

HOMESTEAD ROAD TOWNHOMES

CONSULTANT:



STEWART
101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C22033

APPLICANT:

GS HOMESTEAD, LLC
121 S. ESTES DRIVE, SUITE 100
CHAPEL HILL, NC 2514

PARCEL INFORMATION:

SITE DATA	
PROJECT NAME:	HOMESTEAD ROAD TOWNHOMES
SITE ADDRESS:	2217 HOMESTEAD ROAD
COUNTY:	ORANGE
PARCEL PIN #:	9870907642
PARCEL OWNER:	GS HOMESTEAD, LLC
TOTAL PARCEL AREA:	15.65
PROPOSED UNITS:	108 TOWNHOME (16 AFFORDABLE UNITS)
CURRENT ZONING:	R-5-CZD
PROPOSED ZONING:	R-5-CZD
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	TOWNHOUSE DEVELOPMENT
FLOOD PLAIN DATA:	MAP NO. 3710987000K, PANEL EFFECTIVE 11/17/2017
WATERSHED:	JORDAN LAKE
RIVER BASIN:	CAPE FEAR
TREE CONSERVATION AREA::	30%
TOTAL LIMITS OF DISTURBANCE::	13.16 AC / 573,159 SF
EXISTING IMPERVIOUS AREA:	0.35 AC / 15,438 SF
PROPOSED IMPERVIOUS AREA:	6.48 AC / 282,274 SF
PARKING DATA:	
MINIMUM REQUIRED:	1.75 SPACE PER 3 BEDROOM = 189 SPACE
MAXIMUM ALLOWED:	2.25 SPACE PER 3 BEDROOM = 243 SPACE
PROVIDED:	2 SPACE PER UNIT = 216 SPACE 18 GUEST PARKING (2 ADA & 1 VAN) TOTAL: 234 SPACE
BICYCLE PARKING:	
REQUIRED:	1 SPACE PER 4 UNITS = 27 SPACE
PROVIDED:	4 SPACE (2 RACKS) IN NEIGHBORHOOD PARK; REST PROVIDED IN TOWNHOME UNITS

CONDITIONAL ZONING PERMIT

JUNE 24, 2022
2217 HOMESTEAD ROAD
CHAPEL HILL, NORTH CAROLINA
2ND RESUBMITTAL - OCTOBER 7, 2022

INDEX OF DRAWINGS	
Sheet #	SHEET NAME
C0.00	COVER SHEET
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C0.20	AREA MAP
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C1.10	STEEP SLOPE ANALYSIS
C1.20	CONSTRUCTION MANAGEMENT PLAN
C3.00	SITE PLAN
C3.10	TRASH MANAGEMENT & FIRE APPARATUS PLAN
C3.90	SITE DETAILS
C3.91	SITE DETAILS
C5.00	GRADING & STORM DRAINAGE PLAN
C6.00	UTILITY PLAN
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L7.10	LANDSCAPE PROTECTION PLAN
L7.11	LANDSCAPE PROTECTION PLAN - TREE SURVEY
L7.90	PLANTING & SOILS DETAILS
A1.00	EXTERIOR ELEVATION

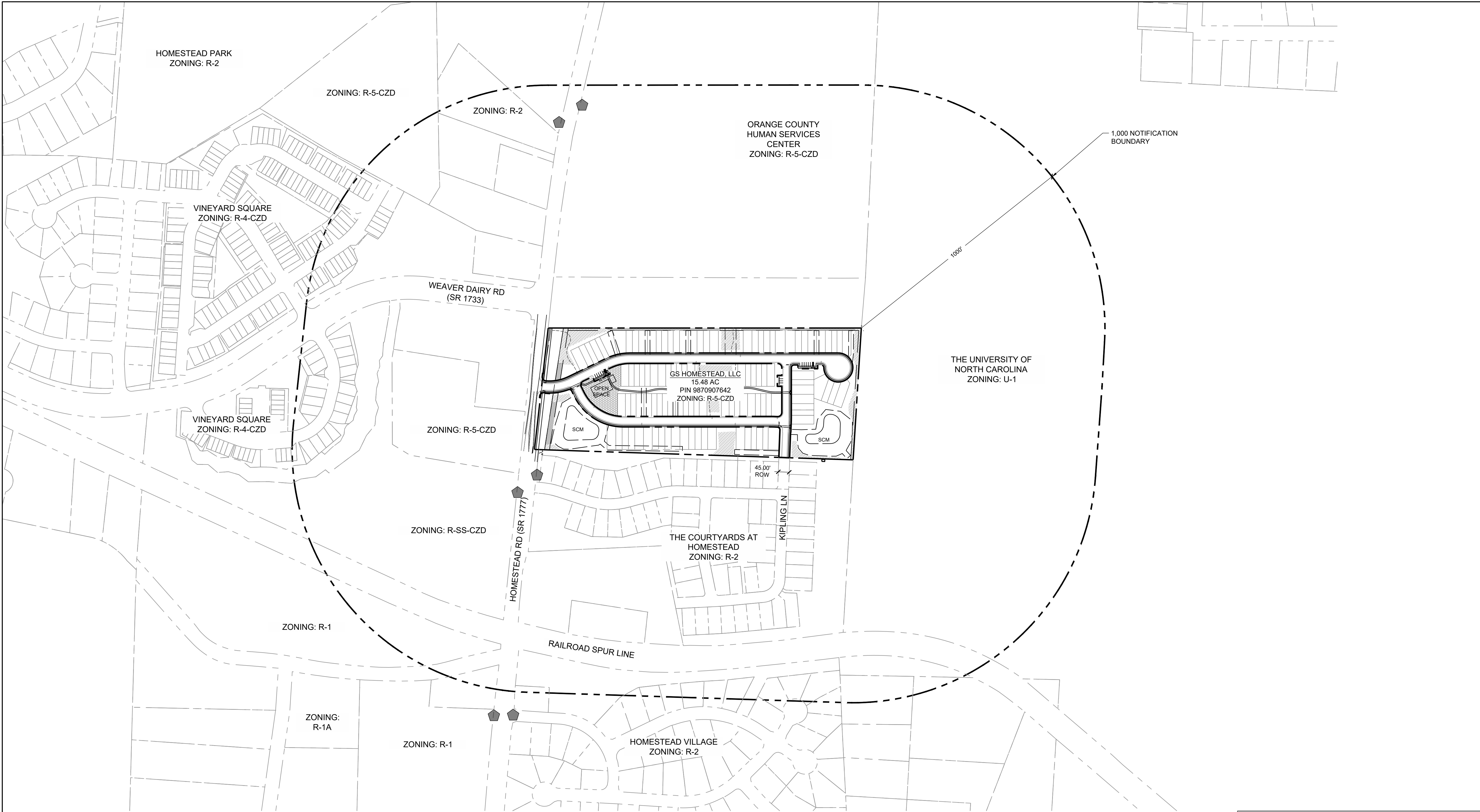
VICINITY MAP



Sheet #:

C0.00

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LEGEND:	
SYMBOL	DESCRIPTION
	1000' BOUNDARY LINE
	OPEN SPACE
	TREE REPLACEMENT AREA
	TREE SAVE AREA
	BUS STOP



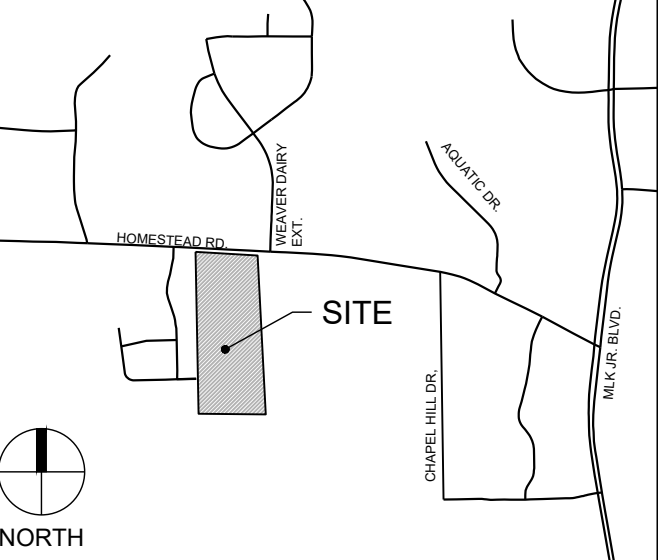
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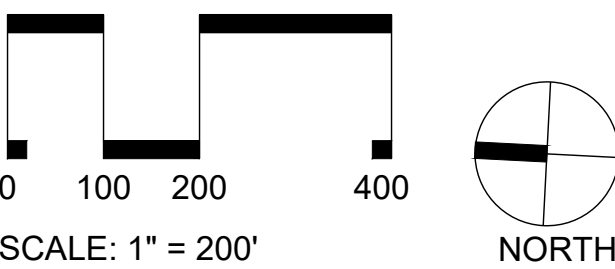
Vicinity map:



Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Scale:



Project:

**HOMESTEAD
ROAD
TOWNHOMES**

Issued for:

**CONDITIONAL ZONING
PERMIT**

No.	Date	Description
1	8/26/2022	1ST RESUBMITTAL
2	10/07/2022	2ND RESUBMITTAL

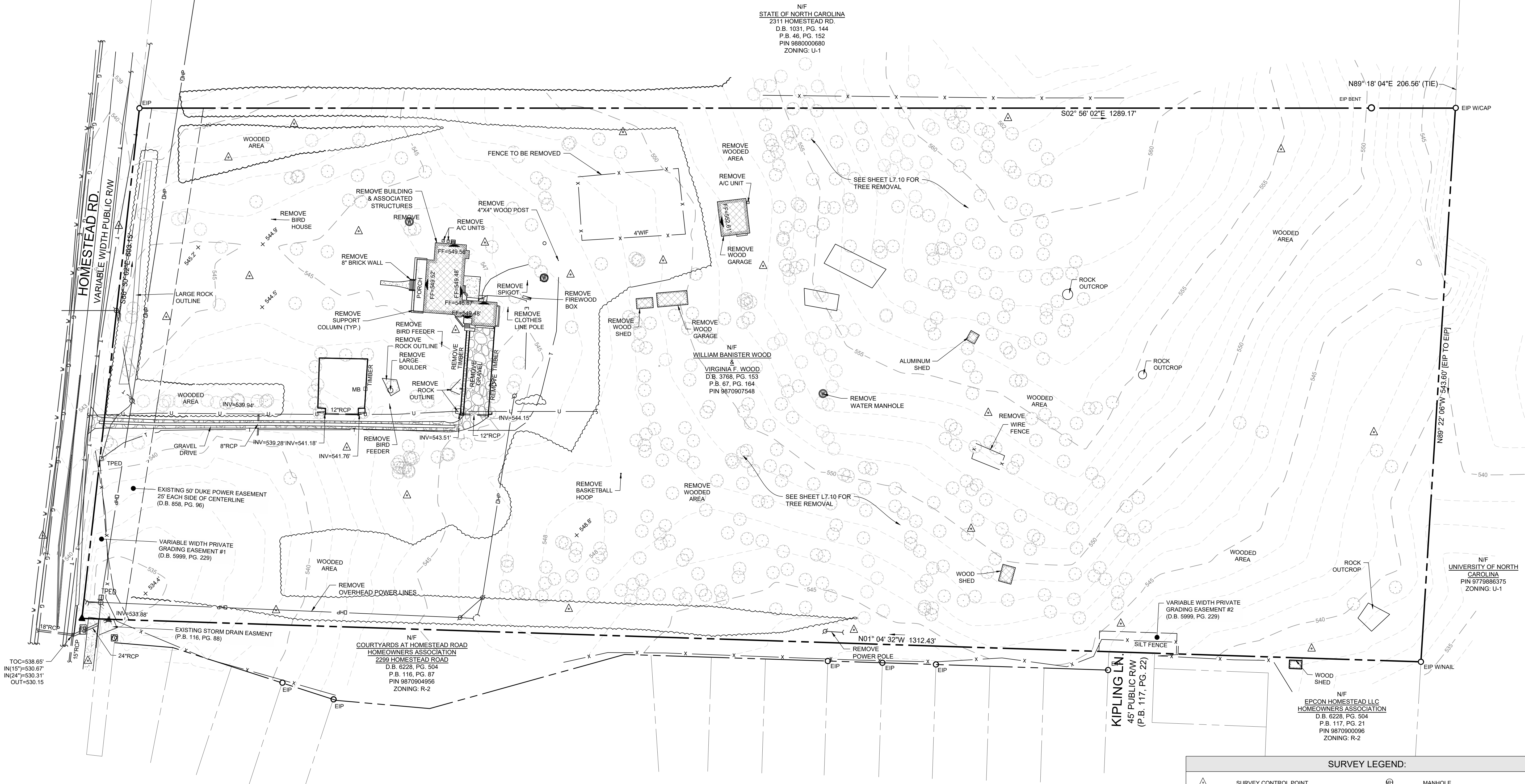
Title:

AREA MAP

Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: HNJ
Approved by: TS

C0.20

L:\Projects\2022\C22033 - Homestead Road Townhomes\DWGS\1-SUP\3-Sheets\C22033-C1 00 Existing Conditions Plan.dwg Oct 07, 2022 - 9:26am



N/F
STATE OF NORTH CAROLINA
2311 HOMESTEAD RD.
D.B. 1031, PG. 144
P.B. 46, PG. 152
PIN 988000680
ZONING: U-1

N/F
WILLIAM BANISTER WOOD
&
VIRGINIA F. WOOD
D.B. 3768, PG. 153
P.B. 67, PG. 164
PIN 9870907548

N/F
COURTYARDS AT HOMESTEAD ROAD
HOMEOWNERS ASSOCIATION
2299 HOMESTEAD ROAD
D.B. 1228, PG. 504
P.B. 116, PG. 87
PIN 9870904956
ZONING: R-2

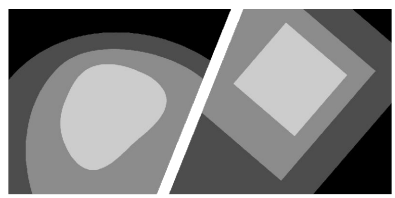
N/F
EPCON HOMESTEAD LLC
HOMEOWNERS ASSOCIATION
D.B. 6228, PG. 504
P.B. 117, PG. 21
PIN 9870900096
ZONING: R-2

N/F
UNIVERSITY OF NORTH
CAROLINA
PIN 9773685375
ZONING: U-1

NOTES:
1. SEE SHEET C0.10 FOR GENERAL AND EXISTING CONDITIONS NOTES.

DEMOLITION LEGEND:	
SYMBOL	DESCRIPTION
	REMOVE BUILDING
	REMOVE GRAVEL
	REMOVE TREE (SEE SHEET L7.10 FOR REMOVAL)
	REMOVE ROCK OUTCROP

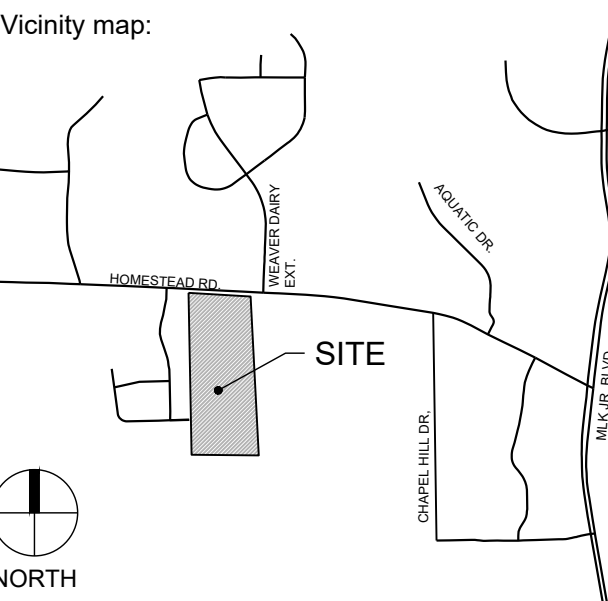
SURVEY LEGEND:			
	SURVEY CONTROL POINT		MANHOLE
	EXISTING IRON PIPE		TRAFFIC SIGNAL BOX
	EXISTING CONCRETE MONUMENT		TRAFFIC SIGNAL POST
	COMPUTED POINT		MONITORING WELL
	STORM DRAIN MANHOLE		BORING LOCATION
	STORM DRAIN CURB INLET		BOLLARD
	SANITARY SEWER MANHOLE		SIGN
	SANITARY SEWER CLEANOUT		FINISHED FLOOR ELEVATION
	SANITARY FORCEMAIN VALVE		DECIDUOUS TREE
	HYDRANT		EVERGREEN TREE
	WATER VALVE		BUSH
	WATER METER		WIRE FENCE
	WATER MANHOLE		CHAIN LINK FENCE
	WATER VAULT		UNDERGROUND TELEPHONE LINE
	GAS VALVE		UNDERGROUND FIBER OPTIC LINE
	GAS METER		UNDERGROUND GAS LINE
	TELEPHONE MANHOLE		UNDERGROUND ELECTRIC LINE
	TELEPHONE PEDESTAL		UNDERGROUND WATER LINE
	TV MANHOLE		SANITARY SEWER LINE
	TV PEDESTAL		STORM DRAIN LINE
	FIBER OPTIC WITNESS POST		OVERHEAD WIRES
	FIBER OPTIC BOX		UNIDENTIFIED LINE
	ELECTRIC MANHOLE		UNKNOWN DESTINATION
	ELECTRIC METER		CONCRETE SURFACE
	ELECTRIC BOX		DUCTILE IRON PIPE
	UTILITY POLE		PVC
	GUY POLE		POLYVINYL CHLORIDE PIPE
	GUY WIRE		HDPE
	LIGHT POLE		HIGH-DENSITY POLYETHYLENE PIPE
			RCP
			REINFORCED CONCRETE PIPE
			CMP
			CORRUGATED METAL PIPE
			CB
			CATCH BASIN



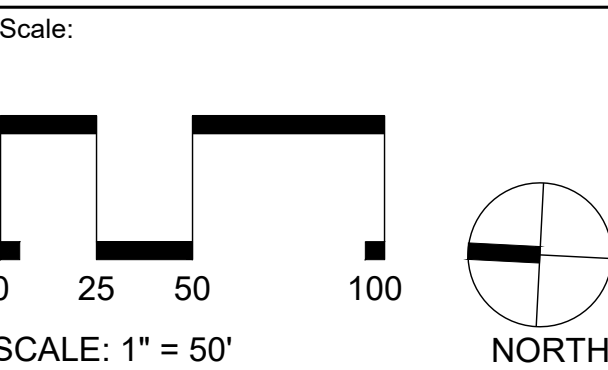
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EMAIL: RICHARD@GURLITZARCHITECTS.COM



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



HOMESTEAD ROAD TOWNHOMES

CONDITIONAL ZONING PERMIT

No.	Date	Description
1	8/26/2022	1ST RESUBMITTAL
2	10/07/2022	2ND RESUBMITTAL

EXISTING CONDITIONS & DEMOLITION PLAN

Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: HNJ
Approved by: TS

C1.00



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A map showing the location of the 'SITE' (a grey rectangle) relative to 'HOMESTEAD RD' and 'CHapel Hill'. A north arrow is in the bottom left corner.

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



25 50 100

SCALE: 1" = 50'

NORTH

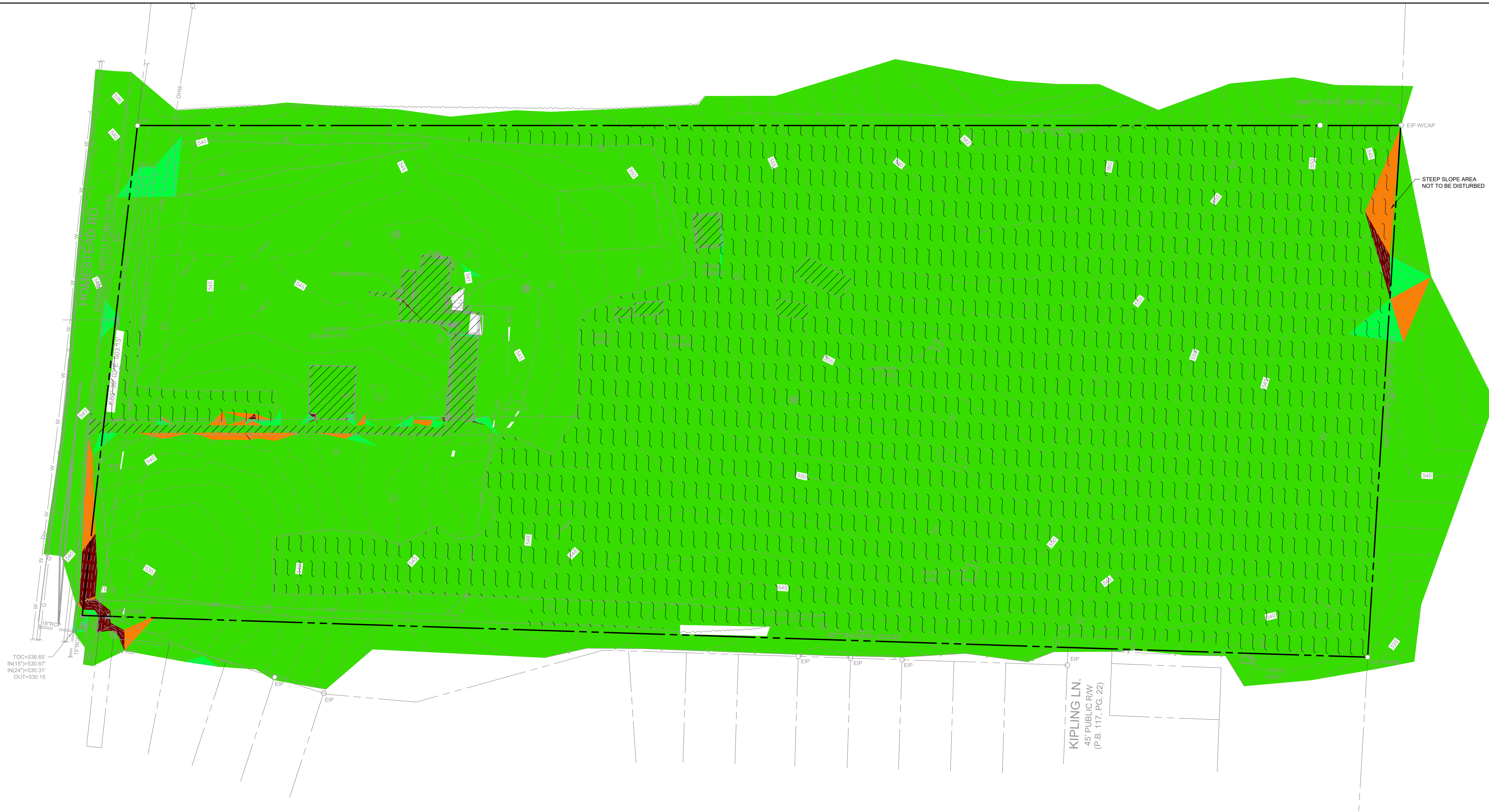
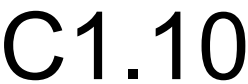
HOMESTEAD ROAD TOWNHOMES

CONDITIONAL ZONING PERMIT

[illegible]

STEEP SLOPE ANALYSIS

Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: SM
Approved by: TS

 EXISTING IMPERVIOUS

	OPEN SPACE
--	------------

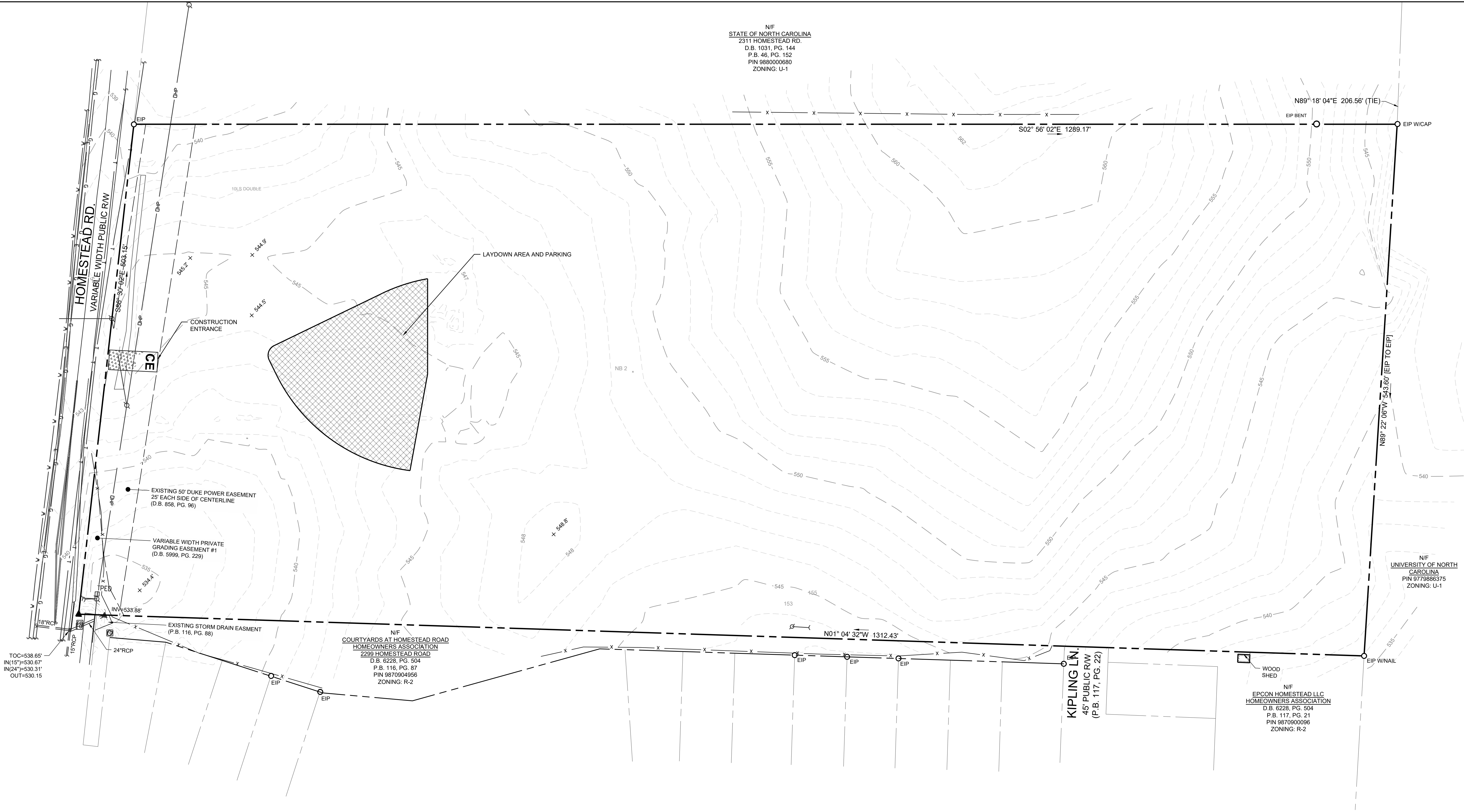


EXISTING FOREST

NOTE: ALL SLOPES GREATER THAN 15%
ON THIS SITE ARE RELATED TO
DRIVEWAYS OR ROADS AND THEREFORE
NOT SUBJECT TO STEEP SLOPE
CLASSIFICATION.

	Minimum Slope	Maximum Slope	Color
	0.00%	10.00%	
	10.00%	15.00%	
	15.00%	25.00%	
	25.00%	100.00%	

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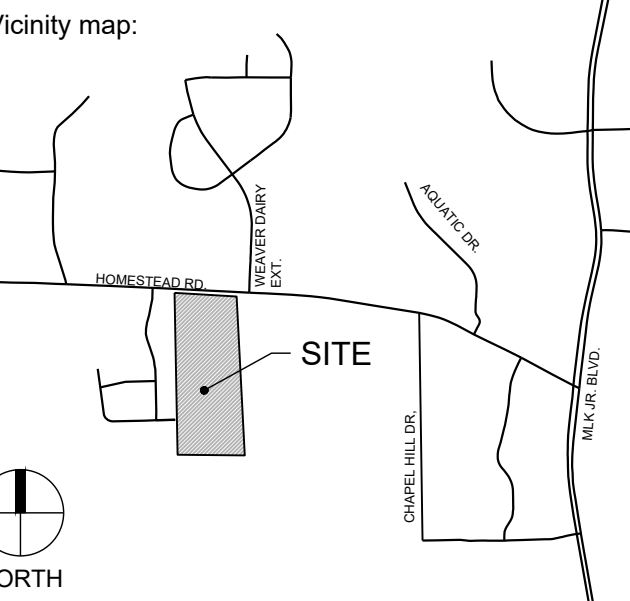
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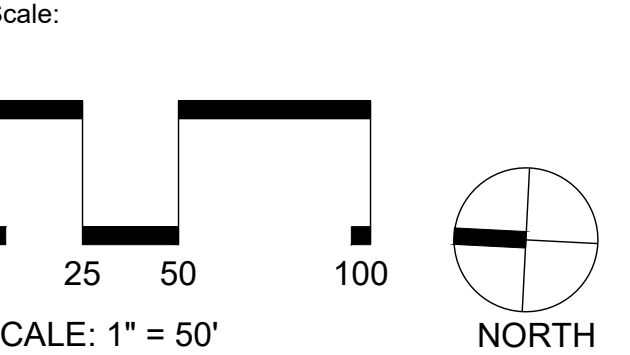
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Seal:

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Title:

CONSTRUCTION
MANAGEMENT PLAN

Project number: C22033 Sheet #:
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Approved by: TS

C1.20



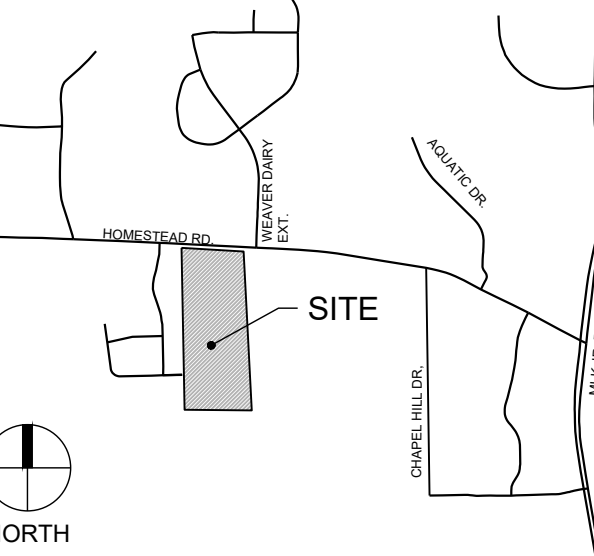
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Vicinity map:



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Scale:
0 25 50 100
SCALE: 1" = 50'
NORTH

HOMESTEAD ROAD TOWNHOMES

Issued for: CONDITIONAL ZONING PERMIT

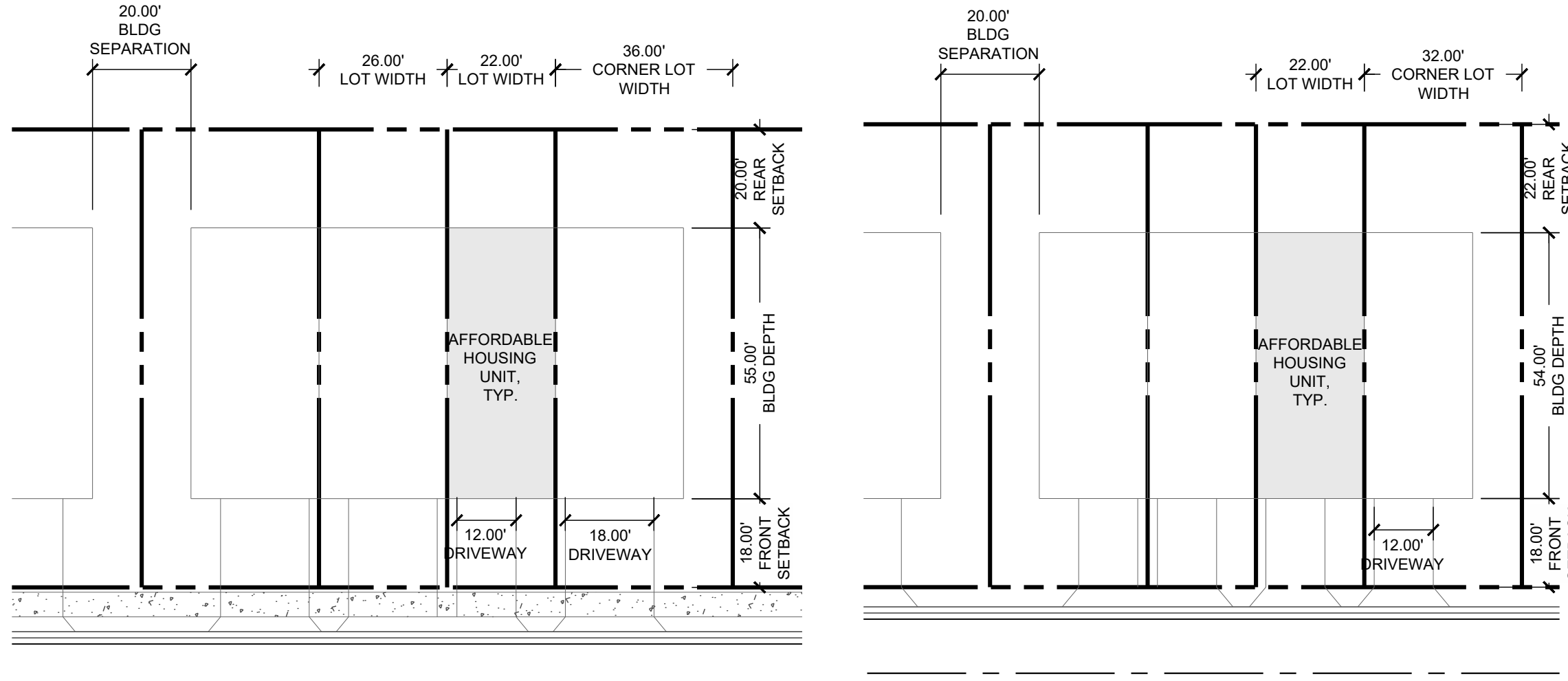
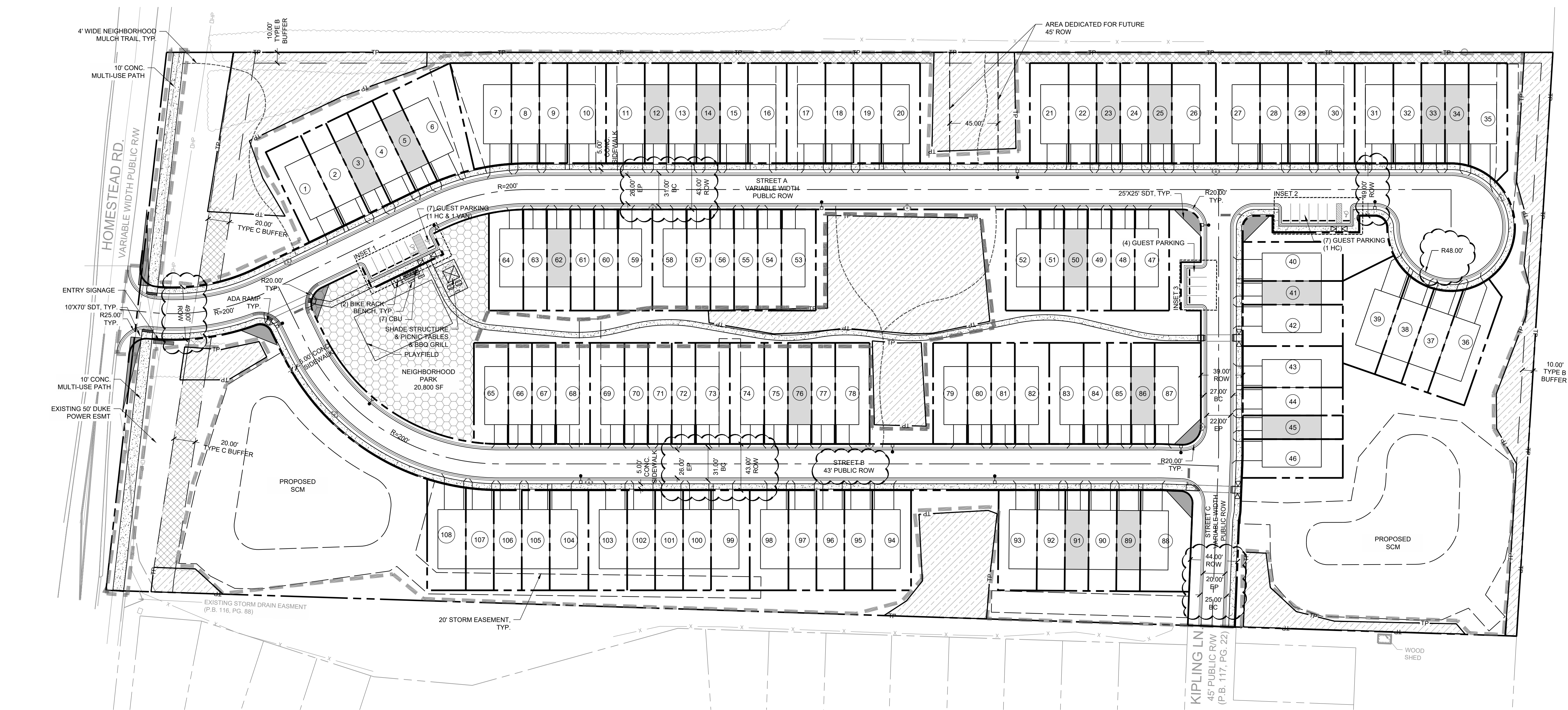
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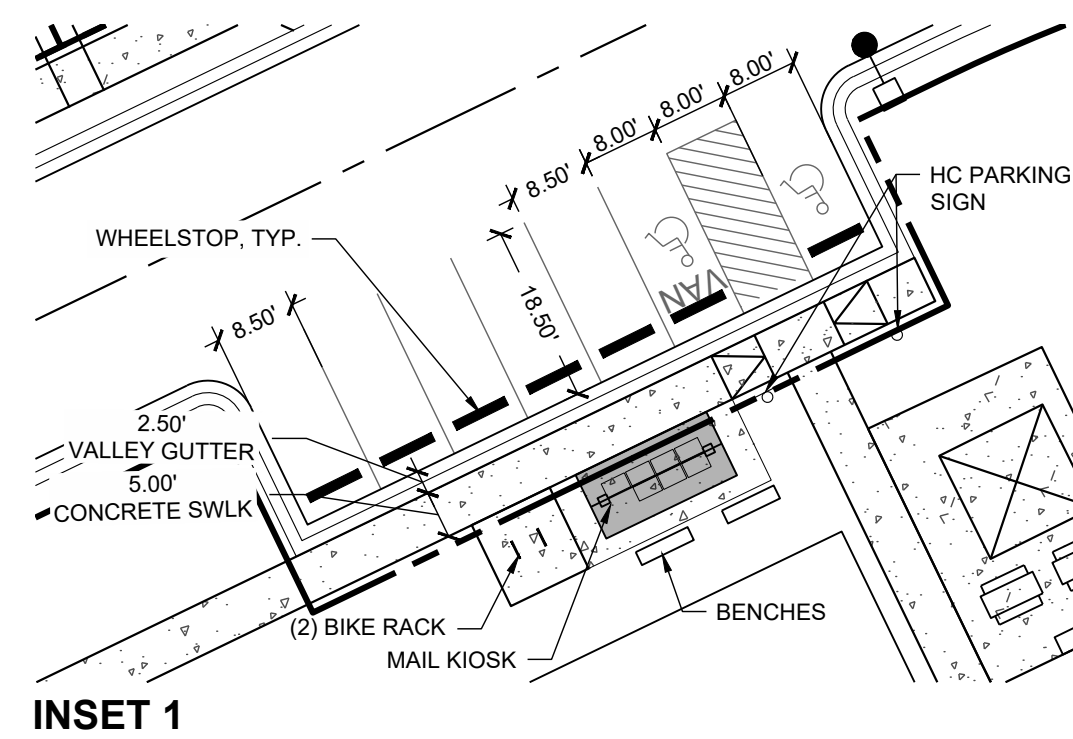
SITE PLAN

Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: SM
Approved by: TS

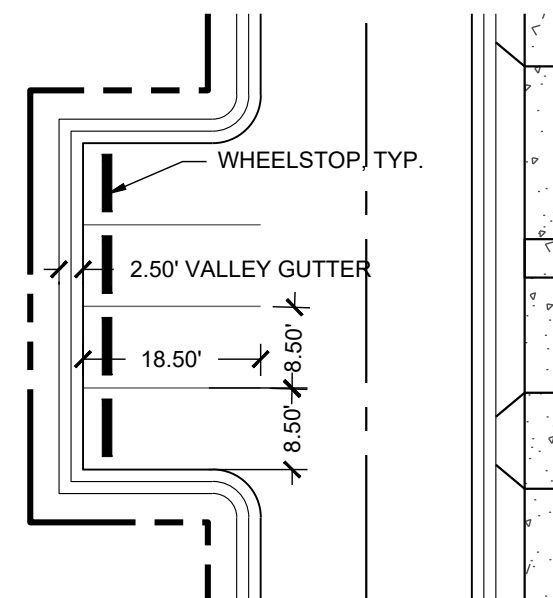
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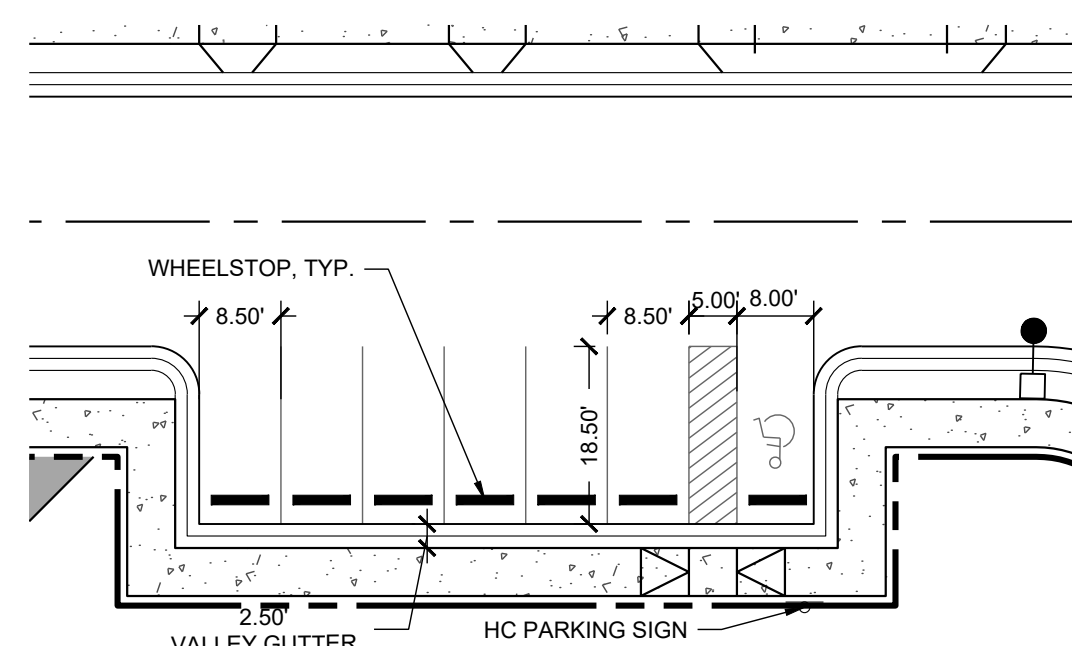
TYPICAL TOWNHOME LAYOUT



INSET 1



INSET 3



INSET 2

RECREATION SPACE CALCULATIONS

RECREATION SPACE REQUIRED: 34,085 SF (0.05 RATIO)
RECREATION SPACE PROVIDED (75%): 25,564 SF
NEIGHBORHOOD PARK: 20,800 SF
10' MULTI-USE PATH: 4,764 SF
PAYMENT IN LIEU (25%): 6,521 SF
PAYMENT IN LIEU FEE CALCULATION: 34,085 X 25% X 1.55 X \$12 = \$158,496

TOWNHOME UNITS BREAKDOWN

TOTAL TOWNHOME UNITS: 108 UNITS (16 AFFORDABLE UNITS)
28' X 55' UNITS: 55 UNITS
22' X 55' UNITS: 53 UNITS (16 AFFORDABLE UNITS)
TOWNHOME SETBACK:
FRONT: 18'
REAR: 0'
BUILDING SEPARATION: 20' MIN.

- NOTES:
- SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.
 - FINAL STREET LIGHTS LOCATION TO BE PROVIDED BY DUKE ENERGY DURING CONSTRUCTION DRAWINGS

SITE LEGEND:	
	PROPOSED BUILDING
	PROPOSED AFFORDABLE HOUSING UNIT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED RECREATIONAL SPACE
	PROPOSED TREE REPLACEMENT AREA
	TREE SAVE AREA
	PROPOSED 4' WIDE NEIGHBORHOOD TRAIL
	PROPOSED SIGN
	PROPOSED ADA PARKING SPACE
	PROPOSED STOP BAR
	PROPOSED 6' WIDE STANDARD CROSSWALK
	LIMITS OF DISTURBANCE
	PROPOSED TREE PROTECTION FENCE
	PROPOSED LIGHT
	PROPOSED VALLEY GUTTER
	PROPOSED STANDARD CURB & GUTTER



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25 50 100

SCALE: 1" = 50'

NORTH

HOMESTEAD
ROAD
TOWNHOMES

ssued for:

**CONDITIONAL ZONING
PERMIT**

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TRASH MANAGEMENT FIRE APPARATUS PLAN

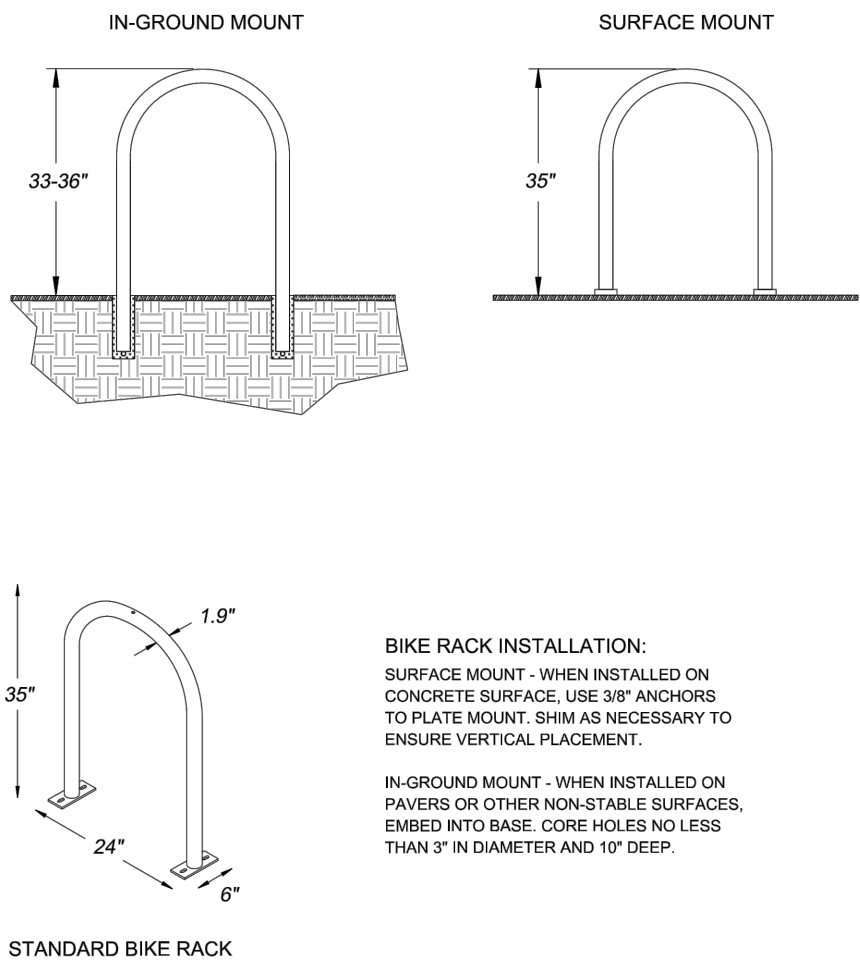
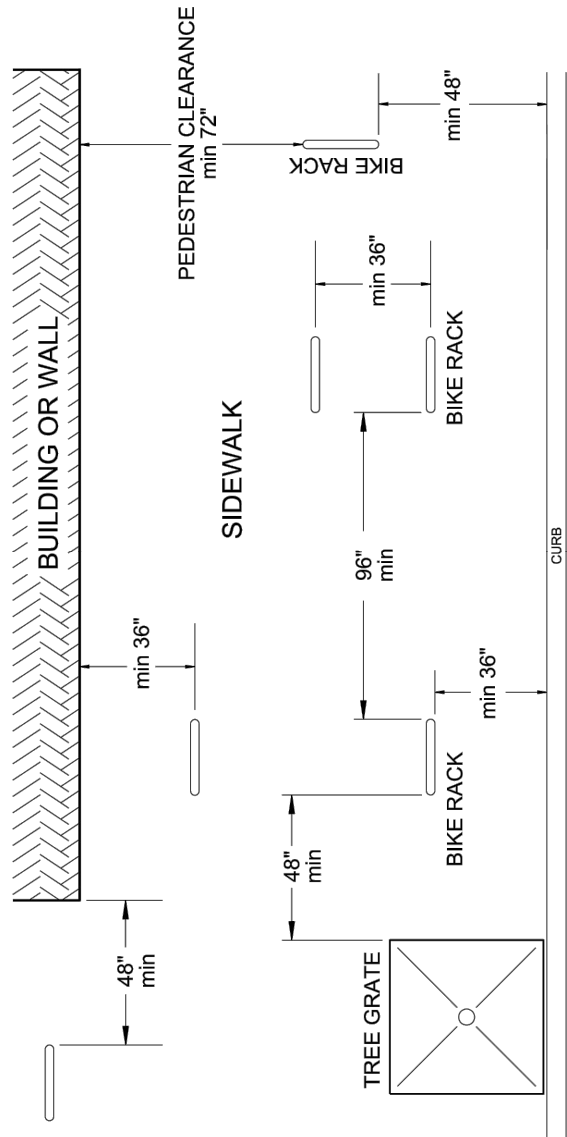
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Approved by: TS



TRUCK CIRCULATION LEGEND:	
SYMBOL	DESCRIPTION
	GARBAGE TRUCK
	FIRE TRUCK

NOTE:
ALL TRASH TO BE HANDLED BY ROLL OUT
CARTS.

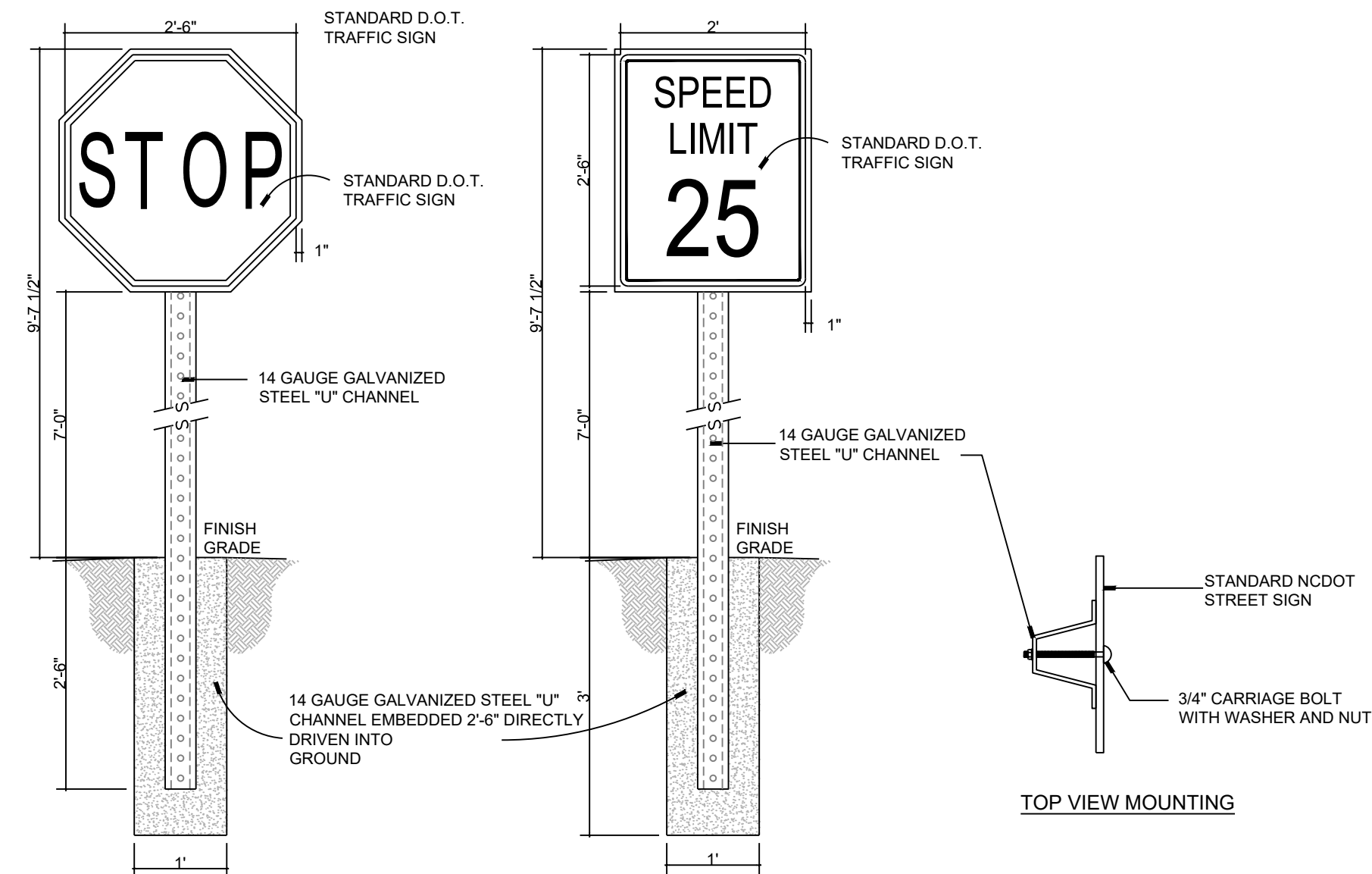
L:\Projects\2022\C22033 - Homestead Road Townhomes\DWGS\1-SUP\3-Sheets\C22033-C3 90 Site Details.dwg Oct 07, 2022 - 9:28am



BIKE RACK INSTALLATION:
SURFACE MOUNT - WHEN INSTALLED ON CONCRETE SURFACE, USE 3/8" ANCHORS TO PLATE MOUNT. SHIM AS NECESSARY TO ENSURE VERTICAL PLACEMENT.
IN-GROUND MOUNT - WHEN INSTALLED ON PAVER OR OTHER NON-STABLE SURFACES, EMBED INTO BASE. CORE HOLES NO LESS THAN 3" IN DIAMETER AND 10" DEEP.

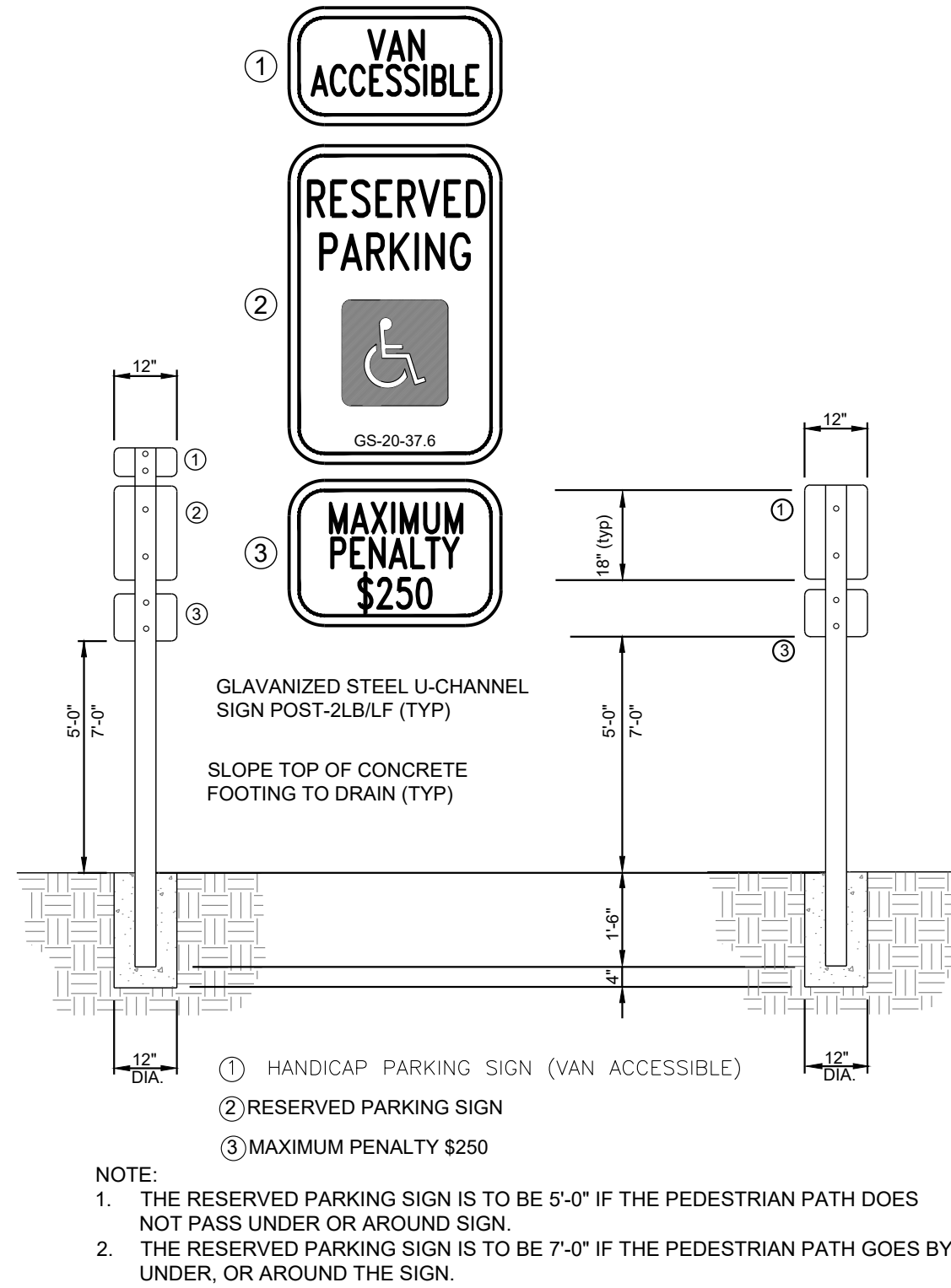
4 EXTERIOR BYCYCLE PARKING

NTS



2 SIGNAGE SECTION

NTS



NOTE:
1. THE RESERVED PARKING SIGN IS TO BE 5'-0" IF THE PEDESTRIAN PATH DOES NOT PASS UNDER OR AROUND SIGN.
2. THE RESERVED PARKING SIGN IS TO BE 7'-0" IF THE PEDESTRIAN PATH GOES BY, UNDER, OR AROUND THE SIGN.

3 ADA PARKING PLAN

NTS

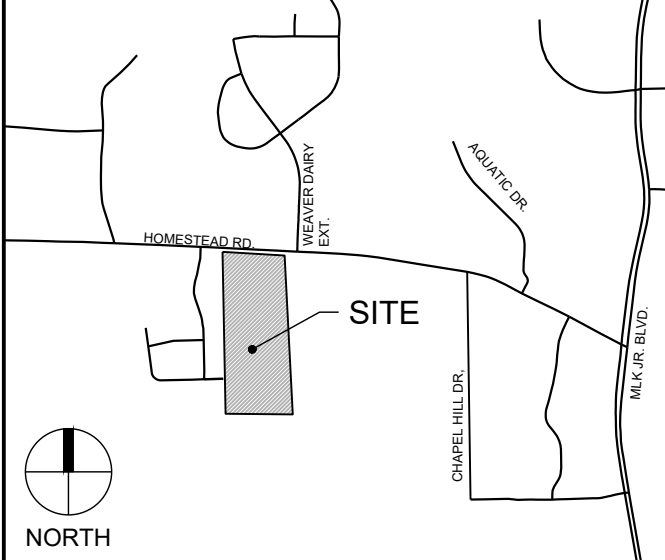


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Vicinity map:



Seal:
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Scale:

SCALE: AS NOTED

Project:

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TOWNHOMES**

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2	10/07/2022	2ND RESUBMITTAL
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Title:

SITE DETAILS

Project number: C22033 Sheet #:
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Approved by: TS

C3.91



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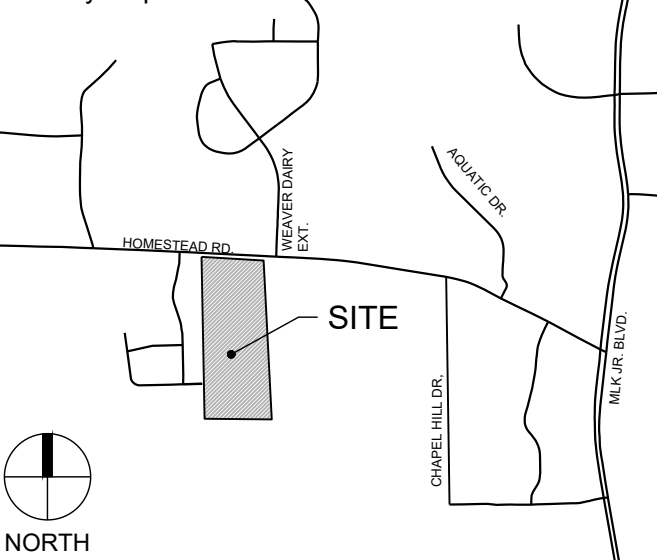
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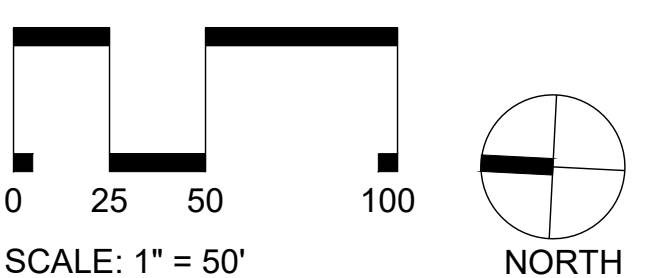


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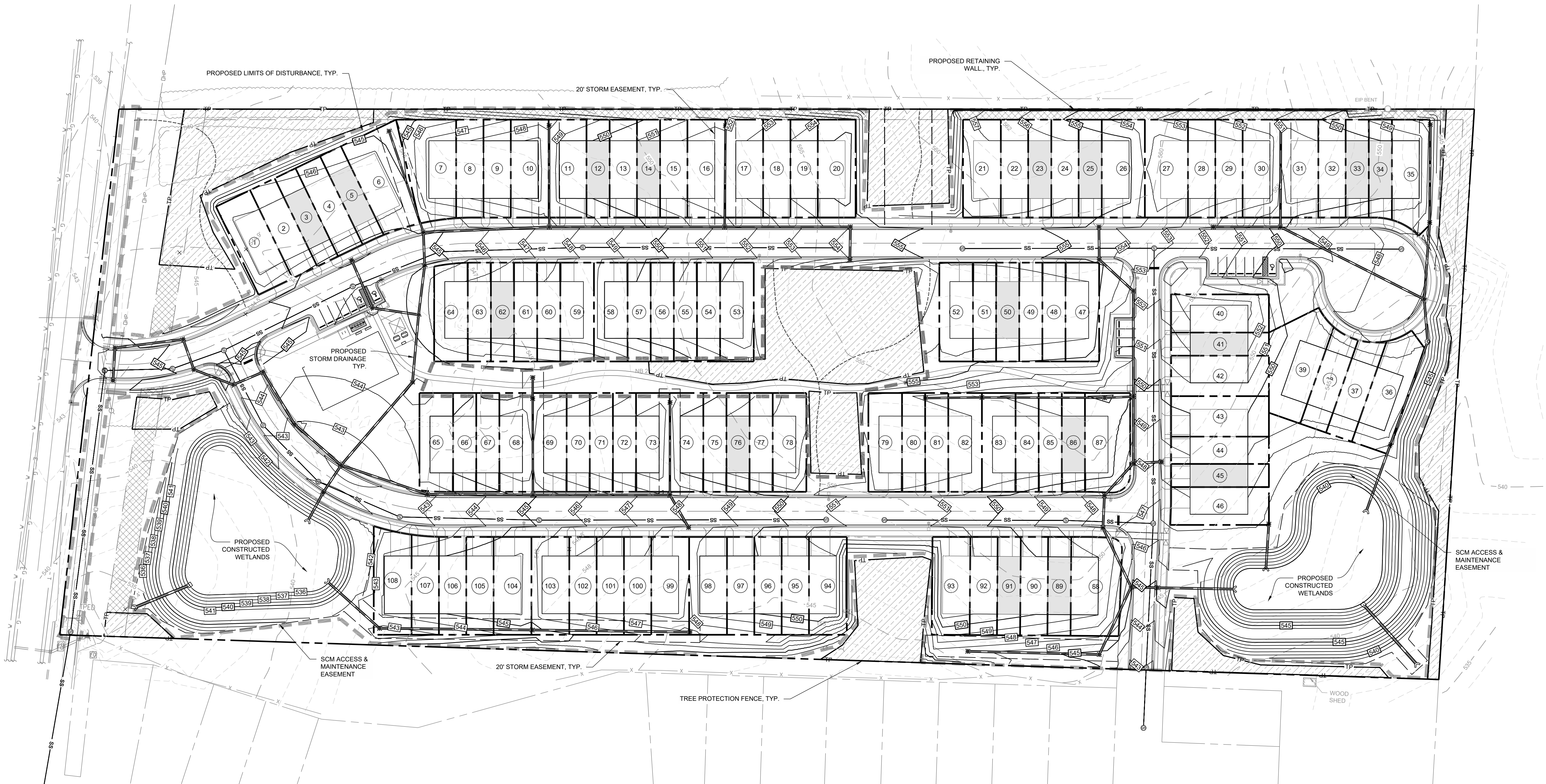
No.	Date	Description
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Title:

**GRADING & STORM
DRAINAGE PLAN**

Project number: C22033 Sheet #:
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Approved by: TS

C5.00



GRADING LEGEND:

SYMBOL	DESCRIPTION
	PROPOSED JUNCTION BOX
	PROPOSED CATCH BASIN
	PROPOSED AREA DRAIN
	RIPRAP DISSIPATOR
	FLOW DIRECTION
	PROPOSED ELEVATION
	TOP/BOTTOM OF CURB
	TOP/BOTTOM OF WALL
	PROPOSED STORM DRAINAGE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

NOTES:

- SEE SHEET C0.10 FOR GENERAL AND GRADING NOTES.



STEWART

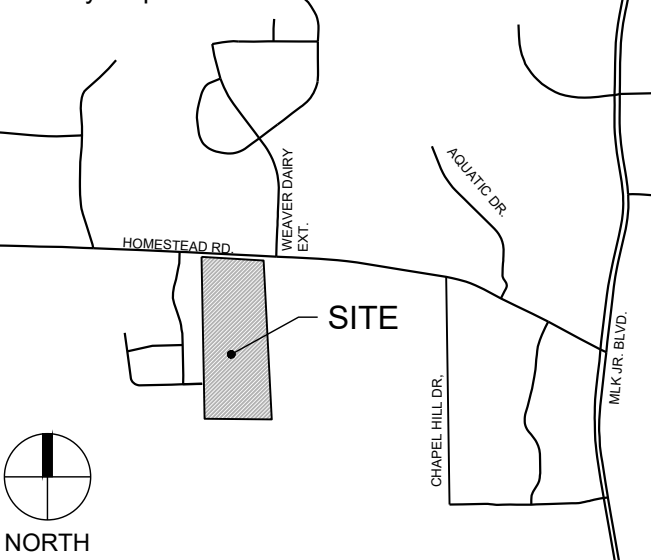
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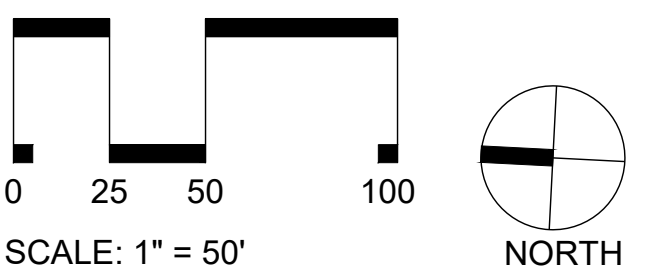


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CONDITIONAL ZONING
PERMIT

No.	Date	Description
1	8/26/2022	1ST RESUBMITTAL
2	10/07/2022	2ND RESUBMITTAL

Title:

UTILITY PLAN

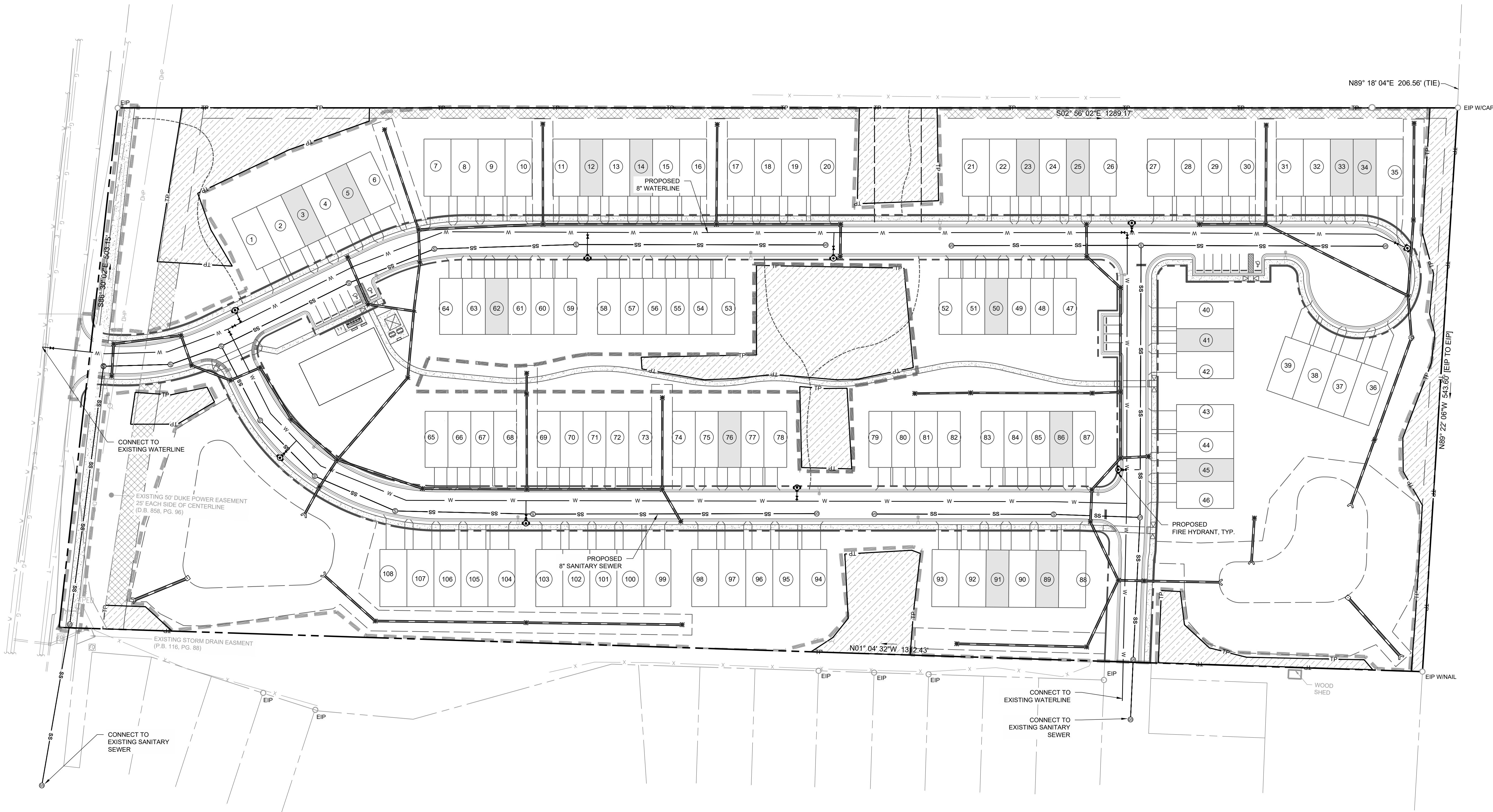
Project number: C22033 Sheet #:

Issued Date: 06.24.2022

Drawn by: SM

Approved by: TS

C6.00



UTILITY LEGEND:	
SYMBOL	DESCRIPTION
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	PROPOSED BACKFLOW METER
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED GREASE INTERCEPTOR
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	300' HYDRANT COVERAGE CIRCLE
NOTES:	
1. SEE SHEET C0.10 FOR GENERAL AND UTILITY NOTES.	



Client:

GS HOMESTEAD, LLC
121 S. ESTES DRIVE, SUITE 100
CHAPEL HILL, NC 27514
PHONE: 919.489.9000
EMAIL: RICHARD@GURLITZARCHITECTS.COM

Scale:

0 25 50 100

SCALE: 1" = 50'

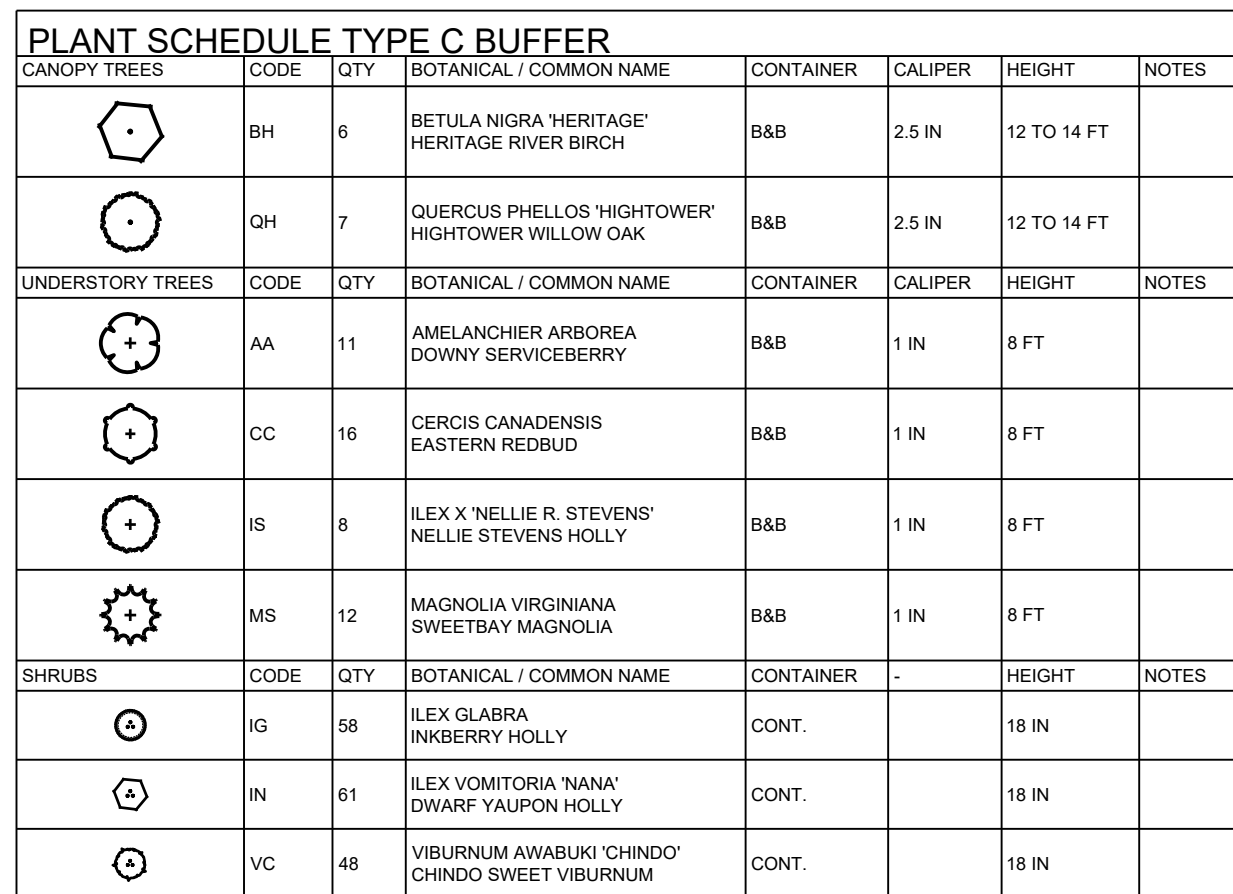
NORTH

Issued for:

**CONDITIONAL ZONING
PERMIT**

Title:

Project number: C22033 Sheet #:
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 Drawn by: SM
 Approved by: CH



PLANT SCHEDULE INTERNAL PLANTING							
CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	AR	17	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B&B	2.5 IN	12 TO 14 FT	
	BH	8	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	B&B	2.5 IN	12 TO 14 FT	
	NS	11	NYSSA SYLVATICA PELO	B&B	2.5 IN	12 TO 14 FT	
	QN	15	QUERCUS NUTTALLII NUTTALL OAK	B&B	2.5 IN	12 TO 14 FT	
	QH	19	QUERCUS PHELLOS 'HIGHTOWER' HIGHTOWER WILLOW OAK	B&B	2.5 IN	12 TO 14 FT	
UNDERSTORY TREES							
	AA	12	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	B&B	1 IN	8 FT	
	CC	7	CERCIS CANADENSIS EASTERN REDBUD	B&B	1 IN	8 FT	
	MS	6	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B&B	1 IN	8 FT	
SHRUBS							
	FL	26	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	CONT.	-	2'-2'5"	
	IJ	43	ILEX CRENATA 'STEEDS' STEEDS JAPANESE HOLLY	CONT.	-	18-24"	
	LG	84	LOROPETALUM CHINENSE 'PURPLE DIAMOND' PURPLE DIAMOND LOROPETALUM	CONT.	-	18-24"	

TREE CANOPY COVERAGE REQUIRED:	30%
NET LAND AREA:	15.65 AC / 681,714 SF
AREA EXEMPT FROM TREE CANOPY CALCULATIONS:	
RECREATIONAL AREAS:	25,564 SF
DUKE POWER EASEMENT:	26,022 SF
STORMWATER EASEMENT:	90,430 SF
RIGHT-OF-WAY:	1,000,000 SF
TOTAL LAND ARE EXEMPTED:	265,855 SF
APPLICABLE LAND AREA:	415,859 SF
TREE CANOPY REQUIRED:	124,757 SF (30%)
EXISTING TREE CANOPY TO REMAIN:	64,193 SF
ADDITIONAL TREE CANOPY REQUIRED:	60,564 SF
REQUIRED REPLACEMENT TREES (1 PER 500 SF):	121
PROPOSED REPLACEMENT TREES:	121
INTERIOR CANOPY TREES:	51
INTERNAL CANOPY TREES:	70

TYPE 'C' 20 FT EXTERNAL BUFFER:

- PLANTS REQUIRED PER 100 LF
- 5 LARGE TREES
- 10 SMALL TREES
- 36 SHRUBS

508 LF TOTAL LENGTH
LESS 48 LF OF ROW
LESS 203 LF OF EXISTING TREE CANOPY*
APPLICABLE LENGTH = 257 LF

<u>REQUIRED:</u>	<u>PROPOSED:</u>
13 LG TREES	13 LG TREES
26 SM TREES	26 SM TREES
84 SHRUBS	84 SHRUBS

SUPPLEMENTAL PLANTING IN BUFFER WITH EXISTING VEGETATION

- 21 SMALL TREES
- 73 SHRUBS

TYPE 'B' 10 FT INTERNAL BUFFER:

- PLANTS REQUIRED PER 100 LF
- 4 LARGE TREES
- 7 SMALL TREES
- 12 SHRUBS

1,750 LF TOTAL LENGTH
LESS 825 LF OF EXISTING TREE CANOPY*
APPLICABLE LENGTH = 925 LF

<u>REQUIRED:</u>	<u>PROPOSED:</u>
37 LG TREES	37 LG TREES
65 SMALL TREES	65 SMALL TREES
111 SHRUBS	111 SHRUBS

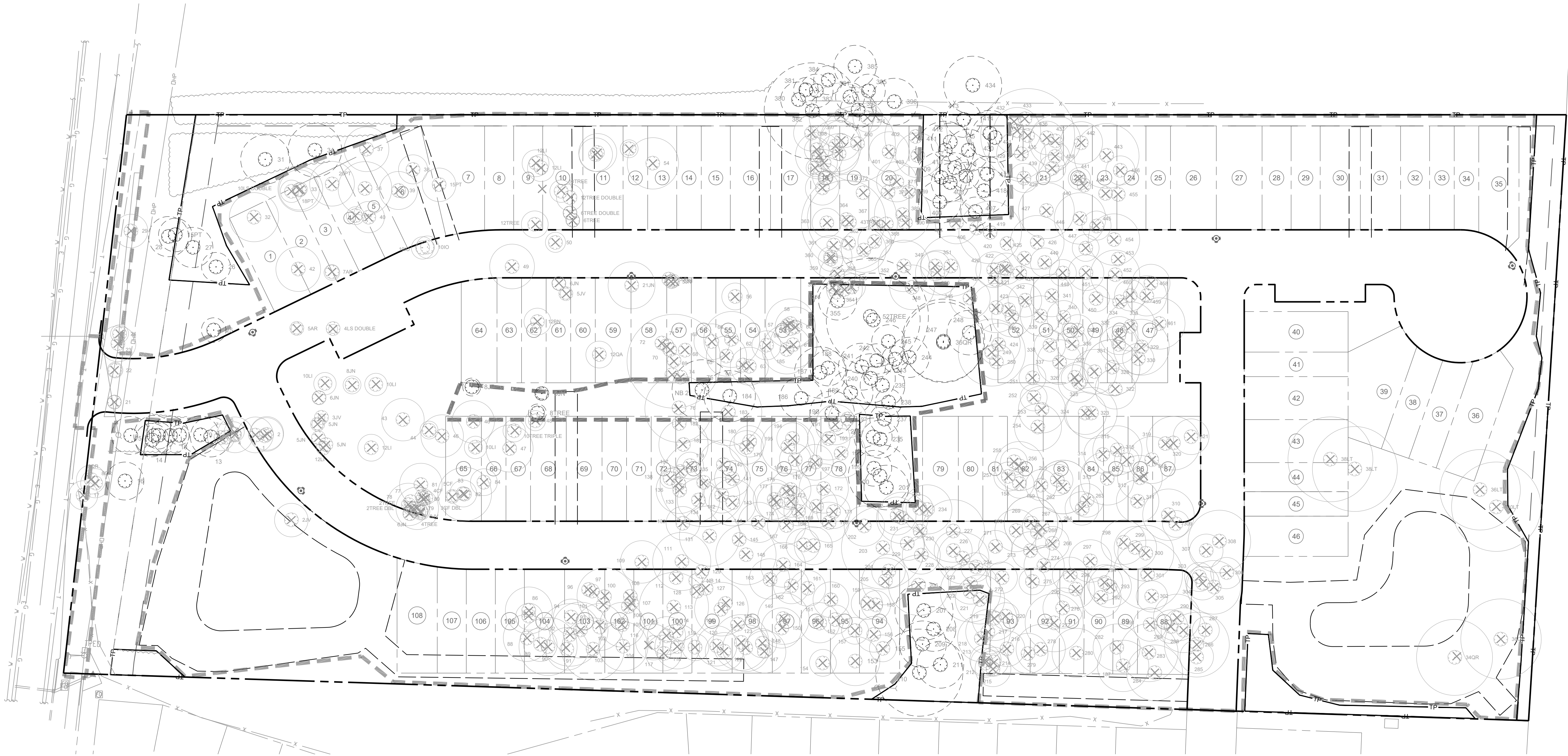
SUPPLEMENTAL PLANTING IN BUFFER WITH EXISTING VEGETATION

- 50 SMALL TREES
- 100 SHRUBS

*NOTE:
- EXISTING VEGETATION SHALL BE USED TO SATISFY SOME OF THE REQUIRED BUFFER PLANTING. SEE PLAN FOR LOCATION AND LENGTH.
- SUPPLEMENTAL PLANTING ARE PROVIDED IN BUFFER AREA WHERE EXISTING VEGETATION ARE USED TO MEET REQUIREMENT. SUPPLEMENTAL PLANTING SHALL INCLUDE UNDERSTORY TREES AND EVERGREEN SHRUBS. SEE PLAN FOR LOCATION AND PLACEMENT.

 PROPOSED TREE REPLACEMENT AREA
 TREE SAVE AREA
 PROPOSED 4' WIDE NEIGHBORHOOD TRAIL
 LIMITS OF DISTURBANCE
 TP PROPOSED TREE PROTECTION FENCE

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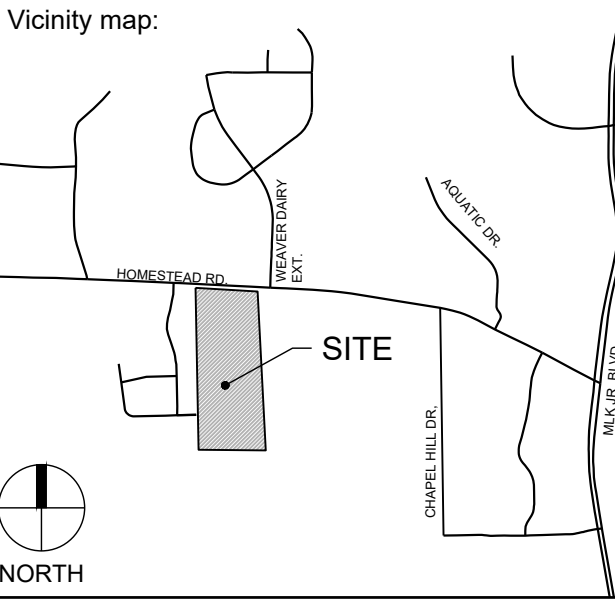


LINETYPE LEGEND:	
SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	TREE PROTECTION FENCE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

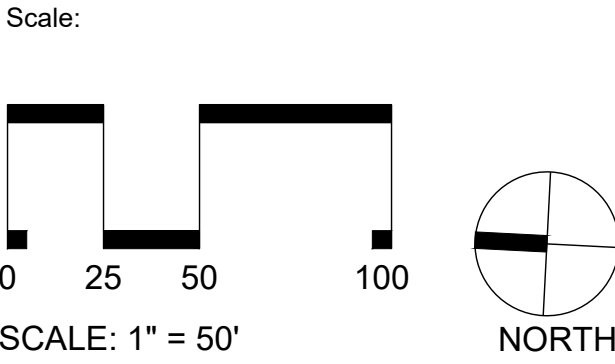


STEWART
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PROJECT # C22033

Client:
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PHONE: 919.489.9000
EMAIL: RICHARD@GURLITZARCHITECTS.COM



Seal:
PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



Project:
**HOMESTEAD
ROAD
TOWNHOMES**

Issued for:
**CONDITIONAL ZONING
PERMIT**

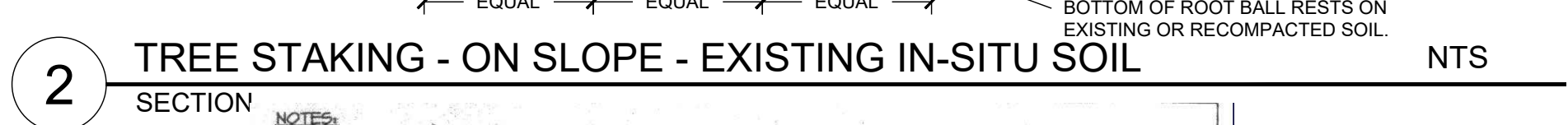
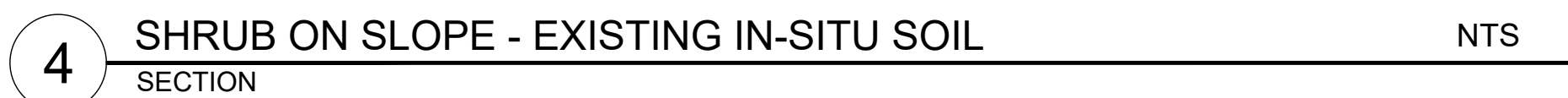
No.	Date	Description
1	8/26/2022	1ST RESUBMITTAL
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Title:
**LANDSCAPE
PROTECTION PLAN**

Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: SM
Approved by: CH **L7.10**

ID #	CODE	Common Name	Scientific Name	DBP	Rare or Spec	Multistem Number
1	LEST	Sw.veglum	Liquidambar styraciflua	15	Specimen	
2	AMH	Eastern Red Cedar	Juniperus virginiana	15	Specimen	
3	FRSE	Black Cherry	Prunus serotina	16	Specimen	
4	LEST	Sw.veglum	Liquidambar styraciflua	16	Specimen	
5	RTA	Loblolly Pine	Pinus taeda	19	Specimen	
6	COFL	Dogwood	Cornus florida	6	Specimen	
7	LEST	Sw.veglum	Liquidambar styraciflua	12	Specimen	
8	AMH	Eastern Red Cedar	Juniperus virginiana	15	Specimen	
9	LEST	Sw.veglum	Liquidambar styraciflua	17	Specimen	
10	FRSE	Black Cherry	Prunus serotina	9	NA	
11	AMH	Eastern Red Cedar	Juniperus virginiana	17	Specimen	
12	LEST	Sw.veglum	Liquidambar styraciflua	12	Specimen	
13	RTA	Loblolly Pine	Pinus taeda	19	Specimen	
14	LITU	Tup. Poplar	Liriodendron tulipifera	15	Specimen	
15	PVCA	Callicery Pear	Pyrus calleryana	17	NA	
16	PVCA	Callicery Pear	Pyrus calleryana	17	NA	
17	AMH	Eastern Red Cedar	Juniperus virginiana	15	Specimen	
18	COFL	Dogwood	Cornus florida	6	Specimen	
19	LSP	American Holly	Ilex opaca	7	Specimen	
20	LITU	Tup. Poplar	Liriodendron tulipifera	15	Specimen	
21	COFL	Dogwood	Cornus florida	6	Specimen	
22	COFL	Dogwood	Cornus florida	7	Specimen	
23	LITU	Tup. Poplar	Liriodendron tulipifera	15	Specimen	
24	COFL	Dogwood	Cornus florida	8	Specimen	
25	MAGR	Southern Magnolia	Magnolia grandiflora	11	NA	
26	MAGR	Southern Magnolia	Magnolia grandiflora	13	Specimen	
27	LEST	Sw.veglum	Liquidambar styraciflua	18	Specimen	
28	RTA	Loblolly Pine	Pinus taeda	19	Specimen	
29	LITU	Tup. Poplar	Liriodendron tulipifera	15	Specimen	
30	LITU	Tup. Poplar	Liriodendron tulipifera	24	Specimen	
31	LITU	Tup. Poplar	Liriodendron tulipifera	22	Specimen	
32	RTA	Loblolly Pine	Pinus taeda	22	Specimen	
33	LITU	Tup. Poplar	Liriodendron tulipifera	20	Specimen	
34	RTA	Loblolly Pine	Pinus taeda	24	Specimen	
35	LEST	Sw.veglum	Liquidambar styraciflua	14	Specimen	
36	RTA	Loblolly Pine	Pinus taeda	24	Specimen	
37	RTA	Loblolly Pine	Pinus taeda	20	Specimen	
38	LEST	Sw.veglum	Liquidambar styraciflua	13	Specimen	
39	LEST	Sw.veglum	Liquidambar styraciflua	17	Specimen	
40	AMH	Eastern Red Cedar	Juniperus virginiana	14	Specimen	
41	AMH	Eastern Red Cedar	Juniperus virginiana	8	Specimen	
42	ACRU	Red Maple	Acer rubrum	20	Specimen	
43	BEH	River Birch	Betula nigra	8	Specimen	
44	OPAT	Hawthorn	Crataegus species	8	Specimen	
45	LITU	Tup. Poplar	Liriodendron tulipifera	19	Specimen	
46	BEH	River Birch	Betula nigra	19	Specimen	
47	BEH	River Birch	Betula nigra	21	Specimen	
48	COFL	Dogwood	Cornus florida	9	Specimen	
49	MAGR	Magnolia	Pinus taeda	9	NA	
50	PRCA	Callicery Pear	Pinus taeda	9	Specimen	
51	COFL	Dogwood	Cornus florida	16	Specimen	
52	LITU	Tup. Poplar	Liriodendron tulipifera	19	Specimen	
53	LITU	Tup. Poplar	Liriodendron tulipifera	17	Specimen	
54	LITU	Tup. Poplar	Liriodendron tulipifera	23	Specimen	
55	LITU	Tup. Poplar	Liriodendron tulipifera	36	Specimen	
56	LITU	Tup. Poplar	Liriodendron tulipifera	12	Specimen	
57	ACRU	Red Maple	Acer rubrum	12	Specimen	
58	QUAL	White Oak	Quercus alba	22	Specimen	
59	QUAL	White Oak	Quercus alba	22	Specimen	
60	LITU	Tup. Poplar	Liriodendron tulipifera	19	Specimen	
61	LITU	Tup. Poplar	Liriodendron tulipifera	15	Specimen	
62	CARYA	Hickory	Carya species	13	Specimen	
63	CARYA	Hickory	Carya species	17	Specimen	
64	ACRU	Red Maple	Acer rubrum	16	Specimen	
65	LITU	Tup. Poplar	Liriodendron tulipifera	19	Specimen	
66	LITU	Tup. Poplar	Liriodendron tulipifera	26	Specimen	
67	LEST	Sw.veglum	Liquidambar styraciflua	16	Specimen	
68	CARYA	Hickory	Carya species	17	Specimen	
69	QUAE	Black Oak	Quercus velutina	42	Specimen	
70	QUAE	Black Oak	Quercus velutina	14	Specimen	
71	LITU	Tup. Poplar	Liriodendron tulipifera	17	Specimen	
72	CARYA	Hickory	Carya species	13	Specimen	
73	LITU	Tup. Poplar	Liriodendron tulipifera	21	Specimen	
74	LITU	Tup. Poplar	Liriodendron tulipifera	20	Specimen	
75	LITU	Tup. Poplar	Liriodendron tulipifera	27	Specimen	
76	LITU	Tup. Poplar	Liriodendron tulipifera	26	Specimen	
77	LITU	Tup. Poplar	Liriodendron tulipifera	15	Specimen	
78	LITU	Tup. Poplar	Liriodendron tulipifera	19	Specimen	
79	FRSE	Black Cherry	Prunus serotina	16	Specimen	
80	DM	Pinus taeda	Quercus virginiana	10	Specimen	
81	QUAE	Black Oak	Carya borealis	19	Specimen	
82	LEST	Sw.veglum	Liquidambar styraciflua	12	Specimen	
83	LEST	Sw.veglum	Liquidambar styraciflua	24	Specimen	
84	QUAE	Black Oak	Carya borealis	12	Specimen	
85	QUAE	Black Oak	Carya borealis	13	Specimen	
86	LITU	Tup. Poplar	Liriodendron tulipifera	21	Specimen	
87	LITU	Tup. Poplar	Liriodendron tulipifera	12	Specimen	
88	LEST	Sw.veglum	Liquidambar styraciflua	21	Specimen	
89	QUAE	Black Oak	Quercus alba	15	Specimen	
90	QUAE	Black Oak	Quercus alba	28	Specimen	
91	LEST	Sw.veglum	Liquidambar styraciflua	19	Specimen	
92	LEST	Sw.veglum	Liquidambar styraciflua	25	Specimen	
93	QUAE	Black Oak	Quercus alba	25	Specimen	
94	LEST	Sw.veglum	Liquidambar styraciflua	16	Specimen	
95	QUAE	Black Oak	Quercus alba	12	Specimen	
96	LEST	Sw.veglum	Liquidambar styraciflua	15	Specimen	
97	QUAE	Black Oak	Quercus alba	8	Specimen	
98	FRSE	Black Cherry	Prunus serotina	6	Specimen	
99	LEST	Sw.veglum	Liquidambar styraciflua	29	Specimen	
100	LEST	Sw.veglum	Liquidambar styraciflua	16	Specimen	
101	LEST	Sw.veglum	Liquidambar styraciflua	18	Specimen	
102	QUAE	Black Oak	Quercus alba	21	Specimen	
103	QUAE	Black Oak	Quercus alba	26	Specimen	
104	QUAE	Black Oak	Quercus alba	22	Specimen	
105	QUAE	Black Oak	Quercus alba	29	Specimen	
106	QUAE	Black Oak	Quercus alba	15	Specimen	
107	QUAE	Black Oak	Quercus alba	17	Specimen	
108	QUAE	Black Oak	Quercus alba	17	Specimen	
109	RTA	Loblolly Pine	Pinus taeda	19	Specimen	
110	RTA	Loblolly Pine	Pinus taeda	19	Specimen	
111	QUAE	Black Oak	Quercus alba	29	Specimen	
112	LEST	Sw.veglum	Liquidambar styraciflua	17	Specimen	
113	QUAE	Black Oak	Quercus alba	24	Specimen	
114	LITU	Tup. Poplar	Liriodendron tulipifera	22	Specimen	
115	QUAE	Black Oak	Quercus alba	17	Specimen	
116	QUAE	Black Oak	Quercus alba	16	Specimen	
117	LEST	Sw.veglum	Liquidambar styraciflua	16	Specimen	
118	FRAX	Ash	Fraxinus species	20	Specimen	
119	CATO	Mockernut Hickory	Carya tomentosa	12	Specimen	
120	QUAE	Black Oak	Quercus alba	19	Specimen	
121	QUAE	Black Oak	Quercus alba	17	Specimen	
122	LITU	Tup. Poplar	Liriodendron tulipifera	21	Specimen	
123	QUAE	Black Oak	Quercus alba	17	Specimen	
124	CATO	Mockernut Hickory	Carya tomentosa	13	Specimen	
125	QUAE	Black Oak	Quercus alba	24	Specimen	
126	LEST	Sw.veglum	Liquidambar styraciflua	14	Specimen	
127	FRAX	Ash	Fraxinus species	14	Specimen	
128	FRAX	Ash	Fraxinus species	15	Specimen	
129	FRAX	Ash	Fraxinus species	13	Specimen	
130	FRAX	Ash	Fraxinus species	12	Specimen	
131	LSP	American Holly	Ilex opaca	6	Specimen	
132	LEST	Sw.veglum	Liquidambar styraciflua	22	Specimen	
133	LEST	Sw.veglum	Liquidambar styraciflua	15	Specimen	
134	LITU	Tup. Poplar	Liriodendron tulipifera	19	Specimen	
135	LEST	Sw.veglum	Liquidambar styraciflua	13	Specimen	
136	QUAE	Black Oak	Quercus alba	13	Specimen	
137	QUAE	Black Oak	Quercus alba	13	Specimen	
138	QUAE	Black Oak	Quercus alba	13	Specimen	
139	QUAE	Black Oak	Quercus alba	13	Specimen	
140	QUAE	Black Oak	Quercus alba	13	Specimen	
141	QUAE	Black Oak	Quercus alba	13	Specimen	
142	QUAE	Black Oak	Quercus alba	13	Specimen	
143	QUAE	Black Oak	Quercus alba	13	Specimen	
144	QUAE	Black Oak	Quercus alba	13	Specimen	
145	QUAE	Black Oak	Quercus alba	13	Specimen	
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147	QUAE	Black Oak	Quercus alba	13	Specimen	
148	QUAE	Black Oak	Quercus alba	13	Specimen	
149	QUAE	Black Oak	Quercus alba	13	Specimen	
150	QUAE	Black Oak	Quercus alba	13	Specimen	
151	LEST	Sw.veglum	Liquidambar styraciflua	18	Specimen	
152	CATO	Mockernut Hickory	Carya tomentosa	13	Specimen	
153	FRAX	Ash	Fraxinus species	22	Specimen	
154	CATO	Mockernut Hickory	Carya tomentosa	12	Specimen	
155	LEST	Sw.veglum	Liquidambar styraciflua	12	Specimen	
156	QUAE	Black Oak	Quercus alba	12	Specimen	
157	QUAE	Black Oak	Quercus alba	12	Specimen	
158	LEST	Sw.veglum	Liquidambar styraciflua	13	Specimen	
159	QUAE	Black Oak	Quercus alba	14	Specimen	
160	QUAE	Black Oak	Quercus alba	15	Specimen	
161	CATO	Mockernut Hickory	Carya tomentosa	16	Specimen	
162	QUAE	Black Oak	Quercus alba	19	Specimen	
163	QUAE	Black Oak	Quercus alba	19	Specimen	
164	QUAE	Black Oak	Quercus alba	17	Specimen	
165	CATO	Mockernut Hickory	Carya tomentosa	17	Specimen	
166	LEST	Sw.veglum	Liquidambar styraciflua	15	Specimen	
167	LITU	Tup. Poplar	Liriodendron tulipifera	17	Specimen	
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169	QUAE	Black Oak	Quercus alba	18	Specimen	
170	QUAE	Black Oak	Quercus alba	18	Specimen	
171	LITU	Tup. Poplar	Liriodendron tulipifera	15	Specimen	
172	QUAE	Black Oak	Quercus alba	22	Specimen	
173	LITU	Tup. Poplar	Liriodendron tulipifera	14	Specimen	
174	FRAX	Ash	Fraxinus species	17	Specimen	
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177	QUAE	Black Oak	Quercus alba	19	Specimen	
178	LITU	Tup. Poplar	Liriodendron tulipifera	17	Specimen	
179	QUAE	Black Oak	Quercus alba	15	Specimen	
180	LITU	Tup. Poplar	Liriodendron tulipifera	14	Specimen	

181	LEST	Sw.veglum	Liquidambar styraciflua	22	Specimen	
182	LEST	Sw.veglum	Liquidambar styraciflua	12	Specimen	
183	LITU	Tup. Poplar	Liriodendron tulipifera	30	Specimen	
184	LITU	Tup. Poplar	Liriodendron tulipifera	23	Specimen	
185	LITU	Tup. Poplar	Liriodendron tulipifera	22	Specimen	
186	QUAE	Black Oak	Quercus alba	29	Specimen	
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188	QUAE	Black Oak	Quercus alba	16	Specimen	
189	QUAE	Black Oak	Quercus alba	20	Specimen	
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207	LITU	Tup. Poplar	Liriodendron tulipifera	28	Specimen	
208	LITU	Tup. Poplar	Liriodendron tulipifera	20	Specimen	
209	QUAE	Black Oak	Quercus alba	21	Specimen	
210	LITU	Tup. Poplar	Liriodendron tulipifera	30	Specimen	
211	LITU	Tup. Poplar	Liriodendron tulipifera	21	Specimen	
212	LITU	Tup. Poplar	Liriodendron tulipifera	13	Specimen	
213	LITU	Tup. Poplar	Liriodendron tulipifera	14	Specimen	
214	LITU	Tup. Poplar	Liriodendron tulipifera	13	Specimen	
215	LITU	Tup. Poplar	Liriodendron tulipifera	16	Specimen	
216	QUAE	Black Oak	Quercus alba	16	Specimen	
217	LITU	Tup. Poplar	Liriodendron tulipifera	20	Specimen	
218	LITU	Tup. Poplar	Liriodendron tulipifera	11	Specimen	
219	LITU	Tup. Poplar	Liriodendron tulipifera	20	Specimen	
220	LITU	Tup. Poplar	Liriodendron tulipifera	12	Specimen	
221	LITU	Tup. Poplar	Liriodendron tulipifera	22	Specimen	
222	LITU	Tup. Poplar	Liriodendron tulipifera	27	Specimen	



1. A PRE-CONSTRUCTION CONFERENCE MAY BE REQUIRED WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK. PLEASE CONTACT ADAM NICHOLSON AT 919.969.5006.
2. ANY TREE ROOTS EXPOSED DURING DEMOLITION/CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE AND SHARPENED ROOT PRUNING TOOL.
3. THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
4. (2) LANDSCAPE PROTECTION SUPERVISORS MUST REGISTER WITH THE TOWN. CONTACT ADAM NICHOLSON AT 919.969.5006 FOR THAT REVIEW. ON THE DAY OF THE REVIEW, LANDSCAPE PROTECTION SUPERVISORS WHO ARE REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES ANY LAND DISTURBING ACTIVITY IS OCCURRING.

- 3 SHRUB - EXISTING IN-SITU SOIL
SECTION



10. PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO OWNER.
11. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL, CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
13. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
14. PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.

L7.90



④ BUILDING ELEVATION - RIGHT
Scale: 1/8" = 1'-0"



③ BUILDING ELEVATION - REAR
Scale: 1/8" = 1'-0"



② BUILDING ELEVATION - LEFT
Scale: 1/8" = 1'-0"



① BUILDING ELEVATION - FRONT
Scale: 1/8" = 1'-0"