

MINIMUM BUILDING SETBACKS

Per Town of Carrboro Zoning Ordinance
Town of Carrboro Zoning: R10B3PUD
Boundary Setback - 12' (R10) or 15' (B3)
Right of Way Setback - 25' (R10) or 15' (B3)
Road Centerline Setback - 55' (R10) or 45' (B3)

Setback Note:
(Per Town of Carrboro Ordinance, Article XII Section 15-1.04)
If the street right-of-way line is readily determinable (by reference to a recorded map, set irons, or other means), the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, the setback shall be measured from the street centerline.

PARCEL DATA

Orange County Tax Information (Per Orange County GIS)
Parcels included in this Project:
Parcel 1:

PIN: 977937047G
Property Address: 1001 Homestead Road, Chapel Hill, North Carolina
Township: Chapel Hill Township
Watershed: Jordan Lake
River Basin: Cape Fear
Deed Reference: DB 4140, Pg 15G
Town of Carrboro Zoning: R10B3PUD
Owner: Parker Louis, LLC
301 Montclair Way
Chapel Hill, North Carolina 27516
Contact: Adam Zinn at 919-422-6477

SITE SUMMARY INFORMATION:

Existing Use: Single Family Residential (1.111)
Proposed Use: Multi-Family Residence (1.320)
Number of Residential Units Proposed = 14
Number of Bedrooms Proposed in each Unit:
1 @ 1 bedroom
3 @ 2 bedroom (all upstairs)
4 Units are upstairs and 10 units are downstairs

Total Property Area: 1.23 Acres \pm (53,415 sf \pm)

Existing Impervious Surface Area: 5,327 sf. (0.12 acres) = 10.0% of site
Total Proposed Impervious Surface Area: 23,024 sf. (0.53 acres) = 42.9% of site

Disturbed Area Proposed: 34,655 sf. (0.80 acres)

Existing Building Footprint Area: 1,685 sf.
Proposed Building Footprint Area: 6,659 sf.
Proposed Building Floor Areas: 6,659sf. 1st Floor
4,760 sf. 2nd floor
11,419 sf. Total

Proposed Building Height: Less than 30 ft. (2 stories)

This project will be a single-phase development.

Impervious / Stormwater Controls previously addressed and accounted for in Overall Neighborhood Master Plan.
Proposed site total impervious surface hereon is less than or equal to that which was allocated in the Master Plan approvals.

Vehicular Parking Requirements (Per Section 15-29.1):

Rate: For Residential Use 1.320 - 1 space for each bedroom in each unit plus 1 additional space for every 4 units in the development
Number of Residential Units Proposed = 14
Number of Bedrooms Proposed = 17

Parking Required: 17 + 4 = 21 residential spaces required
Existing Parking: 0 spaces
Proposed Total Parking: 26 spaces
(Including 2 Accessible Spaces)

which includes Total Van HC Parking Proposed: 1 space

Bicycle Parking Requirements (Per Section 15-29.1):

Rate: For Residential Use 1.300 - 1.5 spaces per unit
Bicycle Spaces Required (Residential Use) = 1.5 spaces per unit x 14 units = 21 spaces required for residential use
Bicycle Spaces Provided = 21 spaces
(15 covered spaces, 6 open spaces)

BELLAMY PLACE SPECIAL USE PERMIT

110 Bellamy Lane, Chapel Hill,
North Carolina

Town of Carrboro

SHEET INDEX:

- Cover Sheet
- 1) Existing Conditions Plan
- 2) Site and Utility Plan
- 2A) Truck Turning Analysis Plan
- 3) Grading and Stormwater Plan
- 4) Landscaping Plan
- 4A) Site Lighting Plan
- 4B) Site Lighting Details
- 5) Erosion Control Plan
- 5A) Erosion Control Details
- 6) Construction Details
- 7) Construction Details
-) Building Plans (as attached or under separate cover)

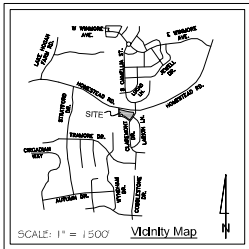
General Notes:

- All construction methods and materials shall conform to the Town of Carrboro Standard Specifications & Details and the NC Plumbing Code.
- Boundary, topographic, and existing feature information provided by a survey prepared by Freehold Land Surveys, Inc., Chapel Hill, North Carolina (Job Number: J2165310PO).
- Water service is proposed via a 2" tie to existing water main as shown on plan.
- Sanitary sewer service is proposed via a 4" tie to existing sanitary sewer cleanout as shown on plan.
- Exact size and location of all applicable utilities and easements to be field verified prior to construction.
- Contact the project engineer immediately with any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap code or latest Accessibility Code revision or applicable PROWAG standards.
- Contractor shall contact project engineer to observe formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.
- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:

Parker Louis, LLC
301 Montclair Way
Chapel Hill, North Carolina 27516
Contact: Adam Zinn at 919-422-6477

BELLAMY PLACE Planned Unit Development / Conditional Use Permit
PIN: 977937047G
PUG: 1-17-1006



Property Identification Number (PIN) for property:
Parcel Address: 110 Bellamy Lane
Chapel Hill, North Carolina
Property ID No.: 977937047G

ORANGE COUNTY SOLID WASTE CONSTRUCTION NOTES:

- Construction Waste:
- All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials.
 - Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
 - Pursuant to the County's RRMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
 - Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
 - The presence of any asbestos-containing materials (ACM) and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

CONTRACTOR'S NOTES:

- The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
- The Town of Carrboro shall review and approve construction drawings prior to construction. Any conflicts should be reported to the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
- Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handicap Code or latest Accessibility Code revision or applicable PROWAG standards.
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CALL BEFORE YOU DIG! IT'S THE LAW
UOLOCO North Carolina One Call Center
1-800-632-4949

COVER

6-27-2017
NTS
BOS

PROPOSED
SOUTH PLANNED UNIT DEVELOPMENT / CONSTRUCTION PLANS
11-17-1006
INTRODUCTION

COVER SHEET

6-29-2023
NORTH CAROLINA
2424
UNLATES D. HUFFINE
C-1939

CLAREMONT SOUTH PLANNED UNIT DEVELOPMENT / CONSTRUCTION PLANS

THE L.E.A.D.S. GROUP, P.A.
NORTH CAROLINA
1101 SOUTH MAIN STREET
SUITE 200
RANDOLPH, NC 28134
United Engineering and Development Services

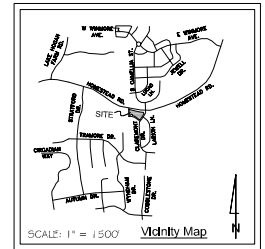
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STORM DRAINAGE EASEMENT CALLS					
Curve	Radius	Length	Bearing	Chord	Chord Bear.
C1	22.96'	42.50'	106°03'40"	36.65'	S 32°14'25" E
C2	202.30'	21.70'	6°06'45"	10.20'	S 26°14'10" W
C3	202.30'	12.42'	93°11'03"	12.42'	S 27°22'57" W
C4	202.30'	12.42'	93°11'03"	12.42'	S 27°22'57" W
C5	10.00'	14.58'	83°30'14"	13.31'	N 31°56'33" W
C6	10.00'	14.58'	83°30'14"	13.31'	N 31°56'33" W
C7	261.00'	35.53'	74°7'59"	35.50'	S 89°27'52" W
TIES TO SSMA's					
Course	Bearing		Distance		
T1	S 32°03'08" E		41.65'		
T2	S 11°39'58" W		123.30'		

Claremont South Planned Unit Development/Special Use Permit
 PIN: 9779/0476
 PLS: 1-17-1006



Property Identification Number (PIN) for property:
 Parcel Address: 1201 Commercial Road
 Chapel Hill, North Carolina
 Property ID No.: 9779/0476

SURVYOR'S LEGEND

- RR EXISTING RAIL PIPE
- OH OVERHEAD (UTILITY)
- PH FIRE HYDRANT
- PC FIRE HYDRANT
- RCP REINFORCED CONCRETE PIPE
- C/S CLEAN-OUT
- UTILITY POLE
- SMW SANITARY SEWER MANHOLE
- DU DUCTILE IRON PIPE
- TIES
- CRITICAL ROOT ZONE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND WATER

ORANGE COUNTY SOLID WASTE CONSTRUCTION NOTES:

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- Water service is proposed via a 2" tie to existing water main as shown on the plan. A 4" Fire service is proposed.
- Sanitary sewer service is proposed via a 4" tie to existing sanitary sewer cleanout as shown on the plan.
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- Compaction of fill materials, approval of residual subgrade, soil proof rolls, stone placement, and/or other materials testing functions shall be in accordance with the project geotechnical engineer's guidance, specifications, recommendations, and testing standards.

Plan Prepared for:
 Parker Louis, LLC
 301 Montclair Way
 Chapel Hill, North Carolina 27516
 Contact: Adam Zim at 919-422-6477

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 ULOCO North Carolina One Call Center
 1-800-632-4949

0' 40' 80'
 Graphic Scale
 Scale: 1" = 20'

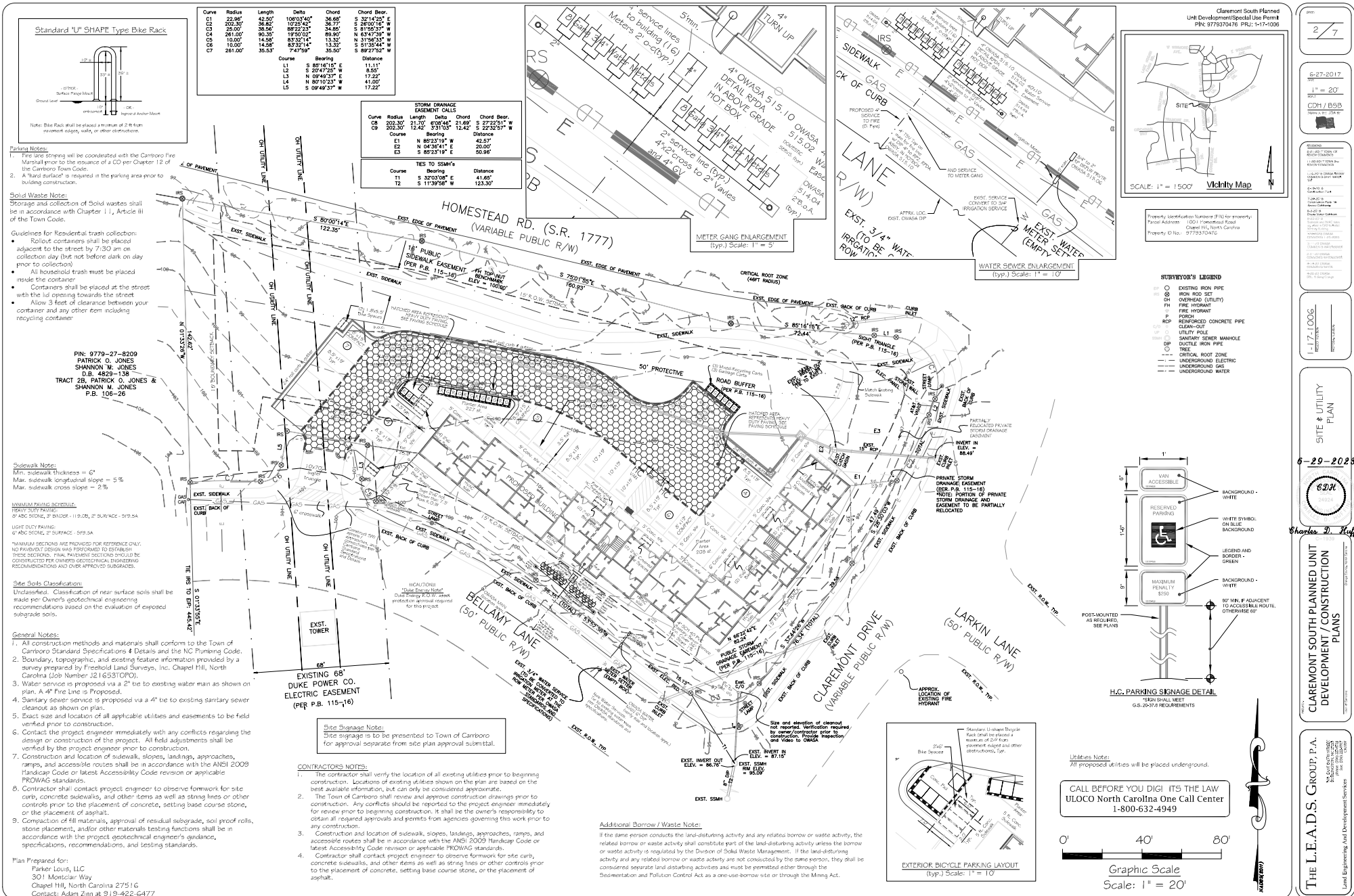
1-17-1006
 PROVISIONAL

EXISTING
 CONDITIONS
 PLAN

6-29-2023
 NORTH CAROLINA
 24924
 CHARLES C. HUFFINE
 C-1939

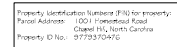
CLAREMONT SOUTH PLANNED UNIT
 DEVELOPMENT / CONSTRUCTION
 PLANS

THE L.E.A.D.S. GROUP, P.A.
 10 EAST CANTYWAY
 SUITE 200
 CLAYTON, NC 27020
 919-707-1000
 LEAD@LEADS-PA.COM
 LEADS-PA.COM
 LEAD Engineering, Architect and Development Services



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STORM DRAINAGE EASMENT CALC						STORM DRAINAGE EASMENT CALC																							
Curve	Radius	Length	Delta	Chord	Chord Bearing	Curve	Radius	Length	Delta	Chord Bearing																			
C1	22.96'	42.50'	100°02'40"	36.98'	34°14'25"	C1	22.96'	42.50'	100°02'40"	36.98'	34°14'25"																		
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C3	200.33'	388.65'	89°23'37"	173.00'	81°50'33"	C3	200.33'	388.65'	89°23'37"	173.00'	81°50'33"																		
C4	25.00'	45.21'	90°00'00"	45.21'	90°00'00"	C4	25.00'	45.21'	90°00'00"	45.21'	90°00'00"																		
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						<table><tr><th>Curve</th><th>Bearing</th><th>Distance</th></tr><tr><td>E1</td><td>S 85°16'10" E</td><td>11.11'</td></tr><tr><td>E2</td><td>S 74°23'23" E</td><td>8.50'</td></tr><tr><td>E3</td><td>N 0°49'37" E</td><td>17.22'</td></tr><tr><td>E4</td><td>N 80°12'33" E</td><td>17.22'</td></tr><tr><td>E5</td><td>N 0°49'37" E</td><td>17.22'</td></tr></table>						Curve	Bearing	Distance	E1	S 85°16'10" E	11.11'	E2	S 74°23'23" E	8.50'	E3	N 0°49'37" E	17.22'	E4	N 80°12'33" E	17.22'	E5	N 0°49'37" E	17.22'
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Course	Bearing	Distance				Course	Bearing	Distance																					
S1	S 32°03'08" W	41.66'				S1	S 32°03'08" W	41.66'																					
T2	S 11°39'56" W	123.30'				T2	S 11°39'56" W	123.30'																					



Utilities Note:
All proposed utilities will be placed underground.

Graphic Scale
Scale: 1" = 20'

REVISION TO THE
APPROVED PLAN

6-29-202



Charles D. Hutter, Inc.
C-1939

Grading & Stormwater Plan

FLAREMONT SOUTH PLANNED UNIT
DEVELOPMENT / CONSTRUCTION
PLANS

Ernst Davis, Inc. Inc. or so

THE L.E.A.D.S. GROUP, P.A.
 1001 EAST 10TH AVE.
 SUITE 200
 DENVER, CO 80202
 PHONE (303) 733-6777
 FAX (303) 733-6778
 C/2728

Land Engineering And Development Services

Attachment B

LANDSCAPE CALCULATIONS:

Shade Trees in Parking Areas (Section 15-318)

Vehicle Accommodation Area (VAA) = 9,390 sf.

35% Area to be Shaded = $0.35 \times 9,390$ sf. = 3,287 sf. Required

Area shaded by existing 52' oak tree = 860 sf. overlaps the VAA

Area shaded by proposed screening trees = 2 small perimeter trees x 157 sf. = 314 sf.
= 3 large perimeter trees x 354 sf. = 1,062 sf.

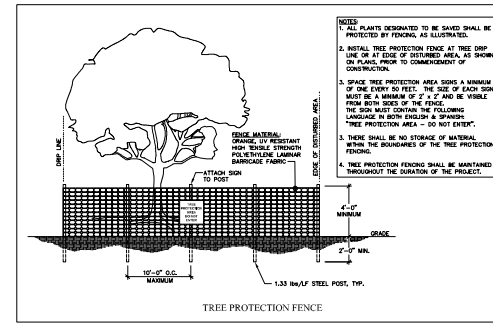
Area shaded by VAA shade trees = 2 trees x 354 sf. = 708 sf.

Total Area shaded = 860 + 314 + 1,062 + 708 + 234 + 122 = 3,300 sf. = 35.1 % of VAA
(Area shaded is greater than the 35 % shaded area requirement shown above,
therefore the shading requirement has been met)

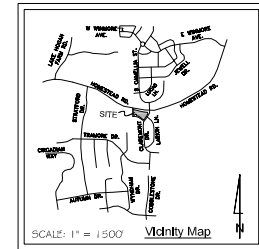
Minimum Tree Canopy Coverage Standards (Section 15-319)

Minimum Canopy Coverage = 30% of parcel area including easements
 $= 0.30 \times 38,114 \text{ sf.} = 11,434 \text{ sf. min. required}$
 Exist. Canopy Coverage = 4,232 sf. (exist. oak coverage of parcel including easements)
 Exist. Coverage Deficit = $11,434 \text{ sf.} - 4,232 \text{ sf.} = 7,202 \text{ sf. deficit}$
 Replacement rate: One replacement tree per 500 sf. of tree canopy deficit
 Replacement Trees Required = $7,202 \text{ sf.} / 500 \text{ sf.} = 14 \text{ trees required}$
 Replacement Trees Provided = 24 trees provided
 Therefore, tree canopy coverage requirement is met.

STORM DRAINAGE EASEMENT CLOSURE									
Curve	Radius	Delta	Chord	Chord Bearing	Curve	Radius	Delta	Chord	Chord Bearing
CE	22.96'	42.50'	100'04"±	36.98°	C1	22.96'	42.50'	33.14'	33°14'25"
CE	203.30'	36.86'	70'25"±	36.98°	C2	203.30'	36.86'	107'02"±	36.98°
CE	203.30'	36.86'	86'22"±	33.85°	C3	203.30'	36.86'	107'02"±	33.85°
CE	203.30'	36.86'	107'02"±	33.85°	C4	203.30'	36.86'	86'22"±	33.85°
CE	203.30'	36.86'	107'02"±	33.85°	C5	203.30'	36.86'	70'25"±	33.85°
CE	203.30'	36.86'	70'25"±	33.85°	C6	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C7	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C8	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C9	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C10	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C11	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C12	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C13	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C14	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C15	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C16	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C17	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C18	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C19	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C20	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C21	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C22	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C23	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C24	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C25	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C26	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C27	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C28	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C29	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C30	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C31	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C32	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C33	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C34	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C35	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C36	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C37	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C38	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C39	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C40	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C41	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C42	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C43	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C44	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C45	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C46	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C47	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C48	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C49	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C50	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C51	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C52	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C53	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C54	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C55	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C56	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C57	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C58	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C59	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C60	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C61	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C62	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C63	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C64	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C65	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C66	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C67	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C68	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C69	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C70	203.30'	36.86'	42.50'	33.85°
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CE	203.30'	36.86'	42.50'	33.85°	C76	203.30'	36.86'	42.50'	33.85°
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CE	203.30'	36.86'	42.50'	33.85°	C78	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C79	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C80	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C81	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C82	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C83	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C84	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C85	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C86	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C87	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C88	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C89	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C90	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C91	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C92	203.30'	36.86'	42.50'	33.85°
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CE	203.30'	36.86'	42.50'	33.85°	C95	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C96	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C97	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C98	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C99	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C100	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C101	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C102	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C103	203.30'	36.86'	42.50'	33.85°
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CE	203.30'	36.86'	42.50'	33.85°	C105	203.30'	36.86'	42.50'	33.85°
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CE	203.30'	36.86'	42.50'	33.85°	C110	203.30'	36.86'	42.50'	33.85°
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CE	203.30'	36.86'	42.50'	33.85°	C119	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C120	203.30'	36.86'	42.50'	33.85°
CE	203.30'	36.86'	42.50'	33.85°	C121	203.30'	36.86'	42.50'	33.85°
CE	203.30'								























Claremont South Planned Unit Development/Special Use Permit
PIN: 9779370476
PRJ: 1-17-1006



Property Identification Number (PIN) for property:
Parcel Address: 1001 Homestead Road
Chapel Hill, North Carolina
Property ID No.: 9779370-476

SURVEYOR'S LEGEND

EP		EXISTING IRON PIPE
RS		IRON ROD SET
OH		OVERHEAD (UTILITY)
PH		PIPE HYDRANT
		FIRE HYDRANT
P		POROS
RCP		REINFORCED CONCRETE PIPE
C/O		CLEAN-OUT
UP		UTILITY POLE
SSM		SANITARY SEWER MANHOLE
		DUCTILE IRON PIPE
		EXT. TREE
		CRITICAL ROOT ZONE
		UNDERGROUND ELECTRIC
		UNDERGROUND GAS
		UNDERGROUND WATER

PLANTING TABLE	
Symbol	Tree Name (Qty.)
	Flowering Dogwood (10)
	(Min. Caliper at Planting = 2.5", Min. Height at Planting = 6')
	American Hornbeam (7)
	(Min. Caliper at Planting = 2.5", Min. Height at Planting = 6')
	Willow Oak (7)
	(Min. Caliper at Planting = 2.5", Min. Height at Planting = 6')
Symbol	Shrub Name (Qty.)
	English Laurel (56)
	(Min. Height at Planting = 1'6")

General Notes:

1. All construction methods and materials shall conform to the Town of Concord Standard Specifications & Details and the NC Planning Code.
2. Boundary, topographic, and existing feature information provided by a survey performed by a Professional Surveyor, Inc. Chapel Hill, North Carolina [Job Number 1216357] is proposed.
3. Water service is proposed via a 2" tie to existing water main as shown on plan. A 4" Fire Line is Proposed.
4. Sanitary sewer service is proposed via a 4" tie to existing sanitary sewer, as shown on plan.
5. Exact size and location of all applicable utilities and easements to be field verified prior to construction.
6. The contractor shall immediately advise any conflicts regarding the design or construction of the project. All field adjustments shall be verified by the project engineer prior to construction.
7. Construction and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2008 Handbook for the latest Accessibility Code revision or applicable PROWAG standards.
8. Contractor shall contact project engineer to observe formwork for concrete, concrete subgrade, and other items as well as string lines or other methods used to determine the placement, setting base course, slope, or the placement of asphalt.
9. Compaction of fill materials, approval of residual subgrade, soil profile, stone placement, and/or other materials testing functions shall be in accordance with the project engineer's direction, including standards, specifications, recommendations, and testing standards.

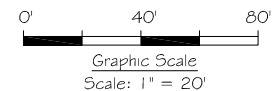
CONTRACTORS NOTES:

1. The contractor shall verify the location of all existing utilities prior to beginning construction. Locations of existing utilities shown on the plan are based on the best available information, but can only be considered approximate.
2. The Town of Canton shall review and approve contract drawings prior to construction. Any conflicts shall be resolved by the project engineer immediately for review prior to beginning construction. It shall be the owner's responsibility to obtain all required approvals and permits from agencies governing this work prior to any construction.
3. The location and location of sidewalk, slopes, landings, approaches, ramps, and accessible routes shall be in accordance with the ANSI 2009 Handbook Code or latest Accessibility Code revision or applicable FROWAG standards.
4. Contractor shall contact project engineer to obtain formwork for site curb, concrete sidewalks, and other items as well as string lines or other controls prior to the placement of concrete, setting base course stone, or the placement of asphalt.

Plan Prepared for:
Parker Louis, LLC
301 Montclair Way
Chapel Hill, North Carolina 27516
Contact: Adam Zinn at 919-422-6477

Utilities Note:
All proposed utilities will be placed underground.

CALL BEFORE YOU DIG! IT'S THE LAW
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1-800-632-4949



Step 1



6-27-2017

BSB
 Making a Difference

Revisions

6-21-2017 TOWN OF
REVER COMMENTS

11-30-2017 TOWN OF
REVER COMMENTS

2. SJC-18
Construction Plans

1-17-1006
ISSUES 5/2/16

DISCAPING PLAN

6-29-2023



Charles D. Huffin

PROJECT: CLAREMONT SOUTH PLANNED UNIT
DEVELOPMENT / CONSTRUCTION
PLANS

THE L.E.A.D.S. GROUP, P.A.
 101 Gulf Waters Blvd.
 Raleigh, NC 27615
 phone (919) 286-0779
 fax (919) 286-0779
 cax729

Land Engineering And Development Services

Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
	3	100 w HPS	TRCR155 GMC2	SINGLE	9500	0.660

Luminaire Location Summary						
UserField5	Label	X	Y	Mounting Height	Orient	Tilt
	100 w HPS Open Trad	177.129	307.614	12	271.259	0
	100 w HPS Open Trad	277.453	295.928	12	264.686	0
	100 w HPS Open Trad	358.174	266.715	12	223.806	0

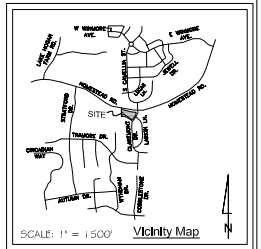
Parking

Illuminance (Fc)
 Average = 0.35
 Maximum = 4.2
 Minimum = 0.0
 Avg/Min Ratio = N.A.
 Max/Min Ratio = N.A.

Note: Pole light locations and photometric information provided by Duke Energy.

Duke Energy
 4601 Corporate Dr. NW, #105
 Concord, North Carolina

Claremont South Planned Unit Development/Special Use Permit
 Permit Number: 977930476
 Project Address: 1201 Homestead Road
 Chapel Hill, North Carolina
 Property ID No.: 977930476



Property Identification Number (PID) for property:
 Parcel Address: 1201 Homestead Road
 Chapel Hill, North Carolina
 Property ID No.: 977930476

SURVEYOR'S LEGEND

- EXISTING IRON PIPE
- IRON ROD SET
- OVERHEAD (UTILITY)
- FIRE HYDRANT
- FIRE HYDRANT
- REINFORCED CONCRETE PIPE
- CLEAN-OUT
- UTILITY POLE
- SAFETY SEWER MANHOLE
- DUCTILE IRON PIPE
- EXIST. TREE
- CRITICAL ROOT ZONE
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND WATER

Comments

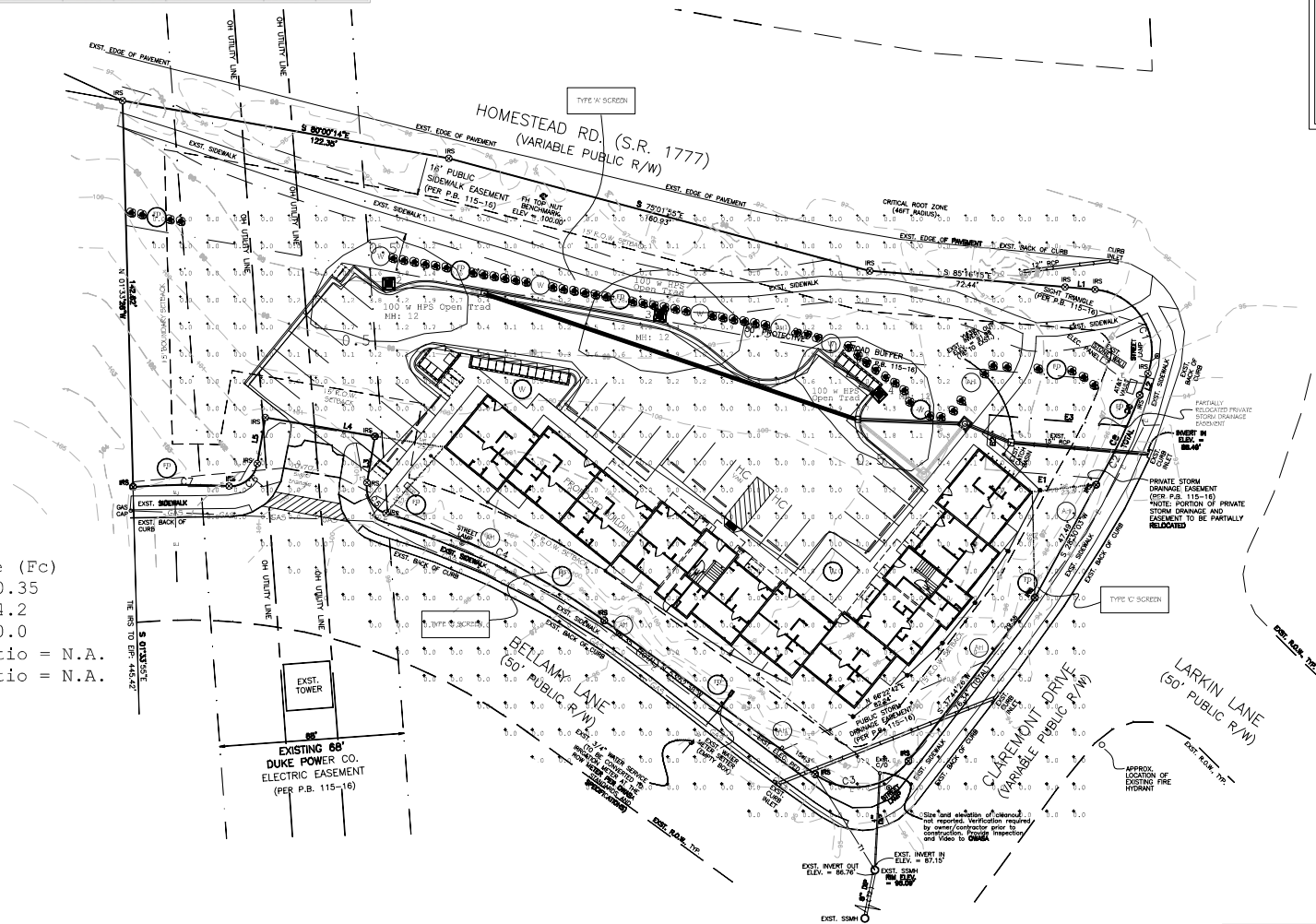
Drawn By: Tom Grantham, L.C. CEM

Checked By:

Date: 1-23-18

CLAREMONT SOUTH PLANNED UNIT
 DEVELOPMENT / CONSTRUCTION
 PLANS

Page 4A of 7



CALL BEFORE YOU DIG! IT'S THE LAW
 ULOCO North Carolina One Call Center
 1-800-632-4949

0' 40' 80'

Graphic Scale
 Scale: 1" = 20'

Scale: 1" = 20'

Attachment B

NOTES

1. All construction methods and materials shall conform to the North Carolina Sediment Control Practice Standards and Specifications, and Orange County Erosion Control Standard Specifications.
2. All erosion control practices shall be placed in the best location based on field conditions.
3. Existing Conditions are shown based on field surveys and best available record. Any discrepancies shall be reported to the engineer immediately.

NARRATIVE






This project is located in the town of Garbors, Orange County, North Carolina. A single family dwelling currently exists on the subject property. The site is open, with slopes ranging from 3 to 8%. Construction of a new mixed use office and residential building is proposed. The site is being graded to provide buildable area for the proposed mixed use building and the associated parking areas. Drainage on the subject parcel ultimately flows to the north and east, as shown by the existing topography. Adjacent property is owned by various individuals, shown as adjacent owners on the plan. Cleaning and stripping operations beginning upon permitting. Near surface soils are composed of USCS type CL and ML. Anticipated rough grading completion date: Not Known. Management Practices to remain in place until all contributing denuded areas have been stabilized or practices can be replaced with permanent structures.

MAINTENANCE PLAN

1. All erosion and sediment control practices shall be checked at the end of each run-off producing rainfall event but no less than once per week. Any needed repairs shall be made to maintain practices as designed.
2. Sediment shall be removed from traps when storage capacity has been reduced to approximately 50% design capacity.
3. All seeded areas shall be fertilized, reseeded, and mulched according to specifications in the vegetative plan to maintain a vigorous, dense vegetative cover.

RESPONSIBILITY

1. All installation & maintenance of erosion and sediment control practices is the responsibility of the owner.
2. Contractor grading site shall be responsible for maintenance of erosion control measures unless arranged otherwise by the owner.
3. Vegetative stabilization on all exposed areas during construction shall be implemented in accordance with the "NEW STABILIZATION TIMING/PRACICES" as shown in the table below.
4. Permanent vegetative cover shall be established within (146 working days or (90) calendar days (whichever is shorter) following completion of construction or development.

NEW STABILIZATION TIMEFRAMES		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTION
 REINFORCED SLOPES, EXPOSED CRACKED SLOPES	7 DAYS	None
 HIGH QUALITY WATER-PROOFED SLOPES	7 DAYS	None
 SLOPES 2:1 OR FLATTER	7 DAYS	IF SLOPES ARE TO EXPOSED RE-LOCATING AREAS NOT STRENGTHENED, 14 DAYS ARE ALLOWED
 SLOPES 2:1 OR FLATTER	14 DAYS	7 DAYS FOR 2:1 OR FLATTER SLOPES TO BE EXPOSED
 ALL OTHER AREAS WITH EXPOSED SOILS	14 DAYS	NONE. EXCEPT FOR REINFORCERS AND WATER-PROOFED

Inspection of Erosion Control Measures Note:
Perimeter measures are: a 6 ft fence with outlets, construction entrance, diversion berms, installed and needed prior to any remaining grading operation. Completed perimeter measure must be observed by erosion inspector / representative prior

SEEDING SCHEDULE (SEASONAL)

AREA	DESCRIPTION	SEASON	DEED W/ SURVIVOR	DEED PERM.	TESTING METHOD	MILK	ISANTANE W/ANCE	NOTES
1	Shoep Shoop Area	04-20-05 (10-25)	La. fence Killer invasion Barrenage Rye grain	SP-4 2004a 2004a 2004a	SP-4	56A-1	MA-1	MA-1
2	Low Int. Area	04-20-05 (10-26)	La. fence Killer invasion Barrenage Rye grain	SP-4 2004a 2004a 2004a	SP-4	56B-2	MA-2	MA-1
3	Shoep Shoop Area	04-20-05 (10-25)	Rye grain	1204a	SP-4	56A-2	MA-1	MA-1
4	Low Int. Area	04-20-05 (10-26)	Rye grain	1204a	SP-4	56A-2	MA-2	MA-1
5	Shoep Shoop Area	04-21-05 (10-26)	La. fence Killer invasion Barrenage Rye grain	SP-4 2004a 2004a 2004a	SP-4	56A-1	MA-1	MA-1
6	Low Int. Area	04-21-05 (10-26)	La. fence Killer invasion Barrenage Rye grain	SP-4 2004a 2004a 2004a	SP-4	56A-2	MA-2	MA-1
7	Shoep Shoop Area	04-21-05 (10-26)	Guthrie seed Killer invasion Barrenage Rye grain	SP-2 2004a 2004a 2004a	SP-2	56A-2	MA-1	MA-5
8	Low Int. Area	04-21-05 (10-26)	La. fence Killer invasion Barrenage Guthrie seed Rye grain	SP-4 2004a 2004a 2004a 2004a	SP-4	56A-2	MA-2	MA-1

VEGETATIVE PLAN

Seedbed Preparation (3rd)

1. Leave Last 4-6 inches of fill loose and uncompacted, allowing rocks, roots, large clods and other debris to remain on the slope.
2. Roughen slope faces by making grooves of 2 to 3 inches deep, perpendicular to the slope.
3. Spread lime evenly over slopes at rates recommended by soil tests.

SP-4 Gentle or flat slopes where topsoil is not used.

1. Remove rocks and debris.
2. Apply lime and fertilizer at rates recommended by soil test; the top 6" with a disk, chisel plow, or rotary tiller.
3. Break up large clods and rake into a loose, uniform seedbed.
4. Rake to loosen surface just prior to applying seed.

Seeding Methods (SM):
SM-1 Fill slopes 3:1 or steeper (permanent seedings)

Use hydraulic seeding equipment to apply seed and fertilizer, a wood fiber mulch at 45 lb/1,000 sf., and mulch tackifier.

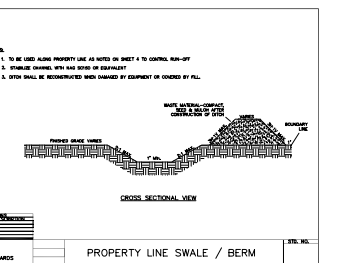
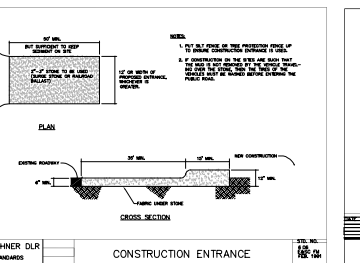
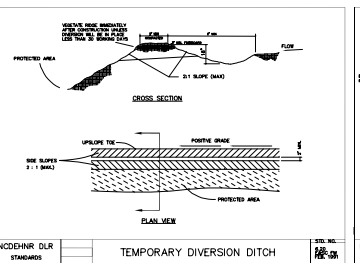
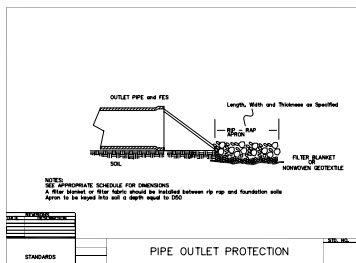
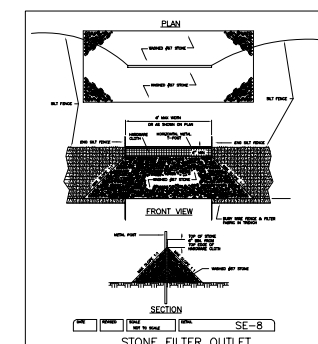
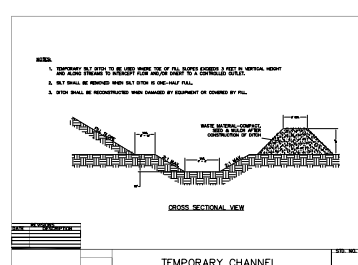
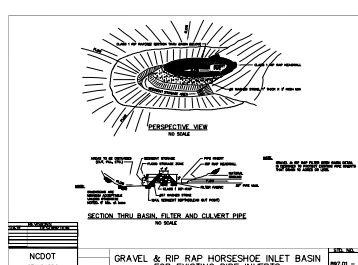
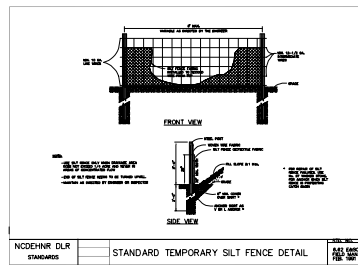
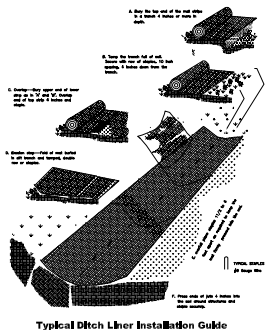
SIM-2 Gentle or flat slopes or temporary seedings

1. Broadcast seed at the recommended rate with cyclone seeder, drop spreader, or cultipacker seeder.
2. Rake seed into the soil and lightly pack to establish good contact.

CONSTRUCTION SCHEDULE

1. Obtain plan approval and other applicable permits.
2. Flag clearing limits, limits of disturbance, and designate tree save areas (if any) as needed.
3. Hold pre-construction meeting and use pre-work to initiate any work.
4. Install construction entrance as shown.
5. Establish erosion control plans and install as shown. Erosion fencing as shown prior to the initiation of clearing, grubbing, and grading activities. Install all fence and all slope covers as shown on the approved erosion control plan.
6. Install retaining temporary diversion, silt fence, and temporary sediment storage measures as shown on the approved erosion control plans and install as shown.
7. Contact the Trowen Control Inspector for perimeter measures inspection before continuing with clearing.
8. Construction and operation of temporary sediment control measures shall be maintained throughout all phases of construction.
9. Conduct clearing and grubbing activities, and strip topsoil only in current phase or as directed by engineer.
10. Rough grade, construct drives, and maintain all slopes.
11. Establish silt fencing, erosion control and vegetative and silt control, or stabilize with erosion control materials per slope protection schedule.
12. Complete for grading and construct paving lot per minimum pavement sections as specified by projects.
13. Complete final erosion control measures.
14. Install landscape plants, etc., permanently vegetative, mulch, and landscape all disturbed areas. Call for inspection.
15. Remove all erosion control control measures, repair disturbed areas, and permanently vegetate, or rip rap, and place permanent structures.
16. Call project engineer for inspection.

EROSION CONTROL MEASURES DETAILS (NTS.)



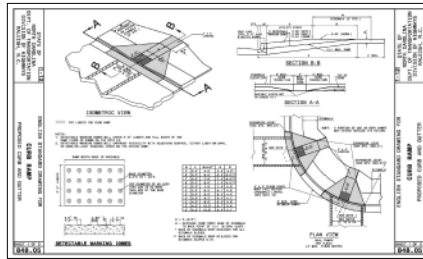


Figure 1: Tree Planting Detail

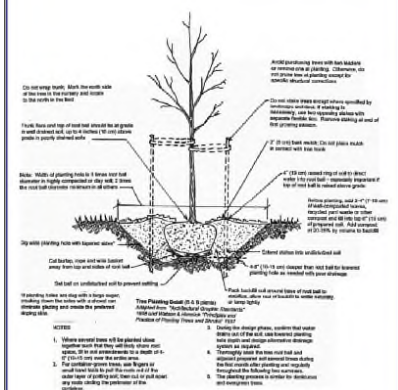


Figure 3: Shrub Planting Detail

