



2510 Meridian Parkway, Suite 100
Durham, NC 27713 | 919-682-0368
www.thomasandhutton.com

June 2, 2025

Town of Chapel Hill
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

RE: Conditional Zoning Application for Carraway Residential Phase III
115 / 135 Chapel Point Road

On behalf of the land developer Northwood Ravin, enclosed is a conditional zoning application for the 115/135 Chapel Point Road parcel, known as Carraway Residential Phase III.

The proposed Carraway Residential Phase III project aims to deliver 165-170 new residential units on the parcel north of Carraway Village. The proposed development will help address the Town's need for housing as noted in Chapel Hill's Projected Housing Needs for 2020-2040, and will add a variety of new residential housing types to help complete the Carraway Village development.

This development will feature two different types of residential units – smaller efficiency apartments in three multi-family buildings, and rental townhomes. The buildings are arranged on site to encourage pedestrian activity and are well connected to both the existing earlier phases of Carraway Village and to the public transit hub at the Eubanks park-and-ride. Parking is provided in small lots beside and behind buildings, and in individual townhouse garages. There will be a small amount of street parking for visitors. The project will include multiple green spaces, a greenway connector between the multi-modal sidewalk on Chapel Point Road and the built greenway at Carraway Village, plus nature trails to the stream and around the storm pond. It will also include some gathering spaces such as a grilling area overlooking the pond and a playground for use by residents of the new project as well as residents of the original two Carraway phases. The architecture and site layout complement what already exists in Carraway Village so that residents and visitors alike will view this new community as a natural extension of the overall Carraway Village community.

The project sits in the south end of a 19 acre parcel. The property is bisected by a stream, and development will be contained on the south side of that stream, leaving more than half the parcel in its existing forest condition. The parcel will remain a separate parcel from the existing Carraway Village development for zoning and approval purposes, but to residents and visitors the new project will appear and function as an extension of the existing development. The developer is working with the Town's Affordable Housing group to offer accessible housing options for a diverse population and to provide affordable housing which will align with Chapel Hill's goal of fostering a more inclusive community.

This project will offer a variety of housing to complement the multi-family units already offered in Carraway Village. The location of this development will encourage use of alternative transportation modes and will support the existing and proposed public transit in town. The project adds to the overall variety of uses and housing types in the neighborhood, thereby reinforcing a true complete community. Residents of this new neighborhood will be able to utilize the services and amenities offered in the larger Carraway Village project.

The applicant is seeking R-6-CZD zoning to reflect the intended high-density residential use. This zoning choice is justified by the project's location within a short walk of the existing public transit hub at the Eubanks Park and Ride facility and by compatibility with the existing adjacent Carraway development.

Lastly, the proposed project is being designed to comply with the Chapel Hill Comprehensive Plan. The proposed multi-family use is consistent with the primary uses encouraged by the Town of Chapel Hill in the subject's North MLK Focus Area, Sub-Area B per the Future Land Use Map and the Town's land use initiative.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wendi Ramsden", with a stylized, flowing script.

Wendi Ramsden
Project Manager

Conditional Zoning Application - Developer's Program

Project Location and Layout

This project is situated on the northwest corner of Martin Luther King Jr Blvd and E Longview Street, just north of the Town Hall. Covering just under two acres, the development will primarily consist of multi-family residential units with a small retail space on the ground floor. The intended design includes an interior courtyard featuring a pool and various amenities, as well as a fitness center for tenant use. Additionally, there will be a public plaza that serves both residents and the general public.

The project comprises 175 - 200 apartment rental units within a single, eight-story building and an additional parking level entirely underground. Approximately 250 parking spaces will be provided within the urban-style structure. The main pedestrian lobby will be located at the corner of E Longview and Martin Luther King, Jr. Blvd., directly accessible from the community plaza. The building's design leverages the 30-foot elevation difference across the site to conceal the lowest three levels (parking), thereby minimizing the building's visual impact on the neighboring properties to the west.

The layout emphasizes multi-modal transportation, reducing the need for on-site parking while ensuring excellent pedestrian connections to the adjacent sidewalk network and bus stops. The project is conveniently located within 100 feet of a bus stop on the proposed NS BRT route.

Transportation and Services

The site fronts two rights of way: E Longview Street and Martin Luther King Jr Blvd. A bus stop located just south of E Longview is served by four Chapel Hill Transit routes. All tenant vehicular access to the garage will be from E Longview Street, while the service area on the north side of the building will be accessed via the emergency drive off Martin Luther King Jr Blvd. There will not be any vehicular connectivity between tenant parking and the service drive.

Fire and emergency access to the building will be available from Martin Luther King Jr Blvd, with the fire lane accessed from that frontage. Trash service will be managed internally at the ground level on the north side of the building, accessible from the emergency lane. This service will include recycling collection facilities. The project plans to use a private hauler for trash removal and County Solid Waste for recycling pickup.

Streams and Impervious Surface Mitigation

There are no jurisdictional streams on site. Currently, 16% of the site is impervious and lacks stormwater treatment. The project will introduce a new underground mitigation facility designed to control peak flow during a 100-year storm event and improve water quality through treatment.

Tree Coverage and Landscape Buffers

The developer will request a reduction in the minimum tree coverage requirements and landscape buffers along the E Longview Street and Martin Luther King Jr Blvd frontages. However, the buffers between the project and the adjacent residential neighborhood will be fully planted to comply with ordinance requirements.

CARRAWAY CONDITIONAL ZONING

OF

CARRAWAY RESIDENTIAL

PHASE III

115 / 135 CHAPEL POINT ROAD
CHAPEL HILL, NC

PREPARED FOR:
NWR DEVELOPMENT, LLC
3015 CARRINGTON MILL BLVD
SUITE 460
MORRISVILLE, NC 27560

CONTRACT PURCHASER / CLIENT:

NWR DEVELOPMENT LLC
3015 CARRINGTON MILL BLVD., STE 460
MORRISVILLE, NC 27560
919-354-3680
CONTACT: ADAM GOLDEN

APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER:
THOMAS & HUTTON
2510 MERIDIAN PARKWAY, STE 100
DURHAM, NC 27713
919-682-0368
CONTACT: WENDI RAMSDEN, RLA

CIVIL ENGINEER:

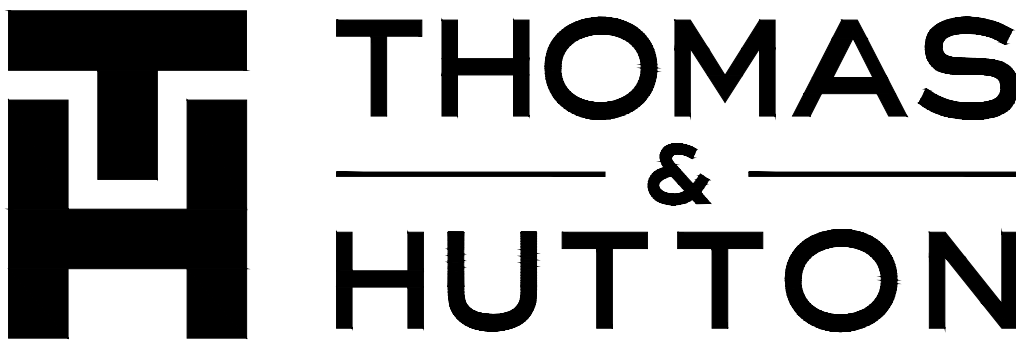
THOMAS & HUTTON
2510 MERIDIAN PARKWAY, STE 100
DURHAM, NC 27713
919-682-0368
CONTACT: MICHAEL MISSELWITZ, PE

SUBMITTAL HISTORY	
CONDITIONAL ZONING SUBMITTAL #3	7.10.25
CONDITIONAL ZONING SUBMITTAL #2	6.2.25
CONDITIONAL ZONING SUBMITTAL #1	2.27.25
SUBMITTED TO THE TOWN OF CHAPEL HILL	DATE

INITIAL SUBMISSION: FEBRUARY 27, 2025
LAST REVISED: JULY 10, 2025

J-32077.0000

PREPARED BY:



PROJECT DATA:

PARCEL:
OWNER: OPTIMAL VENTURES LLC
ADDRESS: 115 / 135 CHAPEL POINT ROAD
PIN: 9870997083
NET SITE SIZE: 842,609.63 SF / 19.344 AC
GROSS SITE SIZE: 926,870 SF / 21.278 AC

LAND USE:
EXISTING: VACANT, WOODED
PROPOSED: SINGLE AND MULTI-FAMILY RESIDENTIAL

ZONING:
EXISTING: CC-CZD & OI-2-CZD
PROPOSED: R-6-CZD

EXISTING BUILDINGS: N/A

PROPOSED UNITS: 165-170 UNITS
INCLUDING 122 MULTI-FAMILY & 47 TOWNHOMES

PROPOSED SF: 200,265 SF

PROPOSED IMPERVIOUS AREA: 194,097 SF 20.94% OF GROSS SITE AREA
PROPOSED DISTURBANCE: 338,704 SF / 7.78 ACRES

TOTAL SITE AREA :	NET LAND AREA	GROSS LAND AREA
NON-RCD AREA	446,129 SF	490,741 SF
AREA IN STREAMSIDE RCD ZONE	173,620 SF	190,982 SF
AREA IN MANAGED RCD ZONE	122,851 SF	135,136 SF
AREA IN UPLAND RCD ZONE	100,010 SF	110,011 SF

RCD DISTURBANCE AND IMPERVIOUS :	NET LAND AREA	PROPOSED DISTURBANCE	PROPOSED IMPERVIOUS
STREAMSIDE RCD ZONE	173,620 SF	0	0
MANAGED RCD ZONE	122,851 SF	6,036 SF 4.91%	35 SF 0.03%
UPLAND RCD ZONE	100,010 SF	48,590 SF 48.59%	4,880 SF 4.88%

ALLOWED FAR R-6 ZONE:	GROSS LAND AREA	FAR RATIO	SF ALLOWED
NON- RCD:	490,741	.303	148,695
STREAMSIDE RCD:	190,982	.01	1,910
MANAGED RCD:	135,136	.019	2,568
UPLAND RCD:	110,011	.303	33,333
TOTAL SQUARE FOOTAGE ALLOWED:			186,506 SF

PROPOSED MAXIMUM FLOOR AREA: 200,265 SF MAXIMUM

REQUIRED PARKING FOR MULTI-FAMILY UNITS
122 EFFICIENCY/1 BEDROOM UNITS
MINIMUM REQUIRED PARKING: 122 UNITS X 1 SPACE/UNIT = 122 SPACES
MAXIMUM ALLOWED PARKING: 122 UNITS X 1.25 SPACES / UNIT = 152 SPACES
PARKING PROVIDED ON SITE: 135 SPACES INCLUDING 25 STREET SPACES

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE IS A MAPPED STREAM AND ASSOCIATED STREAM BUFFER LOCATED ON SITE. A DETERMINATION WAS COMPLETED BY CHAPEL HILL PUBLIC WORKS ON 3-4-2020.

FLOODPLAIN PROTECTION:
THE SITE IS NOT AFFECTED BY A MAPPED FLOODPLAIN ACCORDING TO FIRM MAPS 3710978900 J (FEB. 2 2007).

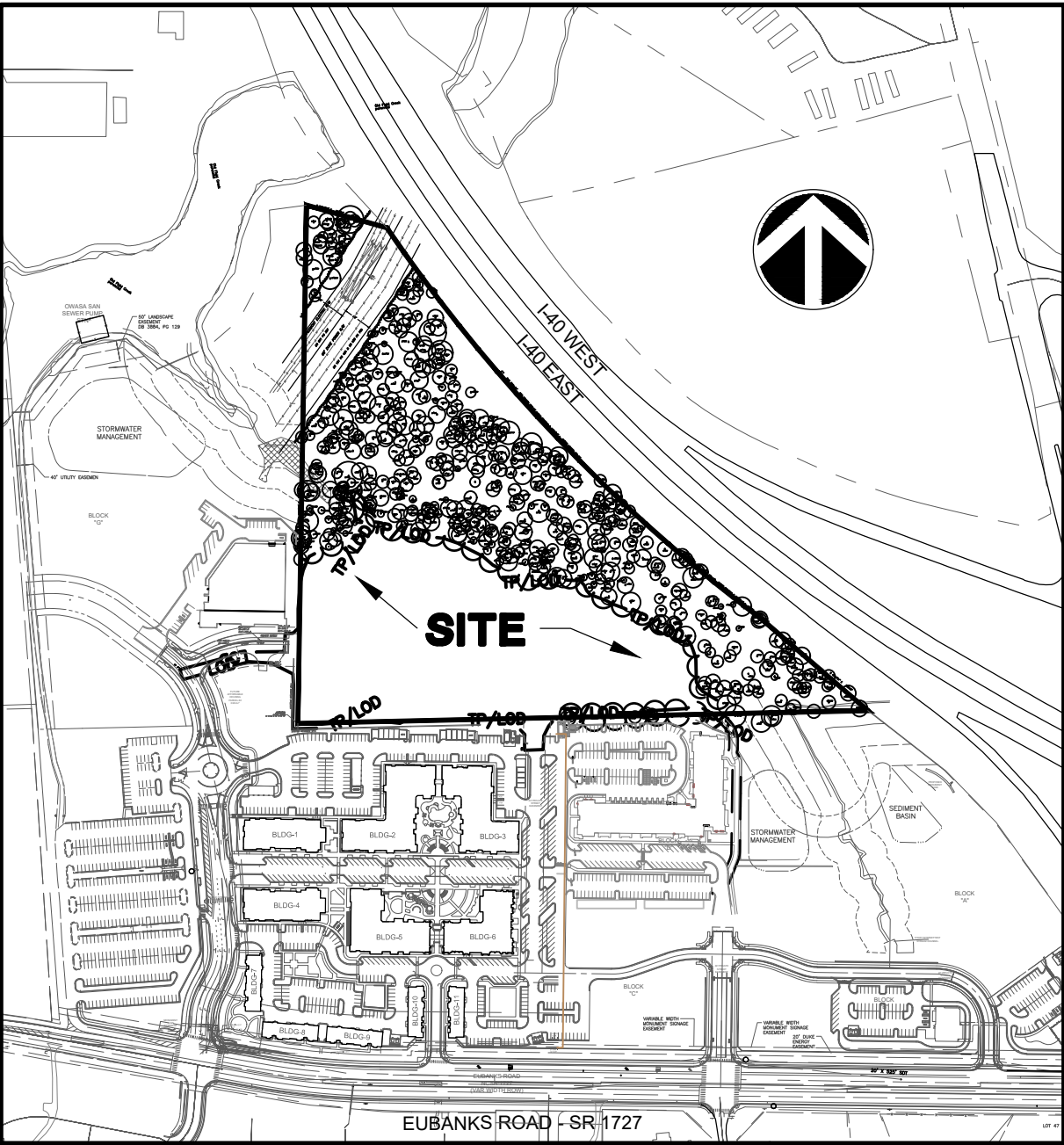
STEEP SLOPE PROTECTION:
THERE ARE STEEP SLOPES ON SITE LOCATED PRIMARILY WITHIN THE RCD. STEEP SLOPES ARE NOTED ON THE SLOPE ANALYSIS & IMPACTS PLAN, SHEET D1.3.

WETLANDS:
THERE ARE MAPPED WETLANDS ONSITE AS SHOWN IN THE EXISTING CONDITIONS PLAN SHEET D1.2. THERE IS NO CONSTRUCTION PLANNED FOR THE WETLAND AREAS.

PROJECT NOTES

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY RILEY SURVEYING DATED FEBRUARY 18, 2020

SURROUNDING SITE AND PROPERTY INFORMATION PER CHAPEL HILL GIS



VICINITY MAP
SCALE: 1" = 400'

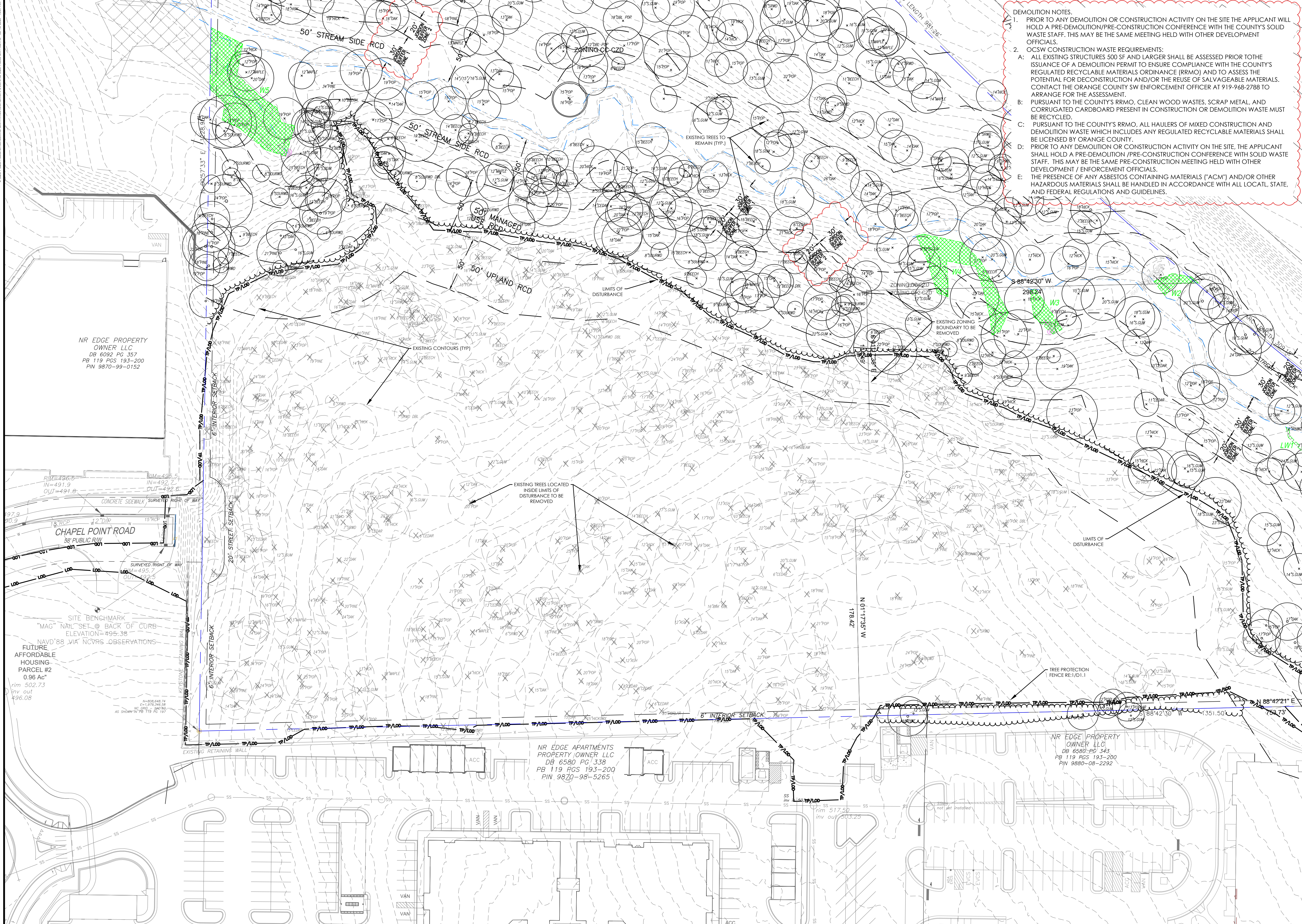
Sheet List Table

Sheet Number	Sheet Title
G0.0	COVER SHEET
A1.1	AREA MAP
D1.1	EXISTING CONDITIONS
D1.2	DEMOLITION PLAN
D1.3	SLOPE ANALYSIS AND IMPACTS PLAN
C1.1	SITE PLAN
C1.2	FIRE SAFETY PLAN
C1.3	SITE DETAILS
C2.1	WATER AND SEWER PLAN
C3.1	PAVING, GRADING, AND DRAINAGE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	LANDSCAPE PROTECTION PLAN

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- NOT FOR
CONSTRUCTION



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- DEMOLITION NOTES.
1. 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.
 2. OCSW CONSTRUCTION WASTE REQUIREMENTS:
 - A: ALL EXISTING STRUCTURES 500 SF 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. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
 - B: PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTES, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
 - C: 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.
 - D: 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.
 - E: THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ("ACM") AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

NO.	REVISIONS	BY	DATE





THOMAS
&
HUTTON


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DEMOLITION PLAN

PHASE III
CARRAWAY RESIDENTIAL

PROJECT LOCATION:
115 / 135 CHAPEL POINT ROAD
CHAPEL HILL, NC

CLIENT/OWNER:
NWR DEVELOPMENT, LLC
3015 CARRINGTON MILL BLVD
SUITE 460
MORRISVILLE, NC 27560

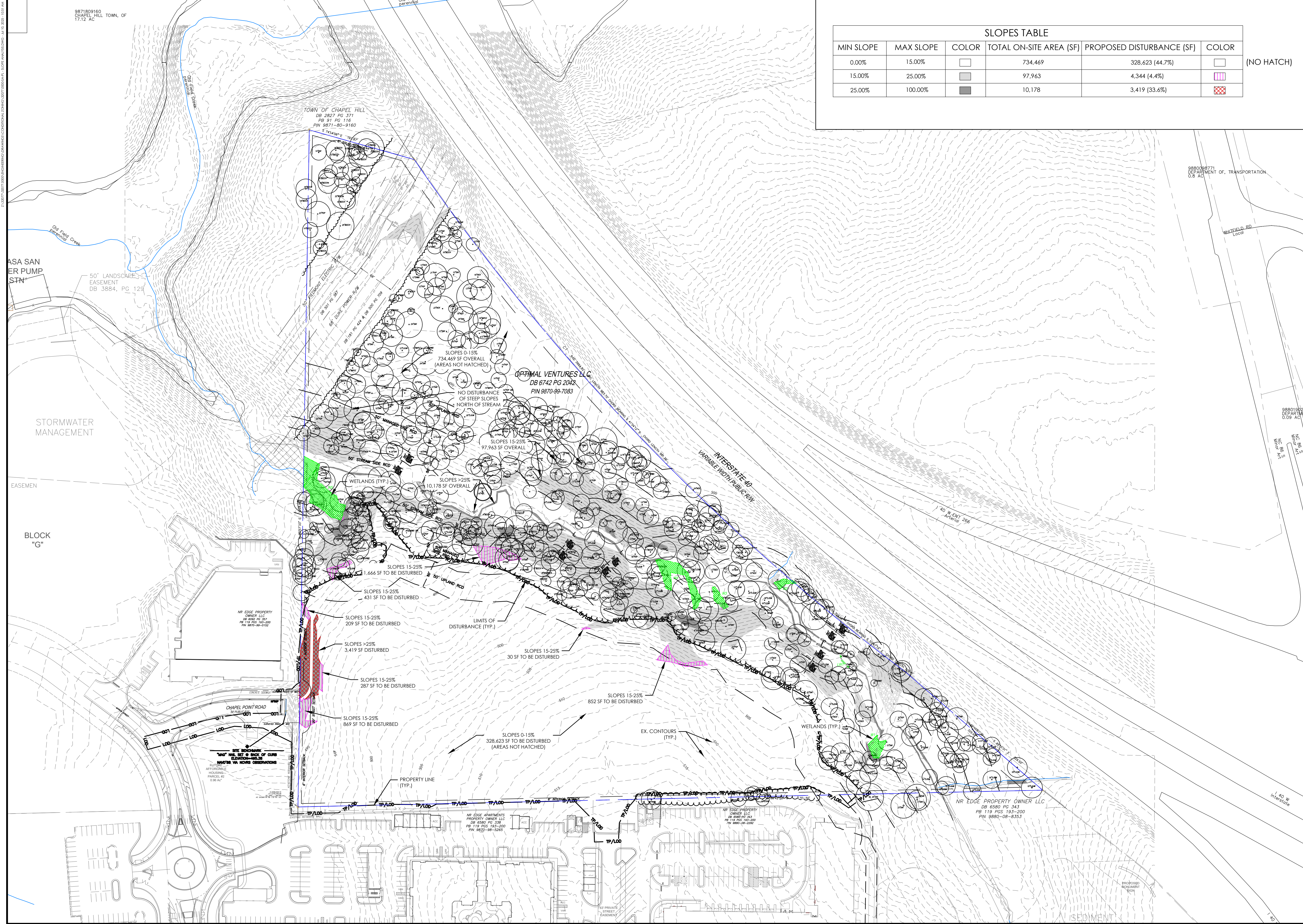


40 0 20 40
GRAPHIC SCALE:
1 INCH = 40 FEET

DATUM: HORIZ: NAD83 VERT: NAVD88

JOB NO: 32077.0000
DATE: 2.5.25
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 40'

D1.2



SLOPES TABLE					
MIN SLOPE	MAX SLOPE	COLOR	TOTAL ON-SITE AREA (SF)	PROPOSED DISTURBANCE (SF)	COLOR
0.00%	15.00%		734,469	328,623 (44.7%)	
15.00%	25.00%		97,963	4,344 (4.4%)	
25.00%	100.00%		10,178	3,419 (33.6%)	

(NO HATCH)

NO.	REVISIONS	BY	DATE

PRELIMINARY
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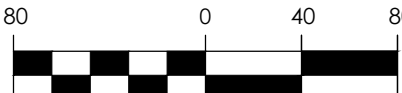
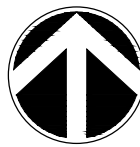
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SLOPE ANALYSIS AND IMPACTS
PLAN

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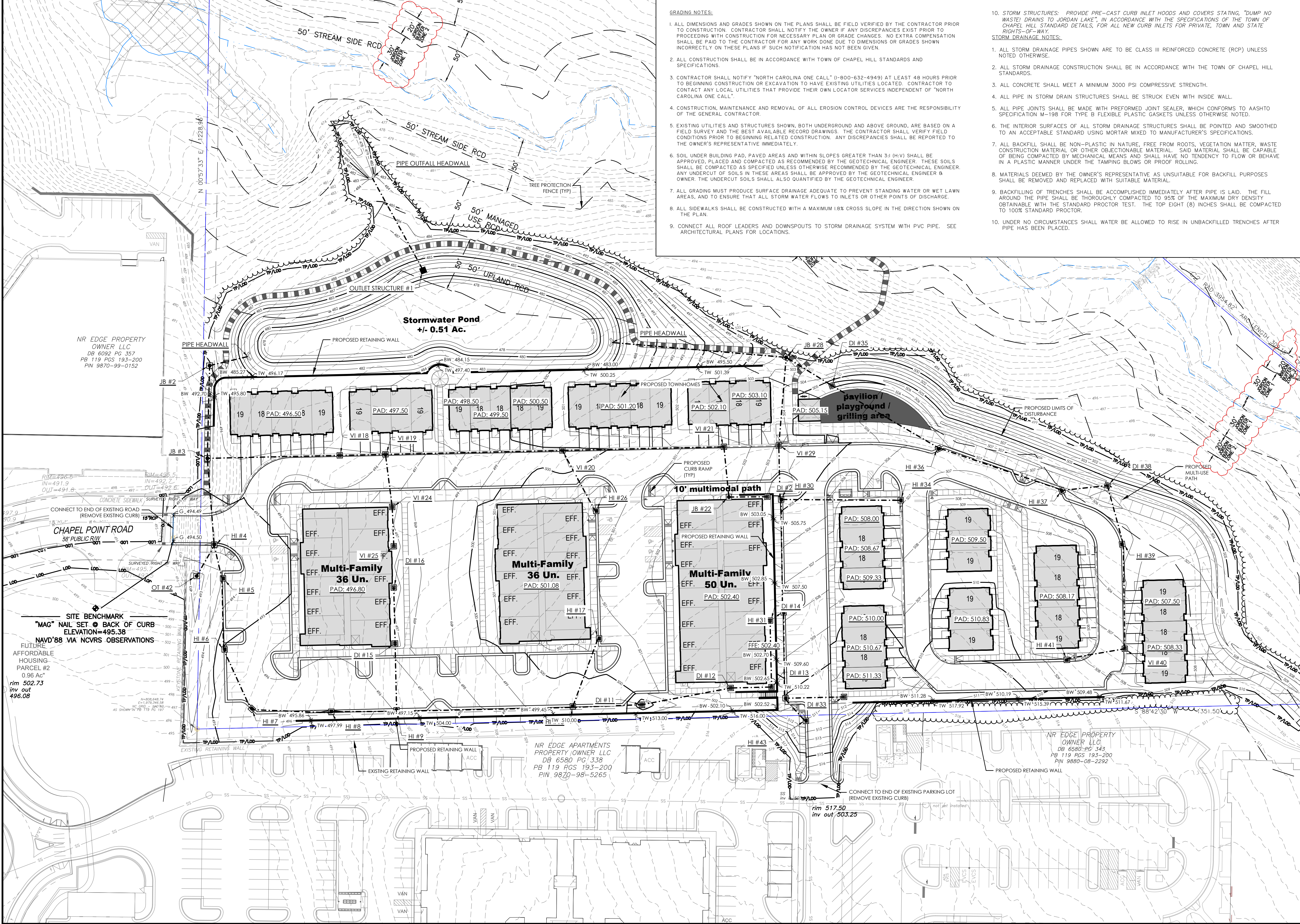


GRAPHIC SCALE:
1 INCH = 80 FEET

DATUM: HORIZ.: NAD83 VERT.: NAVD88

JOB NO: 32077.0000
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DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1" = 80'

D1.3



GRADING NOTES:

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL".
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. SOIL UNDER BUILDING PAD, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. THESE SOILS SHALL BE COMPACTED UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ANY UNDERCUT OF SOILS IN THESE AREAS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER & OWNER. THE UNDERCUT SOILS SHALL ALSO QUANTIFIED BY THE GEOTECHNICAL ENGINEER.
7. ALL GRADINGS MUST PRODUCE SURFACE DRAINAGE ADEQUATE TO PREVENT STANDING WATER OR WET LAWN AREAS, AND TO ENSURE THAT ALL STORM WATER FLOWS TO INLETS OR OTHER POINTS OF DISCHARGE.
8. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM 1.8% CROSS SLOPE IN THE DIRECTION SHOWN ON THE PLAN.
9. CONNECT ALL ROOF LEADERS AND DOWNSPOUTS TO STORM DRAINAGE SYSTEM WITH PVC PIPE. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

10. STORM STRUCTURES: PROVIDE PRE-CAST CURB INLET HOODS AND COVERS STATING, "DUMP NO WASTE! DRAINS TO JORDAN LAKE", IN ACCORDANCE WITH THE SPECIFICATIONS OF THE TOWN OF CHAPEL HILL STANDARD DETAILS, FOR ALL NEW CURB INLETS FOR PRIVATE, TOWN AND STATE RIGHTS-OF-WAY.

STORM DRAINAGE NOTES:

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100% STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

NO.	REVISIONS	BY	DATE
2	REVISED SE CORNER PER TH RELOCATION	MPM	7.10.25
1	REVISED PER TOCH COMMENTS	MPM	6.2.25

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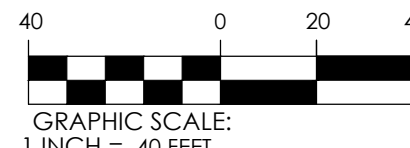
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PAVING, GRADING, AND
DRAINAGE PLAN

PHASE III
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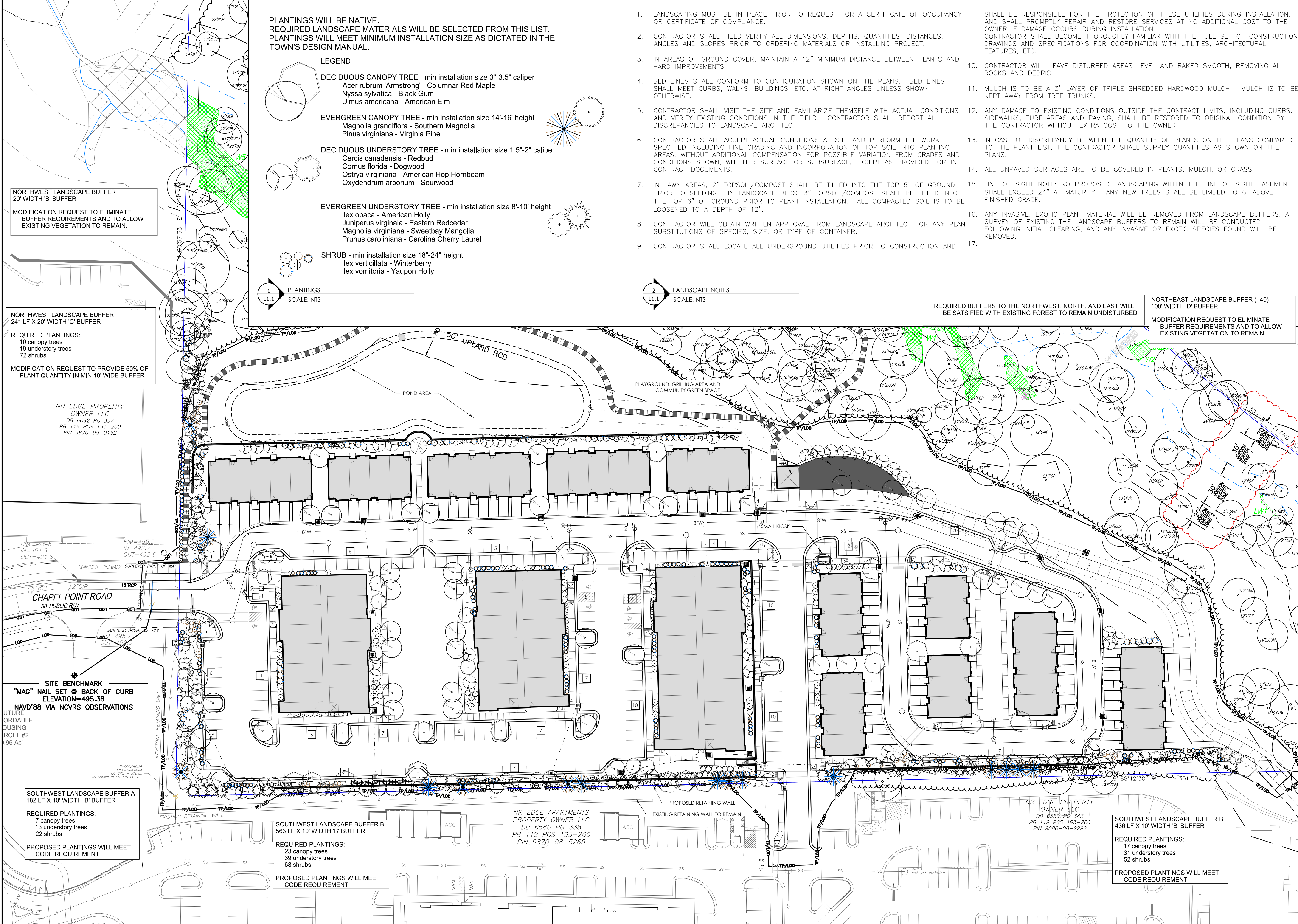


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C3.1



PLANTINGS WILL BE NATIVE.
REQUIRED LANDSCAPE MATERIALS WILL BE SELECTED FROM THIS LIST.
PLANTINGS WILL MEET MINIMUM INSTALLATION SIZE AS DICTATED IN THE TOWN'S DESIGN MANUAL.

LEGEND

DECIDUOUS CANOPY TREE - min installation size 3"-3.5" caliper
Acer rubrum 'Armstrong' - Columnar Red Maple
Nyssa sylvatica - Black Gum
Ulmus americana - American Elm

EVERGREEN CANOPY TREE - min installation size 14'-16" height
Magnolia grandiflora - Southern Magnolia
Pinus virginiana - Virginia Pine

DECIDUOUS UNDERSTORY TREE - min installation size 1.5"-2" caliper
Cercis canadensis - Redbud
Cornus florida - Dogwood
Ostrya virginiana - American Hop Hornbeam
Oxydendrum arborium - Sourwood

EVERGREEN UNDERSTORY TREE - min installation size 8'-10' height
Ilex opaca - American Holly
Juniperus virginiana - Eastern Redcedar
Magnolia virginiana - Sweetbay Mangolia
Prunus caroliniana - Carolina Cherry Laurel

SHRUB - min installation size 18"-24" height
Ilex verticillata - Winterberry
Ilex vomitoria - Yaupon Holly

1 PLANTINGS
SCALE: NTS

2 LANDSCAPE NOTES
SCALE: NTS

1. LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
3. IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
4. BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
5. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELV WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
7. IN LAWN AREAS, 2" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING. IN LANDSCAPE BEDS, 3" TOPSOIL/COMPOST SHALL BE TILLED INTO THE TOP 6" OF GROUND PRIOR TO PLANT INSTALLATION. ALL COMPACTED SOIL IS TO BE LOOSENEED TO A DEPTH OF 12".
8. CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
9. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND

10. CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
11. MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
12. ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
13. IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
14. ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.
15. LINE OF SIGHT NOTE: NO PROPOSED LANDSCAPING WITHIN THE LINE OF SIGHT EASEMENT SHALL EXCEED 24" AT MATURITY. ANY NEW TREES SHALL BE LIMBED TO 6' ABOVE FINISHED GRADE.
16. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED FROM LANDSCAPE BUFFERS. A SURVEY OF EXISTING THE LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
- 17.

NORTHWEST LANDSCAPE BUFFER
20' WIDTH 'B' BUFFER
MODIFICATION REQUEST TO ELIMINATE
BUFFER REQUIREMENTS AND TO ALLOW
EXISTING VEGETATION TO REMAIN.

NORTHWEST LANDSCAPE BUFFER
241 LF X 20' WIDTH 'C' BUFFER
REQUIRED PLANTINGS:
10 canopy trees
19 understory trees
72 shrubs
MODIFICATION REQUEST TO PROVIDE 50% OF
PLANT QUANTITY IN MIN 10' WIDE BUFFER

NR EDGE PROPERTY
OWNER LLC
DB 6092 PG 357
PB 119 PGS 193-200
PIN 9870-99-0152

RIM=496.5
IN=491.9
OUT=491.8
CONCRETE SIDEWALK SURVEYED RIGHT OF WAY

CHAPEL POINT ROAD
58' PUBLIC R/W
SURVEYED RIGHT OF WAY

SITE BENCHMARK
"MAG" NAIL SET @ BACK OF CURB
ELEVATION=495.38
NAVD'88 VIA NCVR'S OBSERVATIONS

UTURE
ORDABLE
OUSING
RCEL #2
96 Ac

SOUTHWEST LANDSCAPE BUFFER A
182 LF X 10' WIDTH 'B' BUFFER
REQUIRED PLANTINGS:
7 canopy trees
13 understory trees
22 shrubs
PROPOSED PLANTINGS WILL MEET
CODE REQUIREMENT

SOUTHWEST LANDSCAPE BUFFER B
563 LF X 10' WIDTH 'B' BUFFER
REQUIRED PLANTINGS:
23 canopy trees
39 understory trees
68 shrubs
PROPOSED PLANTINGS WILL MEET
CODE REQUIREMENT

NR EDGE APARTMENTS
PROPERTY OWNER LLC
DB 6580 PG 338
PB 119 PGS 193-200
PIN 9870-98-5265

REQUIRED BUFFERS TO THE NORTHWEST, NORTH, AND EAST WILL
BE SATISFIED WITH EXISTING FOREST TO REMAIN UNDISTURBED

NORTHEAST LANDSCAPE BUFFER (I-40)
100' WIDTH 'D' BUFFER
MODIFICATION REQUEST TO ELIMINATE
BUFFER REQUIREMENTS AND TO ALLOW
EXISTING VEGETATION TO REMAIN.

NR EDGE PROPERTY
OWNER LLC
DB 6580 PG 343
PB 119 PGS 193-200
PIN 9880-08-2292

SOUTHWEST LANDSCAPE BUFFER B
436 LF X 10' WIDTH 'B' BUFFER
REQUIRED PLANTINGS:
17 canopy trees
31 understory trees
52 shrubs
PROPOSED PLANTINGS WILL MEET
CODE REQUIREMENT

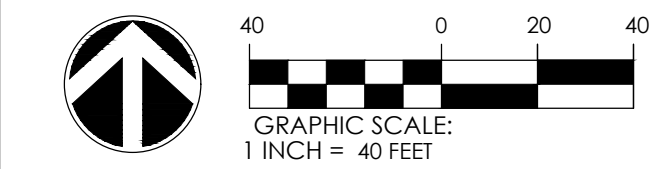
PRELIMINARY
NOT FOR
CONSTRUCTION

THOMAS & HUTTON
2510 Meridian Parkway • Suite 100
Durham, NC 27713 • 919.682.0368
www.thomasandhutton.com

LANDSCAPE PLAN
PHASE III
CARRAWAY RESIDENTIAL

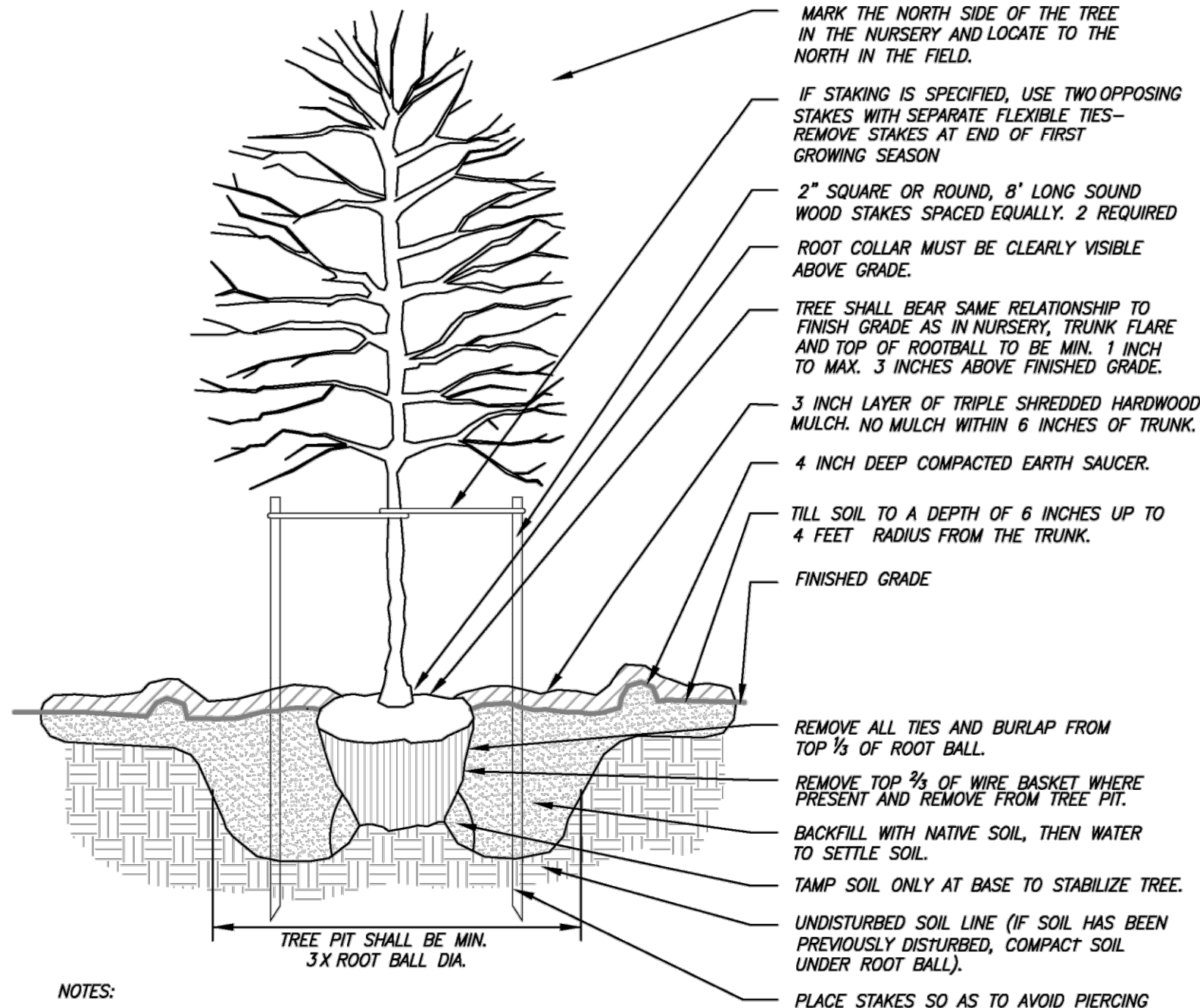
PROJECT LOCATION:
115 / 135 CHAPEL POINT ROAD
CHAPEL HILL, NC

CLIENT/OWNER:
NWR DEVELOPMENT, LLC
3015 CARRINGTON MILL BLVD
SUITE 460
MORRISVILLE, NC 27560



DATUM: HORIZ: NAD83	VERT: NAVD88
JOB NO: 32077.0000	DATE: 2.5.25
DRAWN: [Signature]	DESIGNED: [Signature]
REVIEWED: [Signature]	APPROVED: [Signature]
SCALE: 1" = 40'	L1.1

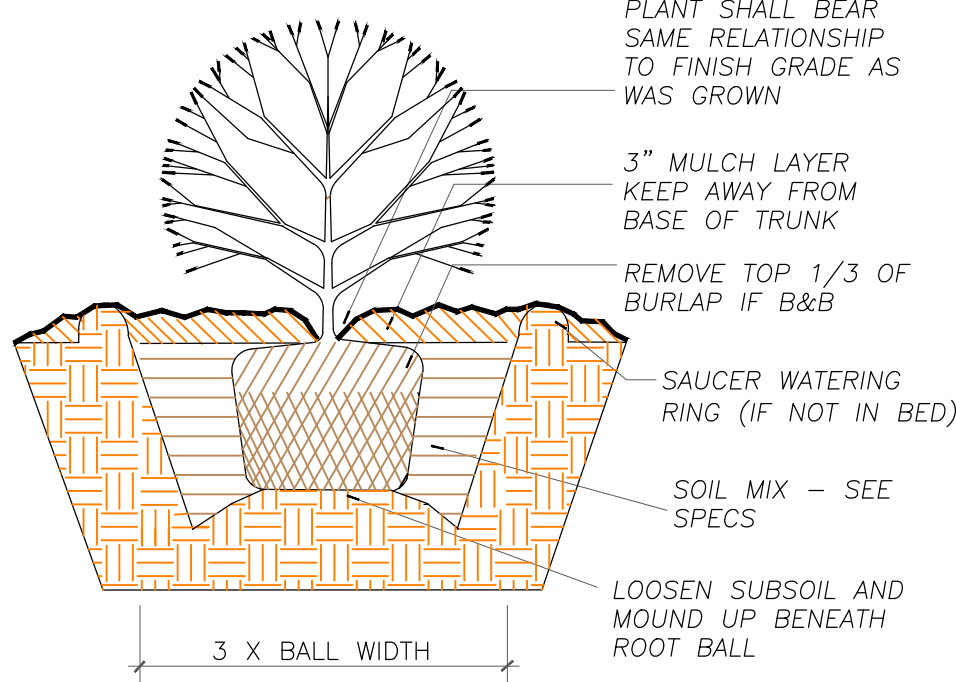
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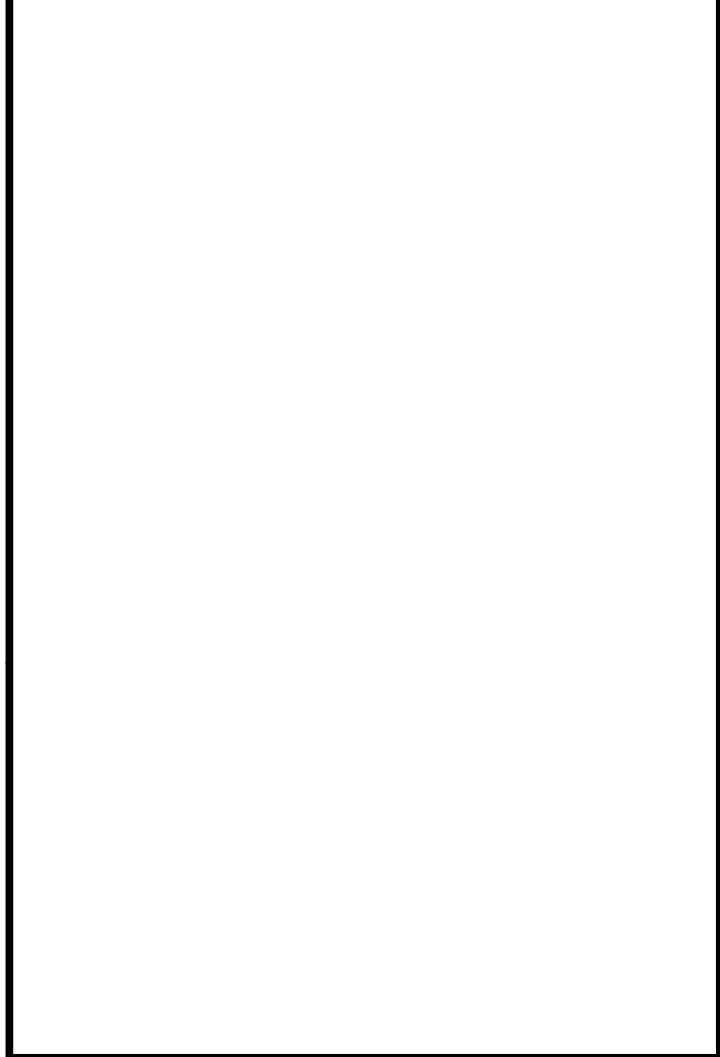
NOTES:

1. THIS STANDARD APPLIES TO SINGLE AND MULTI-STEM TREES.
2. NO SYNTHETIC FABRIC IS ALLOWED ON ROOT BALL.
3. REMOVE ALL BALL TIES OR STRAPPING FROM ROOT BALL.
4. DO NOT INSTALL TREES DURING PERIODS OF WET OR FROZEN SOIL CONDITIONS.
5. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
6. SET TREE PLUMB IN ALL DIRECTIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB IN ALL DIRECTIONS. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED OR DIRECTED BY LANDSCAPE ARCHITECT. IF STAKED, STAKE ONLY AS SHOWN.

1 TREE PLANTING DETAIL
SCALE: NTS



2 SHRUB PLANTING DETAIL
SCALE: NTS



NO.	REVISIONS	BY	DATE

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LANDSCAPE DETAILS

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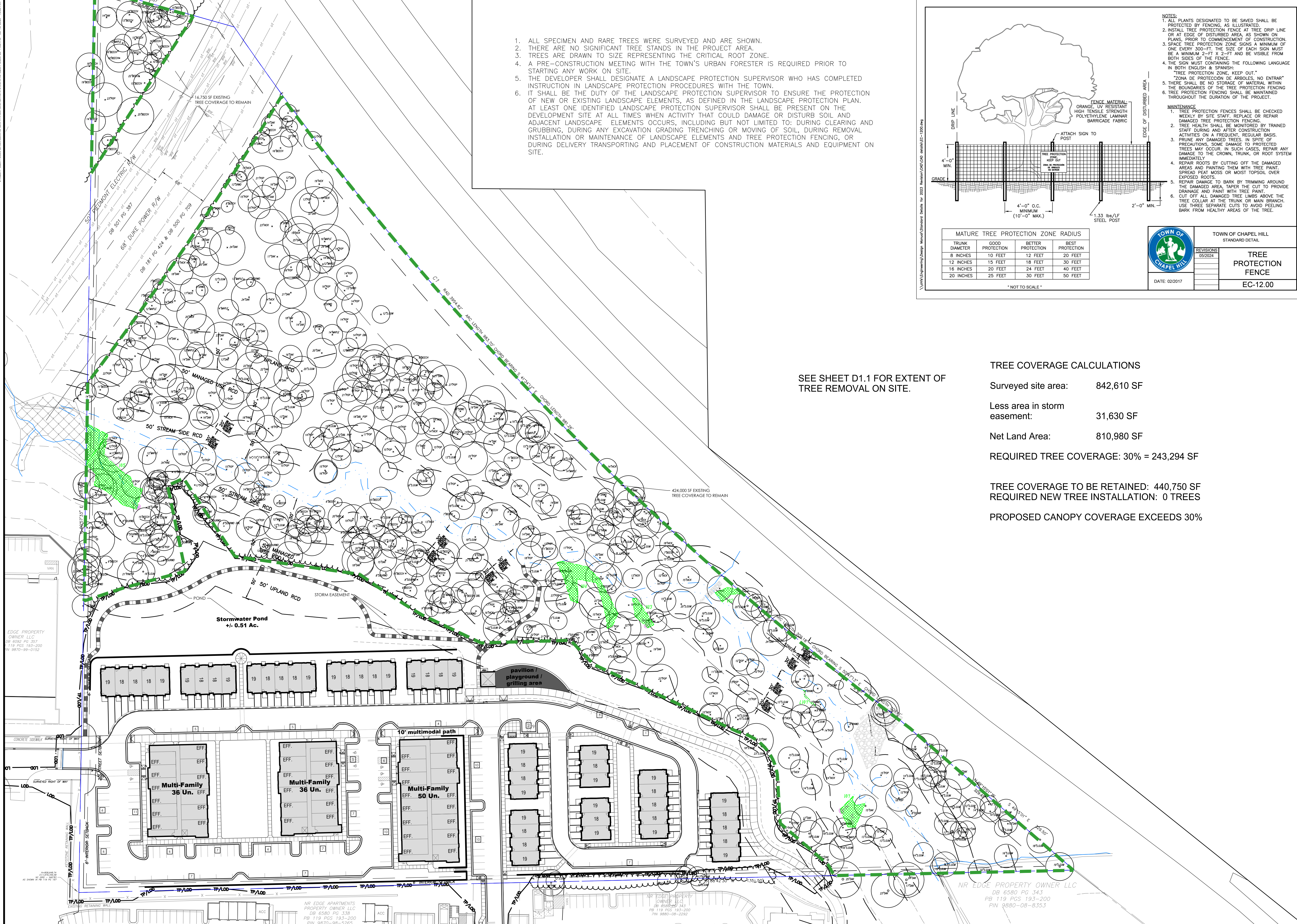
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DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE:

L1.2



1. ALL SPECIMEN AND RARE TREES WERE SURVEYED AND ARE SHOWN.
2. THERE ARE NO SIGNIFICANT TREE STANDS IN THE PROJECT AREA.
3. TREES ARE DRAWN TO SIZE REPRESENTING THE CRITICAL ROOT ZONE.
4. A PRE-CONSTRUCTION MEETING WITH THE TOWN'S URBAN FORESTER IS REQUIRED PRIOR TO STARTING ANY WORK ON SITE.
5. THE DEVELOPER SHALL DESIGNATE A LANDSCAPE PROTECTION SUPERVISOR WHO HAS COMPLETED INSTRUCTION IN LANDSCAPE PROTECTION PROCEDURES WITH THE TOWN.
6. IT SHALL BE THE DUTY OF THE LANDSCAPE PROTECTION SUPERVISOR TO ENSURE THE PROTECTION OF NEW OR EXISTING LANDSCAPE ELEMENTS, AS DEFINED IN THE LANDSCAPE PROTECTION PLAN. AT LEAST ONE IDENTIFIED LANDSCAPE PROTECTION SUPERVISOR SHALL BE PRESENT ON THE DEVELOPMENT SITE AT ALL TIMES WHEN ACTIVITY THAT COULD DAMAGE OR DISTURB SOIL AND ADJACENT LANDSCAPE ELEMENTS OCCURS, INCLUDING BUT NOT LIMITED TO: DURING CLEARING AND GRUBBING, DURING ANY EXCAVATION GRADING TRENCHING OR MOVING OF SOIL, DURING REMOVAL INSTALLATION OR MAINTENANCE OF LANDSCAPE ELEMENTS AND TREE PROTECTION FENCING, OR DURING DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT ON SITE.

DRIP LINE
4'-0" MIN.
GRADE
4'-0" O.C. MINIMUM (10'-0" MAX.)
1.33 lbs/LF STEEL POST
2'-0" MIN.
EDGE OF DISTURBED AREA

FENCE MATERIAL:
ORANGE, UV RESISTANT
HIGH TENSILE STRENGTH
POLYETHYLENE LAMINAR
BARRICADE FABRIC
ATTACH SIGN TO POST
TREE PROTECTION ZONE
KEEP OUT
AREA OF PROTECTION
DO NOT ENTER

NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT EDGE OF DISTURBED AREA, AS SHOWN ON PLANS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SPACE TREE PROTECTION ZONE SIGNS A MINIMUM OF ONE EVERY 300-FT. THE SIZE OF EACH SIGN MUST BE A MINIMUM 2'-FT X 2'-FT AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
4. THE SIGN MUST CONTAINING THE FOLLOWING LANGUAGE IN BOTH ENGLISH & SPANISH:
"TREE PROTECTION ZONE, KEEP OUT."
"ZONA DE PROTECCION DE ARBOLES, NO ENTRAR"
5. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

MAINTENANCE:

1. TREE PROTECTION FENCES SHALL BE CHECKED WEEKLY BY SITE STAFF. REPLACE OR REPAIR DAMAGED TREE PROTECTION FENCING.
2. TREE HEALTH SHALL BE MONITORED BY TRAINED STAFF DURING AND AFTER CONSTRUCTION ACTIVITIES ON A FREQUENT, REGULAR BASIS.
3. PRUNE ANY DAMAGED TREES, IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR, IN SUCH CASES, REPAIR ANY DAMAGE TO THE CROWN, TRUNK, OR ROOT SYSTEM IMMEDIATELY.
4. REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOST TOPSOIL OVER EXPOSED ROOTS.
5. REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREA, TAPER THE CUT TO PROVIDE DRAINAGE AND PAINT WITH TREE PAINT.
6. CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.

MATURE TREE PROTECTION ZONE RADIUS			
TRUNK DIAMETER	GOOD PROTECTION	BETTER PROTECTION	BEST PROTECTION
8 INCHES	10 FEET	12 FEET	20 FEET
12 INCHES	15 FEET	18 FEET	30 FEET
16 INCHES	20 FEET	24 FEET	40 FEET
20 INCHES	25 FEET	30 FEET	50 FEET

* NOT TO SCALE *

TOWN OF CHAPEL HILL
STANDARD DETAIL

REVISIONS
05/2024

TREE PROTECTION FENCE
EC-12.00

DATE: 02/2017

SEE SHEET D1.1 FOR EXTENT OF TREE REMOVAL ON SITE.

TREE COVERAGE CALCULATIONS

Surveyed site area: 842,610 SF

Less area in storm easement: 31,630 SF

Net Land Area: 810,980 SF

REQUIRED TREE COVERAGE: 30% = 243,294 SF

TREE COVERAGE TO BE RETAINED: 440,750 SF
REQUIRED NEW TREE INSTALLATION: 0 TREES

PROPOSED CANOPY COVERAGE EXCEEDS 30%

1	REVISED PER TOCH COMMENTS	WLR	6.2.25
NO.	REVISIONS	BY	DATE

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60 0 30 60
GRAPHIC SCALE:
1 INCH = 60 FEET

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L1.3