

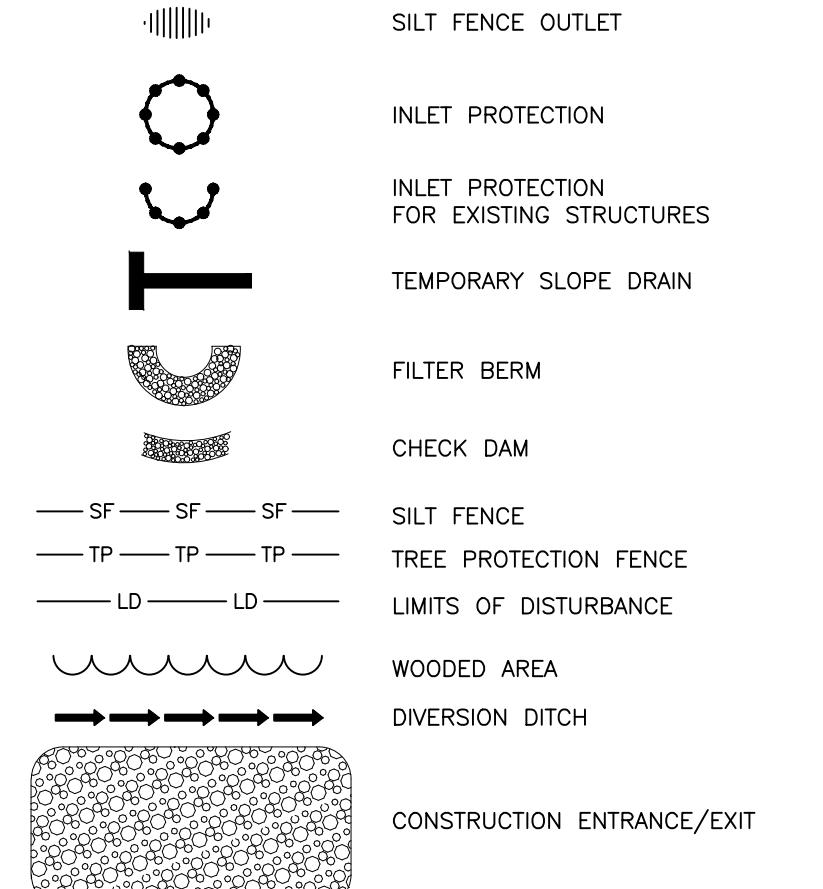
CONSTRUCTION SEQUENCE - STAGE 2

1. CONSTRUCT STORM DRAIN SYSTEM AS SHOWN.
2. INSTALL INLET PROTECTION ON ALL INLET STRUCTURES DURING CONSTRUCTION.
3. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
4. AT THE CONCLUSION OF BUILDING OR IF LAND-DISTURBING ACTIVITY IS STOPPED FOR MORE THAN 14 CONSECUTIVE CALENDAR DAYS, PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THIS S&E PLAN.
5. WHEN SITE IS AT FINAL GRADE AND NO FURTHER GRADING IS NECESSARY, CONTRACTOR SHALL STABILIZE PORTIONS OF THE SITE WITH SEED/MULCH UNTIL FINAL LANDSCAPING IS INSTALLED.
6. CONTINUE TO STAGE 3.

CONSTRUCTION SEQUENCE - CHASE BANK PAD

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE(S) PER PLAN. INSTALL TEMPORARY SILT FENCING WITH OUTLETS AS SHOWN.
2. CONTRACTOR SHALL CLEAR ONLY THOSE AREAS NECESSARY TO ACCESS AND INSTALL INITIAL PERIMETER DEVICES. INSTALL INLET PROTECTION ON EXISTING INLETS AS SHOWN.
3. INSTALL INLET PROTECTION PER ORANGE COUNTY SEC STANDARDS AND SPECIFICATIONS ON ALL SPECIFIED INLETS.
4. CALL 919.245.2587 FOR ON-SITE INSPECTION BY ORANGE COUNTY EROSION CONTROL.
5. BEGIN CLEARING, DEMOLITION OF EXISTING ASPHALT AND GRAVEL AREAS, AND GENERAL GRADING OF STAGE 1 AREA. MAINTAIN DEVICES AS NEEDED.
6. NO MUD SHALL BE TRACKED ONTO EXISTING PAVEMENT OR A NOTICE OF VIOLATION FROM THE EROSION CONTROL DEPARTMENT MAY ENSUE. ADDITIONAL MEASURES MAY BE NECESSARY TO ASSURE THAT NO SEDIMENT LEAVES THE SITE.
7. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
8. CONSTRUCT STORM DRAIN SYSTEM AS SHOWN.
9. INSTALL INLET PROTECTION ON ALL INLET STRUCTURES DURING CONSTRUCTION.
10. AT THE CONCLUSION OF BUILDING OR IF LAND-DISTURBING ACTIVITY IS STOPPED FOR MORE THAN 14 CONSECUTIVE CALENDAR DAYS, PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH THIS S&E PLAN.
11. WHEN SITE IS AT FINAL GRADE AND NO FURTHER GRADING IS NECESSARY, CONTRACTOR SHALL STABILIZE PORTIONS OF THE SITE WITH SEED/MULCH UNTIL FINAL LANDSCAPING IS INSTALLED.

EROSION CONTROL LEGEND



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

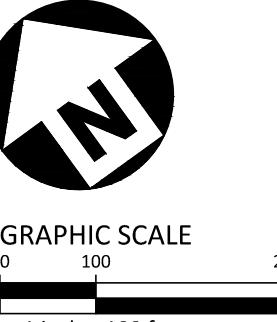
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com



UNIVERSITY PLACE PHASE 1B + 1C ONING COMPLIANCE PERMIT

CHAPET HILL NC 27514



GRAPHIC SCALE



A horizontal scale bar with a black segment on the left and a white segment on the right. The number '0' is at the left end, '100' is in the middle, and '200' is at the right end. Below the scale bar, the text '1:1000' is written.

0 100 200

1:1000



REVISIONS

NO.	DATE	DESCRIPTION
9	07. 14. 2023	FIRE HYDRANT REVISION
10	07. 28. 2023	WEST RIN/ROUT
11	08. 24. 2023	CHASE BANK EC PLANS
12	09. 18. 2023	NCDOT-SIDEWALK REVISION
13	09. 27. 2023	5-3 BANK SPOT GRADES
14	02. 28. 2024	CHASE BANK EC SUBMITTAL
15	05. 20. 2024	ZCP UPDATE

PLAN INFORMATION

PROJECT NO.	RAM-19000
FILENAME	RAM19000-OAEC2
CHECKED BY	LAW
DRAWN BY	MRO
SCALE	1"=100'
DATE	09.18.2023

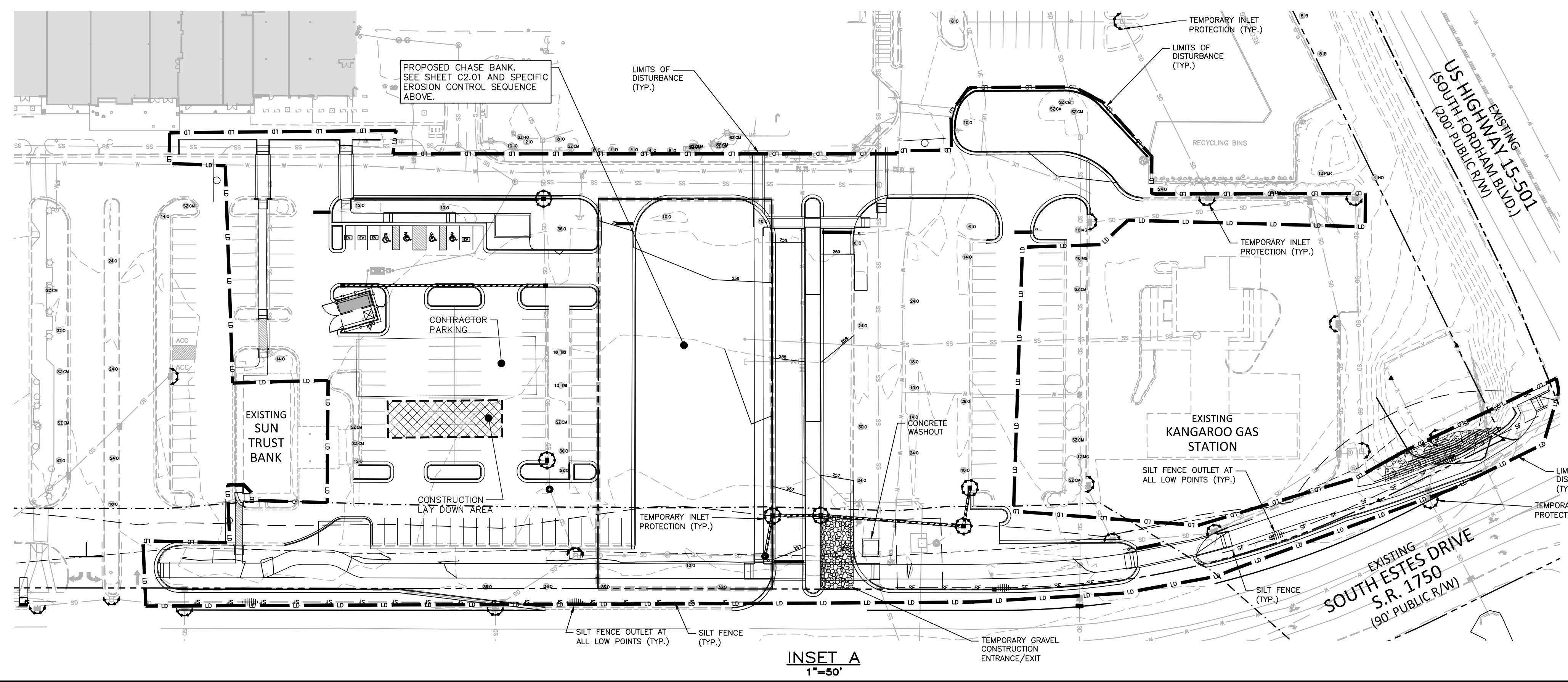
SEE SHEET CO.00 FOR ALL PROJECT, SITE,
TRADING, STORM DRAINAGE AND
UTILITY NOTES

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

EROSION CONTROL & CM PLAN - STAGE 2

C6 03-1B/1C

6.05-1B/10

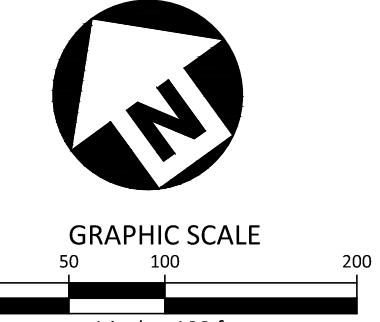
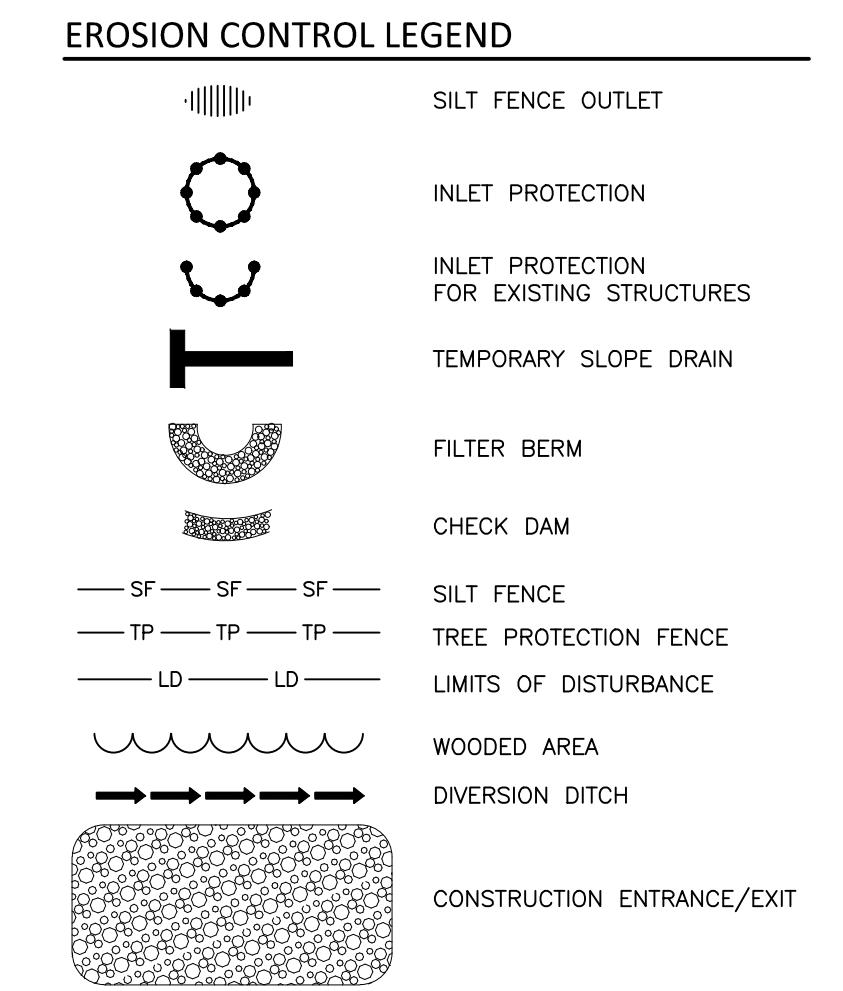
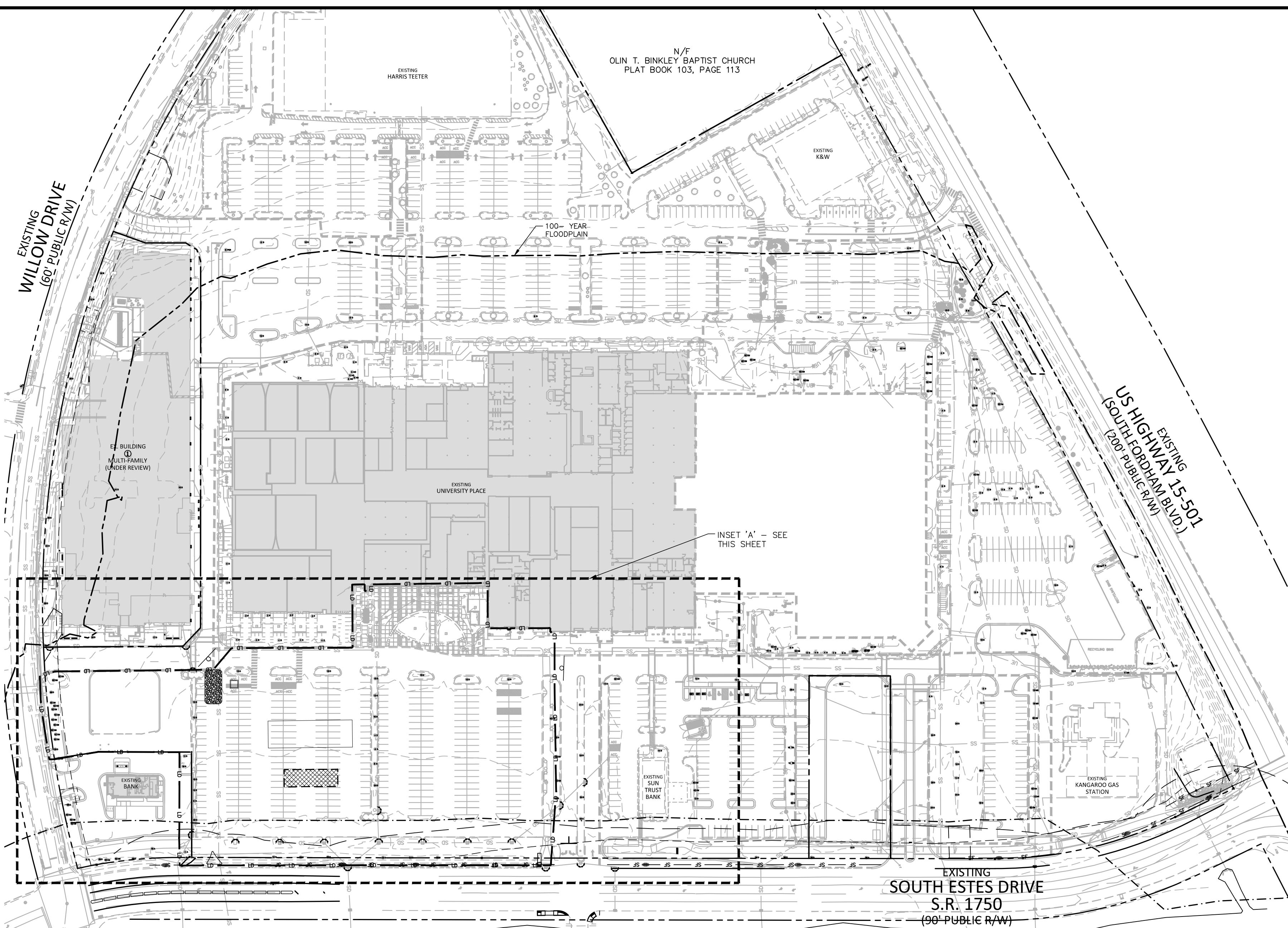


INSET A
1"=50'

FINAL DRAWING - RELEASED FOR CONSTRUCTION

CONSTRUCTION SEQUENCE - STAGE 3

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE(S) PER PLAN. ALSO INSTALL TEMPORARY SILT FENCING WITH OUTLETS AS SHOWN.
2. CONTRACTOR SHALL CLEAR ONLY THOSE AREAS NECESSARY TO ACCESS AND INSTALL INITIAL PERIMETER DEVICES. INSTALL INLET PROTECTION ON EXISTING INLETS AS SHOWN.
3. INSTALL INLET PROTECTION PER ORANGE COUNTY SEC STANDARDS AND SPECIFICATIONS ON ALL SPECIFIED INLETS.
4. CALL 919.245.2587 FOR ON-SITE INSPECTION BY ORANGE COUNTY EROSION CONTROL.
5. BEGIN CLEARING, DEMOLITION OF EXISTING ASPHALT AND GRAVEL AREAS, AND GENERAL GRADING OF STAGE 3 AREA. MAINTAIN DEVICES AS NEEDED.
6. NO MUD SHALL BE TRACKED ONTO EXISTING PAVEMENT OR A NOTICE OF VIOLATION FROM THE EROSION CONTROL DEPARTMENT MAY ENSUE. ADDITIONAL MEASURES MAY BE NECESSARY TO ASSURE THAT NO SEDIMENT LEAVES THE SITE.
7. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
8. WITH APPROVAL FROM ORANGE COUNTY EROSION CONTROL INSPECTOR, CONTINUE TO STAGE 4.



UNIVERSITY PLACE PHASE 1B + 1C ONING COMPLIANCE PERMIT

ONING COMPLIANCE P CHAPEL HILL, NC 27514



REVISIONS

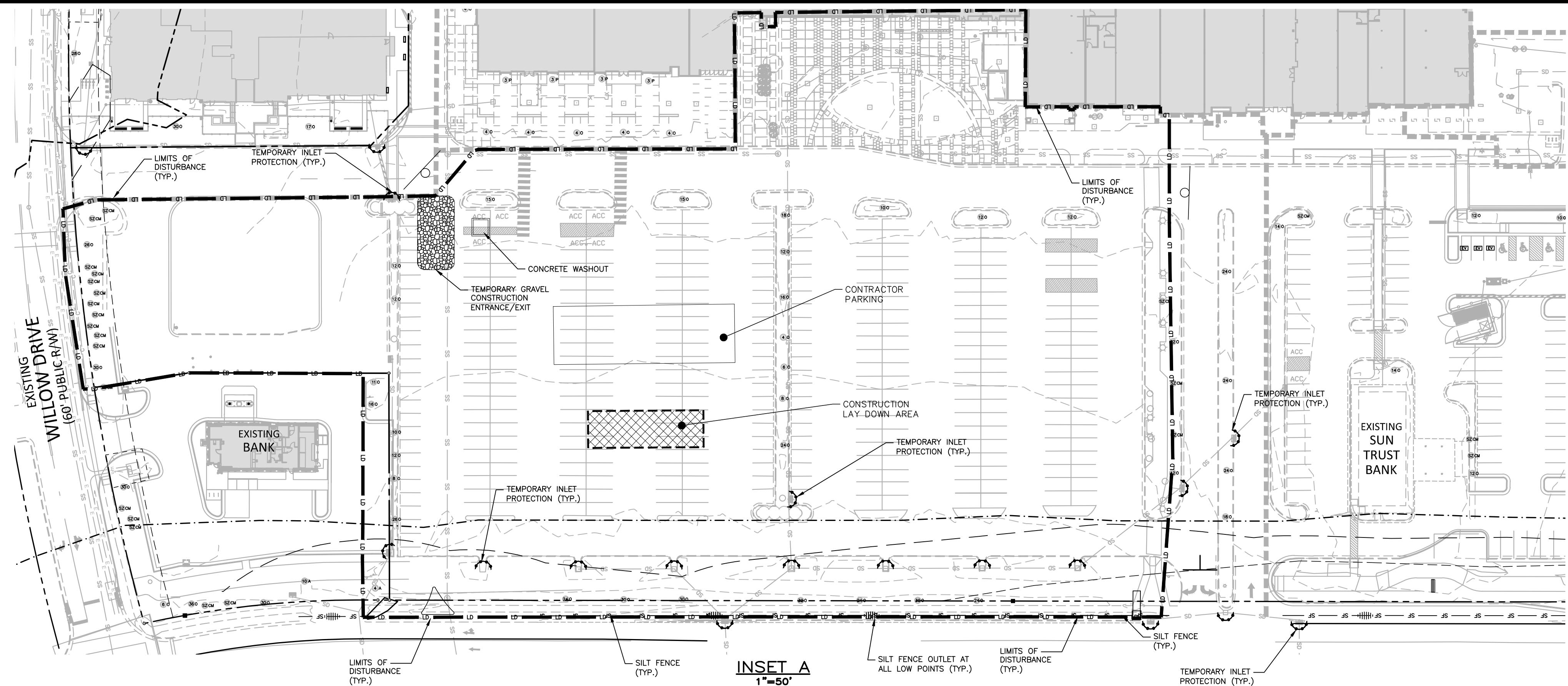
NO.	DATE	DESCRIPTION
9	07. 14. 2023	FIRE HYDRANT REVISION
10	07. 28. 2023	WEST RIN/ROUT
11	08. 24. 2023	CHASE BANK EC PLANS
12	09. 18. 2023	NCDOT-SIDEWALK REVISION
13	09. 27. 2023	5-3 BANK SPOT GRADES
14	02. 28. 2024	CHASE BANK EC SUBMITTAL
15	05. 20. 2024	ZCP UPDATE

PLAN INFORMATION

PROJECT NO. RAM-19000
FILENAME RAM19000-OAEC3
CHECKED BY LAW
DRAWN BY MRO
SCALE 1"=100'
DATE 09.18.2023

SEE SHEET CO.00 FOR ALL PROJECT, SITE,
TRADING, STORM DRAINAGE AND
UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN
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INSET A

↙ SILT FENCE C
ALL LOW POI

OUTLET AT DISTURBA
ANTS (TYP.) (TYP.)

INCE

TEMPORARY INLET PROTECTION (TIP)

100

FINAL DRAWING - RELEASED FOR CONSTRUCTION

Digitized by srujanika@gmail.com

EROSION CONTROL & CM PLAN - STAGE 3

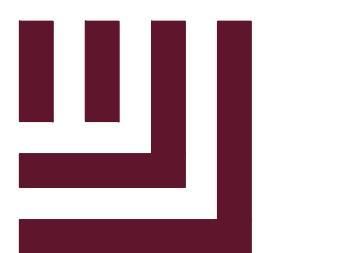
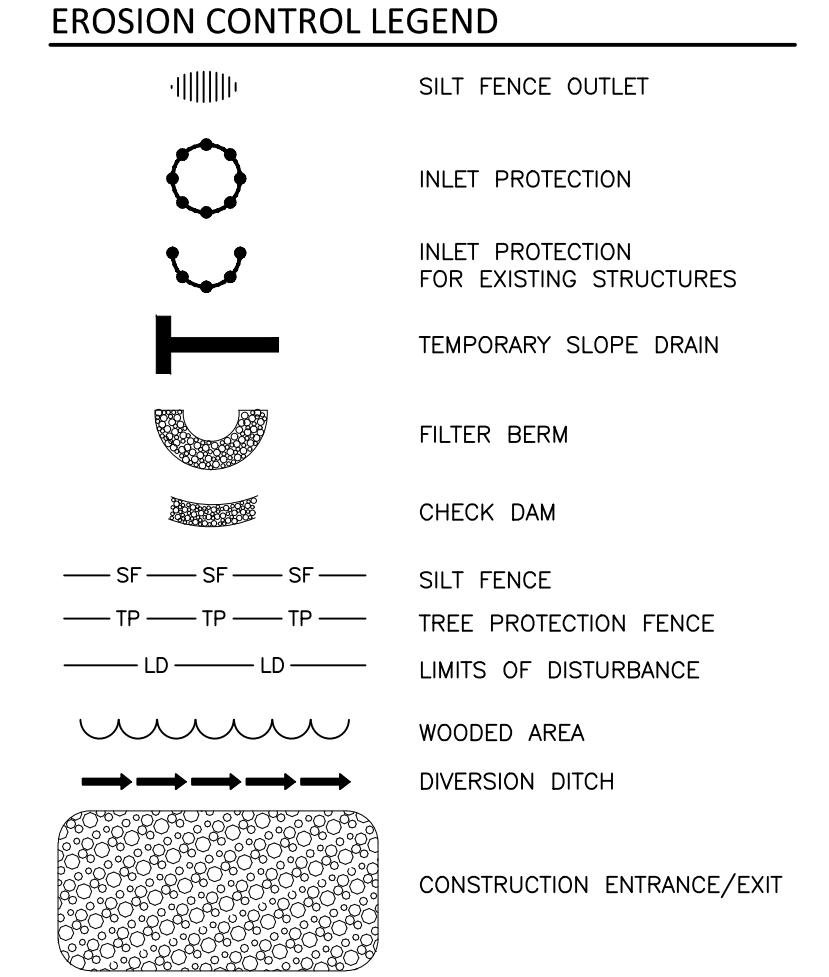
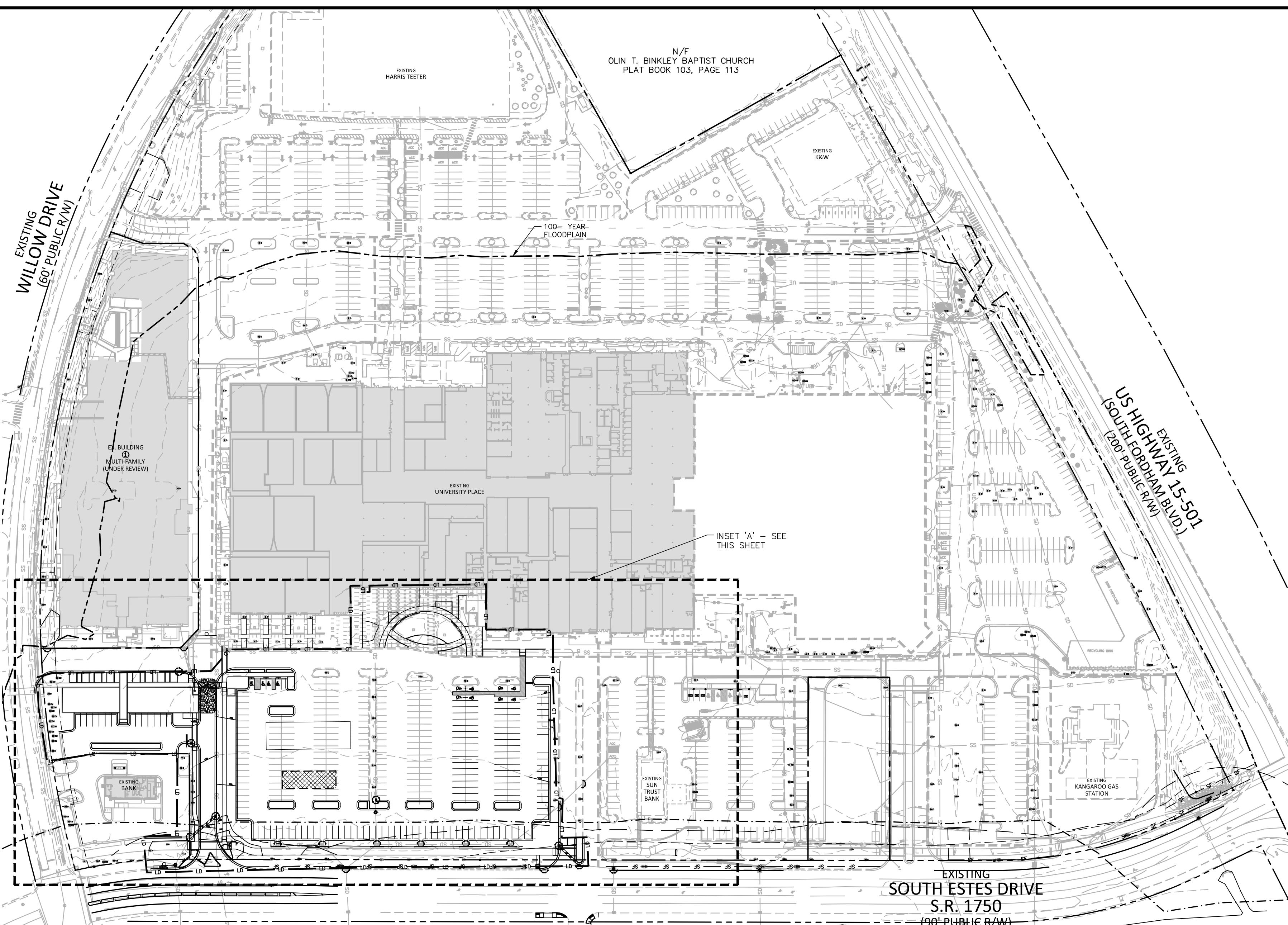
C6 04-1B/1C

6.04 1B/1C

Digitized by srujanika@gmail.com

CONSTRUCTION SEQUENCE - STAGE 4

1. CONSTRUCT STORM DRAIN SYSTEM AS SHOWN.
2. INSTALL INLET PROTECTION ON ALL INLET STRUCTURES DURING CONSTRUCTION.
3. PROVIDE ALL DISTURBED AREAS WITH GROUND COVER WITHIN 14 CALENDAR DAYS AFTER COMPLETION OF ANY PHASE OF CLEARING, GRUBBING OR GRADING. THE SEEDING, SEEDBED PREPARATION, MULCH AND/OR ROLLED EROSION CONTROL PRODUCT INSTALLATION MUST BE IN ACCORDANCE WITH THE SEEDING SCHEDULE PROVIDED IN THIS S&E PLAN. NOTE: SLOPES IN EXCESS OF 3H:1V SHALL BE STABILIZED WITHIN 7 DAYS AND FOR MODERATE SLOPES (SLOPES LESS THAN 3H:1V) SHALL BE STABILIZED WITHIN 14 DAYS.
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5. WHEN SITE IS AT FINAL GRADE AND NO FURTHER GRADING IS NECESSARY, CONTRACTOR SHALL STABILIZE PORTIONS OF THE SITE WITH SEED/MULCH UNTIL FINAL LANDSCAPING IS INSTALLED.
6. WHEN CONSTRUCTION IS COMPLETE, CALL OCEC TO OBTAIN FINAL INSPECTION AND CERTIFICATE OF COMPLETION TO CLOSE OUT EROSION CONTROL PERMIT.



MCADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
cense number: C-0293

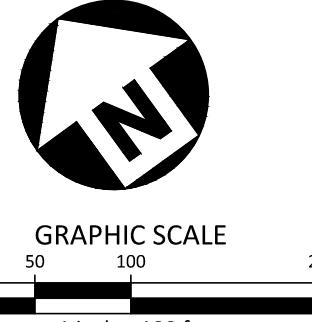
CLIENT

M REALTY
100 S. TRYON STREET SUITE 203
CHARLOTTE, NORTH CAROLINA 28203



UNIVERSITY PLACE PHASE 1B + 1C ONING COMPLIANCE PERMIT

CHAPEL HILL, NC 27514



REVISIONS

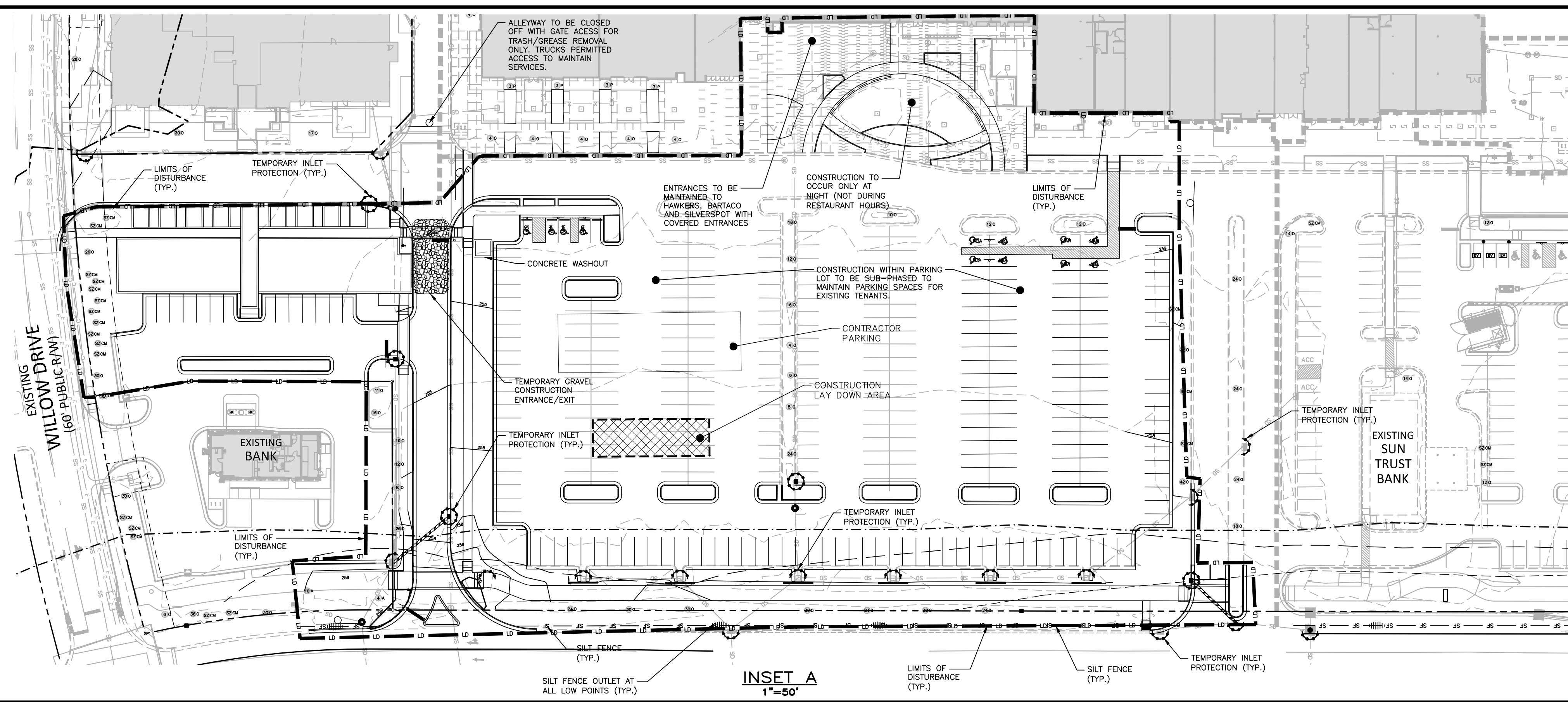
NO.	DATE	DESCRIPTION
9	07. 14. 2023	FIRE HYDRANT REVISION
10	07. 28. 2023	WEST RIN/ROUT
11	08. 24. 2023	CHASE BANK EC PLANS
12	09. 18. 2023	NCDOT-SIDEWALK REVISION
13	09. 27. 2023	5-3 BANK SPOT GRADES
14	02. 28. 2024	CHASE BANK EC SUBMITTAL
15	05. 20. 2024	ZCP UPDATE

PLAN INFORMATION

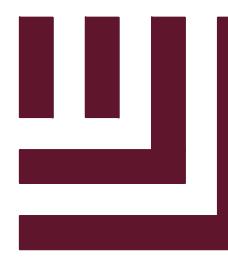
PROJECT NO. RAM-19000
FILENAME RAM19000-OAEC4
CHECKED BY LAW
DRAWN BY MRO
SCALE 1"=100'
DATE 08-18-2023

SEE SHEET CO.00 FOR ALL PROJECT, SITE,
TRADING, STORM DRAINAGE AND
UTILITY NOTES

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



M:\Projects\RAM\202111051104-Production\Engineering\Construction Drawings\Retail-1\Current Drawings\RAM1900U-OAE\4.dwg, 5/23/2024 8:20:09 AM, Lee Weaver



McADAMS

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Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293

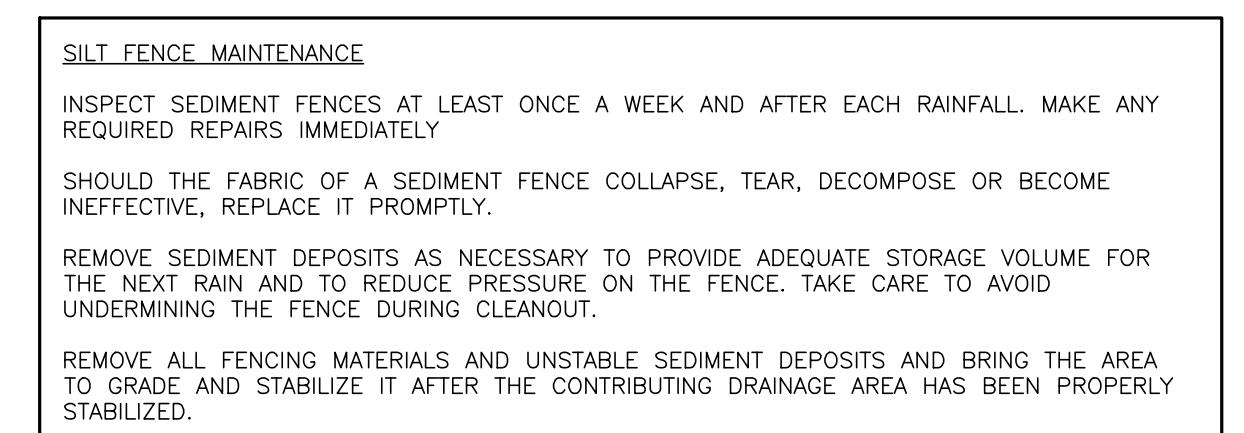
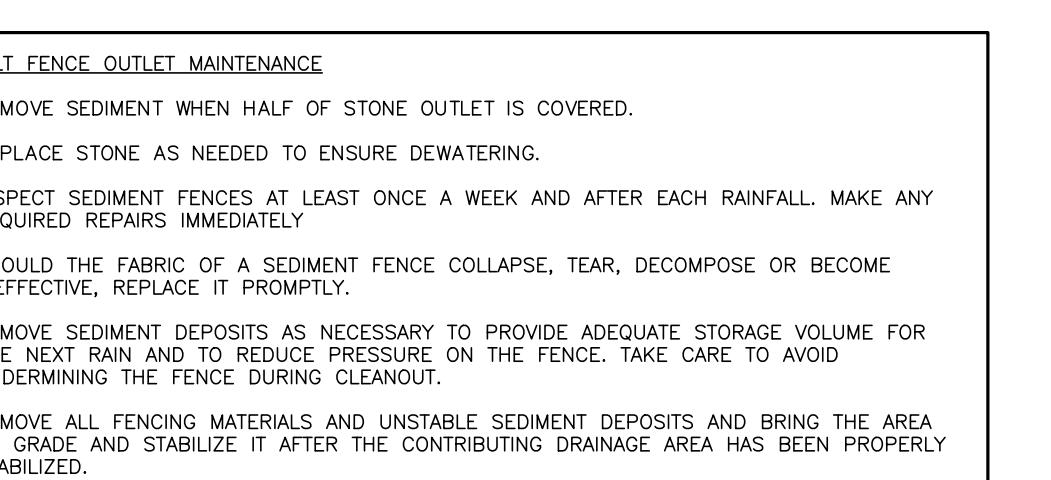
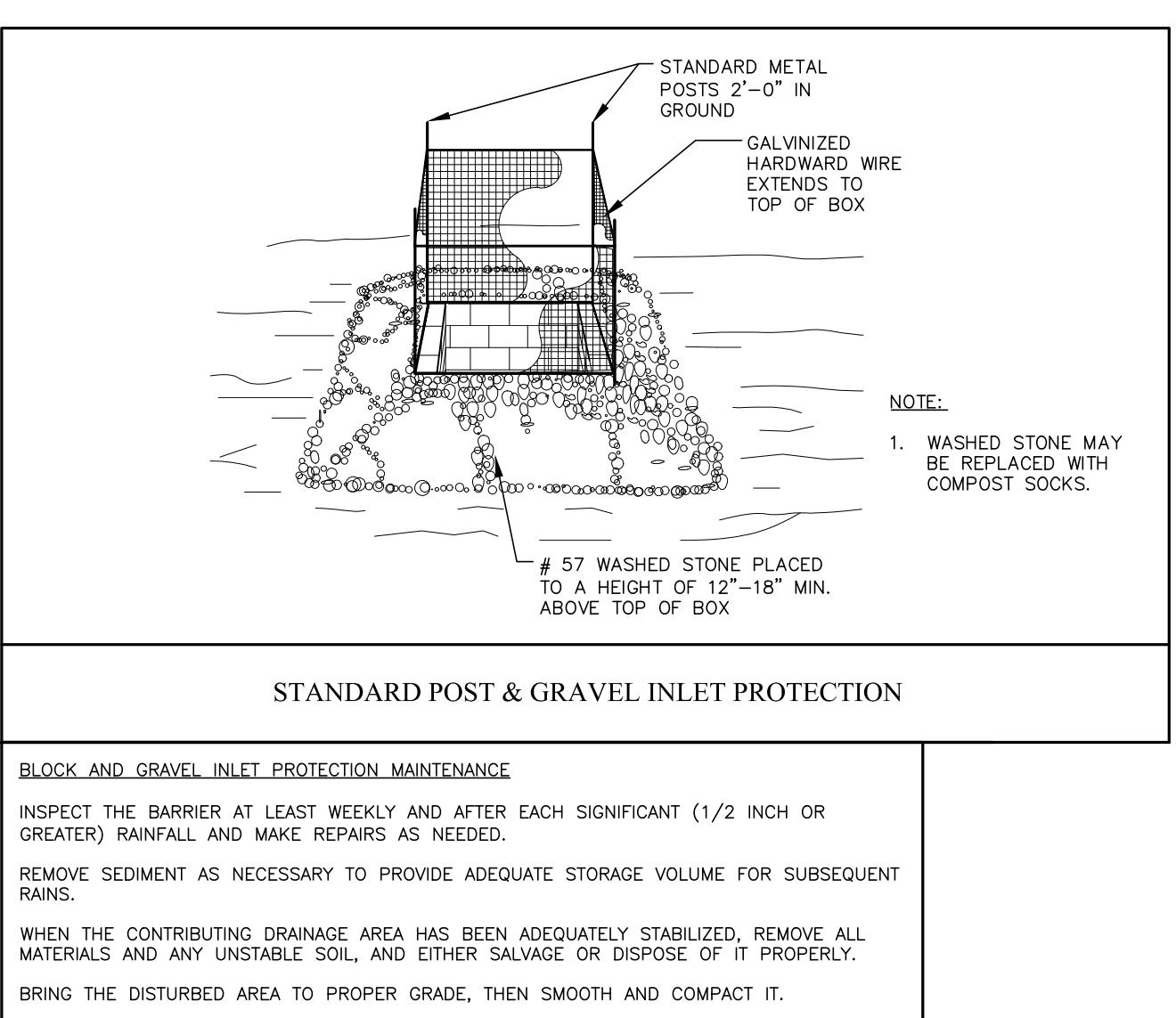
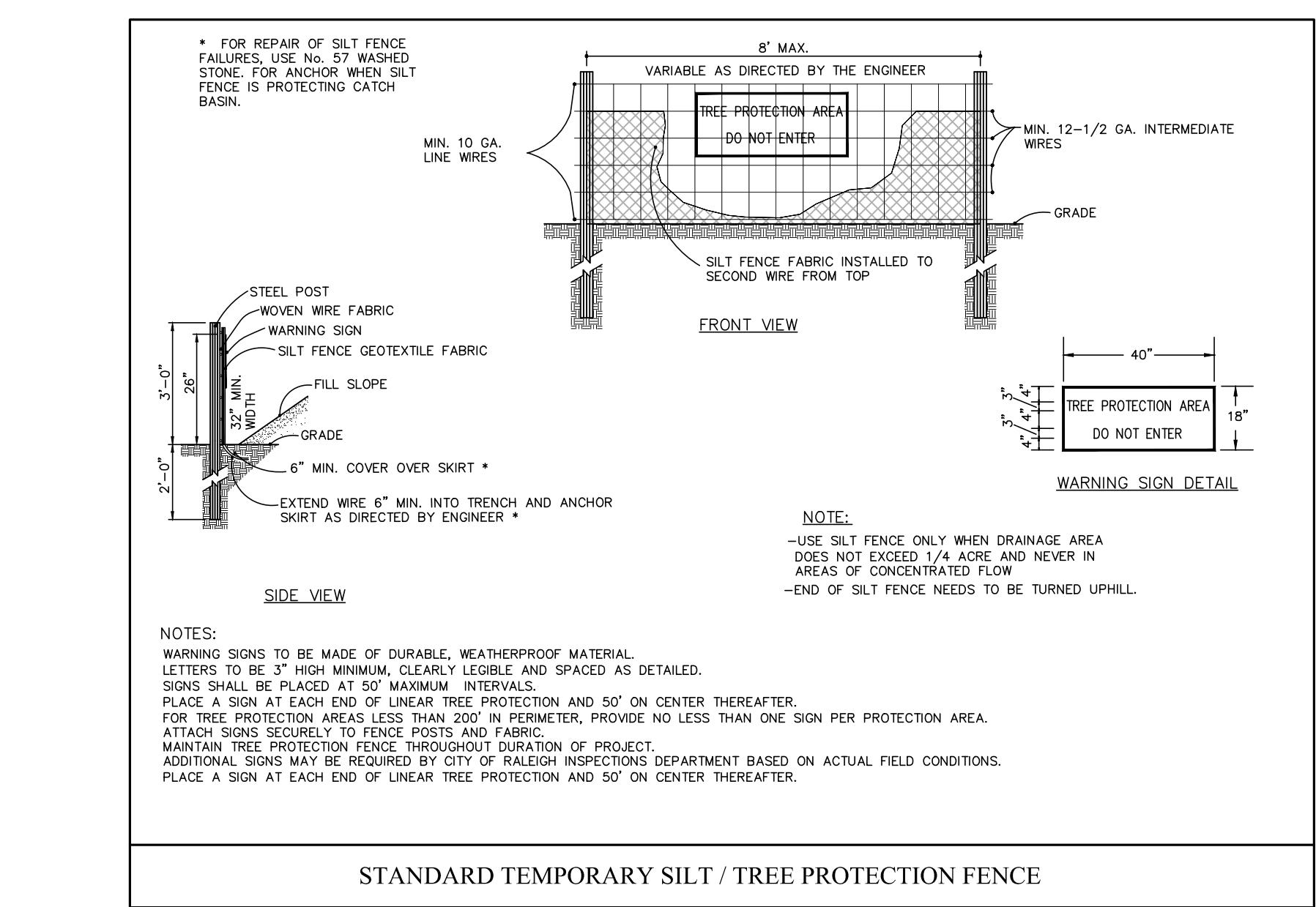
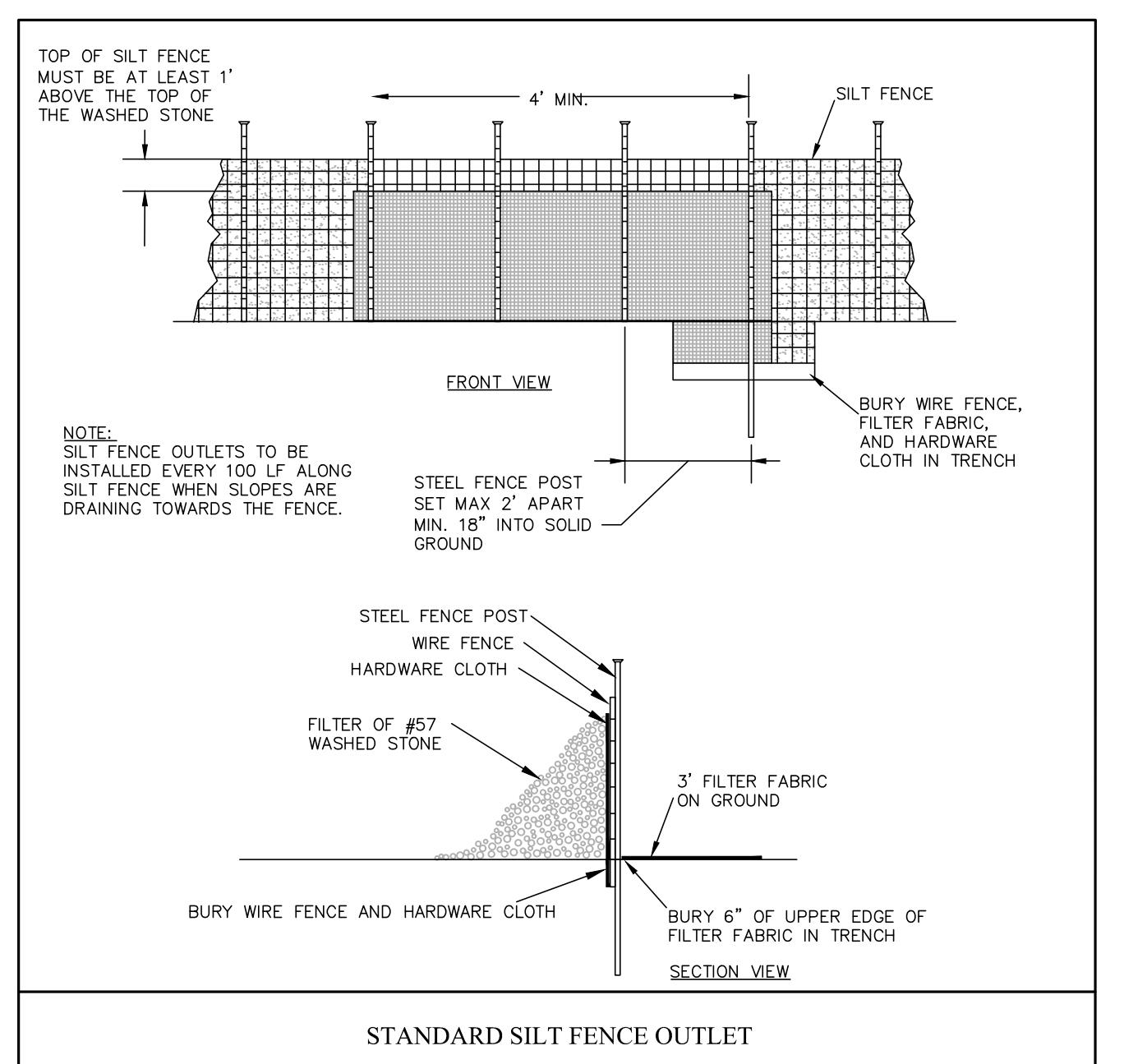
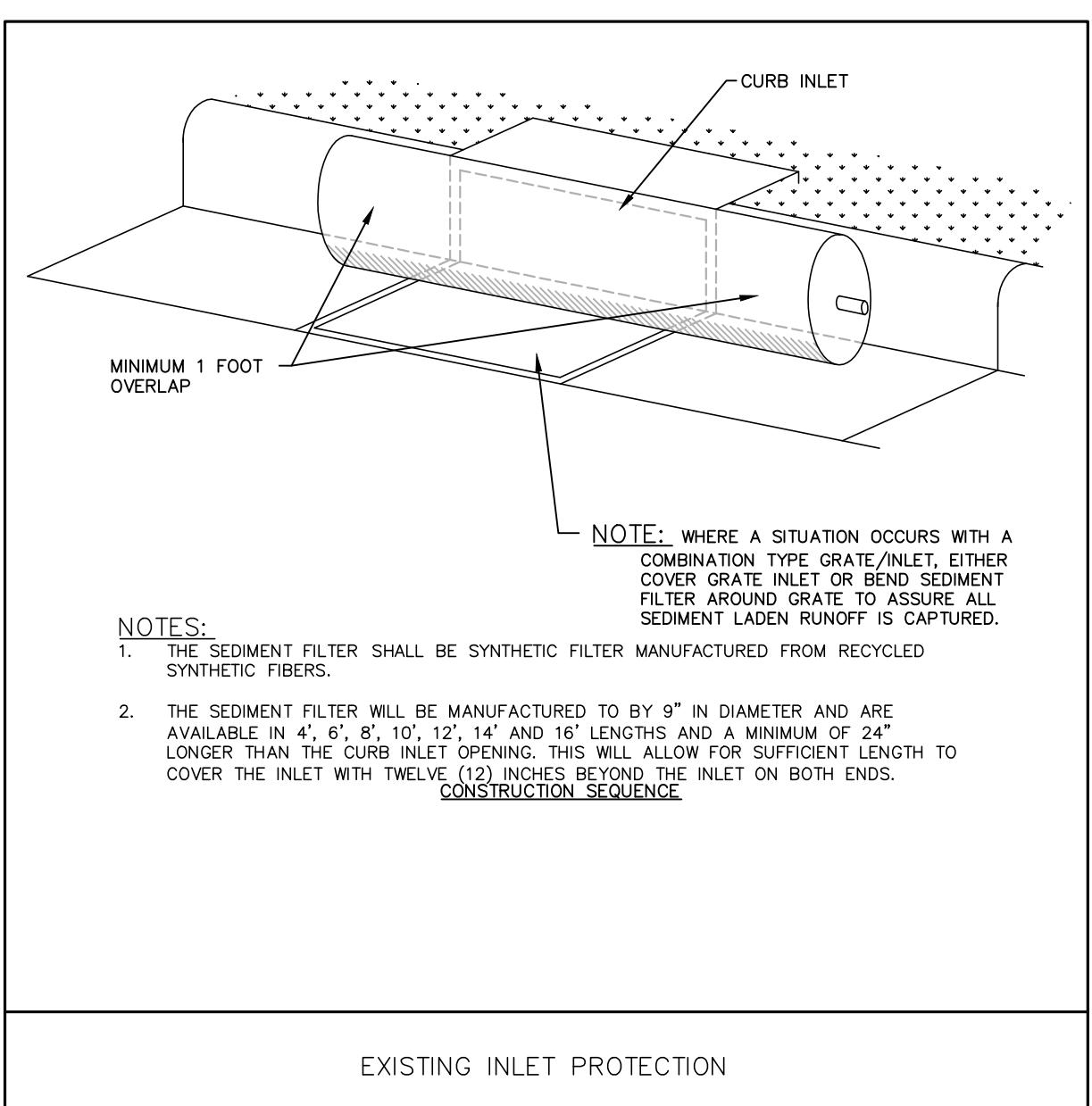
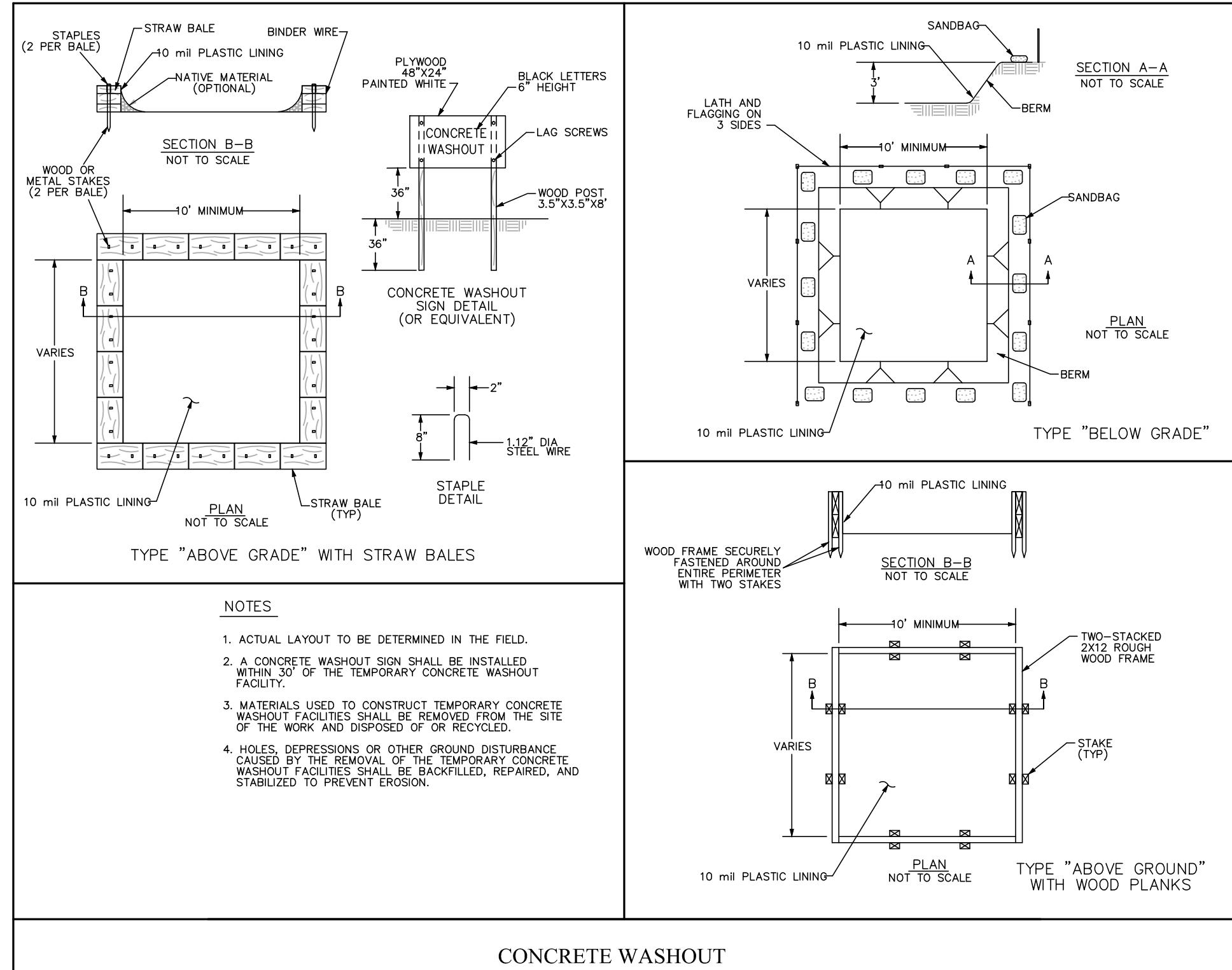
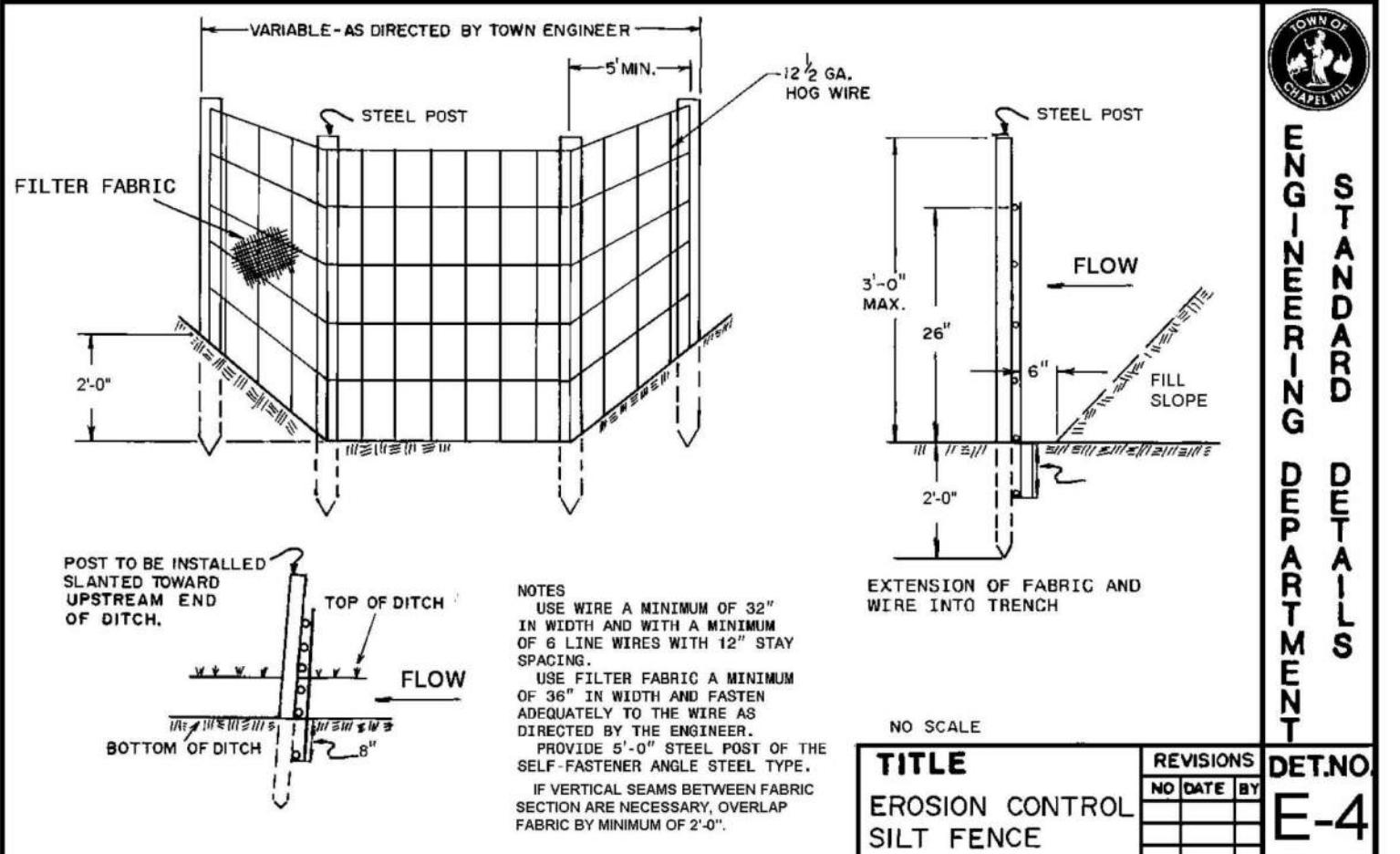
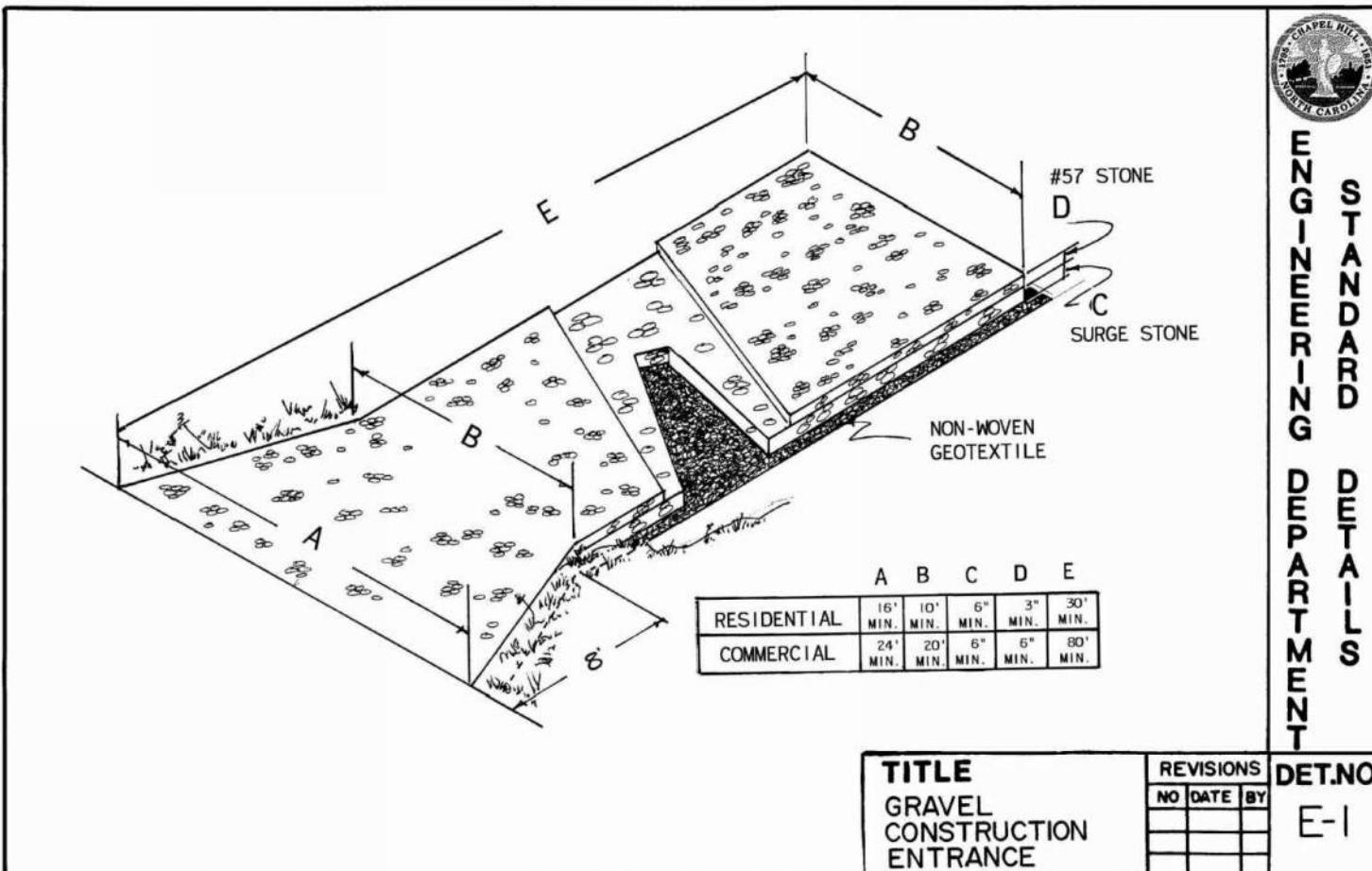
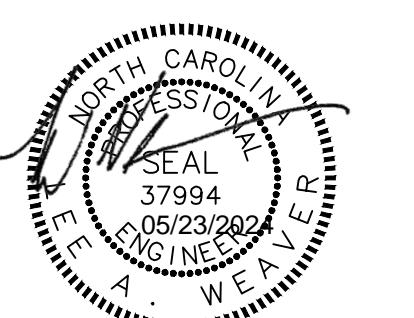
www.mcadamsco.com

CLIENT

RAM REALTY
2100 S. TRYON STREET SUITE 203
CHARLOTTE, NORTH CAROLINA 28203

ram
Ram Realty Advisors

**UNIVERSITY PLACE
PHASE 1B + 1C
ZONING COMPLIANCE PERMIT
CHAPEL HILL, NC 27514**



REVISIONS

NO.	DATE	DESCRIPTION
9	07.14.2023	FIRE HYDRANT REVISION
10	07.28.2023	WEST R/ROUT
11	08.24.2023	CHASE BANK EC PLANS
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13	09.27.2023	5-3 BANK SPOT GRADES
14	02.28.2024	CHASE BANK EC SUBMITTAL
15	05.20.2024	ZCP UPDATE

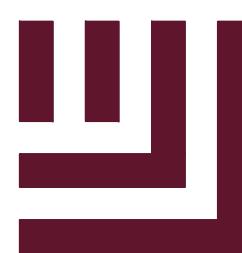
PLAN INFORMATION

PROJECT NO.	RAM-19000
FILENAME	RAM19000-EC2
CHECKED BY	LAW
DRAWN BY	MRO
SCALE	N/A
DATE	09.18.2023

SHEET

EROSION CONTROL DETAILS

C6.06-1B/1C



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

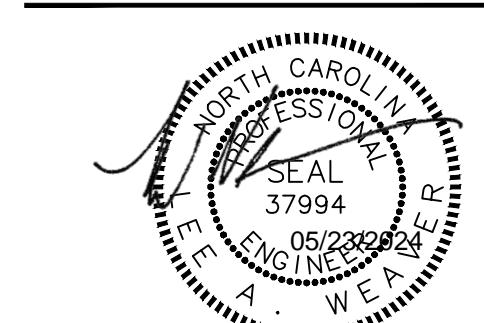
phone 919.361.5000
fax 919.361.2269
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CLIENT

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CHARLOTTE, NORTH CAROLINA 28203

ram
Ram Realty Advisors

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PHASE 1B + 1C**
ZONING COMPLIANCE PERMIT
CHAPEL HILL, NC 27514



SOLID WASTE NOTES:

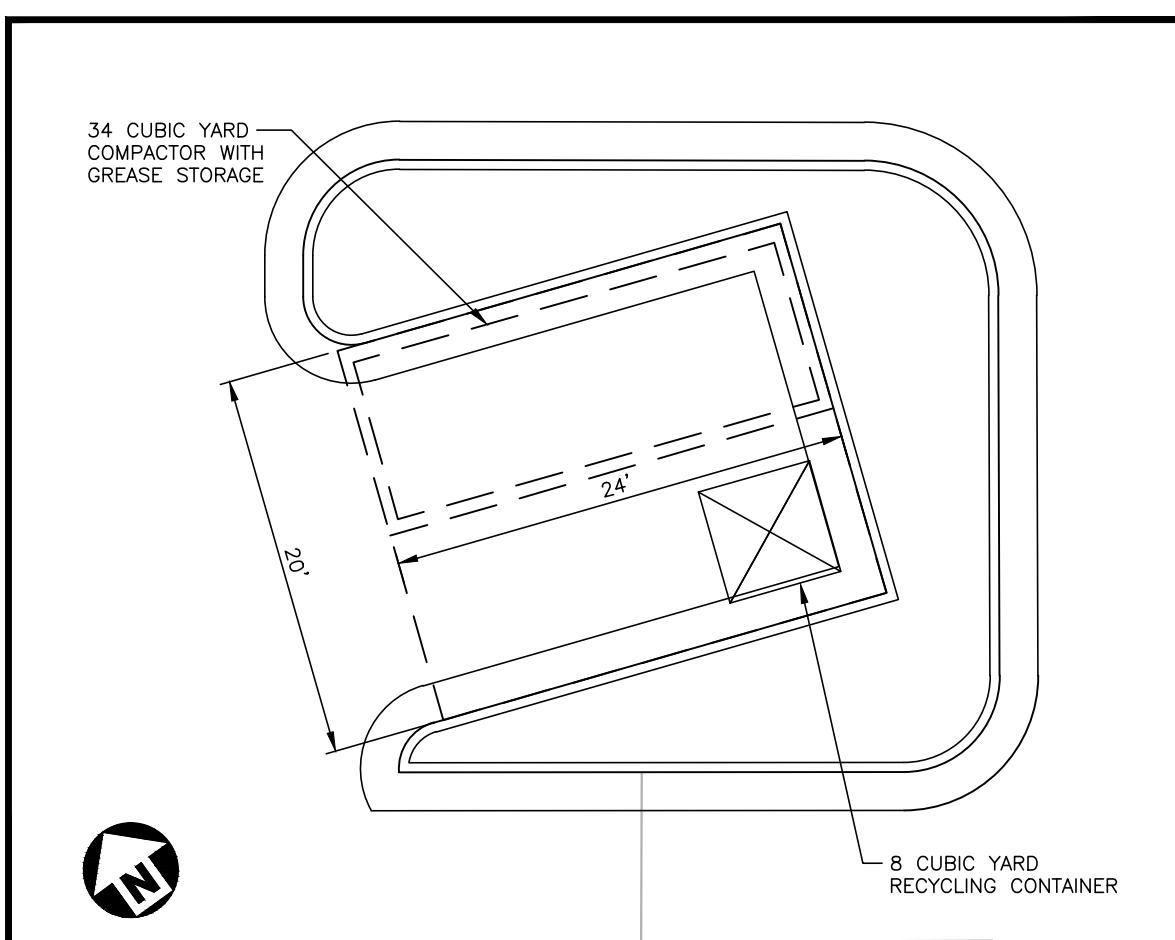
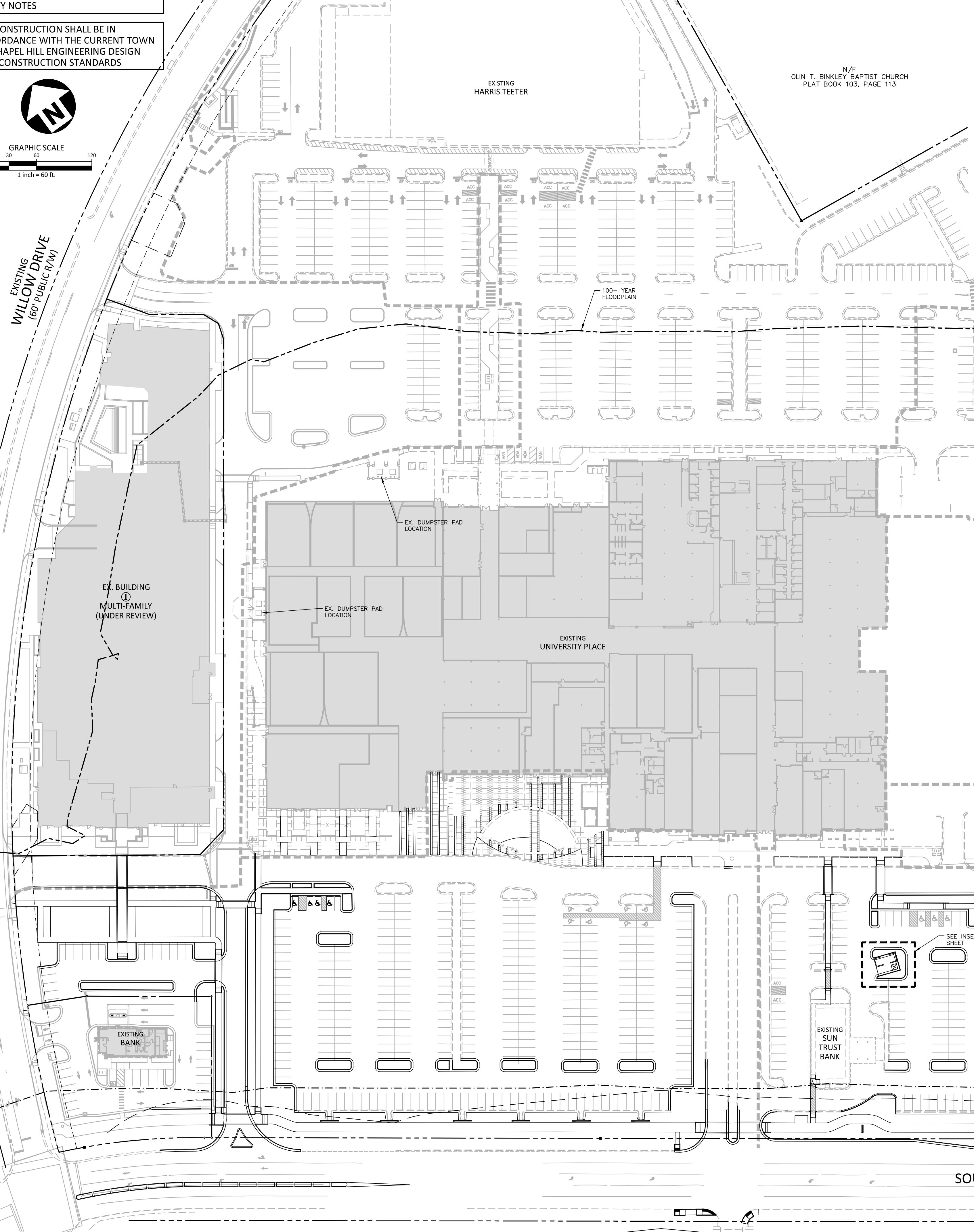
- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, 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 (919-658-2788). 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 CARTS 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 O 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 FRC.
- APPLICANT ELECTS TO PROVIDE PRIVATE MIXED RECYCLING SERVICE TO THIS PROPERTY IN LIEU OF BUILDING A MIXED RECYCLING CENTER CONSTRUCTED TO OCSW 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 OCSW.
- COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROPERTY WILL NOT BE WAIVED.
- ELECTION TO FORGO MIXED PUBLIC RECYCLING
 - APPLICANT ELECTS TO PROVIDE PRIVATE MIXED RECYCLING SERVICE TO THIS PROPERTY IN LIEU OF BUILDING A MIXED RECYCLING CENTER CONSTRUCTED TO OCSW SPECIFICATIONS.
 - THE 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 OCSW.
 - COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT WILL NOT BE WAIVED.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.



INSET A
1"=50'

1"=50'

1"=50'

1"=50'

1"=50'

1"=50'

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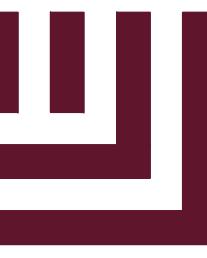
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McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293

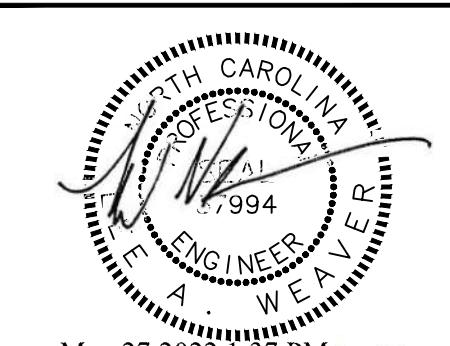
www.mcadamsco.com

CLIENT

RAM REALTY
127 W. WORTHINGTON AVE, SUITE 290
CHARLOTTE, NORTH CAROLINA 28203

ram
Ram Realty Advisors

**UNIVERSITY PLACE
PHASE 1B + 1C
ZONING COMPLIANCE PERMIT
CHAPEL HILL, NC 27514**



REVISIONS

NO.	DATE	DESCRIPTION
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2	05.26.2022	FINAL ZCP SUBMITTAL

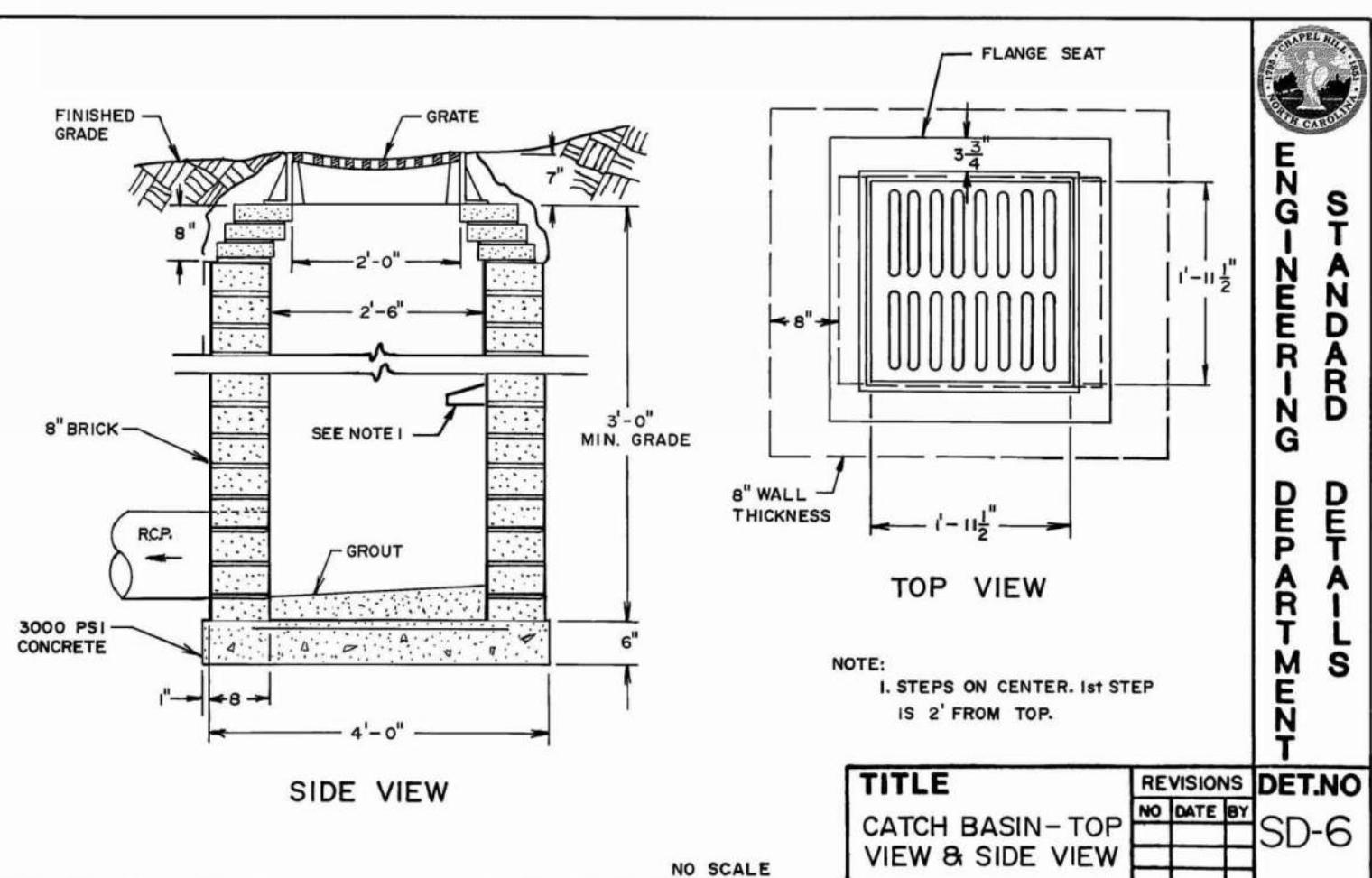
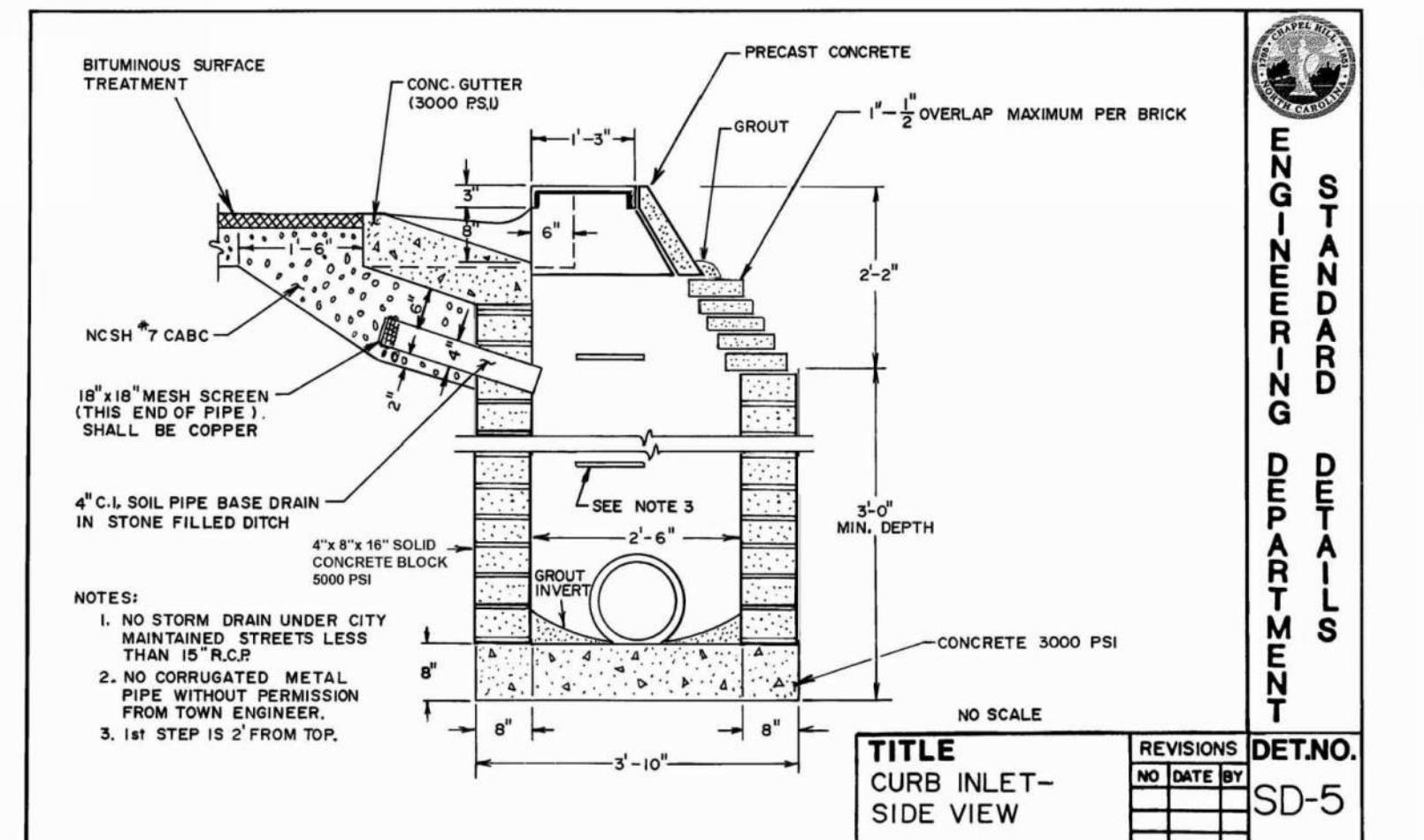
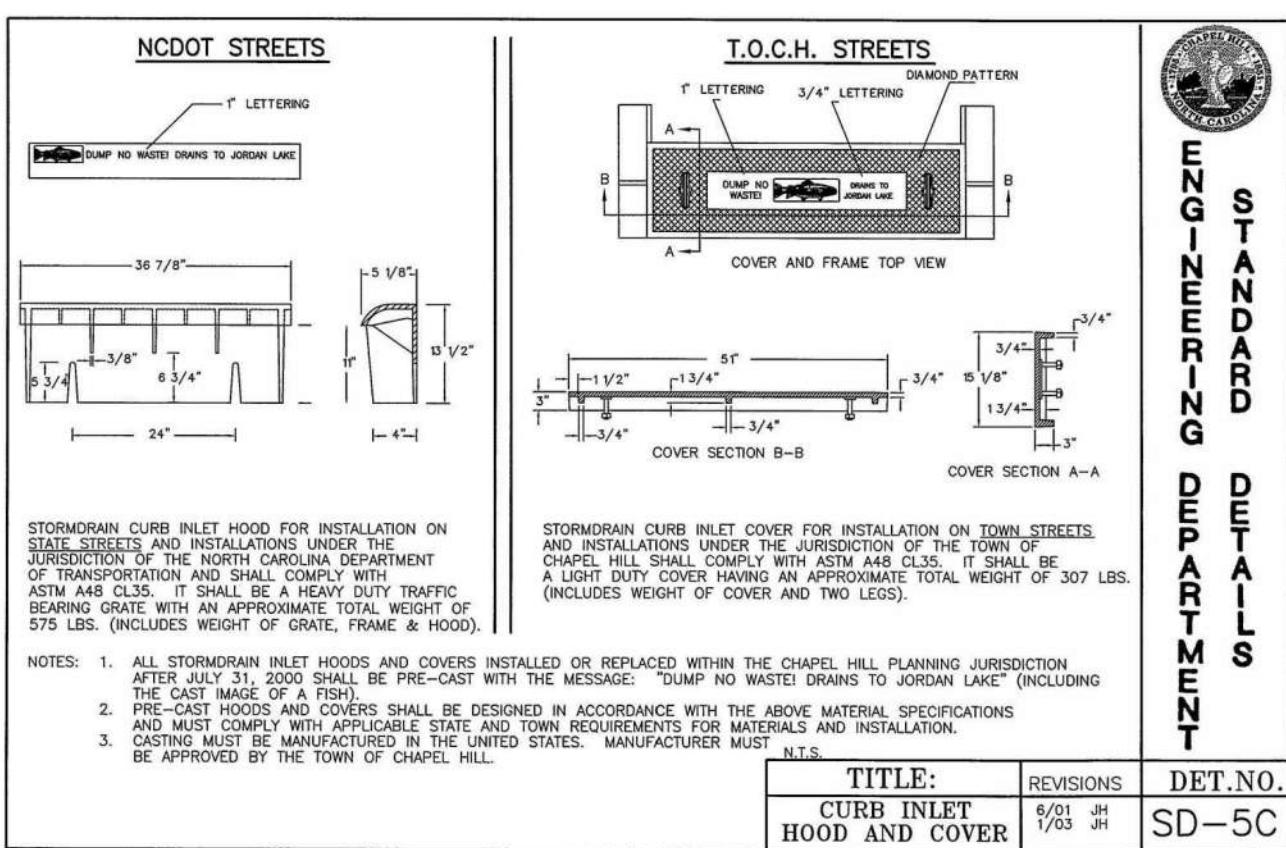
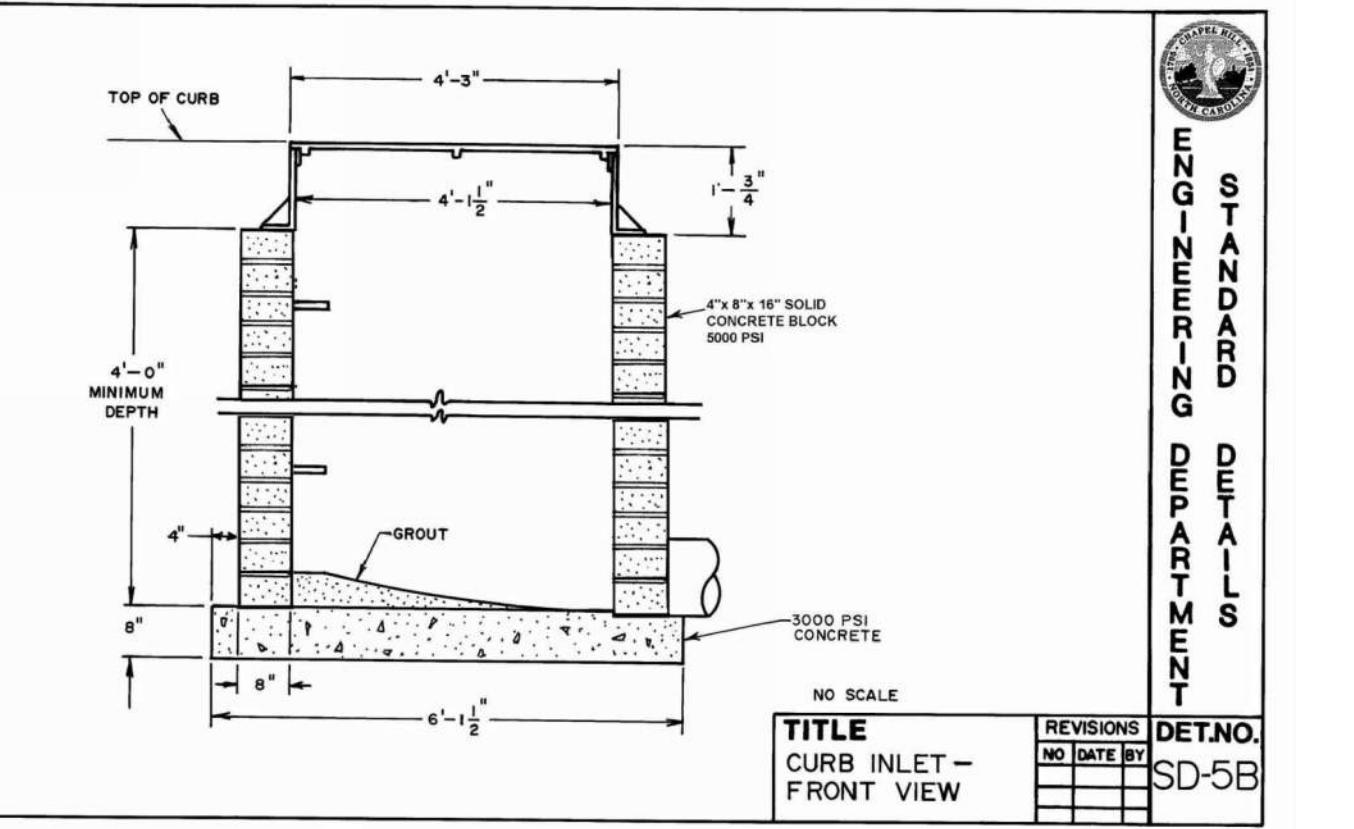
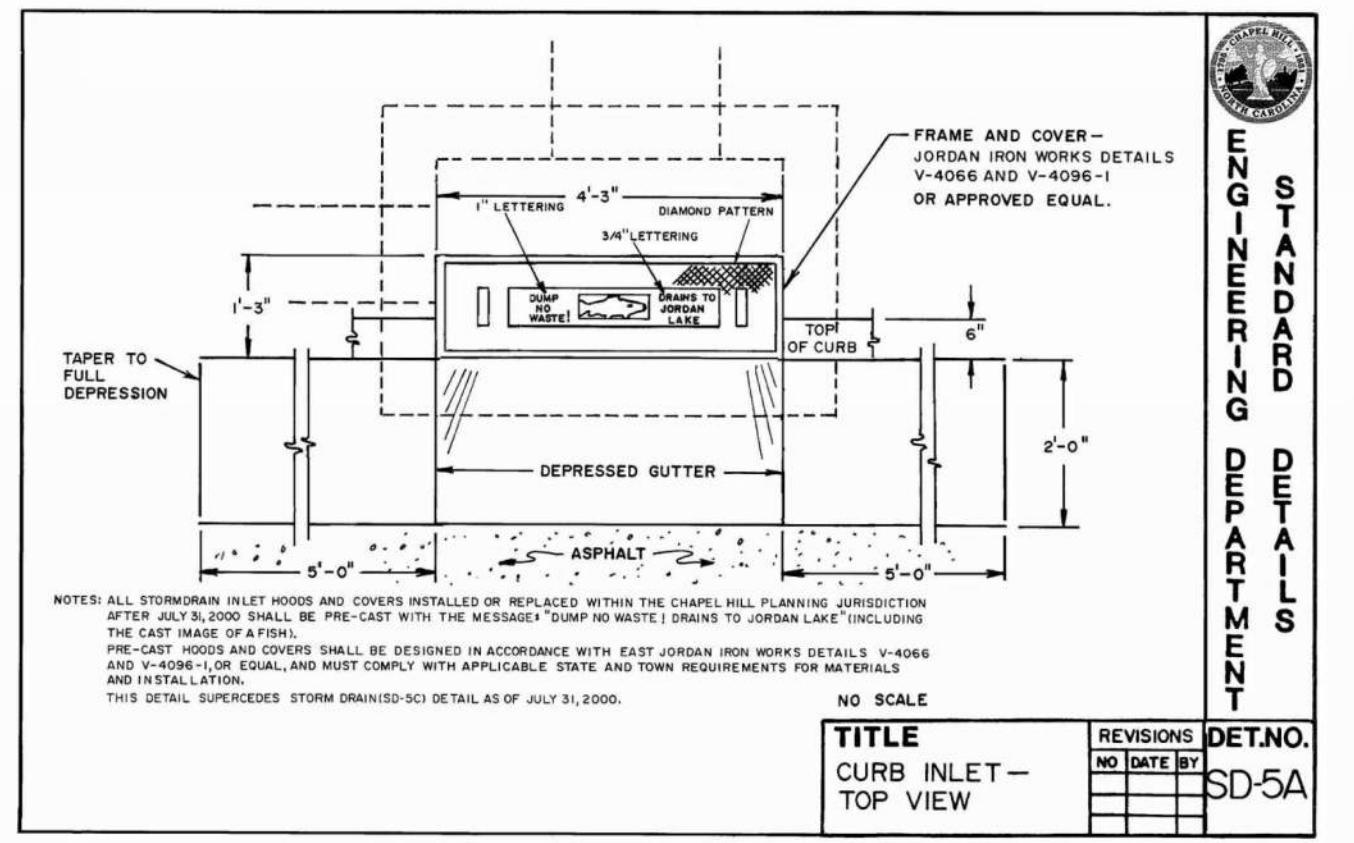
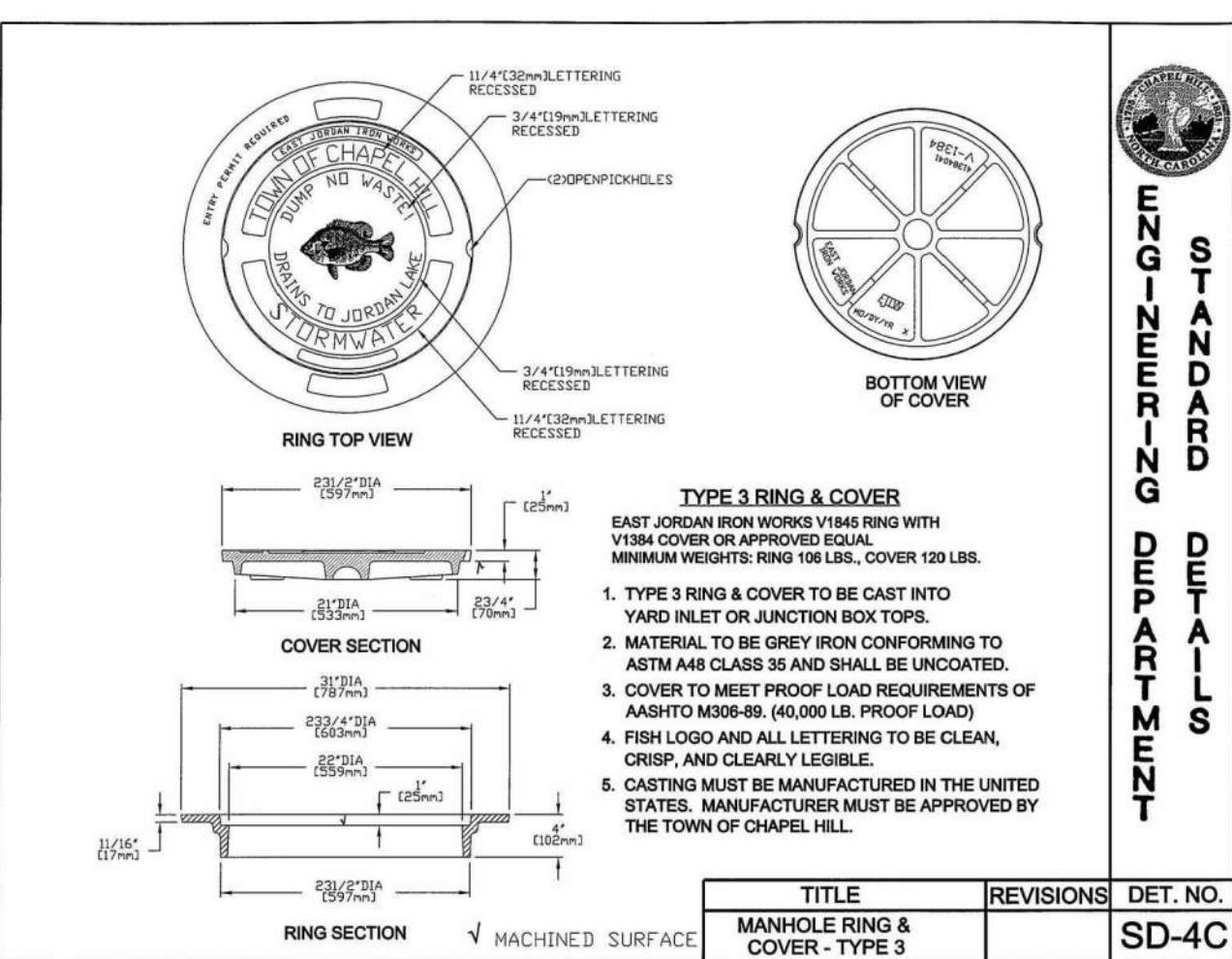
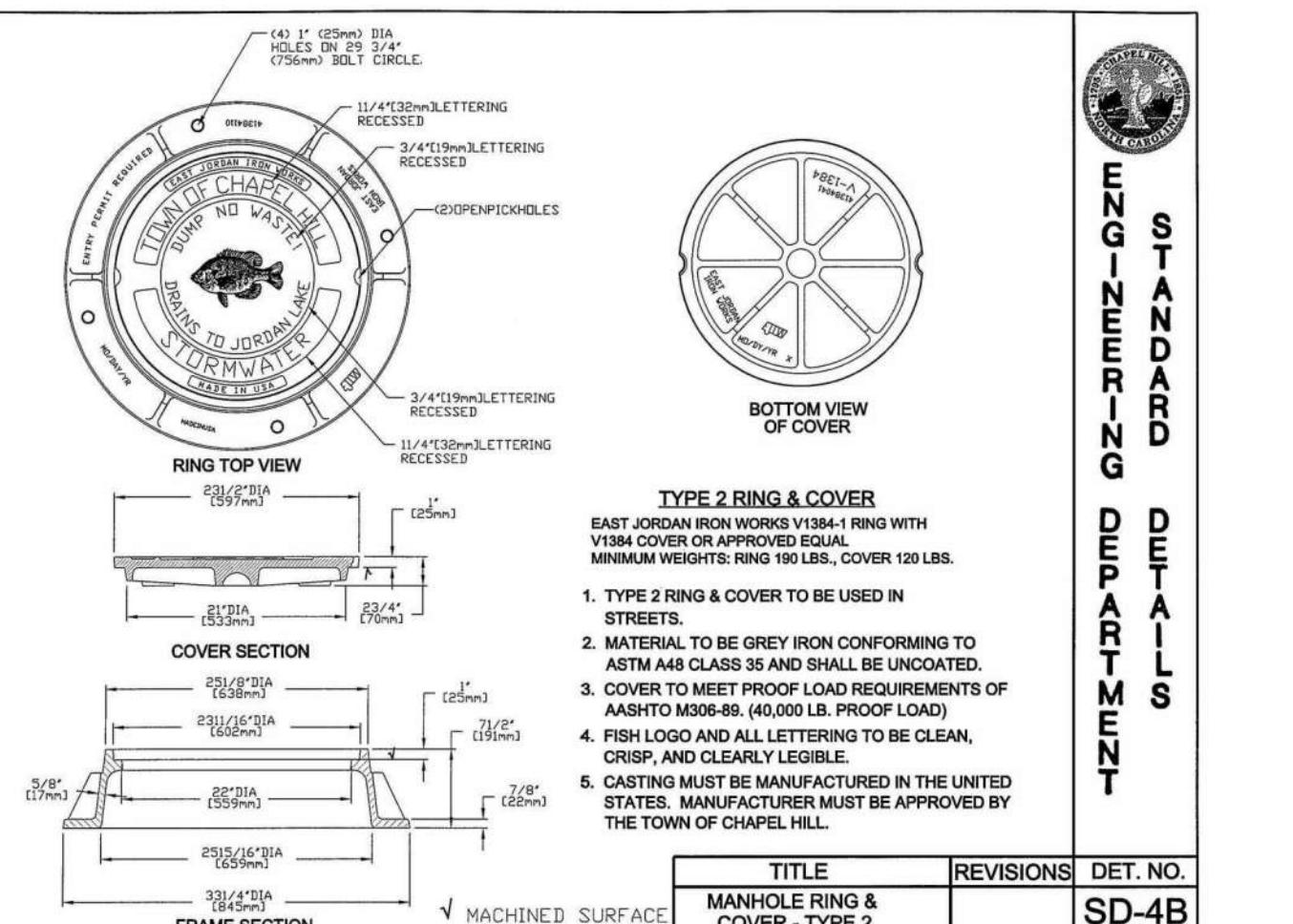
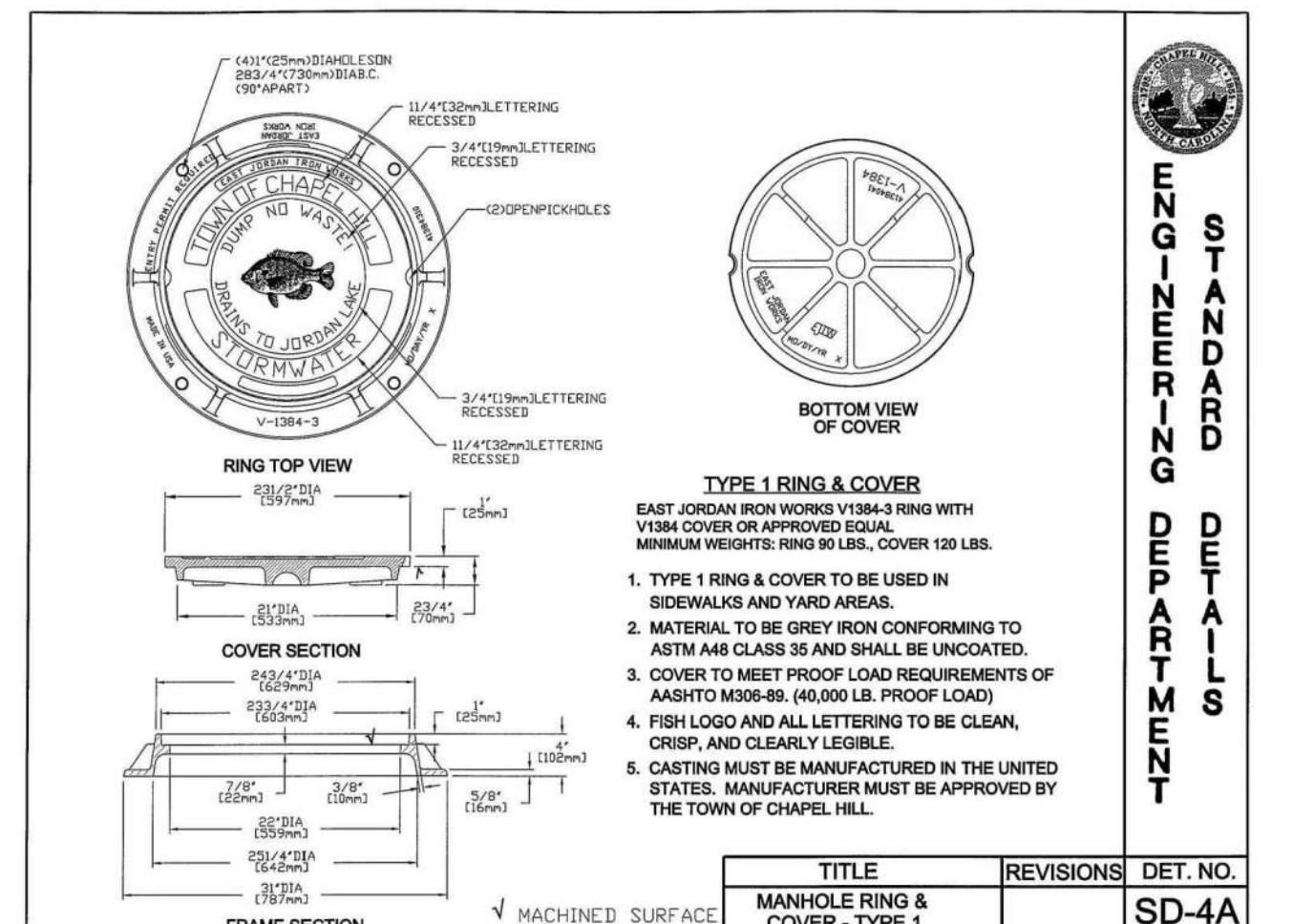
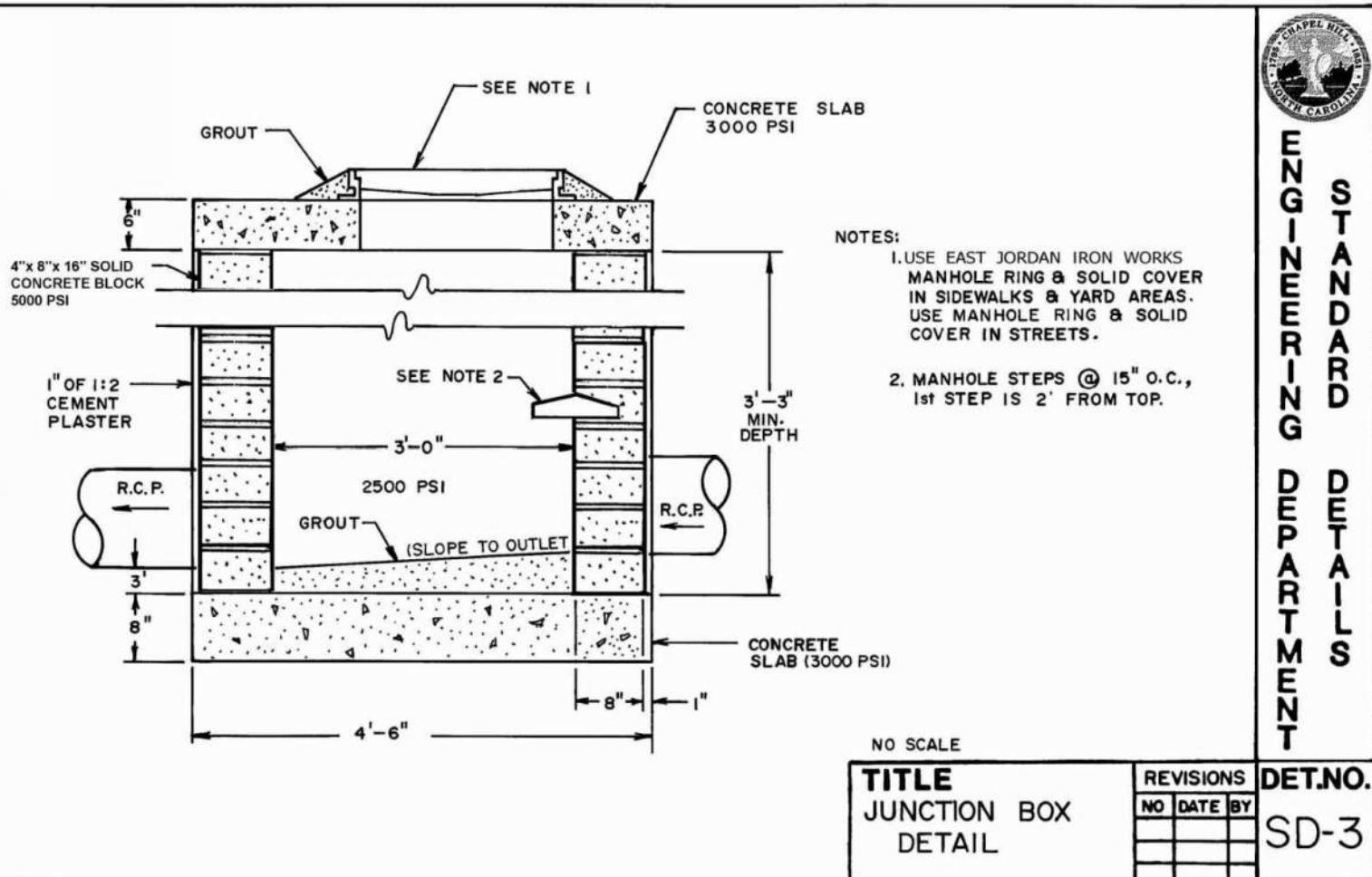
PLAN INFORMATION

**TOWN OF CHAPEL HILL
CONSTRUCTION PLAN APPROVAL**

ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL, ORANGE WATER AND SEWER AUTHORITY (OWASA), AND NCDOT STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN STANDARDS, THE MORE STRINGENT SHALL GOVERN UNLESS A WAVER IS ISSUED BY THE TOWN ENGINEER AND/OR AUTHORITY HAVING JURISDICTION (AHJ). UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING STREETS, SIDEWALKS, STORMWATER AND HANDICAP RAMPS, HAVE BEEN APPROVED BY THE TOWN OF CHAPEL HILL AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY PRIOR WRITTEN APPROVAL. PUBLIC WATER/SANITARY SEWER, STORMWATER AND UTILITY EASEMENTS SHALL BE RECORDED PRIOR TO FINAL ACCEPTANCE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN.

THE TOWN OF CHAPEL HILL MAY REQUIRE REDESIGN AND/OR RECONSTRUCTION OF WORK SHOWN ON THE APPROVED PLANS, SUBSEQUENT TO SUCH APPROVAL, IF IT BECOMES EVIDENT THAT THE DESIGN IS INADEQUATE TO MEET THE ACTUAL FIELD CONDITIONS AND/OR IS BASED ON INCOMPLETE, INSUFFICIENT, INACCURATE OR MISLEADING DATA PORTRAYED ON THE APPROVED PLANS. THE TOWN OF CHAPEL HILL ACCEPTS NO RESPONSIBILITY FOR COSTS INVOLVED IN SUCH REDESIGN AND/OR RECONSTRUCTION.

ENGINEERING SIGNATURE:
DATE:



REVISIONS

NO.	DATE	DESCRIPTION
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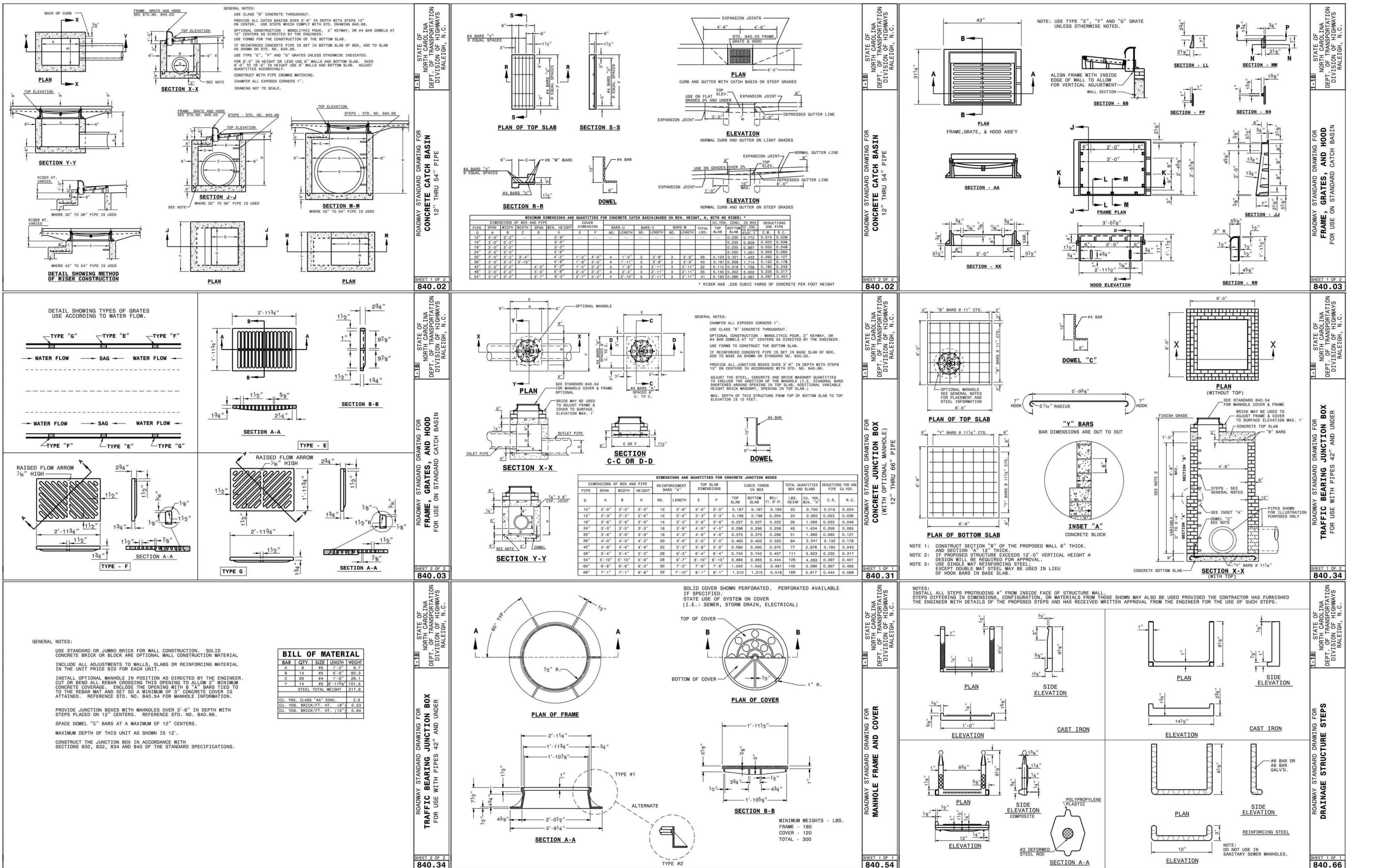
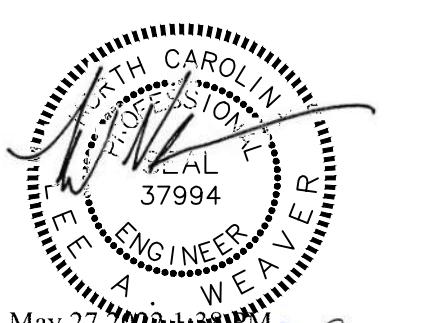
**STORM DRAINAGE
DETAILS**

C8.01-1B/1C

CLIENT

RAM REALTY
127 W. WORTHINGTON AVE, SUITE 290
CHARLOTTE, NORTH CAROLINA 28203

Ram Realty Advisors

UNIVERSITY PLACE
PHASE 1B + 1C
ZONING COMPLIANCE PERMIT
CHAPEL HILL, NC 27514

REVISIONS

NO.	DATE	DESCRIPTION
1	03.30.2022	RESPONSE TO CH COMMENTS
2	05.26.2022	FINAL ZCP SUBMITTAL

PLAN INFORMATION

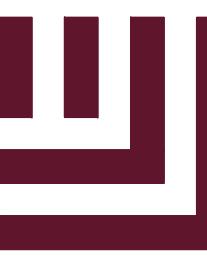
TOWN OF CHAPEL HILL
CONSTRUCTION PLAN APPROVAL
ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL, ORANGE WATER AND SEWER AUTHORITY (OWASA), AND NCDOT STANDARDS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT BETWEEN STANDARDS, THE MORE STRINGENT SHALL GOVERN UNLESS A WRITING IS ISSUED BY THE TOWN ENGINEER AND/OR ORANGE WATER AND SEWER AUTHORITY. ALL UTILITY INSTALLATIONS AND OTHER PUBLIC FACILITIES, INCLUDING STREETS, SIDEWALKS, STORMWATER AND HANDICAP RAMPS, HAVE BEEN APPROVED BY THE TOWN OF CHAPEL HILL, AND SHALL BE SO INSTALLED UNLESS A CHANGE IS AUTHORIZED BY PRIOR WRITTEN APPROVAL. PUBLIC WATER/SANITARY SEWER, STORMWATER AND UTILITY EASEMENTS SHALL BE RECORDED PRIOR TO FINAL ACCEPTANCE AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE TOWN.

THE TOWN OF CHAPEL HILL MAY REQUIRE REDESIGN AND/OR RECONSTRUCTION OF WORK SHOWN ON THE APPROVED PLANS, SUBSEQUENT TO SUCH APPROVAL, IF IT BECOMES EVIDENT THAT THE DESIGN IS INADEQUATE TO MEET THE ACTUAL FIELD CONDITIONS AND/OR IS BASED ON INCOMPLETE, INSUFFICIENT, INACCURATE, OR MISLEADING DATA PORTRAYED ON THE APPROVED PLANS. THE TOWN OF CHAPEL HILL ACCEPTS NO RESPONSIBILITY FOR COSTS INVOLVED IN SUCH REDESIGN AND/OR RECONSTRUCTION.

ENGINEERING SIGNATURE:
DATE:

STORM DRAINAGE
DETAILS

C8.02-1B/1C



McADAMS

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phone 919.361.5000
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CLIENT

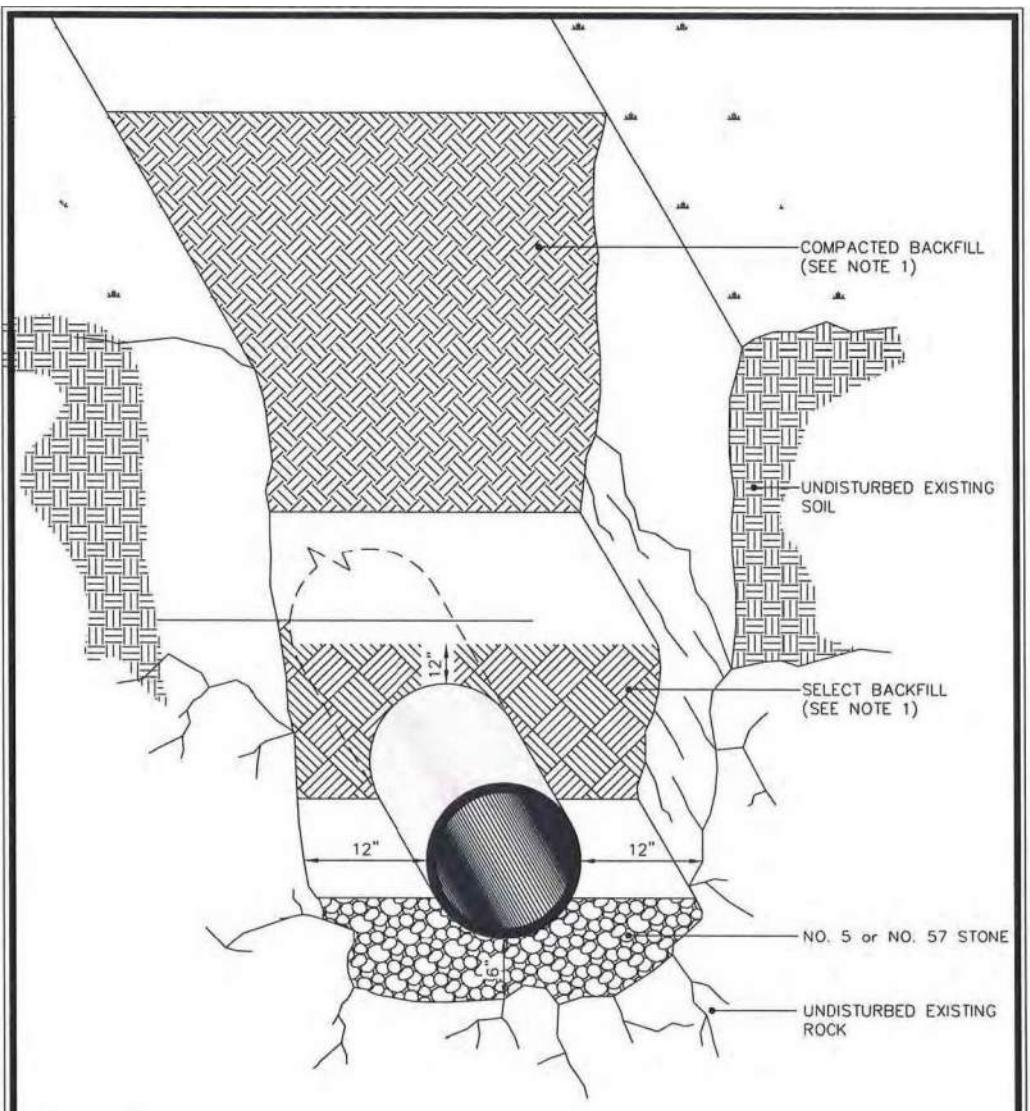
RAM REALTY
127 W. WORTHINGTON AVE, SUITE 290
CHARLOTTE, NORTH CAROLINA 28203

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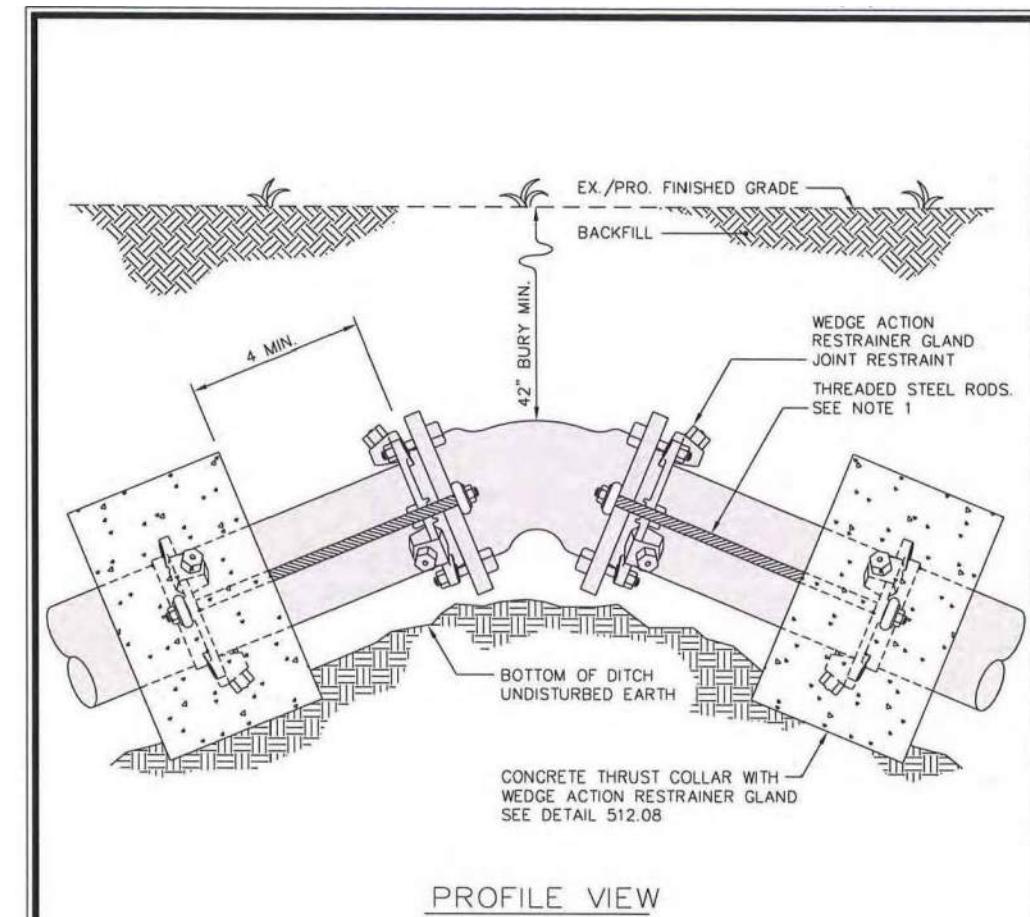


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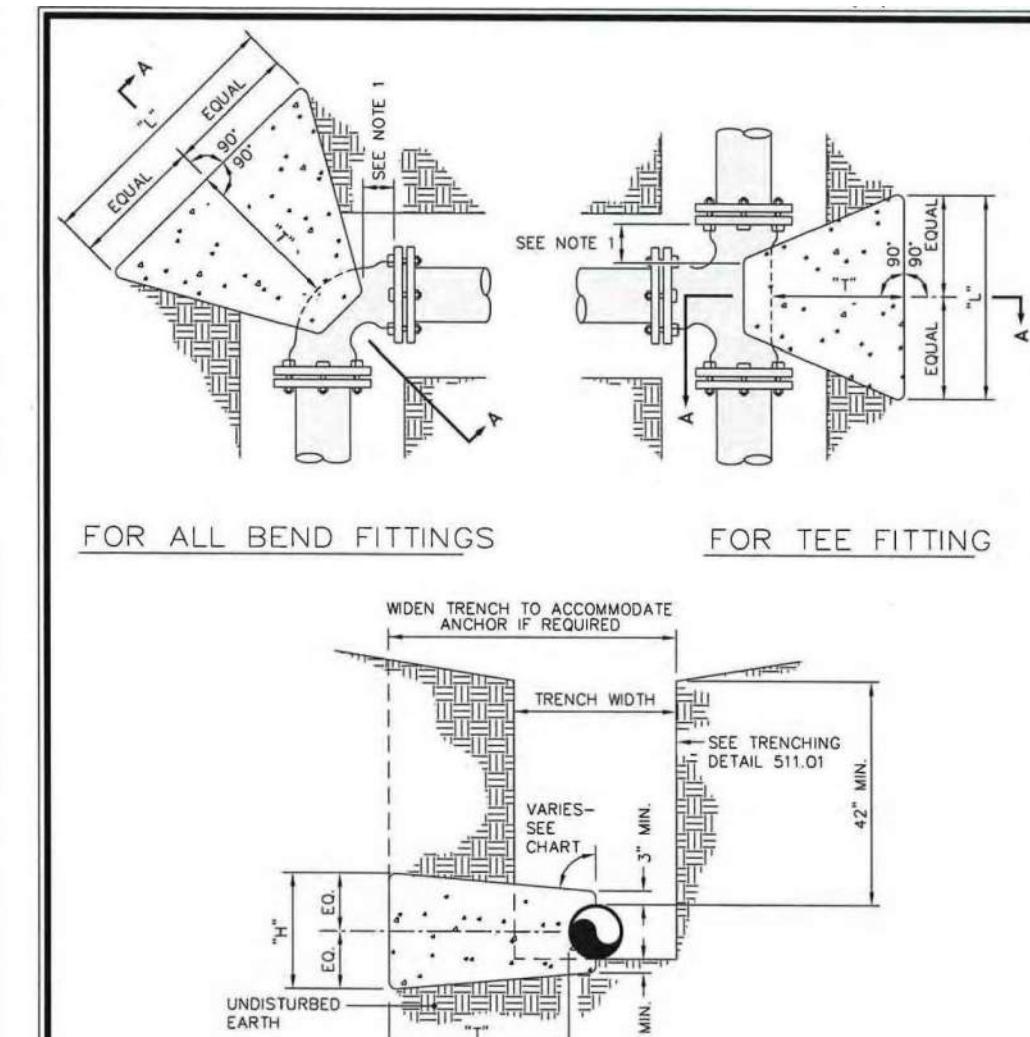
NOTES:
1. See specification section 02275 Trenching, Backfilling, and Compaction of Utilities for backfill and compaction requirements.

800 Jones Ferry Road
ORANGE WATER AND SEWER AUTHORITY
PO Box 360
Charlotte, NC 27510-0360
Quality Service Since 1977



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" per joint - a minimum of (2) 1 1/4" dia. rods to be used for pipe 30" & 36" per joint - a minimum of (3) 1 1/4" dia. rods to be used for pipe 42" & 48" dia. per joint. (See detail 512.08)

800 Jones Ferry Road
ORANGE WATER AND SEWER AUTHORITY
PO Box 360
Charlotte, NC 27510-0360
Quality Service Since 1977



NOTES:
1. Concrete blocking is to be formed to ensure accessibility to fittings and pour into undisturbed earth.
2. Fittings are to be completely wrapped with plastic, prior to pouring concrete.
3. Concrete to be minimum 3,000 psi. 28 days.

800 Jones Ferry Road
ORANGE WATER AND SEWER AUTHORITY
PO Box 360
Charlotte, NC 27510-0360
Quality Service Since 1977

TEST PRESSURE = 150 P.S.I.		
PIPE SIZE	TYPE FITTING	DIMENSIONS (FT.)
		"L" "H" "T"
4 INCHES	11 1/4"	1.00 1.00 1.00
	22 1/2"	1.00 1.00 1.50
	45°	1.00 1.00 1.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
6 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
8 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
10 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
12 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
14 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
16 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
18 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
20 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
22 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
24 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
26 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
28 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
30 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
32 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
34 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
36 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
38 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
40 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
42 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
44 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
46 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
48 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
50 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
52 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
54 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
56 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
58 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
60 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
62 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
64 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
66 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1.00 1.00 2.50
	45°	1.50 1.50 2.50
	90°	1.50 1.50 2.50
	TEE / PLUG	1.50 1.50 2.00
68 INCHES	11 1/4"	1.00 1.00 1.50
	22 1/2"	1

ZCP REVISION

UNIVERSITY PLACE

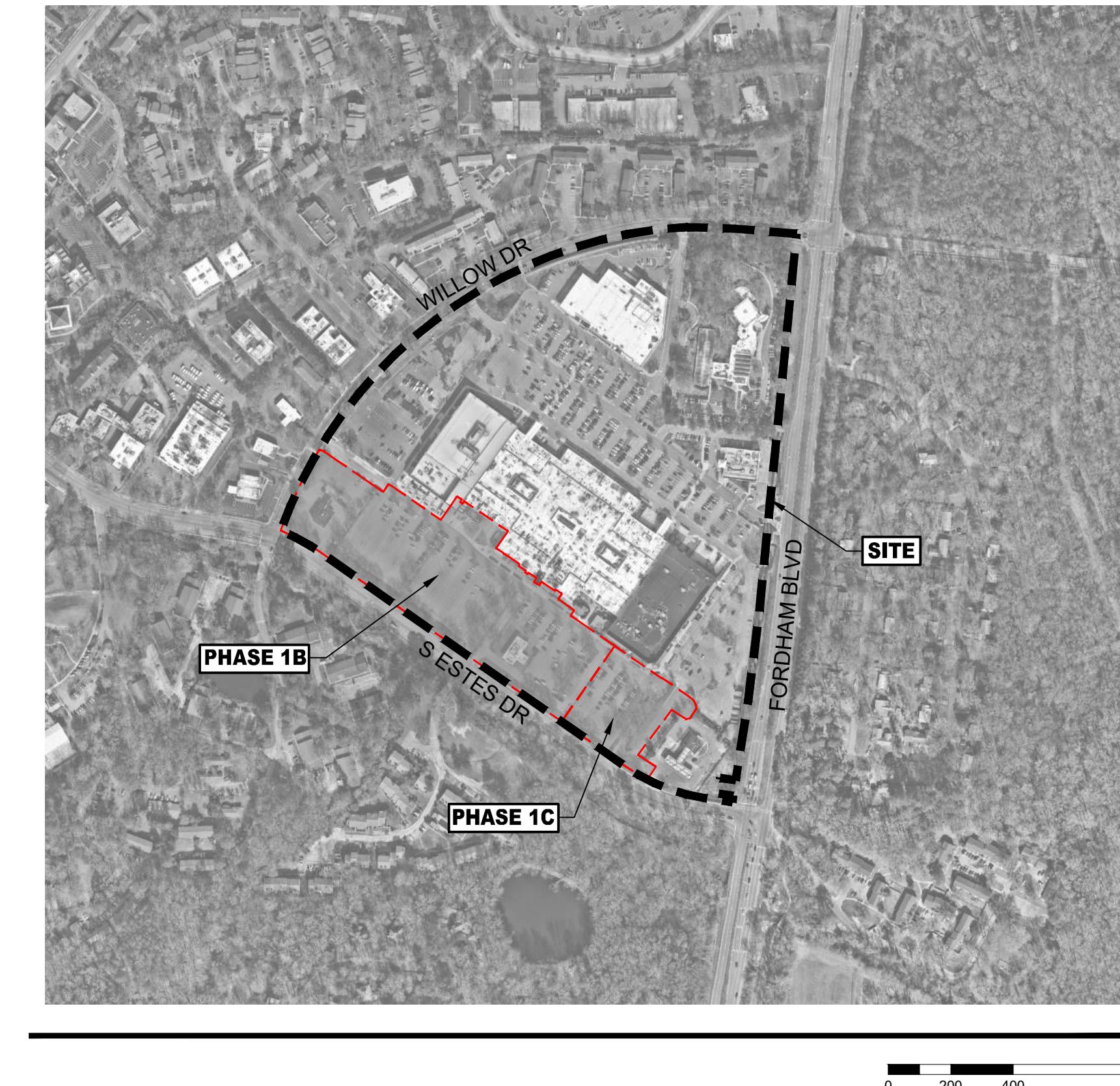
SITE IMPROVEMENTS

RETAIL SITE PHASE 1B + 1C

DATE: 05.20.2024

CHAPTER #	CHAPTER NAME
G	GENERAL
L1	MATERIALS
L2	LAYOUT
L3	GRADING
L4	REQUIRED PLANTING
L5	SUPPLEMENTAL PLANTING
L6	LIGHTING
L7	SITE SECTIONS + DETAILS

VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER

RAM REAL ESTATE
127 W. WORTHINGTON AVE.
SUITE 290
CHARLOTTE, NC 28203
704.377.6735

LANDSCAPE ARCHITECT

LANDDESIGN
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
CONTACT NAME: ADAM MCGUIRE

CIVIL ENGINEER

MCADAMS
2905 MERIDIAN PARKWAY
DURHAM, NC 27713
919.361.5000

ARCHITECT

BB+M ARCHITECTURE
1900 WEST MOREHEAD, SUITE 200
CHARLOTTE, NC 28208
704.334.1716

UNIVERSITY PLACE PHASE 1B/1C

LD PN 1019418
COVER
G0-00

LandDesign.

MATERIALS + PAVING NOTES:

- ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PLUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
- CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
- DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
 - AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
 - SLUMP: 3 TO 5 INCHES
 - AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- CONCRETE THICKNESS:
 - PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
 - ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- CONCRETE REINFORCING:
 - 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 6" THICK PAVING: #4's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH, SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
- ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- CONTROL JOINTS (TROWEL OR SAW CUT)
 - TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
- EXPANSION JOINTS
 - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
 - EXPANSION JOINTS TO BE CLEARED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH A SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
 - CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
 - ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
 - CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
 - BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
 - PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
 - PAVEMENT MARKINGS - REFER TO CIVIL ENGINEERING PLANS.
 - ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
 - ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. UNLESS NOTED OTHERWISE, TESTING SHALL BE PERFORMED AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

- MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
- MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL. 2% MAX CROSS SLOPE.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

PLANTING NOTES:

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1-2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERN'S BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
- AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTOTILL TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTOTILL TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

- SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 30" DEPTH FOR ALL TREES.
- A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
- PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
- WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
- CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

GENERAL NOTES:

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS PROVIDED BY: MCADAMS.
- DEMOLITION INFORMATION IS FROM PLANS PROVIDED BY: MCADAMS.
- ARCHITECTURAL INFORMATION IS FROM PLANS PROVIDED BY: BB+M ARCHITECTURE.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIED TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM INACCURATE CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED. SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

- REFER TO CIVIL ENGINEERING PLANS FOR ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS.
- EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
- ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
- ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
- JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
- FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
- CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
- ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
- PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

- STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
- WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
- ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
- REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRIACADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

UNIVERSITY PLACE PHASE 1B1C
 RAM REALTY
 201 S ESTES DR
 CHAPEL HILL, NC 27514

LANDDESIGN PROJ.# 1019418

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	ZCP	09.20.2021
2	ZCP	03.30.2022
3	ZCP	05.19.2022
4	OWNER COORDINATION	08.01.2022
5	IFC	09.06.2022
6		

Sheet List Table

Sheet Number	Sheet Title
G0-00	COVER
G0-01	GENERAL NOTES
G0-02	GENERAL NOTES + SHEET LIST
G0-10	OVERALL PROPOSED SITE PLAN
G1-00	LANDSCAPE DISPOSITION
G1-01	LANDSCAPE DISPOSITION ENLARGEMENT 1
G1-02	LANDSCAPE DISPOSITION ENLARGEMENT 2
G1-03	LANDSCAPE DISPOSITION ENLARGEMENT 3
G1-04	LANDSCAPE DISPOSITION ENLARGEMENT 4
L1-00	OVERALL MATERIALS PLAN
L1-01	MATERIALS PLAN ENLARGEMENT 1
L1-02	MATERIALS PLAN ENLARGEMENT 2
L1-03	MATERIALS PLAN ENLARGEMENT 3
L1-04	MATERIALS PLAN ENLARGEMENT 4
L2-00	OVERALL LAYOUT PLAN
L2-01	LAYOUT PLAN ENLARGEMENT 1
L2-02	LAYOUT PLAN ENLARGEMENT 2
L2-03	LAYOUT PLAN ENLARGEMENT 3
L2-04	LAYOUT PLAN ENLARGEMENT 4
L3-00	OVERALL GRADING PLAN
L3-01	GRADING PLAN ENLARGEMENT 1
L3-02	GRADING PLAN ENLARGEMENT 2
L3-03	GRADING PLAN ENLARGEMENT 3
L3-04	GRADING PLAN ENLARGEMENT 4
L4-00	OVERALL REQUIRED PLANTING PLAN
L4-01	REQUIRED PLANTING PLAN ENLARGEMENT 1
L4-02	REQUIRED PLANTING PLAN ENLARGEMENT 2
L4-03	REQUIRED PLANTING PLAN ENLARGEMENT 3
L4-04	REQUIRED PLANTING PLAN ENLARGEMENT 4
L4-10	REQUIRED PLANTING SCHEDULE + CALCULATIONS
L4-20	PLANTING DETAILS
L4-21	PLANTING DETAILS
L4-22	PLANTING DETAILS
L5-00	OVERALL SUPPLEMENTAL PLANTING PLAN
L5-01	SUPPLEMENTAL PLANTING PLAN ENLARGEMENT 1
L5-02	SUPPLEMENTAL PLANTING PLAN ENLARGEMENT 2
L5-03	SUPPLEMENTAL PLANTING PLAN ENLARGEMENT 3
L5-04	SUPPLEMENTAL PLANTING ENLARGEMENT 4
L5-10	SUPPLEMENTAL PLANTING SCHEDULE
L6-00	OVERALL LIGHTING PLAN
L6-01	LIGHTING PLAN ENLARGEMENT 1
L6-02	LIGHTING PLAN ENLARGEMENT 2
L6-03	LIGHTING PLAN ENLARGEMENT 3
L6-04	LIGHTING PLAN ENLARGEMENT 4
L7-00	SITE DETAILS
L7-01	SITE DETAILS
L7-02	SITE DETAILS
L7-03	SITE DETAILS
L7-04	SITE DETAILS
L7-05	SITE LIGHTING DETAILS

ABBREVIATIONS

A	AD ADJ AFG ALT ALUM APPROX ARCH	AREA DRAIN ADJACENT ABOVE FINISHED GRADE ALTERNATE ALUMINUM APPROXIMATE ARCHITECTURAL	L	L LT LP	LENGTH LIGHT LOW POINT
B	BC BLDG BLKG BOC BOT BR BS BW	BOTTOM OF CURB BUILDING BLOCKING BACK OF CURB BOTTOM BOTTOM OF RAMP BOTTOM OF STAIR BOTTOM OF WALL	M	MAS MATL MAX MECH MED MFR MIN MISC MTL	MASONRY MATERIAL MAXIMUM MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL
C	CEM CIP CJ CMU CO COL CONT CONC CU FT	CEMENT CAST IN PLACE CONTROL JOINT CONCRETE MASONRY UNIT CLEANOUT COLUMN CONTINUOUS CONCRETE CUBIC FEET	N	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D	DD DE DI DIA DIAG DIM DN DS DWG(S)	DECK DRAIN DRAINAGE EASEMENT DRAIN INLET DIAMETER DIAGONAL DIMENSION DOWN DOWN SPOUT DRAWING(S)	O	OC OD OPNG OPP	ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE
E	E EA EJ EL ELEC EOP EQ EQUIP ESMT EW EXP EXIST/EX EXT	EAST EACH EXPANSION JOINT ELEVATION ELECTRIC(AL) EDGE OF PAVEMENT EQUAL EQUIPMENT EASEMENT EACH WAY EXPANSION EXISTING EXTERIOR	P	PB PERF PNL PNT PSI PT POB POC PROP	PLANT BED PERFORATED PANEL PAINT(ED) POUNDS/SQUARE INCH PRESSURE TREATED POINT OF BEGINNING POINT OF CURVATURE PROPOSED
F	FAB FDC FH FIN FOC FT FTG	FABRIC FIRE DEPT. CONNECTION FIRE HYDRANT FINISH FACE OF CURB FOOT, FEET FOOTING	Q	QTY	QUANTITY
G	GA GAL GALV GC GV	GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GATE VALVE	R	RAD REINF REQD REV R.O.W	RADIUS REINFORC(E), (ING) REQUIRED REVISION RIGHT OF WAY
H	HDW HDWD HORZ HP HT	HARDWARE HARDWOOD HORIZONTAL HIGH POINT HEIGHT	T	TBD TC THK TR TS TW TYP	TO BE DETERMINED TOP OF CURB THICKNESS TOP OF RAMP TOP OF STAIR TOP OF WALL TYPICAL
I	ID INCL INSUL INT INV	INSIDE DIAMETER INCLUDE INSULATION INTERIOR INVERT	U	UE U.N.O	UTILITY EASEMENT UNLESS NOTED OTHERWISE
J	JB JT	JUNCTION BOX JOINT	V	VERT VIF	VERTICAL VERIFY IN FIELD
K	KO	KNOCK OUT	W	W W W W W WT WWM	WEST, WIDE, WIDTH WITH WITHOUT WOOD WATER LINE WATER METER WEIGHT WELDED WIRE MESH
L	L LT LP	LENGTH LIGHT LOW POINT			

 NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY.
 SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

LINETYPE LEGEND

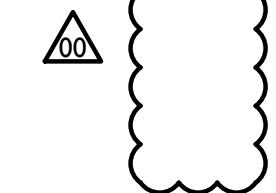
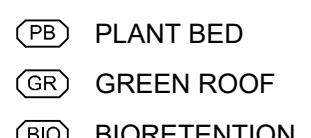
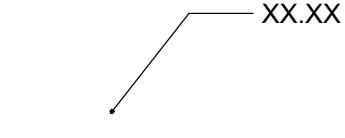
— — — — —	MATCHLINE
— — — — —	PROPERTY LINE

MATERIAL/OBJECT INDICATOR

NORTH ARROW

GRAPHIC SCALE

0 5' 10' 20'

REVISION

PLANTING SYMBOLS

SPOT ELEVATION

**PRELIMINARY
-FOR REVIEW ONLY-**

 THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY OR
UNDER THE SUPERVISION OF:

 ##### ##### 12/15/22
 ENGINEER REG. # DATE

**UNIVERSITY
PLACE PHASE
1B/1C**

 RAM REALTY
 201 S ESTES DR
 CHAPEL HILL, NC 27514

LANDDESIGN PROJ.#

10194-18

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ZCP	09.20.2021
2	ZCP	03.30.2022
3	ZCP	05.19.2022
4	OWNER COORDINATION	08.01.2022
5	IFC	09.06.2022
6	OWNER VE DIRECTIVE	03.02.2023
7	ZCP REVISION	03.20.2023
8	ASI #1	09.15.2023
9	ZCP REVISION	05.20.2024

 DESIGNED BY: LD
 DRAWN BY: ZK
 CHECKED BY: AM

 SCALE: N/A
 VERT: N/A
 HORZ: N/A

 SHEET TITLE
 GENERAL NOTES + SHEET
 LIST

 SHEET NUMBER
 G0-02