



McADAMS

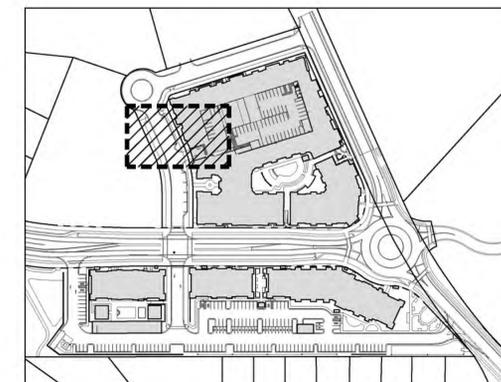
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CLIENT

WOODFIELD INVESTMENTS
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KEY MAP
N.T.S.

SITE LEGEND

- SIGNAGE
- PEDESTRIAN USE LIGHT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

GENERAL NOTES:

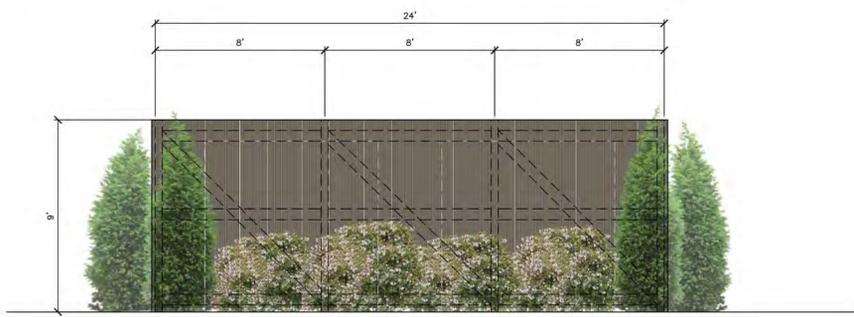
1. ALL DIMENSIONS ARE TO EDGE OF PAVING UNLESS OTHERWISE INDICATED.
2. ENCLOSURE ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DIMENSIONS, MATERIALS AND METHODS WILL BE CONFIRMED PRIOR TO CONSTRUCTION.
3. FINAL MATERIALS, FINISHES AND CONSTRUCTION METHODS FOR TRANSFORMER ENCLOSURE TO BE COORDINATED WITH ARCHITECT. FINAL DESIGN TO COMPLY WITH THE APPEARANCE AND STYLE OF THE ADJACENT BUILDING ACROSS STREET A WITHIN PHASE 1A.



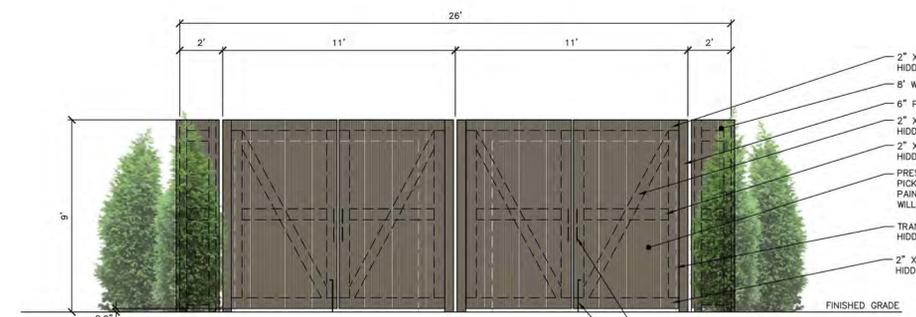
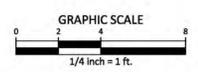
FUTURE DEVELOPMENT

PLANT SCHEDULE

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	REMARKS
	AGEG	8	Glossy Abelia	Abelia x grandiflora 'Edward Goucher'	24"	
	TODS	8	Degroot's Spire Arborvitae	Thuja occidentalis 'Degroot's Spire'	36"	



EAST/WEST ELEVATION VIEW

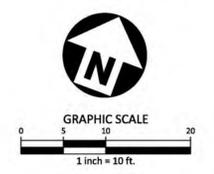


NORTH/SOUTH ELEVATION VIEW

- 2" x 6" TOP RAIL
HIDDEN BEYOND
- 8" WOODEN SLAT FENCE
- 6" POST
- 2" x 6" CROSS RAIL
HIDDEN BEYOND
- 2" x 6" BACKER RAIL
HIDDEN BEYOND
- PRESSURE TREATED PINE
PICKETS SPACING 0"
- PAINTED WITH SHERWIN
WILLIAMS SW 7047/PORPOISE
- TRANSFORMER,
HIDDEN BEYOND
- 2" x 6" BOTTOM RAIL
HIDDEN BEYOND

BOW HANDLES -
2 PER DOOR
CANE BOTTOM BOLT
WITH KEEPER

**SW 7047
PORPOISE**
EXTERIOR
LOCATOR NUMBER: 245-C6
FENCE PAINT TO MATCH PHASE 1A ARCHITECTURAL PAINT SELECTIONS



REVISIONS

NO.	DATE	DESCRIPTION
1	12.10.2019	CDC REVIEW
2		
3		
4		
5		
A		

PLAN INFORMATION

PROJECT NO. WDF-17000
 FILENAME WDF17000-C1-ENCLOSURE
 CHECKED BY SRD
 DRAWN BY AMR
 SCALE 1"=10'
 DATE 12.10.2019

SHEET

ENCLOSURE SITE PLAN

C-1

CDC REVIEW

X:\Projects\WDF-17000\Planning\Exhibits\Landscaping\Architecture\2019-11-27 Transformer Enclosure for CDC\Design\Enclosure Plan.dwg, 11/26/2019 10:48:40 AM, Island, Austin

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	CONT	REMARKS
	ABT	21	T Trident Maple	Acer buergerianum	2.5"	-		
	BND	2	Duraheat River Birch	Betula nigra 'Duraheat'	-	12' min		Multi-Stem
	CBF	24	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'	2.5"	-		
	CCP	20	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy' TM	-	6' min		
	CVW	10	White Fringetree	Chionanthus virginicus	2.5"	-		
	CFN	10	Cloud Nine Eastern Dogwood	Cornus florida 'Cloud Nine'	-	6' min		
	OXM	2	Oakland Red Holly	Ilex x 'Magland'	-	6' min		
	LIC	18	Catawba Grape Myrtle	Lagerstroemia indica 'Catawba'	-	8'		Single stem, see note #4 on sheet LS-1
	MVS	4	Sweet Bay	Magnolia virginiana	-	6'		
	NSS	3	Sour Gum	Nyssa sylvatica	2.5"	-		
	PXO	5	Okame Cherry	Prunus x okame	-	8' min		
	QLO	12	Overcup Oak	Quercus lyrata	2.5"	-		
	UAP	33	American Elm	Ulmus americana 'Princeton'	3.5"	-		See Note #2 on Sheet LS-1
	ZSG	21	Sawleaf Zelkova	Zelkova serrata 'Green Vase'	2.5"	-		
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	CONT	REMARKS
	AGRC	12	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'	18" min			
	CAAB	48	American Beautyberry	Callicarpa americana	20-24"			
	HQPW	35	Pee Wee Oakleaf Hydrangea	Hydrangea quercifolia 'Pee Wee'	24"			
	ICRD	67	Dwarf Chinese Holly	Ilex cornuta 'Retunda'	18" min			
	ILCS	49	Steads Japanese Holly	Ilex crenata 'Steads'	24-30"			
	IGNN	38	Nigra Inkberry	Ilex glabra 'Nigra'	24-30"			
	IWM	8	Winter Red Holly	Ilex verticillata 'Southern Gentleman'	18" min			Male cultivar to ensure berry production on the female
	IWF	41	Winter Red Holly	Ilex verticillata 'Winter Red'	30-36"			
	LBSB	65	Spicebush	Lindera benzoin	20-24"			
	MSML	3	Eulalia Grass	Miscanthus sinensis 'Morning Light'	-		7 gal	
	RPJM	59	PJM Rhododendron	Rhododendron x 'PJM'	18" min			Other cultivars in PJM group acceptable, all plants to match cultivar

LANDSCAPE CALCULATIONS:

BUFFER CALCULATIONS

10' SOUTHERN RESIDENTIAL PROTECTION BUFFER REQUIREMENT:
(4 LARGE TREES, 3 SMALL TREES, 40 SHRUBS / 100 LF)

TOTAL LINEAR FOOTAGE:	1000'
LARGE TREES REQUIRED:	40
LARGE TREES PROVIDED:	46
SMALL TREES REQUIRED:	30
SMALL TREES PROVIDED:	30
SHRUBS REQUIRED:	400
SHRUBS PROVIDED:	403

CANOPY REPLACEMENT CALCULATIONS

REQUIREMENT:
(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT)

TREE CANOPY COVERAGE DEFICIT:	101,930 SF (2.34 AC)
LARGE TREES REQUIRED:	204 TREES
LARGE TREES PROVIDED:	142 TREES

RIPARIAN BUFFER REVEGETATION

REQUIREMENT:
(302 NATIVE HARDWOOD TREES / 1 ACRE, MIN. 2 NATIVE HARDWOOD SPECIES)

TOTAL ACREAGE:	0.02 ACRES
TREES REQUIRED:	7
TREES PROVIDED:	9
HARDWOOD SPECIES REQUIRED:	2
HARDWOOD SPECIES PROVIDED:	3

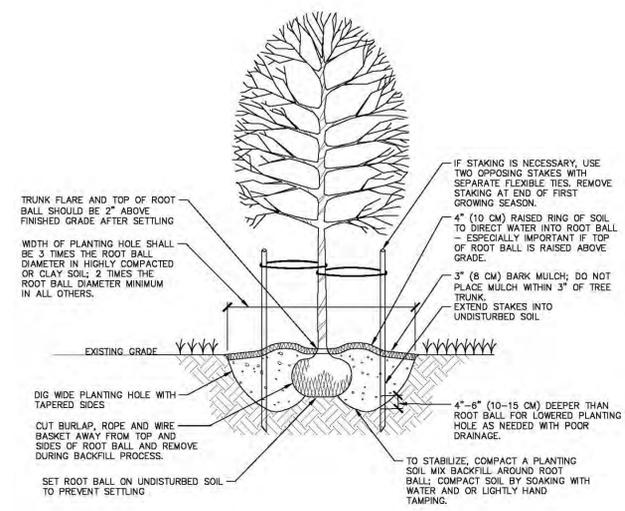
LANDSCAPE CALCULATION NOTES:

- SEE SHEET TC-1, LANDSCAPE PROTECTION & TREE COVERAGE PLAN, FOR SITE TREE CANOPY COVERAGE CALCULATIONS.
- TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL SIGNED PLANS.
- TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.

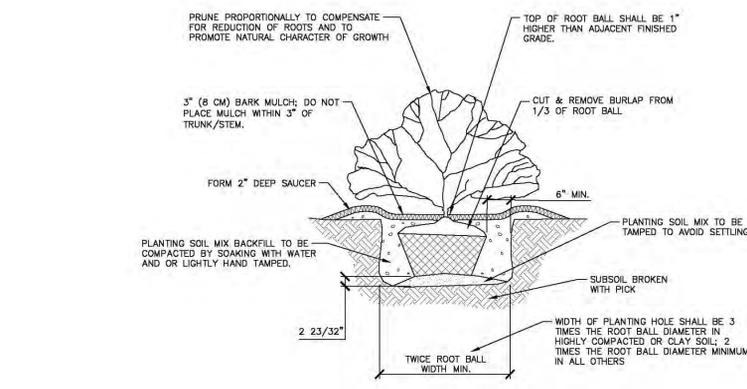
LANDSCAPE NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHAPEL HILL, THE BLUE HILL FORM DISTRICT AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 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.
- 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.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWAITING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNITED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY 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 FUTURE.

01 TREE INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"



- NOTES:**
- SELECT TREES THAT HAVE STRONG CENTRAL LEADER; GROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
 - BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL, BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM IF REQUIRED. A SOIL EXPERT CAN BE CONSULTED TO HELP MODIFY AND FERTILIZE TOPSOIL TO CREATE AN ACCEPTABLE PLANTING SOIL MIX FOR THE SITE CONDITIONS AND SPECIFIC TREE SPECIES.
 - IF USING CONTAINER GROWN TREES, USE FINISERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
 - THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND DURING DRY PERIODS.



02 SHRUB INSTALLATION DETAIL
SCALE: 1/2" = 1'-0"

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PARK APARTMENTS
COMMUNITY DESIGN COMMISSION REVIEW
1250 EPHEBUS CHURCH ROAD
CHAPEL HILL, NORTH CAROLINA, 27517



REVISIONS

NO.	DATE	DESCRIPTION
1	12.10.2019	CDC REVIEW
2		
3		
4		
5		
6		

PLAN INFORMATION

PROJECT NO.	WDF-17000
FILENAME	WDF17000-LS1
CHECKED BY	SRD
DRAWN BY	AMR
SCALE	1"=40'
DATE	12.10.2019

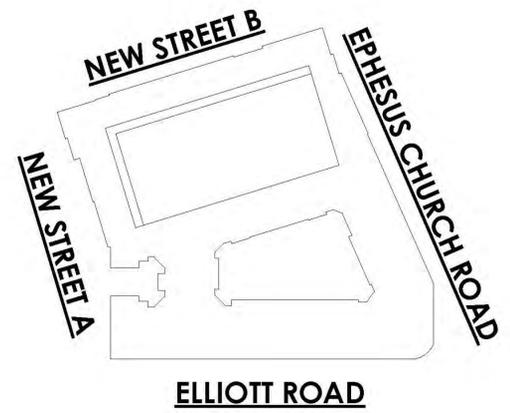
LANDSCAPE DETAILS

LS-2

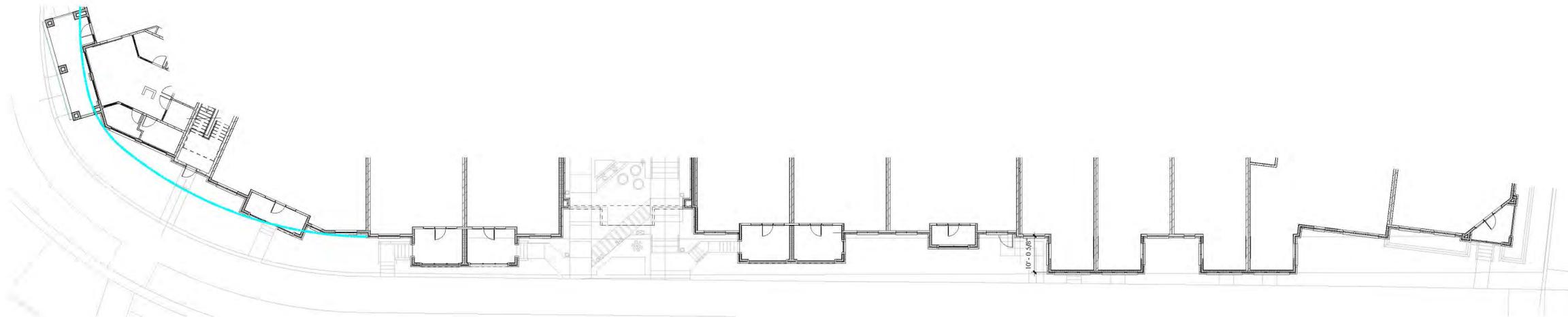


HOUSING STUDIO

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T: 704.333.7862 F: 980.237.3862



2 EPHEsus CHURCH ROAD - KEY ELEVATION
1/16" = 1'-0"



1 EPHEsus CHURCH ROAD 1ST FLOOR PLAN
1/16" = 1'-0"

THE PARK AT CHAPEL HILL APARTMENTS
PHASE 1A - CHAPEL HILL, NC

FIRST CDC REVIEW - 2/26/2019

SECOND CDC REVIEW - 3/26/2019

THIRD CDC REVIEW - 4/23/2019

CDC MATERIAL CHANGE REVIEW - 12/10/2019



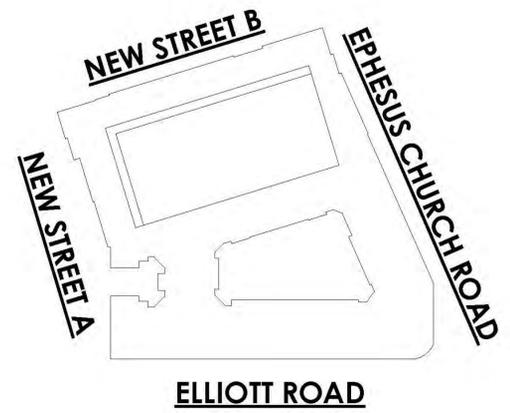
EPHEsus CHURCH RD - B&W

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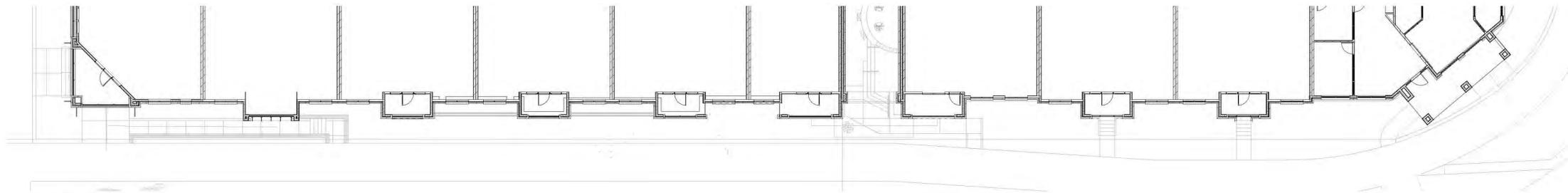


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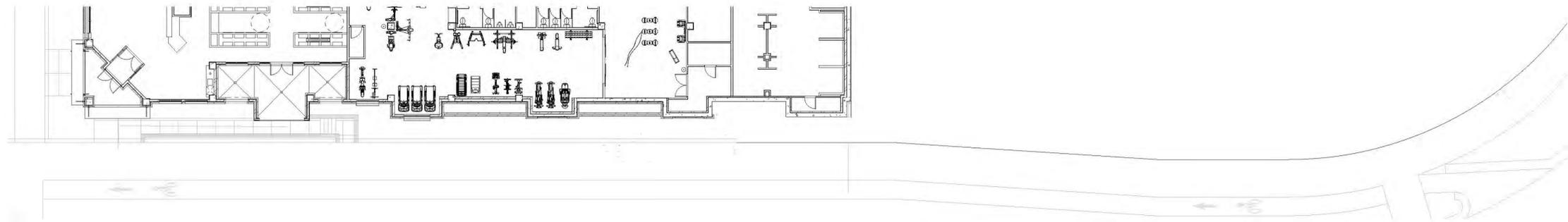
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1 ELLIOTT ROAD - KEY ELEVATION
1/16" = 1'-0"



2 ELLIOTT ROAD 1ST FLOOR PLAN
1/16" = 1'-0"



3 ELLIOTT ROAD LOWER LEVEL PLAN
1/16" = 1'-0"

THE PARK AT CHAPEL HILL APARTMENTS
PHASE 1A - CHAPEL HILL, NC

FIRST CDC REVIEW - 2/26/2019

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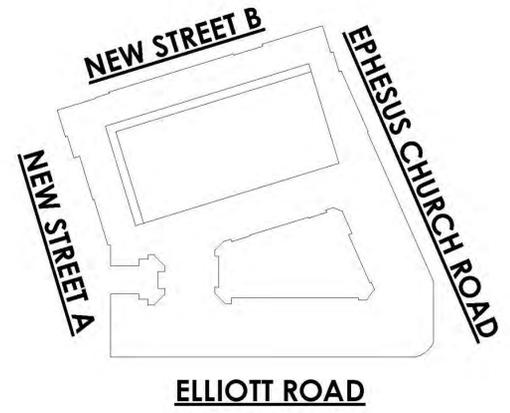
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1/25/2019 10:45 AM CHAPEL HILL APARTMENTS - PHASE 1A
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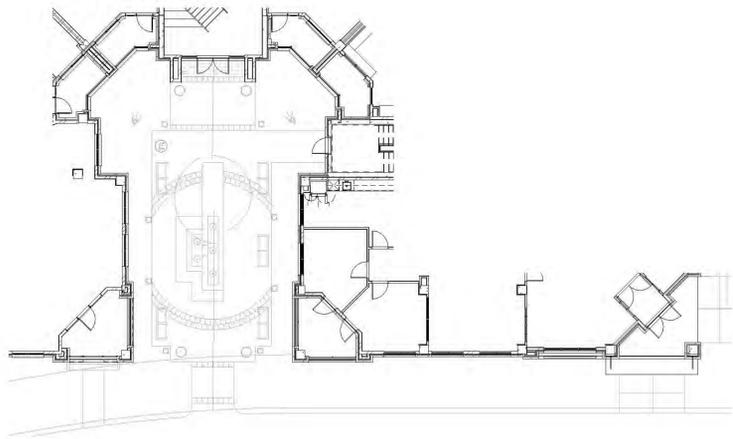


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1 NEW STREET A - COURTYARD ELEVATION
1/16" = 1'-0"



2 NEW STREET A LOWER LEVEL COURTYARD PLAN
1/16" = 1'-0"

THE PARK AT CHAPEL HILL APARTMENTS
PHASE 1A - CHAPEL HILL, NC

FIRST CDC REVIEW - 2/26/2019
SECOND CDC REVIEW - 3/26/2019
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CDC MATERIAL CHANGE REVIEW - 12/10/2019

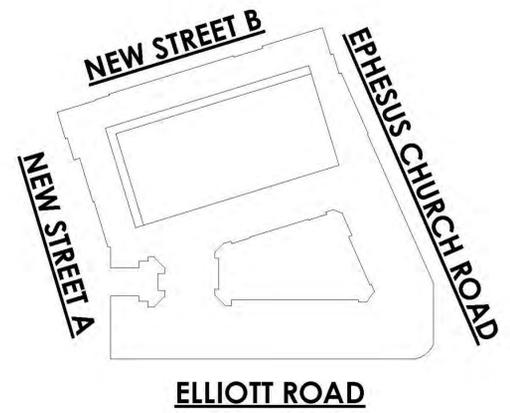


1750 NEW PARK AT CHAPEL HILL APARTMENTS - PHASE 1A
1/26/2019 9:51:53 AM

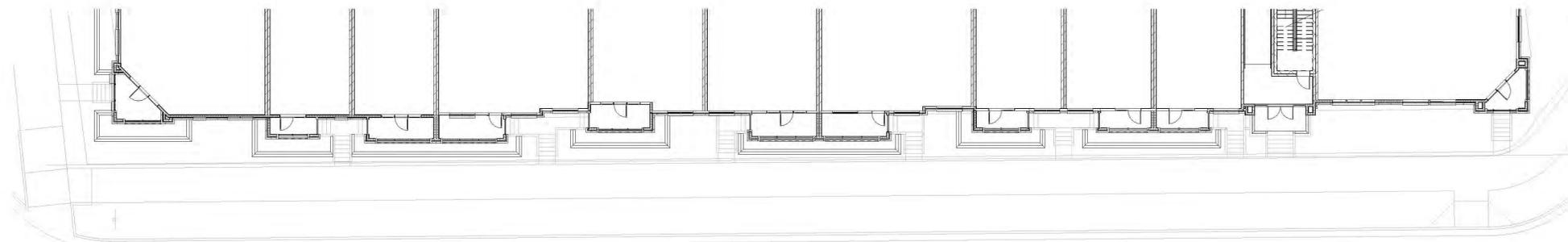


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1 NEW STREET B - KEY ELEVATION
1/16" = 1'-0"



2 NEW STREET B LOWER LEVEL PLAN
1/16" = 1'-0"

THE PARK AT CHAPEL HILL APARTMENTS
PHASE 1A - CHAPEL HILL, NC

FIRST CDC REVIEW - 2/26/2019

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THIRD CDC REVIEW - 4/23/2019

CDC MATERIAL CHANGE REVIEW - 12/10/2019



NEW STREET B -
B&W

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