

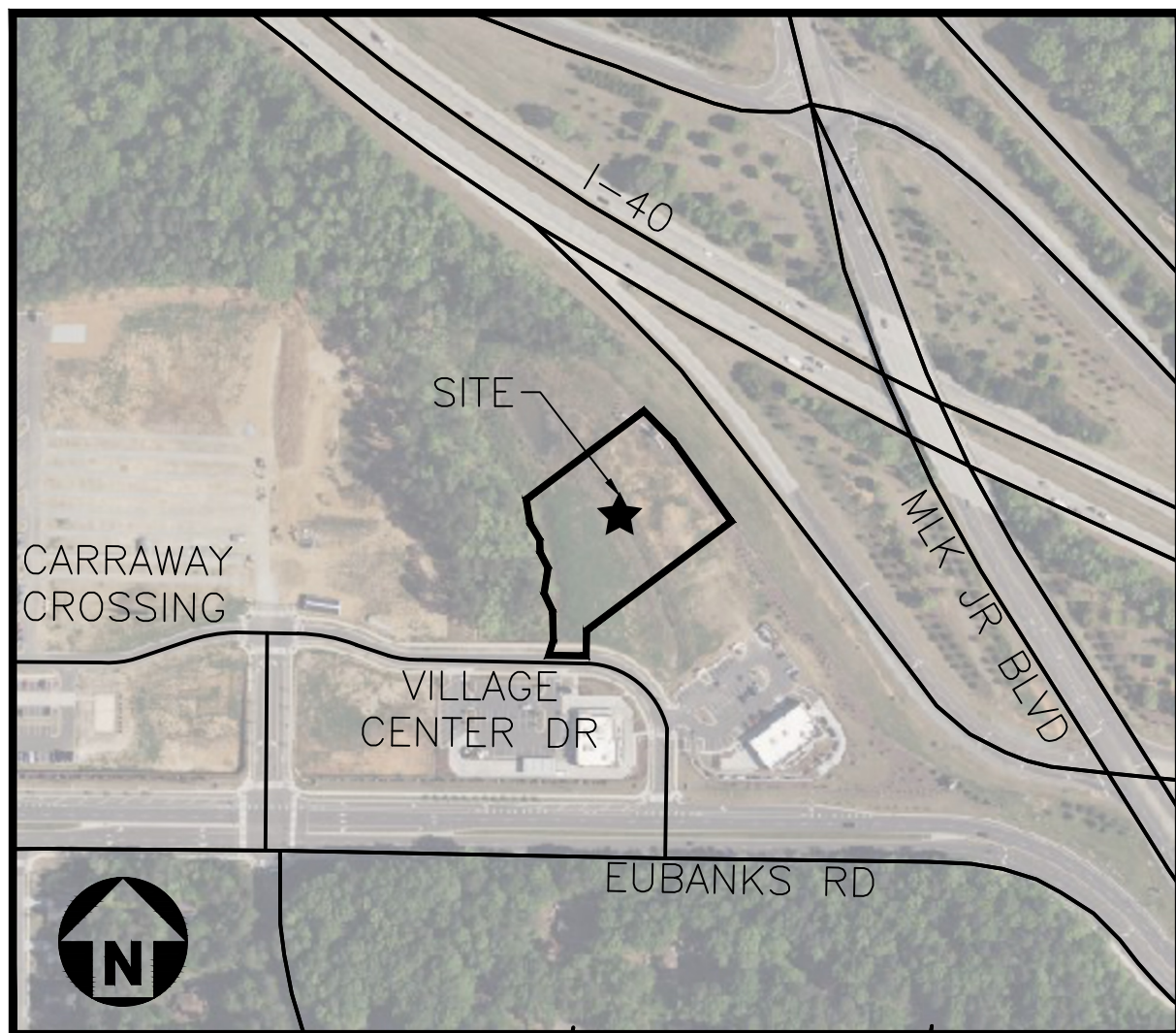
CARRAWAY VILLAGE - UNC MEDICAL OFFICE

CARRAWAY VILLAGE - BLOCK A
300 VILLAGE CENTER DR
CHAPEL HILL, NORTH CAROLINA 27516

COMMUNITY DESIGN COMMISSION PROJECT NUMBER: SPEC25033 DATE: SEPTEMBER 22, 2025

Carraway Village - Eubanks Road - Chapel Hill				Proposed		
Site Data Table				Block A - UNC Medical Office		
Site Address	51.57 ac	FAIR	Dwelling Units		Proposed	
Total Site (GIA)	2,246,389 sf	0.429	15 du/ac			
Area In RCD						
Stream Side	112,881 sf	0.010		234	sf	
Managed Use	64,904 sf	0.019		366	sf	
Upland	75,698 sf	0.429		4,072	sf	
Floor Area Allowed						
Site	855,403 sf					
Stream Side	1,129 sf					
Managed Use	1,238 sf					
Upland	32,007 sf					
Max. FA Allowed	889,773 sf	Max. DU Allowed	774			
Proposed Floor Area						
Minimum	600,000 sf	Maximum	930,290 sf	20,340	sf	
Mix of Uses						
Residential	Min. 140 400,000	Minimum 3% 43%	Max. 140 701,000	75%	02	Proposed Min. 3% Max. 3%
Commercial	140,000	15%	418,000	44%	0	0.0%
Office	60,000	6%	270,000	29%	20,340	3.4%
Notes:						
15% minimum commercial use is an exception to MU-O-1 standard requiring 20% minimum for any use. 45% minimum office use is an exception to MU-R-1 standard requiring minimum 60% office use. 44% maximum commercial is an exception MU-R-1 standard requiring minimum 60% office use.						
Parking (Up to 25% below minimum may be proposed due to shared parking between mix of uses.)				Required	Proposed	
Multi-Family	Retail	Hotel	Office			
Vehicle	1,25-2.25 per 100 sf	1 per 300 sf - 1 per 200 sf	0.9 per room - 1.25 per room	58-81	81	
Bicycle	1 per 6 du	1 per 250 sf	1 per 15 rooms	13.1/13.2	8	
*Number required varies with number of bedrooms per unit.						
Impervious Area						
Percentage	Max. 70%	(High Density Option)			Proposed 2.4%	
Average	36.10	ac			3.22	ac
Square Footage	1,572,472	sf			53,129	sf
Setbacks						
Proposed Setbacks	Street Variable	Interior 0	Solar 0	Perimeter N/A**	Parking N/A**	
**Proposed "build-to" line varies by street frontage type. See SUP Block Plan. **Perimeter setbacks as specified in the MU districts do not accommodate high density / street oriented development. See SUP Block Plan for proposed "build-to" dimensions.						
Building Height (Bldg height measured from the proposed finished grade on the street side of the bldg.)						
Suburban Road	Primary	Secondary			Primary	
Public Streets 'A' & 'B'	64	90			38	
Street 4	7-story approx. 90'					
(Proposed building heights are approximately 12' per floor. i.e. 7-story approx. 90', 5-story approx. 65')						
Landscape Buffers						
Perimeter 20'-Type C and None	Edge/Treat 1/2 of 30'-Type C*	L-80 100' - Type E Modified 10'-Type C*	Eubanks Road Modified 10'-Type C*	Public St. 'A' 15'-Type A*		Proposed As required
Tree Canopy Coverage						
300% tree canopy coverage until the project exceeds 600,000 sf in floor area. Then tree canopy coverage is reduced to 25%.				Required	Proposed	
MU-O-1	Multi-Family	Commercial	Mixed Use			
MU-R-1	25%	25%	25%			
Recreation Area						
Rec. Space Ratio	Project Area	Residential Use (% of total)				
0.015	51.57	Min. 43%	Max. 75%			
Note: Recreation space to be provided through a combination of greenway trails, a village green and wet spaces internal to the residential portion of the development.						
		14,411	25,255			
*Remaining recreational space to be provided in future phases.						

*SEE SHEET C0.00 FOR COMPLETE MASTER DATA TABLE



VICINITY MAP

1" = 300'

PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN AN INCORPORATED AREA OF THE CHAPEL HILL, LOCATED AT 300 VILLAGE CENTER DRIVE, BETWEEN 200 VILLAGE CENTER DRIVE AND 400 VILLAGE CENTER DRIVE. THE CURRENT USE IS A VACANT SITE WITH MINIMAL VEGETATION ON A 1.562 ACRES LOT. A MEDICAL OFFICE BUILDING WITH ASSOCIATED UTILITY AND PARKING IS PROPOSED ON THIS VACANT LOT. THIS PROJECT WILL BE PART OF THE EXISTING CARRAWAY VILLAGE DEVELOPMENT.

LOCAL PERMITTING DEPARTMENTS & CONTACTS:

CHAPEL HILL PLANNING DEPARTMENT
PHONE NUMBER: 919-968-2731
CONTACT: -- BRITANY WADDELL, DIRECTOR OF PLANNING - PLANNING@TOWNOFCHAPELHILL.ORG

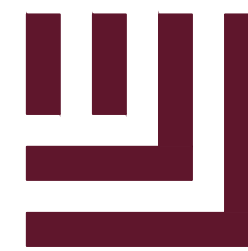
CHAPEL HILL PUBLIC WORKS DEPARTMENT
PHONE NUMBER: 919-969-5100
CONTACT: -- LANCE NORRIS, PUBLIC WORKS DIRECTOR - LNORRIS@TOWNOFCHAPELHILL.ORG

CHAPEL HILL INSPECTIONS DEPARTMENT
PHONE NUMBER: 919-968-2719
CONTACT: -- PERMITS@TOWNOFCHAPELHILL.ORG

CHAPEL HILL FIRE MARSHAL DEPARTMENT
PHONE NUMBER: 919-968-2781 EXT. 2052
CONTACT: --CHRIS WELLS, FIRE MARSHAL - FIRE@TOWNOFCHAPELHILL.ORG



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



McADAMS

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CONTACT

ROBERT WINGATE, PE
WINGATE@MCADAMSCO.COM
PHONE: 919. 361. 5000

CLIENT

UNC HEALTH CARE
5221 PARAMOUNT PARKWAY, SUITE 120
MORRISVILLE, NORTH CAROLINA 27560

PROJECT DIRECTORY

DEVELOPER
DEVELOPMENT & CONSTRUCTION INSIGHT, LLC
2054 KILDARE FARM ROAD, SUITE 167
CARY, NORTH CAROLINA 27518

ARCHITECT
REDLINE DESIGN GROUP, PA
6601 SIX FORKS ROAD, SUITE 130
RALEIGH, NORTH CAROLINA 27615

MEP ENGINEER
HEAPY
ONE GLENWOOD AVE, SUITE 1010
RALEIGH, NORTH CAROLINA 27603

GEOTECHNICAL ENGINEER
FALCON ENGINEERING, INC.
1210 TRINITY ROAD, SUITE 110
CARY, NORTH CAROLINA 27513



REVISIONS

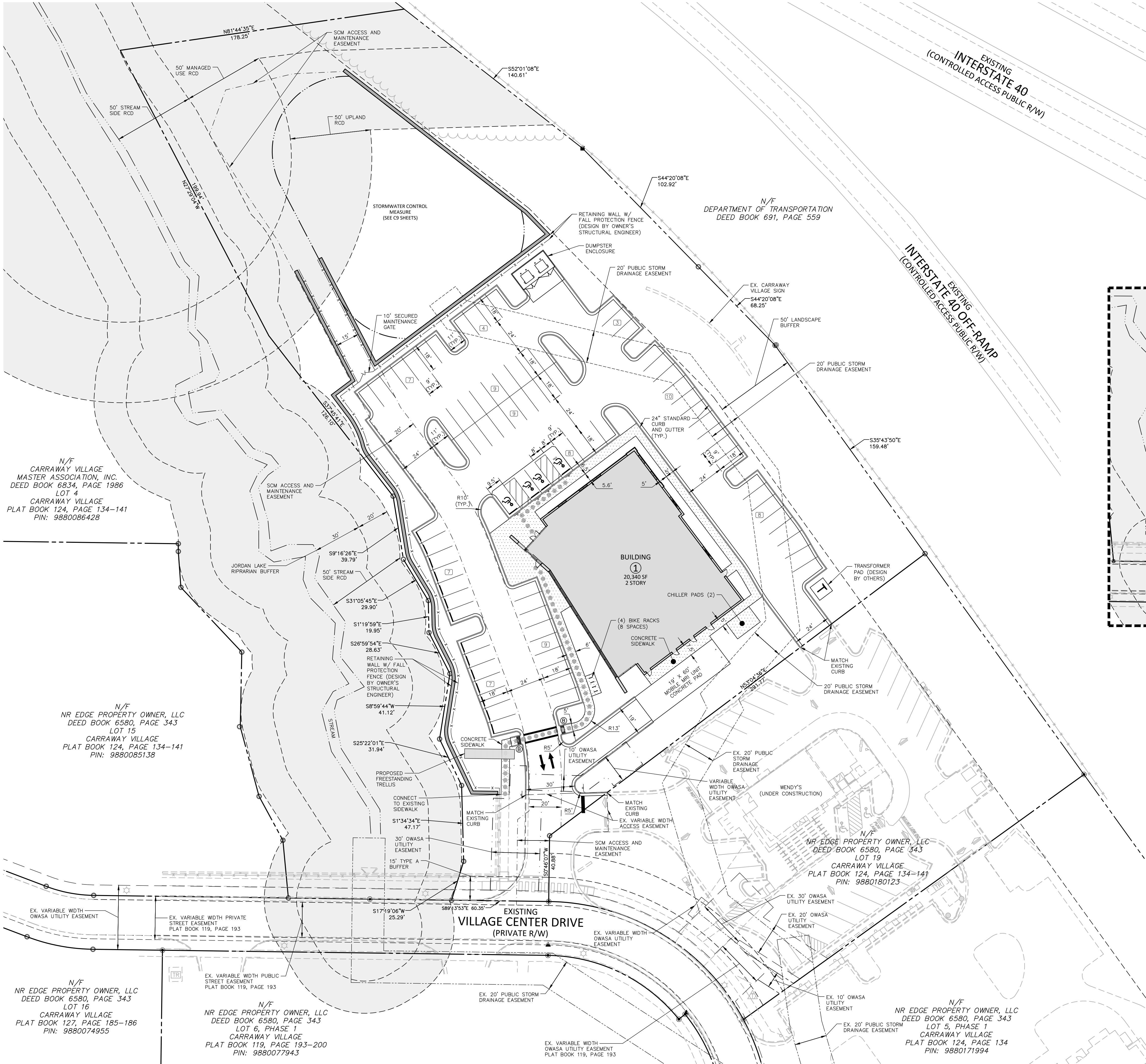
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COMMUNITY DESIGN COMMISSION FOR:

CARRAWAY VILLAGE - UNC MEDICAL OFFICE

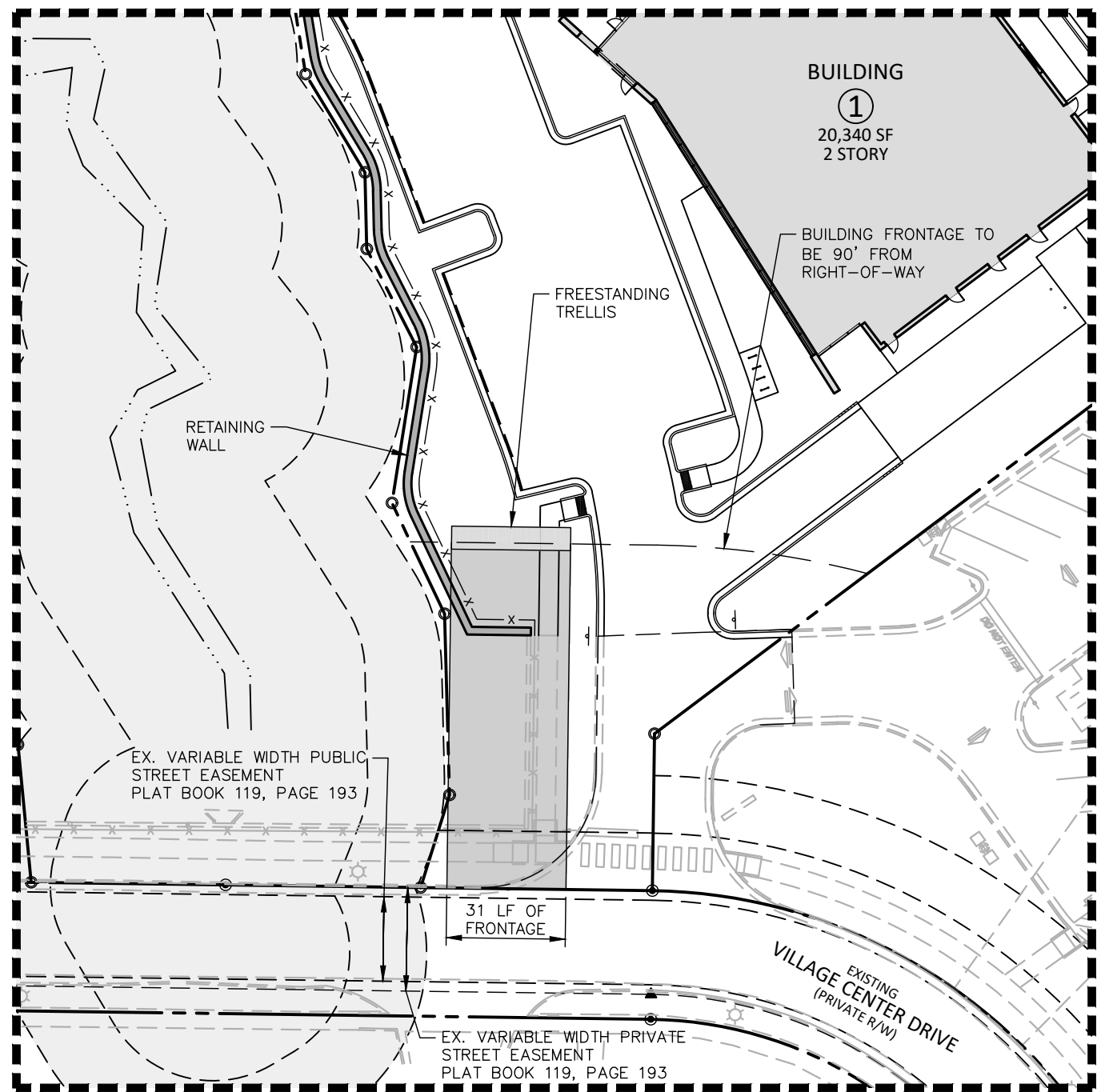
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PROJECT NUMBER: SPEC25033

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

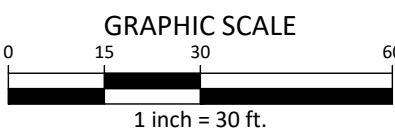
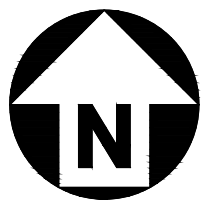


- SITE LEGEND**
- SIGNAGE
 - POWER POLE
 - TRAFFIC DIRECTIONAL ARROW
 - ACCESSIBLE PARKING STALL
 - VAN ACCESSIBLE PARKING STALL
 - PARKING SPACE COUNT
 - ACCESSIBLE RAMPS
 - ACCESSIBLE ROUTE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - PUBLIC ACCESS EASEMENT
 - PRIVATE ACCESS EASEMENT
 - OWASA UTILITY EASEMENT
 - STORM DRAINAGE EASEMENT

ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, LOCAL AND STATE MUNICIPALITY AND NCDOT.

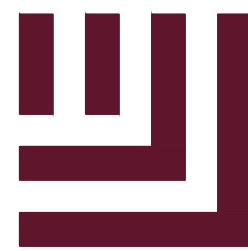


SEE SHEET C0.02 FOR STANDARD NOTES



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, OWASA AND ORANGE COUNTY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

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PHONE: OWNER PHONE

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300 VILLAGE CENTER DR
CHAPEL HILL, NC



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6	-	-

PLAN INFORMATION

PROJECT NO. SPEC25033
FILENAME SPEC25033-S1
CHECKED BY RTW
DRAWN BY MJD, PSH
SCALE 1" = 30'
DATE 06.05.2025

SHEET

SITE PLAN

C2.00

CLIENT

REDLINE ARCHITECTS
6601 SIX FORKS ROAD, STE 130
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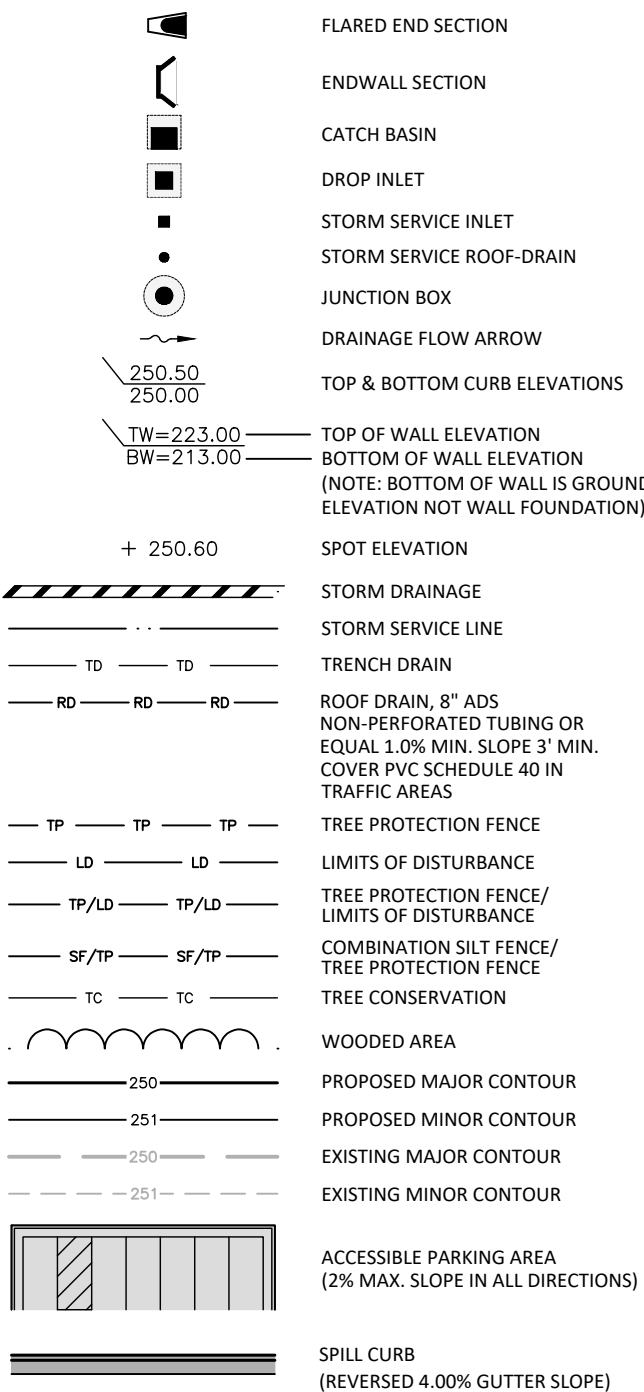
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SHEET

**GRADING AND STORM
DRAINAGE PLAN**

C3.00

GRADING LEGEND



STORM DRAINAGE NOTES:

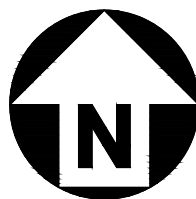
- ALL RUNOFF FROM BUILDING SHALL BE ROUTED TO THE STORMWATER CONTROL MEASURE

IMPERVIOUS SURFACE CALCULATIONS:

- BUILDING/ROOF: 10,300 SF
- SIDEWALK/RETAINING WALL: 4,859 SF
- DRIVEWAY/PARKING: 41,083 SF

TOTAL PROPOSED: 56,242 SF (1.29 AC)

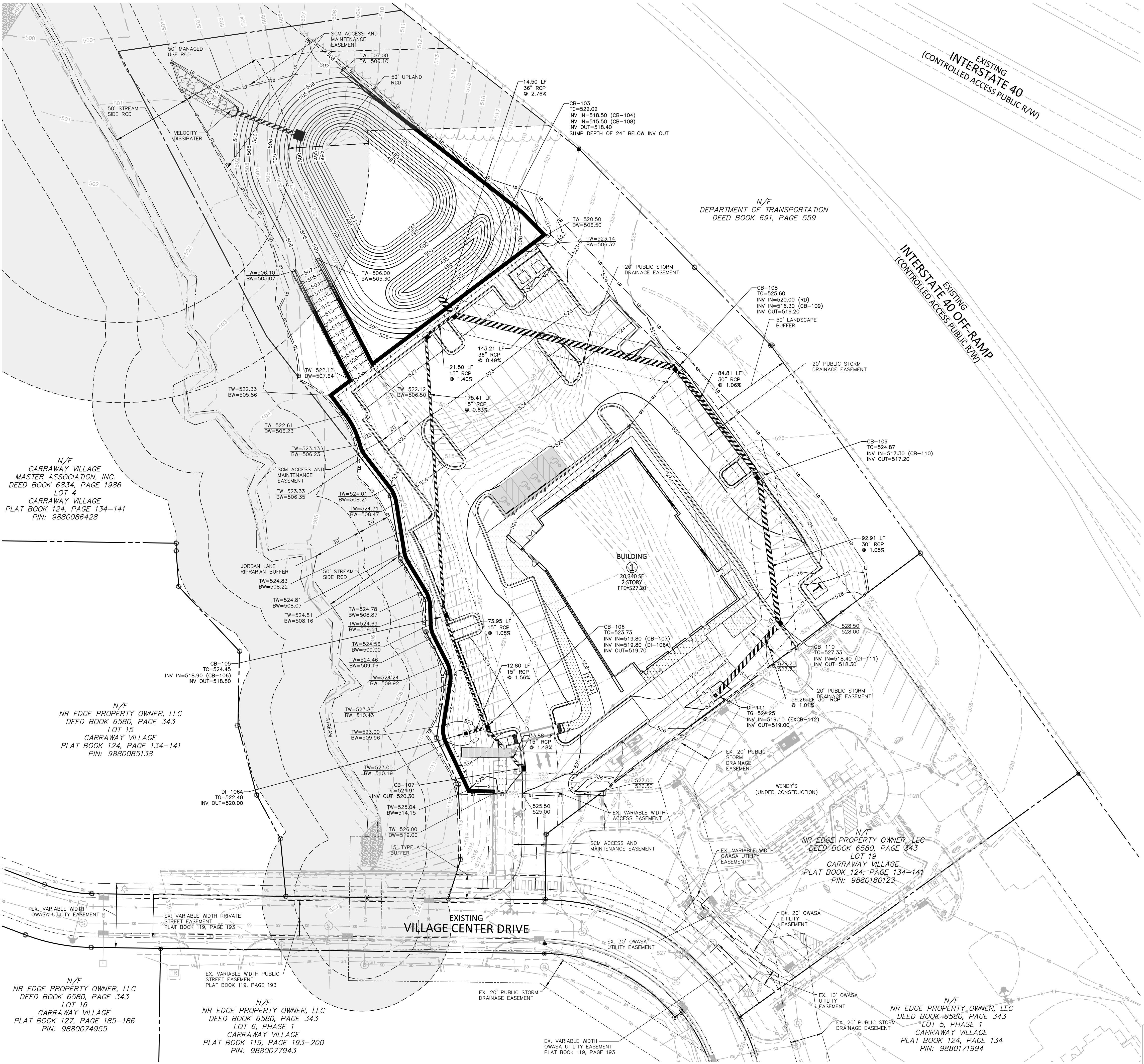
SEE SHEET C0.02 FOR STANDARD NOTES



GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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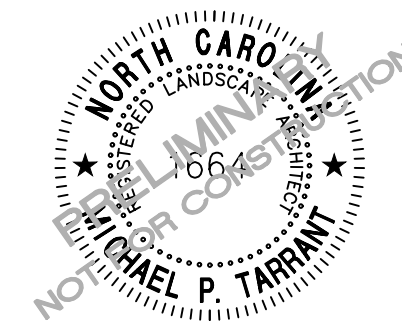
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SCALE 1" = 30'
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SHEET

LANDSCAPE PLAN

L5.00

SITE LEGEND

	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
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	PUBLIC ACCESS EASEMENT
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	OWASA UTILITY EASEMENT
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
--------	------	-------------------------

CANOPY TREE

	QLQ	QUERCUS LYRATA 'QLFTB' HIGHBEAM® OVERCUP OAK
	UAP	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM

UNDERSTORY TREE

	JVB	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR
--	-----	--

SHRUBS

	ARML	ARONIA MELANOCARPA 'LOW SCAPE MOUND' LOW SCAPE MOUND ARONIA
	CAAA	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY
	ILGG	ILEX GLABRA 'GEM BOX' GEM BOX INKBERRY
	ILGS	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY
	ILVS	ILEX VOMITORIA 'SCHILLINGS' SCHILLINGS YAUPOH HOLLY
	IVHG	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPICE
	JUVG	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR
	RHAG	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	VIDE	VIBURNUM DENTATUM ARROWWOOD VIBURNUM

ORNAMENTAL GRASSES + SEDGES

	MUCA	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS
	PAVN	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
	SCSC	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM

GROUND COVERS

	JUHB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER
	PYMU	PHYLLANTHEMUM MUTICUM BLUNT MOUNTAINMINT

ORNAMENTAL GRASSES

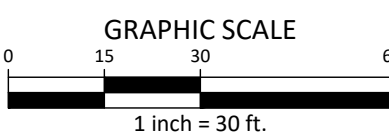
	CADA	CAREX DIVULSA GRASSLAND SEDGE
	NATE	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS

SOD

	CYDT	CYNODON DACTYLON X TRANSVAALENSIS 'DT-1' TIFTUF™ BERMUDAGRASS
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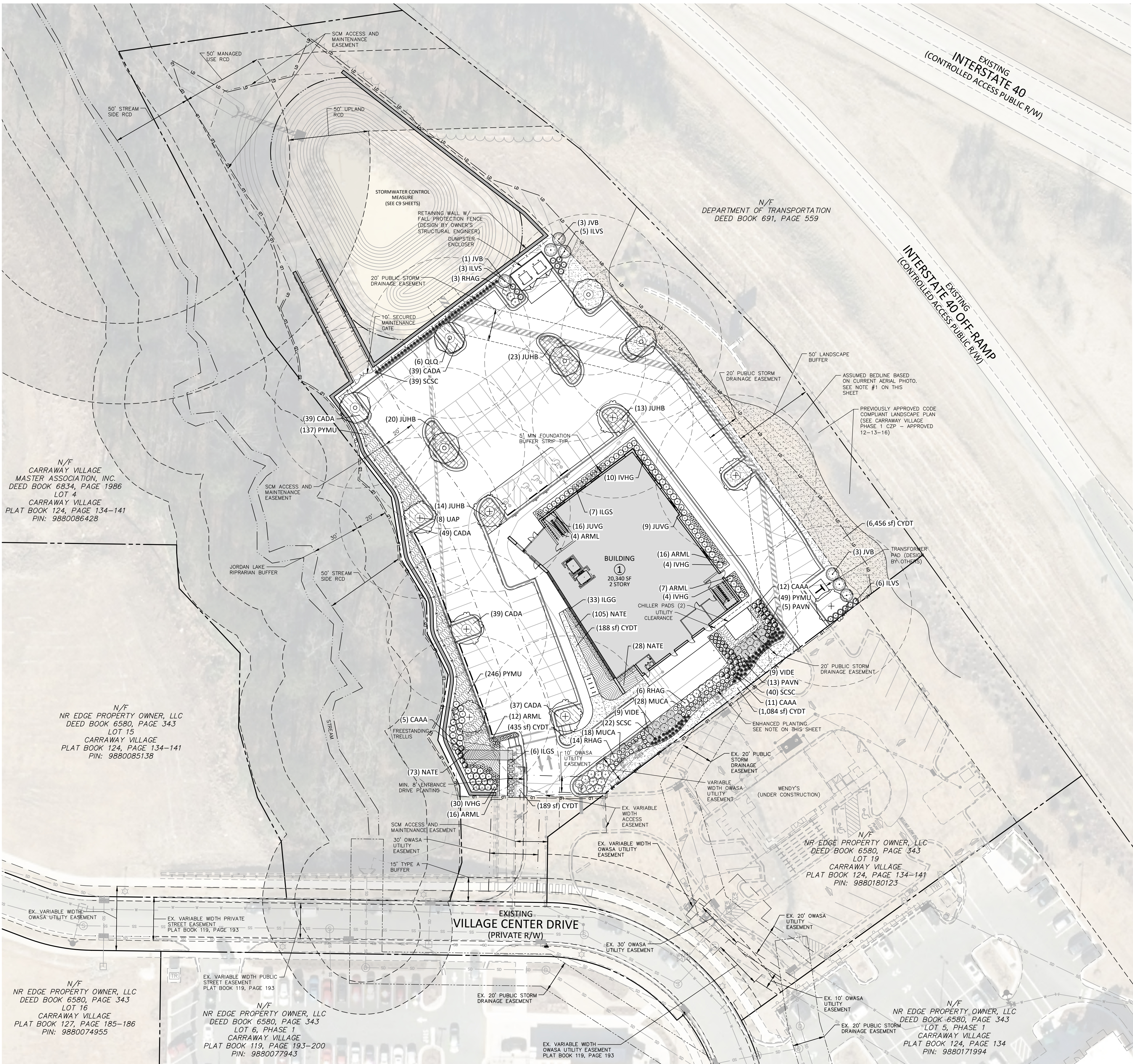
GENERAL NOTES:

- EXISTING 50 FT LANDSCAPE BUFFER ALONG INTERSTATE 40 MUST BE REPLANTED TO MATCH THE SUP REQUIREMENTS IF DISTURBED BY ANY CONSTRUCTION ACTIVITY.
- ENHANCED PLANTINGS (BEYOND CODE MINIMUM) TO BE CONSIDERED CONCEPTUAL IN NATURE. DEVELOPER RESERVES THE RIGHT TO:
 - INSTALL, ALL, ADDITIONAL, OR NONE OF THE ENHANCED MATERIAL DEPICTED ON PLAN
 - REDUCE QUANTITIES OR SIZES OF ENHANCED PLANT MATERIAL DEPICTED, OR
 - SUBSTITUTE SPECIFIED SPECIES BASED ON AVAILABILITY (SUBJECT TO SPECIES APPROVAL BY THE TOWN OF CHAPEL HILL)



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





TREE CANOPY CALCULATION:

GROSS DEVELOPMENT AREA = 53.75 AC.
NET AREA =
53.75 AC. - (4.55 AC. + 4.57 AC. + 3.06 AC. + 4.97 AC.) = **36.60 AC.** (1,594,296 SF)
TREE CANOPY COVERAGE REQUIRED (30%) = 36.60 AC. X 0.30 = **10.98 AC.** (478,289 SF)

EXISTING CANOPY TO REMAIN = (3.96 AC. + 4.63 AC.) = **8.59 AC.** (374,180 SF ; 23.5%)

TREE CANOPY DEFICIT = (10.98 AC. - 8.59 AC.) = **2.39 AC.** (104,108 SF ; 6.5%)

REQUIRED TREE REPLACEMENT = (1 TREE / 500 SF)
2.39 AC. = 104,108 SF
104,108 SF / 500 SF = **209 TREES**

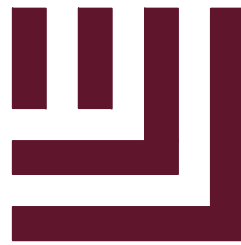
209 TREES REQUIRED

272 TREES PROVIDED (RESIDENTIAL DEVELOPMENT)
14 TREES PROVIDED (APPROVED STARBUCKS)
+14 TREES PROVIDED (THIS DEVELOPMENT)
300 TOTAL TREES PROVIDED

32.88% TREE COVERAGE

CALCULATION NOTES:

1. CALCULATIONS ARE REFERENCED FROM THE CARRAWAY VILLAGE PHASE 1 ZCP PLANS (APPROVED 12-13-16). SEE SHEET LD-2 LANDSCAPE CALCULATIONS & DETAILS FOR ORIGINAL CALCULATIONS.



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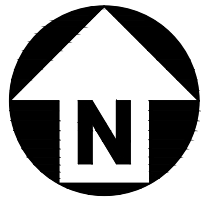
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PLAN INFORMATION

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FILENAME SPEC25033-LP1
CHECKED BY MPT
DRAWN BY SM
SCALE 1" = 30'
DATE 06. 05. 2025

SHEET

LANDSCAPE
PROTECTION PLAN
L5.02



GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LANDSCAPE NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 15 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 8 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNITED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY

LANDSCAPE CALCULATIONS:

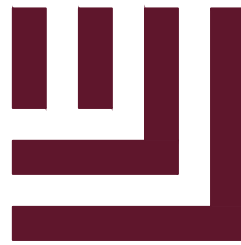
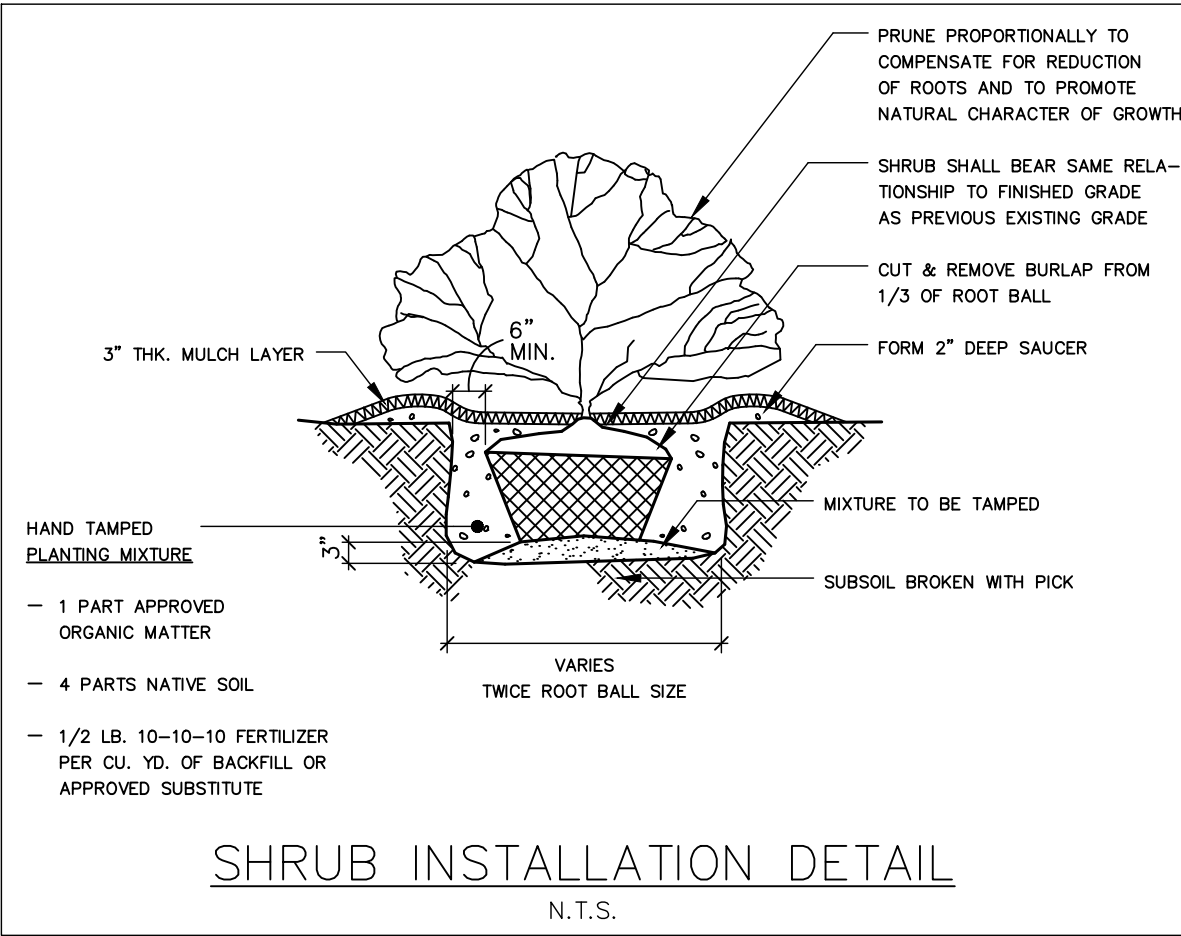
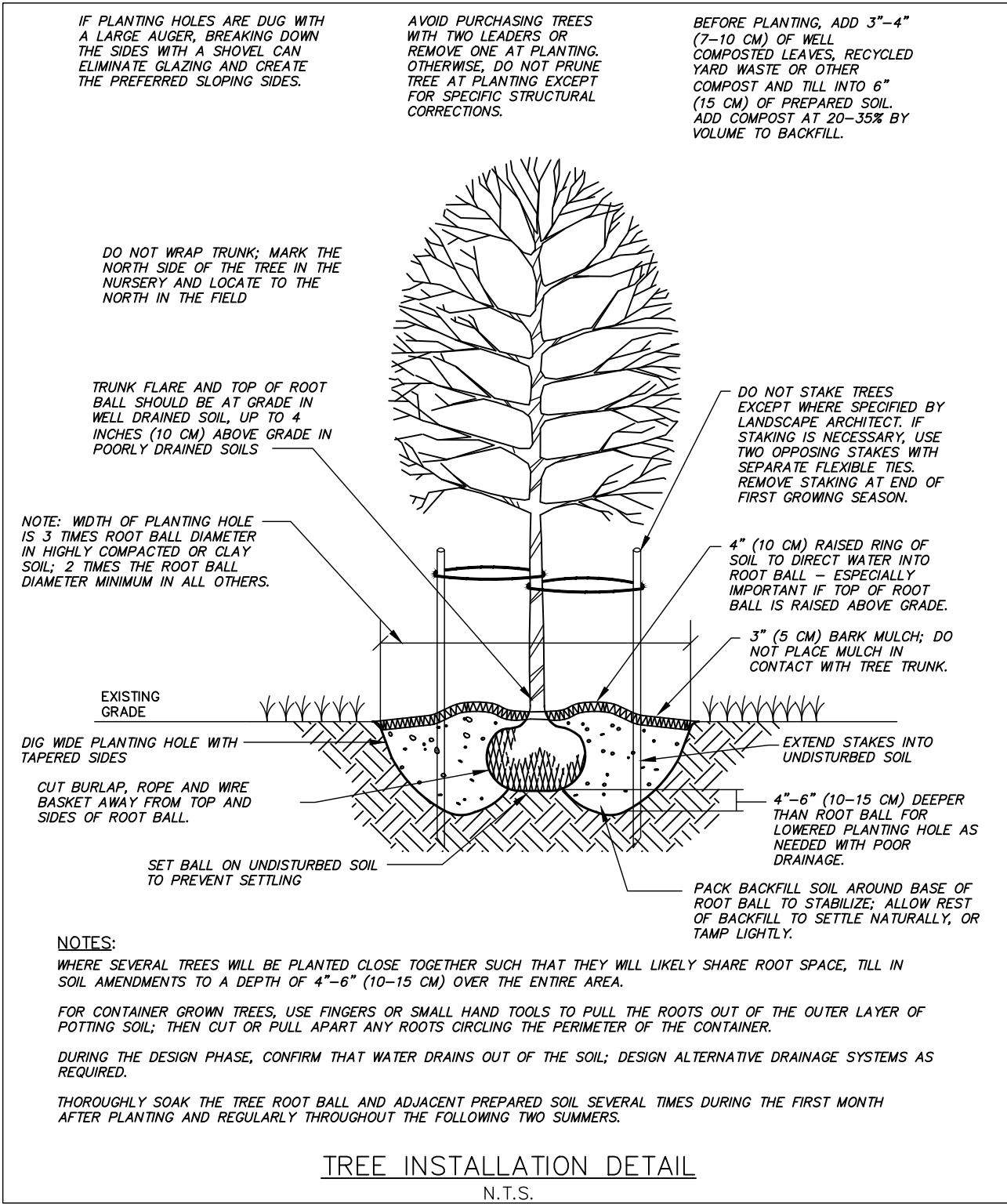
PARKING LOT SHADING (THESE PLANS)
PARKING LOT AREA: 27,773 SF
LARGE TREES REQUIRED: 14 (11/2,000 SF)
TREES PROVIDED: 14

TREE CANOPY CALCULATION:

SEE L5.02 LANDSCAPE PROTECTION PLAN FOR CALCULATION AND NOTES.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
CANOPY TREE						
	QLQ	6	QUERCUS LYRATA 'QLFTB' HIGHBEAM® OVERCUP OAK	3" MIN	14' MIN	
	UAP	8	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	3" MIN	14' MIN	
		14	SUBTOTAL:			
UNDERSTORY TREE						
	JVB	7	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE EASTERN REDCEDAR	1.5" MIN	8' MIN	
		7	SUBTOTAL:			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	REMARKS
SHRUBS						
	ARML	55	ARONIA MELANOCARPA 'LOW SCAPE MOUND' LOW SCAPE MOUND ARONIA	3 GAL	12" MIN	ENHANCED
	CAAA	28	CALLICARPA AMERICANA AMERICAN BEAUTYBERRY	3 GAL	24" MIN	ENHANCED
	ILGG	33	ILEX GLABRA 'GEM BOX' GEM BOX INKBERRY	3 GAL	12" MIN	
	ILGS	13	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	3 GAL	18" MIN	
	ILVS	14	ILEX VOMITORIA 'SCHILLINGS' SCHILLINGS YAUPON HOLLY	3 GAL	24" MIN	
	IVHG	48	ITEA VIRGINICA 'HENRY'S GARNET' HENRY'S GARNET SWEETSPIRE	3 GAL	18" MIN	
	JUVG	25	JUNIPERUS VIRGINIANA 'GREY OWL' GREY OWL EASTERN REDCEDAR	3 GAL	18" MIN	
	RHAG	23	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL	18" MIN	ENHANCED
	VIDE	18	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	3 GAL	24" MIN	ENHANCED
		257	SUBTOTAL:			
ORNAMENTAL GRASSES + SEDGES						
	MUCA	46	MUHLenbergia CAPILLARIS PINK MUHLY GRASS	1 GAL	12" MIN	ENHANCED
	PAVN	18	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS	1 GAL	12" MIN	ENHANCED
	SCSC	101	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	1 GAL	12" MIN	ENHANCED
		165	SUBTOTAL:			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		REMARKS
GROUND COVERS						
	JUHB	70	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	1 GAL		ENHANCED
	PYMU	432	PYCNANTHEMUM MUTICUM BLUNT MOUNTAINMINT	1 GAL		ENHANCED
		502	SUBTOTAL:			
ORNAMENTAL GRASSES						
	CADA	203	CAREX DIVULSA GRASSLAND SEDGE	1 GAL		ENHANCED
	NATE	206	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL		ENHANCED
		409	SUBTOTAL:			
SOD						
	CYDT	8,352 SF	CYNODON DACTYLON X TRANSVAALENSIS 'DT-1' TIFTUF™ BERMUDAGRASS	SOD		
		8,352 SF	SUBTOTAL:			



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

phone 919. 361. 5000

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NC license number: C-0293, C-187

www.mcadamsco.com

CLIENT

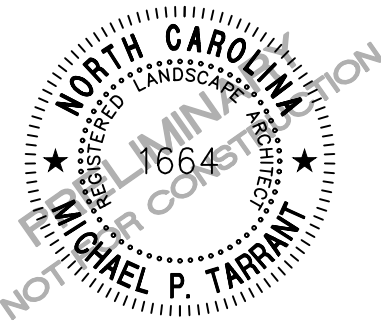
REDLINE ARCHITECTS

6601 SIX FORKS ROAD, STE 130

RALEIGH, NC 27615

PHONE: OWNER PHONE

CARRAWAY VILLAGE -
UNC MEDICAL OFFICE
ZONING COMPLIANCE PERMIT
300 VILLAGE CENTER DR
CHAPEL HILL, NC



REVISIONS

NO.	DATE	DESCRIPTION
1	07. 25. 2025	REVISED PER 1ST ZCP COMMENTS
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

PLAN INFORMATION

PROJECT NO. SPEC25033
FILENAME SPEC25033-LS1
CHECKED BY MPT
DRAWN BY BLB
SCALE N/A
DATE 06. 05. 2025

SHEET

LANDSCAPE DETAILS &
SCHEDULE

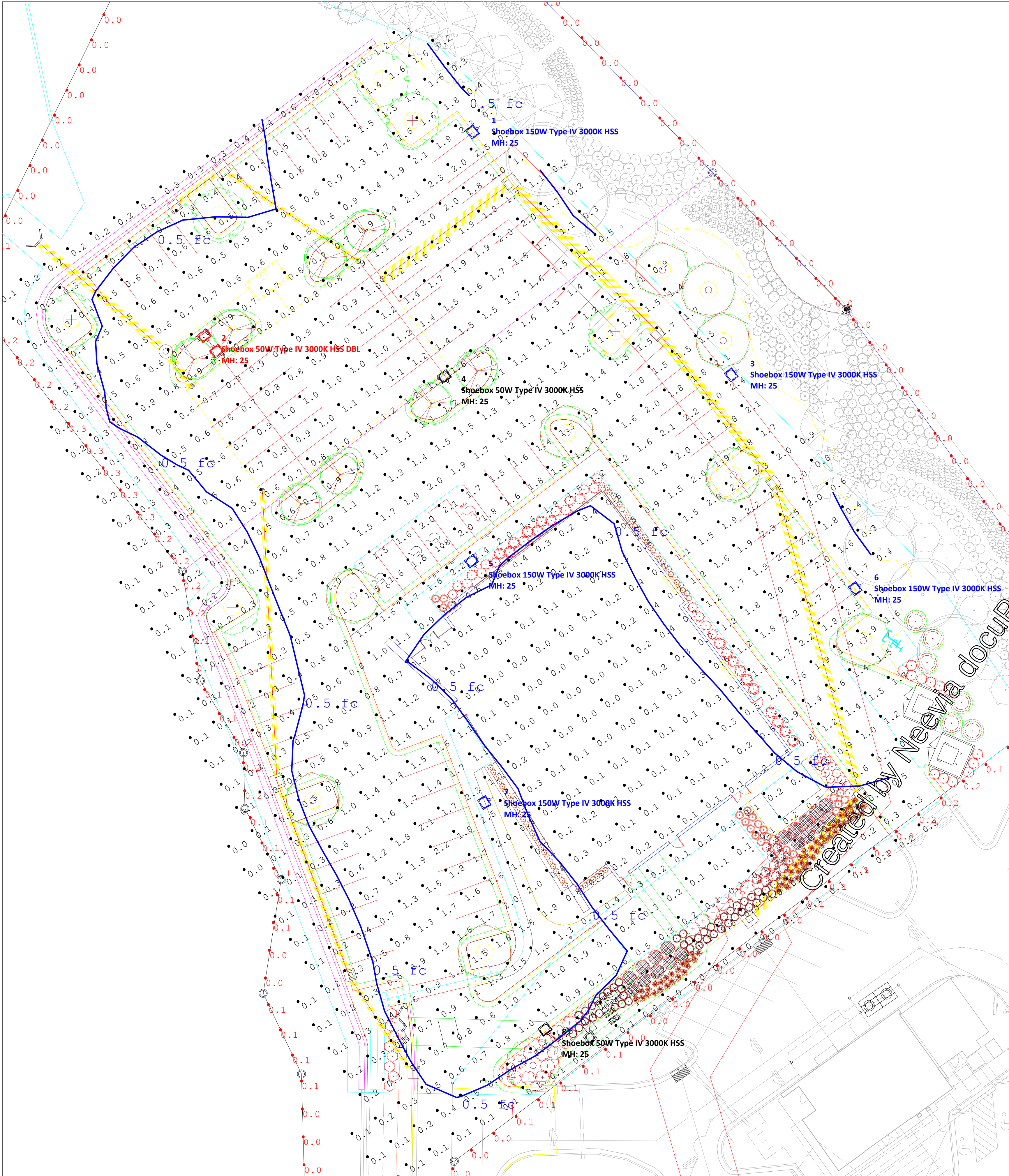
L5.01



Know what's below.
Call before you dig.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL, OWASA AND ORANGE COUNTY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

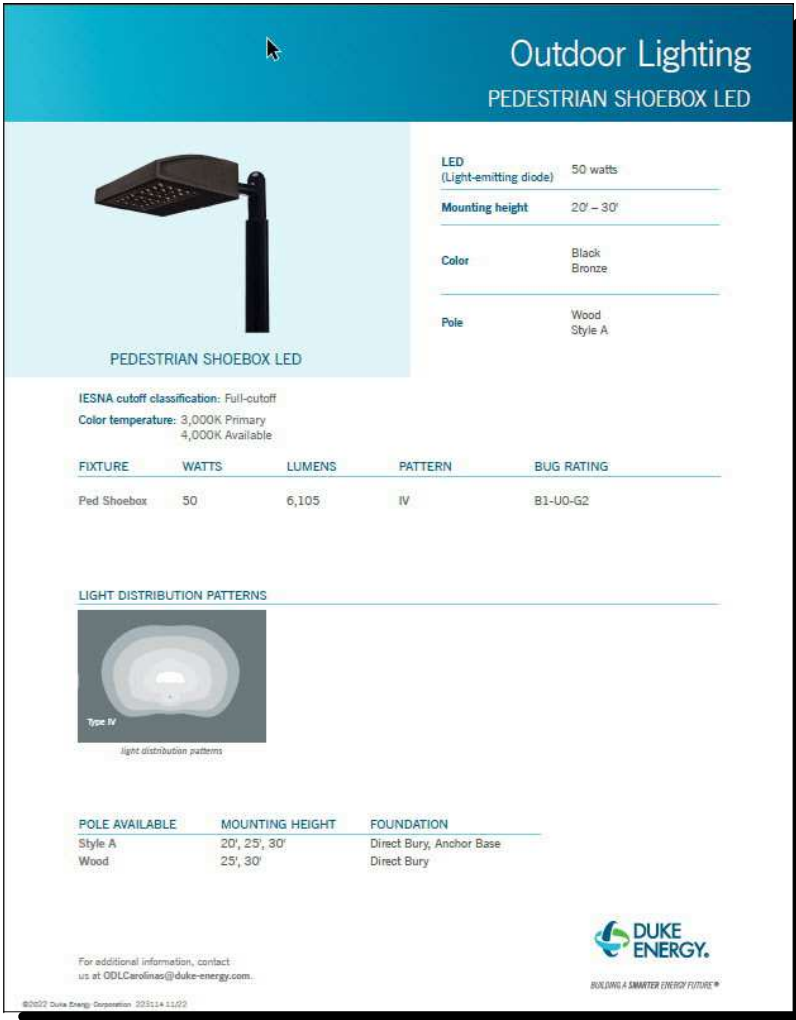
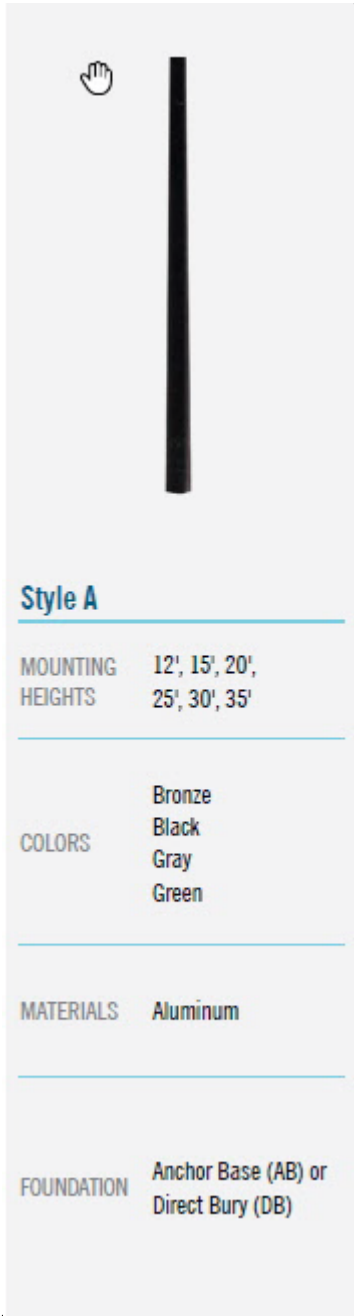


Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	Mounting Height	BUG Rating	LLF
	2	Shoebox 50W Type IV 3000K HSS	Single	GAP-SA1C-730-U-T4W-HSS-SCALED TO 50W	25	B1-U0-G2	0.900
	5	Shoebox 150W Type IV 3000K HSS	Single	GAN-SA3C-730-U-T4W-HSS	25	B1-U0-G3	0.900
	1	Shoebox 50W Type IV 3000K HSS DBL	Back-Back	GAP-SA1C-730-U-T4W-HSS-SCALED TO 50W	25	B1-U0-G2	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.84	2.5	0.0	N.A.	N.A.

Luminaire Location Summary				
LumNo	Label	Orient	X	Y
1	Shoebox 150W Type IV 3000K HSS	217.439	1980868.767	808480.097
2	Shoebox 50W Type IV 3000K HSS DBL	308.471	1980772.269	808402.301
3	Shoebox 150W Type IV 3000K HSS	217.481	1980961.293	808393.164
4	Shoebox 50W Type IV 3000K HSS	126.335	1980857.987	808387.604
5	Shoebox 150W Type IV 3000K HSS	127.634	1980867.766	808321.619
6	Shoebox 150W Type IV 3000K HSS	216.013	1981005.674	808316.677
7	Shoebox 150W Type IV 3000K HSS	210.709	1980873.234	808239.896
8	Shoebox 50W Type IV 3000K HSS	126.275	1980893.976	808154.141

HSS = House Side Shield



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Lighting Design Tolerance

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, difference in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, LED output, and LED driver and luminaire manufacturer will also affect results.

Outdoor Lighting

Comments	Date	#

Revisions

Drawn By: Anastasia Massey (Photometric Designer)

Checked By: Joseph Lane (ODL Program Mgr)

Date: 9/5/2025

Scale: 1"= 20'

Carraway UNC - 300 Village Center Dr

Chapel Hill NC WO 58448165

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