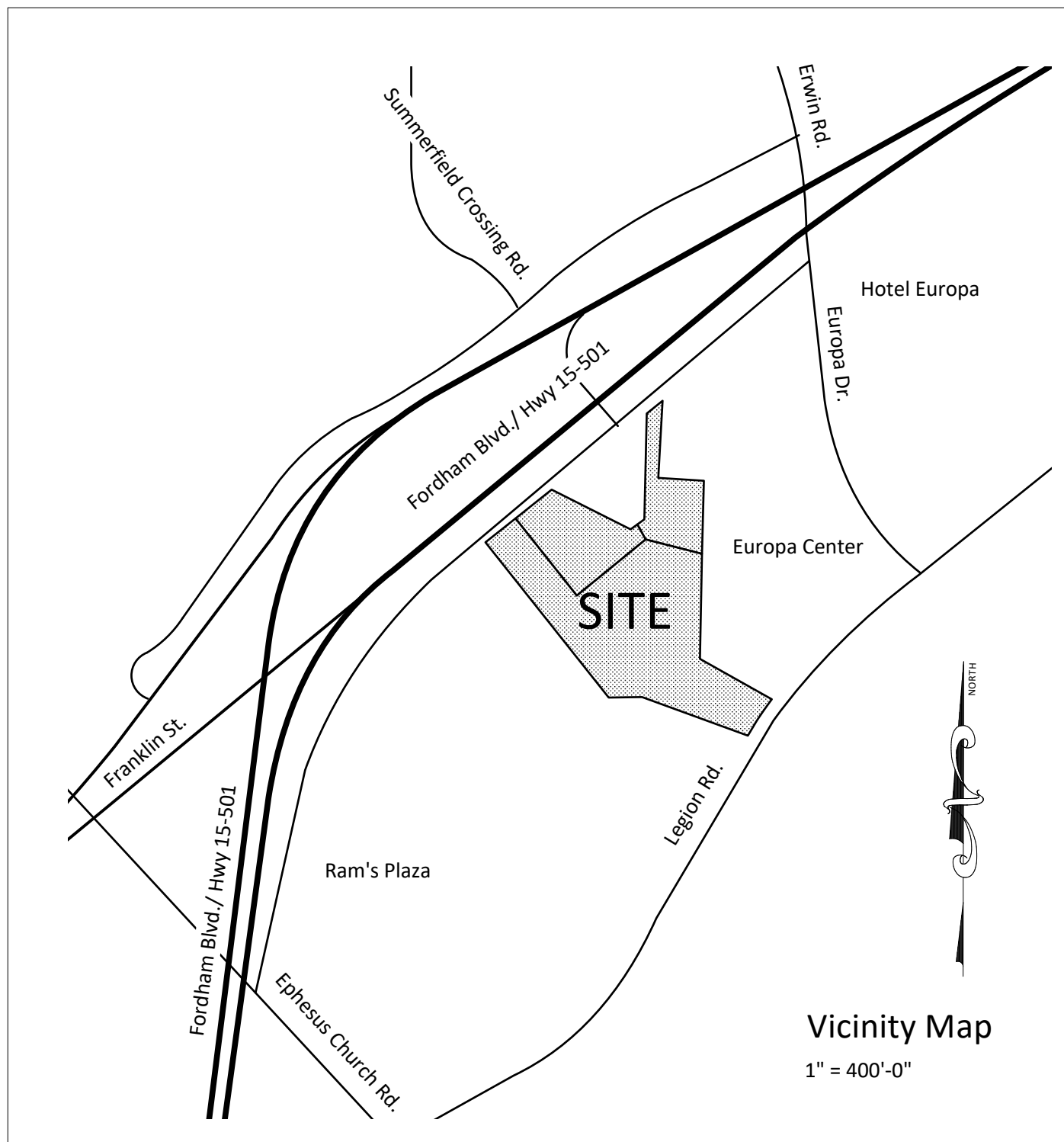




Tarheel Lodging Redevelopment

1742 FORDHAM BLVD. | CHAPEL HILL, NORTH CAROLINA

Certificate of Appropriateness Phase-II Modifications

August 23, 2022

14UPDATED 8-30-22; 2nd Submittal Revised 11-8-22

PIN # 9799368876, 9799460556, 9799461879

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falcon Bridge Rd. | Chapel Hill, NC 27517

Applicant/Developer: Tarheel Lodging LLC and Unicorn Group Fifteen, LLC

6110 Falcon Bridge Rd.
Chapel Hill, NC 27517
Contact: Neil Kapadia
(704) 806-7615
nkapadia@rkinvestors.com

Landscape Architect: Scott Murray Land Planning, Inc.
274 Botetourt Ct.
Boydton, VA, 23917
Contact: Scott Murray
252-213-9501
smurray@stmlandplan.com

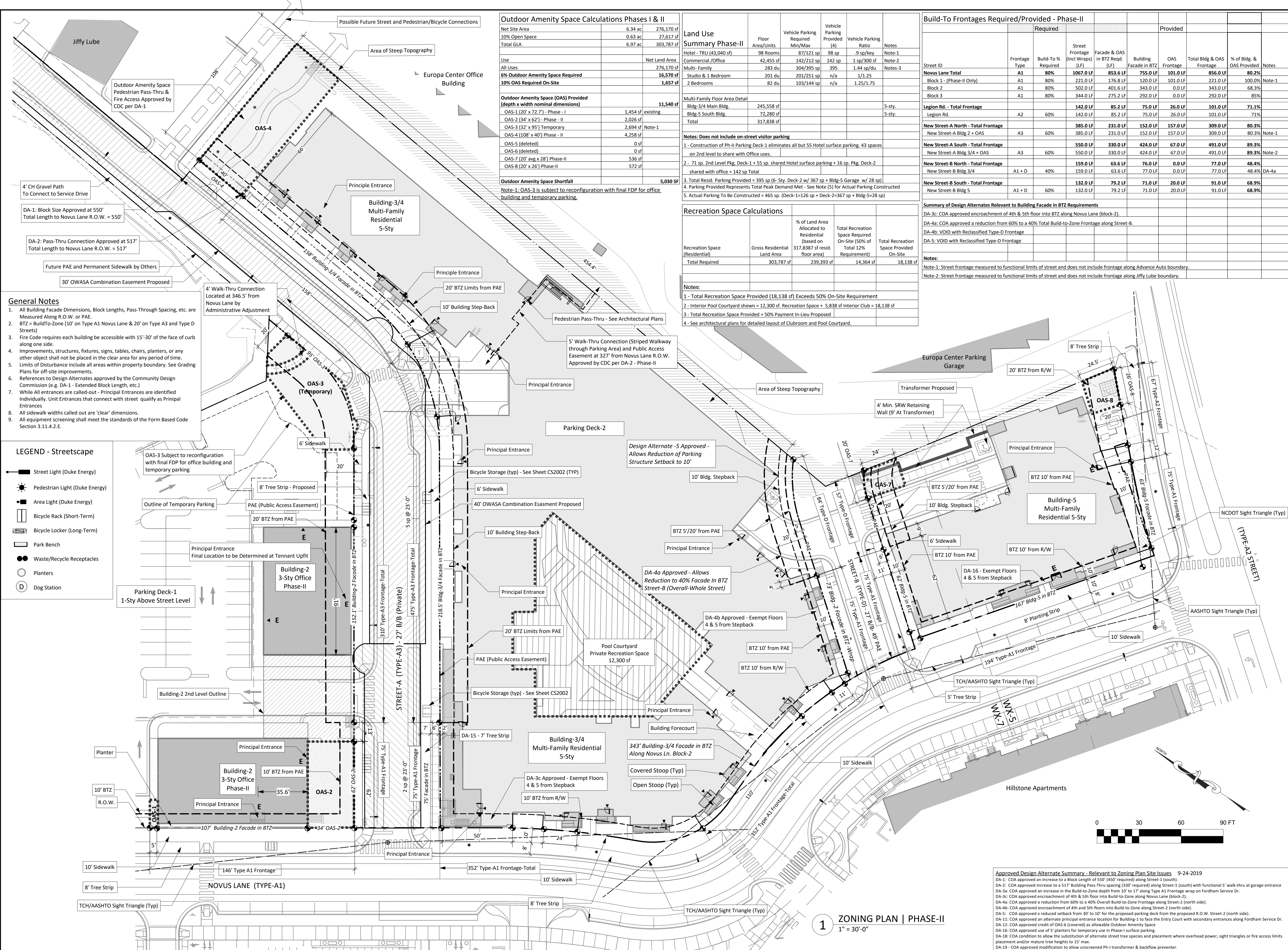
Engineering: Pennoni
401 Providence Road, Suite 200
Chapel Hill, NC 27514
Contact: Ethan Mindrebo
(919) 929-1173
emindrebo@pennoni.com

Sheet Index - Site Plans

C0	Cover Sheet
CS1401	Zoning Plan Phase-I [not included in this submittal]
CS1402	Zoning Plan Phase-II
CS2001	Streetscape & Bicycle Parking Plan Phase-I [not included in this submittal]
CS2002	Streetscape & Bicycle Parking Plan Phase-II
CS2100	OAS Plan - Phase-II
CS2103	OAS-3 Layout & Planting Plan [not included in this submittal]
CS2104	OAS-4 Layout & Planting Plan
CS2105	OAS-5 Layout & Planting Plan [deleted]
CS2106	OAS-6 Layout & Planting Plan [deleted]
CS2107	OAS-7 Layout & Planting Plan
CS2108	OAS-8 Layout & Planting Plan
CS2201	Planting Plan Phase-I [not included in this submittal]
CS2202	Planting Plan Phase-II - Required Plantings
CS2301	Emergency Vehicle Access Plan [not included in this submittal]
CS2401	Lighting Plan - Phase-I [not included in this submittal]
CS2402	Lighting Plan - Phase-II [not included in this submittal]
CS2403	Lighting Details [not included in this submittal]
CS7001	Streetscape Details [not included in this submittal]
CS7002	Solid Waste Enclosure, Utility Screen and Storage Room Details [not included in this submittal]
CS7101	Planting Details [not included in this submittal]

NOTES: Plan Sheets noted as [not included in this submittal] lack substantive change and therefore do not require re-review/re-approval.
Plan Sheets noted as [DELETED] are not long a part of this application.
This Plan Set listing does not include Design Alternate presentation graphics presented to CDC

Note: This Plan Set Includes Only Those Sheets Which May Affect the Current Approved Certificate of Appropriateness.



Outdoor Amenity Space Calculations Phases I & II

Net Site Area	6.34 ac	276,170 sf
10% Open Space	0.63 ac	27,617 sf
Total GLA	6.97 ac	303,787 sf

Use	Net Land Area	11,540 sf
All Uses	276,170 sf	
6% Outdoor Amenity Space Required	16,570 sf	
10% OAS Required On-Site	1,657 sf	

Outdoor Amenity Space (OAS) Provided (depth x width nominal dimensions)

OAS-1 (20' x 72.7') - Phase - I	1,454 sf	existing
OAS-2 (34' x 62') - Phase - II	2,026 sf	
OAS-3 (32' x 95') Temporary	2,694 sf	Note-1
OAS-4 (108' x 40') Phase - II	4,258 sf	
OAS-5 (deleted)	0 sf	
OAS-6 (deleted)	0 sf	
OAS-7 (20' avg x 28') Phase-II	536 sf	
OAS-8 (20' x 26') Phase-II	572 sf	

Outdoor Amenity Space Shortfall

Note-1: OAS-3 is subject to reconfiguration with final FDP for office building and temporary parking.

Land Use

Summary Phase-II

Floor Area/Units	Vehicle Parking Required Min/Max	Vehicle Parking Provided (4)	Vehicle Parking Ratio	Notes
Hotel - TRU (43,040 sf)	98 Rooms	87/121 sp	98 sp	Note-1
Commercial /Office	42,455 sf	142/212 sp	142 sp	Note-2
Multi-Family	283 du	304/395 sp	395	Note-3
Studio & 1 Bedroom	201 du	201/251 sp	n/a	
2 Bedrooms	82 du	103/144 sp	1.25/1.75	

Multi-Family Floor Area Detail

Bldg-3/4 Main Bldg.	245,558 sf			5-sty.
Bldg-5 South Bldg.	72,280 sf			5-sty.
Total	317,838 sf			

Notes: Does not include on-street visitor parking

1 - Construction of Ph-II Parking Deck-1 eliminates all but 55 Hotel surface parking. 43 spaces on 2nd level to share with Office uses.

2 - 71 sp. 2nd Level Pkg. Deck-1 + 55 sp. shared Hotel surface parking + 16 sp. Pkg. Deck-2 shared with office = 142 sp Total

3. Total Resid. Parking Provided = 395 sp. Deck-2 w/ 367 sp + Bldg-5 Garage w/ 28 sp

4. Parking Provided Represents Total Peak Demand Met - See Note (5) for Actual Parking Constructed

5. Actual Parking To Be Constructed = 465 sp. (Deck-1=126 sp + Deck-2=367 sp + Bldg-5=28 sp)

Recreation Space Calculations

Recreation Space (Residential)	Gross Residential Land Area	% of Land Area Allocated to Residential (based on 317,838 sf resid. floor area)	Total Recreation Space Required On-Site (50% of Total 12%)	Total Recreation Space Provided On-Site
Total Required	303,787 sf	239,393 sf	14,364 sf	18,138 sf

Notes:

1 - Total Recreation Space Provided (18,138 sf) Exceeds 50% On-Site Requirement

2 - Interior Pool Courtyard shown = 12,300 sf. Recreation Space + 5,838 sf Interior Club = 18,138 sf

3 - Total Recreation Space Provided + 50% Payment In-Lieu Proposed

4 - See architectural plans for detailed layout of Clubroom and Pool Courtyard.

Build-To Frontages Required/Provided - Phase-II

Street ID	Frontage Type	Build-To % Required	Street Frontage (Inc Wraps) (LF)	Facade & OAS in BTZ Req'd. (LF)	Building Facade in BTZ (LF)	OAS Frontage (LF)	Total Bldg & OAS Frontage	% of Bldg. & OAS Provided	Notes
Novus Lane Total	A1	80%	1067.0 LF	853.8 LF	755.0 LF	101.0 LF	856.0 LF	80.2%	
Block 1 - (Phase-II Only)	A1	80%	221.0 LF	176.8 LF	120.0 LF	101.0 LF	221.0 LF	100.0%	Note-1
Block 2	A1	80%	502.0 LF	401.6 LF	343.0 LF	0.0 LF	343.0 LF	68.3%	
Block 3	A1	80%	344.0 LF	275.2 LF	292.0 LF	0.0 LF	292.0 LF	85%	
Legion Rd. - Total Frontage			142.0 LF	85.2 LF	75.0 LF	26.0 LF	101.0 LF	71.1%	
Legion Rd.	A2	60%	142.0 LF	85.2 LF	75.0 LF	26.0 LF	101.0 LF	71%	
New Street-A North - Total Frontage			385.0 LF	231.0 LF	152.0 LF	157.0 LF	309.0 LF	80.3%	
New Street-A Bldg 2 + OAS	A3	60%	385.0 LF	231.0 LF	152.0 LF	157.0 LF	309.0 LF	80.3%	Note-1
New Street-A South - Total Frontage			550.0 LF	330.0 LF	424.0 LF	67.0 LF	491.0 LF	89.3%	
New Street-A Bldg 3/4 + OAS	A3	60%	550.0 LF	330.0 LF	424.0 LF	67.0 LF	491.0 LF	89.3%	Note-2
New Street-B North - Total Frontage			159.0 LF	63.6 LF	76.0 LF	0.0 LF	77.0 LF	48.4%	
New Street-B Bldg 3/4	A1 + D	40%	159.0 LF	63.6 LF	77.0 LF	0.0 LF	77.0 LF	48.4%	DA-4a
New Street-B South - Total Frontage			132.0 LF	79.2 LF	71.0 LF	20.0 LF	91.0 LF	68.9%	
New Street-B Bldg 5	A1 + D	60%	132.0 LF	79.2 LF	71.0 LF	20.0 LF	91.0 LF	68.9%	

Summary of Design Alternates Relevant to Building Facade in BTZ Requirements

DA-3c: COA approved encroachment of 4th & 5th floor into BTZ along Novus Lane (block-2).

DA-4a: COA approved a reduction from 60% to a 40% Total Build-to-Zone Frontage along Street-B.

DA-4b: VOID with Reclassified Type-D Frontage

DA-5: VOID with Reclassified Type-D Frontage

Notes:

Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.

Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.

General Notes

- All Building Facade Dimensions, Block Lengths, Pass-Through Spacing, etc. are Measured Along R.O.W. or PAE.
- BTZ = BuildTo-Zone (10' on Type A1 Novus Lane & 20' on Type A3 and Type D Streets)
- Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
- Improvements, structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
- Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
- References to Design Alternates approved by the Community Design Commission (e.g. DA-1 - Extended Block Length, etc.)
- While all entrances are called-out - Principal Entrances are identified individually. Unit Entrances that connect with street qualify as Principal Entrances
- All sidewalk widths called out are 'clear' dimensions.
- All equipment screening shall meet the standards of the Form Based Code Section 3.11.4.2.E.

LEGEND - Streetscape

- Street Light (Duke Energy)
- Pedestrian Light (Duke Energy)
- Area Light (Duke Energy)
- Bicycle Rack (Short-Term)
- Bicycle Locker (Long-Term)
- Park Bench
- Waste/Recycle Receptacles
- Planters
- Dog Station

Scott Murray Land Planning, Inc.
274 Botetourt Ct. Boydton, VA 23917
252-213-9501 434-689-2925 (fax)
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smurray@stmlandplan.com

Project:

Tarheel Lodging
Redevelopment
Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC
6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Zoning Plan
Phase-II

3	11-08-22	Phase-II Modifications
2	2-6-20	Phase-I Sidewalk realignment at Fordham & public street light adjustments per TCH/DE
1	10-25-19	Staff Comments 10-22-19; adjust street/area lights per Duke Energy & OWASA reqmnts.
No.	Date:	Issue Notes:

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Scale:	1"=30'-0" @ D-Size	CS1402
Date:	September 26, 2019	
Drawn By:	STM	
Drawing No.:	na	

of

Approved Design Alternate Summary - Relevant to Zoning Plan Site Issues 9-24-2019

DA-1: COA approved an increase to a Block Length of 550' (450' required) along Street-1 (south).

DA-2: COA approved an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south) with functional 5' walk-thru at garage entrance

DA-3a: COA approved an increase in the Build-to-Zone depth from 10' to 17' along Type A1 Frontage wrap on Fordham Service Dr.

DA-3c: COA approved encroachment of 4th & 5th floor into Build-to-Zone along Novus Lane (block-2).

DA-4a: COA approved a reduction from 60% to a 40% Overall Build-to-Zone Frontage along Street-2 (north side).

DA-4b: COA approved encroachment of 4th and 5th floors into Build-to-Zone along Street-2 (north side).

DA-5: COA approved a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. Street-2 (north side).

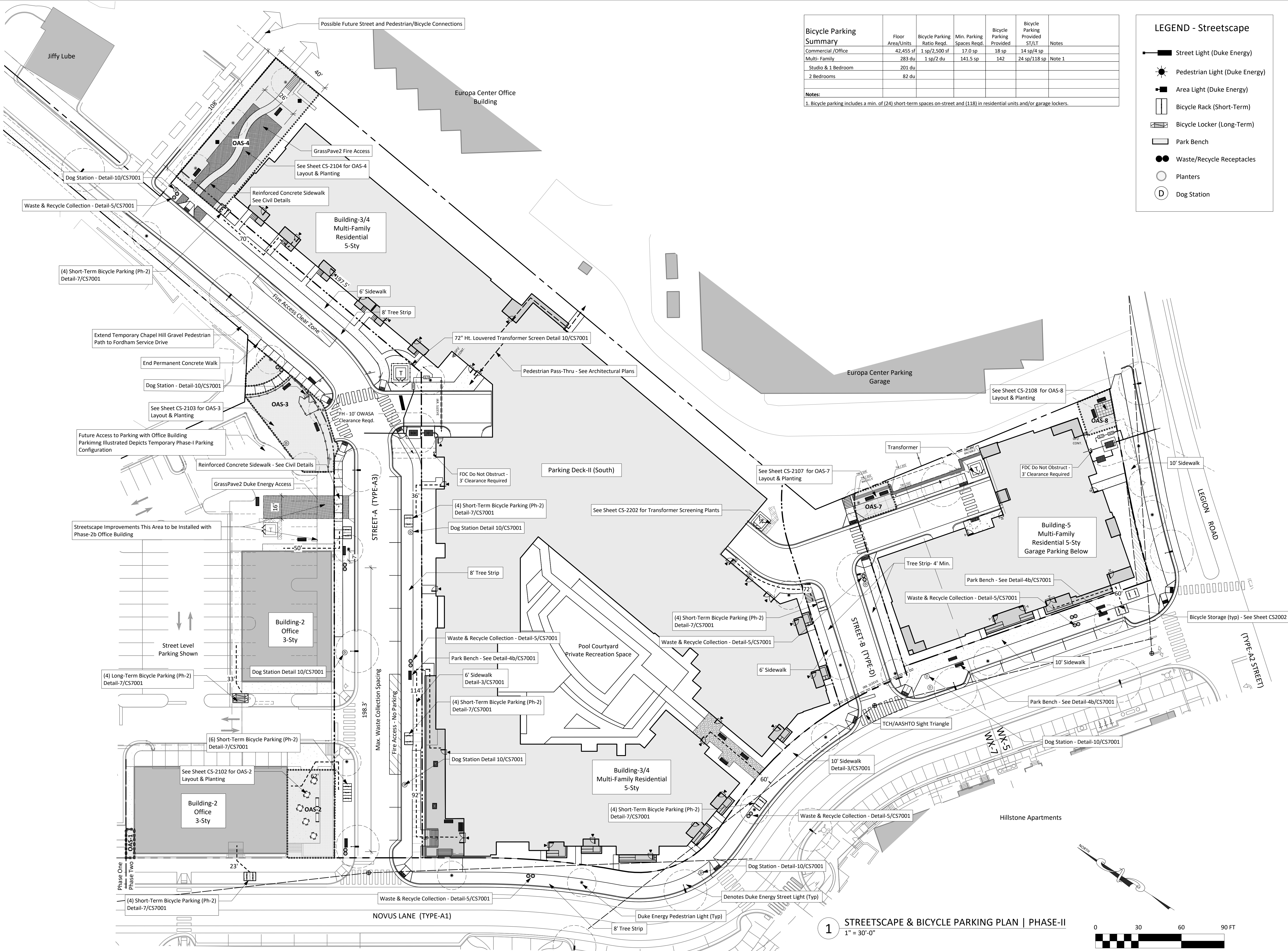
DA-11: COA approved an alternate principal entrance location for Building-1 to face the Entry Court with secondary entrances along Fordham Service Dr.

DA-12: COA approved credit of OAS-6 (covered) as allowable Outdoor Amenity Space

DA-16: COA approved use of 5' planters for temporary use in Phase-I surface parking.

DA-18: COA condition to allow the substitution of alternate street tree species and placement where overhead power, sight triangles or fire access limits placement and/or mature tree heights to 15' max.

DA-19: COA approved modification to allow unscreened PH-I transformer & backflow preventer.



Bicycle Parking Summary						
	Floor Area/Units	Bicycle Parking Ratio Req'd.	Min. Parking Spaces Req'd.	Bicycle Parking Provided	Bicycle Parking Provided ST/LT	Notes
Commercial /Office	42,455 sf	1 sp/2,500 sf	17.0 sp	18 sp	14 sp/4 sp	Note 1
Multi-Family	283 du	1 sp/2 du	141.5 sp	142	24 sp/118 sp	
Studio & 1 Bedroom	201 du					
2 Bedrooms	82 du					
Notes:						
1. Bicycle parking includes a min. of (24) short-term spaces on-street and (118) in residential units and/or garage lockers.						

- LEGEND - Streetscape
- Street Light (Duke Energy)
 - Pedestrian Light (Duke Energy)
 - Area Light (Duke Energy)
 - Bicycle Rack (Short-Term)
 - Bicycle Locker (Long-Term)
 - Park Bench
 - Waste/Recycle Receptacles
 - Planters
 - Dog Station

SCOTT MURRAY
LAND PLANNING, INC.
Landscape Architecture | Environmental Design | Project Management

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Sheet Title::

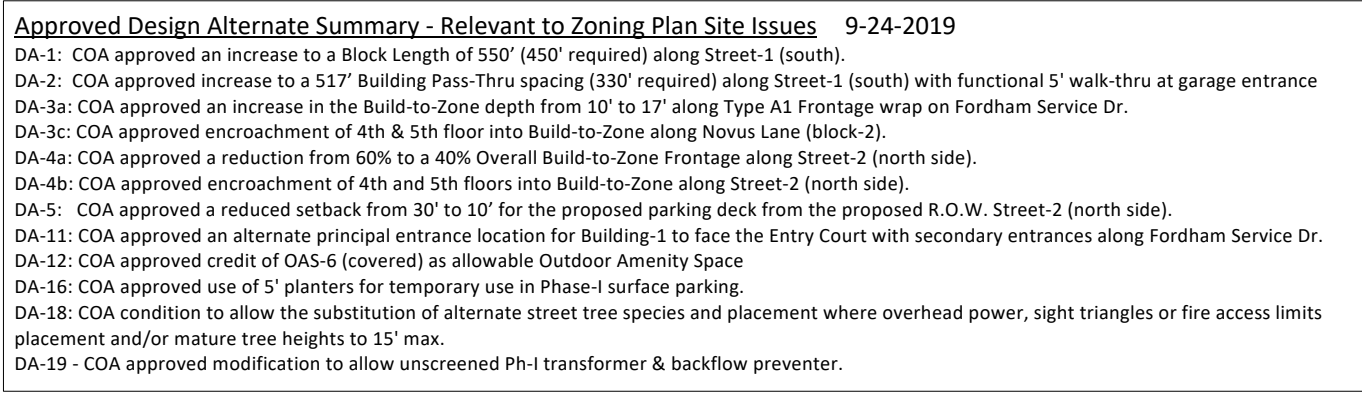
**Streetscape
and
Bicycle Parking
Plan**

Phase-II

3	11-08-22	Phase-II Modifications
2	2-6-20	Public street light adjust per TCH/Duke Eg
1	10-25-19	Staff Comments 10-22-19; adjust street/area lights per Duke Energy & OWASA reqmnts.
No.	Date:	Issue Notes:

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Scale: 1"=30'-0" @ D'Size	CS2002 of
Date: September 26, 2019	
Drawn By: STM	
Drawing No.: na	



Outdoor Amenity Space Calculations Phases I & II			
Net Site Area		6.34 ac.	276,170 sf
10% Open Space		0.63 ac.	27,617 sf
Total GLA		6.97 ac.	303,787 sf
Use			Net Land Area
All Uses			276,170 sf
6% Outdoor Amenity Space Required			16,570 sf
10% OAS Required On-Site			1,657 sf
Outdoor Amenity Space (OAS) Provided			
(depth x width nominal dimensions)			11,540 sf
OAS-1 (20' x 72.7') - Phase - I		1,454 sf	existing
OAS-2 (34' x 62') - Phase - II		2,026 sf	
OAS-3 (32' x 95') - Temporary		2,694 sf	Note-1
OAS-4 (108' x 40') Phase - II		4,258 sf	
OAS-5 (deleted)		0 sf	
OAS-6 (deleted)		0 sf	
OAS-7 (20' x 28') Phase-II		536 sf	
OAS-8 (20' x 26') Phase-II		572 sf	
Outdoor Amenity Space Shortfall			5,030 SF

1. All Building Facade Dimensions, Block Lengths, Pass-Through Spacing, etc. are Measured Along R.O.W. or P.A.E.
2. BTZ = Build-To-Zone (10' on Type A1 Novus Lane & 20' on Type A3 and Type D Streets)
3. Fire Code requires each building be covered with 15'-30" of the face of curb along one side.
4. All building structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
5. Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
6. References to Design Alternates approved by the Community Design Commission (e.g. D-1 - Extended Block Length, etc.)
7. While All entrances are called-out - Principal Entrances are identified Individually. Unit entrances that connect with street qualify as Principal Entrances.
8. All sidewalk widths called out are 'clear' dimensions.
9. All equipment scheduling shall meet the standards of the Form Based Code Section 3.11.4.2.E.

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Tarheel Lodging Redevelopment

Chapel Hill, North Carolina

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Fifteen, LLC

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Chapel Hill, North Carolina 27517

OAS Plan Phase-II

	11-08-22	Phase-II Modifications
	2-6-20	Phase-I Sidewalk realignment at Fordham & public street light adjustments per TCH/DE
	10-25-19	Staff Comments 10-22-19; adjust street/area lights per Duke Energy & OWASA reqm'ts.
No.	Date:	Issue Notes:

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Drawing No. 22

CS2100

of

LEGEND - Streetscape

Street Light (Duke Energy)

Pedestrian Light (Duke Energy)

Area Light (Duke Energy)

Bicycle Rack (Short-Term)

Bicycle Locker (Long-Term)

Park Bench

Waste/Recycle Receptacles

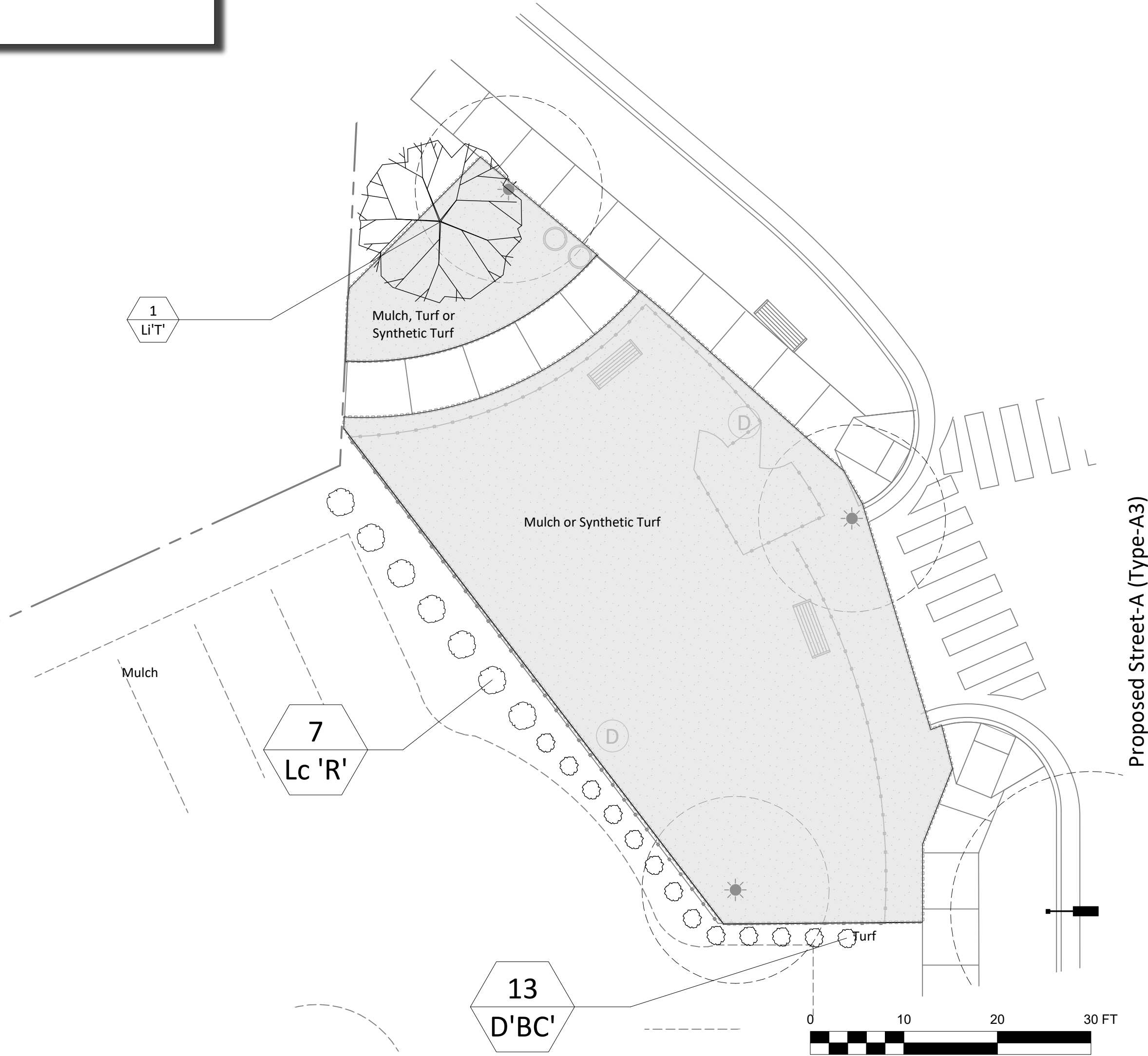
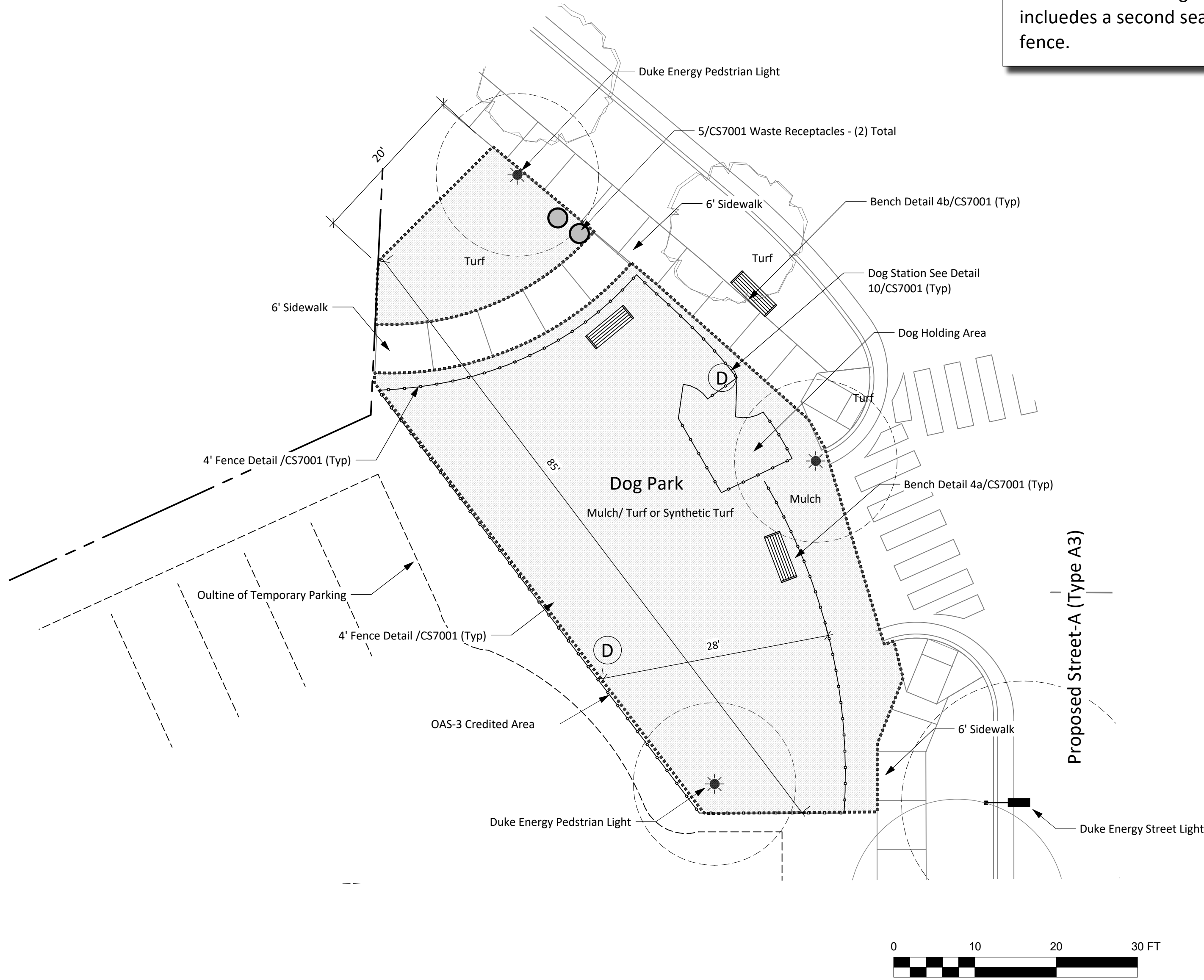
Planters

Dog Station

- General Notes
- Contractor is responsible for all plants shown on plan regardless of quantities listed in schedule.
 - All areas noted as Turf shall be seeded or sodded at the owner's discretion. See Sheet CS7101 for Planting Specifications. Synthetic turf (DuPont ForeverLawn Select Synthetic Grass or equal) may be substituted for natural turf at the owner's discretion.
 - See Tree Protection Plan (sheet CS0503) for Limits of Disturbance and Tree Removal/Tree Save.
 - Note: Contractor to Provide & Install Coconut Fiber Mat per Manufacturer's Specifications For All Slopes Greater Than 3:1. Slopes in Excess of 3:1 Shall be Permanently Stabilized with Seeding Specifications Noted on Sheet CS7101 in Addition to any Plantings Shown. See Temporary Seeding, Erosion and Sediment Control Notes Sheet CS8501 for Temporary Seeding.
 - All shrub beds for parking lot or utility screening shall be 5'-0" or greater in width.
 - Canopy street tree substitutions are subject to CDC approval.
 - All tree plantings in turf areas shall include a 2.5' dia. (min.) mulch bed.
 - Optional Plantings, where provided, may be downsized or reduced in numbers at the developer's discretion. Approval of this plan sheet is for species and varieties only.
 - Species/Placement Restricted Due to Required Fire Access

Plant List - OAS-3					
ID	Common Name	Botanical Name	Qty	Scheduled Size	Remarks & Spacing
Trees					
L1'T'	Tonto Crape Myrtle	Lagerstroemia indica x faueri 'Tonto'	1	8' HT.	Single-Stem
Shrubs					
Lc 'R'	Ruby Loropetalum	Loropetalum chinense 'Ruby'	7	30" HT.	5' O.C.
D'BC'	Distylium Blue Cascade	Distylium 'PHIDIST-II' Plant Patent #24,409	13	24" HT.	3.5' O.C.

OAS-3 Design Intent/Programming: Outdoor Amenity Space 3 is designed as a dog park with seating, pet waste facilities and fencing to accommodate these activities. It includes a second seating area outside of the enclosing fence.



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Fifteen, LLC**

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

**OAS-3
Layout &
Planting Plan**

2	10-14-22	Revise OAS-3
1	10-25-19	Staff Comments 10-22-19; adjust street/area lights per Duke Energy & OWASA reqmnts.
No.	Date:	Issue Notes:

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Scale:
1" = 10'-0" @ D-Size

Date:
June 27, 2019

Drawn By:
STM

Drawing No.:
na

CS2103
of

LEGEND - Streetscape

Street Light (Duke Energy)

Pedestrian Light (Duke Energy)

Area Light (Duke Energy)

Bicycle Rack (Short-Term)

Bicycle Locker (Long-Term)

Park Bench

Waste/Recycle Receptacles

Planters

Dog Station



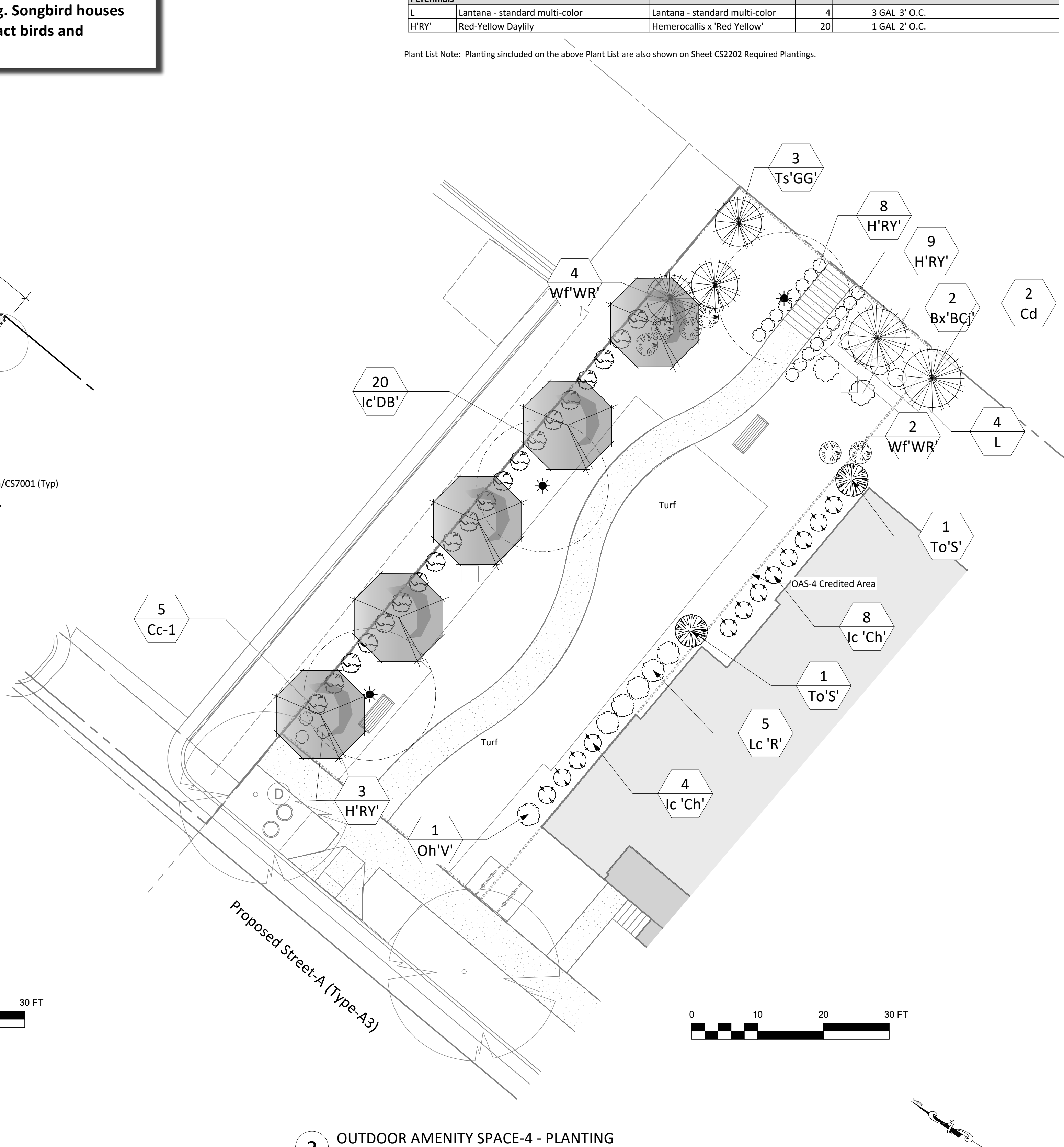
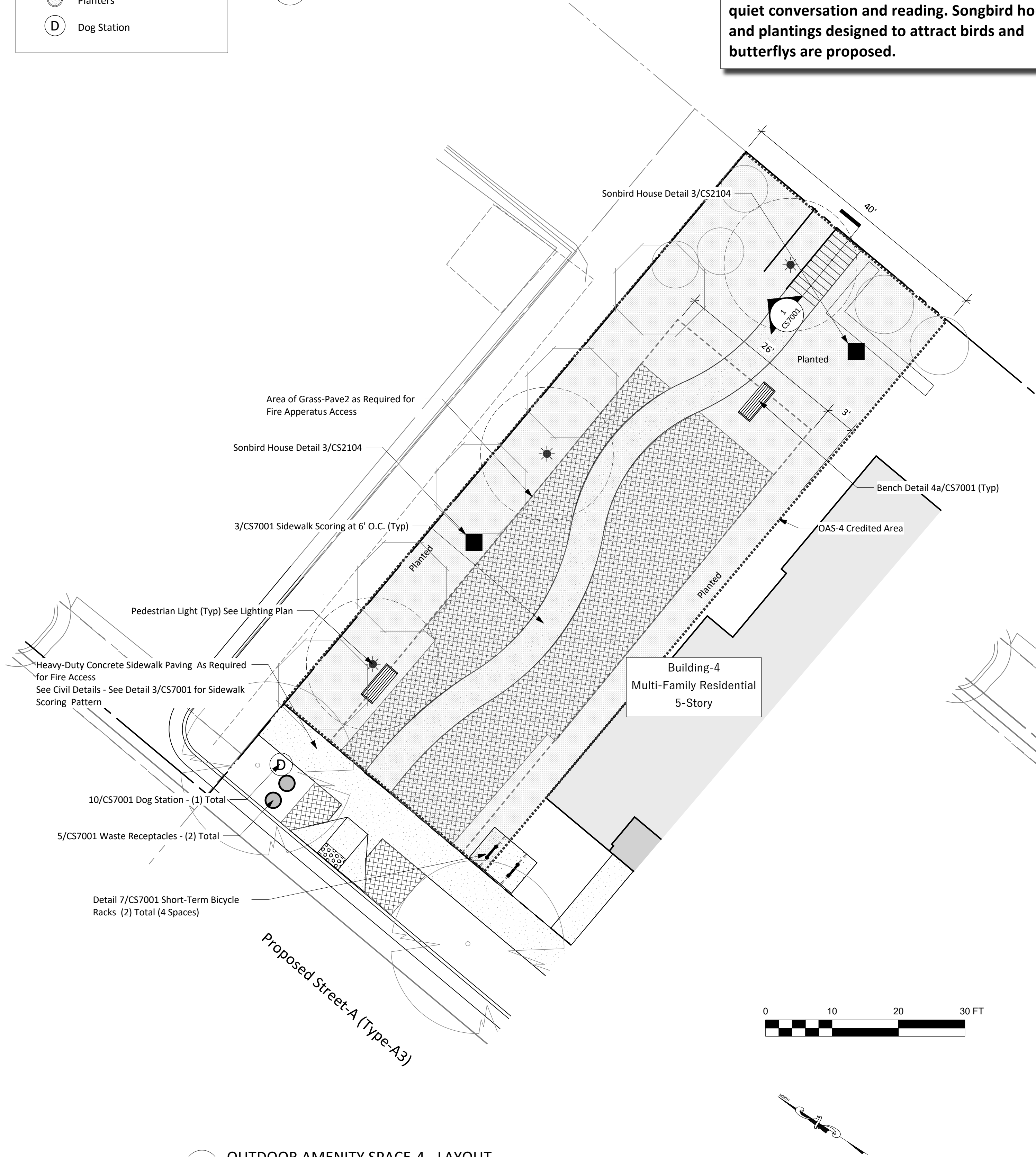
Duncraft Airflow Songbird House (or equal)
Model Number: 4436
www.duncraft.com
Quantity - Two
Mounting: pole or suspended per
manufacturer's recommendations

- General Notes**
- Contractor is responsible for all plants shown on plan regardless of quantities listed in schedule.
 - All areas noted as Turf shall be seeded or sodded at the owner's discretion. See Sheet CS7101 for Planting Specifications. Synthetic turf (DuPont ForeverLawn Select Synthetic Grass or equal) may be substituted for natural turf at the owner's discretion.
 - See Tree Protection Plan (sheet CS0503) for Limits of Disturbance and Tree Removal/Tree Save.
 - Note: Contractor to Provide & Install Coconut Fiber Mat per Manufacturer's Specifications For All Slopes Greater Than 3:1. Slopes in Excess of 3:1 shall be Permanently Stabilized with Seeding Specifications Noted on Sheet CS7101 in Addition to any Plantings Shown. See Temporary Seeding, Erosion and Sediment Control Notes Sheet CS8501 for Temporary Seeding.
 - All shrub beds for parking lot or utility screening shall be 5'-0" or greater in width.
 - Canopy street tree substitutions are subject to CDC approval.
 - All tree plantings in turf areas shall include a 2.5' dia. (min.) mulch bed.
 - Optional Plantings, where provided, may be downsized or reduced in numbers at the developer's discretion. Approval of this plan sheet is for species and varieties only.
 - Species/Placement Restricted Due to Required Fire Access

**OAS-4 Design Intent/Programming: Outdoor
Amenity Space - 4 is intended to provide seating for
quiet conversation and reading. Songbird houses
and plantings designed to attract birds and
butterflies are proposed.**

Plant List - OAS-4 - Required Plantings			Plant List		
ID	Common Name	Botanical Name	Qty	Scheduled Size	Remarks & Spacing
Trees					
Cd	Deodar Cedar	Cedrus deodara	2	8' HT.	
Ts'GG'	Green Giant Arborvitae	Thuja standishii x plicata 'Green Gk	3	6' HT.	
Cc-1	American Hornbeam, Ironwood	Carpinus caroliniana	5	2.5" CAL.	15' Mature Ht.
Shrubs					
Bx'BCJ'	Blue Chip Jr. Butterfly Bush	Buddleja x 'Blue Chip Jr'	2	3 GAL	4' O.C.
Wf'WR'	Wine & Roses Weigela	Weigela florida 'Wine & Roses'	6	24"	4' O.C.
To'S'	Emerald Green Arborvitae 'Smaragd'	Thuja occidentalis 'Smaragd'	2	6' HT.	6' O.C.
Oh'V'	Variegated False Holly	Osmanthus heterophyllus 'Goshiki'	1	4' HT.	6' O.C.
Lc 'R'	Ruby Loropetalum	Loropetalum chinense ; 'Ruby'	5	30" HT.	5' O.C.
Ic 'Ch'	Chesapeake Japanese Holly	Ilex crenata 'Chesapeake'	12	4' HT.	4.5' O. C.
Ic'DB'	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	20	36" HT.	4' O.C.
Perennials					
L	Lantana - standard multi-color	Lantana - standard multi-color	4	3 GAL	3' O.C.
H'RY'	Red-Yellow Daylily	Hemerocallis x 'Red Yellow'	20	1 GAL	2' O.C.

Plant List Note: Planting included on the above Plant List are also shown on Sheet CS2202 Required Plantings.



2	10-14-22	Revise OAS-4 width
1	8-30-22	Phase-II Modifications
No.	Date:	Issue Notes:

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LEGEND - Streetscape

 Street Light (Duke Energy)

 Pedestrian Light (Duke Energy)

 Area Light (Duke Energy)

 Bicycle Rack (Short-Term)

 Bicycle Locker (Long-Term)

 Park Bench

 Waste/Recycle Receptacles

 Planters

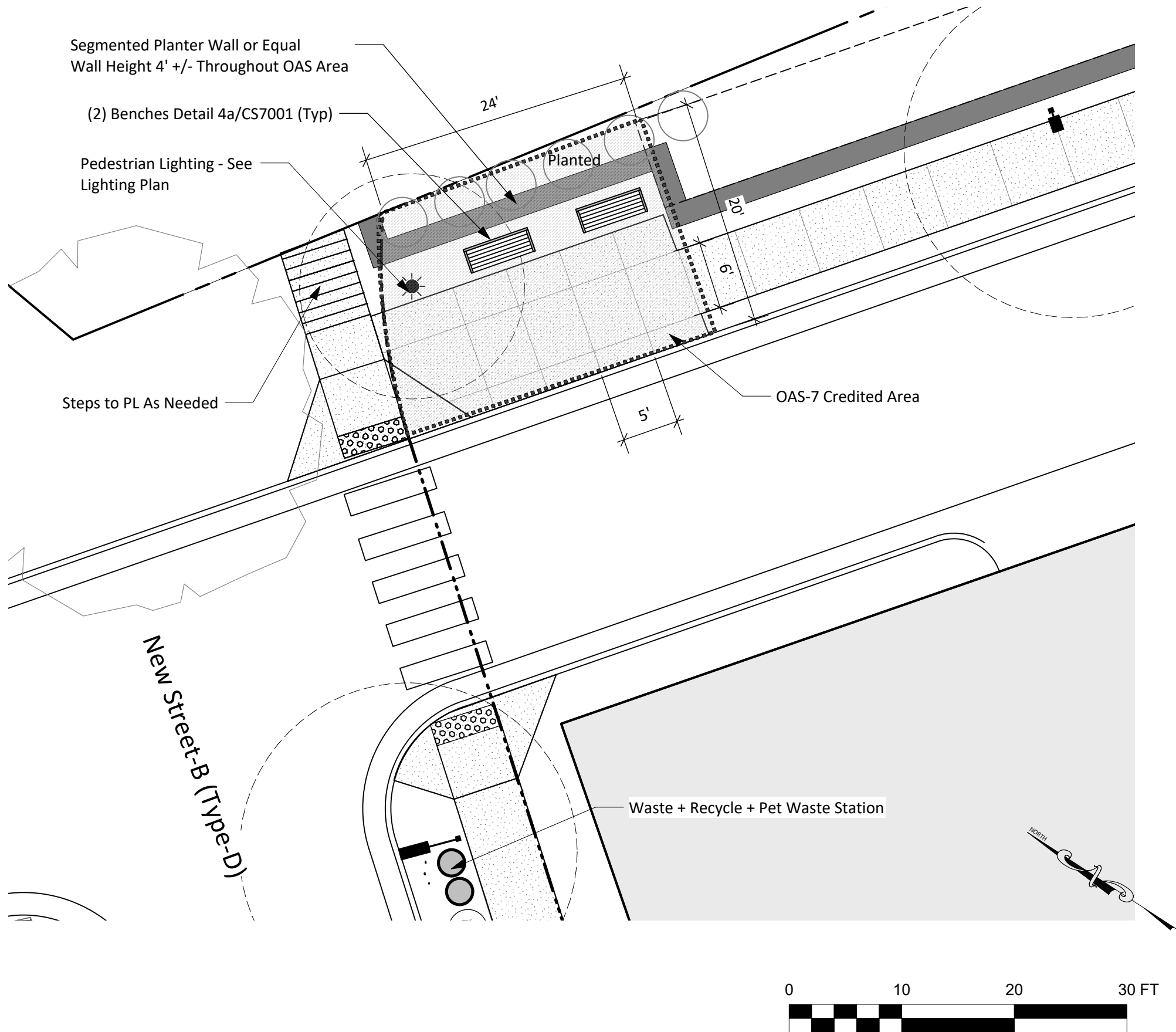
 Dog Station

OAS-7 Design Intent/Programming: Outdoor Amenity Space - 7 is intended to provide seating for quiet contemplative activities as a complement to other Outdoor Amenity Spaces on-site. It will also serve as a sitting area for residents and visitors that frequent the area for leashed pet exercise/relief activities.

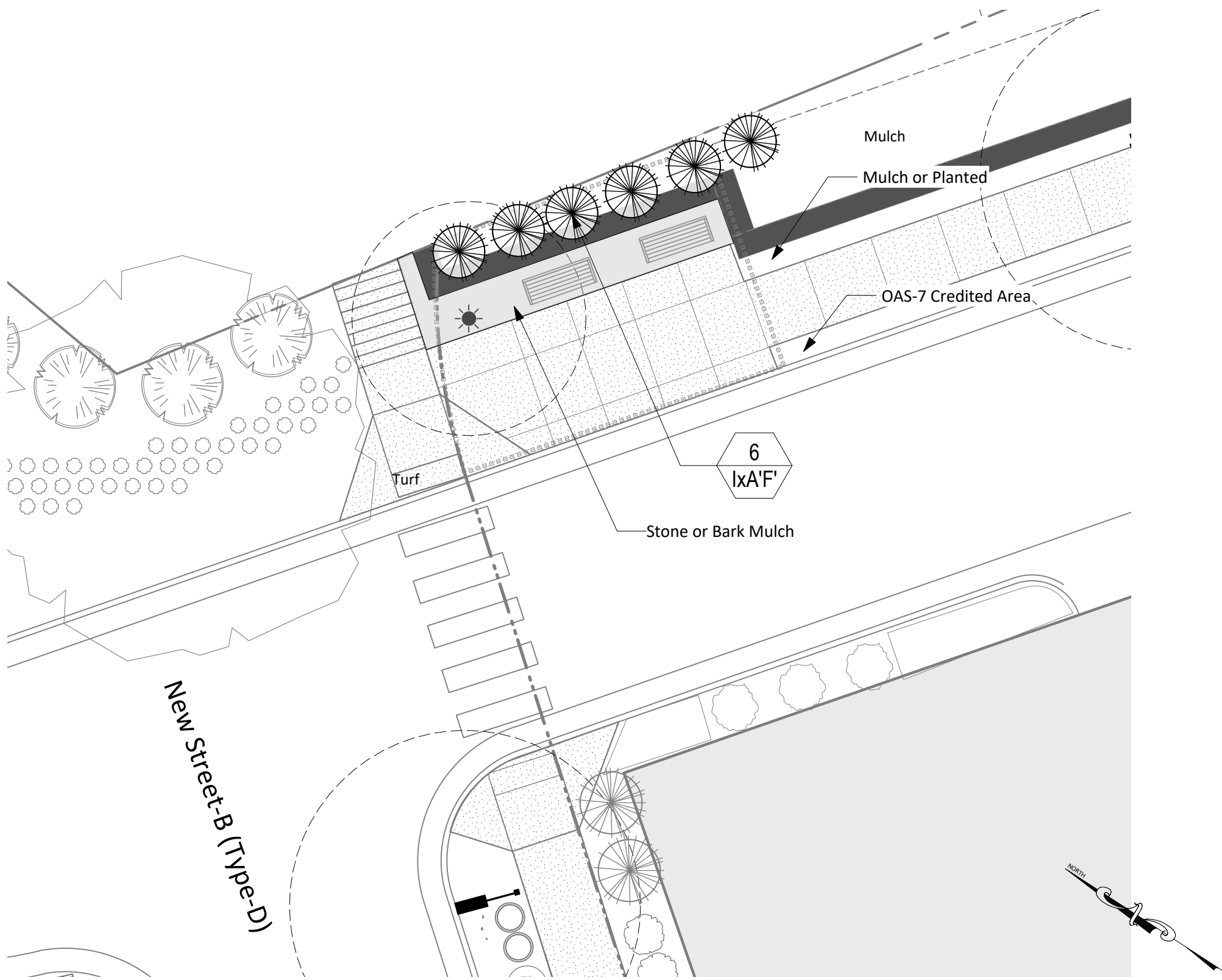
Plant List - OAS-7			Plant List		
ID	Common Name	Botanical Name	Qty	Scheduled Size	Remarks & Spacing
Trees					
1xA'F'	Foster's #2 Holly	Ilex x attenuata 'Foster's #2'	6	7' HT.	10' O.C. or as shown
Shrubs					
Ground Cover					

Plant List Note: Planting included on the above Plant List are also shown on Sheet CS2202 Required Plantings.

- General Notes
- Contractor is responsible for all plants shown on plan regardless of quantities listed in schedule.
 - All areas noted as Turf shall be seeded or sodded at the owner's discretion. See Sheet CS7101 for Planting Specifications. Synthetic turf (DuPont ForeverLawn Select Synthetic Grass or equal) may be substituted for natural turf at the owner's discretion.
 - See Tree Protection Plan (sheet CS0503) for Limits of Disturbance and Tree Removal/Tree Save.
 - Note: Contractor to Provide & Install Coconut Fiber Mat per Manufacturer's Specifications For All Slopes Greater Than 3:1. Slopes in Excess of 3:1 Shall be Permanently Stabilized with Seeding Specifications Noted on Sheet CS7101 in Addition to any Plantings Shown. See Temporary Seeding, Erosion and Sediment Control Notes Sheet CS8501 for Temporary Seeding.
 - All shrub beds for parking lot or utility screening shall be 5'-0" or greater in width.
 - Canopy street tree substitutions are subject to CDC approval.
 - All tree plantings in turf areas shall include a 2.5' dia. (min.) mulch bed.
 - Optional Plantings, where provided, may be downsized or reduced in numbers at the developer's discretion. Approval of this plan sheet is for species and varieties only.
 - Species/Placement Restricted Due to Required Fire Access



1 OUTDOOR AMENITY SPACE-7 - LAYOUT
1" = 10'-0"



2 OUTDOOR AMENITY SPACE-7 - PLANTING
1" = 10'-0"

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Project:

Tarheel Lodging
Redevelopment
Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

OAS-7
Layout &
Planting Plan

2	10-14-22	Revise OAS-7
1	8-30-33	Phase-II Modifications
No.	Date:	Issue Notes:

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Scale:
1" = 10'-0" @ D-Size

Date:
June 27, 2019

Drawn By:
STM

Drawing No.:
na

CS2107

of

LEGEND - Streetscape

 Street Light (Duke Energy)

 Pedestrian Light (Duke Energy)

 Area Light (Duke Energy)

 Bicycle Rack (Short-Term)

 Bicycle Locker (Long-Term)

 Park Bench

 Waste/Recycle Receptacles

 Planters

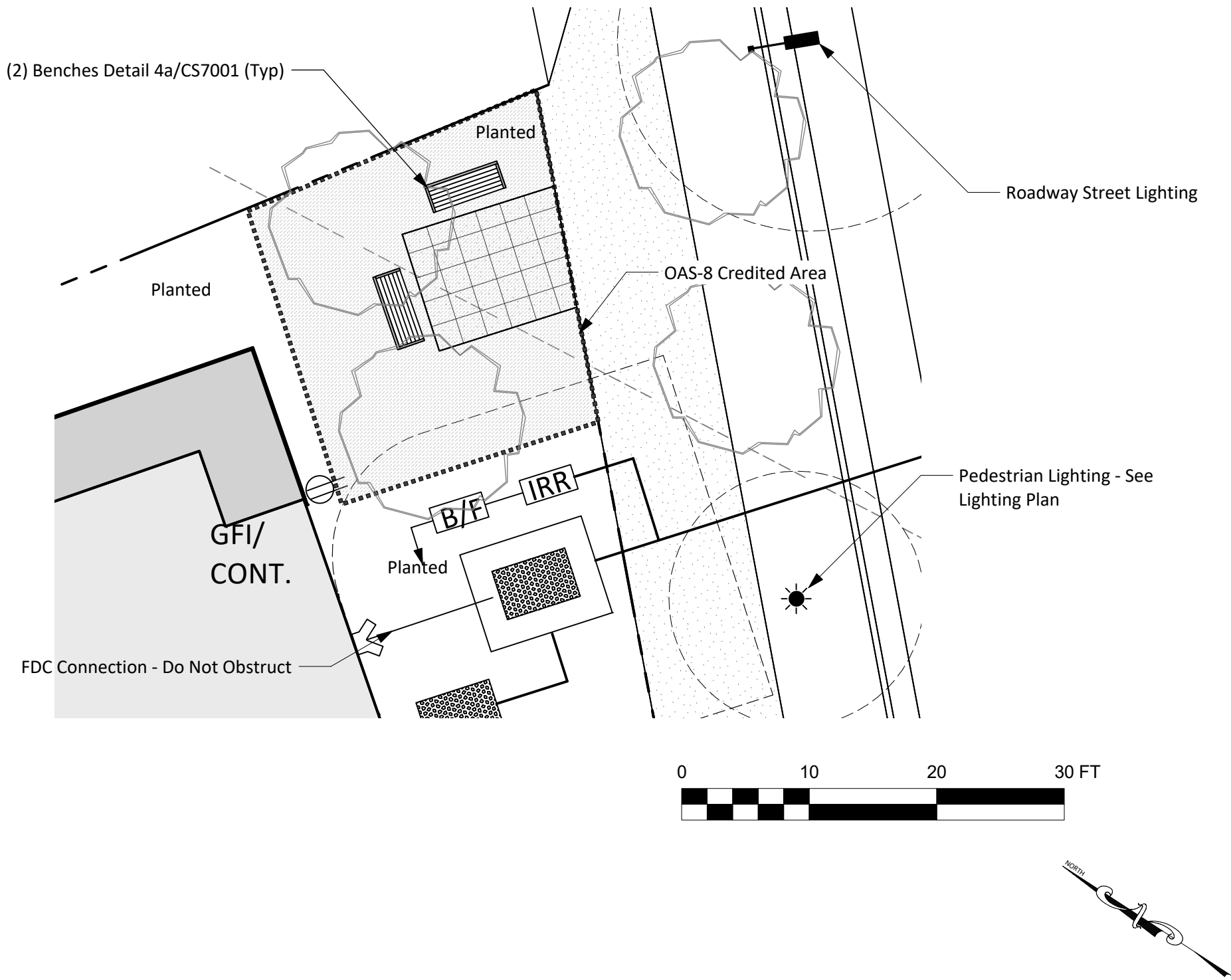
 Dog Station

OAS-8 Design Intent/Programming: Outdoor Amenity Space - 8 is intended to provide seating for pedestrians to "stop and rest awhile". It will also serve as a sitting area for residents and visitors that frequent the area for leashed pet exercise/relief activities.

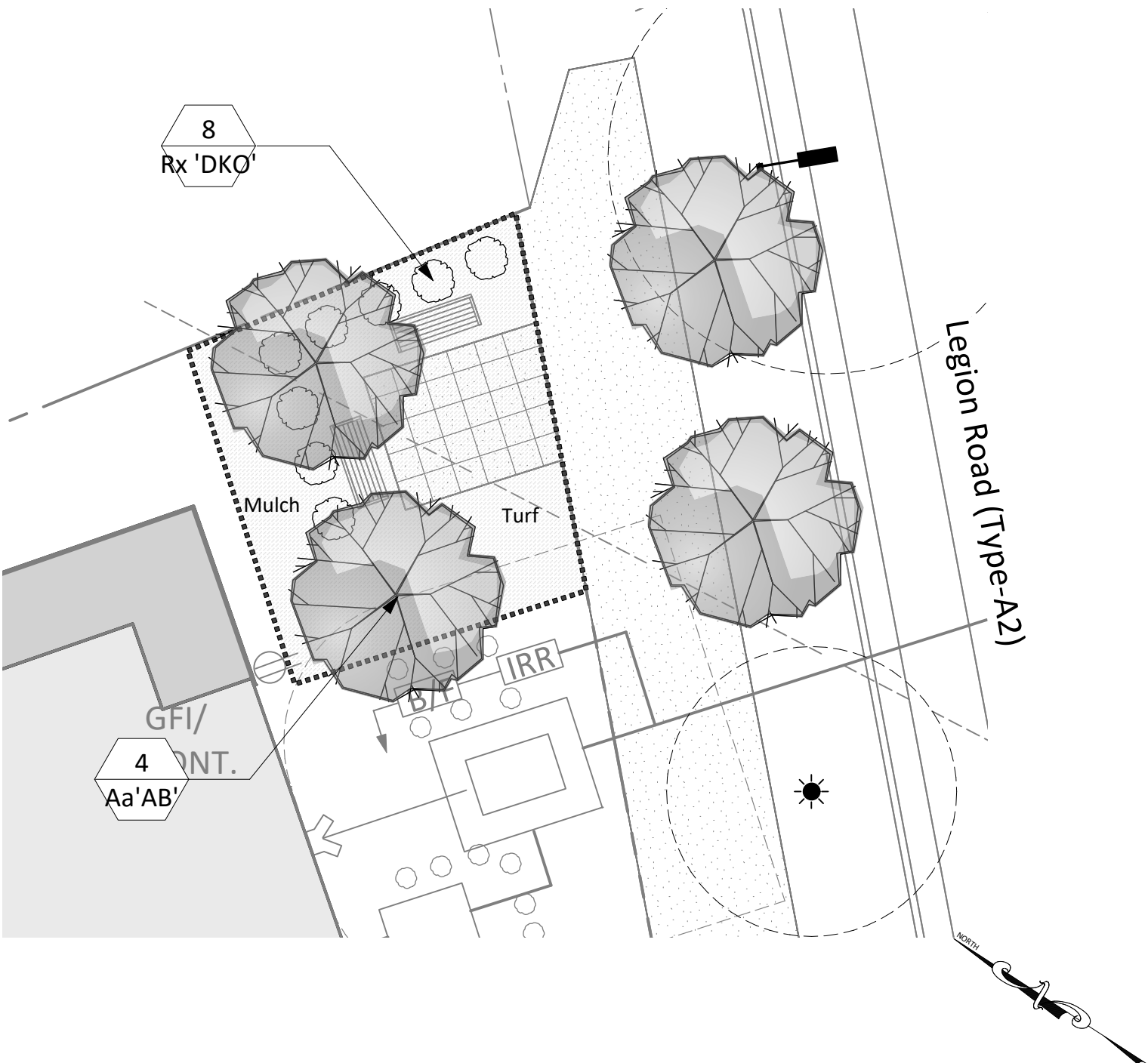
Plant List - OAS-8			Plant List		
ID	Common Name	Botanical Name	Qty	Scheduled Size	Remarks & Spacing
Trees					
Aa'AB'	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	4	2.5" CAL.	Single-Stem 15' Mature Ht.
Shrubs					
Rx 'DKO'	Double Knock Out Rose (R)	Rosa x 'Double Knock Out' (R)	8	3' HT.	4' O.C.
Ground Cover					
Ornamental Grasses					

Plant List Note: Planting sincluded on the above Plant List are also shown on Sheet CS2202 Required Plantings.

- General Notes
- Contractor is responsible for all plants shown on plan regardless of quantities listed in schedule.
 - All areas noted as Turf shall be seeded or sodded at the owner's discretion. See Sheet CS7101 for Planting Specifications. Synthetic turf (DuPont ForeverLawn Select Synthetic Grass or equal) may be substituted for natural turf at the owner's discretion.
 - See Tree Protection Plan (sheet CS0503) for Limits of Disturbance and Tree Removal/Tree Save.
 - Note: Contractor to Provide & Install Coconut Fiber Mat per Manufacturer's Specifications For All Slopes Greater Than 3:1. Slopes in Excess of 3:1 Shall be Permanently Stabilized with Seeding Specifications Noted on Sheet CS7101 in Addition to any Plantings Shown. See Temporary Seeding, Erosion and Sediment Control Notes Sheet CS8501 for Temporary Seeding.
 - All shrub beds for parking lot or utility screening shall be 5'-0" or greater in width.
 - Canopy street tree substitutions are subject to CDC approval.
 - All tree plantings in turf areas shall include a 2.5' dia. (min.) mulch bed.
 - Optional Plantings, where provided, may be downsized or reduced in numbers at the developer's discretion. Approval of this plan sheet is for species and varieties only.
 - Species/Placement Restricted Due to Required Fire Access



1 OUTDOOR AMENITY SPACE-7 - LAYOUT
1" = 10'-0"



2 OUTDOOR AMENITY SPACE-7 - PLANTING
1" = 10'-0"

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Project:

Tarheel Lodging
Redevelopment
Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

OAS-8
Layout &
Planting Plan

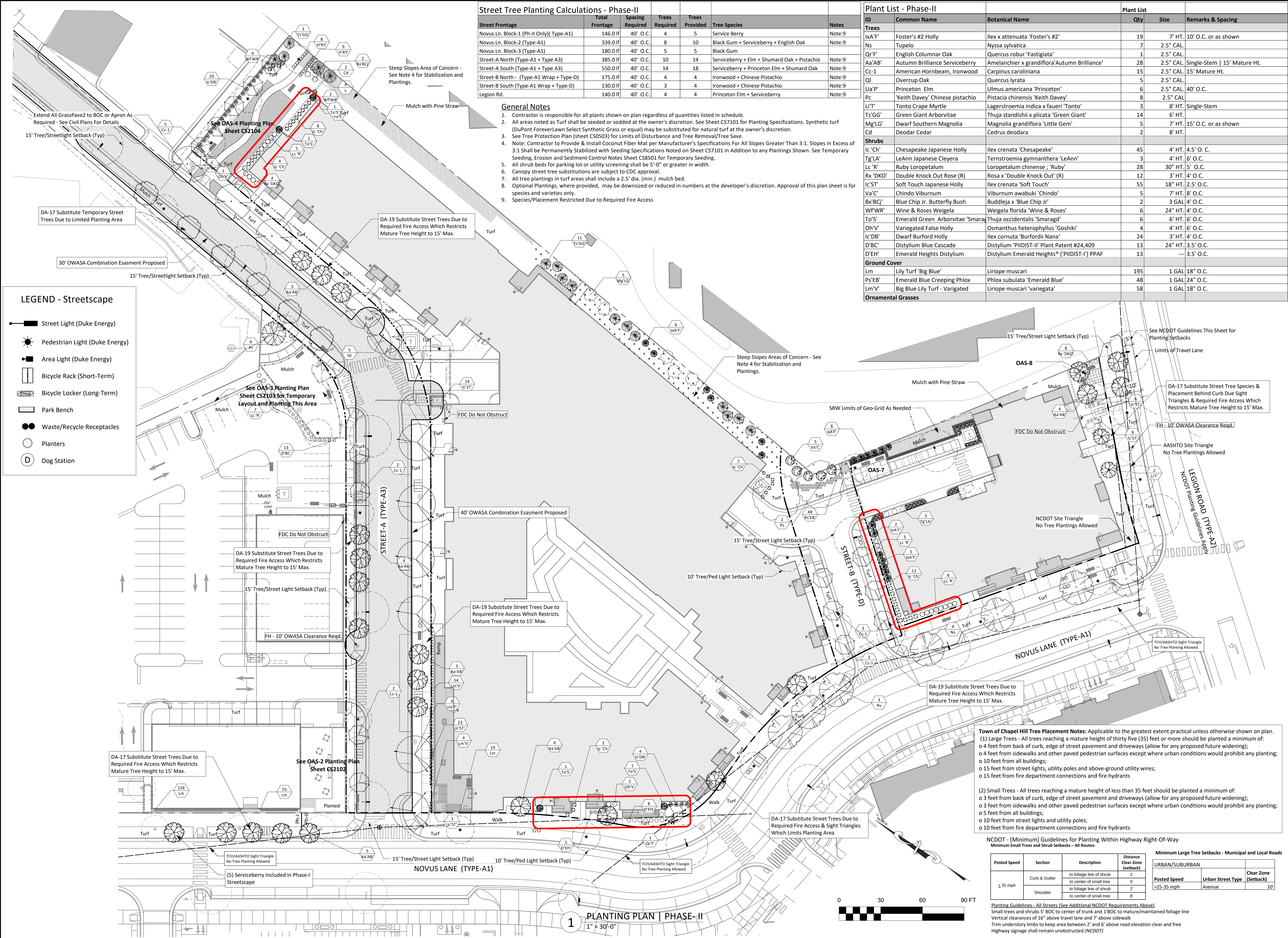
1	10-14-22	Phase-II Modifications OAS-8 Added
No.	Date:	Issue Notes:

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1" = 10'-0" @ D-Size
Date:
June 27, 2019
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STM
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na

CS2108

of



Street Tree Planting Calculations - Phase-II					
Street Frontage	Total Frontage	Spacing Required	Trees Required	Trees Provided	Tree Species
Novus Ln. Block-1 (Ph-II Only) (Type-A1)	146.0 lf	40' O.C.	4	5	Service Berry
Novus Ln. Block-2 (Type-A1)	339.0 lf	40' O.C.	8	10	Black Gum + Serviceberry + English Oak
Novus Ln. Block-3 (Type-A1)	180.0 lf	40' O.C.	5	5	Black Gum
Street-A North (Type-A1 + Type A3)	385.0 lf	40' O.C.	10	14	Serviceberry + Elm + Shumard Oak + Pistachio
Street-A South (Type-A1 + Type A3)	550.0 lf	40' O.C.	14	18	Serviceberry + Princeton Elm + Shumard Oak
Street-B North - (Type-A1 Wrap + Type-D)	175.0 lf	40' O.C.	4	4	Ironwood + Chinese Pistachio
Street-B South (Type-A1 Wrap + Type-D)	130.0 lf	40' O.C.	3	4	Ironwood + Chinese Pistachio
Legion Rd.	140.0 lf	40' O.C.	4	4	Princeton Elm + Serviceberry

- General Notes**
- Contractor is responsible for all plants shown on plan regardless of quantities listed in schedule.
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 - See Tree Protection Plan (sheet CS0503) for Limits of Disturbance and Tree Removal/Tree Save.
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 - All shrub beds for parking lot or utility screening shall be 5'-0" or greater in width.
 - Canopy street tree substitutions are subject to CDC approval.
 - All tree plantings in turf areas shall include a 2.5' dia. (min.) mulch bed.
 - Optional Plantings, where provided, may be downsized or reduced in numbers at the developer's discretion. Approval of this plan sheet is for species and varieties only.
 - Species/Placement Restricted Due to Required Fire Access

Plant List - Phase-II			Plant List		
ID	Common Name	Botanical Name	Qty	Size	Remarks & Spacing
Trees					
1xA'F	Foster's #2 Holly	Ilex x attenuata 'Foster's #2'	19	7' HT.	10' O.C. or as shown
Ns	Tupelo	Nyssa sylvatica	7	2.5" CAL.	
Qr'F	English Columnar Oak	Quercus robur 'Fastigiata'	1	2.5" CAL.	
Aa'AB	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	28	2.5" CAL.	Single-Stem 15' Mature Ht.
Cc-1	American Hornbeam, Ironwood	Carpinus caroliniana	15	2.5" CAL.	15' Mature Ht.
Ql	Overcup Oak	Quercus lyrata	5	2.5" CAL.	
Ua'P'	Princeton Elm	Ulmus americana 'Princeton'	6	2.5" CAL.	40' O.C.
Pc	'Keith Davey' Chinese pistachio	Pistacia chinensis 'Keith Davey'	8	2.5" CAL.	
Li'T'	Tonto Crape Myrtle	Lagerstroemia indica x faueri 'Tonto'	3	8' HT.	Single-Stem
Ts'GG'	Green Giant Arborvitae	Thuja standishii x plicata 'Green Giant'	14	6' HT.	
Mg'LG'	Dwarf Southern Magnolia	Magnolia grandiflora 'Little Gem'	5	7' HT.	15' O.C. or as shown
Cd	Deodar Cedar	Cedrus deodara	2	8' HT.	
Shrubs					
1c'Ch'	Chesapeake Japanese Holly	Ilex crenata 'Chesapeake'	45	4' HT.	4.5' O. C.
Tg'LA'	LeAnn Japanese Cleyera	Ternstroemia gymnanthera 'LeAnn'	3	4' HT.	6' O.C.
Lc'R'	Ruby Loropetalum	Loropetalum chinense 'Ruby'	28	30" HT.	5' O.C.
Rx'DKO'	Double Knock Out Rose (R)	Rosa x 'Double Knock Out' (R)	12	3' HT.	4' O.C.
1c'ST'	Soft Touch Japanese Holly	Ilex crenata 'Soft Touch'	55	18" HT.	2.5' O.C.
Va'C'	Chindo Viburnum	Viburnum awabuki 'Chindo'	5	7' HT.	8' O.C.
Bx'BG'	Blue Chip Jr. Butterfly Bush	Buddleja x 'Blue Chip Jr'	2	3 GAL	4' O.C.
W'FW'R'	Wine & Roses Weigela	Weigela florida 'Wine & Roses'	6	24" HT.	4' O.C.
To'S'	Emerald Green Arborvitae 'Smarag	Thuja occidentalis 'Smaragd'	6	6' HT.	6' O.C.
Oh'V'	Variegated False Holly	Osmanthus heterophyllus 'Goshiki'	4	4' HT.	6' O.C.
1c'DB'	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	24	3' HT.	4' O.C.
D'BC'	Distylium Blue Cascade	Distylium 'PIDIST-II' Plant Patent #24,409	13	24" HT.	3.5' O.C.
D'EH'	Emerald Heights Distylium	Distylium Emerald Heights® ('PIDIST-I') PPAF	13	---	3.5' O.C.
Ground Cover					
Lm	Lily Turf 'Big Blue'	Liriope muscari	195	1 GAL	18" O.C.
Ps'EB'	Emerald Blue Creeping Phlox	Phlox subulata 'Emerald Blue'	48	1 GAL	24" O.C.
Lm'V'	Big Blue Lily Turf - Varigated	Liriope muscari 'variegata'	58	1 GAL	18" O.C.
Ornamental Grasses					

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Project:

Tarheel Lodging
Redevelopment

Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Planting Plan
Phase-II
Required Plantings

4	10-24-22	Phase-II Modifications
3	4-16-20	Add Irrigation Meter, B/F & Outlet
2	2-6-20	Public street light adjust per TCH/Duke Eg
1	10-25-19	Staff Comments 10-22-19; adjust street/area lights per Duke Energy & OWASA reqmnts.
No.	Date:	Issue Notes:

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Scale:
1" = 30'-0" @ D-Size

Date:
September 26, 2019

Drawn By:
STM

Drawing No.:
na

CS2202

of