CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.53'	753.00'	10°09'38"	N 28°39'28" E	133.36'

Tree Table :

1	10" Magnolia	26	24" Pine
2	18" Oak	27	18" Hickory
3	20" Pine	28	16" Oak
4	22" Pine	29	20" Pine
5	22" Pine	30	16" Pine
6	26" Pine	31	30" Twin Pine
7	36" Oak	32	18" Pine
8	30" Oak	33	36" Twin Pine
9	30" Oak	34	24" Pine
10	38" Oak	35	24" Twin Oak
11	16" Cedar	36	24" Pine
12	22" Cedar	37	30" Pine
13	18" Hickory	38	16" Poplar
14	18" Hickory	39	12" Hickory
15	30" Pine	40	36" Pine
16	18" Pine	41	18" Maple
17	32" Hickory	42	12" Pine
18	16" Maple	43	14" Pine
19	24" Triple Hackberry	44	10" Pine
20	36" Pine	45	12" Hickory
21	36" Pine	46	14" Pine
22	48" Bald Cypress	47	12" Pine
23	18" Pine	48	12" Pine
24	30" Pine	49	8" Twin Cherry
25	22" Pine	50	16" Pine

ALL EXISTING IMPROVEMENTS WITHIN LIMITS OF DISTURBANCE TO BE REMOVED AS NECESSARY TO CONSTRUCT THOSE PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS

N 56°11'47" W 211.87' To Fire Hydrant

N 57°17'34" E 362.36' To Fire Hydrant

N 32°22'07" E 341.91' TIE To Ct. Int. Purefoy & Mason Farm Road

REMOVE PORTION OF EX. CHAIN LINK FENCE (REFERENCE SITE LAYOUT)

EX. SPEED TABLE TO REMAIN (VIRTUALLY FLAT)

RELOCATE EX. SPEED TABLE SIGN

EX. GUY WIRES (2) TO BE RELOCATED CONTRACTOR TO COORDINATE W/ UTILITY PROVIDER

EX. UTILITY POLE (TYP.)

OPEN CUT AND REPAIR FOR NEW WATER CONNECTION RE:1/SD-8.2

EX. DRIVEWAY CONNECTION TO BE REMOVED

EX. WOOD FENCE TO BE REMOVED

EX. GRAVEL DRIVE & PARKING TO BE REMOVED

PUREFOY ROAD
EX. PUBLIC R/W
EX. ASPHALT STREET

EX. ROW

30.0'

19.5'

EX. EOP (TYP.)

EX. WATER SERVICE TO BE DISCONNECTED PER OWASA STANDARDS. EX. WATER METER SHALL BE RETURNED TO OWASA.

EX. WATER SERVICE

EX. WATER METER

APPROX. LOCATION OF EX. EX. WATER MAIN

EX. BRICK WALK TO BE REMOVED

EX. BRICK WALK AND LANDING TO BE REMOVED

EX. BRICK WALL TO BE REMOVED

EX. 1 STORY STRUCTURE 2,470 SF

EXISTING BUILDING TO BE REMOVED

EX. FFE=435.87 (ONE STORY STRUCTURE)

EX. CORBELED PORCH

EX. HVAC EQUIPMENT TO BE REMOVED

50' STREETYARD SETBACK

EX. WOOD FENCE TO BE REMOVED

REMOVE PORTION OF EX. CHAIN LINK FENCE (REFERENCE SITE LAYOUT)

EX. UTILITY POLE W/ TRANSFORMER (TYP.)

PORTION OF EX. RIPRAP DITCH TO BE RELOCATED (REFERENCE GRADING PLAN)

EX. GUYS (2)

EX. RIPRAP DITCH

ADJACENT PL

N 00°43'06" W 453.53'

ALTERNATE 20' TYPE 'C' BUFFER

EX. SLOPES <10% 20,131 SF

EX. SLOPES 10-15% 9,460 SF

EX. MASONRY STOOP TO BE REMOVED

EX. SLOPES 10-15% 3,088 SF

EX. SLOPES 15-25% 975 SF

EX. ROCK OUTCROP

EX. SLOPES <10% 14,126 SF

EX. SLOPES 10-15% 1,459 SF

EX. SLOPES 15-25% 1,080 SF

EX. SLOPES <10% 1,138 SF

EX. TREE TO BE REMOVED (TYP.)

PARCEL A
PIN: 9788419609
PID: 8801003
ACRES: 56,805.72 SF / 1.30 AC
PLAT BOOK: PB3/PG40 ORANGE COUNTY

ALL EXISTING VEGETATION WITHIN LIMITS OF DISTURBANCE/TO BE REMOVED AS NEEDED TO CONSTRUCT THESE IMPROVEMENTS ASSOCIATED WITH THESE PLANS. CONTRACTOR TO MAKE AN EFFORT TO SAVE AS MANY EXISTING TREES AS POSSIBLE.

APPROX. LOCATION OF EX. SAN. SEWER. EX. SEWER SERVICE TO BE ABANDONED PER OWASA STANDARDS

PORTION OF EX. STONE RETAINING WALL TO BE REMOVED (REFERENCE SITE LAYOUT PLAN FOR LIMITS)

THIS 15' OF ADDITIONAL PUBLIC R/W WAS DEDICATED BY DB 603 PG. 93

ADJACENT ROW

EX. CHAIN LINK FENCE (TYP.)

EX. 20' TYPE 'C' LANDSCAPE BUFFER ON ADJACENT CHURCH PROPERTY

EX. SHED

N/F
THE CHAPEL HILL KEHILLAH
DB 2329 PG. 112
PB 47 PG. 46

EX. BUILDING

EX. PLAY AREA

EX. BUILDING

EX. BMP

EX. PARKING LOT

EX. STORM OUTFALL

TREE PROTECTION FENCE (TYP.) RE:9/SD-8.0

EX. SHED TO BE REMOVED

S 61°13'44" E 318.21'

25' SETBACK

LIMITS OF DISTURBANCE (TYP.)

COMBINATION TREE PROTECTION / SILT FENCE (TYP.) RE:1/SD-8.1

25' SETBACK

ALTERNATE 10' TYPE 'B' BUFFER

ALTERNATE 10' TYPE 'B' BUFFER

S 28°28'28" W 100.64'

EX. CHAIN LINK FENCE (TYP.)

ADJACENT PL

ADJACENT PL

ADJACENT PL

N 86°59'34" W 323.97'

S 32°56'31" W 95.97' Tie Manhole To Manhole

NC Grid North (NAD83-2011) (OWASA Manhole Info)

N/F
NEAR CAMPUS HOUSING, INC.
DB 5889 PG. 458
LOT 6 PB 4 PG. 77
PIN 9788-41-7593

N/F
RICHARD & SUSAN MOODY
DB 251 PG. 445
LOT 4 PB 4 PG. 77
PIN 9788-41-9561

N/F
PETER & ALISON GAYEK
DB 1102 PG. 434
LOT 3
PB 4 PG. 77 PIN
9788-51-0592

1/SD-1.0
EXISTING CONDITIONS / DEMOLITION PLAN
SCALE: 1" = 20'

20 0 20 40 60
Scale 1" = 20'

PIN. 9788419609
PID. 8801003

2/SD-1.0
EXISTING CONDITIONS / DEMOLITION NOTES

NTS

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE LAYOUT SHEET SD-2.0 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLAN SD-5.0. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE TOWN OF CHAPEL HILL RIGHT OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER TOWN OF CHAPEL HILL SPECIFICATIONS AND STANDARDS.
9. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
10. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
11. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
12. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL ('ACM') 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.
13. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE SITE.

3/SD-1.0
LEDGEND

NTS

ITEM TO BE DEMOLISHED/REMOVED OR RELOCATED

4/SD-1.0
DESCRIPTION OF EXISTING SITE FEATURES

NTS

TOPOGRAPHY/SLOPE:
THE SITE SLOPES FROM A HIGH POINT IN THE NORTHWEST CORNER TOWARDS THE SOUTHEAST CORNER OF THE PROPERTY. THERE IS APPROXIMATELY 20' OF ELEVATION DROP ACROSS THE SITE.

THE SITE HAS SLOPES OF 3% TO OVER 17%. THE MAJORITY OF THE SITE HAS SLOPES LESS THAN 10%.

THERE ARE NO EXISTING STEEP SLOPES IN EXCESS OF 25% ON THIS PROJECT SITE PER LUMO SEC. 5.3.2 STEEP SLOPES.

HYDROLOGIC FEATURES/DRAINAGE:
THE SITE DRAINS FROM THE NORTHWEST CORNER TOWARDS THE SOUTHEAST CORNER OF THE PROPERTY.

SOIL TYPES:
THE USDA/NRCS WEB SOIL SURVEY CLASSIFIES TWO POSSIBLE SOIL TYPES WITHIN THE SITE.
ApB APPLING SANDY LOAM - 2-6 PERCENT SLOPES
ApC APPLING SANDY LOAM - 6-10 PERCENT SLOPES.

SUN/SHADE PATTERNS:
THE SUN WILL PASS AROUND THE SOUTH SIDE OF THE BUILDINGS DURING THE COURSE OF THE DAY. EFFORT WILL BE GIVEN TO RETAIN AS MANY EXISTING TREES AS POSSIBLE SOUTH OF THE BUILDINGS TO PROVIDE SHADE.

WHERE TREES ARE REMOVED FROM THE SOUTHERN LANDSCAPE BUFFER FOR GRADING PURPOSES NEW TREES WILL BE PLANTED. TREES WILL ALSO BE ADDED TO THE NEW PARKING AREAS TO PROVIDE SHADE AND MEET MINIMUM REQUIREMENTS.

FEMA FLOODPLAIN INFORMATION:
THERE IS NO MAPPED FLOODPLAIN AS PER FEMA MAP NUMBER 3710978800J (EFFECTIVE FEBRUARY 2, 2007)

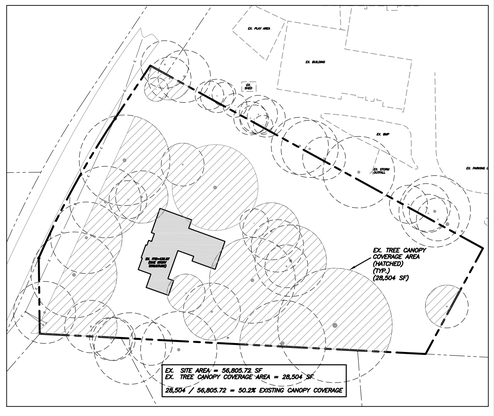
SPECIAL FEATURES:
THIS PROPERTY HAS FRONTAGE ON PUREFOY ROAD.

VEGETATION:
THE SITE CONTAINS BOTH EXISTING HARDWOOD AND PINE TREES.

TRANSIT FACILITIES:
THE NEAREST BUS STOP IS LOCATED NORTH OF THE SITE ON JACKSON CIRCLE.

5/SD-1.0
EXISTING TREE CANOPY COVERAGE

SCALE = 1"=60'



Coulter Jewell Thames P.A.

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1826 ANDREW J. PONTER
4.18.2019

Project

PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD
CHAPEL HILL NC, 27514

ORANGE COUNTY NC

PIN. 9788419609
PID. 8801003

Job Number 1642

Drawn MTC, ED
Checked PBR, AJP
Date 4/18/2019
Revisions

FINAL PLANS NOT ISSUED FOR CONSTRUCTION

Sheet Title

EXISTING CONDITIONS / DEMOLITION PLAN

Sheet Number

SD-1.0