

# The Oaks Condos Flooding Mitigation Project

Oak Tree Drive and Burning Tree Drive  
Chapel Hill, NC



MCADAMS

S:\Projects\CAS-CAS-10000\Drawings\Site\Drawings\CAS10000-02.dwg, 6/7/2017 2:34:53 PM, Terry, Dwyer

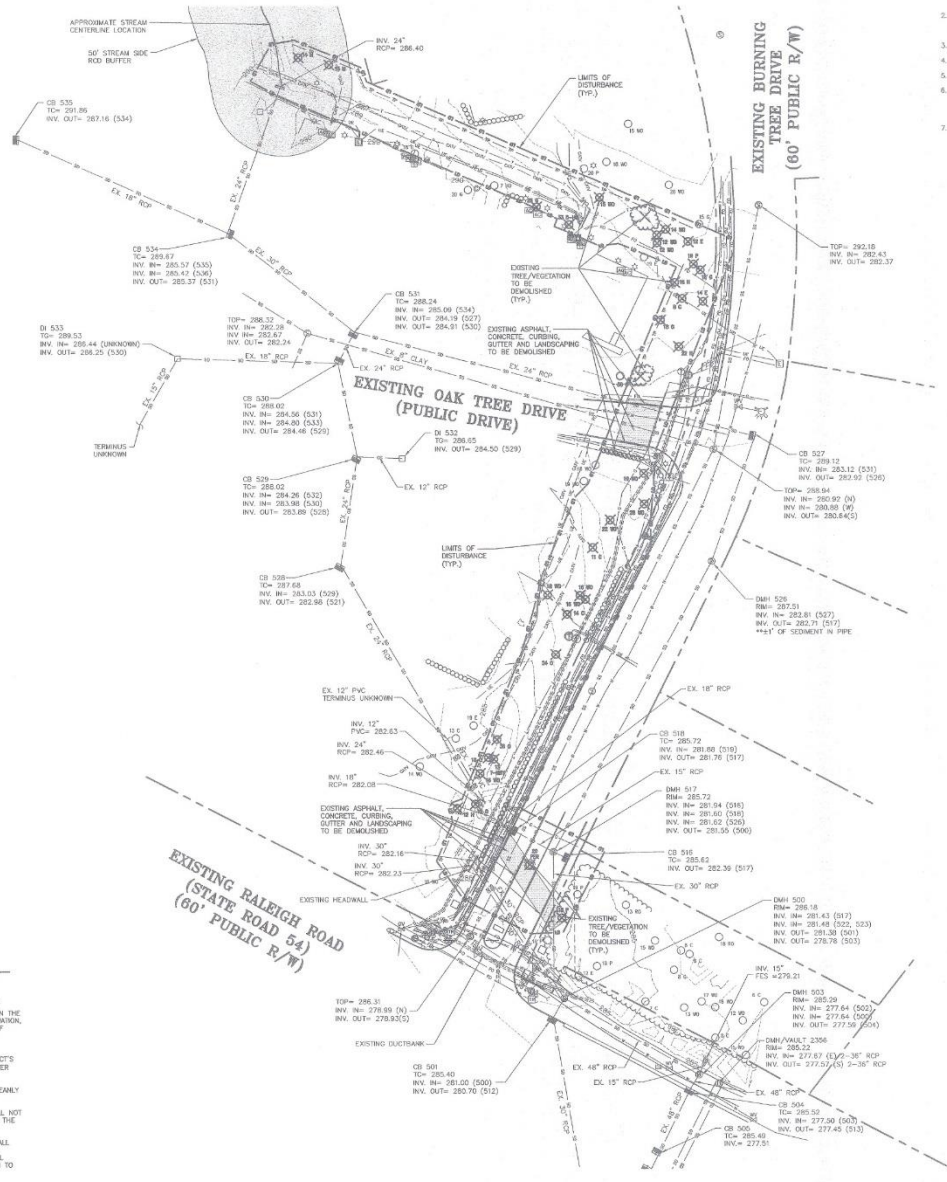
**TREE LEGEND**

- 2" ASH
- 10" CEDAR
- 04" CHERRY
- 14" ELM
- 14" SWEET GUM
- 14" HICKORY
- 14" HOLLY
- 14" MAPLE
- 14" RED OAK
- 14" WHITE OAK
- 14" OAK
- 14" PEAR
- 14" PINE
- 14" MULBERRY

- DOUBLE AND TRIPLE TRUNKS
- 2x4 DOUBLE OAK
- 3x4 TRIPLE OAK
- 14" GAUZE POLE SIDE OF TREE
- 14" TYPE OF TREE
- 14" FOR DOUBLE & FOR TRUNK

**LANDSCAPE PROTECTION NOTES:**

- PLAN SHOWS NAME AND SPECIES TREES IN ACCORDANCE WITH THE ORDINANCE THAT WAS IN EFFECT AT THE TIME OF APPROVAL.
- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TREESHEDDING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY, TRANSPORTING, AND PLACING OF CONSTRUCTION MATERIALS AND EQUIPMENT.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PROJECT'S LANDSCAPE PROTECTION SUPERVISOR AND THE TOWN'S URBAN FORESTER OR LANDSCAPE ARCHITECT BEFORE ANY SITE WORK BEGINS.
- ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
- THE SOIL WITHIN THE PROTECTED AREA AROUND EXISTING TREES SHALL NOT BE BROWN UPON ONCE TREE PROTECTION FENCING IS REMOVED FOR THE PURPOSE OF INSTALLING LANDSCAPING.
- IF IT IS THE RECOMMENDATION OF THE MCADAMS COMPANY TO REMOVE ALL TREES AS MARKED ON THIS PLAN, THE OWNER MAY ATTEMPT TO PRESERVE TREES MARKED AS REMOVED BUT IN DOING SO ASSUME ALL RESPONSIBILITY AND LIABILITY FOR THE TREES. ALL MEASURES TAKEN TO PRESERVE TREES MUST BE APPROVED BY THE ENGINEER.



**GENERAL NOTES:**

- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FEMA PANEL 370090000 DATED FEBRUARY 7, 2017.
- THE SITE IS IN A PROTECTED WATERSHED OVERLAY DISTRICT.
- THERE ARE NO STEEP SLOPES ON SITE.
- THERE ARE NO WETLANDS ON SITE.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER STORAGE AND USE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
- ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, IS THE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

- BOLLARD
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- AIR CONDITIONING UNIT
- TELEPHONE FEDERAL
- TELEPHONE MANHOLE
- STEAM MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- CATCH BASIN
- DROP INLET
- STORM DRAINAGE MANHOLE
- STORM DRAIN
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FIBER OPTICS
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE
- LIMITS OF DISTURBANCE
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR

**DEMOLITION LEGEND**

- TREE/VEGETATION TO BE DEMOLISHED
- AREA TO BE DEMOLISHED

**DEMOLITION NOTES**

THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.

THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY OR OTHER CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND SPECIFICATIONS AND AS DIRECTED BY THE OWNER.

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES. THESE FEES ARE TO BE INCLUDED WITH THE BID.

THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PROFITS AS REQUIRED PRIOR TO THE COMMENCEMENT OF DEMOLITION.

THE DEMOLITION PLAN IS INTENDED TO DETECT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO WORK.

CONTRACTOR TO COMPLETELY DEMOLISH AND REMOVE OF OFFSITE IN A LAWFUL MANNER EXISTING IMPROVEMENTS, INCLUDING FOUNDATIONS AND ALL APPURTENANCES LOCATED ON AND AROUND THE PROPERTY INCLUDING BUT NOT LIMITED TO SIGNS, SIDEWALKS, ETC.

REMOVE AND DISPOSE OF ANY CONDUITS, LIGHT POLE BASES, DEBRIS AND DEBRIS REMOVAL FROM THE WORK AREA IN AN APPROVED LANDFILL. CONTRACTOR SHALL MAKE EVERY ATTEMPT TO RECYCLE ANY DEBRIS AND RUBBER THAT IS RECYCLABLE.

REMOVE AND/OR PLUG EXISTING UTILITIES AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR OBTAINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL REMOVE, RELOCATE AND/OR INSTALL ALL EXHOSION AND STEAM CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.

THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE OWNER.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD AND PARKING SURFACES. ANY UNNECESSARY DAMAGE TO CONSTRUCTION ACTIVITIES AND/OR CONSTRUCTION MATERIALS SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

FRESH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE SAW CUT ALONG LINES OF CURBS WHICH WILL PERMIT A HEAT AND SHOOTS SURFACE WHEN RESTORED, INCLUDE REPAIRS IF REQUIRED.

ALL EXISTING TREES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJACENT BUILDINGS AND PROPERTIES THROUGHOUT CONSTRUCTION.




FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

**THE JOHN R. MCADAMS COMPANY, INC.**  
 2908 Aberdeen Parkway  
 Suite 100, North Carolina, Chapel Hill, NC 27514  
 Telephone: 919-967-7773  
 Fax: 919-967-7773  
 Internet: www.mcadams.com  
 (800) 752-6996

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MCADAMS

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 TERRY DWYER  
 ENGINEER NO. 12345

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REVISIONS:  
 NO. 1  
 DATE 06-01-2017  
 BY TERRY DWYER

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
OWNER:  
**CAS, INCORPORATED**  
 5015 WASHINGTON ROAD, SUITE 104  
 CHAPEL HILL, NORTH CAROLINA 27517

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**THE OAKS**  
**CONDOMINIUMS**  
 CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

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PROJECT NO.	CAS-10000
PLAN NAME	CAS10000-XC
CONTRACTOR	DAC
DESIGNER	SDP
SCALE	1" = 40'
DATE	06-01-2017
	C-1





Upper End of Drainage System





Drainage Alignment Behind Buildings





Drainage Alignment at First Junction Box





Proposed Storm System Alignment Parallel to Burning Tree Drive





**Stream running under the walkway bridge in front of Building 1800...**



**Stream running around Building 1500...**





**Stream running in back of Building 1500...**





**Stream running in back of and between Buildings 1400 & 1500...**





**Stream overflowing into parking lot between Buildings 1400 & 1500 ...**

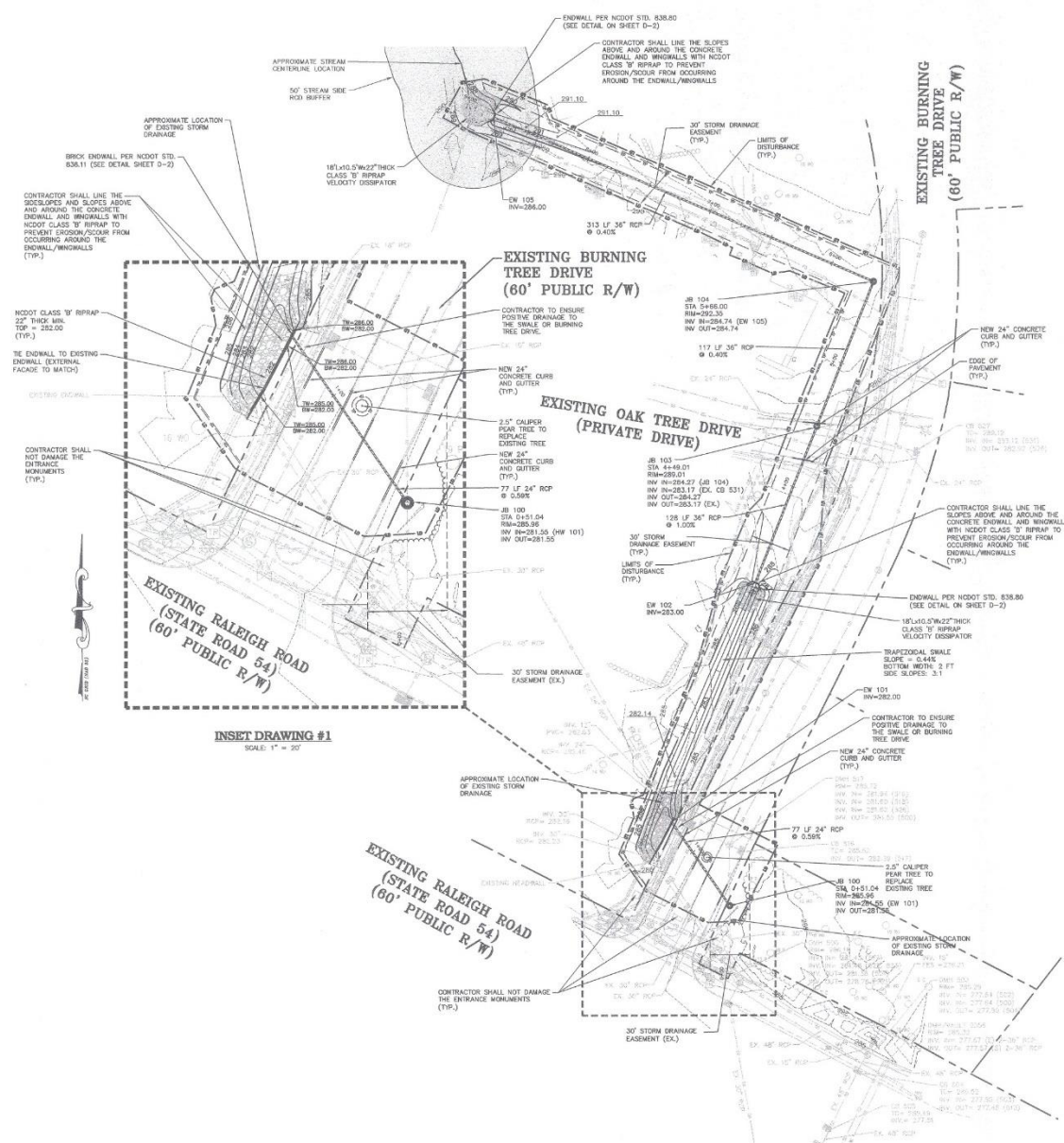




**Stream in road in front of Building 100 parking lot, looking back at the Clubhouse...**



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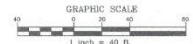
**INSET DRAWING #1**  
SCALE: 1" = 30'

**GRADING/STORM DRAINAGE NOTES:**

- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, FIBER OPTIC, AND IRIGATION.
- ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL COORDINATION WITH APPLICABLE UTILITY OWNERS FOR RELICTIONS (I.E. NATURAL GAS, FIBER OPTIC, ETC.) DUE TO CONFLICTS WITH PROPOSED CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR A TRAFFIC DIVERSION AND CONTROL PLAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRAFFIC DIVERSION AND CONTROL MEASURES WITH THE HOA AND THE TOWN.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING NO SEDIMENT SHALL LEAVE THE SITE WHILE MAINTAINING STRICT ADHERENCE TO THE EROSION CONTROL PLAN. ADDITIONAL MEASURES MAY NEED TO BE PLACED TO ENSURE NO SEDIMENT LOADS RUNOFF OFF THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR HIRING AN ON-SITE GEOTECHNICAL ENGINEER AS PART OF THE PROJECT. THE ON-SITE GEOTECHNICAL ENGINEER SHALL BE A GEO TO THE CONTRACTOR AND PROVIDE FIELD TESTING REPORTS AND CERTIFICATIONS FOR ALL GEOTECHNICAL, BEDDING, COMPACTION, AND PAVEMENT ASPECTS OF THE PROJECT.
- THE ON-SITE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR ENSURING AND CERTIFYING THAT THE BEDDING AND BACKFILL CONDITIONS FOR THE PROPOSED CURBS AND HEADWALLS ARE ADEQUATELY TESTED AT AN APPROPRIATE FREQUENCY.
- THE CONTRACTOR SHALL REPLACE ALL DISTURBED SUBGRADE AND PAVEMENT PER THE TOWN OF CHAPEL HILL DETAIL SHOWN ON SHEET D-1 UNLESS DIRECTED OTHERWISE BY THE ON-SITE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA REQUIREMENTS DURING THE PROJECT, INCLUDING BUT NOT LIMITED TO, BARRICADES, EXCAVATIONS, TRENCH SHORING, CONFINED SPACE ENTRY, MATERIALS HANDLING, PERSONAL PROTECTIVE EQUIPMENT, AND EMERGENCY ACTION PLANS.
- ALL JUNCTION BOXES TO BE 4' DIAMETER.

**STORM DRAINAGE LEGEND**

	HEADWALL
	JUNCTION BOX
	STORM DRAINAGE
	LIMITS OF DISTURBANCE
	5' CONTOUR
	1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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(800) 730-9969 • [www.mcadams.com](http://www.mcadams.com)



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5015 WASHINGTON ROAD, SUITE 104  
CHAPEL HILL, NORTH CAROLINA, 27517

**THE OAKS**  
CONDOMINIUMS  
CHAPEL HILL, NORTH CAROLINA  
GRADING AND STORM DRAINAGE PLAN

PROJECT NO: CAS-10000  
PROGRAM: CAS10000-01  
DRAWN BY: DAC  
CHECKED BY: AS SMP  
DATE: 06-01-2017  
SHEET NO: C-2  
MCADAMS



**THE OAKS CONDOMINIUMS – TREE REPLACEMENT LIST**

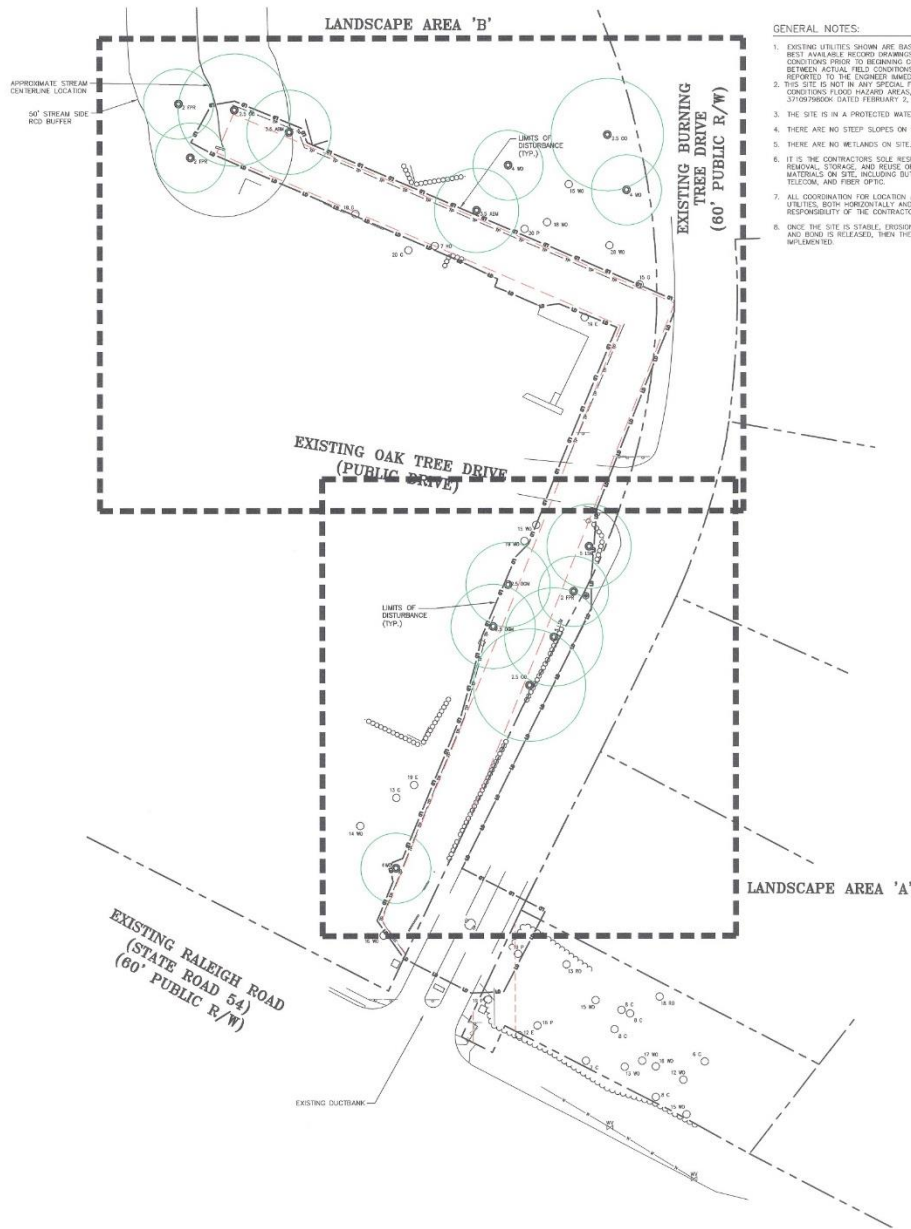
BOTANICAL NAME	COMMON NAME	VARIETY	SIZE	QTY.	SPACING
ACER RUBRUM	RED MAPLE	OCTOBER GLORY	2.5"	2	35'-40'
ACER RUBRUM	RED MAPLE	AUTUMN BLAZE	3.5"	2	35'-40'
ACER SACCHARUM	SUGAR MAPLE	LEGACY	5"	2	35'-40'
CERCIS CANADENSIS	REDBUD	FOREST PANSY	2"	3	25'-30'
QUERCUS LYRATA	OVERCUP OAK		2.5"	3	40'-45'
QUERCUS PHELLOS	WILLOW OAK		4"	3	40'-45'
				TOTAL	15

**TREE LEGEND**

- 1-4 ASH
  - 2-1 CEDAR
  - 1-0 CHERRY
  - 2-1 ELM
  - 1-0 SWEET GUM
  - 1-0 HICKORY
  - 1-10 HOLLY
  - 1-4 MAPLE
  - 1-0 RED OAK
  - 2-10 WHITE OAK
  - 2-0 OAK
  - 2-10 PEAR
  - 1-0 PINE
  - 1-10 MULBERRY
  - 2-100 OCTOBER GLORY RED MAPLE
  - 1-100 AUTUMN BLAZE RED MAPLE
  - 1-100 LEGACY SUGAR MAPLE
  - 2-100 FOREST PANSY REDBUD
  - 2-100 OVERCUP OAK
  - 1-100 WILLOW OAK
- DOUBLE AND TRIPLE TRUNKS
- 2-1-1 DOUBLE OAK
  - 2-1-1 TRIPLE OAK
- 2-1-1 CALIFOR NICK SIZE OF TREE  
○ 2-1-1 PIPE OF TREE  
○ 2-1-1 FOR DOUBLE, 1 FOR TRIPLE

**LANDSCAPE PROTECTION NOTES:**

- PLAN SHOWS NAME AND SPECIMEN TREES IN ACCORDANCE WITH THE ORDINANCE THAT IS IN EFFECT AT THE TIME OF APPROVAL.
- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHARLE HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCINGS, AND THE DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
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- ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
- THE SOIL WITHIN THE PROTECTED AREA AROUND EXISTING TREES SHALL NOT BE DENSELY COMPACTED. TREE PROTECTION FENCING IS REMOVED FOR THE PURPOSE OF INSTALLING LANDSCAPING.
- IT IS THE RECOMMENDATION OF THE MCADAMS COMPANY TO REMOVE ALL TREES AS INDICATED ON THIS PLAN. THE OWNER MAY ATTEMPT TO PRESERVE TREES MARKED AS REMOVED BUT IN DOING SO ASSUME ALL RESPONSIBILITY AND LIABILITY FOR THE TREES. ALL MEASURES TAKEN TO PRESERVE TREES MUST BE APPROVED BY THE ENGINEER.

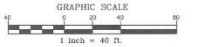


**GENERAL NOTES:**

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- THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 37-010000B DATED FEBRUARY 2, 2007.
- THE SITE IS IN A PROTECTED WATERSHED OVERLAY DISTRICT.
- THERE ARE NO STEEP SLOPES ON SITE.
- THERE ARE NO WETLANDS ON SITE.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTICS.
- ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ONCE THE SITE IS STABLE, EROSION CONTROL PERMIT IS CLOSED OUT, AND BOND IS RELEASED, THEN THE LANDSCAPE PLAN SHOULD BE IMPLEMENTED.

**LEGEND**

- BOLLARD
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANHOLE
- WATER LINE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- AIR CONDITIONING UNIT
- TELEPHONE PESTICIDE
- TELEPHONE MANHOLE
- STEAM MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- CATCH BASIN
- DROP INLET
- STORM DRAINAGE MANHOLE
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE CANOPY
- SD — STORM DRAIN
- OU — OVERHEAD UTILITY LINE
- UE — UNDERGROUND UTILITY LINE
- UE — UNDERGROUND ELECTRIC
- UI — UNDERGROUND TELEPHONE
- FO — FIBER OPTICS
- W — WATER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- X — FENCE LINE
- LD — LIMITS OF DISTURBANCE
- 250 — EXISTING 5' CONTOUR
- 252 — EXISTING 1' CONTOUR



FINAL DRAWING – NOT RELEASED FOR CONSTRUCTION

**THE JOHN B. MCADAMS COMPANY, INC.**  
2805 Meridian Parkway  
Dunn, North Carolina 27822  
(800) 755-5646 • [McAdamsCo.com](http://McAdamsCo.com)

**MCADAMS**

REVISIONS:

OFFICE: **CAS, INCORPORATED**  
10000 Old Oak  
Chapel Hill, North Carolina 27517

**THE OAKS CONDOMINIUMS**  
CHAPEL HILL, NORTH CAROLINA  
OVERALL LANDSCAPE PLAN

PROJECT NO. CAS-10000  
PROGRAM: CAS10000-LS  
DRAWN BY: DAC/DAP  
CHECK BY: SMP/TJB  
SCALE: 1" = 40'  
DATE: 09-08-2017  
SHEET NO. **LS-1**

**MCADAMS**

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**TREE LEGEND**

- 1-A ASH
  - 1-C CEDAR
  - 1-CH CHERRY
  - 1-EL ELM
  - 1-SG SWEET GUM
  - 1-HR HICKORY
  - 1-HO HOLLY
  - 1-MW MAPLE
  - 1-RO RED OAK
  - 1-WO WHITE OAK
  - 1-BO OAK
  - 1-PE PINE
  - 1-MB MULBERRY
  - 1-OR OCTOBER GLORY RED MAPLE
  - 1-AM AUTUMN GLAZE RED MAPLE
  - 1-LM LEGACY SUGAR MAPLE
  - 1-FM FOREST PANSY REDWOOD
  - 1-ORP OVERSOP OAK
  - 1-WO WILLOW OAK
- DOUBLE AND TRIPLE TRUNKS
- 2B-1-0 DOUBLE OAK
  - 2B-1-1 TRIPLE OAK
- 1-0 CALIPER AND SIZE OF TREE  
 ○ 1-0 DIBBLE OF TREE  
 ○ 1-0 FOR MARKING, 1 FOOT DIAMETER

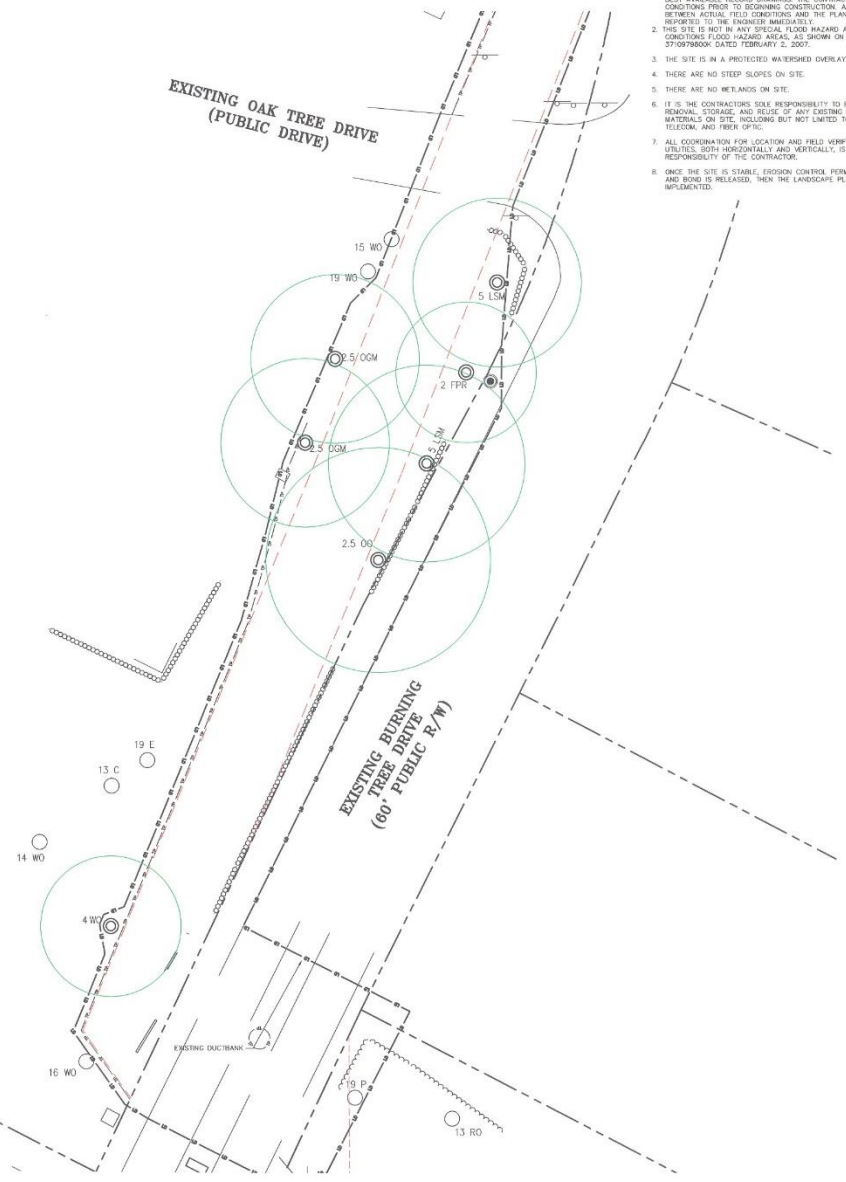
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**EXISTING RALEIGH ROAD  
(STATE ROAD 54)  
(60' PUBLIC R/W)**

**EXISTING OAK TREE DRIVE  
(PUBLIC DRIVE)**

**EXISTING BURNING  
TREE DRIVE  
(60' PUBLIC R/W)**

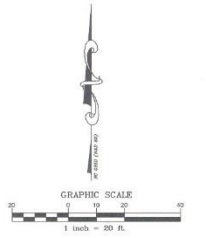


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4. THERE ARE NO STEEP SLOPES ON SITE.
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**LEGEND**

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- SANITARY SEWER CLEANOUT
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- 250 — EXISTING 5' CONTOUR
- 252 — EXISTING 1' CONTOUR



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

**THE JOHN R. MCADAMS  
COMPANY, INC.**  
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 Lenoir, NC 28758  
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REVISIONS:

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 600  
 CHAPEL HILL, NORTH CAROLINA 27617

**THE OAKS  
CONDOMINIUMS**  
 CHAPEL HILL, NORTH CAROLINA  
 LANDSCAPE AREA 'A'

PROJECT NO. CAS-10000  
 PLAN NO. CAS10000-LS  
 DRAWN BY: DAC/DAP  
 CHECKED BY: SMP/ND  
 SCALE: 1" = 20'  
 DATE: 09-06-2017  
**LS-2**



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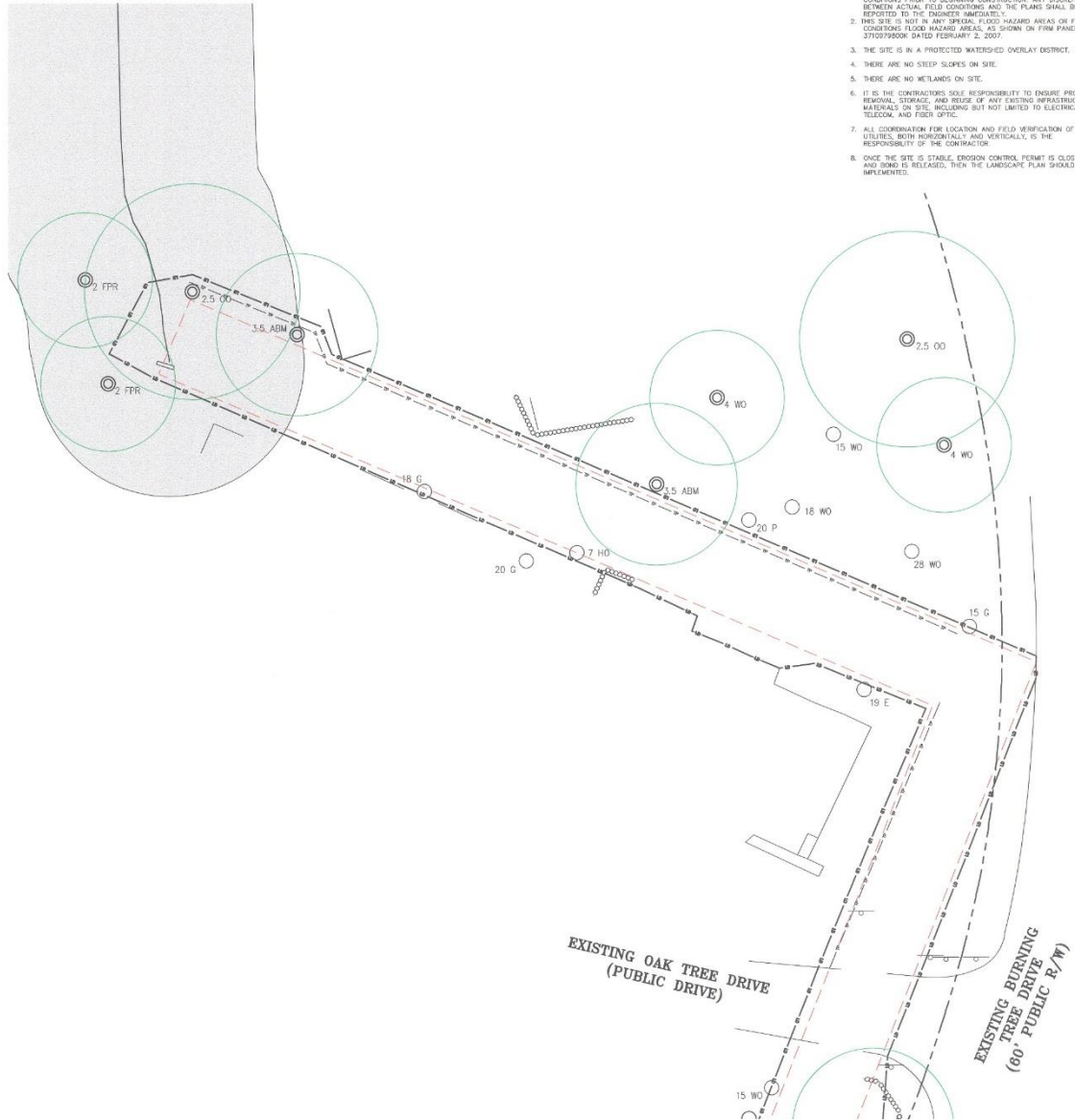
**TREE LEGEND**

- 1.1 ASH
- 1.2 CEDAR
- 1.3 CHERRY
- 1.4 ELM
- 1.5 SWEET GUM
- 1.6 HICKORY
- 1.7 HOLLY
- 1.8 MAPLE
- 1.9 RED OAK
- 1.10 WHITE OAK
- 1.11 OAK
- 1.12 PEAR
- 1.13 PINE
- 1.14 MULBERRY
- 1.15 OCTOBER GLORY RED MAPLE
- 1.16 AUTUMN BLAZE RED MAPLE
- 1.17 LEGACY SUGAR MAPLE
- 1.18 FOREST PANSY REDBUD
- 1.19 OVERCUP OAK
- 1.20 WILLOW OAK

- DOUBLE AND TRIPLE TRUNKS
- 2.1-4 DOUBLE OAK
- 2.5-4 TRIPLE OAK
- 2.6-4 TRIPLE OAK
- 2.7-4 TRIPLE OAK

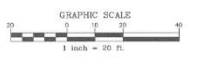
**LANDSCAPE PROTECTION NOTES:**

- PLAN SHOWS NAME AND SPECIES TREES IN ACCORDANCE WITH THE ORDINANCE THAT WAS IN EFFECT AT THE TIME OF APPROVAL.
- A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHARLESTON WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, DRIVING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
- A TREE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE PROJECT'S LANDSCAPE PROTECTION SUPERVISOR AND THE TOWN'S URBAN FORESTER OR LANDSCAPE ARCHITECT BEFORE ANY SITE WORK BEGINS.
- ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
- THE SOIL WITHIN THE PROTECTED AREA AROUND EXISTING TREES SHALL NOT BE DRIVEN UPON ONCE TREE PROTECTION FENCING IS REMOVED, FOR THE PURPOSE OF INSTALLED LANDSCAPING.
- IF IT IS THE RECOMMENDATION OF THE HIGDONAS COMPANY TO REMOVE ALL TREES AS MARKED ON THIS PLAN, THE OWNER MAY ATTEMPT TO PRESERVE TREES MARKED AS REMOVED BUT IT BEING SO ASSUME ALL RESPONSIBILITY AND LIABILITY FOR THE TREES. ALL MEASURES TAKEN TO PRESERVE TREES MUST BE APPROVED BY THE ENGINEER.



- GENERAL NOTES:**
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL 371072800B DATED FEBRUARY 2, 2007.
  - THE SITE IS IN A PROTECTED WATERSHED OVERLAY DISTRICT.
  - THERE ARE NO STEEP SLOPES ON SITE.
  - THERE ARE NO WETLANDS ON SITE.
  - IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER REMOVAL, STORAGE, AND REUSE OF ANY EXISTING INFRASTRUCTURE MATERIALS ON SITE, INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELECOM, AND FIBER OPTIC.
  - ALL COORDINATION FOR LOCATION AND FIELD VERIFICATION OF UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - ONCE THE SITE IS STABLE, EROSION CONTROL PERMIT IS CLOSED OUT, AND RAINFALL IS RELEASED, THEN THE LANDSCAPE PLAN SHOULD BE IMPLEMENTED.

- LEGEND**
- BOLLARD
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - WATER VALVE
  - WATER METER
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT
  - AIR CONDITIONING UNIT
  - TELEPHONE PEDESTAL
  - TELEPHONE MANHOLE
  - STEAM MANHOLE
  - ELECTRIC BOX
  - LIGHT POLE
  - CATCH BASIN
  - DROP INLET
  - STORM DRAINAGE MANHOLE
  - EXISTING TREE
  - PROPOSED TREE
  - PROPOSED TREE CANOPY
  - SD — STORM DRAIN
  - OU — OVERHEAD UTILITY LINE
  - UE — UNDERGROUND ELECTRIC
  - UT — UNDERGROUND TELEPHONE
  - FO — FIBER OPTIC
  - W — WATER LINE
  - SS — SANITARY SEWER LINE
  - G — GAS LINE
  - X — FENCE LINE
  - LD — LIMITS OF DISTURBANCE
  - 250 — EXISTING 3' CONTOUR
  - 252 — EXISTING 1' CONTOUR



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS:

OWNER:  
 CAS, INCORPORATED  
 5610 WASHINGTON ROAD, SUITE 104  
 CHAPEL HILL, NORTH CAROLINA 27617

**THE OAKS CONDOMINIUMS**  
 CHAPEL HILL, NORTH CAROLINA  
 LANDSCAPE AREA 'B'

PERMIT NO. CAS-10000  
 PROJECT NO. CAS10000-LS  
 DRAWING NO. OAC/DAP  
 DESIGNER: GMP/AS  
 SCALE: 1" = 20'  
 DATE: 09-06-2017  
 SHEET NO. LS-3

