





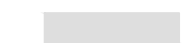




ADDITIONAL DENSITY TABLE

| | | |
|---|---------------------------|-----------------------------|
|  | BUILDINGS 1, 2, & 6 | 10 CONDO UNITS PER BUILDING |
|  | ADDITIONAL CONDO BUILDING | 49 CONDO UNITS |
|  | BUILDING 10 | 20 APARTMENT UNITS |
|  | MIXED USE BUILDING | 20 APARTMENT UNITS |
|  | OFFICE BUILDING | 20 APARTMENT UNITS |
| TOTAL ADDITIONAL UNITS | | 139 UNITS |

LEGEND

| | |
|---|-------------------------------|
|  | REVISED PAVED AREA |
|  | ORIGINAL PAVED AREA |
|  | REVISED RESIDENTIAL BUILDING |
|  | ORIGINAL RESIDENTIAL BUILDING |

CIVIL PERMIT PLAN SET

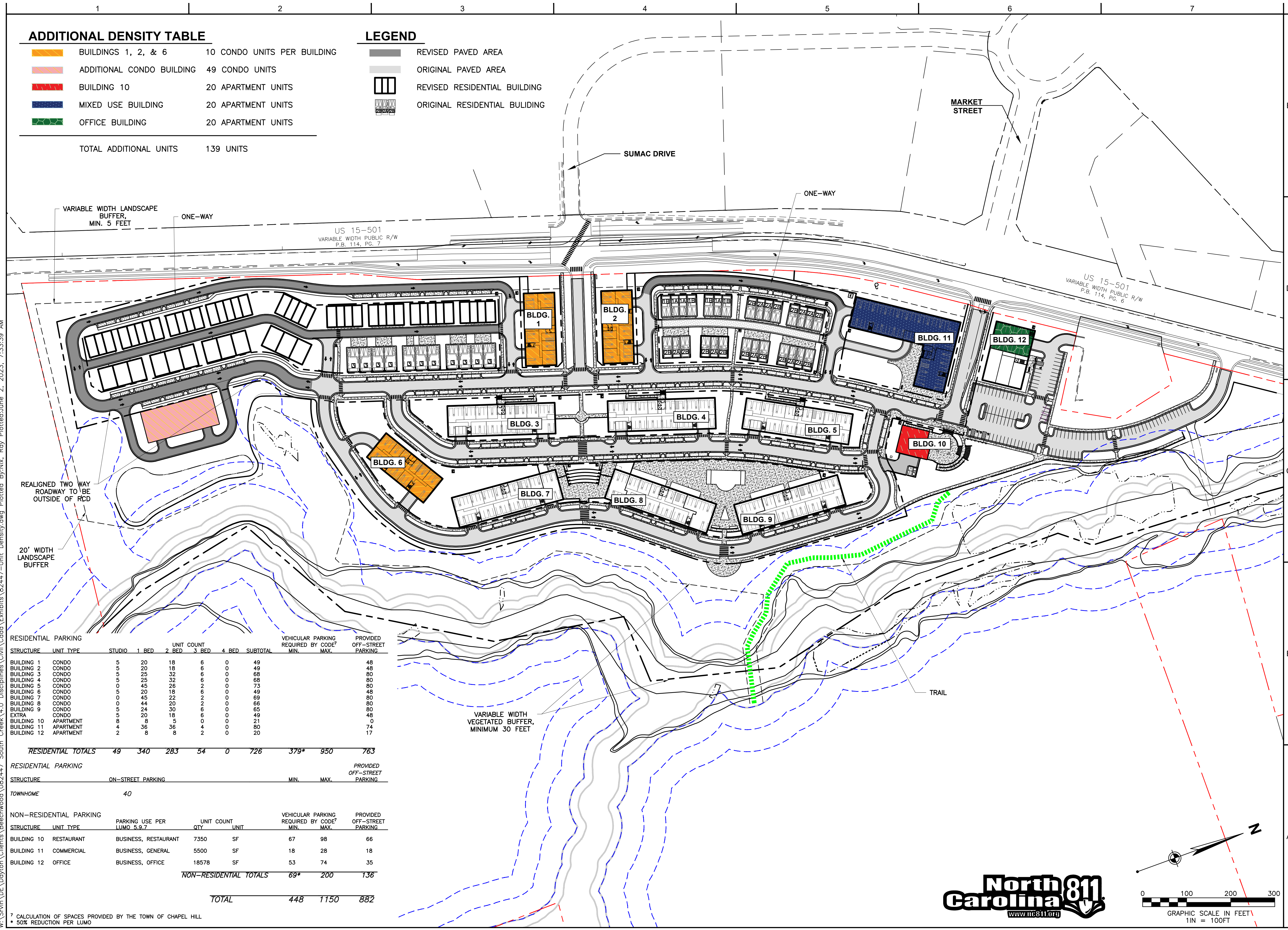
| ISSUANCE SCHEDULE NUMBER | DESCRIPTION |
|--------------------------|-------------|
| 1 | DATE |

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



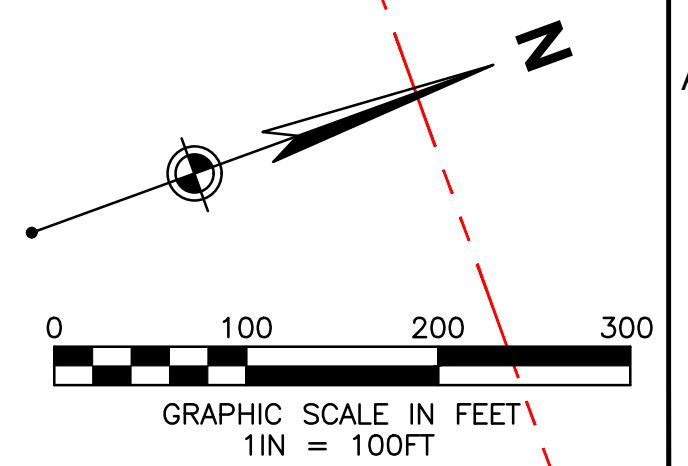
| STRUCTURE | UNIT TYPE | UNIT COUNT | | | | | SUBTOTAL | VEHICULAR PARKING REQUIRED BY CODE ⁷ | | PROVIDED OFF-STREET PARKING |
|---------------------------|-----------|------------|------------|------------|-----------|----------|------------|---|------------|-----------------------------|
| | | STUDIO | 1 BED | 2 BED | 3 BED | 4 BED | | MIN. | MAX. | |
| 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 | 32 | 6 | 0 | 68 | | 80 | |
| BUILDING 4 | CONDO | 5 | 25 | 32 | 6 | 0 | 68 | | 80 | |
| BUILDING 5 | CONDO | 5 | 45 | 26 | 6 | 2 | 73 | | 80 | |
| BUILDING 6 | CONDO | 5 | 20 | 18 | 6 | 0 | 49 | | 48 | |
| BUILDING 7 | CONDO | 0 | 45 | 22 | 2 | 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 | 8 | 0 | 0 | 0 | 21 | | 0 | |
| BUILDING 11 | APARTMENT | 4 | 5 | 3 | 4 | 0 | 80 | | 74 | |
| BUILDING 12 | APARTMENT | 2 | 6 | 8 | 2 | 0 | 20 | | 17 | |
| RESIDENTIAL TOTALS | | 49 | 340 | 283 | 54 | 0 | 726 | 379* | 950 | 763 |

| STRUCTURE | ON-STREET PARKING | MIN. | MAX. | PROVIDED OFF-STREET PARKING |
|-----------|-------------------|------|------|-----------------------------|
| TOWNHOME | 40 | | | |

| STRUCTURE | UNIT TYPE | PARKING USE PER LUMO 5.9.7 | UNIT COUNT | | VEHICULAR PARKING REQUIRED BY CODE ⁷ | PROVIDED OFF-STREET PARKING | |
|-------------------------------|------------|----------------------------|------------|------|---|-----------------------------|----|
| | | | QTY | UNIT | | | |
| 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 |
|--------------|------------|-------------|------------|

⁷ CALCULATION OF SPACES PROVIDED BY THE TOWN OF CHAPEL HILL
* 50% REDUCTION PER LUMO



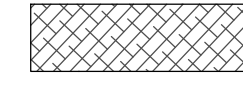
Layout Tab Name: C-201 OVERALL SITE PLAN
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| TAG | QTY | SCIENTIFIC NAME | COMMON NAME | COND. | SIZE | REMARKS |
|------------------------|---------------|---------------------------------|-----------------------|----------|--------------------|-------------------|
| 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 | Larapetalum 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 |
| GROUNDCOVER | | | | | | |
| SEED | +/-378,412 SF | | | | | |

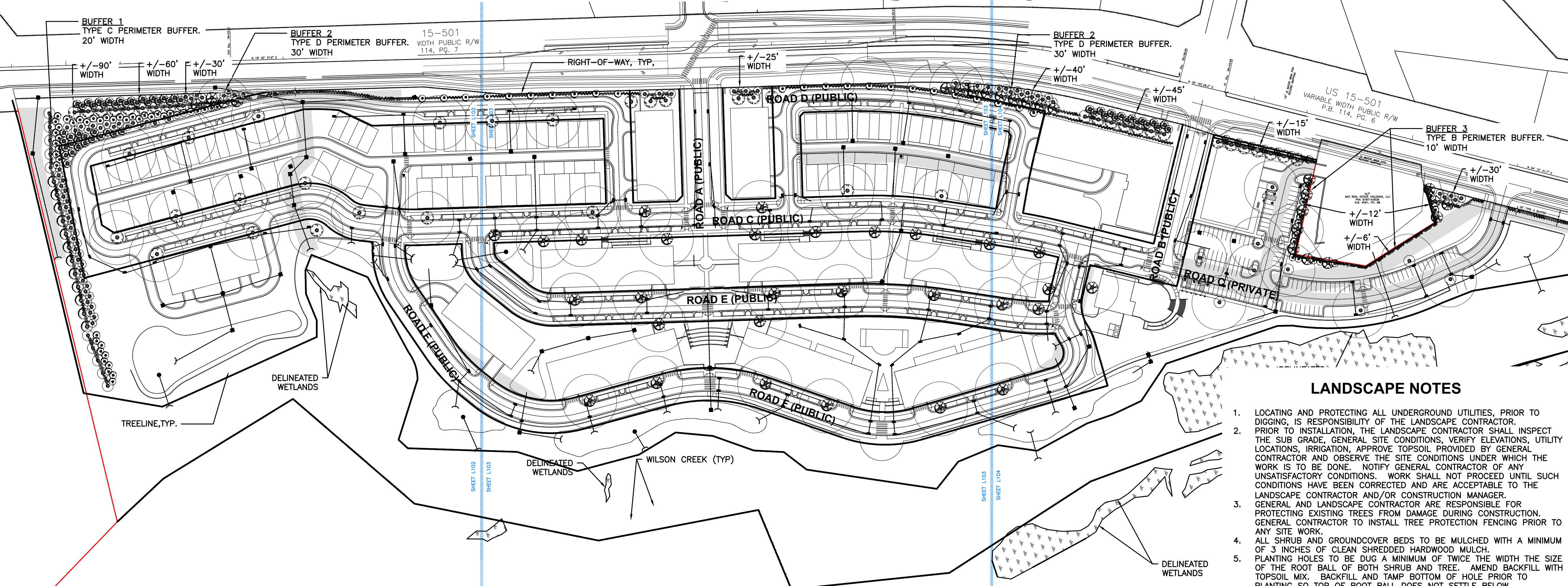
PERMANENT SEED BLEND

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.

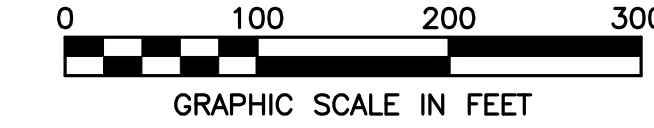


UTILITY EASEMENTS

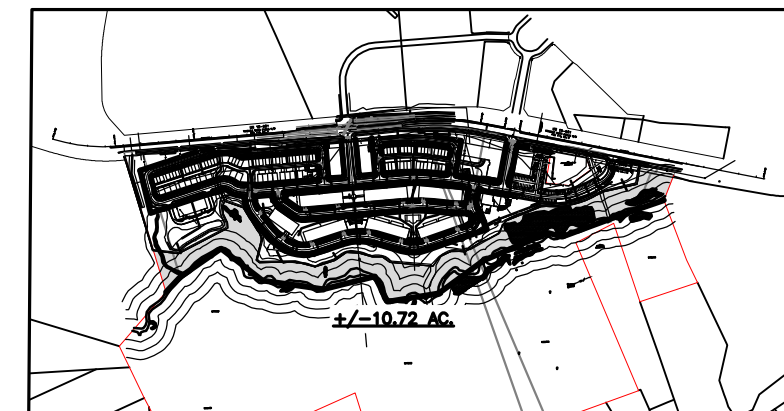


LANDSCAPE NOTES

- 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 GROUNDCOVER 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 WIDTH 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.



EXISTING TREE CANOPY



PLANTING REQUIREMENTS

PERIMETER BUFFER 1

PROPOSED USE ADJACENT TO LAND ZONING:
R-LD5, 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.) |

Layout Tab Name: L-101 LANDSCAPE PLAN
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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 5th, 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: [Handwritten 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: [Handwritten 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

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

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: _____

12-8-22

Print Name: Mary Jane Nirdlinger