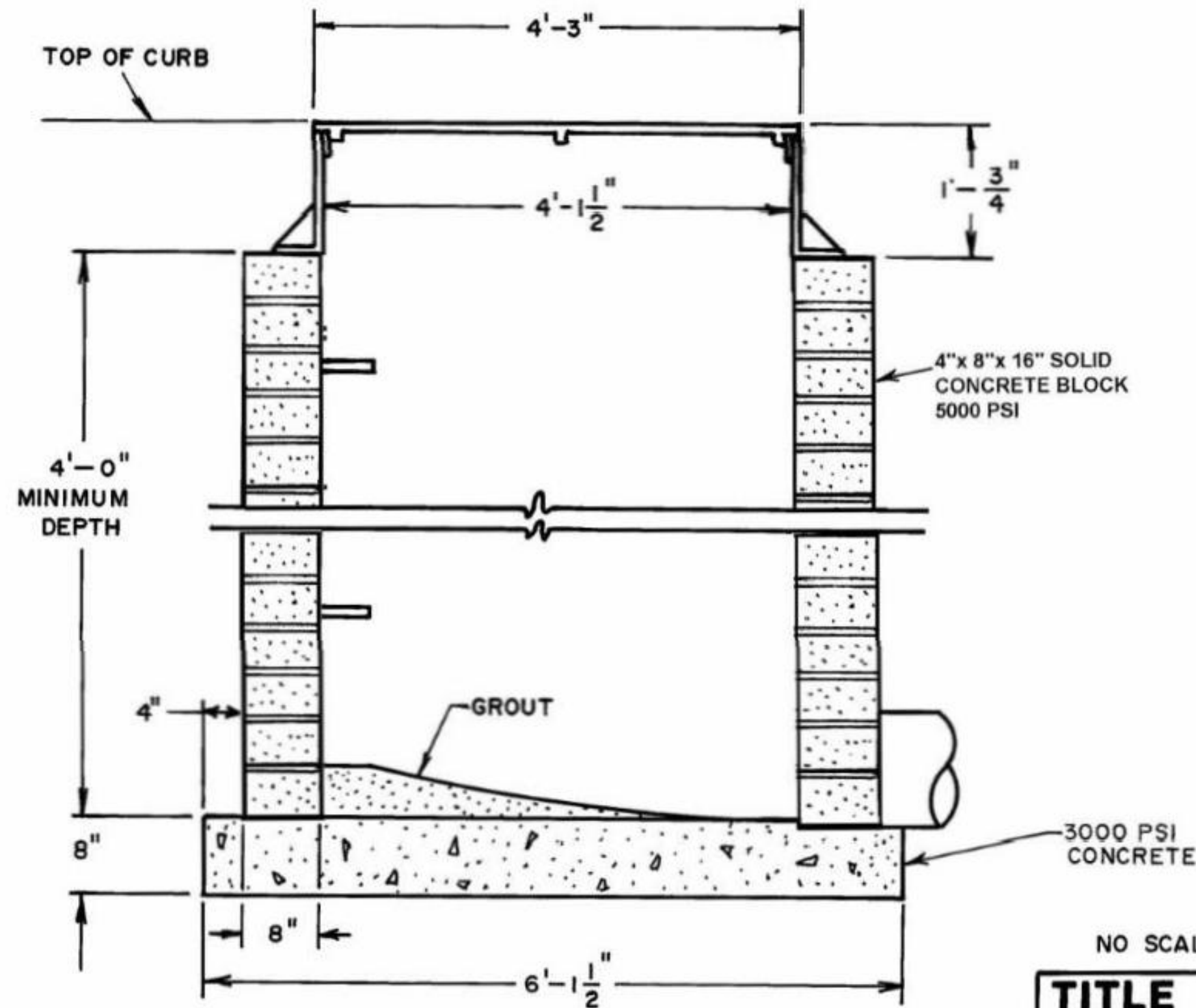
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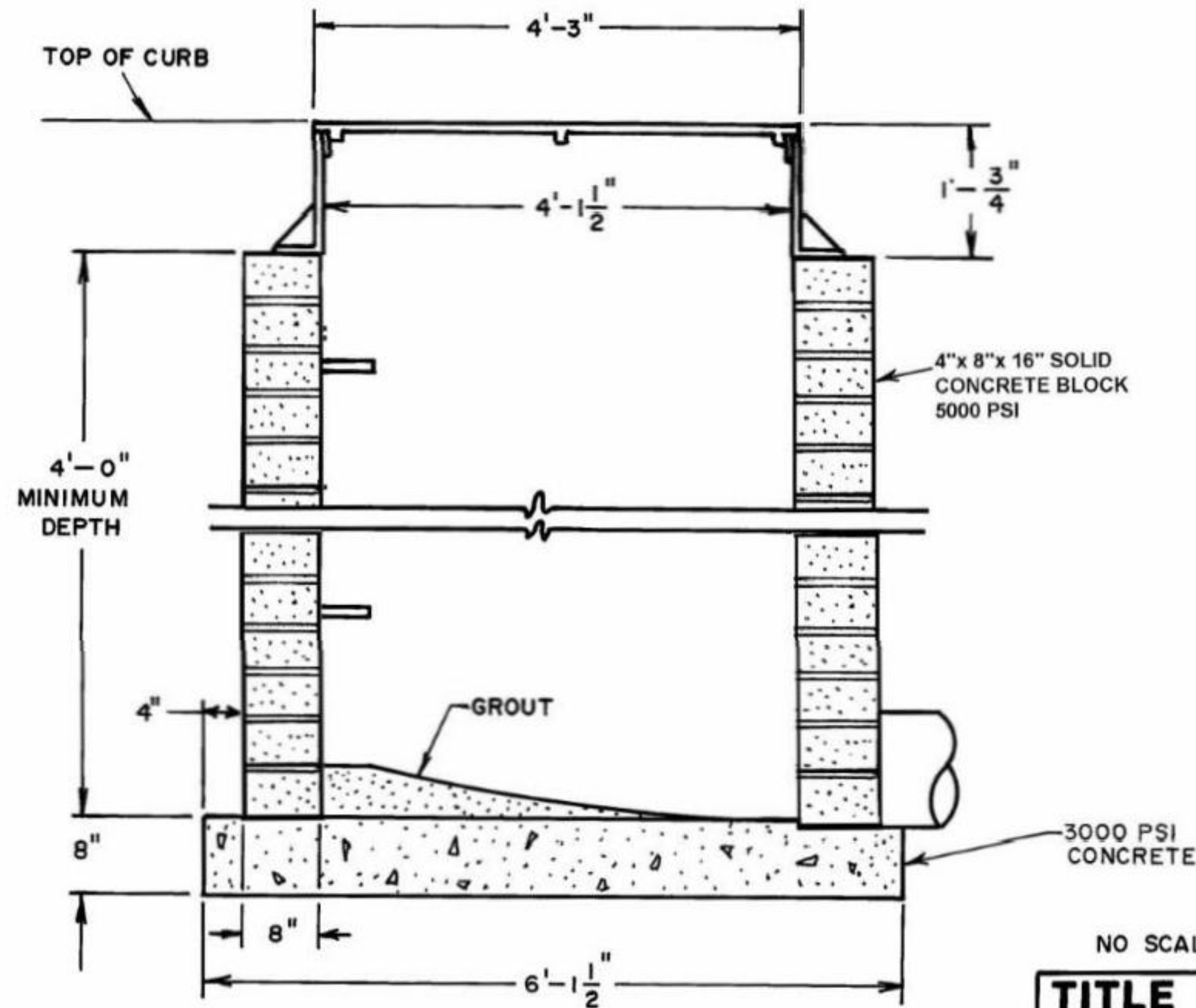
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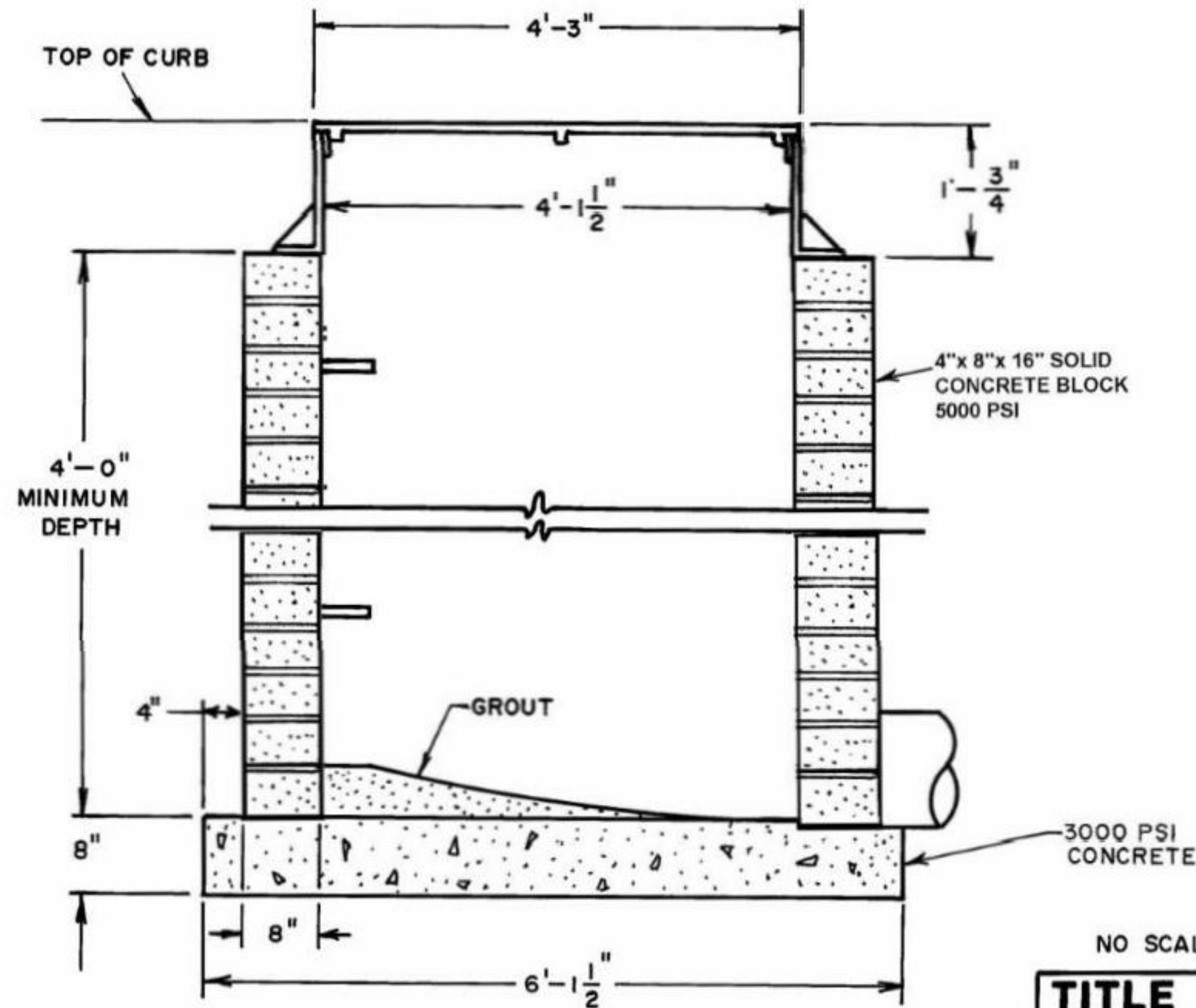
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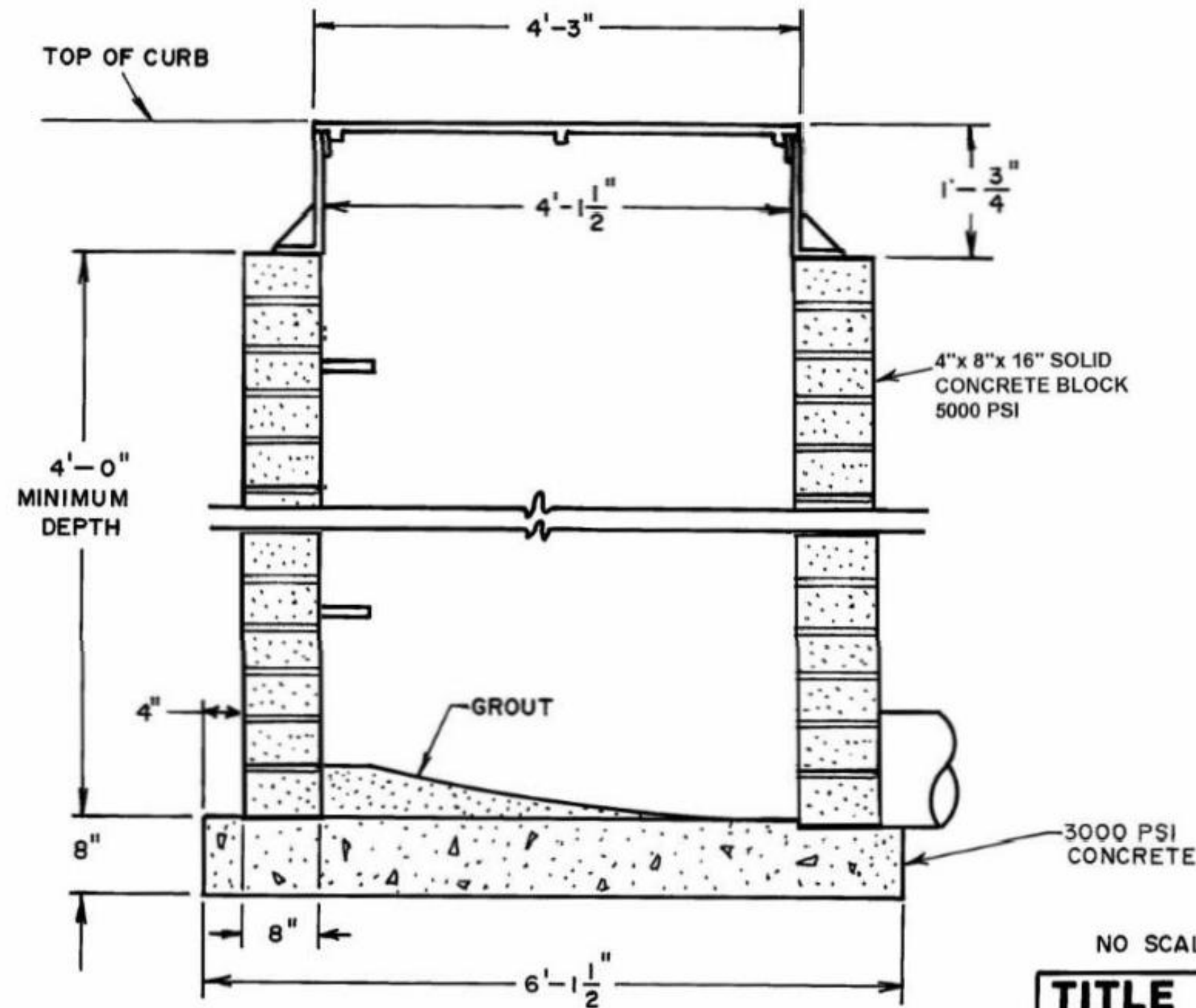
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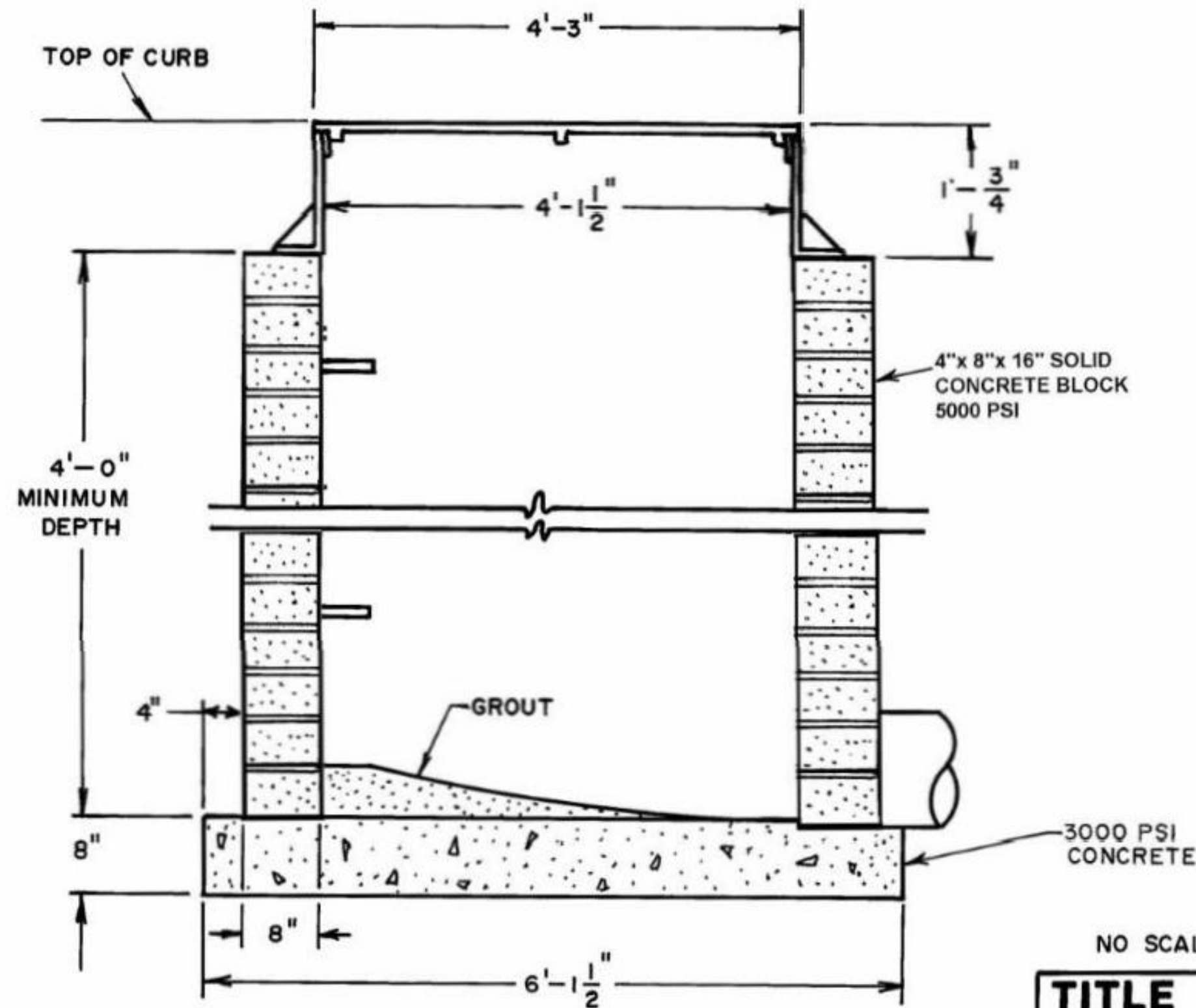
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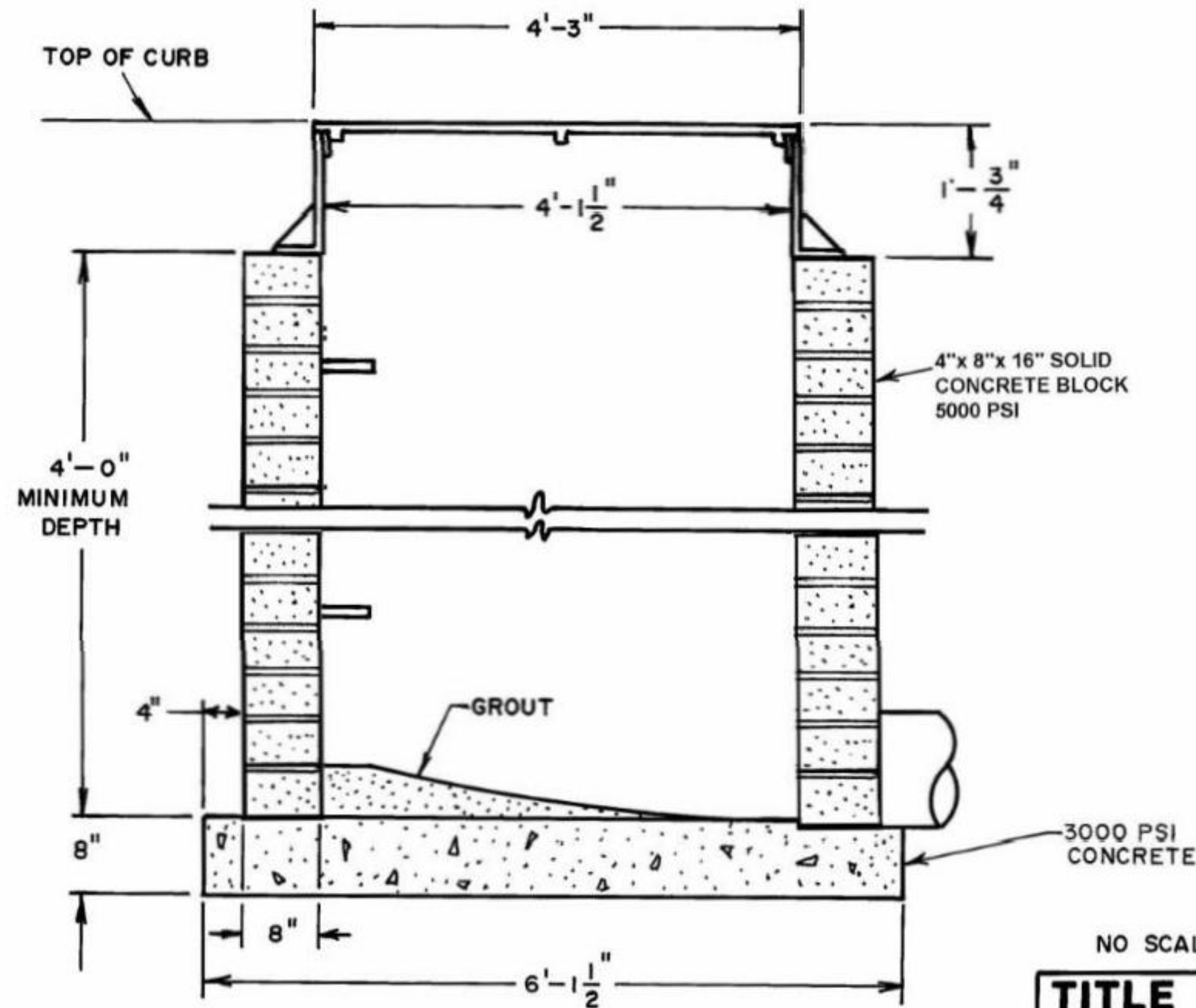
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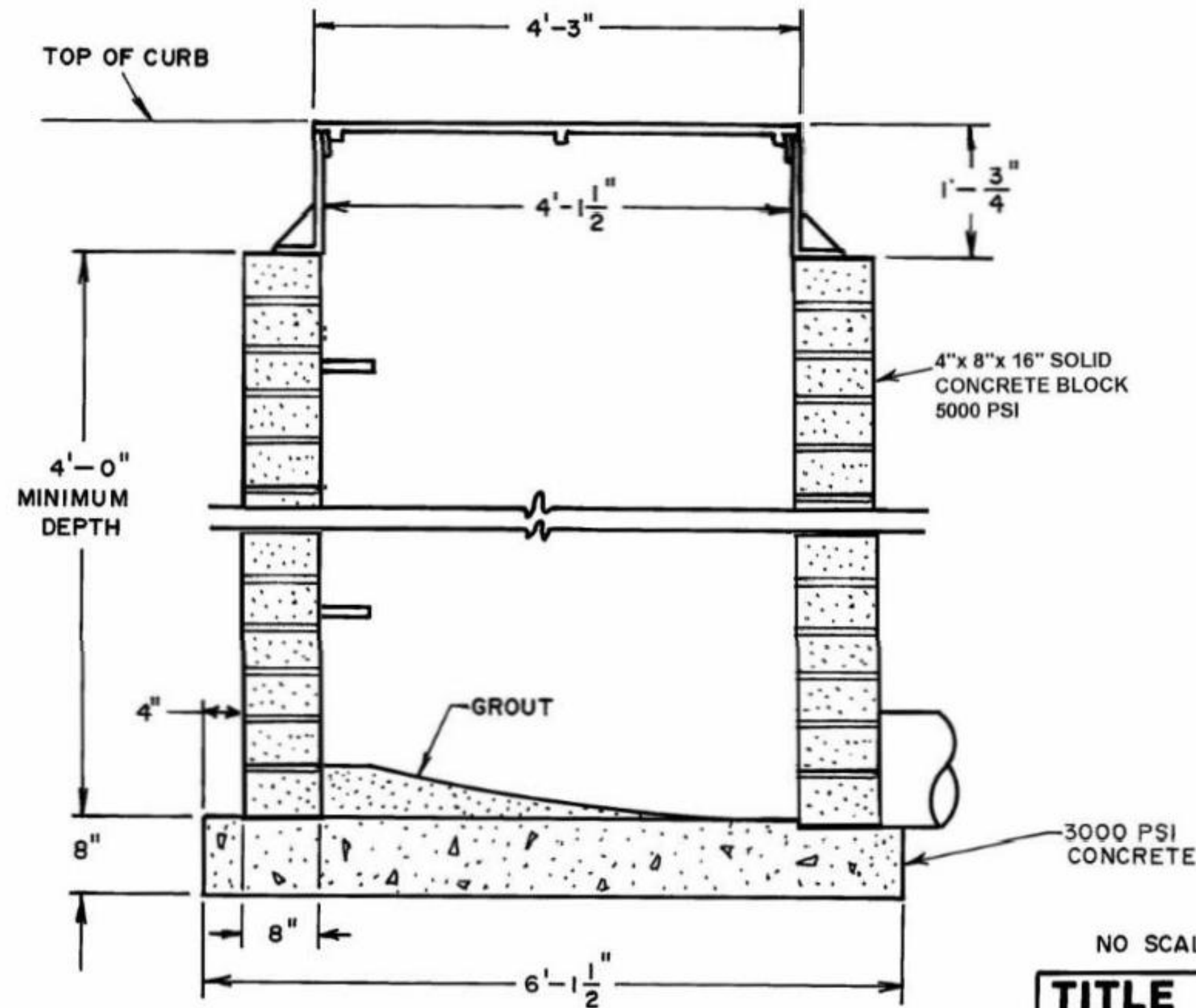
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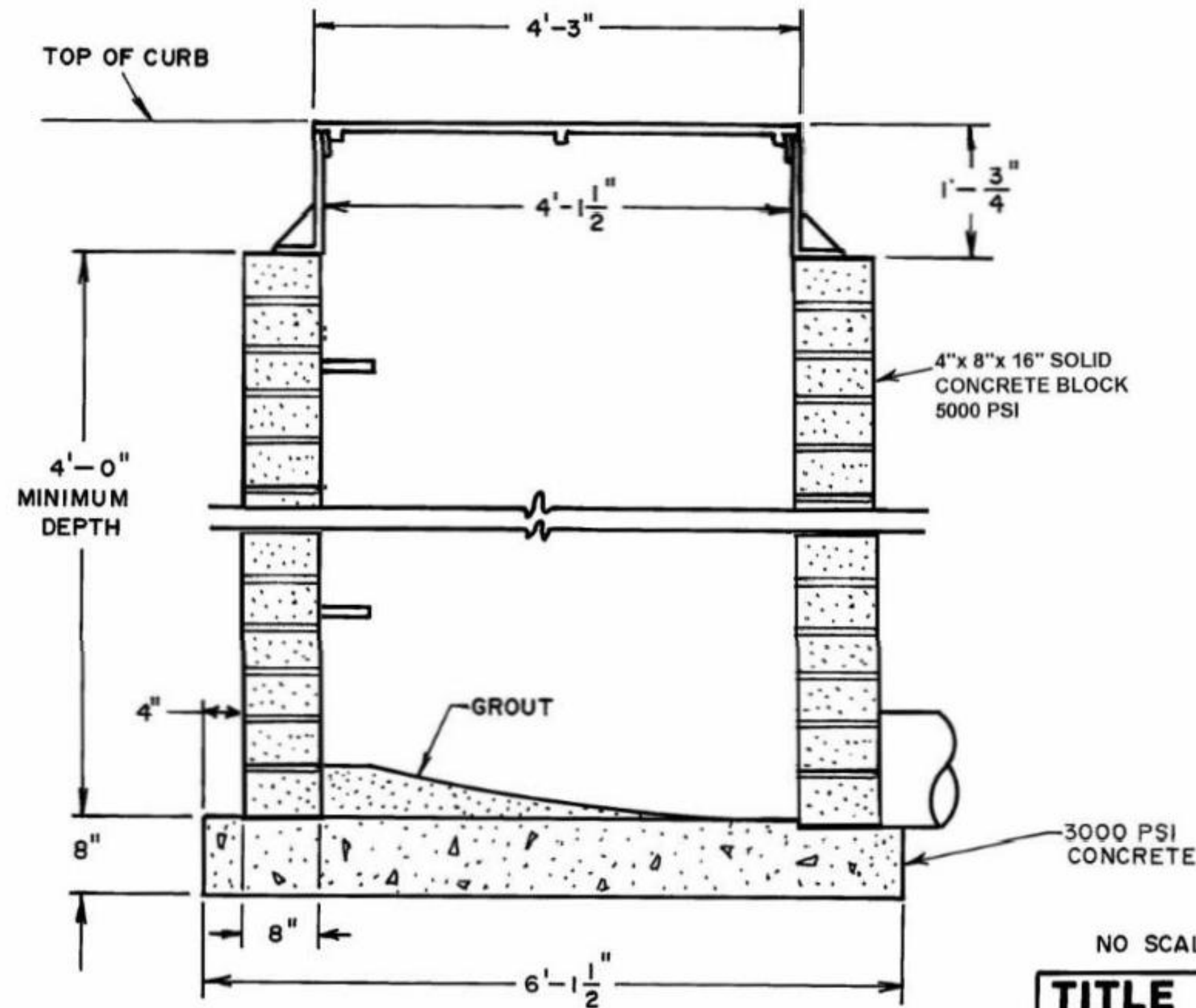
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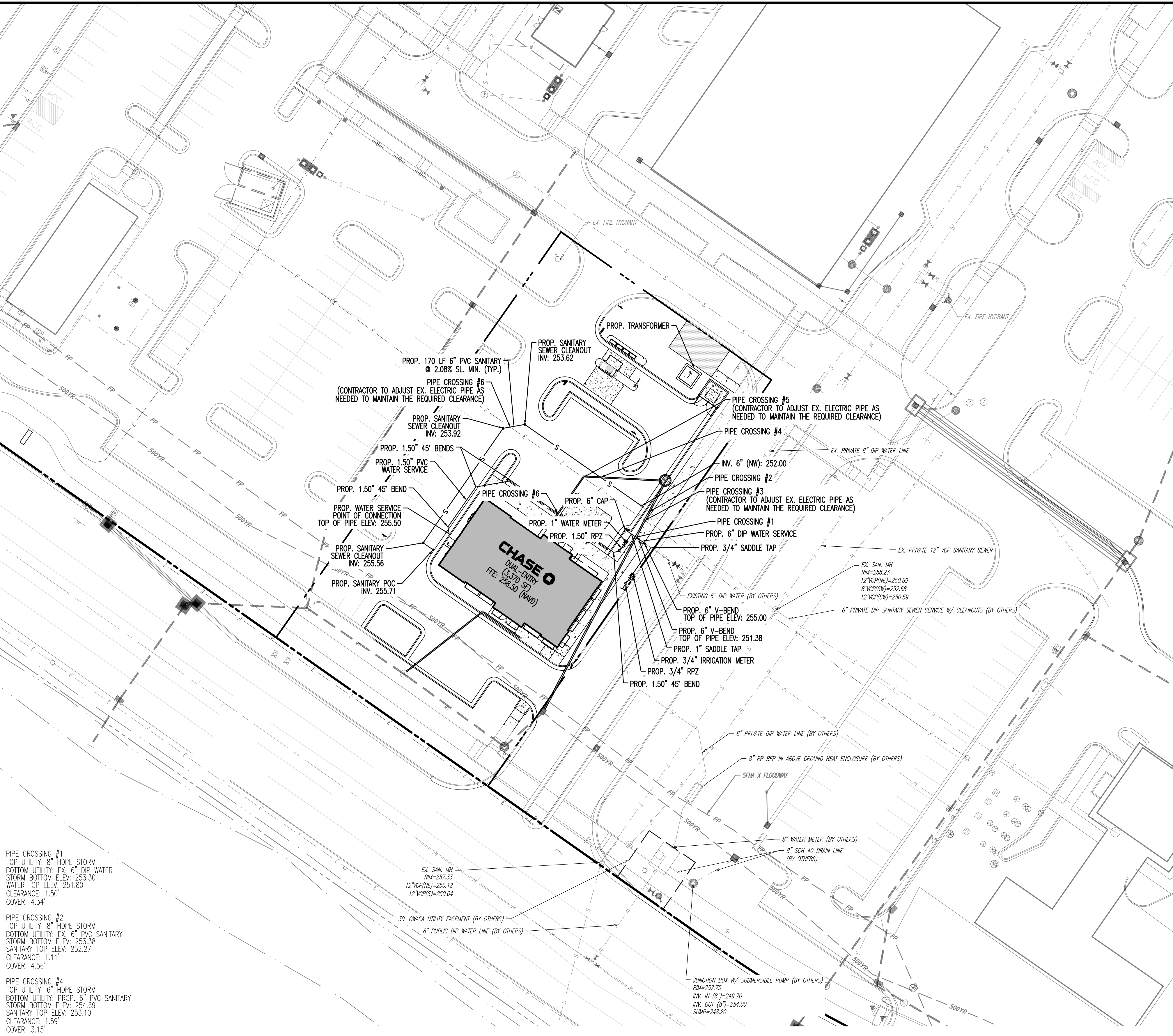
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PIPE CROSSING #1
TOP UTILITY: 8\"/>
BOTTOM UTILITY: EX. 6\" DIP WATER
STORM BOTTOM ELEV: 253.30
WATER TOP ELEV: 251.80
CLEARANCE: 1.50'
COVER: 4.34

PIPE CROSSING #2
TOP UTILITY: 8\" HDPE STORM
BOTTOM UTILITY: EX. 6\" PVC SANITARY
STORM BOTTOM ELEV: 253.38
SANITARY TOP ELEV: 252.27
CLEARANCE: 1.11'
COVER: 4.56

PIPE CROSSING #4
TOP UTILITY: 6\" HDPE STORM
BOTTOM UTILITY: PROP. 6\" PVC SANITARY
STORM BOTTOM ELEV: 254.69
SANITARY TOP ELEV: 253.10
CLEARANCE: 1.59'
COVER: 3.15

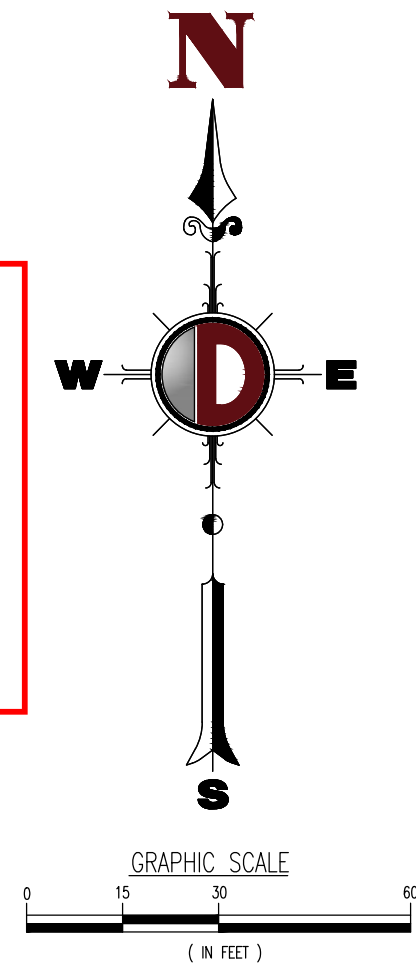
PIPE CROSSING #6
TOP UTILITY: 1.50\" PVC WATER
BOTTOM UTILITY: 6\" HDPE STORM
WATER BOTTOM ELEV: 255.89
STORM TOP ELEV: 255.00
CLEARANCE: 0.89'
COVER: 2.37

LEGEND:

— S — S — — PROP. SANITARY LATERAL PIPE
— W — W — — PROP. WATER SERVICE
— E — E — — EXISTING 8\" WATER MAIN
— W — W — — EXISTING 8\" WATER MAIN
— S — S — — EXISTING 14\" SANITARY FORCE MAIN



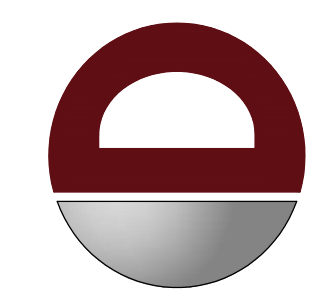
Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023



ORANGE WATER & SEWER UTILITY NOTES

- STANDARDS AND SPECIFICATIONS – ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS LATEST REVISED EDITION.
- PRECONSTRUCTION CONFERENCE – A PRECONSTRUCTION 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
 - ENGINEER'S CERTIFICATION OF PUBLIC WATER – ORIGINAL DOCUMENT
 - ASSET LETTER – ORIGINAL DOCUMENT
 - LETTER OF DEDICATION – ORIGINAL DOCUMENT
 - AS BUILT DRAWINGS (INCLUDING 1\"/>
- SEWER STATEMENT – SEWER LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A MECHANICAL PLUG AT THE FIRST MANHOLE UPSTREAM FROM THE POINT OF CONNECTION. PLUG SHALL BE PLACED IN THE OUTLET CONNECTION AND SECURED WITH STEEL CABLE. PLUG SHALL REMAIN IN PLACE UNTIL ACCEPTANCE OF LINES BY OWASA. WATER, STONE, DIRT, OR ANY OTHER DEBRIS SHALL NOT BE ALLOWED TO ENTER THE OWASA SANITARY SEWER SYSTEM DURING FLUSHING OPERATIONS OR ANY OTHER TIME. CONSTRUCTION TAKING PLACE IN THE VICINITY OF ANY EXISTING OWASA SEWER LINES OR MANHOLES SHALL NOT CAUSE ANY 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 AND LINES IMPOSED BY THE STATE OF NORTH CAROLINA DIVISION OF WATER QUALITY DUE TO SEWER SPILLS OR OVERFLOWS.
- SEWER SERVICES – SEWER SERVICES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR OWASA SEWER EASEMENTS MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FROM THE TAP UP TO AND INCLUDING THE FIRST CLEAN-OUT, EXCEPT FOR DEAD END MANHOLES. ALL 4\"/>
- BLOCKING AND ROODING – RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS IN ADDITION TO ROODING AND BLOCKING.
- EXISTING VALVES – CONTRACTOR RESPONSIBLE FOR VERIFYING THAT EXISTING VALVE AT THE POINT OF CONNECTION TO THE OWASA SYSTEM IS ADEQUATE FOR PERFORMING AND PASSING HYDROSTATIC PRESSURE AND LEAKAGE TEST. CONTRACTOR, AT HIS EXPENSE, MAY OPTIONALLY REPLACE VALVE OR INSTALL A NEW VALVE FOR THE PURPOSE OF PERFORMING A PRESSURE TEST FOR NEW MAIN INSTALLATION. IF CONTRACTOR ELECTS TO PRESSURE TEST AGAINST EXISTING VALVE, CONTRACTOR ACCEPTS RESPONSIBILITY FOR ENSURING PRESSURE TEST IS IN ACCORDANCE WITH OWASA REQUIREMENTS. IN ANY CASE, NO CLAIM WHATSOEVER SHALL BE MADE AGAINST OWASA FOR FAILURE OF PRESSURE TEST. EXISTING WATER VALVES SHALL BE OPERATED BY OWASA PERSONNEL ONLY. VALVES THAT SEPARATE PURITY APPROVED WATER AND UNAPPROVED WATER ARE TO REMAIN CLOSED AT ALL TIMES. VALVES MAY BE TEMPORARILY OPENED FOR LOADING AND FLUSHING BY THE OWASA INSPECTOR ONLY.
- DECHLORINATION REQUIREMENTS – THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEUTRALIZATION OF CHLORINATED WATER AT THE POINT OF DISCHARGE FROM THE MAIN BEING TESTED. THIS SHALL OCCUR FOLLOWING CHLORINATION TO DISINFECT A MAIN OR ANY OTHER TIME WHEN ELEVATED LEVELS OF CHLORINE COULD POTENTIALLY BE DISCHARGED INTO THE ENVIRONMENT BY THE CONTRACTOR. AT THE TIME THE DISINFECTION AND PURITY TESTING PROCEDURES ARE DISCUSSED WITH THE OWASA CONSTRUCTION INSPECTOR, THE PROCEDURE FOR DECHLORINATION WILL BE COVERED. ABSOLUTELY NO FLUSHING, DISINFECTION, OR PURITY SAMPLING IS TO TAKE PLACE WITHOUT PRIOR APPROVAL OF A SAMPLING PLAN BY THE OWASA INSPECTOR.
- DEWATERING OF THE POOL SHALL NOT DISCHARGE INTO STORM SYSTEM UNLESS DE-CHLORINATED PRIOR TO DEWATERING.
- PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICIES, STANDARDS, AND SPECIFICATIONS ONLY. ALL OTHER MATTERS PERTAINING TO THIS PROJECT ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. OWASA APPROVAL DOES NOT PRECLUDE THE DEVELOPER, PROJECT ENGINEER, CONTRACTOR, OR OTHER AGENCIES OR PARTIES ACTING ON THEIR BEHALF FROM FULL COMPLIANCE WITH OWASA CURRENT STANDARDS, SPECIFICATIONS, AND PROCEDURES OR FROM COMPLYING WITH ANY AND ALL STATUTES, RULES, REGULATIONS, AND ORDINANCES WHICH MAY BE IMPOSED BY OTHER GOVERNMENT AGENCIES (LOCAL, STATE, AND FEDERAL) WHICH MAY HAVE JURISDICTION. VIOLATIONS WILL RESULT IN THE OWASA PROJECT APPROVAL BEING RESCINDED.
- CONTACT NC 811 (1-800-632-4949) AND OWASA (919-968-4421) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION TO HAVE EXISTING UTILITIES LOCATED.
- DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE. A GREASE INTERCEPTOR SHALL BE PROVIDED WHEN IN THE OPINION OF OWASA IT IS NECESSARY FOR THE PROPER HANDLING OF WASTEWATER CONTAINING EXCESSIVE AMOUNTS OF GREASE. ALL INTERCEPTION UNITS MUST BE OF THE TYPE AND CAPACITY WHICH IS CERTIFIED BY THE PROJECT ENGINEER AS MEETING THE REQUIREMENTS OF OWASA.
- BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
- DOMESTIC SERVICE TO BE INCLUDE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- FIRE SERVICE TO INCLUDE RPDA BACKFLOW DEVICE.
- FIRE PROTECTION SYSTEMS – PRESSURE TESTING, CHLORINATION, AND PURITY TESTING SHALL BE COMPLETED BEFORE THE INSTALLATION OF THE RPDA UNIT.
- REMOTE READ-OUT DEVICES – RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER TO BE PURCHASED FROM OWASA AND INSTALLED BY THE CONTRACTOR. CONTACT THE OWASA CONSTRUCTION INSPECTOR FOR DETAILS OF THIS INSTALLATION.
- FOR THE FIRE SERVICE BACKFLOW DEVICES, USE A DOUBLE CHECK DETECTOR, REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE DEVICES IN AN INTERNAL RISER ROOM WITH EXTERNAL ACCESS. CLEARANCES SHALL COMPLY WITH THE OWASA CROSS CONNECTION CONTROL ORDINANCES AND MANUAL. ACCESS TO RISER ROOM FROM OUTSIDE SHALL INCLUDE PROVISIONS FOR THE FIRE DEPARTMENT SUCH AS A KNOX BOX.
- ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING IN AN ABOVE GROUND LOCATION ADJACENT TO THE OUTSIDE WALL WHERE THE WATERLINE ENTERS THE BUILDING.
- FOR IRRIGATION SERVICE BACKFLOW DEVICES, USE A REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE IRRIGATION DEVICE INSIDE AN ABOVE GROUND KNOX BOX.
- UNDERGROUND VAULTS FOR METERS SHALL BE DRAINED BY PVC SCHEDULE 40 DRAINS TO DAYLIGHT INTO SLOPES. CONNECTION TO STORM STRUCTURES IS ONLY ALLOWED WITH THE CONSENT OF OWASA. DRAIN SIZES SHALL BE 2\"/>
- CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND PROPER GEOTECHNICAL INFORMATION FOR SOIL LOADING.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



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REV.	DATE	COMMENTS
1	09/02/22	AGENCY COMMENTS
2	10/07/22	AGENCY COMMENTS
3	10/26/22	LANDLORD COMMENTS
4	01/13/23	AGENCY COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

OWNED BY: SRM
DESIGNED BY: SRM
CHECKED BY: MDM
DATE: 01/13/23

PROJECT: **PROPOSED CHASE BANK AT UNIVERSITY PLACE**
BDG ARCHITECTS, LLP
217 SOUTH ESTES DRIVE
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO USE THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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MICHAEL D. MILES
Professional Engineer

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 103653
DATE: 01/13/2023

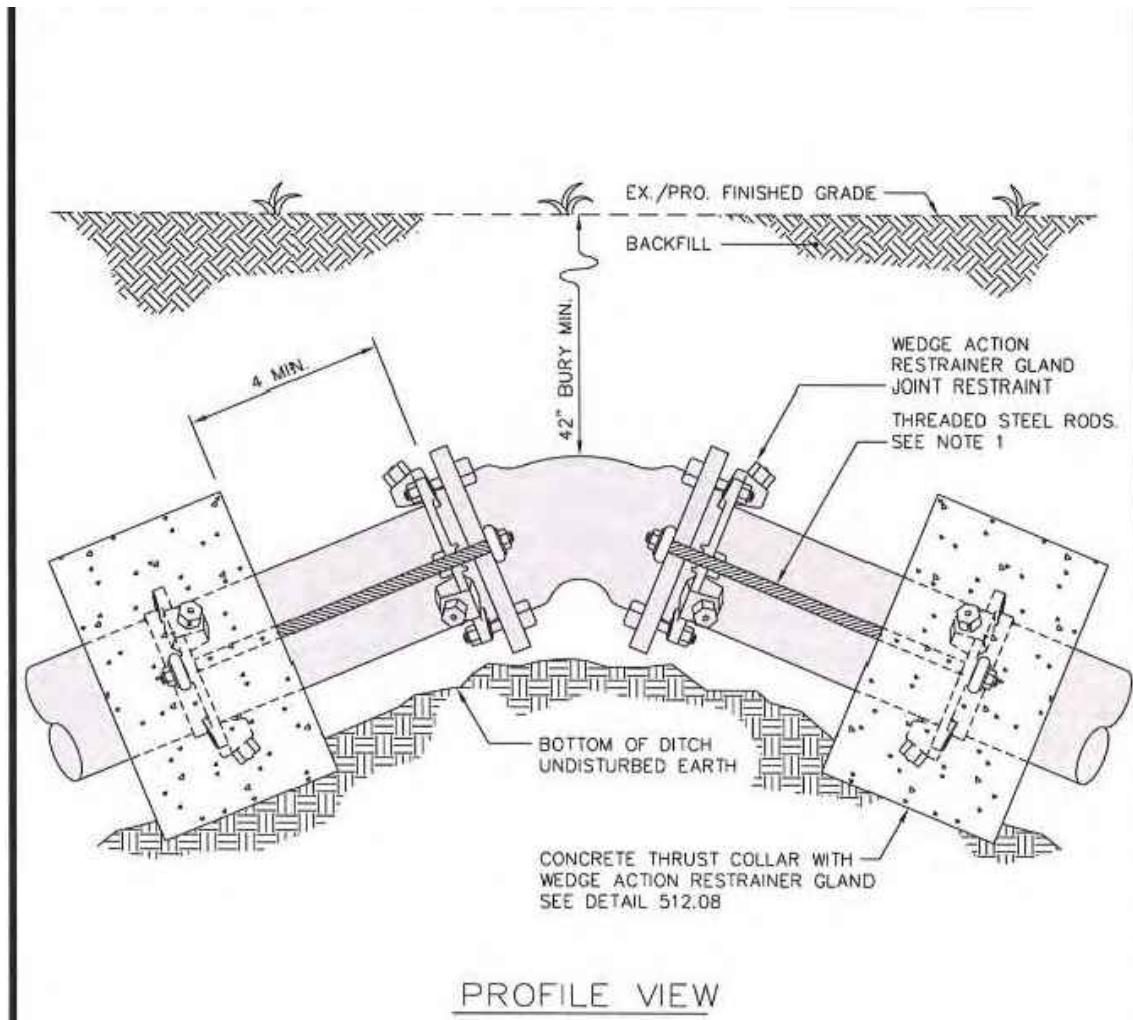
DANIEL T. SEHNAL
Professional Engineer

PROFESSIONAL ENGINEER
NORTH CAROLINA LICENSE NO. 049737

TITLE: **UTILITY PLAN**

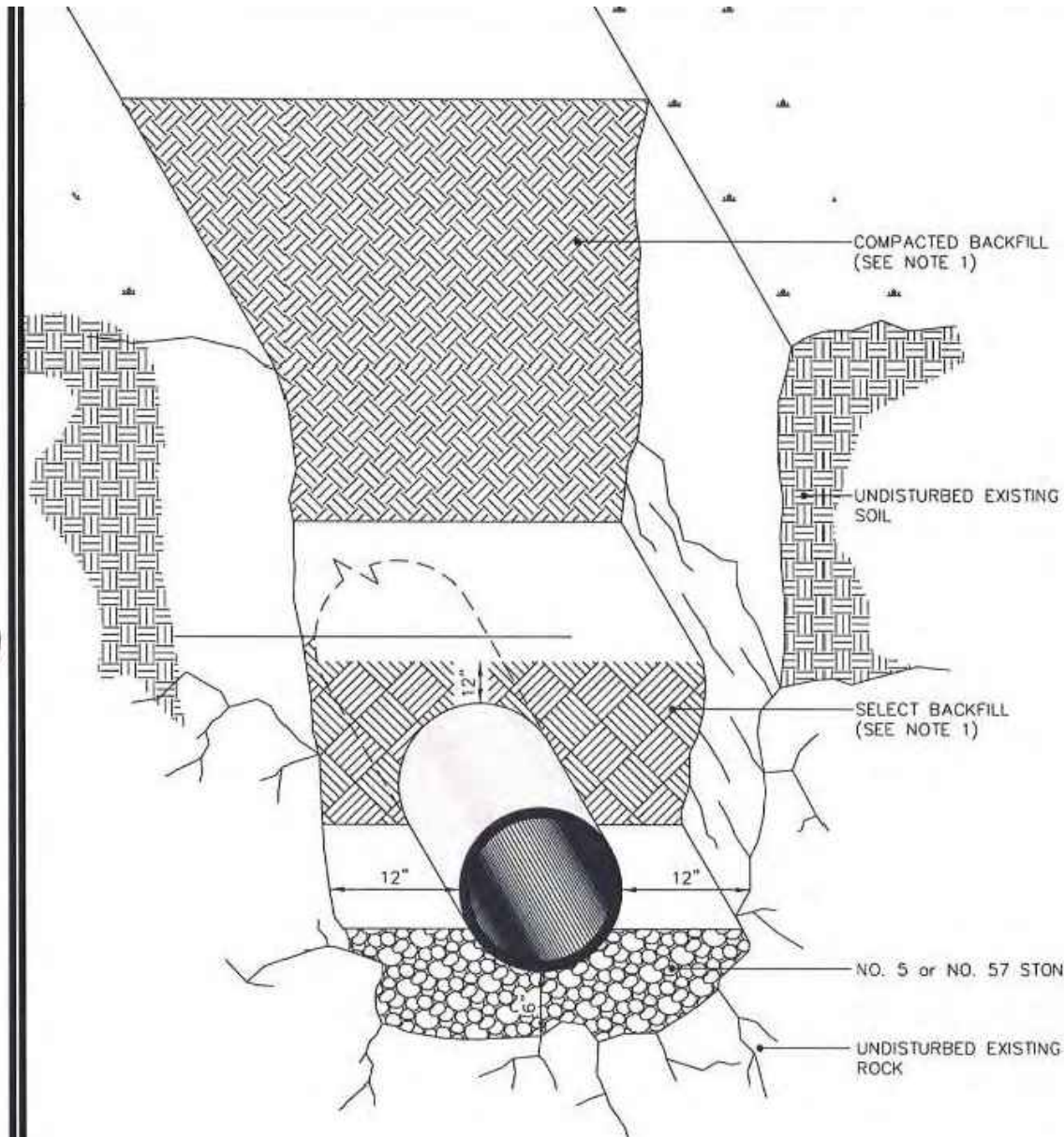
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PROJECT No: 2521-99-016
DATE: 04/18/2022

SHEET No: **C4.00**
Rev. #: 4



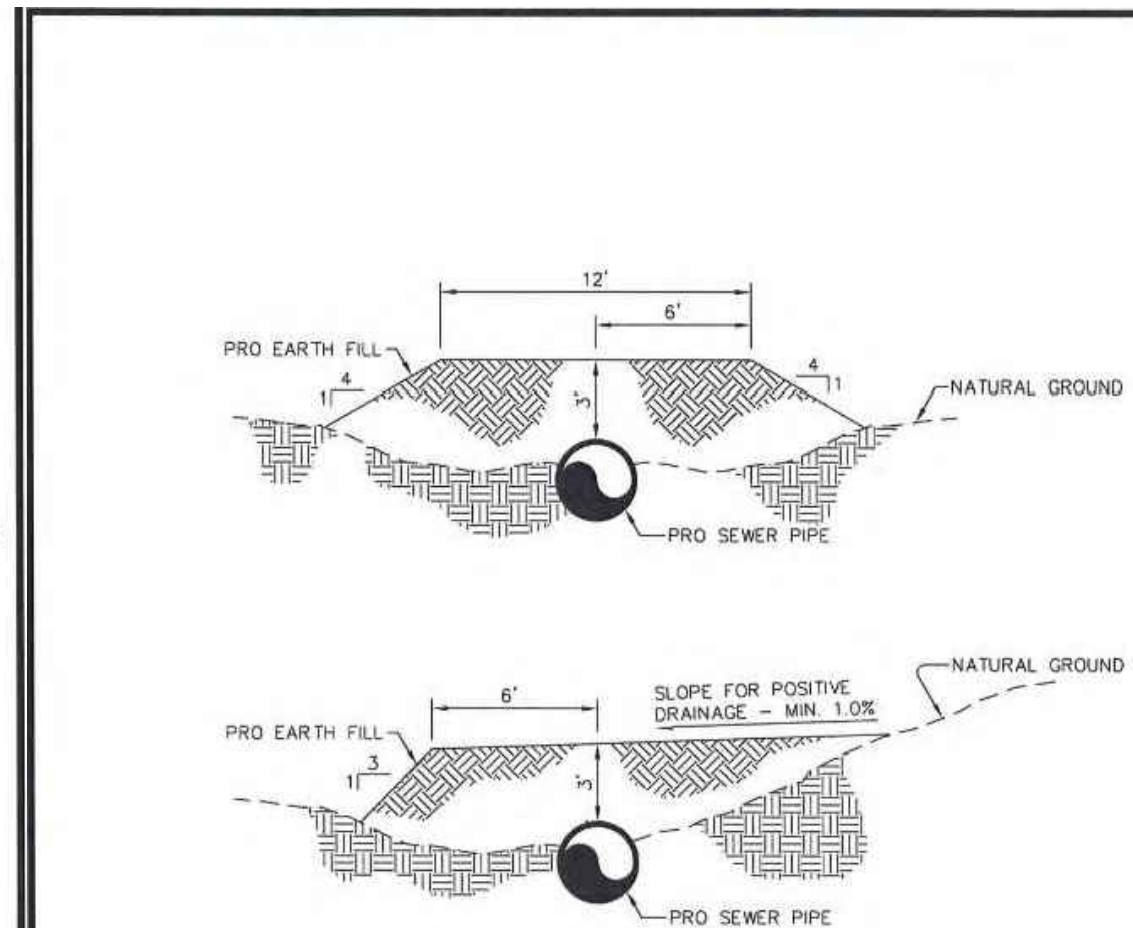
NOTES:
1. If 42" bury depth is not maintained or located in high pressure zone, a minimum of (2) 3/4" dia. rods to be used for pipe thru 24" dia. per joint - a minimum of (2) 1" dia. rods to be used for pipe 30" & 36" dia. per joint - a minimum of (2) 1 1/4" dia. rods to be used for pipe 42" & 48" dia. per joint. (See detail 512.09)

OWASA Quality Service Since 1977	ORANGE WATER AND SEWER AUTHORITY 400 Jones Ferry Road PO Box 300 Carrboro, NC 27510-0300 Voice (919) 968-4421 Fax (919) 968-4424 www.owasa.org	USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY	SCALE: Not To Scale	SHEET # 512.01 1 of 1
	STANDARD VERTICAL BEND DETAIL			
	REVISION DATE: August 15, 2003			



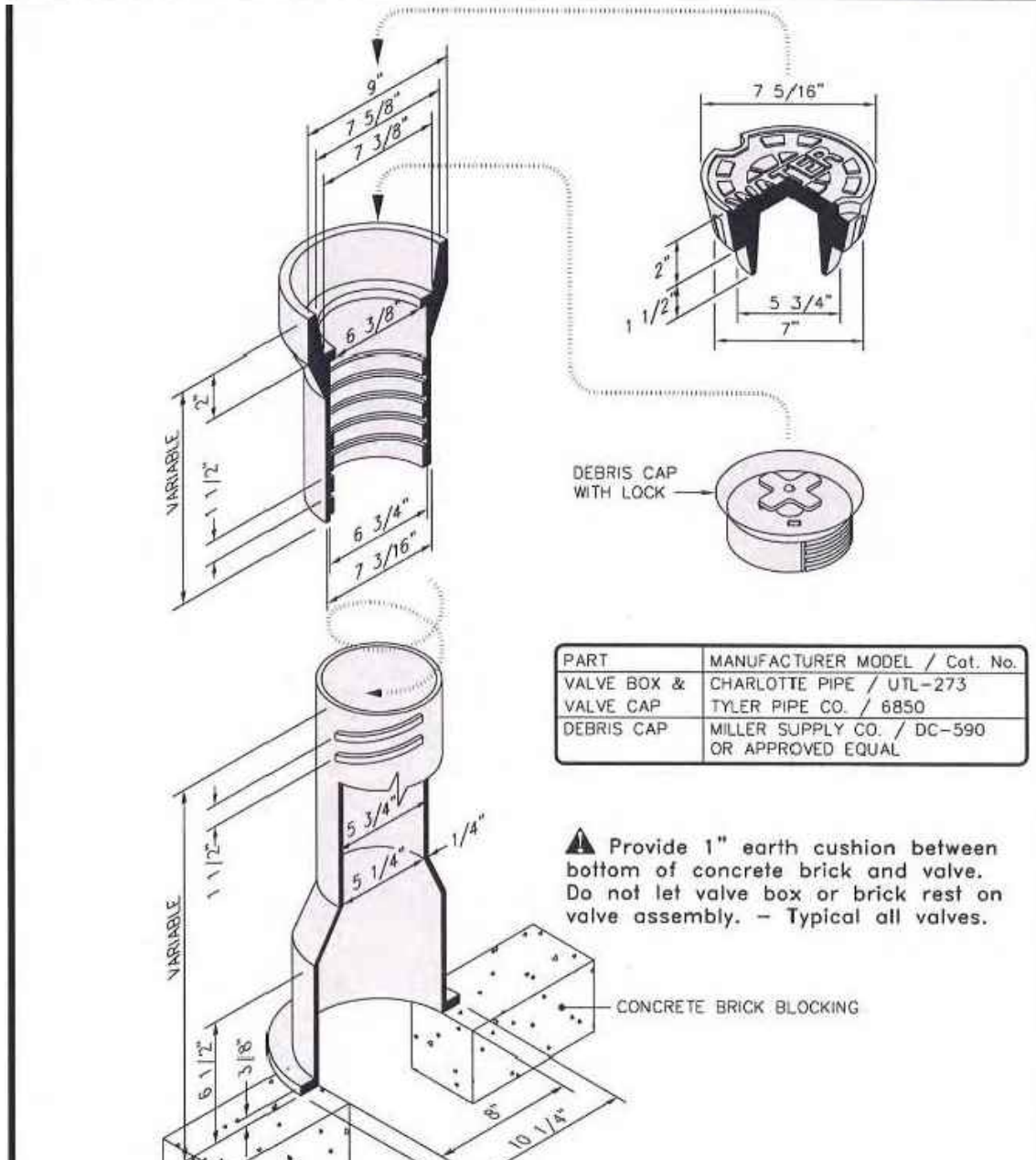
NOTES:
1. See specification section 02275 Trenching, Backfilling, and Compaction of Utilities for backfill and compaction requirements.

OWASA Quality Service Since 1977	ORANGE WATER AND SEWER AUTHORITY 400 Jones Ferry Road PO Box 300 Carrboro, NC 27510-0300 Voice (919) 968-4421 Fax (919) 968-4424 www.owasa.org	USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY	SCALE: Not To Scale	SHEET # 511.01 1 of 1
	DETAIL of ROCK EXCAVATION			
	REVISION DATE: August 15, 2003			



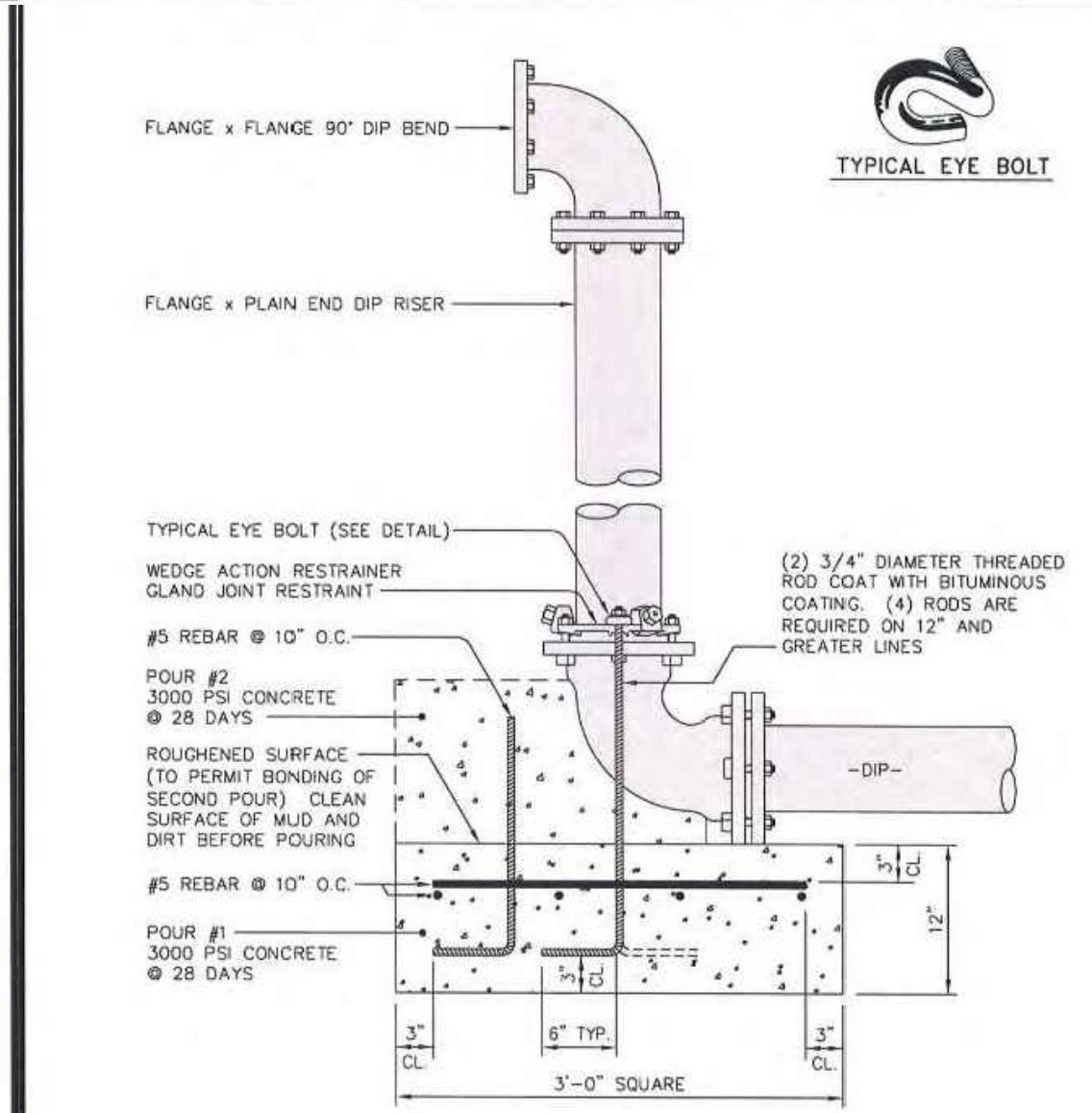
NOTES:
1. Sewer pipe to be bedded and backfilled in accordance with detail 531.01 and specification Section 02230, Part 3, Execution.
2. 4" top soil to be placed over earthfill and seeded in accordance with standard specifications.
3. Ground is to be graded for proper drainage.

OWASA Quality Service Since 1977	ORANGE WATER AND SEWER AUTHORITY 400 Jones Ferry Road PO Box 300 Carrboro, NC 27510-0300 Voice (919) 968-4421 Fax (919) 968-4424 www.owasa.org	USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY	SCALE: Not To Scale	SHEET # 531.02 1 of 1
	EARTH FILL OVER SEWER PIPE DETAIL			
	REVISION DATE: August 15, 2003			



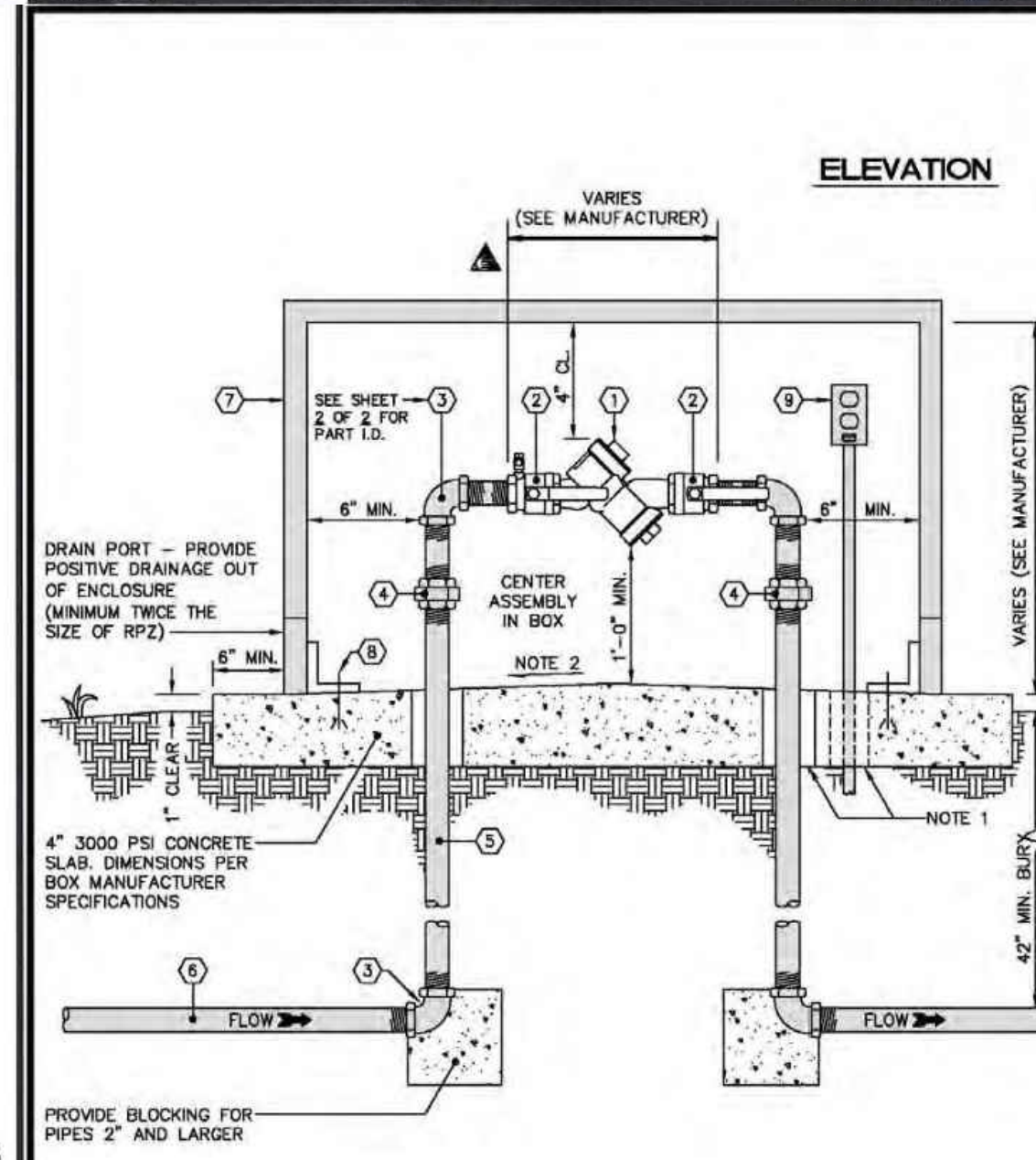
NOTES:
1. Use heavy duty traffic lid marked "WATER".

OWASA Quality Service Since 1977	ORANGE WATER AND SEWER AUTHORITY 400 Jones Ferry Road PO Box 300 Carrboro, NC 27510-0300 Voice (919) 968-4421 Fax (919) 968-4424 www.owasa.org	USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY	SCALE: Not To Scale	SHEET # 513.01 1 of 1
	STANDARD SCREW VALVE BOX DETAIL			
	REVISION DATE: August 15, 2003			



NOTES:
1. Excavate under elbow for footing, place steel & rods in footing & pour (pour #1)
2. Once concrete has set in footing pour horizontal blocking (pour #2)
3. Footing adequate for water mains up to 8". North Carolina licensed Professional Engineer to design footings for lines greater than 8" diameter.

OWASA Quality Service Since 1977	ORANGE WATER AND SEWER AUTHORITY 400 Jones Ferry Road PO Box 300 Carrboro, NC 27510-0300 Voice (919) 968-4421 Fax (919) 968-4424 www.owasa.org	USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY	SCALE: Not To Scale	SHEET # 513.02 1 of 1
	THRUST FOOTING DETAIL			
	REVISION DATE: August 15, 2003			

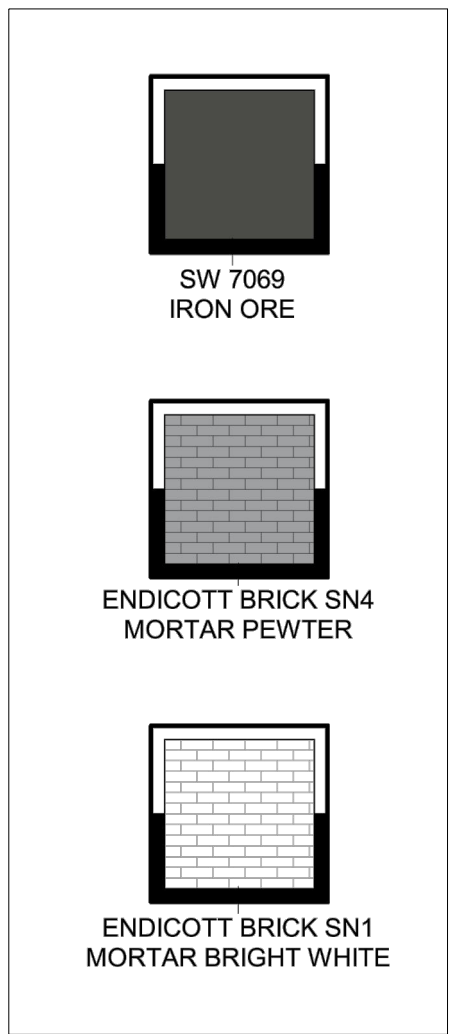
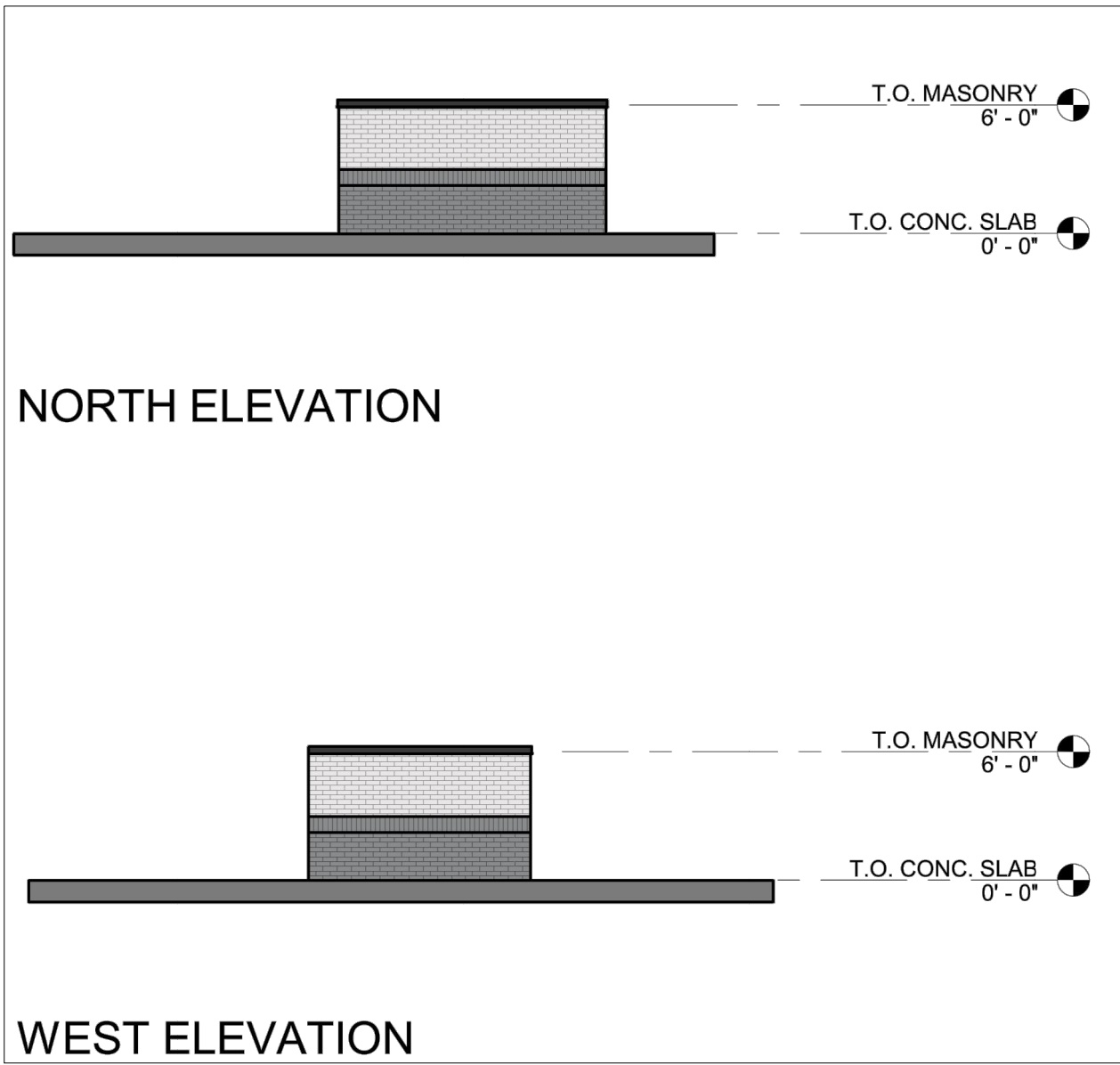
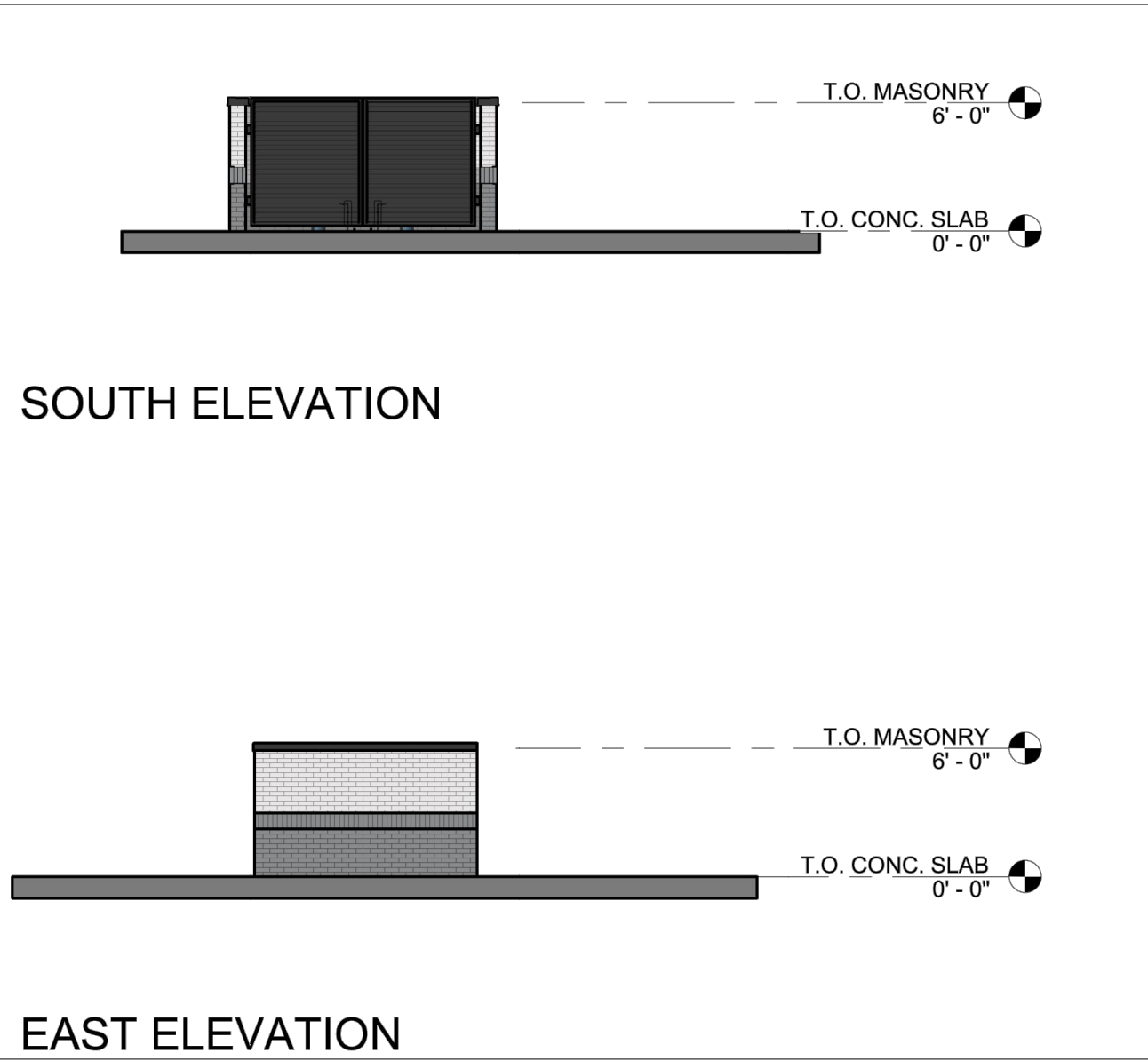


OWASA Quality Service Since 1977	ORANGE WATER AND SEWER AUTHORITY 400 Jones Ferry Road PO Box 300 Carrboro, NC 27510-0300 Voice (919) 968-4421 Fax (919) 968-4424 www.owasa.org	USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY	SCALE: Not To Scale	SHEET # 513.03 1 of 1
	3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)			
	REVISION DATE: December 20, 2016			



Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023

		DYNAMIC ENGINEERING • SURVEY • TRAFFIC	
THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION		PROJECT: PROPOSED CHASE BANK AT UNIVERSITY PLACE 217 SOUTH ESTES DRIVE CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA	
DATE	REV.	DATE	REV.
07/13/23	4	07/13/23	4
10/26/22	3	10/26/22	3
10/07/22	2	10/07/22	2
09/02/22	1	09/02/22	1
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LANDLORD COMMENTS		LANDLORD COMMENTS	
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DUMPSTER ENCLOSURE - RENDERINGS

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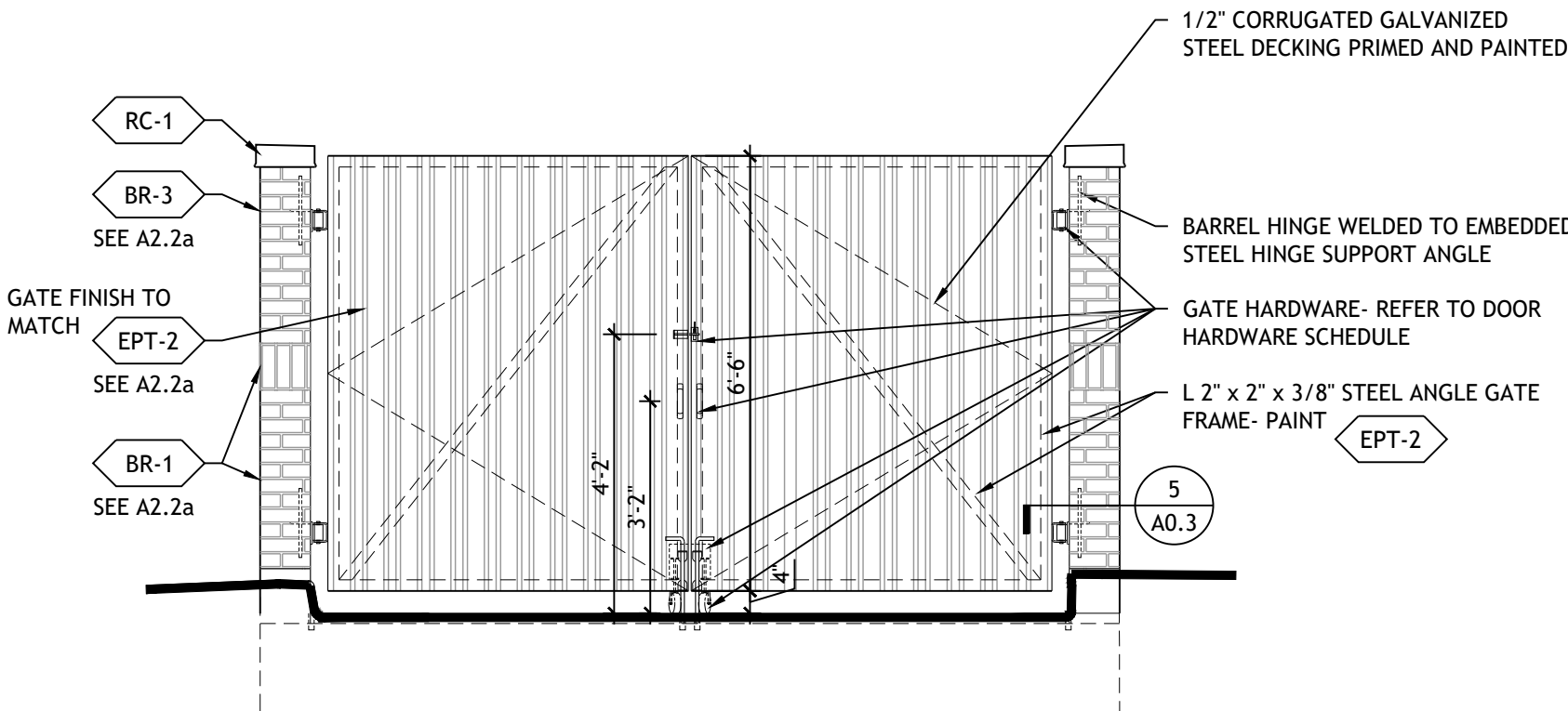
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DUMPSTER ENCLOSURE - CORNER DETAIL

SCALE
1 1/2" = 1'-0"

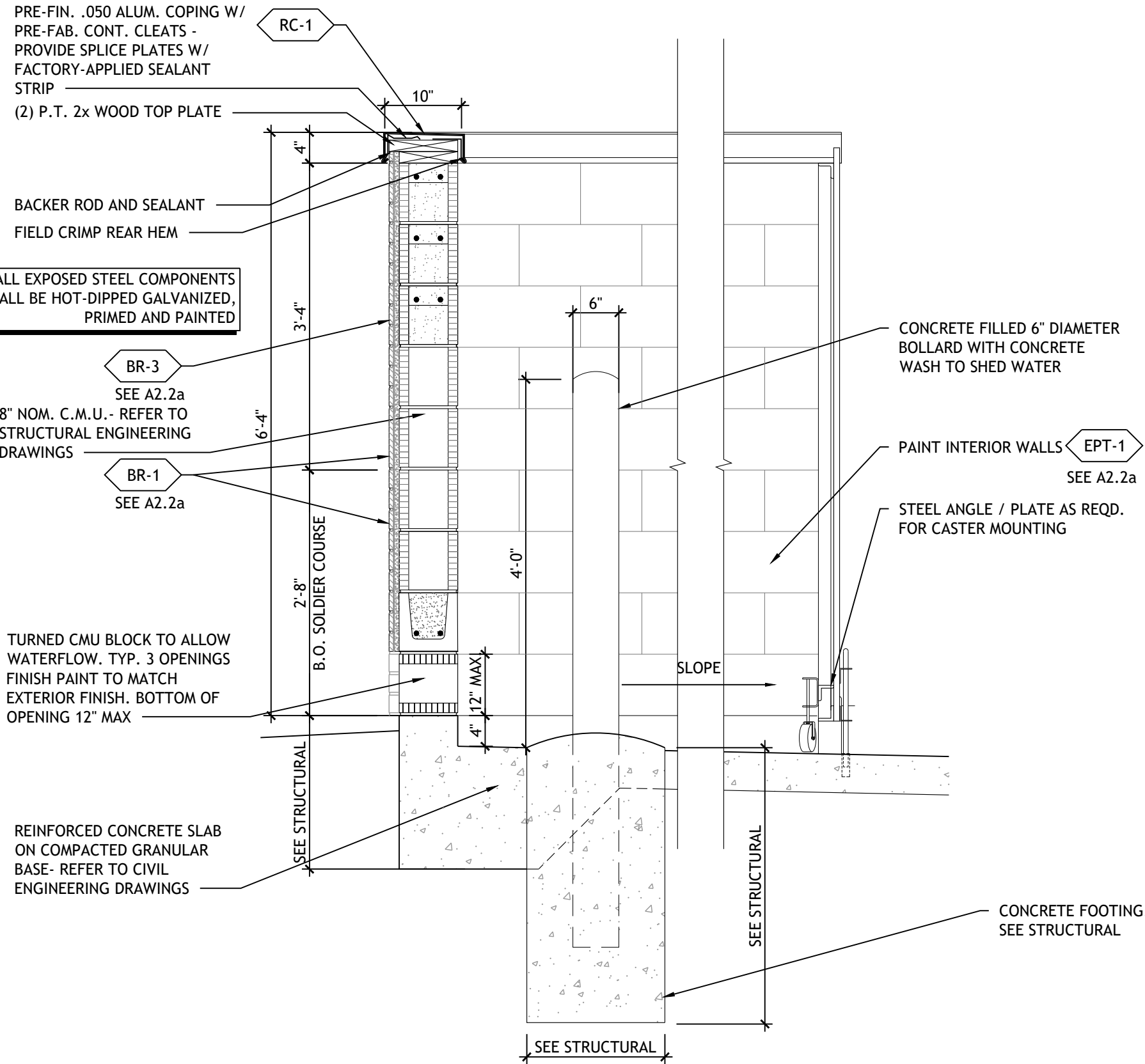
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DUMPSTER ENCLOSURE - ELEVATION

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3/8" = 1'-0"

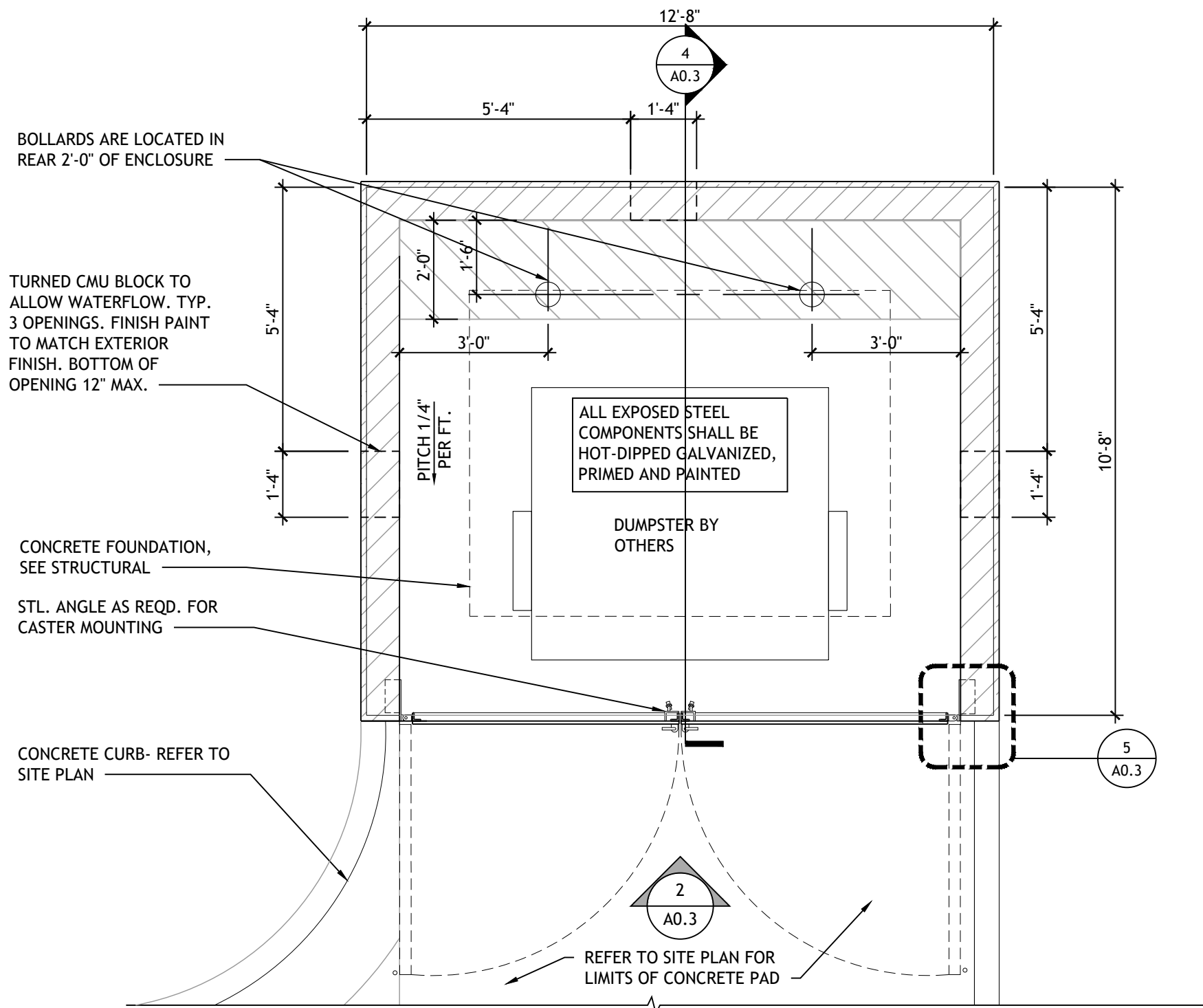
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DUMPSTER ENCLOSURE - SECTION

SCALE
3/4" = 1'-0"

4



DUMPSTER ENCLOSURE - PLAN

SCALE
3/8" = 1'-0"

1

ISSUE/BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK		
JOB #:	214010	
DATE:	06-29-2022	
DRAWN BY:	MJ	
CHECKED BY:	TN	

SHEET TITLE

DUMPSTER ENCLOSURE

SHEET NUMBER

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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW

1. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
9. SOD: PROVIDE WELL-VARIETY SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
10. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
11. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
12. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
13. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
14. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
15. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM RUBBING AND TO PROVIDE ANCHORAGE FOR STRAPS.
16. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14-GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
17. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION

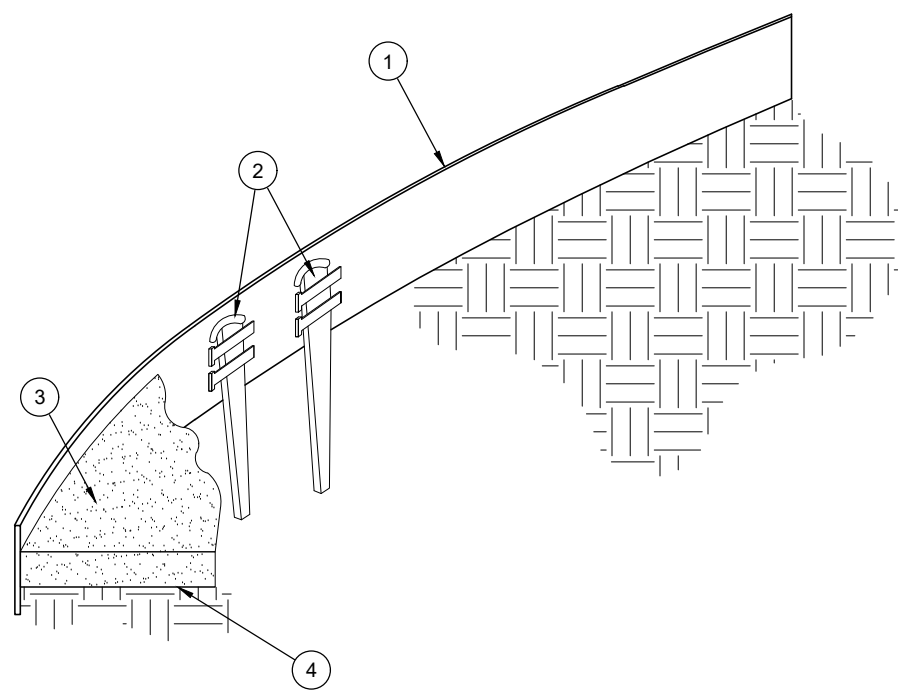
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL, IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING:
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOT BALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
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 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 9. SOD: PROVIDE WELL-VARIETY SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 10. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
 11. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 12. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
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 14. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 15. TREE STAKING AND GUYING
 1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM RUBBING AND TO PROVIDE ANCHORAGE FOR STRAPS.
 16. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14-GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 17. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.
5. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
6. MULCH:
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
7. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 3. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
8. LANDSCAPE MAINTENANCE:
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
9. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 2. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



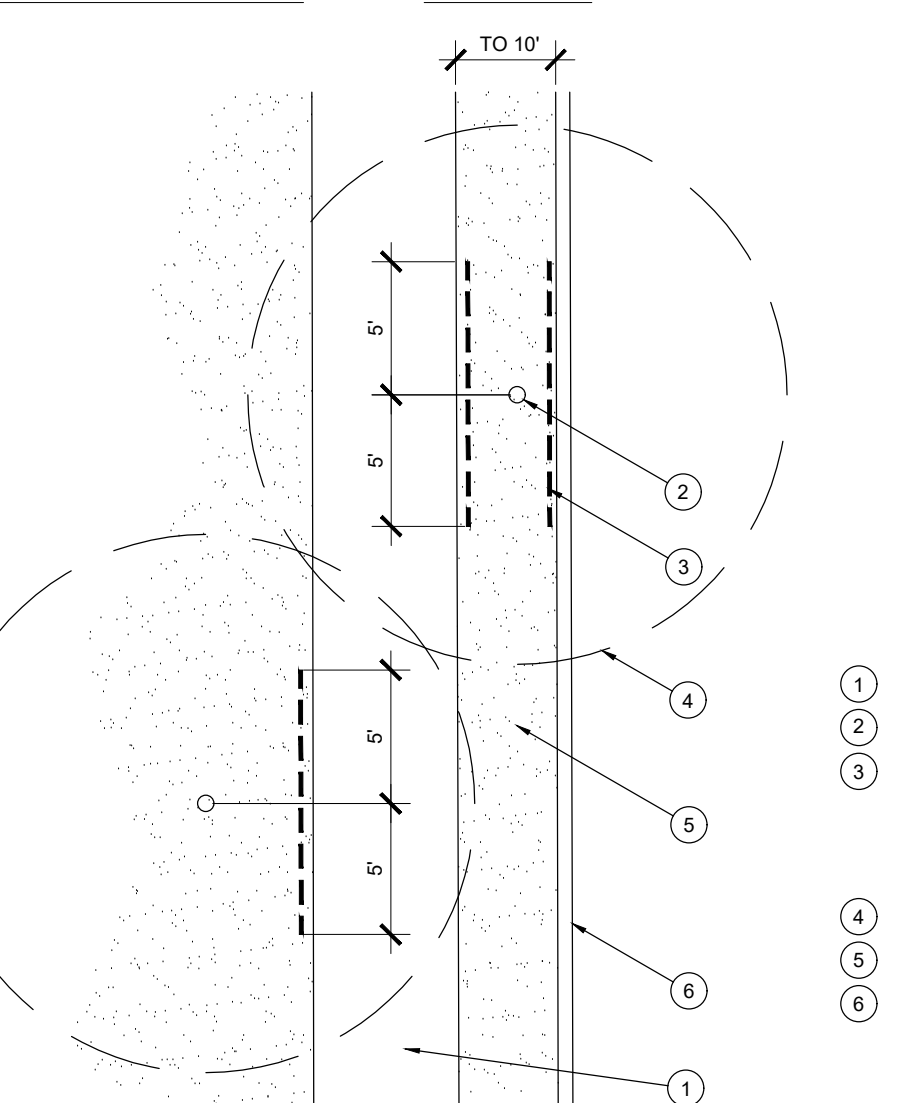
1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

A. STEEL EDGING

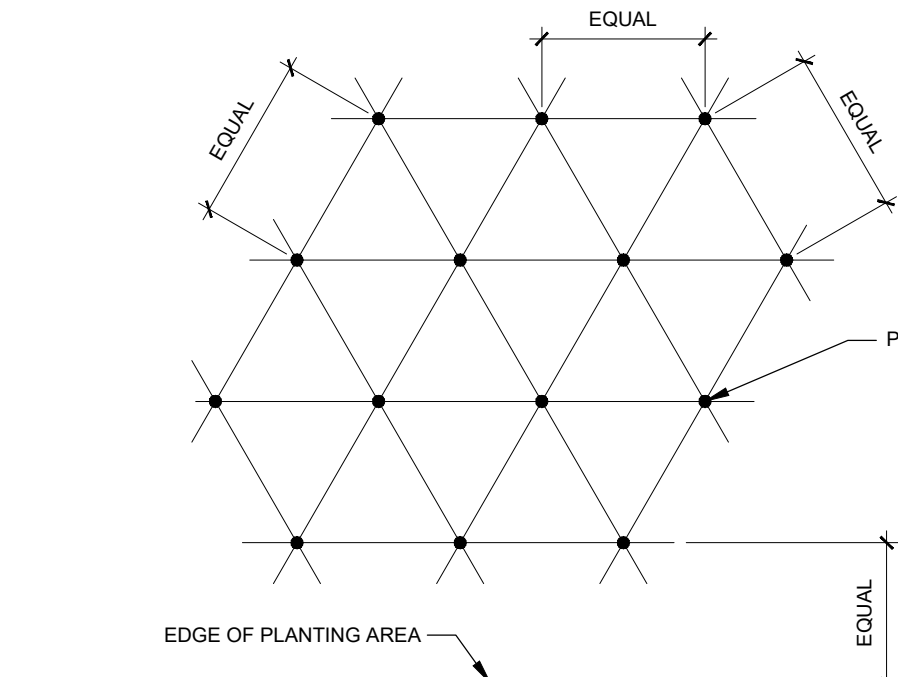
SCALE: NOT TO SCALE

OPEN LANDSCAPE PARKWAY



B. ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

- 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

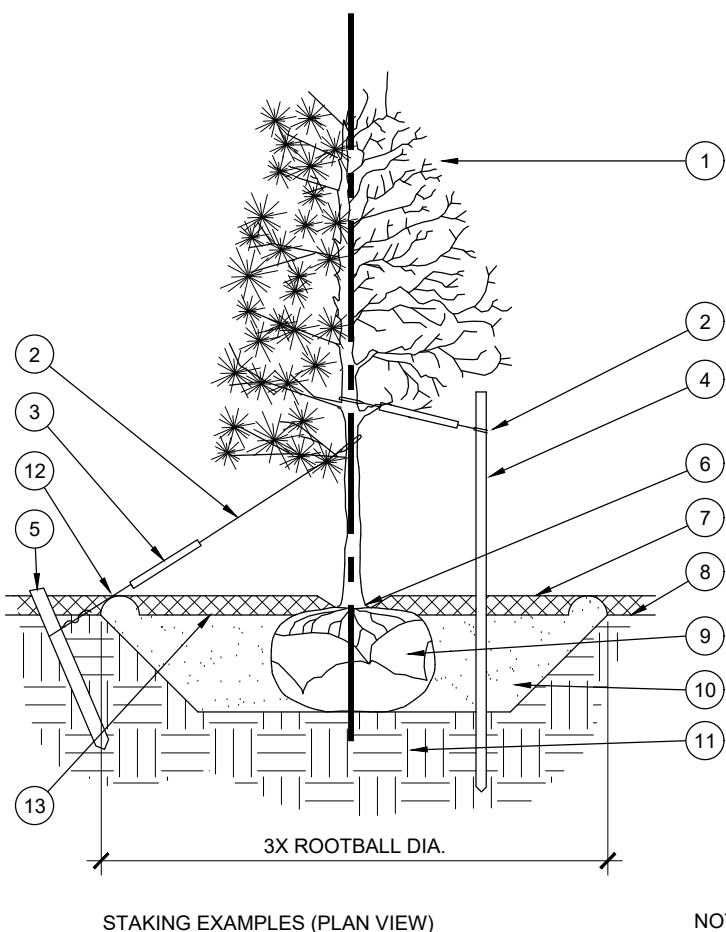
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 156 = 21 PLANTS) = 30 PLANTS TOTAL

C. PERENNIAL PLANT SPACING

SCALE: NTS



Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023



1. CINCH-TIES (24" BOX/2\"/>

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2\"/>

A. TREE PLANTING

SCALE: NOT TO SCALE

1. SHRUB, PERENNIAL OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1\"/>

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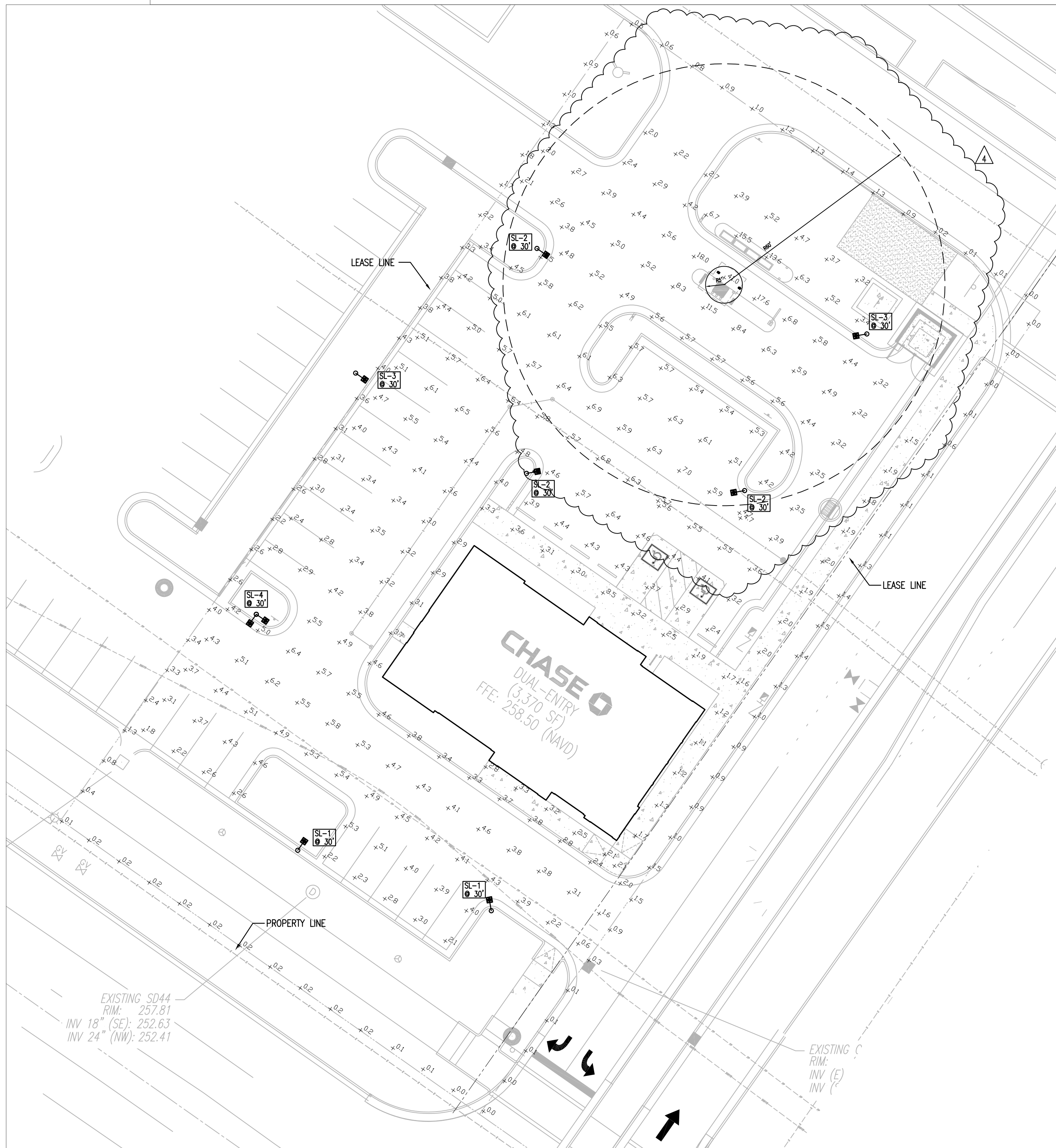
1. SHRUB, PERENNIAL OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS



Zoning Approved Plan Set
Approved By: Charnika Harrell
Date: June 9, 2023

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LEASE LINE	+	1.4 fc	3.4 fc	0.0 fc	N/A	N/A
VEHICULAR USE AREA	+	4.2 fc	8.6 fc	2.0 fc	4.3:1	2.1:1
OUTDOOR SITE LIGHTING	+	1.8 fc	15.4 fc	0.0 fc	N/A	N/A
ATM - 60 FT RADIUS AROUND DRIVE-UP ATM	+	5.9 fc	41.0 fc	2.0 fc	20.5:1	3.0:1

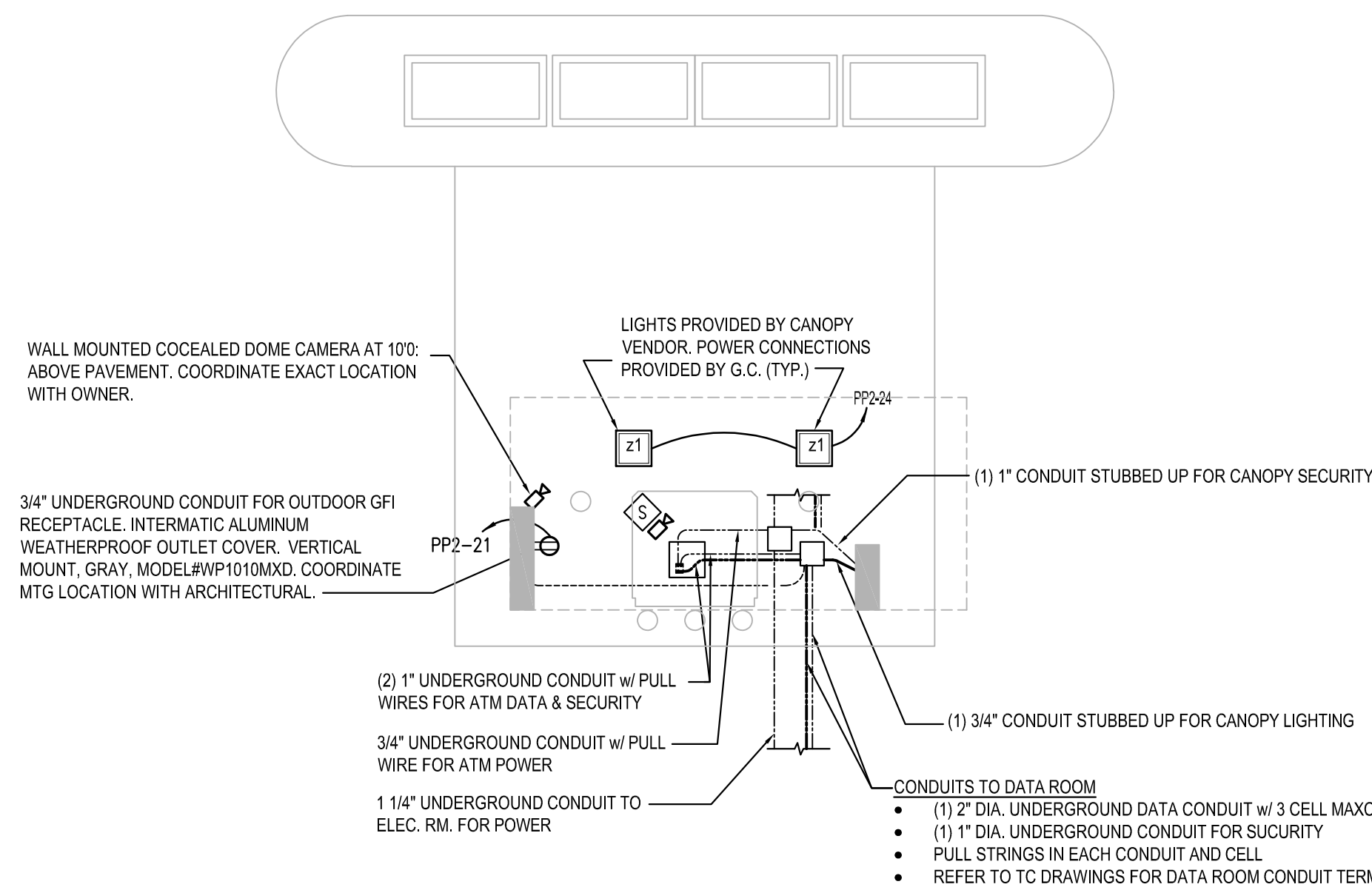
Schedule										
Symbol	Label	QTY	Manufacturer	Model Number	Description	Lamp	Number Lamps	Lumens	LLF	Wattage
●○	SL-1	2	GE	EACLO1_F3AW740 WITH ELS-EAC-ABL-BLCK	FULL CUT-OFF 4000K LED, POLE MOUNTED AT 30'	1-122w 4000K LED	1	13,580	0.9	122
●○	SL-2	3	GE	EACLO1_E3AW740	FULL CUT-OFF 4000K LED, POLE MOUNTED AT 30'	1-85w 4000K LED	1	12,700	0.9	95
●○	SL-3	2	GE	EACLO1_H3AW740 WITH ELS-EAC-ABL-BLCK	FULL CUT-OFF 4000K LED, POLE MOUNTED AT 30'	1-153w 4000K LED	1	20,000	0.9	153
○ ○	SL-4	1	GE	EACLO1_E3AW740	FULL CUT-OFF 4000K LED, DOUBLE FIXTURE POLE MOUNTED AT 30'	1-122w 4000K LED EACH	1 EACH	13,590 EACH	0.9	244 TOTAL
⊞	L-6	2	GE	ECL801_B6SM740	FULL CUT-OFF 4000K LED, CANOPY FIXTURE, RECESSED	1-54w 4000K LED	1	7,100	0.9	54
●	L-7	3	GE	LDXB-4R-0-10-T-35-V1-EL	FULL CUT3500K LED, LENSED DOWNLIGHT, RECESSED	1-20w 3500K LED	1	7,100	0.9	20
NOTE: ALL SITE AND BUILDING LIGHT FIXTURES PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS										



PHOTOMETRIC SITE PLAN

SCALE
1"=20'-0"

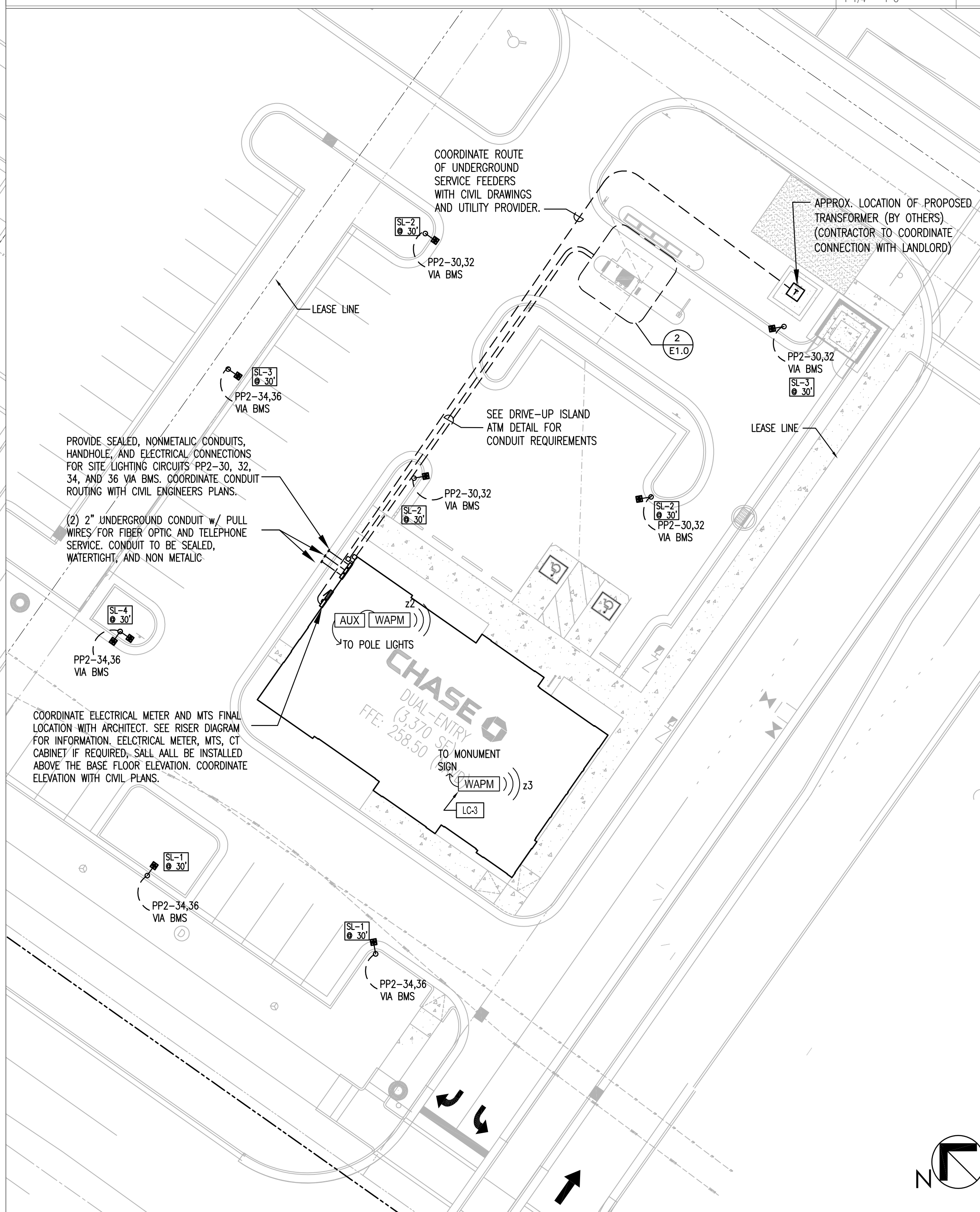
3



DRIVE-UP ISLAND ATM DETAIL

SCALE
1-1/4"= 1'-0"

2



ELECTRICAL SITE PLAN

SCALE
1"=20'-0"

1

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SEAL LUIS G. VARGAS JR. P.E.
NC LIC. # 028003 EXP. 12-31-2022

ISSUE/BY	DATE	DESCRIPTION
1	09-2-2022	BLDG DEPT COMM
2	10-07-2022	AGENCY COMMENTS
3	10-26-2022	LANDLORD COMMENTS
4	01-16-2023	LANDLORD COMMENTS

PROJECT INFORMATION BLOCK	
JOB #:	214010
DATE:	06-29-2022
DRAWN BY:	RR/DB/RV
CHECKED BY:	SN/LV

SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E1.0