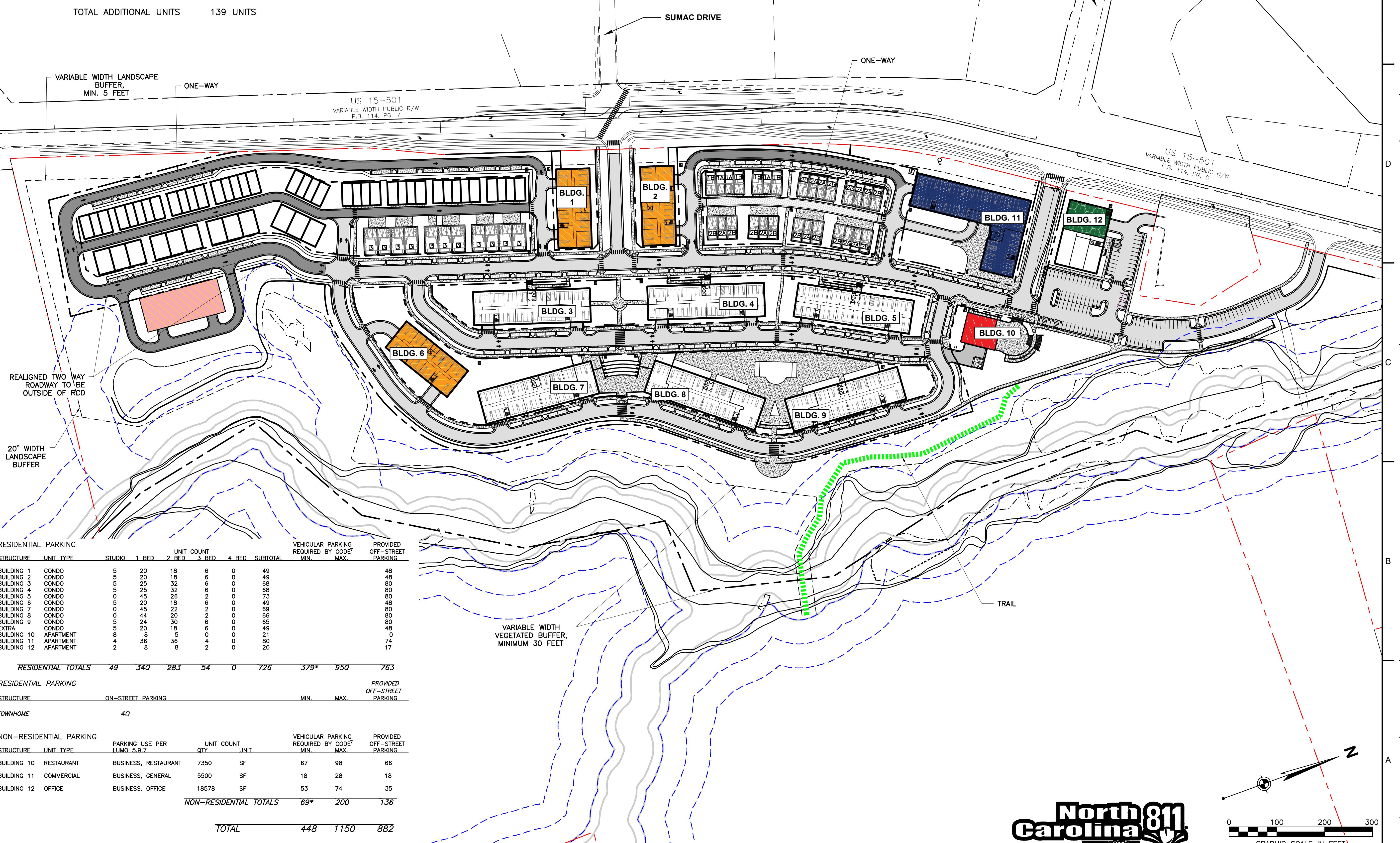


ADDITIONAL DENSITY TABLE	
BUILDINGS 1, 2, & 6	10 CONDO UNITS PER BUILDING
ADDITIONAL CONDO BUILDING	49 CONDO UNITS
BUILDING 10	20 APARTMENT UNITS
MIXED USE BUILDING	20 APARTMENT UNITS
OFFICE BUILDING	20 APARTMENT UNITS
TOTAL ADDITIONAL UNITS	139 UNITS

LEGEND	
	REVISED PAVED AREA
	ORIGINAL PAVED AREA
	REVISED RESIDENTIAL BUILDING
	ORIGINAL RESIDENTIAL BUILDING

7:33:39 AM



North Carolina 811
 www.nc811.org

0 100 200 300
 GRAPHIC SCALE IN FEET
 1IN = 100FT

EX-000

W
WOOLPERT
 ARCHITECTURE | ENGINEERING | GEOSPATIAL

13860 Ballantyne Corporate Place, Suite 425
 Charlotte, NC 28227

ISSUANCE SCHEDULE
 NUMBER DATE DESCRIPTION

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:

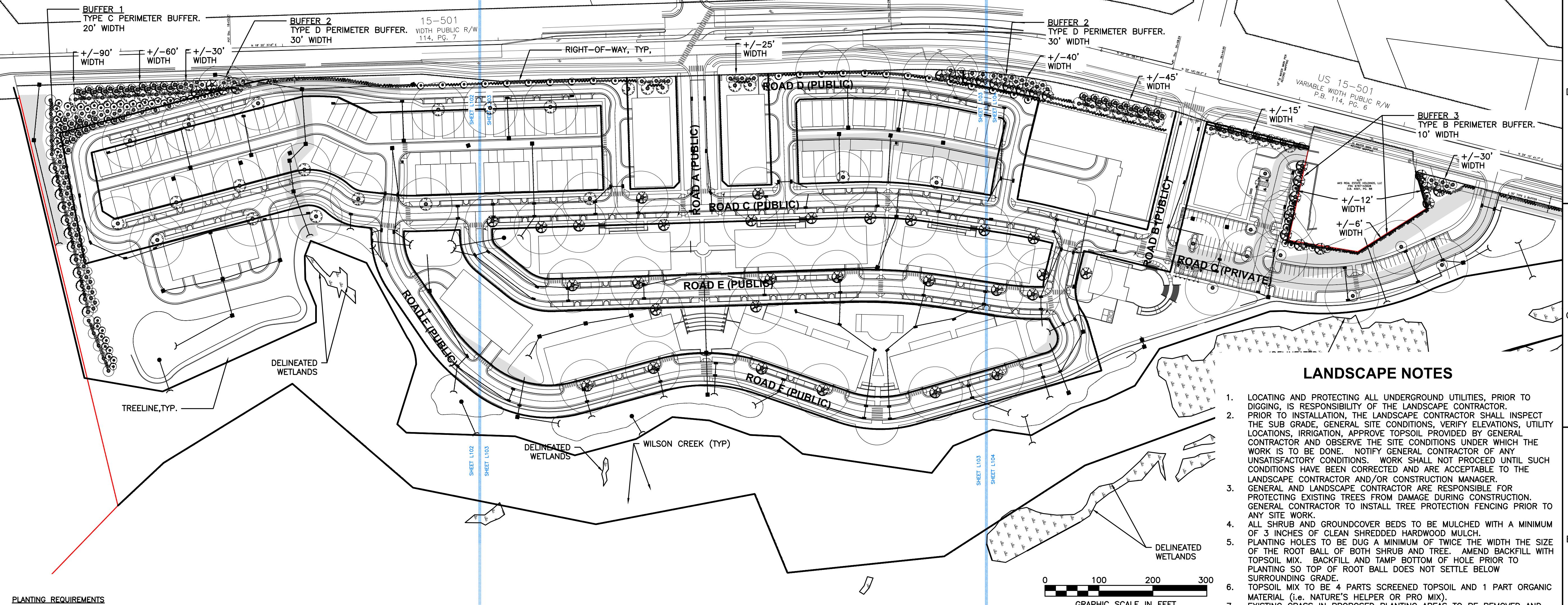
TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
TREE						
AP	62	Aesculus pavia	Red Buckeye	B&B	1" cal. 6'ht. 4'wd	Full, well shaped
CC	80	Cercis canadensis	Eastern Redbud	B&B	1" cal. 6'ht. 3'wd	Full, well shaped
AL	79	Amelanchier laevis	Serviceberry	B&B	1" cal. 6'ht. 3'wd	Full, well shaped
NS	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	Loropetalum 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



CIVIL PERMIT PLAN SET

DISTRICT-SPECIFIC SITE PLAN

BEECHWOOD HOMES SOUTH CREEK MIXED USE DEVELOPMENT

S COLUMBIA ST.
CHAPEL HILL, NC 27514

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: +/-2,900 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: 160

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

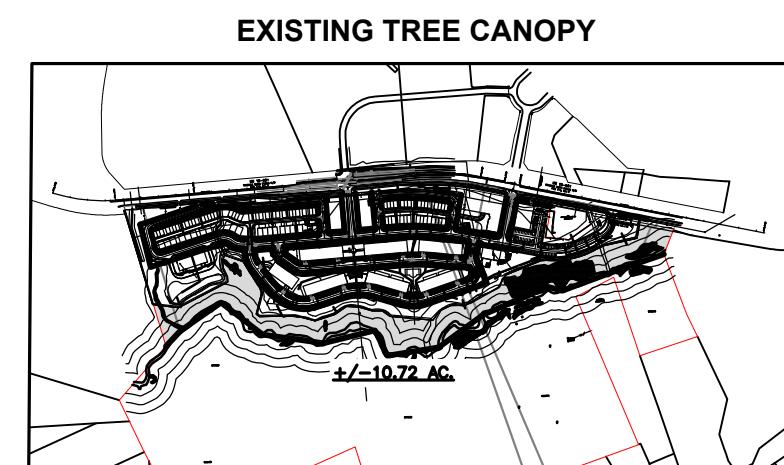
SITE ACREAGE (LOT 1): +/-42.80 AC.

REQUIRED: 40% (17.12 AC.)

PROPOSED: 10.72 AC. EXISTING TREES

2.30 AC. PROPOSED TREES

TOTAL: +/-30.43% (13.02 AC.)



- 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 OF 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 THAT 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 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.

PROJECT NO: 082447
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 SHEET NAME: LANDSCAPE PLAN
 SHEET NO: L-101

L-101

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 th , 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
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: Date: 12/9/22

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name:	Bob Kardos		
Address:	7621 Little Avenue, Suite 111		
City:	Charlotte	State:	NC
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: 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