

Layout Tab Name: C-201 OVERALL SITE PLAN  
Last Saved By:Verdin, 5/31/2023 3:47:25 PM  
W:\Srv\DE\Dayton\Clients\Beechwood\082447 South Creek\4.0 Disciplines\Civil\Cadd\Exhibits\82447-Unit Density.dwg Plotted By:Nix, Ray Plotted:June 2, 2023, 7:33:39 AM

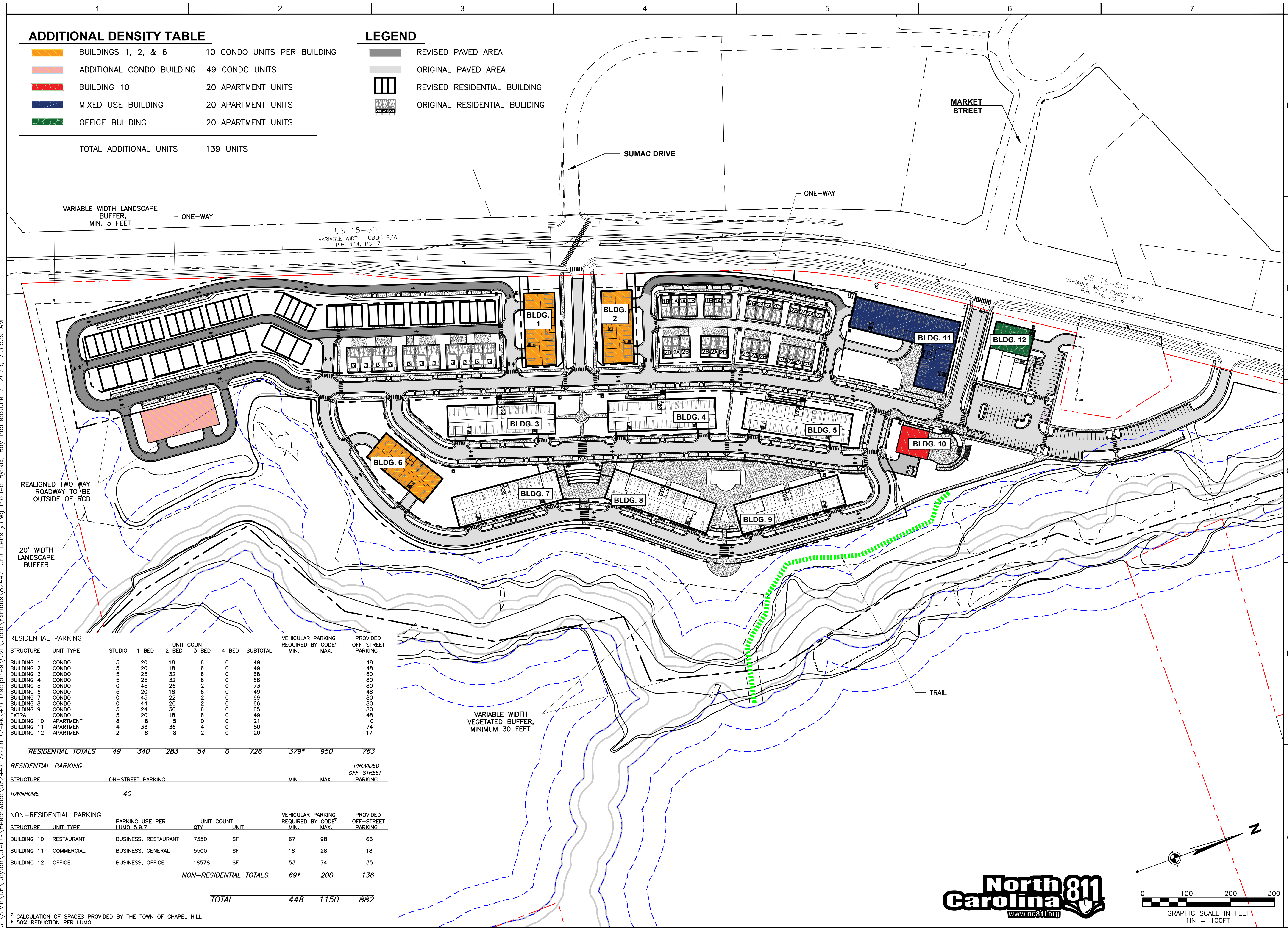
ADDITIONAL DENSITY TABLE

<div></div>	BUILDINGS 1, 2, & 6	10 CONDO UNITS PER BUILDING
<div></div>	ADDITIONAL CONDO BUILDING	49 CONDO UNITS
<div></div>	BUILDING 10	20 APARTMENT UNITS
<div></div>	MIXED USE BUILDING	20 APARTMENT UNITS
<div></div>	OFFICE BUILDING	20 APARTMENT UNITS

TOTAL ADDITIONAL UNITS 139 UNITS

LEGEND

<div></div>	REVISED PAVED AREA
<div></div>	ORIGINAL PAVED AREA
<div></div>	REVISED RESIDENTIAL BUILDING
<div></div>	ORIGINAL RESIDENTIAL BUILDING



RESIDENTIAL PARKING							VEHICULAR PARKING REQUIRED BY CODE <sup>7</sup> MIN.	VEHICULAR PARKING REQUIRED BY CODE <sup>7</sup> MAX.	PROVIDED OFF-STREET PARKING
STRUCTURE	UNIT TYPE	STUDIO	1 BED	2 BED	3 BED	4 BED			
BUILDING 1	CONDO	5	20	18	6	0	49		48
BUILDING 2	CONDO	5	20	18	6	0	49		48
BUILDING 3	CONDO	5	25	25	32	6	68		80
BUILDING 4	CONDO	5	25	25	32	6	68		80
BUILDING 5	CONDO	0	45	26	0	2	73		80
BUILDING 6	CONDO	5	20	18	6	0	49		48
BUILDING 7	CONDO	0	45	22	0	0	69		80
BUILDING 8	CONDO	0	44	20	2	0	66		80
BUILDING 9	CONDO	5	24	30	6	0	65		80
EXTRA	CONDO	5	20	18	6	0	49		48
BUILDING 10	APARTMENT	8	5	0	0	0	21		0
BUILDING 11	APARTMENT	4	36	4	0	0	80		74
BUILDING 12	APARTMENT	2	8	8	2	0	20		17

RESIDENTIAL TOTALS 49 340 283 54 0 726 379\* 950 763

RESIDENTIAL PARKING		ON-STREET PARKING	MIN.	MAX.	PROVIDED OFF-STREET PARKING
STRUCTURE	UNIT TYPE				
TOWNHOME		40			

NON-RESIDENTIAL PARKING		PARKING USE PER LUMO 5.9.7	UNIT COUNT QTY	UNIT	VEHICULAR PARKING REQUIRED BY CODE <sup>7</sup> MIN.	VEHICULAR PARKING REQUIRED BY CODE <sup>7</sup> MAX.	PROVIDED OFF-STREET PARKING
STRUCTURE	UNIT TYPE						
BUILDING 10	RESTAURANT	BUSINESS, RESTAURANT	7350	SF	67	98	66
BUILDING 11	COMMERCIAL	BUSINESS, GENERAL	5500	SF	18	28	18
BUILDING 12	OFFICE	BUSINESS, OFFICE	18578	SF	53	74	35

NON-RESIDENTIAL TOTALS 69\* 200 136

TOTAL 448 1150 882

<sup>7</sup> CALCULATION OF SPACES PROVIDED BY THE TOWN OF CHAPEL HILL.  
\* 50% REDUCTION PER LUMO



**WOOLPERT**  
ARCHITECTURE | ENGINEERING | GEOSPATIAL

13860 Ballantyne Corporate Place, Suite 425  
Charlotte, NC 28227

CIVIL PERMIT PLAN SET

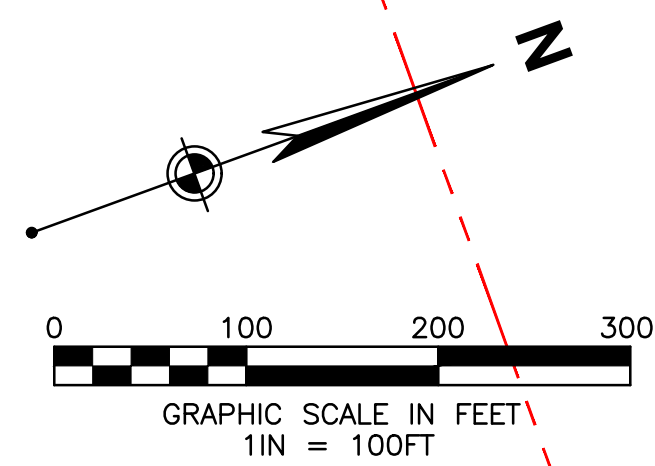
ISSUANCE SCHEDULE	
NUMBER	DATE
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BEECHWOOD HOMES  
**SOUTH CREEK**  
MIXED USE DEVELOPMENT  
DISTRICT-SPECIFIC SITE PLAN  
S COLUMBIA ST.  
CHAPEL HILL, NC 27514

PROJECT NO:	082447
DATE ISSUED:	06/02/2023
DESIGNED BY:	RMN
DRAWN BY:	VCS
CHECKED BY:	RMN

SHEET NAME:  
ADDITIONAL DENSITY EXHIBIT

SHEET NO:  
**EX-000**



Layout Tab Name: L-101 LANDSCAPE PLAN  
Last Saved By:Wornu, 6/1/2023 2:35:08 PM  
W:\Srvn\DE\Dayton\Clients\Beechwood\082447 South Creek\4.0 Disciplines\Civil\Coad\Exhibits\82447-LAN\_EXHIBIT.dwg Plotted By:Nix, Ray Plotted:June 2, 2023, 7:40:07 AM

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
AP	62	Aesculus pavia	Red Buckeye	B&B	1" cal. 6'ht. 4'wd	Full, well shaped
CC	80	Cercis canadensis	Eastern Redbud	B&B	1" cal. 6'ht. 3'wd	Full, well shaped
AL	79	Amelanchier laevis	Serviceberry	B&B	1" cal. 6'ht. 3'wd	Full, well shaped
NS	19	Nyssa sylvatica	Black Gum	B&B	2" cal. 6'ht. 4'wd	Full, well shaped
AR	53	Acer rubrum	Red Maple	B&B	2" cal. 6'ht. 3'wd	Full, well shaped
QP	47	Quercus pagodifolia	Cherrybark Oak	B&B	2" cal. 6'ht. 3'wd	Full, well shaped
EVERGREEN SHRUB						
IG	477	Ilex glabra	Inkberry Holly	#3 cont.	30"ht. x 24"wd.	Full, vigorous
LC	494	Lorapetulum chinense 'Rubrum'	Chinese Fringe Flower	#3 cont.	30"ht. x 24"wd.	Full, vigorous
GJ	221	Gardenia jasminoides 'Radicans'	Dwarf Gardenia	#3 cont.	36"ht. x 24"wd.	Full, vigorous
DECIDUOUS SHRUB						
CA	46	Clethra alnifolia	Summersweet Clethra	#5 cont.	36"ht. x 24"wd.	Full, vigorous
GROUND COVER						
SEED	+/-378,412 SF					

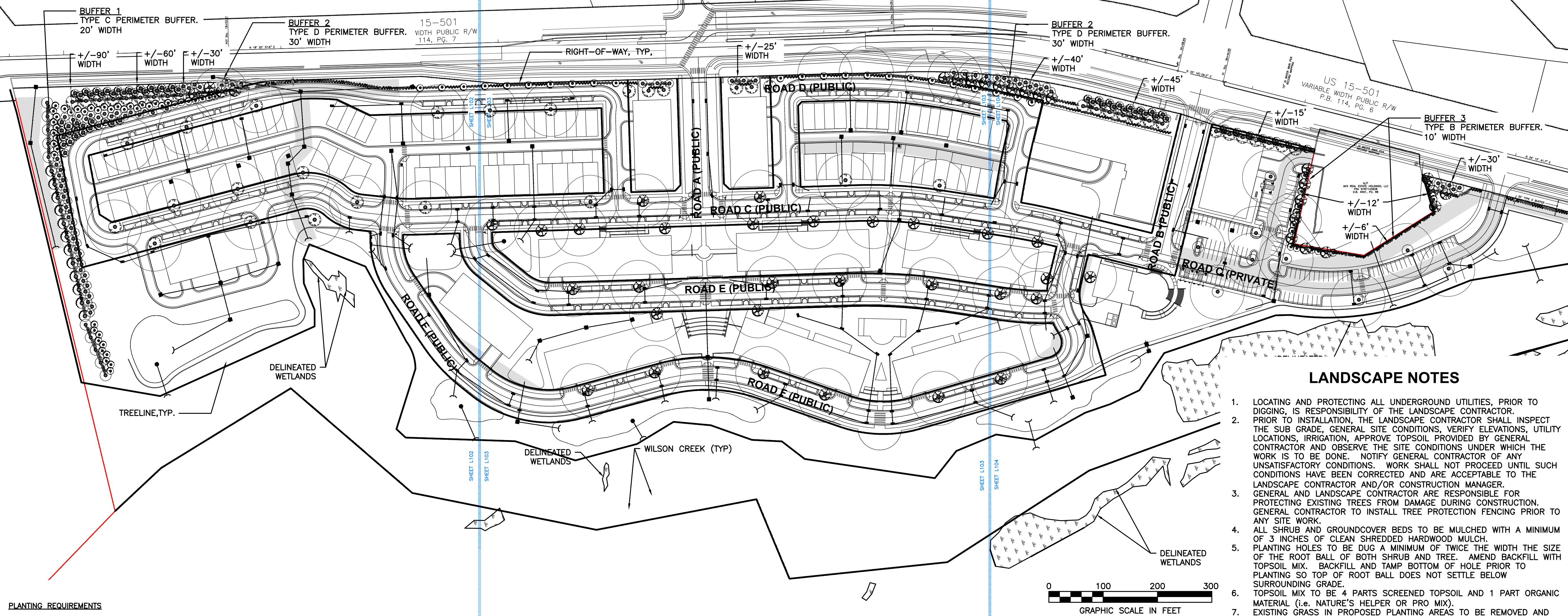
### PERMANENT SEED BLEND

90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)  
REBEL, REBEL II, WRANGLER, BONANZA, MOJAVE  
OR EQUAL  
10% KENTUCKY BLUEGRASS (POA PRATENSIS)  
MIDNIGHT, RUGBY II, MIDIRON VARIETIES OR  
EQUAL  
98% PURITY AND 85% GERMINATION  
95% WEED FREE

SHREDDED HARDWOOD MULCH TO  
3" DEPTH, UNLESS NOTED  
OTHERWISE. SEE SPECIFICATIONS.

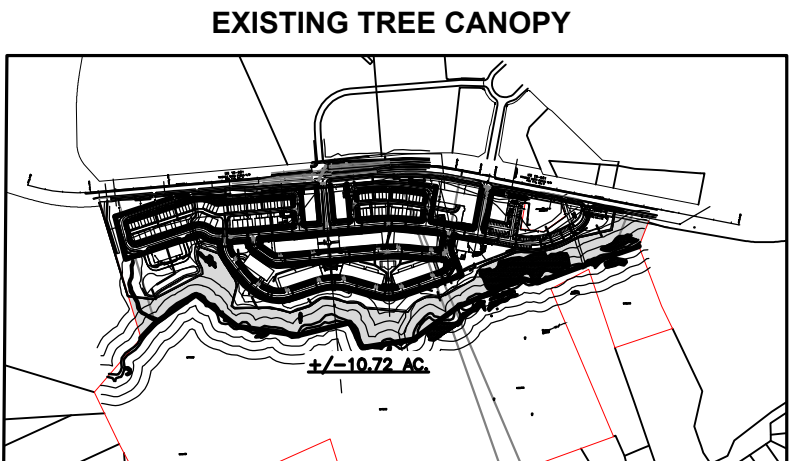


UTILITY EASEMENTS



### LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SODDED.
- SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
- ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF AMERICANHORT.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.



#### PLANTING REQUIREMENTS

##### PERIMETER BUFFER 1

PROPOSED USE ADJACENT TO LAND ZONING:  
R-LDS, RT, R-LD1, R-1, R-2, R-3  
BUFFER TYPE C REQUIRED - 20' MIN. WIDTH  
(SOUTHERN PROPERTY BOUNDARY)

##### PLANTS REQUIRED PER 100 LF

LARGE TREES: 4  
SMALL TREES: 8  
SHRUBS: 30

##### TOTAL BUFFER LENGTH: +/-530 LF

LARGE TREES REQUIRED: 21.2  
SMALL TREES REQUIRED: 42.4  
SHRUBS REQUIRED: 159

LARGE TREES PROVIDED: 22  
SMALL TREES PROVIDED: 50  
SHRUBS PROVIDED: 180

##### PERIMETER BUFFER 2

PROPOSED USE ADJACENT TO ARTERIAL STREET  
BUFFER TYPE D REQUIRED - 30' MIN. WIDTH  
(WESTERN PROPERTY BOUNDARY)

##### PLANTS REQUIRED PER 100 LF

LARGE TREES: 5  
SMALL TREES: 10  
SHRUBS: 30

##### TOTAL BUFFER LENGTH: +/-2,900 LF

LARGE TREES REQUIRED: 145  
SMALL TREES REQUIRED: 290  
SHRUBS REQUIRED: 870

LARGE TREES PROVIDED: 44  
SMALL TREES PROVIDED: 158  
SHRUBS PROVIDED: 878

##### PERIMETER BUFFER 3

PROPOSED USE ADJACENT TO INTUITIONAL USE (CHURCH):  
BUFFER TYPE B REQUIRED - 10' MIN. WIDTH  
(SOUTHERN PROPERTY BOUNDARY)

##### PLANTS REQUIRED PER 100 LF

LARGE TREES: 4  
SMALL TREES: 7  
SHRUBS: 12

##### TOTAL BUFFER LENGTH: +/-535 LF

LARGE TREES REQUIRED: 21.4  
SMALL TREES REQUIRED: 37.4  
SHRUBS REQUIRED: 64.2

LARGE TREES PROVIDED: 9  
SMALL TREES PROVIDED: 13  
SHRUBS PROVIDED: 180

#### PARKING LOT SHADE TREES

1 LARGE TREE PER 2,000 SF OF PARKING AREA REQUIRED; NO SPACE SHALL BE FARTHER THAN 50' FROM LARGE TREE; PLANTING ISLAND MIN. SF FOR LARGE TREE = 200 SF

PARKING LOT AREA: +/-90,423 SF  
TREES REQUIRED: 46  
TREES PROVIDED: 59

#### LOADING AREA SCREENING

MIN. 12' WIDTH SCREENING  
FROM ALL PUBLIC R/W AND  
ADJACENT PROPERTIES

#### TREE CANOPY COVERAGE

SITE ACREAGE (LOT 1): +/-42.80 AC.

REQUIRED: 40% (17.12 AC.)  
PROPOSED: 10.72 AC. EXISTING TREES  
2.30 AC. PROPOSED TREES  
TOTAL: +/-30.43% (13.02 AC.)

## CIVIL PERMIT PLAN SET

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

## BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

S COLUMBIA ST.  
CHAPEL HILL, NC 27514

PROJECT NO: 082447  
DATE ISSUED: 06/02/2023  
DESIGNED BY: RMN  
DRAWN BY: VCS  
CHECKED BY: RMN

SHEET NAME:  
LANDSCAPE PLAN

SHEET NO:

# CONDITIONAL ZONING APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
(919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

## Section A: Project Information

Parcel Identifier Number (PIN): 9787-130667; 238844; 144852; 244637; 141770; 241209 Date: July 5<sup>th</sup>, 2022  
rev. 12/9/2022

Project Name: Beechwood Homes - Southcreek

Property Address: S Columbia St, Chapel Hill, NC Zip Code: 27514

Use Groups (A, B, and/or C): A Existing Zoning District: DA-1

Project Description: To develop an existing vacant parcel with a mixed use development along US 15-501. See narrative.

**Applicant Information** (to whom correspondence will be mailed):

## Section B: Applicant, Owner, and/or Contract Purchaser Information

Name: Beechwood Obey Creek, LLC

Address: 7621 Little Avenue, Suite 111

City: Charlotte State: NC Zip Code: 29226

Phone: 704.582.3989 Email: bkardos@beechwoodhomes.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: [Signature] Date: 12/9/22

### Owner/Contract Purchaser Information:

☒ Owner

☐ Contract Purchaser

Name: Bob Kardos

Address: 7621 Little Avenue, Suite 111

City: Charlotte State: NC Zip Code: 29226

Phone: 704.582.3989 Email: bkardos@beechwoodhomes.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: [Signature] Date: 12/9/22



**Town of Chapel Hill  
Planning Department**

405 Martin Luther King Jr Blvd

Phone: (919) 968-2728

Email: [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org)

[www.townofchapelhill.org](http://www.townofchapelhill.org)

**Property Owner Authorization of Application for Conditional Zoning District**

**Staff Use Only**

Application Number: **CZD-22-1**

**Pursuant to NCGS § 160D-703(b) Conditional Districts, property may be placed in a conditional district only in response to a petition by all owners of the property to be included.**

This Property Owner Authorization form must be completed and signed by the current property owner(s) of each zoning lot involved in the proposed Conditional Zoning District application. Please submit a separate form per property owner.

Project Name: South Creek

Property Address:

Parcel Identifier Number(s) (PINs): 9787241209

Property Owner Name (must match County tax records): Town of Chapel Hill

Property Owner Address: 405 Martin Luther King Jr Blvd, Chapel Hill, NC 27514

Email: [mnirdlinger@townofchapelhill.org](mailto:mnirdlinger@townofchapelhill.org)

Phone: 919-968-2739

Relationship to Applicant: Deputy Town Manager

If the property owner is an entity, provide detailed information regarding the principals of the entity.

**Property Owner Authorization**

The undersigned property owner hereby authorizes the application for Conditional Zoning District and certifies that, to the best of the owner's knowledge and belief, all information supplied with this application is true and accurate.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: Mary Jane Nirdlinger