

# SITE DEVELOPMENT PLANS

## FOR

# WEST STREET OFFICE BUILDING

CHATHAM COUNTY, NC  
OCTOBER, 2015  
(REVISED NOVEMBER 3, 2015)

NO.	REVISIONS	DATE
2.	REVISED NOTIFICATION.	11/03/15
1.	REVISED PER TOWN COMMENTS.	10/28/15



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**SITE DEVELOPMENT PLANS  
FOR  
WEST STREET OFFICE BUILDING  
COVER SHEET  
CHATHAM COUNTY, NC**

Date:	October 2015
Scale:	-
Drawn:	CPM
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Project No.:	127-190
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Sheet No.:

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Of \_

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### GENERAL NOTES

1. IF THE GENERAL CONTRACTOR FINDS DISCREPANCIES WITHIN THESE PLANS, THE OWNER MUST BE NOTIFIED DIRECTLY. THE OWNER RESERVES THE RIGHT TO REVERSE ANY FIELD DECISIONS AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING OWNER CONTRACTED SUB-CONTRACTORS. ALL WORK BETWEEN PARTIES SHALL INTERFACE SMOOTHLY AND BE THE ULTIMATE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND SOILS ENGINEER APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER, CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET. TOWN OF PITTSBORO ENGINEERING DEPARTMENT TO BE NOTIFIED OF INSPECTION, TESTING EXT. (919) 542-4621 (48 HOURS IN ADVANCE). WATER, AND SEWER SHALL BE INSPECTED BY TOWN OF PITTSBORO ENGINEERING DEPARTMENTS, OR REPRESENTATIVE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF PITTSBORO UTILITY SPECIFICATIONS AND DETAILS, LATEST REVISION.
4. LOCATIONS ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL CHECK PLANS AND FIELD CONDITIONS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICT BEFORE PERFORMING WORK IN THE AFFECTED AREA.
6. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENT AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS.
8. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITIONS EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AT THE SOLE COST OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL AND TO INITIATE CLEAN-UP OF THE LITTER AND REFUSE GENERATED BOTH ON-SITE AND OFF-SITE, DURING THE INSTALLATION OF SERVICES AND CONSTRUCTION OF BUILDINGS UNTIL SUBSTANTIAL COMPLETION OF ALL CONSTRUCTION. THE CLEAN-UP OF LITTER AND REFUSE SHALL BE DONE ON A REGULAR BASIS. THIS SHALL INCLUDE INITIATING ACTION AND ASSUMING ANY COSTS IN REMEDYING THE SITUATION.
11. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS IN BOTH HARD AND ELECTRONIC FORMAT SHOWING ALL DEVIATIONS FROM THE APPROVED PLAN INCLUDING BUT NOT LIMITED TO SURFACE FEATURE LOCATIONS SUCH AS MANHOLES, CATCH-BASINS, HYDRANTS, VALVES, METERS, HOT BOXES, CLEAN-OUTS, RETAINING WALLS, TRANSFORMERS, LANDSCAPING, ETC. ALSO, ELEVATIONS AND PIPE SLOPES FOR THE SANITARY AND STORM SEWERS NEED TO BE PROVIDED. IF ANY ADDITIONAL INFRASTRUCTURE IS ADDED OR CHANGES ARE MADE AFTER THE AS-BUILTS ARE SUBMITTED THE DEVELOPER/ OWNER WILL SUBMIT THE REVISIONS THE TOWN.
12. THE CE GROUP, INC., IS NOT AWARE OF ANY DEVIATIONS FROM THE TOWN OF PITTSBORO STANDARDS, TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF.

#### UTILITY CONTACTS

**PROGRESS ENERGY**  
PHONE: 800-452-2777  
P.O. BOX 1551  
RALEIGH, N.C. 27602

**NORTH CAROLINA ONE CALL**  
PHONE: 800-632-4949

**BELLSOUTH**  
PHONE: 800-925-2525

**PSNC**  
PHONE: 888-686-1288

**TOWN OF PITTSBORO (WATER AND SEWER)**  
PHONE: 919-542-4621

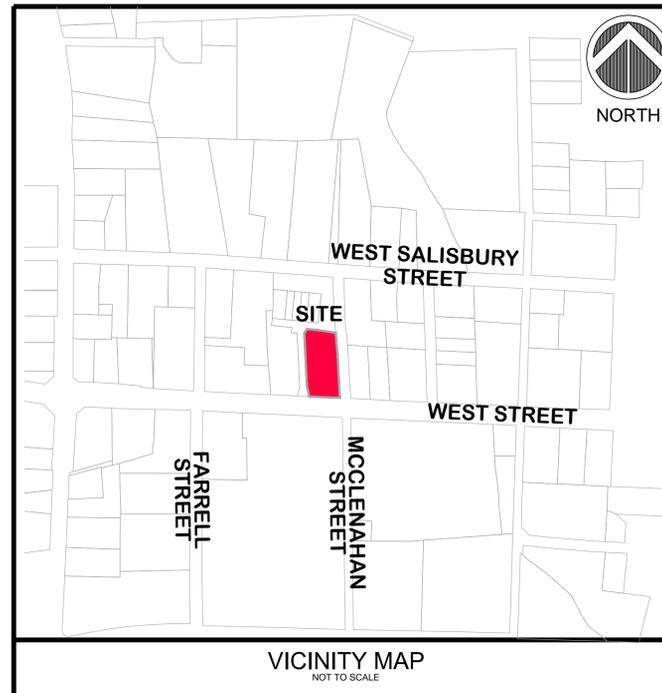
#### NOTIFICATION

THE OWNER / CONTRACTOR SHALL NOTIFY THE TOWN OF PITTSBORO AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION WORK. ONCE WORK HAS BEGUN, AT LEAST 48 HOURS NOTICE SHALL BE GIVEN PRIOR TO ANY SORT OF DISRUPTION TO THE TOWN'S SERVICES SUCH AS TAPPING WATER MAINS, OPERATING VALVES, CLOSING STREETS, PLUGGING SEWERS, ETC. PLEASE CALL 919-542-4621.

NOTIFICATION MUST BE PROVIDED BY DIRECT COMMUNICATION. VOICE MAIL OR EMAIL WILL NOT BE CONSIDERED PROPER NOTIFICATION UNLESS ADEQUATELY RESPONDED TO BY A TOWN OF PITTSBORO REPRESENTATIVE.

THE OWNER / CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL CUSTOMERS AFFECTED BY SERVICE INTERRUPTIONS. THE TOWN OF PITTSBORO WILL NOT APPROVE SERVICE INTERRUPTIONS UNTIL PROOF IS PROVIDED THAT PROPER CUSTOMER NOTIFICATION HAS BEEN PROVIDED.

EXISTING VALVES SHALL BE OPERATED ONLY WITH A REPRESENTATIVE OF THE TOWN OF PITTSBORO PRESENT.



**FINAL DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION

#### SITE DATA

<b>OWNER:</b>	CHATHAM LAND ENTERPRISES P.O. BOX 667 PITTSBORO, N.C. 27312
<b>SITE ADDRESS:</b>	WEST STREET PITTSBORO, NC 27312
<b>PIN:</b>	9741-57-5308
<b>SITE AREA:</b>	± 0.68 AC.
<b>BUILDING SETBACKS:</b>	
FRONT (ALONG STREET)	25 FEET
SIDE	10 FEET
REAR	25 FEET
<b>ZONING - O-1 (OFFICE &amp; INSTITUTIONAL)</b>	
<b>WATERSHED - WS-IV-PA</b>	
<b>PROPOSED USE:</b>	DENTAL OFFICE / GENERAL OFFICE      ± 5,228 SF.
<b>PARKING DATA:</b>	
PARKING REQUIRED (4 SPACE / 1,000 SF.)=	21 SPACES
PARKING PROVIDED (INCLUDES 1 H/C)=	22 SPACES
<b>TOTAL SITE IMPERVIOUS AREA:</b>	
(BUILDING A, PARKING, AND SITE DRIVEWAYS) =	±16,079 SF. (±54 %)
<b>SITE DISTURBANCE:</b>	
MAX DISTURBANCE ALLOWED=	±21,780 SF.
TOTAL DISTURBANCE=	±21,550 SF.

#### DEVELOPER

**THE LUNDY GROUP**  
CONTACT: TREY ADAMS  
3708 FORESTVIEW DRIVE, SUITE 103  
RALEIGH, NC 27612  
919-821-7890



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