

February 27, 2025

Background Summary

- EB Capital Partners proposes and R-6-CZD rezoning for a multifamily development located at 5640 Old Chapel Hill Road within the Parkline East Village development area. The site is generally located within the US 15/501 and Old Chapel Hill Road transportation corridor, as well as adjacent to retail centers and employment centers.
- In 2022, Town staff created a cohesive development framework for this area in the southwest quadrant of the I-40 and US-15 intersection. Multiple surrounding properties have previously received zoning approvals in line with this proposed development.
- EB Capital Partners proposed development includes approximately 4.0 Acres of multifamily units containing 68 dwelling units.
- The small parcel size which also provides the Cowan Boulevard ROW extension and Connected Roads Plan connection of E Lakeview Drive to White Oak Drive makes provision of multiple housing types impractical on the site.

Site Location/Area Map

- The property is located within the North 15-501 Corridor, Sub-area A, which calls for multi-family residential of 4-6 stories in height. This project would fulfill the direction of the Parkline East framework by providing multi-family residential of 4 stories.
- The proposed plans will be consistent with other multi-family developments adjacent the site including in massing, density, and height as well as the Parkline development framework.

Existing Conditions

- The site is located on the northeast corner of Old Chapel Hill Road and East Lakeview Drive.
- The site generally slopes north towards two discharge points along the northern property line. The drainage then drains to the north to an intermittent stream and flows toward I-40.
- The site is mostly wooded and this development plans to landscape per the Town of Chapel Hill requirements.

Steep Slope Plan

- There are limited areas of steep slopes within the project site in the 15.01%-25% range and 0.11 acres of 25% or greater. These areas do not require special design or construction considerations as the majority of these slopes are a result of improvements made within the Old Chapel Hill Road ROW. Their locations will not impact any environmental areas.

Site Plan

- The project is located on the north side of Old Chapel Hill Road and east of East Lakeview Drive and within the Parkline East Village development area of Chapel Hill. The project is 4.0+/- acres and includes 68 townhome units in 8 buildings. Parking for the individual units include an interior garage space and an exterior space in front of each garage for a total of parking 158 spaces.

Additional visitor spaces are included throughout the development. The project will also include exterior greenspaces and amenities as well as connections to the existing pedestrian sidewalk network along Old Chapel Hill Road and the future Cowan Boulevard greenway.

- The site is accessed via a full access from East Lakeview Drive and Old Chapel Hill Road with connections to adjacent developments via Cowan Blvd to the north and a private connection to the east. The layout of this project focuses on multi-modal forms of transportation, with pedestrian and bicycle traffic routes accessing each public ROW, the future greenway, and throughout the proposed development. Central to the layout are green spaces including a central lawn and additional amenity space on the eastern portion of the development.

Stormwater Management Plan

- All stormwater quantity and quality management requirements will be met via underground detention systems. These underground control measures will be designed per Town of Chapel Hill requirements and route the 100-year storm. Two stormwater control measures (SCMs) are anticipated; one east and one west of the future greenway traversing north to south bisecting the property. The Grading and Drainage Plans depict the approximate locations and sizes of proposed SCMs.

Landscape Protection and Planting Plan

- The minimum requirement of 30% tree coverage on the north side will be provided by new tree plantings throughout the project. Tree coverage on the overall project will meet Town of Chapel Hill code.

Grading and Erosion Control Plan

- The proposed grading will maintain existing drainage patterns as much as possible.
- A site retaining wall will be required along the northeast property line to allow for fire access.
- Proposed stormwater management design will adhere to Town of Chapel Hill requirements per Section 5.4 of the Chapel Hill Land Use Management Ordinance (LUMO).
- A combination of diversion ditches, riser catch basins, and silt fence will control and convey drainage from on-site improvements to sediment basins located in the low areas of the site.
- Sediment basins will be converted into below grade stormwater management vaults as final grading and stabilization occurs.

Solid Waste Plan

- Garbage will be provided by a private waste service company and will be picked up per unit.

Building Elevations

- Multifamily buildings located on site will be a maximum of five stories.
 - Each unit contains interior ground floor garage parking and two floors of living above.

Fire Safety Plan

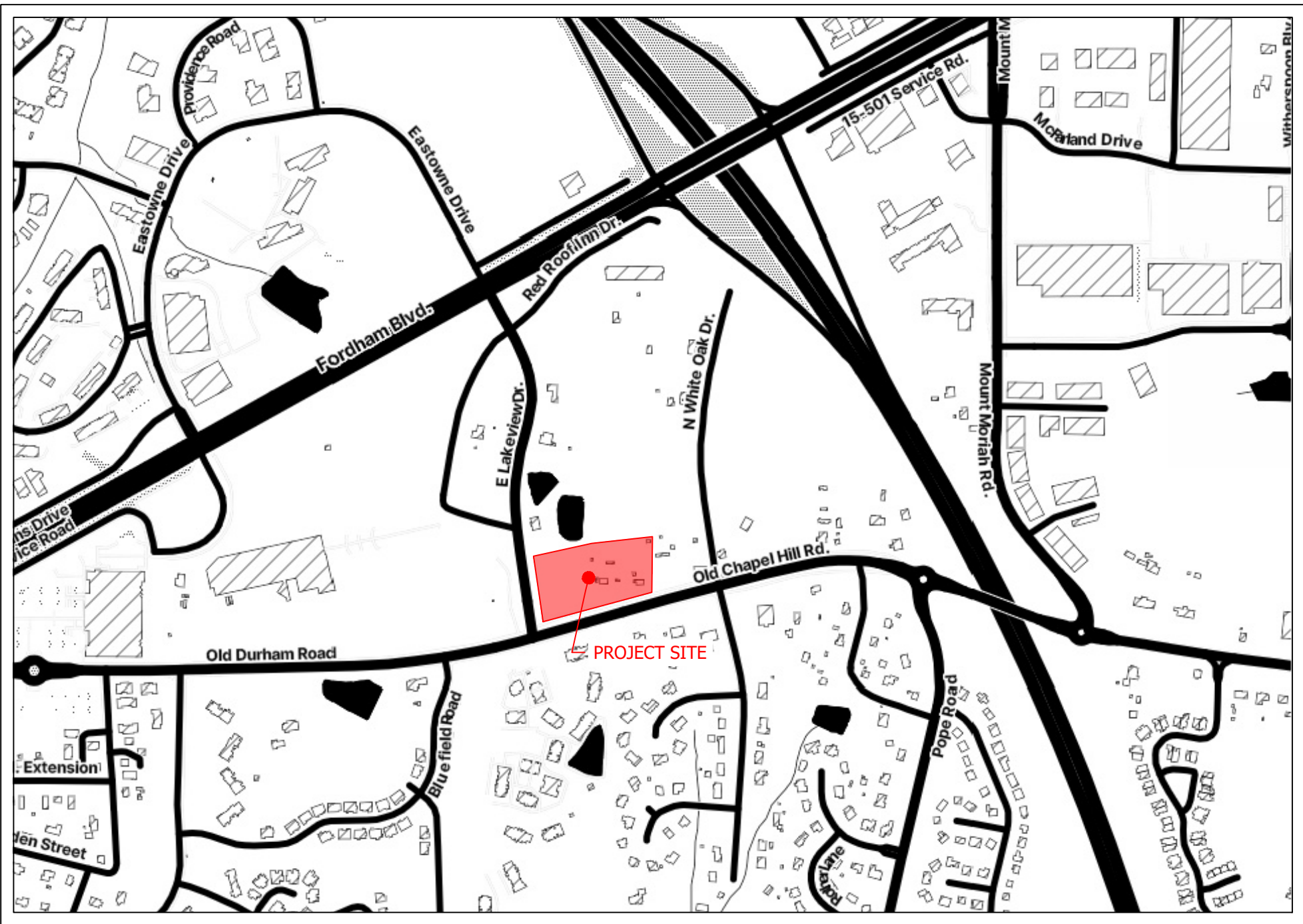
- All proposed buildings on site will require aerial fire access coverage. The proposed site design meets all provisions of the North Carolina Fire Prevention Code, Appendix D.
- All structures will have NFPA 13 fire suppression systems.

CONDITIONAL ZONING PERMIT PLANS

FOR

East Lakeview Townhomes

5640 Old Chapel Hill Road
PIN: 9799995053, 9799985902, 9799997097



DRAWING INDEX	
SHEET NO.	SHEET TITLE
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L1.0	LANDSCAPE PLAN
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L4.0	LANDSCAPE DETAILS & SCHEDULE

Project Contacts:

DEVELOPER

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ENGINEER

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SURVEYOR

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TEL: (919) 851-4422
CONTACT: DAN GREGORY

LANDSCAPE ARCHITECT

RENTA URBAN LAND DESIGN
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Prepared For:
EB Capital Partners
5/28/25

THE TOTAL NUMBER OF PROPOSED TOWNHOMES FOR
THIS DEVELOPMENT WILL RANGE FROM 36 TO 72.

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Revision		Date	
No.			

East Lakeview Townhomes
5640 Old Chapel Hill Road
Chapel Hill, NC
EB Capital Partners

SHEET TITLE:
SHEET TITLE

DRAWN BY: WCW
CHECKED BY: BLH
DATE: 5/28/25
PROJECT NUMBER: 24142
SCALE:
SHEET NUMBER:

T0.1



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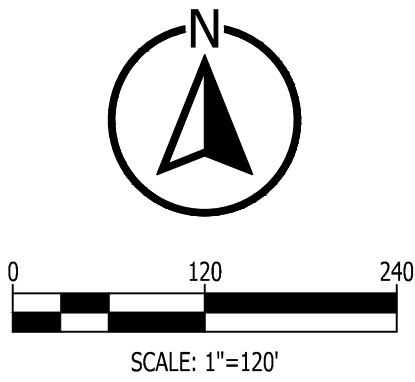
No.	Revision	Date

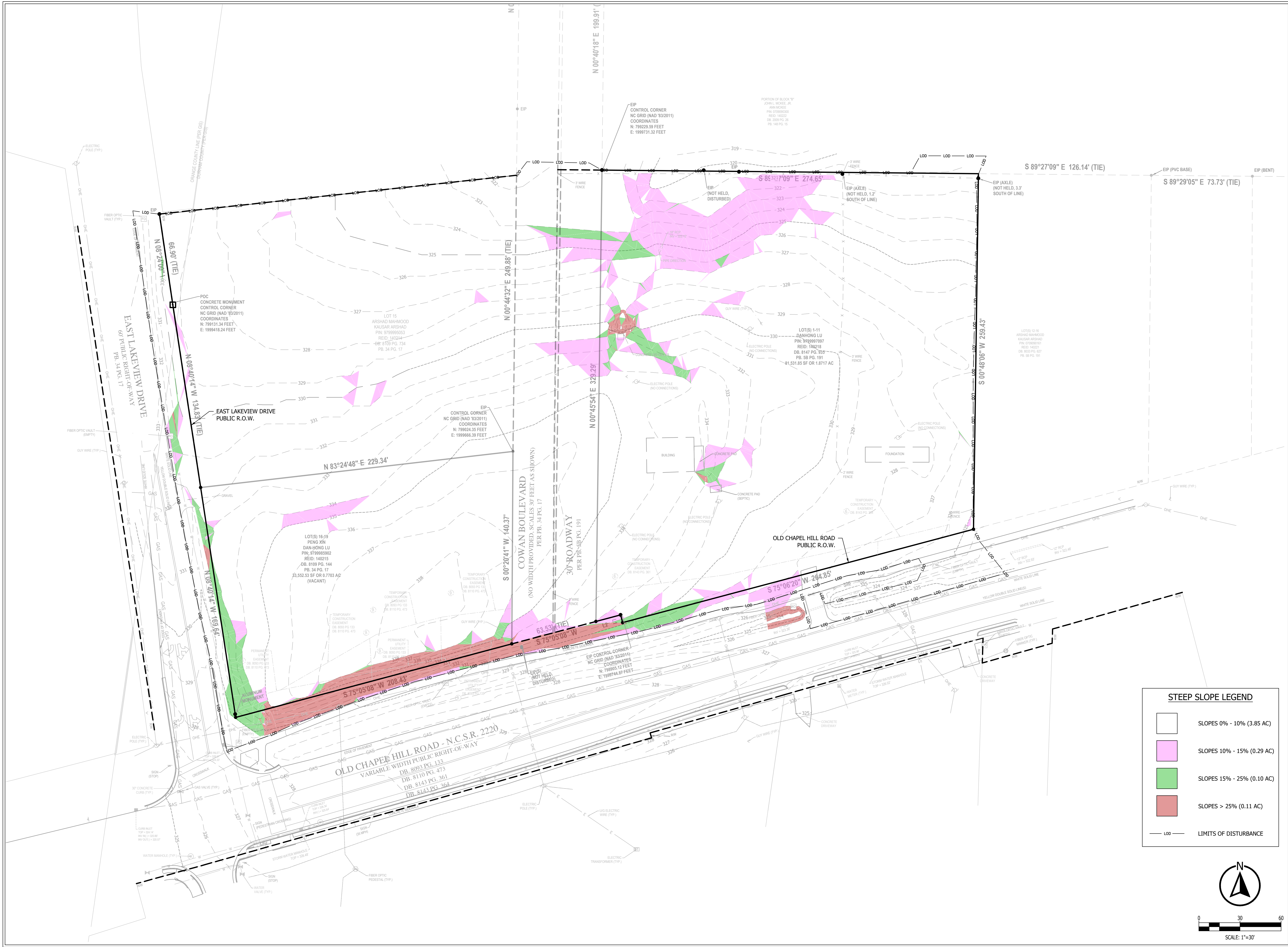
East Lakeview Townhomes
5640 Old Chapel Hill Road
Chapel Hill, NC
EB Capital Partners

SHEET TITLE:
AREA MAP

DRAWN BY: WCW
CHECKED BY: BLH
DATE: 5/28/25
PROJECT NUMBER: 24142
SCALE: 1" = 120'
SHEET NUMBER:

C0.1





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Date	
Revision	
No	

East Lakeview Townhomes

5640 Old Chapel Hill Road
Chapel Hill, NC
EB Capital Partners

SHEET TITLE:
STEEP SLOPE PLAN

DRAWN BY: WCV
CHECKED BY: BLH
DATE: 5/28/25
PROJECT NUMBER: 24142
SCALE: 1" = 30'
SHEET NUMBER:

C0.3



SITE LAYOUT LEGEND

[Symbol]	ASPHALT PAVING
[Symbol]	CONCRETE SIDEWALK
[Symbol]	BRICK PAVERS
[Symbol]	CONCRETE PAVING
[Symbol]	R.O.W. TO BE ABANDONED
[Symbol]	PARKING COUNT

North Arrow

Scale: 1" = 30'

0 30 60

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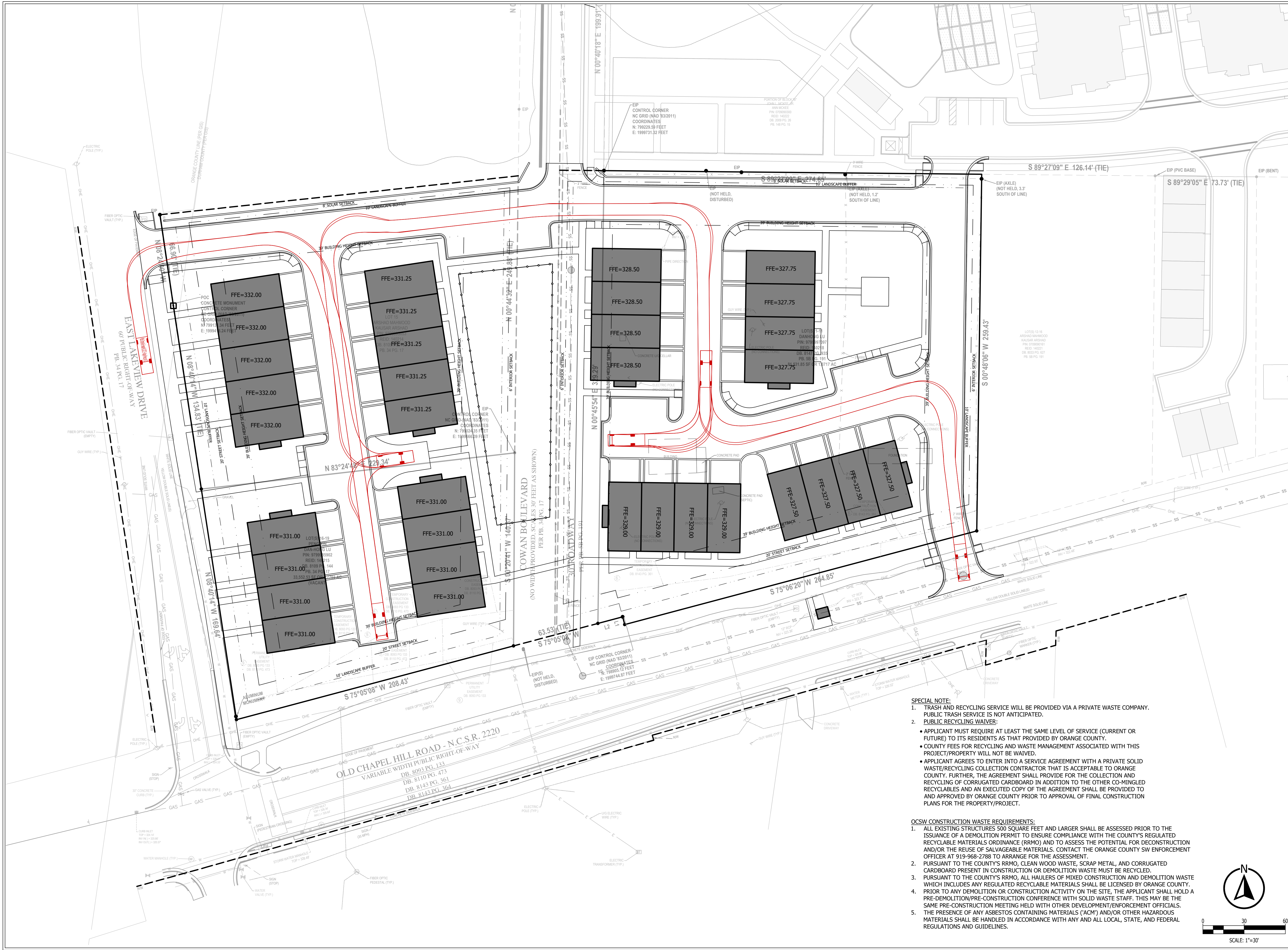
No.	Revision	Date

East Lakeview Townhomes
5640 Old Chapel Hill Road
Chapel Hill, NC
EB Capital Partners

SHEET TITLE:
SITE LAYOUT PLAN

DRAWN BY: WCW
CHECKED BY: BLH
DATE: 5/28/25
PROJECT NUMBER: 24142
SCALE: 1" = 30'
SHEET NUMBER:

C1.0

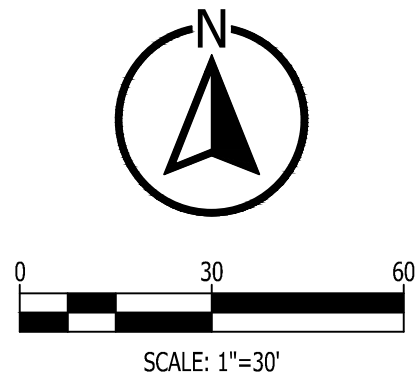


SPECIAL NOTE:

1. TRASH AND RECYCLING SERVICE WILL BE PROVIDED VIA A PRIVATE WASTE COMPANY. PUBLIC TRASH SERVICE IS NOT ANTICIPATED.
2. PUBLIC RECYCLING WAIVER:
 - APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
 - COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
 - APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

OCWSW CONSTRUCTION WASTE REQUIREMENTS:

1. ALL EXISTING STRUCTURES 500 SQUARE FEET 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.
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. 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.
4. 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.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.



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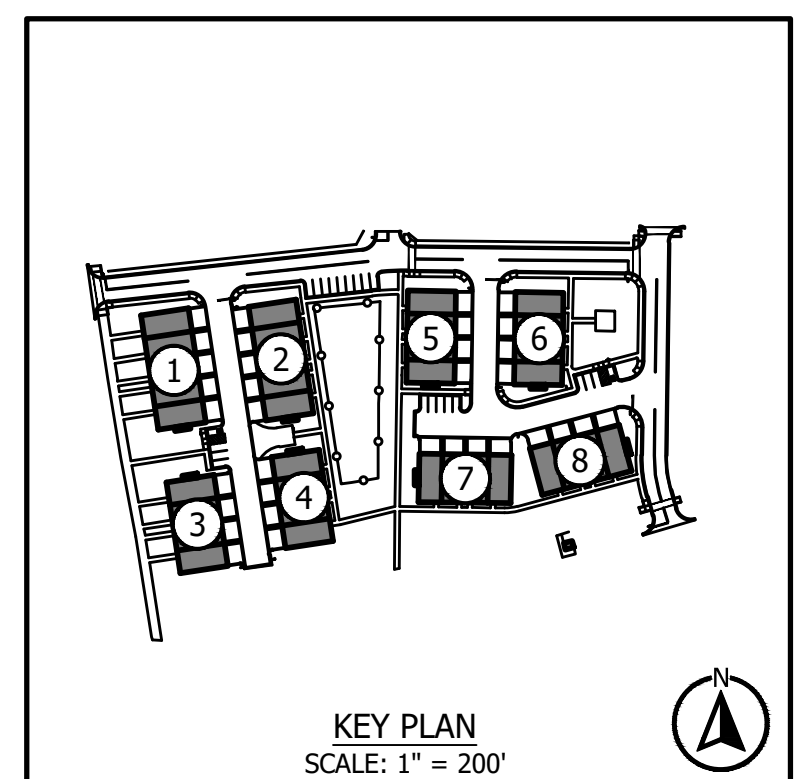
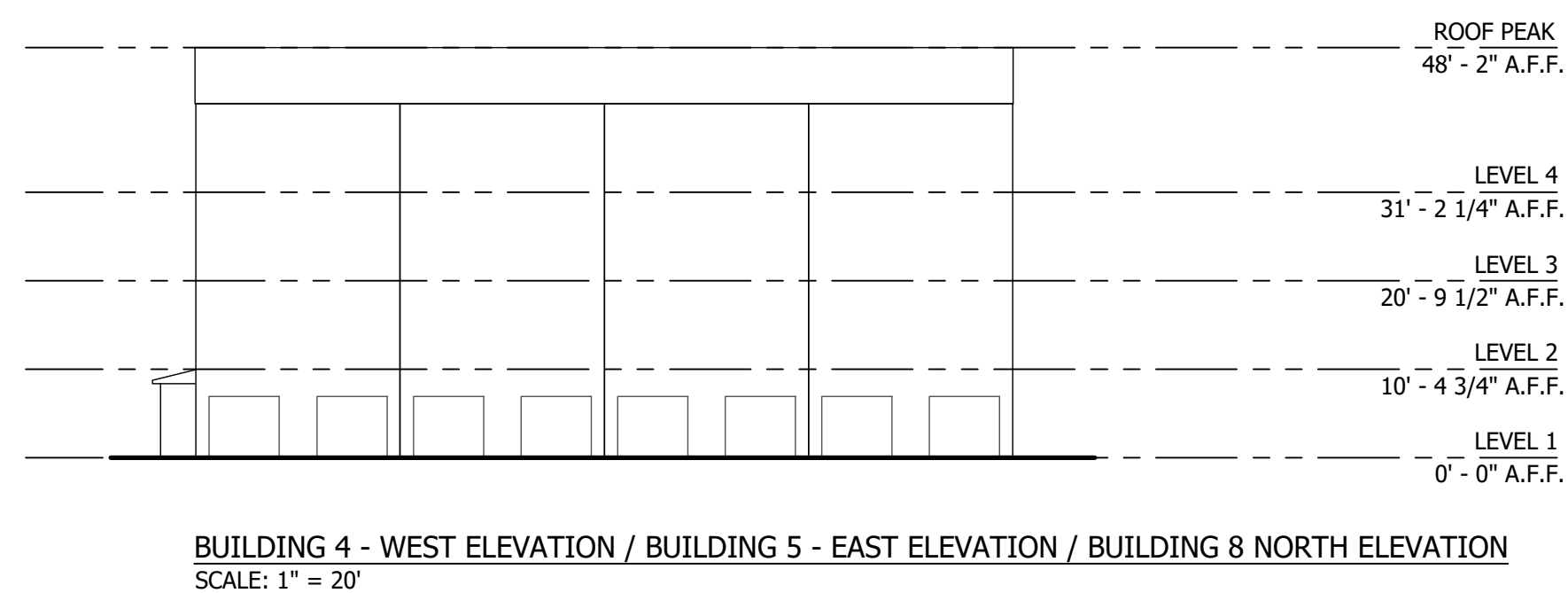
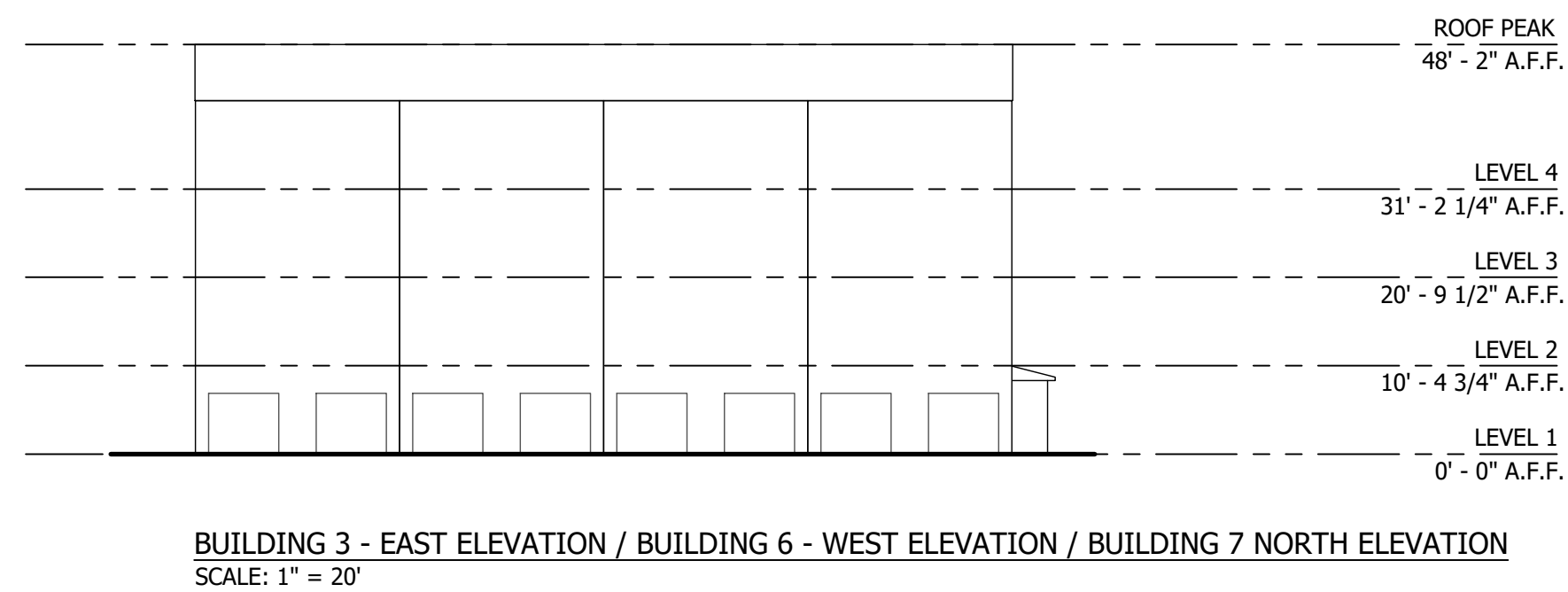
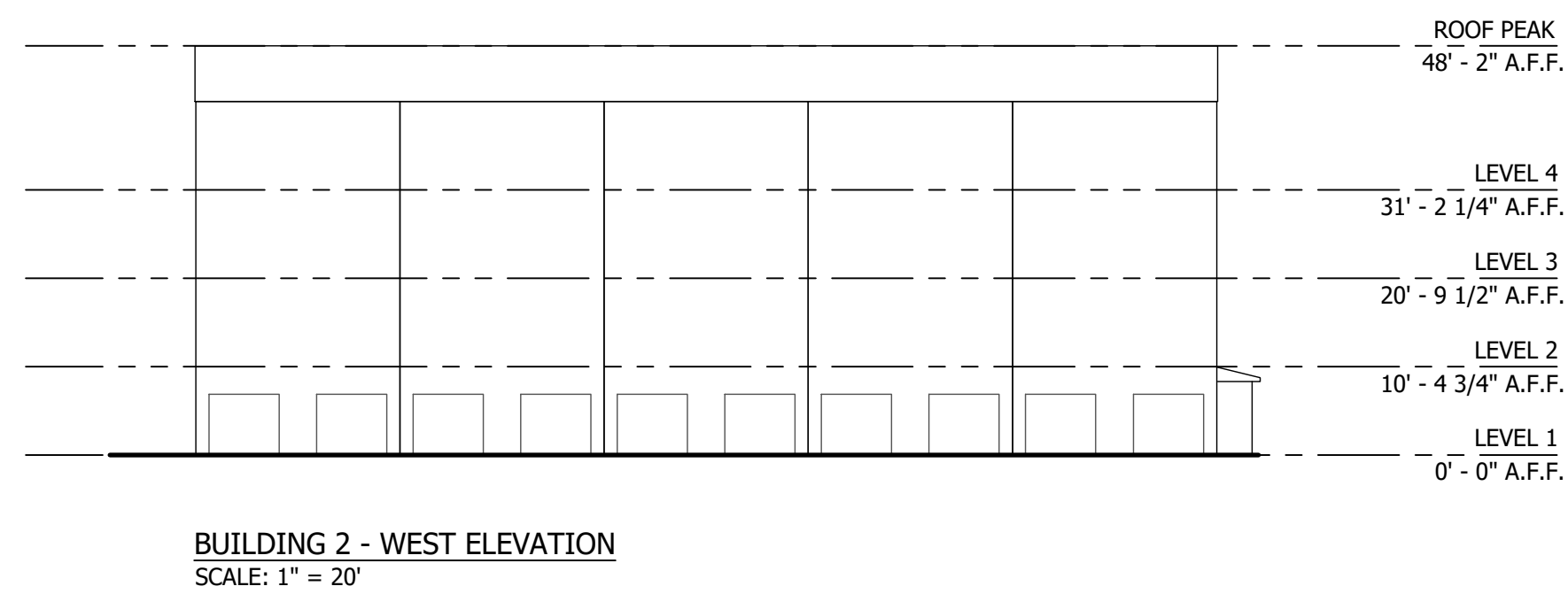
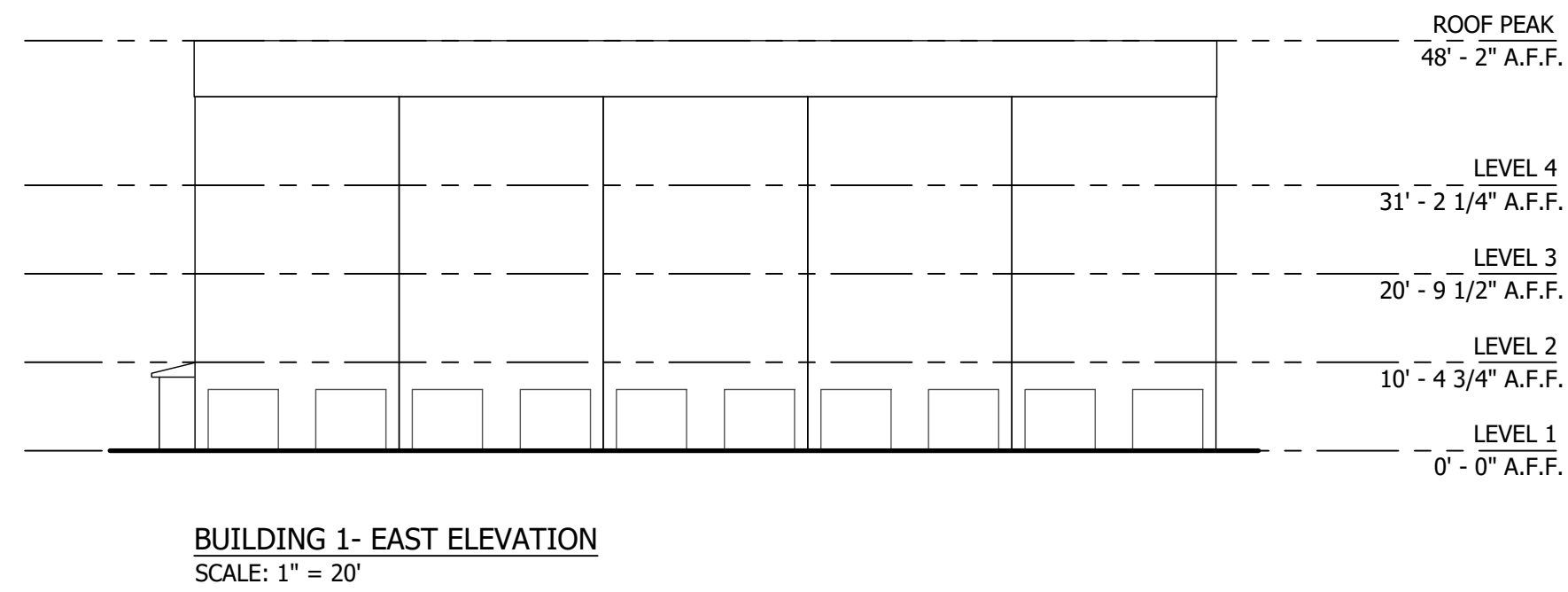
No.	Revision	Date

East Lakeview Townhomes
5640 Old Chapel Hill Road
Chapel Hill, NC
EB Capital Partners

SHEET TITLE:
SOLID WASTE PLAN

DRAWN BY: WCV
CHECKED BY: BLH
DATE: 5/28/25
PROJECT NUMBER: 24142
SCALE: 1" = 30'
SHEET NUMBER:

C1.1



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East Lakeview Townhomes
5640 Old Chapel Hill Road
Chapel Hill, NC
EB Capital Partners

SHEET TITLE:
BUILDING ELEVATIONS

DRAWN BY:	WCW
CHECKED BY:	BLH
DATE:	5/28/25
PROJECT NUMBER:	24142
SCALE:	1" = 20'
SHEET NUMBER:	

A1.0

PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLANCE SERVICEBERRY
	CORNUS KOUSA 'MILKY WAY'	KOUSA DOGWOOD
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE
	ILEX X 'MARY NELL'	MARY NELL HOLLY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA
	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO
	PISTACIA CHINENSIS	CHINESE PISTACHE
	QUERCUS NUTTALLII	NUTTALL OAK
	QUERCUS PHELLOS	WILLOW OAK
	QUERCUS SHUMARDII	SHUMARD OAK
	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM
SHRUBS		
	ABELIA X 'ROSE CREEK'	ROSE CREEK ABELIA
	COTONEASTER FRANCHETII	COTONEASTER FRANCHETII
	DISTYLUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLUM
	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA
	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
	ITEA VIRGINICA 'HENRY'S GARNET'	SWEETSPIRE
	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER
	LOROPETALUM CHINENSE RUBRUM 'PIILC-I' TM	CRIMSON FIRE LOROPETALUM
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	PINK MUHLYGRASS
	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
GROUND COVERS		
	CAREX CHEROKEENSIS	CHEROKEE SEDGE
	CYNODON DACTYLON	BERMUDAGRASS
	OPHIPOGON JAPONICUS 'DWARF'	DWARF MONDO GRASS

TREE PROTECTION REQUIREMENTS	
REQUIRED MINIMUM CANOPY COVERAGE: 30%	
LOT SIZE: 185,270 SQ. FT.	REPLACEMENT TREES PROVIDED:
EXISTING CANOPY PROTECTED: 0 SQ. FT.	(38) 4" CALIPER TREES x 1000 SQ. FT.
CANOPY DEFICIT: 55,581 SQ. FT.	(36) 2.5" CALIPER TREES x 500 SQ. FT.
CANOPY COVERAGE REQUIRED: 55,581 SQ. FT.	CANOPY COVERAGE PROVIDED: 56,000 SQ. FT. (30.22%)

Landscape Buffer	Required Type	Proposed Type
North (R-1 Zoning)	Type B —10' Internal	Type B 10' Buffer
South (Old Chapel Hill Rd)	Type C —20' External	Modified Type C 15' Buffer
East (R-1 Zoning)	Type B —10' Internal	Type B 10' Buffer
West (ELakeview Dr)	Type C —20' External	Modified Type C 10' Buffer

PARKING LOT SHADING CALCULATION
REQUIRED: One large canopy tree per 2,000SF of paved surface area planted within 10' of the parking lot
TOTAL PAVED SURFACE: 53,757 SQ. FT.
REQUIRED: 27 LARGE CANOPY TREES
PROVIDED: 27 LARGE CANOPY TREES

RECREATION SPACE CALCULATION
RECREATION SPACE RATIO: .218
GROSS LAND AREA: 185,270 SQ. FT.
REQUIRED RECREATION SPACE: 40,389 SQ. FT.
PROVIDED RECREATION SPACE: 28,333 SQ. FT.
RECREATION SPACE DEFICIT: 12,056 SQ. FT.



Renta

URBAN • LAND • DESIGN

205.545.7639
PO Box 305 / Birmingham, AL 35201
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FOR REVIEW

EAST LAKEVIEW TOWNHOUSES
OLD CHAPEL HILL RD
CHAPEL HILL, NC

NO	DATE	REVISIONS	DESCRIPTION

LANDSCAPE
PLAN

JOB NO:	KADR-2412
DATE:	04/18/2025
DRAWN BY:	TJC
CHECKED BY:	AJR
SHEET NUMBER:	

L1.0

PLANT KEY L2.0		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
	CORNUS KOUSA 'MILKY WAY'	KOUSA DOGWOOD
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE
	ILEX X 'MARY NELL'	MARY NELL HOLLY
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA
	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE TUPELO
	PISTACIA CHINENSIS	CHINESE PISTACHE
	QUERCUS PHELLOS	WILLOW OAK
	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM
SHRUBS		
	ABELIA X 'ROSE CREEK'	ROSE CREEK ABELIA
	COTONEASTER FRANCHETII	COTONEASTER FRANCHETII
	DISTYLIUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLIUM
	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA
	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY
	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
	LOROPETALUM CHINENSE RUBRUM 'PILCOT TM'	CRIMSON FIRE LOROPETALUM
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO GRASS
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	PINK MUHLYGRASS
	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
GROUND COVERS		
	CAREX CHEROKEENSIS	CHEROKEE SEDGE
	CYNODON DACTYLON	BERMUDAGRASS



NOT FOR
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FOR REVIEW

EAST LAKEVIEW TOWNHOUSES
OLD CHAPEL HILL RD
CHAPEL HILL, NC

[illegible]

LANDSCAPE PLAN

JOB NO:	KADR-2412
DATE:	04/18/2025
DRAWN BY:	TJC
CHECKED BY:	AJR
SHEET NUMBER:	

L2.0

PLANT KEY L3.0		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY
	CORNUS KOUSA 'MILKY WAY'	KOUSA DOGWOOD
	ILEX X 'MARY NELL'	MARY NELL HOLLY
	PISTACIA CHINENSIS	CHINESE PISTACHE
	QUERCUS NUTTALLII	NUTTALL OAK
	QUERCUS PHELLOS	WILLOW OAK
	QUERCUS SHUMARDII	SHUMARD OAK
SHRUBS		
	ABELIA X 'ROSE CREEK'	ROSE CREEK ABELIA
	COTONEASTER FRANCHETII	COTONEASTER FRANCHETII
	DISTYLUM X 'VINTAGE JADE'	VINTAGE JADE DISTYLUM
	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA
	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY
	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY
	ITEA VIRGINICA 'HENRY'S GARNET'	SWEETSPIRE
	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER
	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO GRASS
	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
GROUND COVERS		
	CYNODON DACTYLON	BERMUDAGRASS
	OPHIPOGON JAPONICUS 'DWARF'	DWARF MONDO GRASS



NOT FOR
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FOR REVIEW

EAST LAKEVIEW TOWNHOUSES
OLD CHAPEL HILL RD
CHAPEL HILL, NC

REVISIONS	
NO	DESCRIPTION

LANDSCAPE
PLAN

JOB NO: KADR-2412
DATE: 04/18/2025
DRAWN BY: TJC
CHECKED BY: AJR
SHEET NUMBER:

L3.0

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS.
2. THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER OR DAMAGED PARTY.
3. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES PRIOR TO CONSTRUCTION.
4. ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1 1/2" IN SIZE.
5. ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED SURVEY OR BY GPS COORDINATES PRIOR TO BIDDING.
6. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.
7. THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE DIGGING OF PITS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
8. THE LOCATION OF ALL PLANTING BEDS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THE PLANTING OF BEDS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT A MINIMUM 72 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
9. MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF ALL EXISTING TREES.
10. CONTRACTOR SHALL SUPPLY AND SPREAD 6" TOP-SOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL PLANT AREAS.
13. PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED. PLANTS SHALL BE FREE FROM INJURIES, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF NURSERY "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
14. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
15. ALL SHRUBS, TREES AND GROUND COVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND ORGANIC MATERIAL AND PER SPECIFICATIONS.
16. FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BED LINE @ LAWNS OR WALKS AND MINIMUM 36" BACK OF CURB @ PARKING SPACES.
17. BACK ROW OF SHRUB PLANTING SHALL BE PLANTED @ 36" OFF FACE OF BUILDING WALL. GROUND COVERS SHALL BE 12" OUT FROM BUILDING AS REQUIRED BY PLANT SPECIFICATIONS.
18. EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT CRISP DEFINITION.
19. ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF PINESTRAW.
20. MULCH ALL AREAS OF ANNUALS AND SPREADING GROUND COVER MASS PLANTING WITH 3 INCHES OF DOUBLE HAMMERED BROWN MULCH.
21. GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1000 SQ. FT. AND TUFT GREEN OR EQUAL (12-5-8 SLOW RATE) AT A RATE OF 50 POUNDS PER 1000 SQ. FT. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.
22. ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS, TREES, OR SOD SHALL BE SEEDDED.
23. GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.
24. SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.
25. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
26. REMOVE ALL GUY WIRES AND STAKES AT END OF GUARANTEE PERIOD.
27. WHEN TREES ARE PLANTED THE MONTHS OF MARCH THRU OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT AS "TERRA-SORB" OR EQUAL FOR EACH TREE INSTALLATION.

1. THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER/OR DAMAGED PARTY.
2. THE FINISHED GRADES SHALL BE FREELY DRAINING.
3. ALL SITE ELEMENT LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION/INSTALLATION.
4. IF APPLICABLE, THE LOCATION OF ALL FOOTINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. FOOTINGS SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
5. THE LOCATION OF ALL PAVED AREAS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. PAVED AREAS SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
6. MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF ALL EXISTING TREES.
7. COORDINATE SLEEVE LOCATION/INSTALLATION WITH LANDSCAPE CONTRACTOR. INSTALLATION IS THE RESPONSIBILITY OF GENERAL CONTRACTOR.
8. IRRIGATION SLEEVES ARE TO BE SCHEDULE 40 PVC PIPE, PER SPECIFICATIONS, EXTENDED 18" MINIMUM BEYOND CURB OR PAVEMENT EDGE.
9. IRRIGATION SLEEVES ARE TO BE MARKED (EACH END) WITH A 2" X 4" STAKE FOR EASE OF LOCATION BY THE LANDSCAPE CONTRACTOR. SECURE OR CAP EACH END WITH DRAINING INSTALLATION TO PREVENT CLOGGING.

