Pizzeria Mercato

408 West Weaver Street, Carrboro, NC 27510

CUP-CONSTRUCTION PLAN

DEVELOPER/OPERATOR:
Mr. Ben Barker
B-Cubed Enterprises, LLC
704 Chapel Hill Creamery Rd.
Chapel Hill, NC 27516
ph: (919) 942-7272

PROPERTY OWNER:
Christopher Martin & Francine Warwick
JMCW Investments, LLC
2808 Summerwind Road
Chapel Hill, NC 27516
ph:

DESIGNER:

Tise Keister Architects, PA
Don Tise, Architect
119 E. Franklin Street, #300
Chapel Hill, NC 27514
phone: (919) 967-0158
email: dtise@tisekiester.com

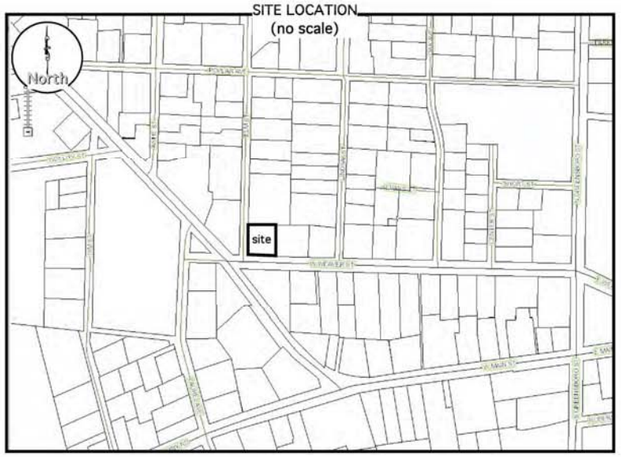
CIVIL ENGINEER:

SGI Technical Services
Steven A. Addy, P.E.
200 North Greensboro Street Suite B-13A
Carrboro, NC 27510
phone: (919) 942-7612 fax: (919) 942-3647
email: stevena@sgitech.net

SURVEYOR:

Freehold Land Surveys
Charles R. Billings, P.L.S.
113 West. Main St
Carrboro, NC 27510
phone: (919) 929-8090
email: cbillings@freeholdlandsurveys.com

SITE LOCATION
(no scale)



SUBMITTALS-REVISIONS

DATE	DESCRIPTION
15 July 2015	Initial Submital for CUP Modification
21 Aug 2015	Submittal #2 ⚠ revisions for OWASA, Orange County Solid Waste, and Town of Carrboro

SHEET INDEX

sheet #	
Cover	Cover Sheet
EC-1	Existing Conditions survey
SP-1	Site Plan, Parking and Landscaping
C-1	Utilities
C-2	Specifications and Details

PRELIMINARY - NOT FOR CONSTRUCTION

SUMMARY INFORMATION
(site)

ADDRESS: 408 West Weaver St Carrboro, NC
OWNER: JMCW Investments, LLC
PIN: 977-8763-549
DESCRIPTION-AREA: Lots 1&2
TRACT SIZE: 11,224-sf (0.258-ac)
ZONING: B2
FLOOR AREA (existing one-story building): ~2,900-sf
FLOOR AREA (proposed building): ~2,900-sf (no new building construction proposed)
EXISTING USE (CUP): Retail 2.112, 2.120
PROPOSED USE (CUP modification): Restaurant 8.100, 8.200, 8.500

SETBACKS: street ROW to building - 15-ft
street ROW to freestanding sign - 7.5-ft
lot boundary to building - 10-ft
lot boundary to freestanding sign - 10-ft

SUMMARY INFORMATION
(parking)

PARKING REQUIREMENTS:
interior service: 1 space per 100-gsf=30 spaces (reduced to 29)
PARKING SHOWN: 19 shown on site + 10 bicycles + 10 satellite spaces
west side - 8 total
6 standard (8.5'x19')
2 accessible (16'x24')
east side - 11 total
6 standard (8.5'x19')
4 compact (8'x15')
1 motorcycle (4' width)
bicycle rack - 10 capacity (30"x6')

10 satellite parking spaces are available between 6 pm and 11 pm
at 212 W. Main St.

SUMMARY INFORMATION
(construction)

TOTAL EXISTING IMPERVIOUS SURFACE: 10,350-sf (0.238-ac)
building: 2,969-sf
pavement: 7,381-sf
pre-development percentage impervious surface: 92.2%
approximately 215-sf concrete to be added
post-development percentage impervious surface: 94.1%

No exterior building construction is proposed.

STORMWATER MANAGEMENT: estimated cost of re-development shall not exceed $100,000.00 or be greater than 50% of the appraised value of the existing improvements

SOIL TYPE: IuB (Iredell-Urban land complex), Group C/D

Project Name:
Pizzeria Mercato
CUP-CONSTRUCTION PLAN

Developer/Owner/Applicant:

Drawing Title:

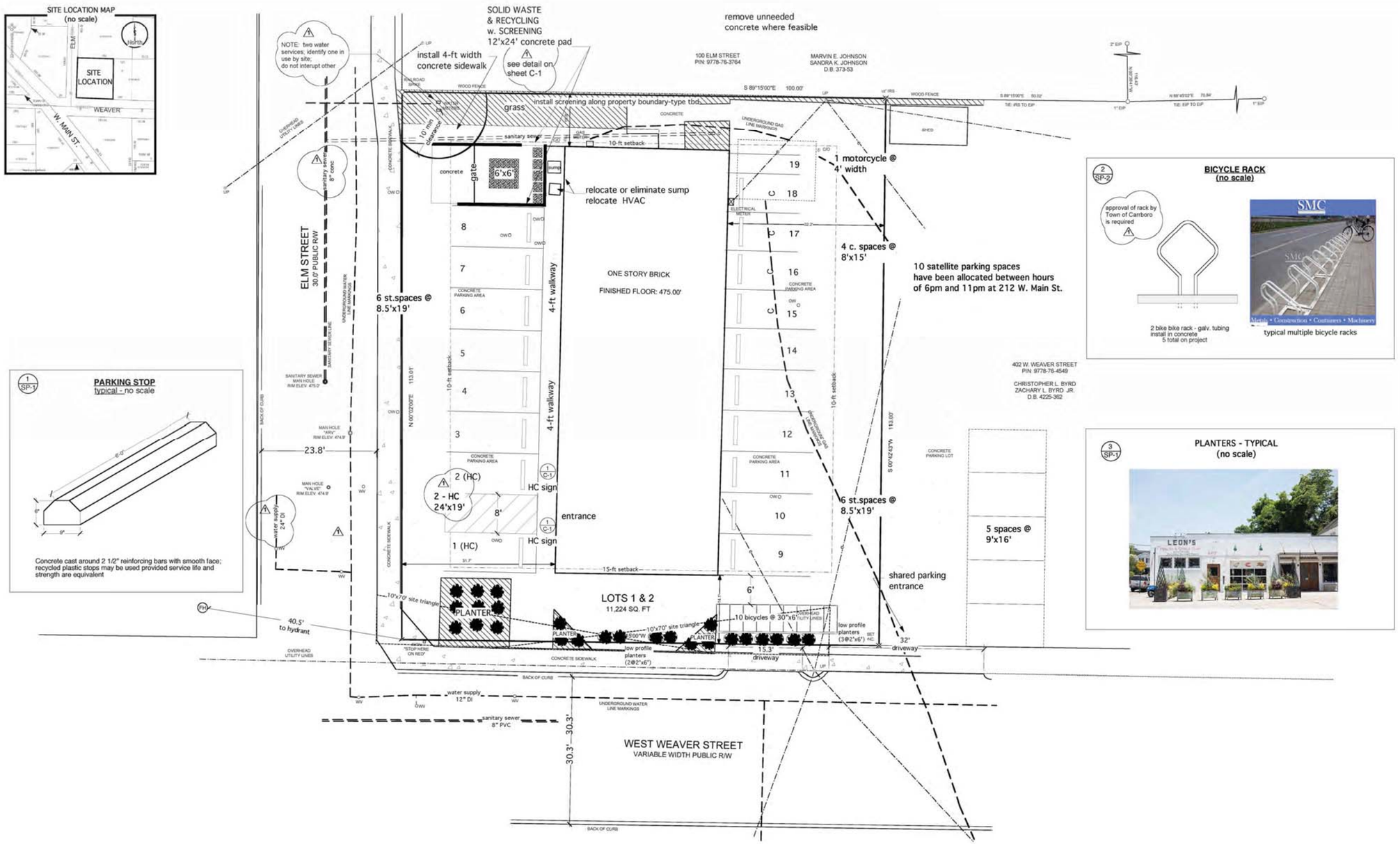
Revisions:

Number	Description	Date
submittal 1	preliminary review by TOC	July 2015
submittal 2		

Drawn by: SAA
Checked by:
Date: 21 August 2015
Sheet 1 of 5
Scale: 1"=10'

COVER SHEET

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.



1 SP-1 **PARKING STOP**
typical - no scale

Concrete cast around 2 1/2" reinforcing bars with smooth face; recycled plastic stops may be used provided service life and strength are equivalent

2 SP-2 **BICYCLE RACK**
(no scale)

approval of rack by Town of Carrboro is required

2 bike bike rack - galv. tubing install in concrete
5 total on project

typical multiple bicycle racks

3 SP-1 **PLANTERS - TYPICAL**
(no scale)

LEGEND

- landscaped area
- spot elevations - existing
- spot elevations - proposed
- existing contours
- proposed contours
- power pole
- fire hydrant
- easement
- clearing limits
- tree protection fence
- silt fence
- check dam
- existing pipe
- proposed pipe
- roof drain
- communications
- stormwater drainage
- sanitary drainage
- water
- gas
- overhead line

All boundary and topographic information, both surface and subsurface, is from surveys, drawings and information provided by others. Prior to beginning field activities, contractor should verify elevations and locations of all existing boundaries, utilities, structures, and other appurtances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY - NOT FOR CONSTRUCTION

SGI Technical Services
200 North Greensboro Street Suite B-13A
Carrboro, NC 27510
phone: (919) 942-7612 fax: (919) 942-3647
email: stevena@sgitech.net

Project Name:

Pizzeria Mercato
(CUP-CONSTRUCTION)

Developer/Owner/Applicant:

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B-Cubed Enterprises, LLC
704 Chapel Hill Creamery Rd.
Chapel Hill, NC 27516
ph: (919) 942-7272

Drawing Title:

SITE PLAN PARKING & LANDSCAPING

Revisions:

Number	Description	Date
submittal 1	preliminary review by TOC	July 2015
submittal 2	1 updates OWASA, TOC	Aug 2015

Drawn by: SAA
Checked by:
Sheet 3 of 5
Date: 20 Aug 2015
Scale: 1"=10'

SP-1

ADDRESS: 408 W. Weaver St
Carrboro, NC
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PIN: 977-8763-549
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PROPOSED USE (CUP modification): Restaurant 8.100, 8.200, 8.500
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building: 2,969-sf
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approximately 215-sf concrete to be added.

STORMWATER MANAGEMENT: estimated cost of re-development shall not exceed $100,000.00 or be greater than 50% of the appraised value of the existing improvements

SOIL TYPE: IuB (Iredell-Urban land complex), Group C/D

SIGNAGE - Signage must be arranged with and permitted by Town of Carrboro.

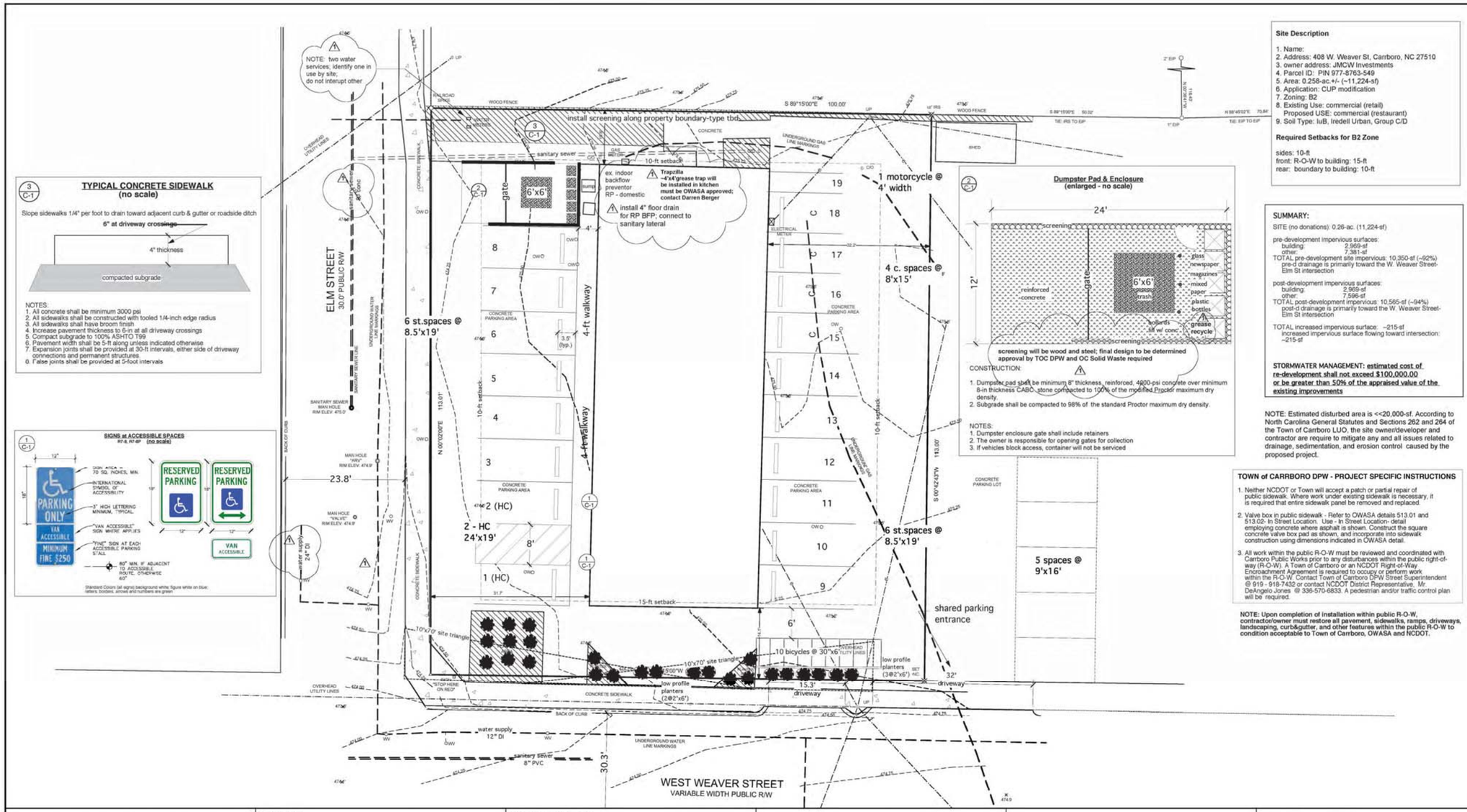
Landscaping Information - When selecting plant types, note that it will be important to maintain open site lines for drivers exiting Elm St. and for drivers exiting the parking lot.

Proposed plantings
south side fixed planters - perennial bulbs, herbaceous perennials and small evergreen shrubs
low profile planters - herbs, seasonal annuals and floriferous fragrant tender perennials

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.

EMERGENCY CONTACTS
ATT (phone) - damage: 877-737-2479, field dispatch: 800-778-9140
"usually a cable not buried more than 12" depth"
PSNC (gas) - damage: 877-776-2427, field dispatch: 877-776-2427
Duke Energy (elec) - damage: 800-769-3766, field dispatch: 800-778-9140
Duke Energy Distribution (transformer) - 919-487-3138
At transformer - buried lines may or may not be in schedule 40 gray conduit. Burial is normally 30-40-inches.

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.



Site Description

1. Name:
2. Address: 408 W. Weaver St, Carrboro, NC 27510
3. owner address: JMCW Investments
4. Parcel ID: PIN 977-8763-549
5. Area: 0.258-ac.+/- (~11,224-sf)
6. Application: CUP modification
7. Zoning: B2
8. Existing Use: commercial (retail)
   Proposed USE: commercial (restaurant)
9. Soil Type: IuB, Iredell Urban, Group C/D

Required Setbacks for B2 Zone

sides: 10-ft
front: R-O-W to building: 15-ft
rear: boundary to building: 10-ft

SUMMARY:

SITE (no donations): 0.26-ac. (11,224-sf)

pre-development impervious surfaces:
building: 2,969-sf
other: 7,381-sf
TOTAL pre-development site impervious: 10,350-sf (~92%)
pre-d drainage is primarily toward the W. Weaver Street-Elm St intersection

post-development impervious surfaces:
building: 2,969-sf
other: 7,596-sf
TOTAL post-development impervious: 10,565-sf (~94%)
post-d drainage is primarily toward the W. Weaver Street-Elm St intersection

TOTAL increased impervious surface: ~215-sf
increased impervious surface flowing toward intersection: ~215-sf

STORMWATER MANAGEMENT: estimated cost of re-development shall not exceed $100,000.00 or be greater than 50% of the appraised value of the existing improvements

NOTE: Estimated disturbed area is <<20,000-sf. According to North Carolina General Statutes and Sections 262 and 264 of the Town of Carrboro LUO, the site owner/developer and contractor are require to mitigate any and all issues related to drainage, sedimentation, and erosion control caused by the proposed project.

TOWN of CARRBORO DPW - PROJECT SPECIFIC INSTRUCTIONS

1. Neither NCDOT or Town will accept a patch or partial repair of public sidewalk. Where work under existing sidewalk is necessary, it is required that entire sidewalk panel be removed and replaced.
2. Valve box in public sidewalk - Refer to OWASA details 513.01 and 513.02- In Street Location. Use - In Street Location- detail employing concrete where asphalt is shown. Construct the square concrete valve box pad as shown, and incorporate into sidewalk construction using dimensions indicated in OWASA detail.
3. All work within the public R-O-W must be reviewed and coordinated with Carrboro Public Works prior to any disturbances within the public right-of-way (R-O-W). A Town of Carrboro or an NCDOT Right-of-Way Encroachment Agreement is required to occupy or perform work within the R-O-W. Contact Town of Carrboro DPW Street Superintendent @ 919 - 918-7432 or contact NCDOT District Representative, Mr. DeAngelo Jones @ 336-570-6833. A pedestrian and/or traffic control plan will be required.

NOTE: Upon completion of installation within public R-O-W, contractor/owner must restore all pavement, sidewalks, ramps, driveways, landscaping, curb&gutter, and other features within the public R-O-W to condition acceptable to Town of Carrboro, OWASA and NCDOT.

North

Scale 1" = 10'

LEGEND

- landscaped area
- spot elevations - existing
- spot elevations - proposed
- existing contours
- proposed contours
- power pole
- fire hydrant
- easement
- clearing limits
- tree protection fence
- silt fence
- check dam
- existing pipe
- proposed pipe
- roof drain
- communications
- stormwater drainage
- sanitary drainage
- water
- gas
- overhead line

All boundary and topographic information, both surface and subsurface, is from surveys, drawings and information provided by others. Prior to beginning field activities, contractor should verify elevations and locations of all existing boundaries, utilities, structures, and other appurtances both aboveground and below. It will be contractor's responsibility to report deviations from design drawings. Contractor will be responsible for repairs to damages and site restoration.

PRELIMINARY - NOT FOR CONSTRUCTION

TOWN OF CARRBORO - GENERAL NOTES to OWNER/CONTRACTORS:

1. Per section 15-246 of the LUO, all new utilities as well as re-located utilities must be located underground.
2. Per section 15-248 of the LUO, please note that as-built drawings must be submitted to the Town for any utilities installed within the public right-of-way (water/ sewer). All utilities installed by a utility company (electric, gas, cable, telephone) should be shown on as-built drawings maintained by the utility company.
3. Coordinate two-lane controls for traffic closure with Town DPW and/or NCDOT whenever construction activities impact or take place upon W. Weaver Street or Elm Street. See typical asphalt pavement repair detail
4. All work within the public R-O-W must be reviewed and coordinated with Carrboro Public Works. Contact Street Superintendent at 918-7432, prior to any disturbances within the public right-of-way.

Pre-Construction Meeting

Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes representatives of OC Solid Waste, OC Erosion Control Division, NCDOT, Town of Carrboro DPW, Town of Carrboro Inspections and Zoning, the mechanical grading and utility contractors, the Project Enginneer and Architect, and other involved parties.

TOWN of CARRBORO - FIRE DEPARTMENT

1. The 2012 North Carolina Fire Code (NCFC) and/or the International Fire Code (IFC) with North Carolina Amendments apply to this project.
2. All fire line installations shall comply with OWASA and NFPA 24 Statndards.
3. NOTIFICATION - Contractor shall notify Fire Marshal at least 24-hrs prior to flushing all fire lines. Flushing must be witnessed by fire department personnel.

Notes - General

1. Access to the stores and parking must be maintained at all times.
2. Prior to any construction within the right-of-way, owner will secure permit from NCDOT and/or Town of Carrboro.Work within the Town's Public Right-of-Way is contingent upon obtainment of an approved Right-of Way Encroachement Agreement from Carrboro Public Works. Contact Street Superintendent at (919) 918-7432.
3. All pavement markings disturbed during the course of construction shall be fully restored to satisfaction of town.
4. Where applicable, sidewalk repairs are for full sections or panels only. No patching will be allowed. Full restoration is required.
5. Developer/contractor is responsible for fully restoring all damaged sidewalk, curbing, street surfaces, and damages.
6. Disturbed areas within rights-of-way shall be repaired (by contractor) as specified by NCDOT and/or Town of Carrboro DPW.
7. Owner will maintain property in accordance with Carrboro Land Use Ordinance Section 15-67 so that all facilities described in this document can be used or will perform in manner intended.
8. Property owner will store large construction vehicles and equipment on site owner's property.
9. Owner/Developer will coordinate pre-construction meetings with applicable local approving agencies prior to site disturbance.
10. If exisiting driveway turnouts are removed, they shall be replaced per Town of Carrboro specifications for 6" vertical curb with standard 24" gutter. Sidewalks will be repaired/replaced/installed in accordance with Town standards. Town Department of Public Works shall be contacted in advance of all removals for inspections (DPW, 919-968-7716). Driveway permits, obtainable from DPW, and/or NCDOT, as applicable, will be required, prior to installation of new driveways.
11. All damages to Public infrastructure shall be restored in accordance with Town of Carrboro standards. Approval by Town representative shall be required prior to issuance of CO.
12. Construction vehicles, equipment, and related materials shall not be delivered, temporarily placed or stored within any portion of the public right-of-way. All materials stored on-site shall be confined and secured.

CONSTRUCTION - GENERAL

1. Contractor is responsible for obtaining all permits and for coordinating project with OWASA and Town of Carrboro. Contractor shall be responsible for compliance with OHSA, State of North Carolina, OWASA and Town of Carrboro requirements. Construction drawings must be approved by OWASA and Town, prior to beginning installation
2. Contractors shall conduct field work in manner to minimize road/traffic obstructions. All work in roadway shall be coordinated with Town of Carrboro Department of Public Works. Fire hydrants must remain accessible.
3. Per section 15-248 of the Carrboro LUO, as-built drawings must be submitted to the Town for any utilities installed within the public ROW. Upon completion of project, information necessary to complete as-built drawings shall be provided to Project Engineer.
4. Contractor must identify and locate existing subgrade utilities and structures prior to beginning excavation. All elevations and field conditions should be verified. Discrepancies should be brought to the attention of owner or owner's engineer. All design changes must be pre-approved.
5. Contractor will be responsible for repairs to utilities or structures damaged as a result of field activies.
6. Contractor shall be responsible for all pavement and sidewalk restoration in accordance with repair specifications.
7. An authorized OWASA representative must inspect, review, and approve all materials prior to installation.
8. Sprinkler System, Water Meters, Service Laterals, Pipe, Backflow Preventers, pipe joints/connections and ancillary equipment must comply with with OWASA specifications for materials and installation.
9. Where meters and valves are installed outside of public ROW, a recorded access and maintenance easment must be provided to OWASA.
10. Town designated two-lane controls for partial traffic closure will be used whenever construction activities impact or take place upon a public right-of-way (ROW).
11. Where applicable, existing sewer/water service laterals must be removed in accordance with OWASA specifications. New sewer service laterals shall be ductile iron within OWASA easements and public ROW and up to and including the first cleanout. PVC piping, in accordance with OWASA and NC Plumbing Code requirements may be used outside of OWASA easements and public ROW. All water service piping must be copper in accordance with NC Plumbing Code and OWASA requirements.

Handicapped curb cut/sidewalk connections

1. The required detectible truncated zone surfacing within the approach ramp must be red modular truncated dome units set on 4" thick 3000 psi concrete with bedding sand.
2. Slopes of access ramps shall be maximum 12(h):1(v) in all cases.

NCDOT

1. All curb and gutter, drainage, sidewalk, and wheel chair ramps, etc. within the NCDOT right of way shall meet NCDOT standards.
2. No work shall be performed prior to issuance of approved NCDOT encroachment agreements. Encroachment agreements shall be issued upon receipt of approved plans and any necessary performance bonds.

Orange County (OC) Solid Waste

1. By OC ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste must be recycled.
2. By OC ordinance, all hauliers of construction waste must be properly licensed.
3. Prior to any demolition or construction activity on the site, applicant will hold a pre-demolition, pre-construction conference that includes OC Solid Waste staff.

Erosion and Sediment Controls

1. Owner/contractor must control erosion in accordance with NC General Statutes. Land disturbing activities shall be conducted in accordance with requirements of NCDENR Land Quality Division and the Orange County Erosion Control Authority.
2. Sediment collection/filter bags shall be installed in all area inlets and catch basins that could be subject to polluted runoff.
3. Contractor shall minimize the transportation of mud, stone and other construction related materials from being tracked off-site onto the public streets, sidewalks and other surfaces. All materials deposited upon referenced surfaces shall be removed immediately. Periodic street and sidewalk washing or sweeping may be required by Town.
4. **Turbid water that is pumped from the site must be passed through a silt sack or other approved sediment filtering device.**

SGI Technical Services

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UTILITIES

Revisions:

Number	Description	Date
submittal 1	preliminary review by TOC	July 2015
submittal 2	1 updates OWASA, TOC	Aug 2015

Drawn by: SAA
Checked by:
Sheet 4 of 5
Date: 20 Aug 2015
Scale: 1"=10'

C-1

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.

EMERGENCY CONTACTS
ATT (phone) - damage: 877-737-2479, field dispatch: 800-778-9140
"usually a cable not buried more than 12" depth"
PSNC (gas) - damage: 877-776-2427, field dispatch: 877-776-2427
Duke Energy (elec) - damage: 800-769-3766, field dispatch: 800-778-9140
Duke Energy Distribution (transformers) - 919-687-3138
At transformer - buried lines may or may not be in schedule 40 gray conduit. Burial is normally 30-40-inches.

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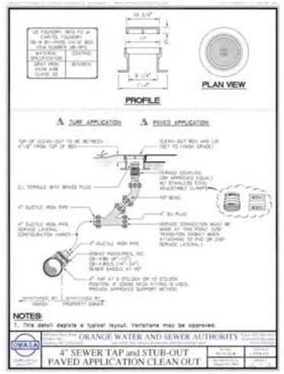
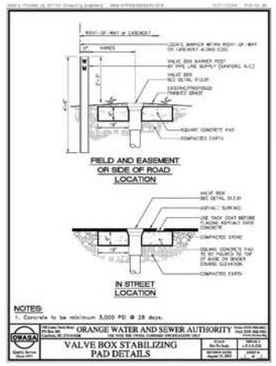
1 C-2

4" CLEAN-OUTS (typical - no scale)



2 C-2

VALVE BOX PAD (no scale)



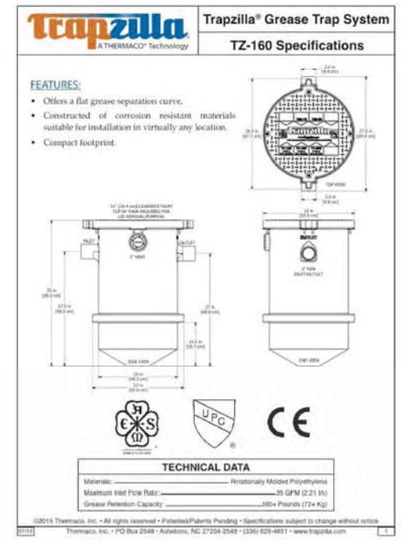
OWASA Construction:

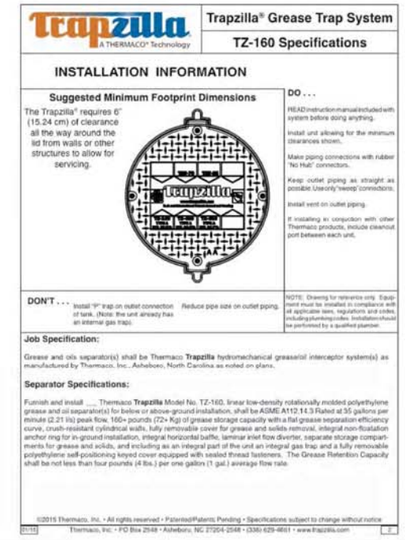
1. Sprinkler Systems, Water Meters, Service Laterals, Pipe, Backflow Preventers and ancillary equipment must comply with with OWASA specifications for materials and installation.
2. Where meters and valves are installed outside of public ROW, an access and maintenance easment must be provided to OWASA.
3. If a fire hydrant is to be installed, location must be approved by OWASA, Town and owner.
4. Sewer service connections to building must be DIP within OWASA easements, but can be PVC outside OWASA easements.
5. Use Town recommended two-lane controls for traffic closure if construction activities impact or take place on W. Weaver Street or Elm St. See typical asphalt pavement repair details.
6. All public street water valves, sanitary and storm sewer manhole adjustments and new installations require concrete stabilization pads to be placed around the utility access points within the roadway. Refer to OWASA Std. 513.02 (water valve) and Std. 532.06-1 (sewer and storm detail).
7. Install sewer cleanouts on all sewer service laterals in accordance with NC Plumbing Code and OWASA requirements, and at every change of direction.

4 C-2

TRAPZILLA

NOTE to OWNER/DEVELOPER: A Trapzilla indoor grease traps is proposed for installation. A minimum volume/flow of xxxx-gpm is required. An equivalent product is acceptable with pre-approval by owner, engineer and OWASA. Plumbing and service information must be submitted to OWASA for approval prior to beginning of construction. Details and specifications shown are typical and are intended as illustrations only. Actual unit must be pre-approved by OWASA.





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2. By OC ordinance, all haulers of construction waste must be properly licensed.
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3. Developer/contractor shall minimize the transportation of mud, stone and other construction related materials from being tracked off-site onto the Public streets, sidewalks and other surfaces. All materials deposited upon referenced surfaces shall be removed immediately. Periodic street and sidewalk washing or sweeping may be required by Town.
4. **Turbid water that is pumped from the site must be passed through a silt sack or other approved sediment filtering device.**

OWASA.

1. Standards and Specifications - All construction shall comply with OWASA Standards and Specifications latest revised edition (June 2013).
2. Please be advised OWASA approval of this project is for compliance with OWASA policies, standards, and specificoations only. All other matters pertaining to this project are the responsibility of the design engineer. The issuance of approval does not preclude the developer, project engineer, contractor, or other agents or parties acting on their behalf from full compliance with OWASA standards, specifications and procedures, or from complying with any and all statutes, rules, regulations and ordinances which may be imposed by other governmental agencies (federal, state, local) which may have jurisdiction. Violations will result in OWASA approval being rescinded.
3. Preconstruction Conference - A preconstruction conference with the OWASA construction inspector (919-968-4421) is required prior to beginning any water or sewer utility construction.
4. CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.
5. Field Changes are not considered approved unless revised plans have been submitted to OWASA and Town for review and approval. Contractors that proceed with construction prior to this approval do so at their own risk.
6. Sewer Statement - Sewer lines under construction shall be plugged with a mechanical plug at the first manhole upstream from the point of connection. Plug shall be placed in the outlet connection and secured with steel cable. Plug shall remain in place until acceptance of lines by OWASA. Before any construction is to begin on the site, Contractor shall protect all existing OWASA sewer manholes with iron fence post and orange tree protection fencing. Water, stone, dirt, or any other debris shall not be allowed to enter the OWASA Sanitary Sewer System during flushing operations or at any other time. Construction taking place in the vicinity of any existing OWASA sewer lines or manholes shall not cause any inflow of surface water or debris to enter the OWASA Sanitary Sewer System. Existing OWASA manholes located in construction sites are to remain accessible at all times. The Owner and/or Contractor shall be responsible for any damages incurred to the OWASA Sanitary Sewer System and any fines imposed by the State of North Carolina Division of Water Quality due to sewer spills or overflows.
7. Vertical Clearance of utilities other than sewer/water main (preferred/normal) - a 12-inch vertical separation should be maintained between the lines, unless this is prevented by local conditions. In that case, adequate structural support should be provided to prevent deflection or breaking of joints due to settling. When crossing existing sewer lateral, allow space for maintenance.
8. Protection of Existing OWASA facilities - Before any construction is to begin on the site, Contractor shall protect all OWASA meter vaults, fire hydrants, valve boxes, and manholes using steel fence posts and orange tree protection fencing. All existing OWASA facilities are to be kept clear and accesible to OWASA personnel at all times.
9. Sewer Use Ordinance - Discharge from this project must be in compliance with the OWASA Sewer Use Ordinance.
10. Sewer Services - Each building connected to the sewer system shall be served by a separate building sewer of not less than 4-in diameter. Sewer services located within public rights-of-way or OWASA sewer easements must be constructed of ductile iron pipe from the tap up to and including the first clean-out. Except for dead end manholes, all 4-in sewer services must be tapped into the sewer main. All 6-in services must be connected to a manhole.
11. Existing water and/or sewer lines encountered during construction must be supported in a manner acceptable to the OWASA construction inspector. The OWASA construction inspector, under the direction of the OWASA Engineering Manager may require existing pipes to be replaced with new ductile iron pipe.
12. Contractor should verify sewer & water main locations; incorporate existing service connections where feasible or remove unused services per OWASA requirements.
13. Four-inch (4-in) sanitary service connection to existing line or manhole shall be installed in accordance with OWASA requirements and the NC Plumbing Code; note minimum slope for 4-in pipe≥2% on line to grease interceptor and 1% on discharge line to main; all sewer pipes installed within OWASA easement or public R-O-W must be ductile iron. Pipe material, joints and connections, and installation must be in accordance with NC Plumbing Code and OWASA requirements.
14. All new utilities are to be located underground.
15. Where applicable, fire lane striping must be coordinated with Fire Marshal. Please contact Fire Marshal at 968-7715 for on-site meeting.
16. All pipe shall be unloaded, stored and installed in accordance with manufacturer requirements and applicable plumbing, building and fire code standards. Manufacturer's instructions and guidelines are assumed part of this specification.
17. Sewer tap to main must be arranged in advance with OWASA
18. Maintain adequate clearance between all sewer and water laterals in accordance with NC Plumbing Code and to allow for future maintenance.
19. All connections to or drainage directed into OWASA sewer shall be pre-approved.
20. Locations of sewer and water service laterals can be adjusted to accomodate site conditions. All pipe locations must be approved by owner and OWASA.
21. Sewer laterals must have cleanouts installed in accordance with NC Plumbing Code, and at all changes of horizontal direction.

Backflow Preventer (BFP)

1. Hot-Boxes shall be xxxxxxxx; Enclosure Model xxxxxx (xx"xxx"xxx"hgt.) with 2-door access.
2. Install BFPS in accordance with manufacturer requirements on concrete pads; minimum 4-in thickness, 3000-psi, fiber reinforced, air-entrained portland cement concrete over 4-in stone base on compacted subgrade. Follow manufacturer's recommendations for size of concrete pad beneath Hot-Box (recommended pad dimensions - dimensions as existing).
3. RP shall be 3/4-in xxxx Model xxxx Reduced Pressure with flanged end OS&Y gate valves, installed per manufacturer requirements.
4. Access easements, to be specified by OWASA, must be prepared by Land Surveyor registered in State of NC.
5. Existing meter and BFPs can be re-used provided maintenace and testing requirements mandated by OWASA are satisfied.

5. OWASA 1.3.4. Consumer Responsibility

The consumer has the primary responsibility of preventing pollutants and contaminants from entering his/her potable water system or the public potable water system. The consumer's responsibility starts at the point of delivery from the public potable water system and includes all of his/her water system. The consumer, at his/her expense, shall install, operate, test, and maintain approved backflow prevention assemblies as directed by OWASA. The consumer shall maintain accurate records of tests and repairs made to backflow prevention assemblies and shall maintain such records for a minimum period of three (3) years. The records shall be on forms approved by OWASA and shall include the list of materials or replacement parts used. Following any repair, overhaul, repiping, or relocation of an assembly, the consumer shall have it tested to ensure that it is in good operating condition and will prevent backflow. Tests, maintenance and repairs of backflow prevention assemblies shall be made by a Certified Backflow Prevention Assembly Tester.

GREASE INTECEPTOR - OWASA

5.1 Access manholes, with a minimum diameter of 24 inches, shall be provided over each chamber and sanitary tee. The access manholes shall extend at least to finished grade and be installed and maintained to prevent water inflow or infiltration. The manholes shall also have readily removable covers to facilitate inspection, grease removal, and wastewater sampling activities.
5.2 All interceptors shall be located outside of the building in such a manner that personnel from OWASA can inspect the interceptors at any time. An effluent sampling box is required.
5.3 OWASA shall be notified of any changes of operation or process at the permitted establishment. The establishment may be required to upgrade their grease interceptor to meet current requirements and standards.
5.4 The following documents shall be submitted to OWASA for review and approval prior to issuance of a permit for installation of an interceptor. Any changes to the approved plan shall be approved by OWASA, prior to implementation.

* A site plan showing the location of the interceptor, lines and cleanout or manhole;
* Details of the interceptor, lines and cleanout or manhole;
* Formula and calculations used to determine the interceptor capacity.

General - Grease Interceptors and Traps: where applicable

1. Manufacturer's handling and installation requirements are assumed part of this specification.
2. Influent drain line should be sloped at least 2%. Effluent line should be sloped at least 1%. On interceptors, vents, 2-in. minimum diameter, shall be installed at inlet and outlet lines.
3. Sample box, approved by OWASA, shall be installed in line out of grease interceptor.
4. Collars, rings and manholes shall be installed 1/2" above finish surface of concrete with smooth transition from device to grade. Traffic bearing manholes and covers shall be used. Surface drainage shall be directed away from grease interceptor and building.
5. Concrete pad over tank shall be 3,000-psi, portland cement concrete, air entrained and reinforced as shown in detail. Pad shall be minimum 8-in thickness over 8-in compacted aggregate base.
6. In all cases - Verify adequate clearance for access by grease removal truck and general maintenance.
7. Provide adequate clearance between Grease Interceptor and utilities and foundations to enable access for maintenance of tank and piping and to allow future access to foundations.
8. Influent and effluent piping shall be Sch 40 PVC per OWASA and NC Plumbing code requirements, installed per OWASA and plumbing code requirements. Pipe burial depth shall be minimum 3-ft. Vent riser 2-in d. sch-40 galvanized steel.

Grease Interceptor Backfill & Pavement Repairs

1. Asphalt cut shall be sharp and neat. Asphalt pavement and subgrade shall be restored to original elevation and condition.
2. Subgrade and fill below it must be replaced with suitable, compactable material placed and compacted in maximum 8 inch lifts. Upper 6 inches of subgrade shall be compacted to 100% AASHTO T99. Fill that is found to be loose, or soft, or composed of unsuitable materials must be replaced. Fill soils shall be compacted to not less than 95% of the standard Proctor maximum dry density except in final foot under base course where the require increases to 98% of the standard Proctor maximum.
3. Subgrade repairs will be required beneath structures if unsuitable soils are encountered. High plasticity soils may be used as fill only in non-structural areas, or in areas where more than 3-feet of low plasticity cover can be established. If required, off-site fill shall consist of silty or clayey sands or low plasticity silts or clays having a Unified Soil Classification of SM, SC, ML, CL.
4. Base course shall consist of 8 inch thickness of NCDOT Type ABC crushed stone. Stone shall be free of foreign materials and shall be handled and placed in 4 inch lifts, watered if necessary, and compacted to 100% AASHTO T99 specifications in accordance with NCDOT guidelines.
5. Asphalt pavement surfaces shall meet NCDOT specifications for Type I-2 asphalt or approved equivalent. The asphalt shall be 3-in thickness handled and placed in two 1.5-in inch layers in accordance with NCDOT guidelines.
6. Slabe-on-grade support - Stone placed beneath concrete slabs shall be CABC, not #57 or #67. No high plasticity soils shall be present within final 12-inches of soil subgrade.

INSTALLATION:

Tank should be leveled on compacted 6-in thickness, #57 stone base.

General Infrastructure repairs (typical, no scale)

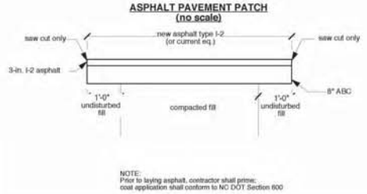
5 C-2

DRIVEWAY PAVEMENT REPAIRS (no scale)

Contractor shall be responsible for pavement restoration in accordance with pavement repair specifications

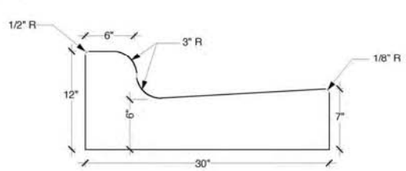
1. Asphalt cut shall be sharp and neat. Asphalt pavement and subgrade shall be restored to original elevation and condition.
2. Subgrade and fill below it must be replaced with suitable, compactible material placed and compacted in maximum 8 inch lifts. Upper 6 inches of subgrade shall be compacted to100% AASHTO T99. Fill that is found to be loose, or soft, or composed of unsuitable materials must be replaced.
3. Base course shall consist of 8 inch thickness of NCDOT Type ABC crushed stone. Stone shall be free of foreign materials and shall be handled and placed in 4 inch lifts, watered if necesssary, and compacted to 100% AASHTO T99 specifications. Pavement or pavement repairs must be acceptable to Mail management
4. The pavement surface shall meet NCDOT specifications for Type I-2 asphalt or current NCDOT equivalent designation. The asphalt shall be handled and placed in 2 @1.5 inch lifts in accordance with NCDOT guidelines.

ASPHALT PAVEMENT PATCH (no scale)



6 C-2

TYPICAL 6-in CURB with 24-in GUTTER not to scale

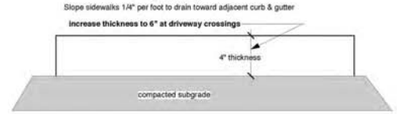


1. concrete shall be 3000 psi, non-reinforced and air-entrained
2. contraction joints shall be spaced at 10-ft intervals (15-ft spacing will be allowed when a machine is used)
3. contraction joints shall be minimum depth of 1-1/2 inches
4. finish all concrete with curing compound
5. all construction joints shall be filled with joint filler and sealer
6. maintain 50-ft maximum between expansion joints (1/2") and adjacent to all rigid objects

7 C-2

TYPICAL CONCRETE SIDEWALK (no scale)

Slope sidewalks 1/4" per foot to drain toward adjacent curb & gutter



NOTES:
1. All concrete shall be minimum 3000 psi
2. All sidewalks shall be constructed with tooled 1/4-inch edge radius
3. All sidewalks shall have broom finish
4. Increase pavement thickness to 6-in at all driveway crossings
5. Compact subgrade to 100% ASHTO T99
6. Pavement width shall be 5-ft except where indicated otherwise
7. Expansion joints shall be provided at 30-ft intervals, either side of driveway connections and permanent structures.
8. Control joints shall be provided at 5-foot intervals unless indicated otherwise

STREET CONSTRUCTION

1. The developer shall construct streets or street repairs in accordance with the Town of Carrboro land use requirements and construction standards.
2. Grading and Compaction - Subgrade shall be compacted to 100% ASSHTO T99 for depth of 6-in. and then shall be proofrolled in the presence of an engineer. Places found to be loose, soft, or composed of unsuitable materials must be excavated and refilled with suitable material. All embankments and fills shall be made in one-foot horizontal lifts of suitable material. The fill shall be rolled with a sheepsfoot roller after each lift, followed by a wheel roller, eachweighing not less than eight tons.
3. Street Base - Base course shall be generally 8-in thick, unless otherwise directed and shall be crushed stone conforming to NCDOT type ABC. The stone base course shall be deployed in 4-in layers, watered as necessary and compacted to 100% AASHTO T99. Contractor shall be responsible for keeping the stone free of contamination by clay or foreign materials. Handling and placement shall be in accordance with NCDOT specifications.
4. Street Surfaces - The asphalt surface course shall meet NCDOT type specifications for Type I-2 asphalt or current equivalent. The asphalt shall be placed in one 2-in layer and shall be handled and placed in accordance with NCDOT specifications.
5. When applicable, Public Street Connections and Extensions are subject to the following inspections:
   a. clearing limits and and tree protection fencing prior to tree removal and site grading
   b. erosion control devices
   c. staking for grade and alignment controls of proposed infrastructure improvements
   d. storm drainage construction
   e. water and sewer improvements (OWASA); improvements have to be completed and approved by OWASA
   f. inspect, review compaction test and proof roll of street soil sub-grade for approval of placement of stone base (developer/contractor to provide fully loaded tandem truck grossing 20 tons for proof roll inspection); Developer is responsible for coordination and costs associated with third-party density testing of soil, stone and asphalt.
   g. inspect, review compaction test and proof roll of street stone base course prior to approval for asphalt placement
   h. sidewalk construction - form inspection prior to placement

Asphalt Pavement Repairs:

1. Asphalt cut shall be sharp and neat. Asphalt pavement and subgrade shall be restored to original elevations and condition on-site. Repairs within R-O-W shall be in accordance with NCDOT requirements and the Town of Carrboro Development Ordinance and in cooperation with the Town Department of Public Works.
2. Within R-O-W, subgrade and fill below it must be replaced with suitable, compactible material placed and compacted in maximum 8 inch lifts. Upper 6 inches of subgrade shall be compacted to100% AASHTO T99 as confirmed by independent test. Fill that is found to be loose, or soft, or composed of unsuitable materials must be replaced.
3. Within R-O-W, base course shall consist of 8 inch thickness of NCDOT Type ABC crushed stone. Stone shall be free of foreign materials and shall be handled and placed in 4 inch lifts, watered if necesssary, and compacted to 100% AASHTO T99 specifications in accordance with NCDOT guidelines. Pavement or pavement repairs in ROW or public streets must be acceptable to NCDOT and Town. Base course may be reduced to six inches in non-driveway or non-accessway areas.
4. The pavement surface shall meet NCDOT specifications for Type I-2 asphalt or current NCDOT equivalent. The asphalt shall be handled and placed in a single 2-inch layer in accordance with NCDOT guidelines.

Sidewalk Repairs:

1. All public sidewalks shall be restored to original width and condition and constructed of concrete in accordance with specifications set forth in Appendix C of the Town of Carrboro LUO, especially C-12, Sidewalks.
2. Owner/contractor is responsible for fully restoring all damaged sidewalk, curbing, street surfaces, and damages within the public right-of-way.
3. Owner/contractor must discuss sidewalk replacement and installation with NCDOT and Town of Carrboro Department of Public Works; coordinate all finish elevations to restore original preventing conflicts with drainage, access, utilities and services.

PRELIMINARY - NOT FOR CONSTRUCTION

SGI Technical Services
200 North Greensboro Street Suite B-13A
Carrboro, NC 27510
phone: (919) 942-7612 fax: (919) 942-3647
email: stevena@sgitech.net

Project Name:

Pizzeria Mercato
(CUP-CONSTRUCTION)

Developer/Owner/Applicant:

Mr. Ben Barker
B-Cubed Enterprises, LLC
704 Chapel Hill Creamery Rd.
Chapel Hill, NC 27516
ph: (919) 942-7272

Drawing Title:

DETAILS

Revisions:

Number	Description	Date
submittal 1	preliminary review by TOC	July 2015
submittal 2	1 updates OWASA, TOC	Aug 2015

Drawn by: SAA
Checked by:
Sheet 5 of 5
Date: 20 Aug 2015
Scale: na

C-2

CONTACT the National "Call Before You Dig" 811 to have underground facilities located before beginning any excavation.

EMERGENCY CONTACTS
ATT (phone) - damage: 877-737-2478, field dispatch: 800-778-9140
"usually a cable not buried more than 12" depth"
PSNC (gas) - damage: 877-776-2427, field dispatch: 877-776-2427
Duke Energy (elec) - damage: 800-769-3766, field dispatch: 800-778-9140
Duke Energy Distribution (transformers) - 919-487-3138
At transformer - buried lines may or may not be in schedule 40 gray conduit. Burial is normally 30-40-inches.

100 ELM STREET
PIN: 9778-76-3764

MARVIN E. JOHNSON
SANDRA K. JOHNSON
D.B. 373-53

402 W. WEAVER STREET
PIN: 9778-76-4549

CHRISTOPHER L. BYRD
ZACHARY L. BYRD JR.
D.B. 4225-362

ELM STREET
30.0' PUBLIC R/W

LOTS 1 & 2
11,224 SQ. FT

ONE STORY BRICK

WEST WEAVER STREET
VARIABLE WIDTH PUBLIC R/W

S 89°15'00"E 100.00'

N 89°15'00"W 98.66'

N 00°02'00"E 113.01'

S 00°42'43"W 113.00'

P.B. 12-40

LOCATION MAP

LEGEND:

- IRON FOUND
- IRON SET
- CALC. CORNER
- CONC. MONU.
- ELECTRICAL SERVICE
- POWER OR LIGHT POLE
- C/O SEWER CLEAN OUT
- OW OBSERVATION WELL
- WM WATER METER
- WV WATER VALVE

RATIO OF CLOSURE 1:10,000+

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION(DEED DESCRIPTION RECORDED IN BOOK 4403, PAGE 230); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA(21 NCAC 56.1600).

THIS 21st DAY OF MARCH, 2015.

PRELIMINARY PLAT-NOT FOR RECORDATION, CONVEYANCES, OR SALES

TOPOGRAPHIC SURVEY
PROPERTY OF

JMCW INVESTMENTS, LLC

PROPERTY ADDRESS: 408 WEST WEAVER STREET
LOTS 1 & 2, E.O. HARDEE
PIN: 9778-76-3549
PLAT BOOK REFERENCE: 01-35
DEED BOOK REFERENCE: 4403-230

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

SCALE: 1" = 10'

MAY 19, 2015

FREEHOLD LAND SURVEYS, INC. C-165

113 W. MAIN STREET
P.O. BOX 188, CARRBORO, NC 27510
PHONE 919-929-8090

CHARLES R. BILLINGS PROFESSIONAL LAND SURVEYOR L-2711

J23250 T