OLD CHAPEL HILL ROAD APARTMENTS

SITE DATA

3112 37(17)					
PIN	0709094101, 0709094378, 0709094874, 0709090300, 0709092143, 070				
SITE AREA	549,518 SF / 12.62 AC (NET); 569,497 SF / 13.07 AC (GROSS)				
ZONING	EXISTING	R-1			
	PROPOSED	R-6-CZD			
RIVER BASIN	CAPE FEAR				
WATERSHED	JORDAN LAKE				
WATERSHED PROTECTION	UNPROTECTED				
EXISTING USE	RESIDENTIAL				
PROPOSED USE	MULTIFAMILY				
	i e				

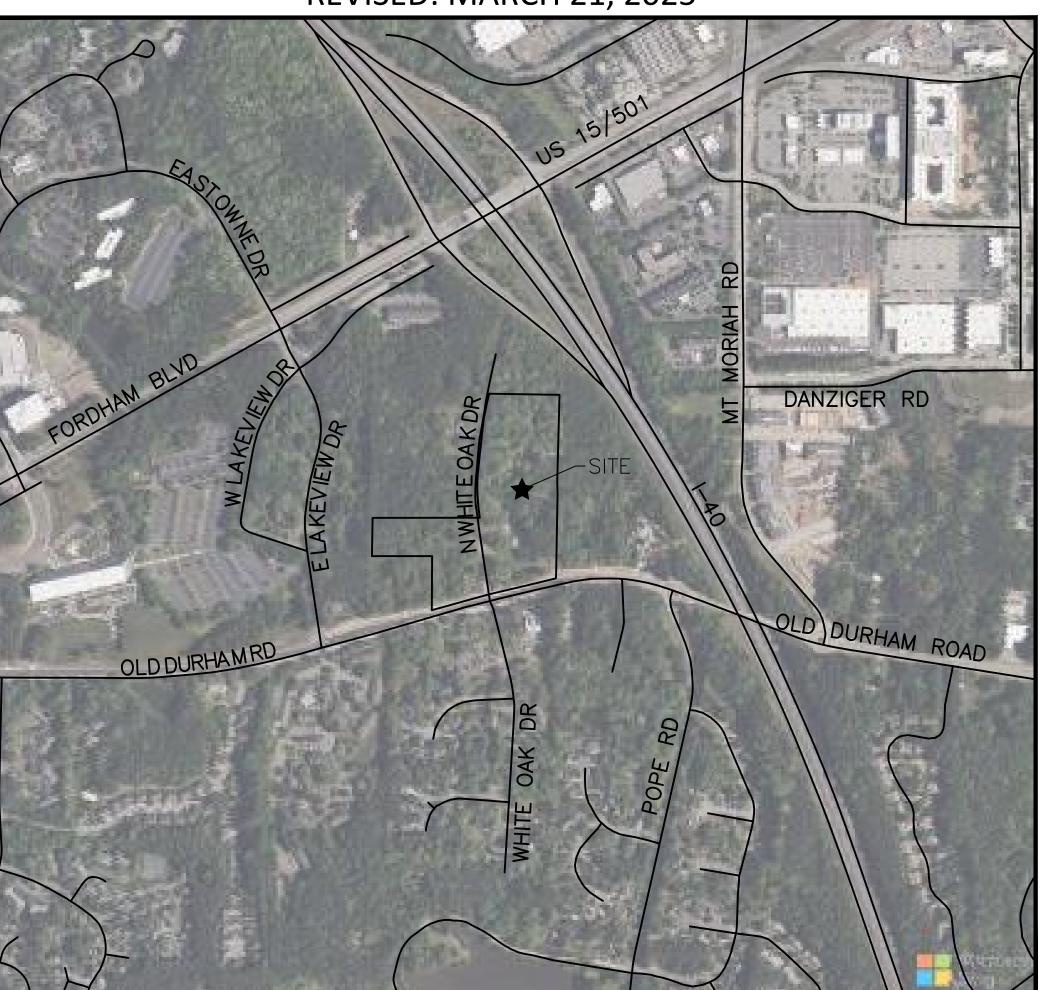
11 N. WHITE OAK DRIVE TOWN OF CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: ZOM24003

DATE: SEPTEMBER 12, 2024

REVISED: NOVEMBER, 26, 2024 REVISED: JANUARY 31, 2025 REVISED: FEBRUARY 26, 2025 REVISED: MARCH 21, 2025



VICINITY MAP 1" = 500'



SHEET INDEX

-- CS1

CO.OO PROJECT NOTES SHEET

CO.01 AREA MAP

C1.00 EXISTING CONDITIONS PLAN

C2.00 CONCEPT SITE PLAN

C2.01 TECHNICAL SITE PLAN C3.00 FIRE ACCESS PLAN

L5.00 TREE PROTECTION PLAN

L5.01 LANDSCAPE PLAN

L5.02 LANDSCAPE NOTES & DETAILS

ARCHITECTURAL SHEETS OVERALL BUILDING ELEVATIONS

ZOM LIVING

CLIENT

CONTACT

DAVID BOYETTE, PE

boyette@mcadamsco.com PHONE: 919-244-9258

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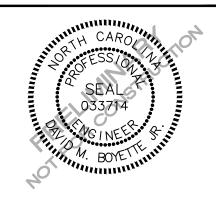
PHONE: 919-891-0029

2905 Meridian Parkway Durham, NC 27713

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

www.mcadamsco.com

PROJECT DIRECTORY



REVISIONS

1 11.26.2024 CZP SUBMITTAL #2 2 01.31.2025 CZP SUBMITTAL #3 3 02.26.2025 CZP SUBMITTAL #4 4 03.21.2025 CZP SUBMITTAL #5

CONDITIONAL ZONING PERMIT

OLD CHAPEL HILL ROAD APARTMENTS PHASE NUMBER 11 N. WHITE OAK DRIVE TOWN OF CHAPEL HILL, NORTH CAROLINA

PROJECT NUMBER: ZOM24003

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PROJECT NARRATIVE > OLD CHAPEL HILL RD APARTMENTS

March 21, 2025

BACKGROUND SUMMARY

- ZOM Living proposes an R-6-CZD rezoning for a multifamily development located at 11 N White Oak Drive within the Parkline East Village development area. The site is located generally among major transportation corridors (US 15/501, Old Chapel Hill Road and Interstate 40), significant retail (Wegman's, Home Depot, etc.) and large employment centers (UNC Health Care, Parkline office building).
- Throughout 2022, multiple property owners and several developers collaborated with Town staff to create a cohesive development framework for the area located in the southwest quadrant of the I-40 and US-15 intersection. Various properties have received zoning approvals in the surrounding area and ZOM's proposal fills in approximately 12.62 acres of the framework with a variety of housing supply including multifamily and townhome-style multifamily units. The project will contain a maximum of 400 units.

AREA MAP

- The proposed plans will be consistent with multifamily building form, height, and density on the adjacent Gateway and Chapel Hill Crossing developments, and as planned for this area in the North 15-501 Corridor and the Parkline East development framework.
- This property is located within the North 15-501 Corridor, Sub-area A, which calls for multi-family residential 4-6 stories in height, which would be fulfilled with this proposal. Multi-family residential will contribute to the mix of housing options and land uses in the area overall. Providing housing central to so many existing commercial nodes gives residents access to nearby opportunities.
- The Parkline East Village framework was created with the Complete Communities strategy in mind as it was being developed. This site complies with both the Parkline framework and Complete Community strategy by providing growth and housing supply in an area that has strategically been planned for such. Housing provided in this area helps to support other nonresidential uses being developed in the area, including a projected 1.25 million square feet in UNC Health Eastowne, located just across US-15.

EXISTING CONDITIONS

- The site slopes from the northern and southern ends towards a small, central stream feature, which is classified as intermittent on the eastern side and ephemeral on the western side per stream determinations from past projects. The stream likely was used as a drainage feature when the property served as farmland. The northeastern quadrant of the site slopes toward I-40 and is the steepest part of the site. ZOM plans to leave this stream feature and buffer undisturbed except to provide any required road or utility improvements and to provide greenway crossings to align with the overall pedestrian networks outlined on the Parkline East Village framework.
- The site is mostly wooded and ZOM plans to preserve trees in the most environmentally sensitive areas surrounding the stream features on site, which provide shade along the planned trails.

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PROJECT NARRATIVE > OLD CHAPEL HILL APARTMENTS

DEMOLITION PLAN

- All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.
- All clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- All haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County
- Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/preconstruction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
- The presence of any asbestos containing materials ('ACM') and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

SITE PLAN

- The site plan calls for buildings to be oriented to create an edge along Old Chapel Hill Road and N White Oak Drive to the maximum extent to provide a desirable streetscape. Special attention will also be given to the edge along the stream buffer central to the site and to transitions to adjacent properties. The Parkline East Village development framework has provided guidance to building locations while balancing it with necessary parking to make this a viable project.
- The design prioritizes connections to adjacent approved developments and creates a sense of place: a people-oriented neighborhood with well-designed public spaces and compact housing types, including apartment buildings and townhouse-style rental units.
- Three access points are proposed off N White Oak Drive to the eastern side of the development: one access south of the stream and two access points north of the stream to reduce stream and buffer disturbance and minimize grading on a challenging site. Two access points will be required north of the stream to meet fire code requirements. The eastern portion of the development will also connect to the proposed stub from Chapel Hill Crossing.
- A combination of surface parking and tabletop parking decks will be provided to reduce both impervious and overall costs for a more affordable product for residents.
- Sidewalks will be provided along the eastern side of N White Oak Drive and northern side of Old Chapel Hill Road along the property frontage. Additionally, a multi-use path will be provided along the western side of N White Oak Drive along the property frontage to connect to the multi-use path planned in Meridian
- The project will provide a north/south street west of the site and an east/west connector to meet the
- A transit stop is proposed along the Old Chapel Hill Rd frontage, west of N White Oak Drive.

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2 of 5

5 of 5

STORMWATER MANAGEMENT PLAN

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 All storm water quality and detention requirements will be met with underground control measures and will be designed for the 100-yr storm event. The project team will work with Town staff to assure minimal adverse impacts and full compliance with the latest standards. Four stormwater control measures (SCMs) are anticipated: two located east of N White Oak Drive on either side of the stream and two west of N White Oak Drive in the townhome portion of the development. Sheet C2.00 provides approximate locations and sizes for proposed SCMs.

PROJECT NARRATIVE > OLD CHAPEL HILL APARTMENTS

LANDSCAPE PROTECTION PLAN + PLANTING PLAN

- This project will provide a minimum of 30% tree canopy through preservation, plantings, and payment in lieu, and meet Town requirements for landscape protection. Tree canopy will be preserved in the environmentally sensitive areas around the stream, and additional canopy will be planted along the streetscape, on the project perimeter, within courtyard areas, and within parking areas to minimize heat island affect. Street trees will frame N White Oak Drive and Old Chapel Hill Road to provide shade along planned sidewalks and multi-use paths fronting the property. Modifications to perimeter buffers are proposed as to create a cohesive Parkline East Village development rather than block off each separate development.
- The existing small stream will be used as an organizing recreational feature that connects parcels on both sides of N White Oak Road. Public spaces, such as parks and gathering areas are dispersed through the property and will be connected by sidewalks or paths.

STEEP SLOPE PLAN

- There are limited areas of steep slopes in the project development area in the 15.01-25% range and one area for 25% or greater. These areas do not require special design or construction considerations as they are less than 400 sf in area, their locations will not impact any critical environmental areas or they are not being
- The small areas of steep slopes along Old Chapel Hill Road resulting from NCDOT improvements will be relaxed with site improvements.

GRADING AND EROSION CONTROL

- A combination of diversion ditches, riser catch basins, and silt fence will control and convey drainage from on-site improvements to sediment basins located in the low areas of the site.
- The sediment basins will be converted into stormwater management vaults as final grading and stabilization
- The proposed grading will maintain existing drainage patterns as much as possible.
- Several structural retaining walls will be required for the multifamily buildings and parking garages.
- Proposed stormwater management design will adhere to Town of Chapel Hill requirements per Section 5.4 of the Chapel Hill Land Use Management Ordinance (LUMO)

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PROJECT NARRATIVE > OLD CHAPEL HILL APARTMENTS

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• The retaining walls in the setback along White Oak drive will exceed four feet in height and require a modification per the maximum allowable height provided in the Land Use Management Ordinance (LUMO)

SOLID WASTE PLAN

- Garbage dumpsters are located for communal waste service for multi-family and townhouse units in accessible locations from main building entrances.
- Garbage dumpsters are sited in locations to provide adequate space for turn around maneuvers.
- Garbage dumpsters are screened as required.

ELEVATIONS

 Multifamily buildings located on the eastern side of N White Oak Drive will be a maximum of five stories, and smaller scale multifamily and townhome buildings located on the western side of N White Oak Drive will be a maximum of four stories.

FIRE SAFETY PLAN

- All proposed buildings on site will require aerial fire access coverage; proposed site design intends to meet all provisions of the North Carolina Fire Prevention Code, Appendix D.
- All habitable structures on the eastern side of N White Oak Drive will have NFPA 13 fire suppression systems the buildings on the western side of N White Oak Drive will have NFPA 13R fire suppression systems. The two parking structures will have dry standpipe systems (no automated fire suppression systems).
- Buildings that require an ERRCS compliant with NCFPC 510 will have them installed.
- Multi-Family Building #1's orientation has been rotated 6° from parallel to relax the site entrance and create a more inviting approach to the development. As a result, Building #1 is 30' from edge of travel at its closest point, and 46' from edge of travel at its furthest along proposed N. White Oak Drive.
- Turnaround locations and 26' wide travel lanes where aerial access is required are provided to ensure fire trucks may maneuver on site with ease.

STREETSCAPE PLAN

- Together with approved adjacent developments, the ZOM Living development will support a "local street" network between Old Chapel Hill Road and US 15/501 that support non-motorized transportation on lowerspeed streets. This network will include N White Oak Road and East Lakeview Road.
- This project will comply with proposed roadway sections and greenway plans for the area. Specifically, the development will improve N White Oak Drive to meet the planned 55' right-of-way section at the property frontages. Additionally, the project will connect to greenways proposed by adjacent projects and provide connectivity through the site as recommended in the Parkline framework. Creating a greenway network was a large focus of the Parkline East Village framework, and ZOM intends to carry this plan out with the proposed project.

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4 of 5

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PROJECT NARRATIVE > OLD CHAPEL HILL APARTMENTS

 A minimum of ten percent of market rates units will be affordable at 80% AMI with a proportional mix of units to market-rate units to contribute to Chapel Hill's affordable goals.

AFFORDABLE HOUSING PROPOSAL

621 Hillsborough Street Suite 500 Raleigh, NC 27603

The John R. McAdams Company, Inc.

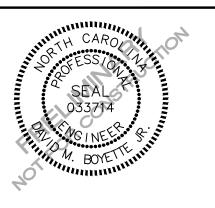
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CLIENT

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NO. DATE

1 11.26.2024 CZP SUBMITTAL #2 2 01.31.2025 CZP SUBMITTAL #3 3 02.26.2025 CZP SUBMITTAL #4

PLAN INFORMATION

4 03.21.2025 CZP SUBMITTAL #5

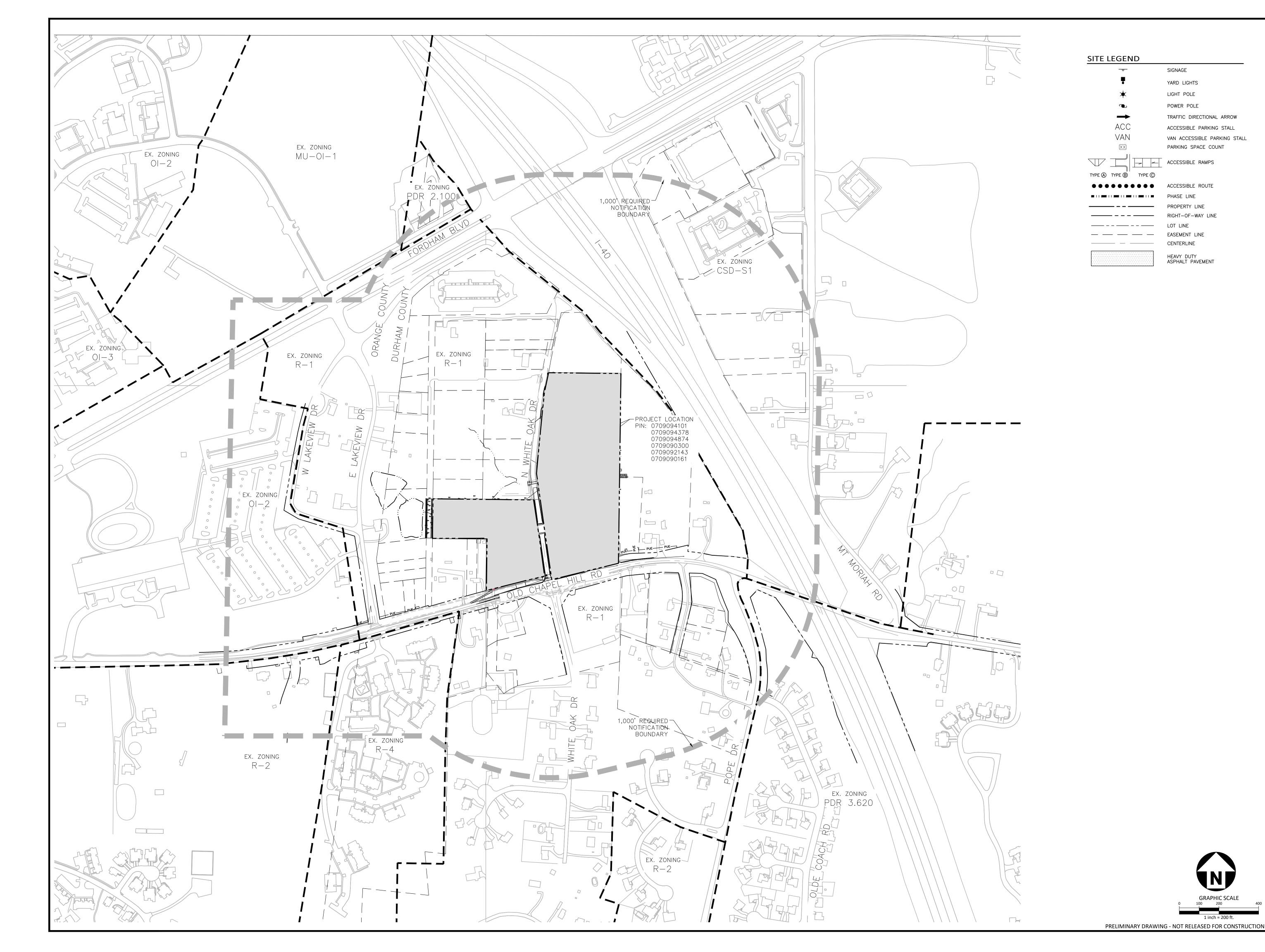
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SHEET

DATE 09.12.2024

PROJECT NOTES SHEET





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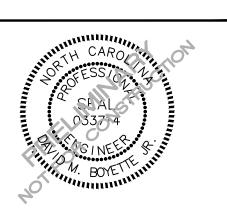
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LD CHAPEL HILL KOAI APARTMENTS ONDITIONAL ZONING PERMITTONAL TO THE OAK DRIVE



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PROJECT NO. ZOM24003

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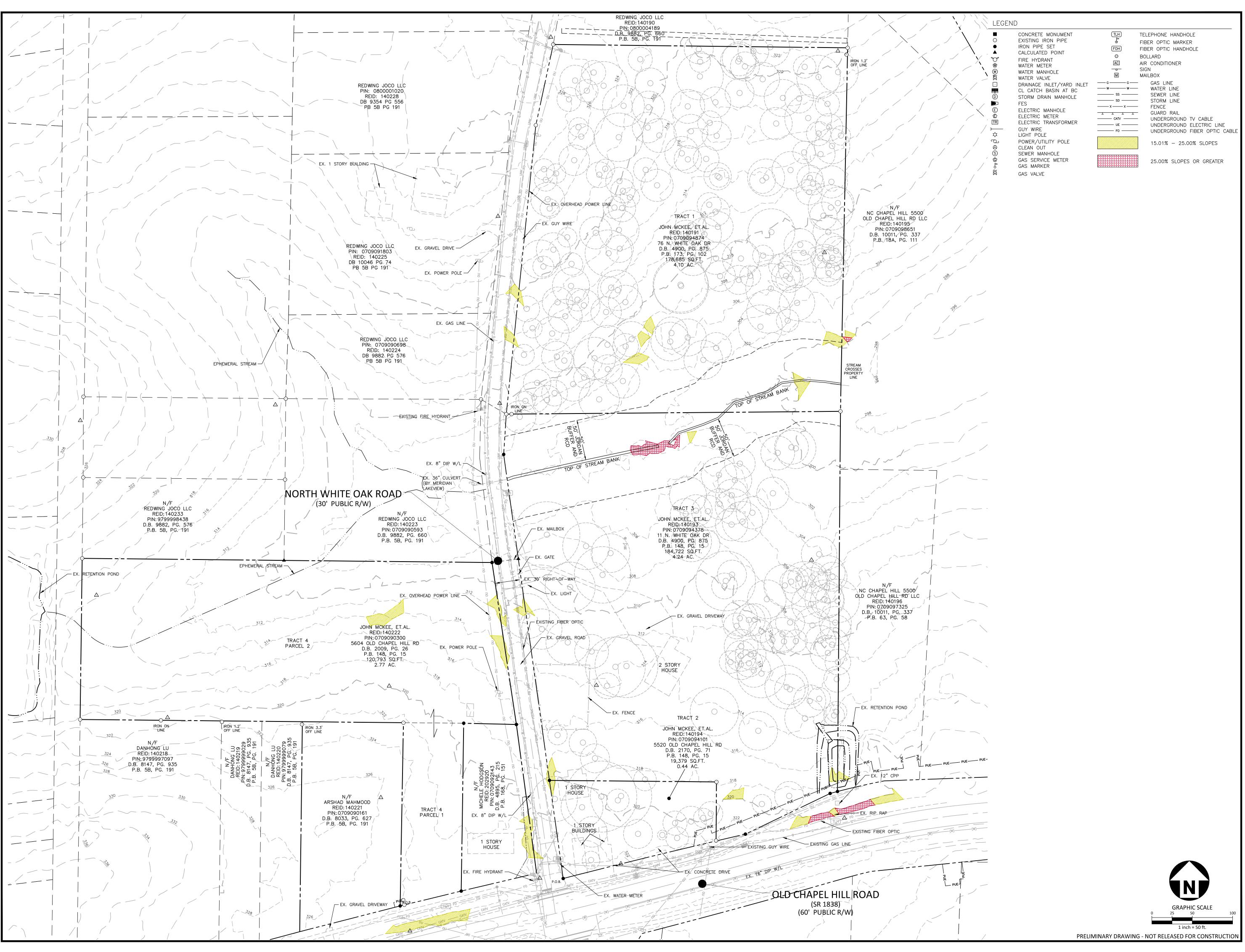
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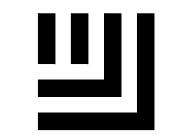
SCALE 1" = 200'

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AREA MAP

C0.01





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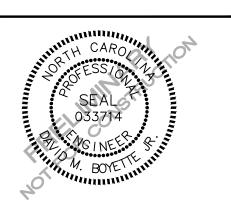
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LD CHAPEL HILL ROAD APARTMENTS NDITIONAL ZONING PERMIT 11 N. WHITE OAK DRIVE



REVISIONS

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3 02.26.2025 CZP SUBMITTAL #4

4 03.21.2025 CZP SUBMITTAL #5

PLAN INFORMATION

PROJECT NO. ZOM24003

FILENAME ZOM24003-XC1

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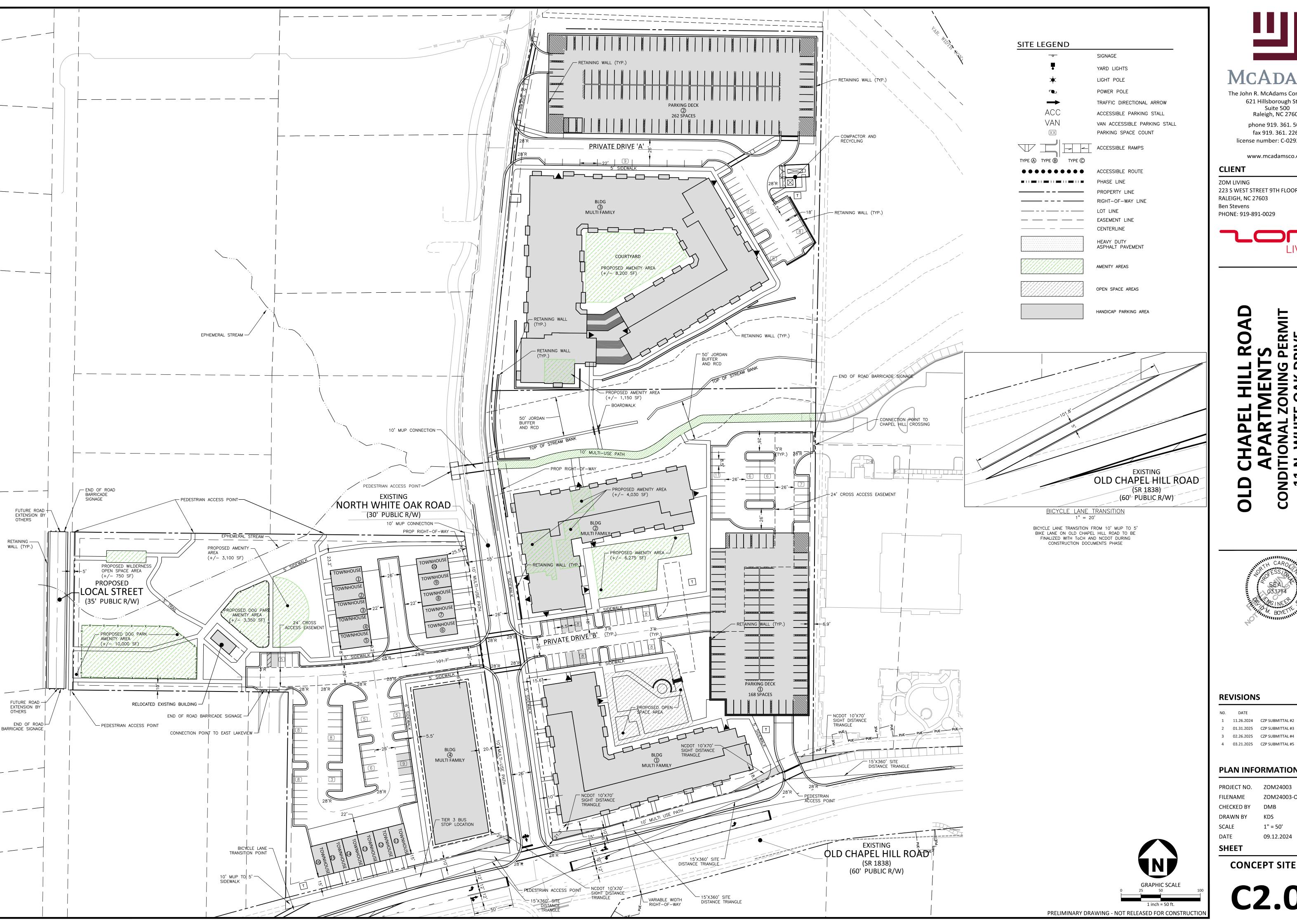
SCALE 1" = 50'

DATE 09.12.2024

SHEET

EXISTING CONDITIONS PLAN

C1.00





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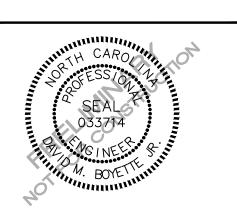
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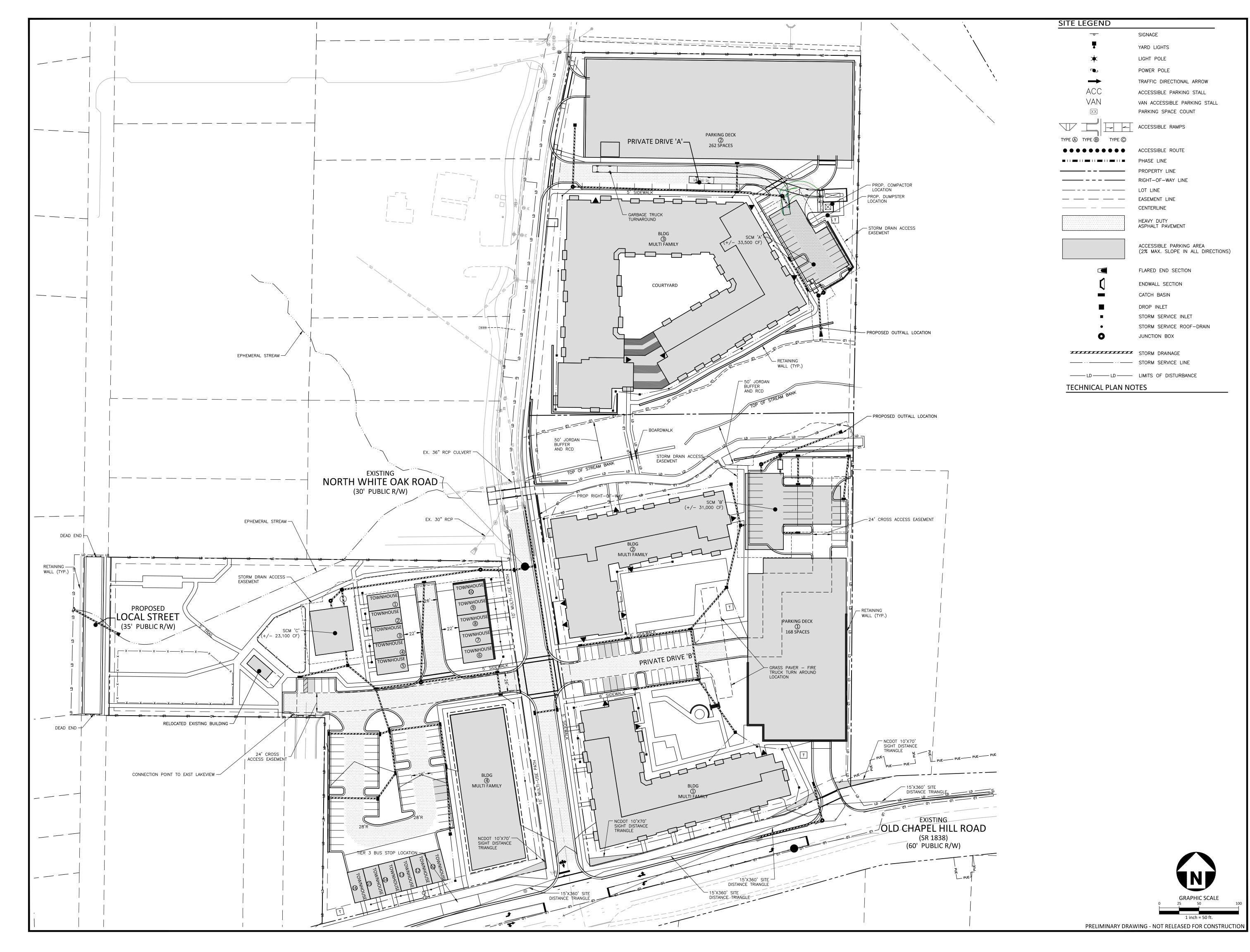
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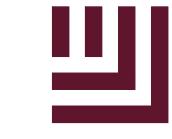
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SHEET

CONCEPT SITE PLAN

09.12.2024





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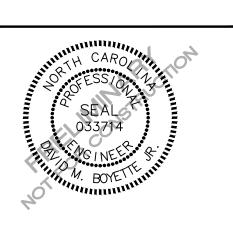
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OLD CHAPEL HILL ROAL APARTMENTS CONDITIONAL ZONING PERMIT 11 N. WHITE OAK DRIVE



REVISIONS

NO. DATE

1 11.26.2024 CZP SUBMITTAL #2
2 01.31.2025 CZP SUBMITTAL #3
3 02.26.2025 CZP SUBMITTAL #4

4 03.21.2025 CZP SUBMITTAL #5

PLAN INFORMATION

PROJECT NO. ZOM24003

FILENAME ZOM24003-T1

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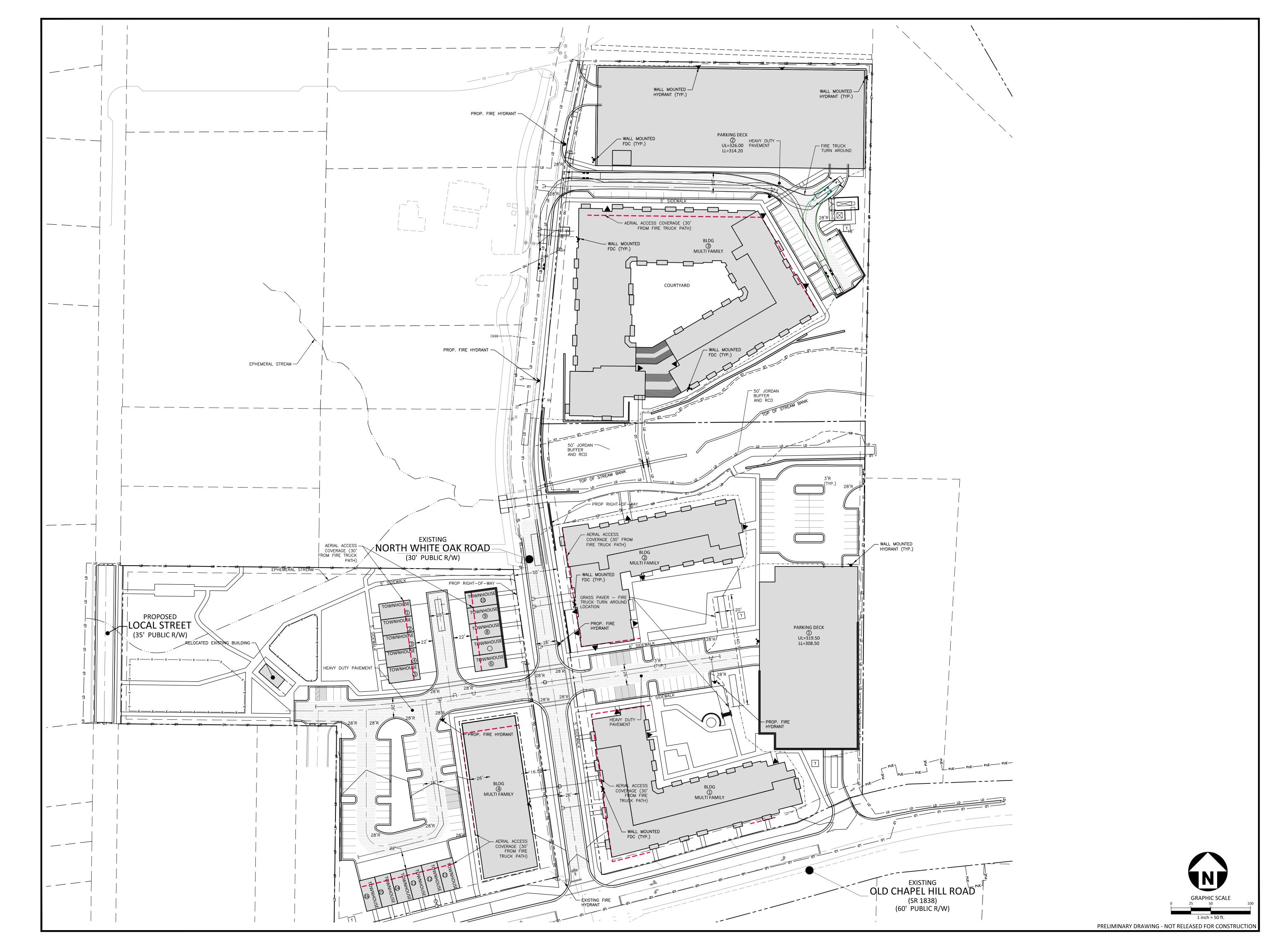
SCALE 1" = 50'

DATE 09.12.2024

SHEET

TECHNICAL SITE PLAN

C2.01





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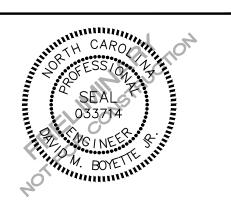
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APARTMENTS ONDITIONAL ZONING PERMIT 11 N. WHITE OAK DRIVE



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3 02.26.2025 CZP SUBMITTAL #4

4 03.21.2025 CZP SUBMITTAL #5

PLAN INFORMATION

PROJECT NO. ZOM24003

FILENAME ZOM24003-F

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SCALE 1" = 50'

DATE SHEET

FIRE ACCESS PLAN

09.12.2024

C3.00



TREE CANOPY COVERAGE **CALCULATIONS:**

(30% MINIMUM TREE CANOPY COVERAGE OF NET LAND AREA)

UTILITY & ACCESS EASEMENTS: CLEARED ACTIVE RECREATION AREA: - 40,270 SF 481,955 SF

481,955 SF MIN. TREE CANOPY COVERAGE REQUIREMENT:

TREE CANOPY COVERAGE DEFICIT

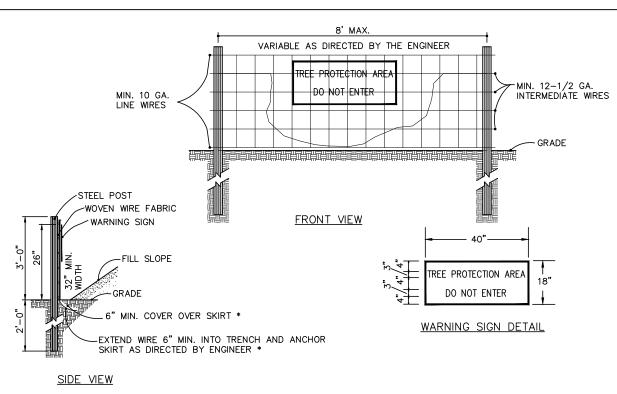
TREE CANOPY COVERAGE REQUIREMENT: 144,587 SF AREA TO REMAIN UNDISTURBED: - 52,089 SF 92,498 SF

(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT) 92,498 SF

LARGE TREE REPLACEMENT REQUIRED: REPLACEMENT TREES PROVIDED:

*REPLACEMENT TREES SHALL INCLUDE PARKING LOT, BUFFER, STREET AND AMENITY CANOPY TREES OR FEE IN LIEU PER THE LUMO

- 1. PROTECTIVE FENCING. FENCES, OR OTHER EQUALLY EFFECTIVE MEASURES AS DETERMINED BY THE TOWN MANAGER, SHALL BE USED TO PROTECT AREAS IDENTIFIED ON AN APPROVED LANDSCAPE PROTECTION PLAN DURING DEMOLITION AND CONSTRUCTION ACTIVITY. PROTECTIVE FENCING SHALL BE INSTALLED ACCORDING TO TOWN STANDARDS. FIELD ADJUSTMENTS MAY BE ALLOWED SUBJECT TO PRIOR APPROVAL BY THE TOWN MANAGER. ALL LAND DISTURBING ACTIVITY, STORAGE OF EQUIPMENT, BUILDING MATERIAL, SOIL, AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE PROTECTED AREAS.
- 2. LANDSCAPING ACTIVITIES TAKING PLACE AFTER THE REMOVAL OF PROTECTIVE FENCING SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR AND IN ACCORDANCE WITH THE TOWN'S LANDSCAPING STANDARDS AND SPECIFICATIONS. THIS REQUIREMENT SHOULD BE NOTED ON THE PLANS.
- 3. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A ZONING COMPLIANCE PERMIT, A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN'S URBAN FORESTER OR LANDSCAPE ARCHITECT SHALL TAKE PLACE TO REVIEW PROCEDURES FOR PROTECTION AND MANAGEMENT OF ALL PROTECTED LANDSCAPE ELEMENTS IDENTIFIED ON THE LANDSCAPE PROTECTION PLAN.
- 4. ON-SITE SUPERVISION. FOR ALL DEVELOPMENT OTHER THAN THAT RELATED TO SINGLE-FAMILY AND TWO-FAMILY DWELLINGS ON INDIVIDUAL ZONING LOTS, THE FOLLOWING ON-SITE SUPERVISION IS REQUIRED:
- 4.1. THE APPLICANT SHALL DESIGNATE AS LANDSCAPE PROTECTION SUPERVISORS ONE OR MORE PERSONS WHO HAVE COMPLETED INSTRUCTION IN LANDSCAPE PROTECTION PROCEDURES WITH THE TOWN.
- 4.2. IT SHALL BE THE DUTY OF THE LANDSCAPE PROTECTION SUPERVISOR TO ENSURE THE PROTECTION OF NEW OR EXISTING LANDSCAPE ELEMENTS, AS DEFINED IN THE LANDSCAPE PROTECTION PLAN. THE APPROVED LANDSCAPE PROTECTION SUPERVISOR SHALL SUPERVISE ALL SITE WORK TO ASSURE THAT DEVELOPMENT ACTIVITY CONFORMS TO PROVISIONS OF THE APPROVED LANDSCAPE PROTECTION PLAN. AT LEAST ONE (1) IDENTIFIED LANDSCAPE PROTECTION SUPERVISOR SHALL BE PRESENT ON THE DEVELOPMENT SITE AT ALL TIMES WHEN ACTIVITY THAT COULD DAMAGE OR DISTURB SOIL AND ADJACENT LANDSCAPE ELEMENTS
 - CLEARING AND GRUBBING;
- ANY EXCAVATION, GRADING, TRENCHING OR MOVING OF SOIL; REMOVAL, INSTALLATION, OR MAINTENANCE OF ALL LANDSCAPE ELEMENTS AND LANDSCAPE
- 4.2.4. DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT ON SITE



1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL 2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.

4. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. 5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
8. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
9. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.

STANDARD TREE PROTECTION FENCE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PROJECT NO. ZOM24003 FILENAME CHECKED BY DRAWN BY SCALE

REVISIONS

1 11.26.2024 CZP SUBMITTAL #2 2 01.31.2025 CZP SUBMITTAL #3 3 02.26.2025 CZP SUBMITTAL #4 4 03.21.2025 CZP SUBMITTAL #5

PLAN INFORMATION

NO. DATE

ZOM24003-TP1 DATE 09.12.2024

SHEET

TREE PROTECTION PLAN



549,519 SF -27,294 SF

> 621 Hillsborough Street Suite 500 Raleigh, NC 27603

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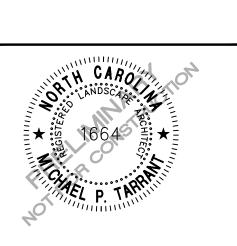
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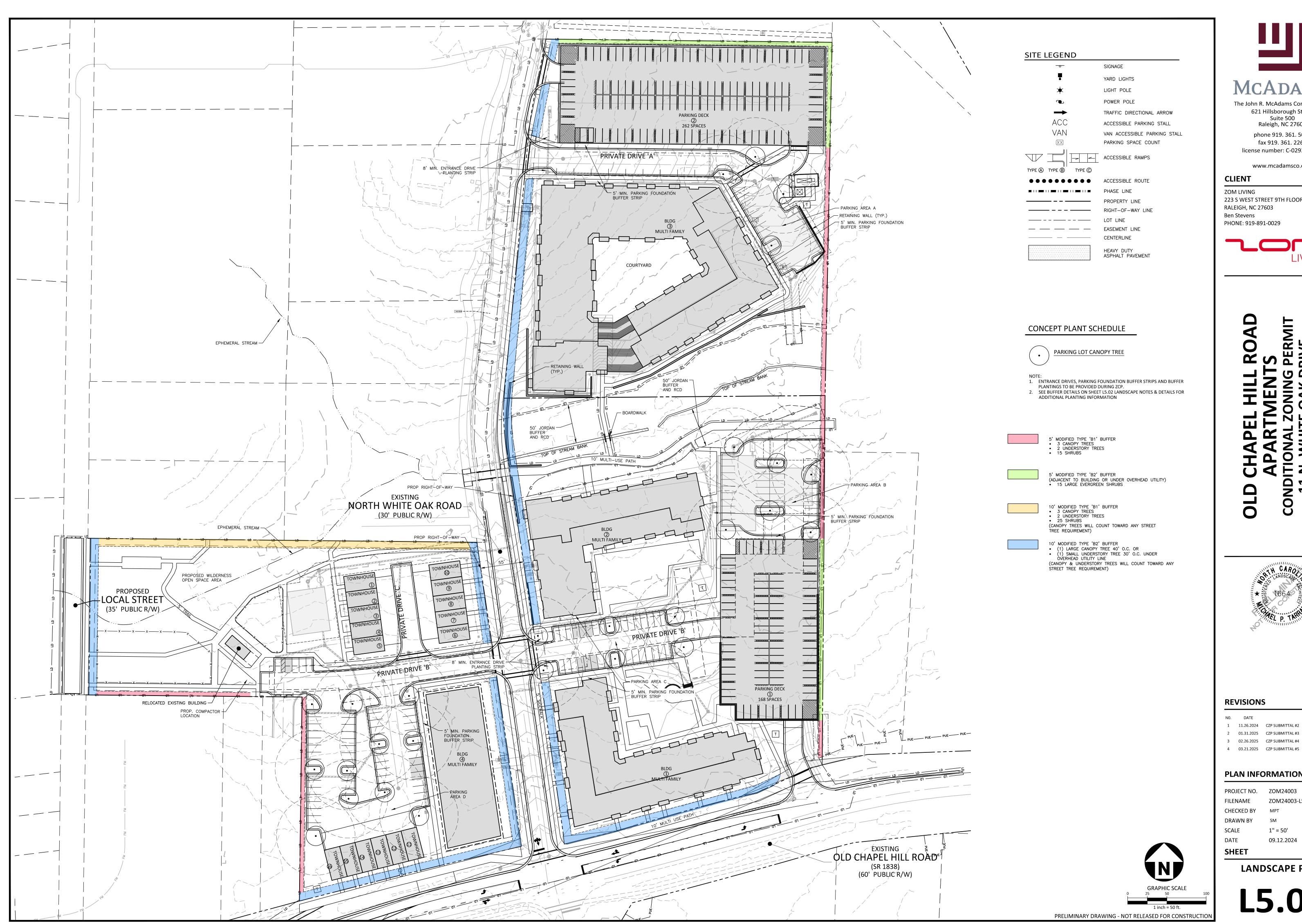
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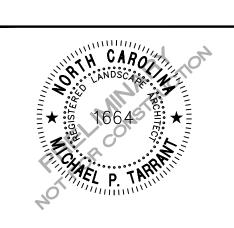
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PLAN INFORMATION

PROJECT NO. ZOM24003 FILENAME ZOM24003-LS1 CHECKED BY DRAWN BY SCALE 1" = 50' DATE 09.12.2024

LANDSCAPE PLAN

LANDSCAPE CALCULATIONS

PARKING LOT SHADING

REQUIRED:

REQUIRED:

REQUIRED:

PROVIDED:

ONE LARGE CANOPY TREE PER 2,000 SF OF PAVED SURFACE AREA. NO PARKING SPACE SHOULD BE FARTHER THAN 50' FROM A CANOPY TREE OR FARTHER THAN 75' FROM 2 CANOPY TREES

PARKING AREA "A"		6,527 SF
CANOPY TREES REQUIRED: PROVIDED:	4 (1/2,000 SF) 4	
PARKING AREA "B"		11,675 SF
CANOPY TREES		

PROVIDED: PARKING AREA "C" **CANOPY TREES**

6 (1/2,000 SF)

9 (1/2,000 SF)

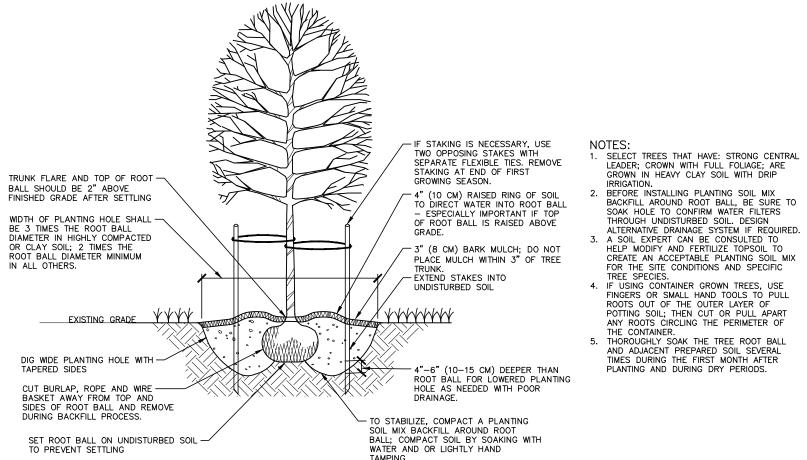
6 (1/2,000 SF)

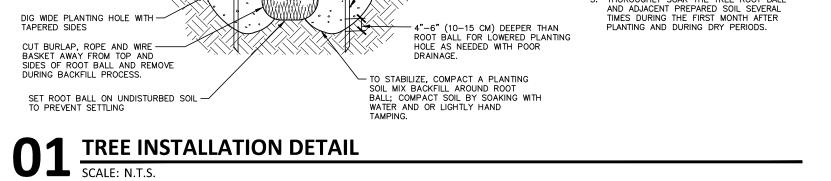
PROVIDED: PARKING AREA "D" CANOPY TREES

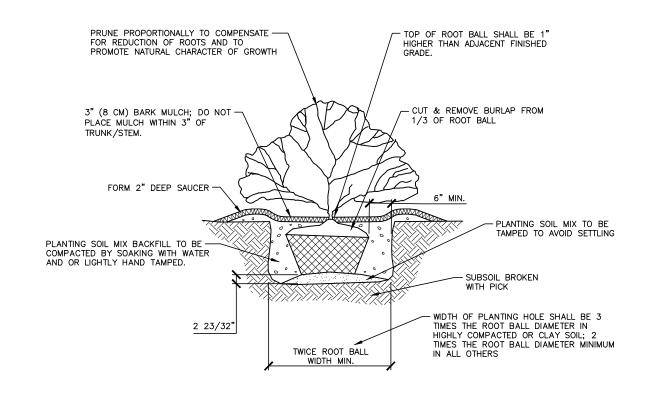
CONCEPT PLANT SCHEDULE

PARKING LOT CANOPY TREE

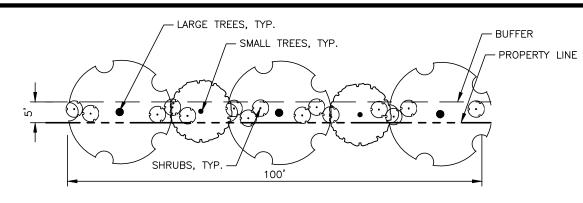
1. PLANT SPECIES TO BE PROVIDED DURING ZCP. 2. PLANT SPECIES TO BE NATIVE AND DROUGHT TOLERANT ONLY.



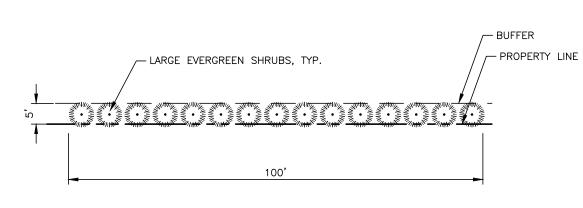




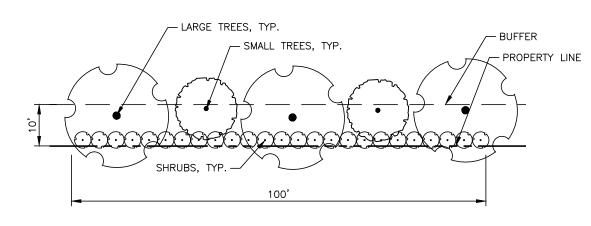
O2 SHRUB INSTALLATION DETAIL SCALE: N.T.S.



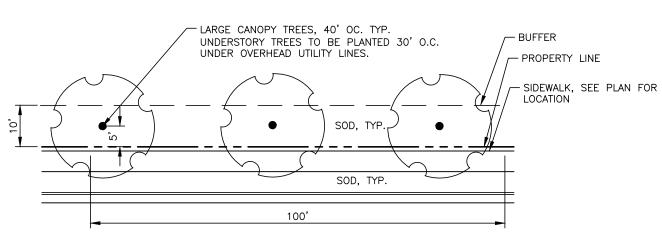
5' MODIFIED TYPE 'B1' BUFFER LARGE TREES SMALL TREES SHRUBS



5' MODIFIED TYPE 'B2' BUFFER (ADJACENT TO BUILDING OR UNDER OVERHEAD UTILITY) LARGE EVERGREEN SHRUBS 15



10' MODIFIED TYPE 'B1' BUFFER LARGE TREES SMALL TREES SHRUBS



10' MODIFIED TYPE 'B2' BUFFER (N. WHITE OAK ROAD & OLD CHAPEL HILL ROAD) LARGE TREES - (1) PER 40' O.C.

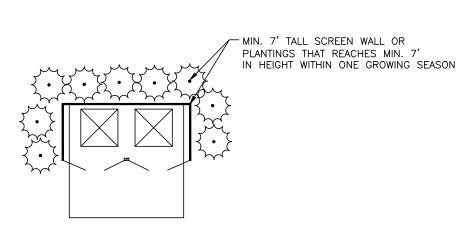
BUFFER PLANTING TO BE PROVIDED DURING ZCP.

LANDSCAPE NOTES

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHAPEL HILL AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING
- 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES

BEFORE BEGINNING DEMOLITION OR INSTALLATION.

- 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO
- 5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- 7. 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.
- 8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN
- 14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- 15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- 16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- 17. 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.
- 18. 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.
- 19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 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.
- 20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- 21. 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.
- 22. 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 SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 23. 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.
- 24. 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, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- 25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- 26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- 27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- 28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- 29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE



TYPICAL DUMPSTER/COMPACTOR SCREENING
SCALE: N.T.S.



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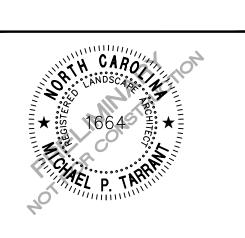
CLIENT

PHONE: 919-891-0029

ZOM LIVING 223 S WEST STREET 9TH FLOOR RALEIGH, NC 27603 Ben Stevens



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REVISIONS

NO. DATE

1 11.26.2024 CZP SUBMITTAL #2 2 01.31.2025 CZP SUBMITTAL #3 3 02.26.2025 CZP SUBMITTAL #4

PLAN INFORMATION

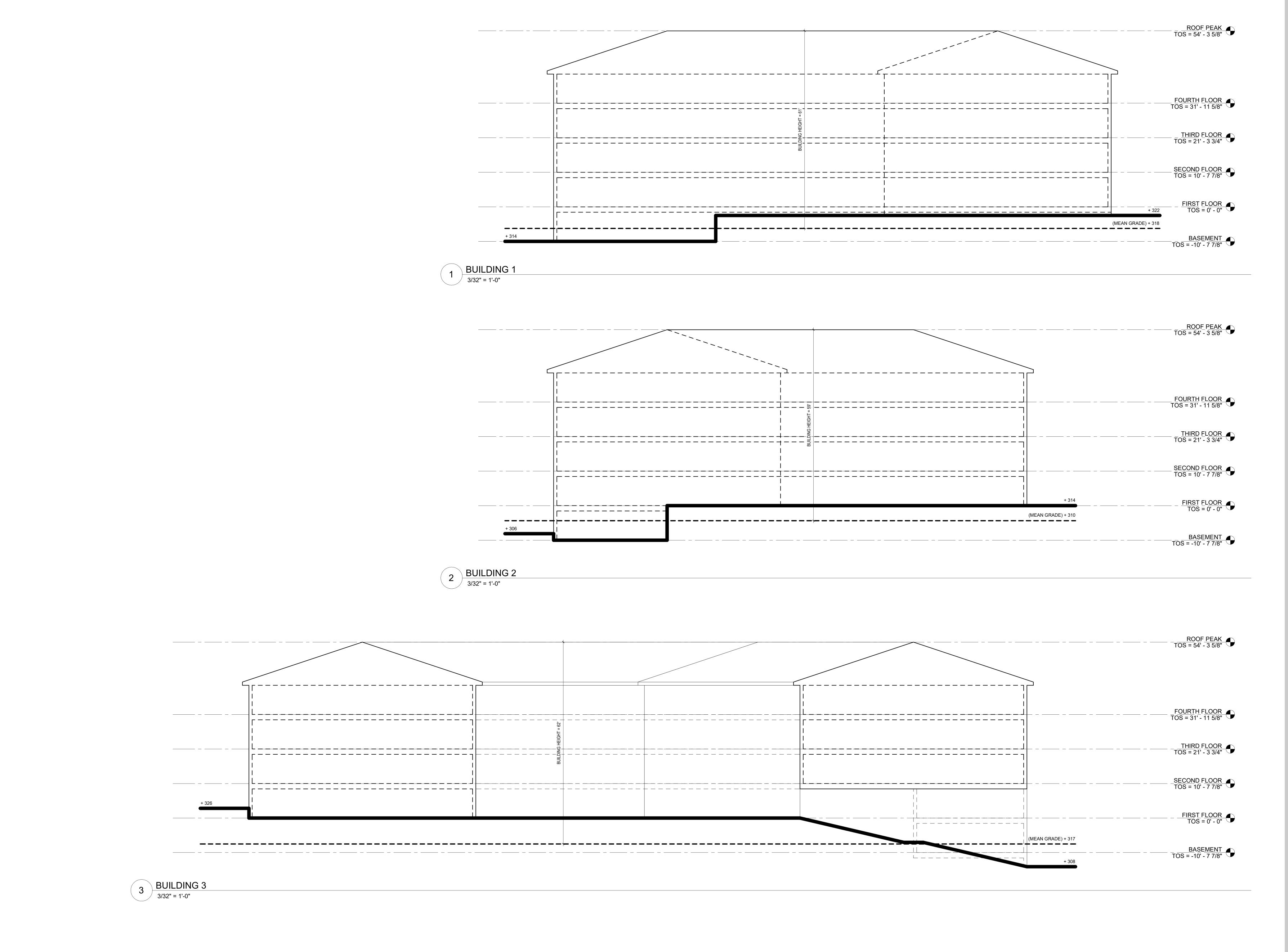
4 03.21.2025 CZP SUBMITTAL #5

PROJECT NO. ZOM24003 FILENAME ZOM24003-LS1 CHECKED BY MPT DRAWN BY SCALE AS SHOWN

DATE 09.12.2024

SHEET

LANDSCAPE NOTES & **DETAILS**



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A DEVELOPMENT FOR:

LIVIN

OLD CHAPEL HILL ROAD

11 WHITE OAK DRIVE & 5520 OLD CHAPEL HILL ROAD

CHAPEL HILL DIRHAM COLINTY NO

SUBMISSION INFORMATION:

DATE DESCRIPTION REV

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OVERALL BUILDING ELEVATIONS

A06.00

NOT FOR CONSTRUCTION

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