

# Tarheel Lodging Redevelopment

1742 FORDHAM BLVD. | CHAPEL HILL, NORTH CAROLINA

## Certificate of Appropriateness Phase-II Modifications

August 23, 2022  
UPDATED August 30, 2022

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

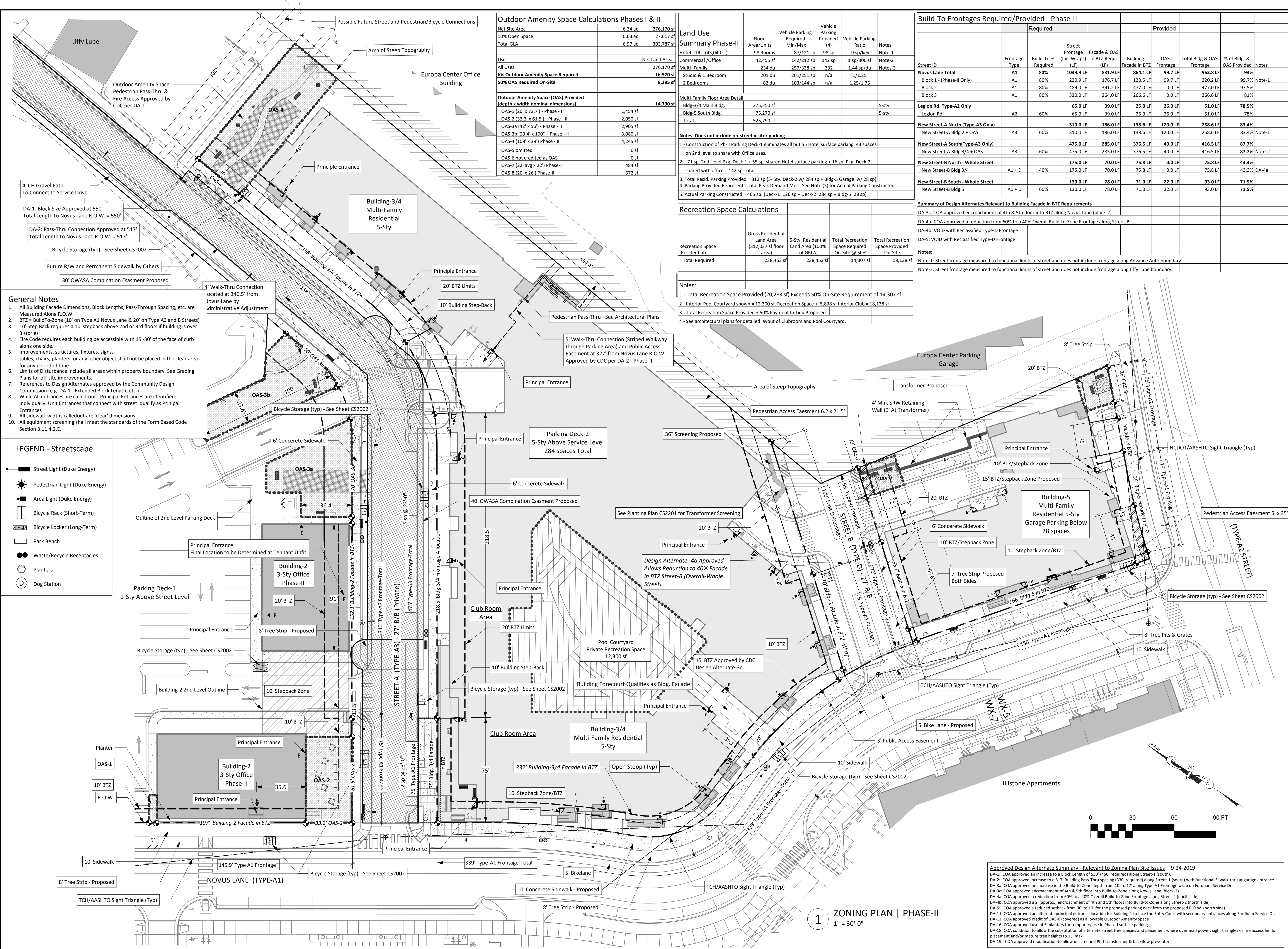
### Sheet Index - Site Plans

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

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





- General Notes**
1. All Building Facade Dimensions, Block Lengths, Pass-Through Spacing, etc. are Measured Along R.O.W.
  2. BTZ = Build-To-Zone (10' on Type A1 Novus Lane & 20' on Type A3 and B Streets)
  3. 10' Step Back requires a 10' stepback above 2nd or 3rd floors if building is over 3 stories
  4. Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
  5. Improvements, structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
  6. Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
  7. References to Design Alternates approved by the Community Design Commission (e.g. DA-1 - Extended Block Length, etc.)
  8. While All entrances are called-out - Principal Entrances are identified individually. Unit Entrances that connect with street qualify as Principal Entrances.
  9. All sidewalk widths calledout are 'clear' dimensions.
  10. 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

**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	14,790 sf
All Uses	276,170 sf	
6% Outdoor Amenity Space Required	16,570 sf	
50% OAS Required On-Site	8,285 sf	

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

OAS-1 (20' x 72.7') - Phase - I	1,454 sf
OAS-2 (33.3' x 61.5') - Phase - II	2,050 sf
OAS-3a (42' x 56') - Phase - II	2,905 sf
OAS-3b (23.4' x 100') - Phase - II	3,080 sf
OAS-4 (108' x 39') Phase - II	4,245 sf
OAS-5 omitted	0 sf
OAS-6 not credited as OAS	0 sf
OAS-7 (22' avg x 22') Phase-II	484 sf
OAS-8 (20' x 26') Phase-II	572 sf

**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	9 sp/key	Note-1
Commercial/Office	42,455 sf	142/212 sp	142 sp	1 sp/300 sf	Note-2
Multi-Family	234 du	257/338 sp	332	1.44 sp/du	Note-3
Studio & 1 Bedroom 2 Bedrooms	201 du	201/251 sp	n/a	1/1.25	
	82 du	103/144 sp	n/a	1.25/1.75	

**Multi-Family Floor Area Detail**

Bldg-3/4 Main Bldg.	375,250 sf			5-sty.
Bldg-5 South Bldg.	75,270 sf			5-sty.
Total	525,790 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 = 312 sp (5-Sty. Deck-2 w/ 284 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 Constructed = 465 sp. (Deck-1=126 sp + Deck-2=284 sp + Bldg-5=28 sp)

**Recreation Space Calculations**

	Gross Residential Land Area (312,037 sf floor area)	5-Sty. Residential Land Area (100% of GRLA)	Total Recreation Space Required On-Site @ 50%	Total Recreation Space Provided On-Site
Recreation Space (Residential)	238,453 sf	238,453 sf	14,307 sf	18,138 sf
Total Required				

**Notes:**

- 1 - Total Recreation Space Provided (20,283 sf) Exceeds 50% On-Site Requirement of 14,307 sf
- 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	Required		Provided		Notes
	Frontage Type	Build-To % Required	Street Frontage (Inc Wraps) (LF)	Facade & OAS in BTZ Reqd. (LF)	
<b>Novus Lane Total</b>	<b>A1</b>	<b>80%</b>	<b>1039.9 LF</b>	<b>831.9 LF</b>	
Block 1 - (Phase-II Only)	A1	80%	220.9 LF	176.7 LF	
Block 2	A1	80%	489.0 LF	391.2 LF	
Block 3	A1	80%	330.0 LF	264.0 LF	
<b>Legion Rd. Type-A2 Only</b>	<b>A2</b>	<b>60%</b>	<b>65.0 LF</b>	<b>39.0 LF</b>	
Legion Rd.	A2	60%	65.0 LF	39.0 LF	
<b>New Street-A North (Type-A3 Only)</b>			<b>310.0 LF</b>	<b>186.0 LF</b>	
New Street-A Bldg 2 + OAS	A3	60%	310.0 LF	186.0 LF	
<b>New Street-A South (Type-A3 Only)</b>			<b>475.0 LF</b>	<b>285.0 LF</b>	
New Street-A Bldg 3/4 + OAS	A3	60%	475.0 LF	285.0 LF	
<b>New Street-B North - Whole Street</b>			<b>175.0 LF</b>	<b>70.0 LF</b>	
New Street-B Bldg 3/4	A1 + D	40%	175.0 LF	70.0 LF	
<b>New Street-B South - Whole Street</b>			<b>130.0 LF</b>	<b>78.0 LF</b>	
New Street-B Bldg 5	A1 + D	60%	130.0 LF	78.0 LF	

**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% Overall 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.

**Scott Murray Land Planning, Inc.**  
274 Botetourt Ct. Boydton, VA 23917  
252-213-9501 434-689-2925 (fax)  
www.stmlandplan.com  
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	8-23-22	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:

*Limitations of Use and Liability Disclaimer - This document and all associated documents are provided for a specific site and the named Project only. In no event shall the Client or any third party copy or use any of the concepts, plans, drawings, specifications, designs, or other documents or data, document produced by the Consultant in connection with the Project (the "Instruments of Service") for any purpose other than those noted above or in relation to any project other than the named Project without the prior written permission of the Consultant. Liability arising from the use of these documents is limited to the scope of services fee agreed to in the Project Proposal Scope of Services.*

Scale:	<b>CS1402</b>
1"=30'-0" @ D-Size	
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 a 2' (approx.) 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. (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.

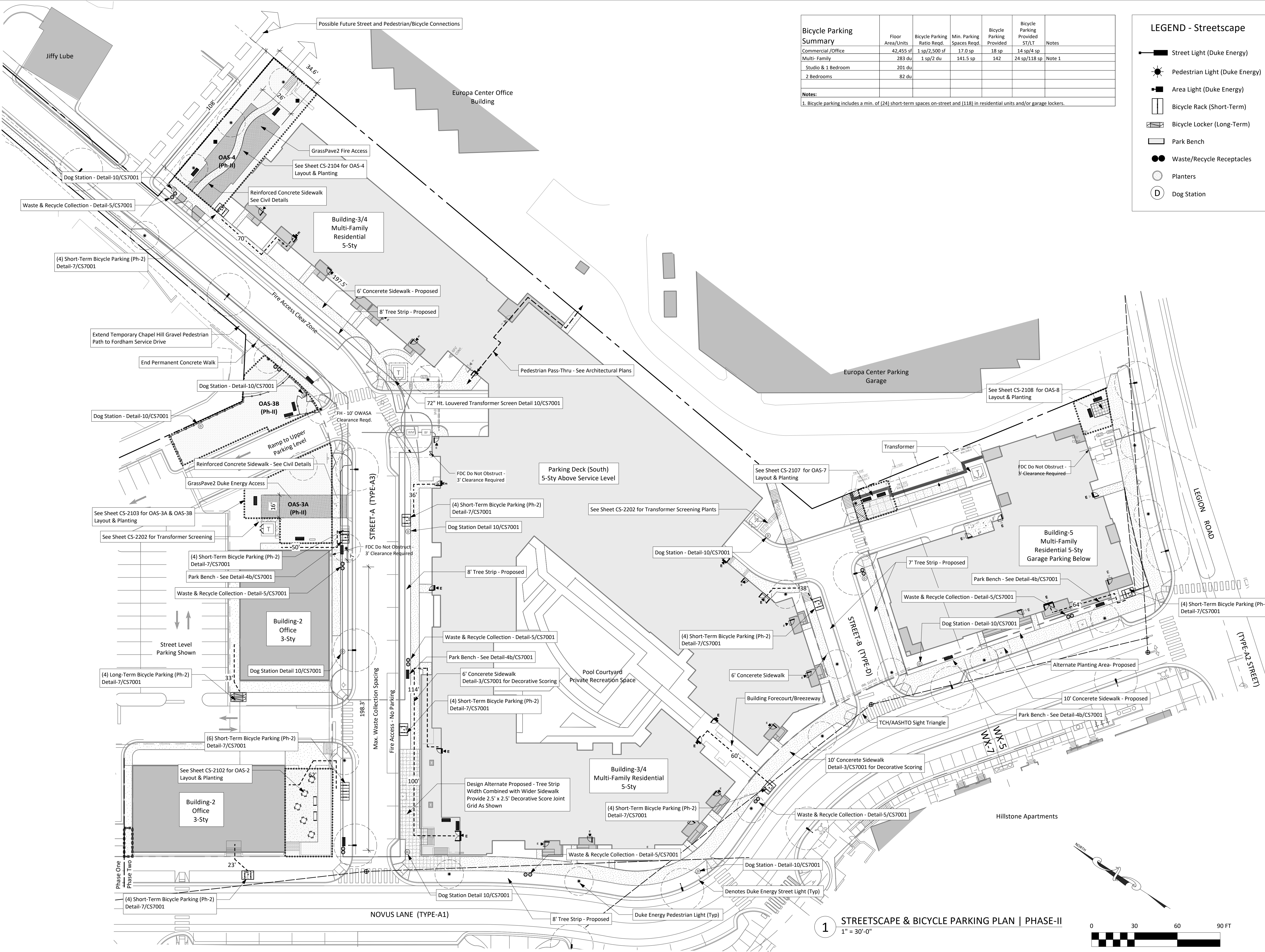
DA-12: COA approved credit of OAS-6 (covered) as allowable Outdoor Amenity Space

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.	Min. Parking Spaces Req.	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

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

**Streetscape  
and  
Bicycle Parking  
Plan**

**Phase-II**

3	8-23-22	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:

Limitations of Use and Liability Disclaimer - This document and all associated documents are provided for a specific site and the named Project only. In no event shall the Client or any third party copy or use any of the concepts, plans, drawings, specifications, designs, or other documents or data, document produced by the Consultant in connection with the Project (the "Instruments of Service") for any purpose other than those noted above or in relation to any project other than the named Project without the prior written permission of the Consultant. Liability arising from the use of these documents is limited to the scope of services fee agreed to in the Project Proposal Scope of Services.

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

Date:  
September 26, 2019

Drawn By:  
STM

Drawing No.:  
na

CS2002  
of



LEGEND - Streetscape

Street Light (Duke Energy)

Pedestrian Light (Duke Energy)

Area Light (Duke Energy)

Bicycle Rack (Short-Term)

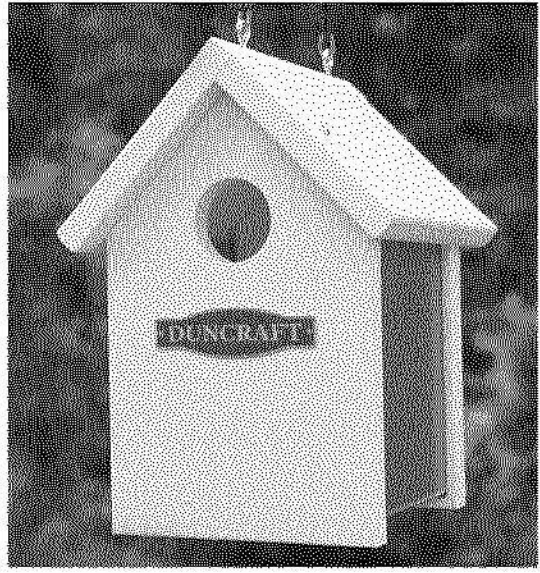
Bicycle Locker (Long-Term)

Park Bench

Waste/Recycle Receptacles

Planters

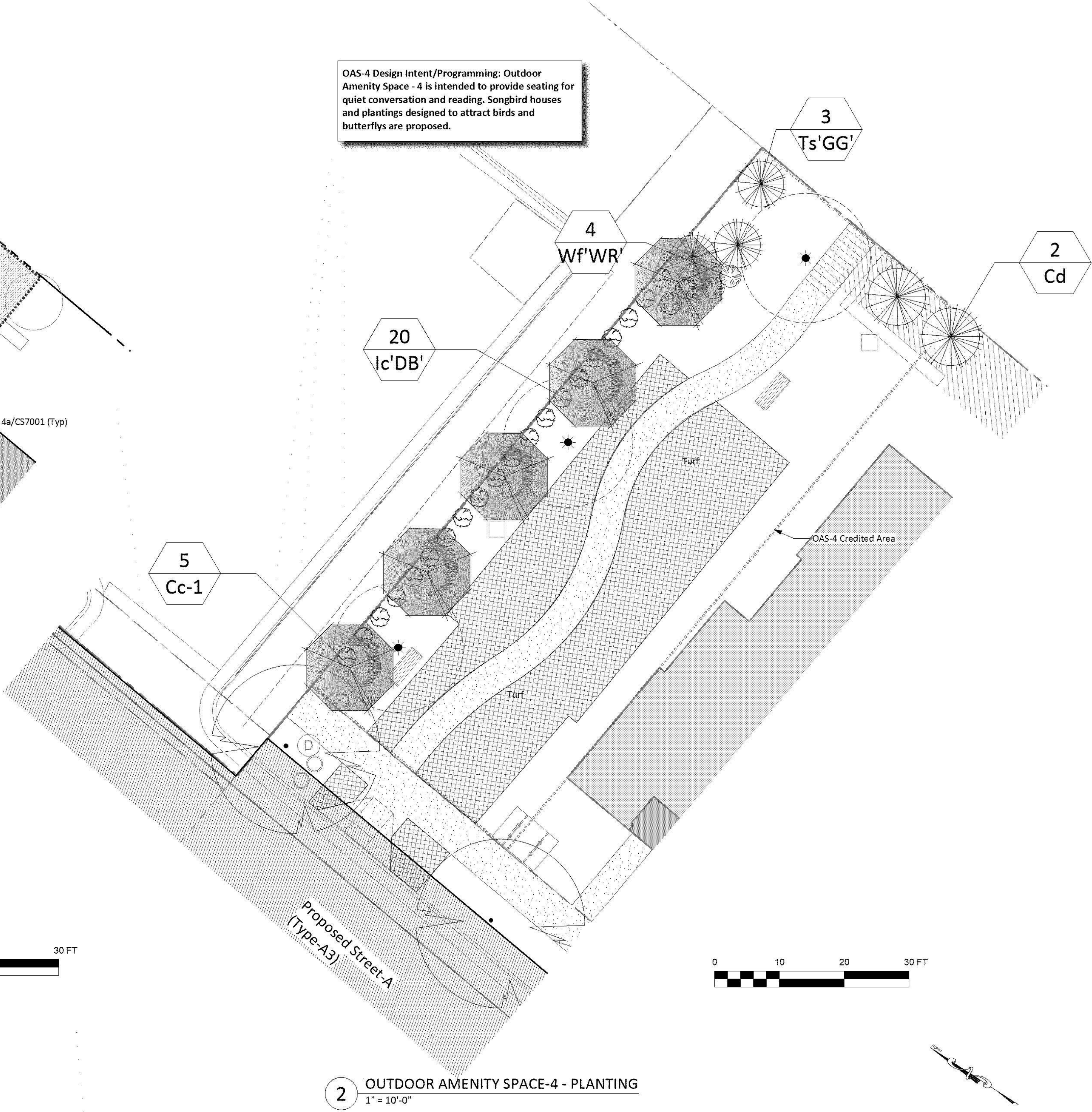
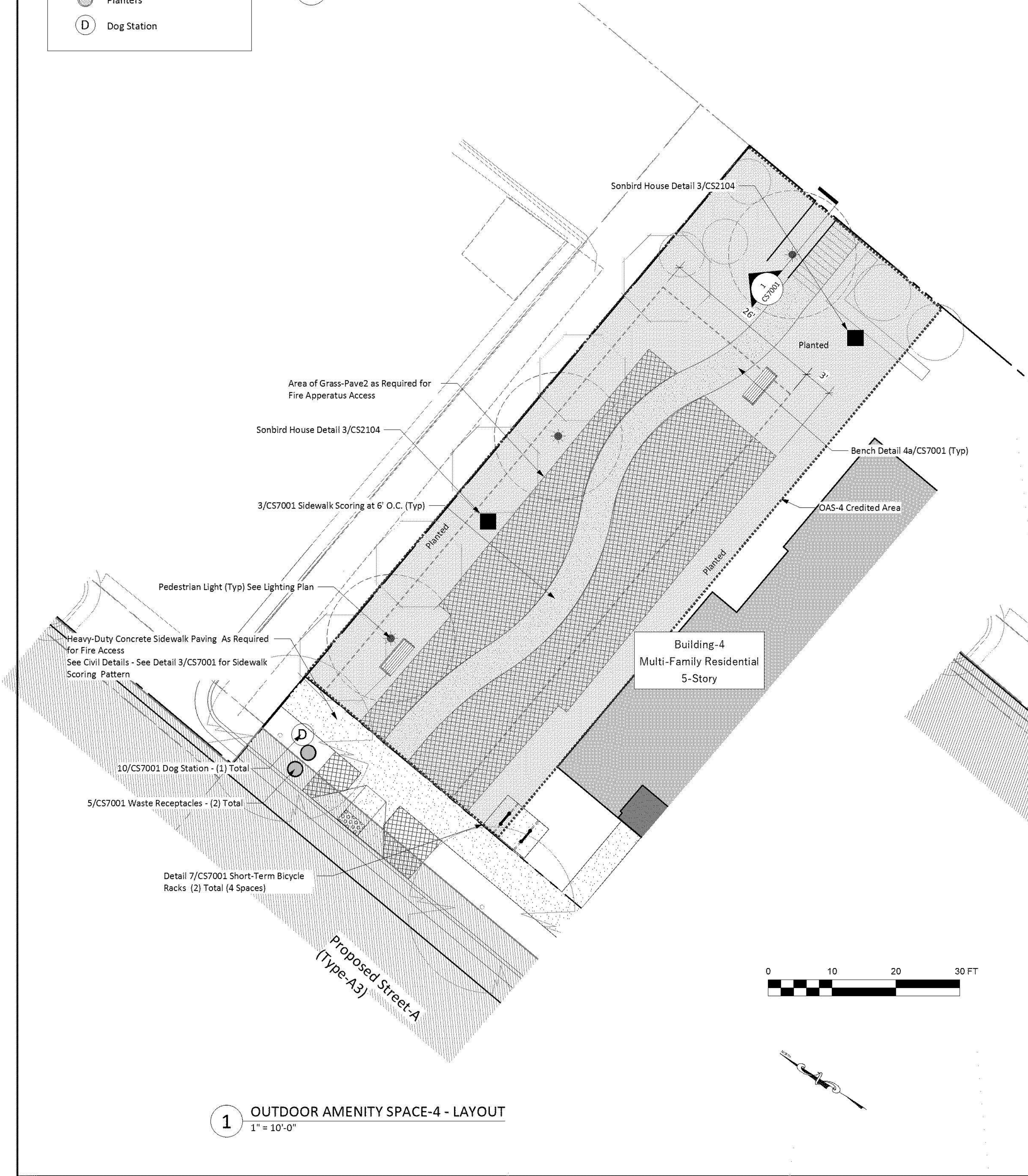
Dog Station



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

Plant List - OAS-4 - Required Plantings			Plant List		
ID	Common Name	Botanical Name	Qty	Scheduled Size	Remarks & Spacing
Trees					
Cc-1	American Hornbeam, Ironwood	Carpinus caroliniana	4	2.5" CAL	15' Mature Ht.
Shrubs					
Ic'DB'	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	20	36" HT.	4' O.C.
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'	9	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.
Perennials					
L	Lantana - standard multi-color	Lantana - standard multi-color	4	3 GAL	3' O.C.
HR'Y'	Red-Yellow Daylily	Hemerocallis x 'Red Yellow'	20	1 GAL	2' O.C.



SCOTT MURRAY LAND PLANNING, INC.

Landscape Architecture | Environmental Design | Project Management

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

Project:

Tarheel Lodging Redevelopment

Chapel Hill, North Carolina

Developer:

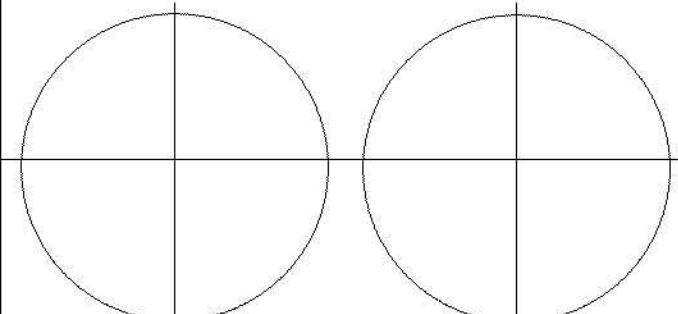
Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

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

Sheet Title::

OAS-4 Layout & Planting Plan

1	8-30-22	Phase-II Modifications
No.	Date:	Issue Notes:



Limitations of Use and Liability Disclaimer - This document and all associated documents are provided for a specific site and the named Project only. In no event shall the Client or any third party copy or use any of the concepts, plans, drawings, specifications, designs, or other documents or data, document produced by the Consultant in connection with the Project (the "Instruments of Service") for any purpose other than those noted above or in relation to any project other than the named Project without the prior written permission of the Consultant. Liability arising from the use of these documents is limited to the scope of services fee agreed to in the Project Proposal Scope of Services.

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

Date:  
June 27, 2019

Drawn By:  
STM


Drawing No.:  
na


CS2104


of





LEGEND - Streetscape


 Street Light (Duke Energy)


 Pedestrian Light (Duke Energy)


 Area Light (Duke Energy)


 Bicycle Rack (Short-Term)

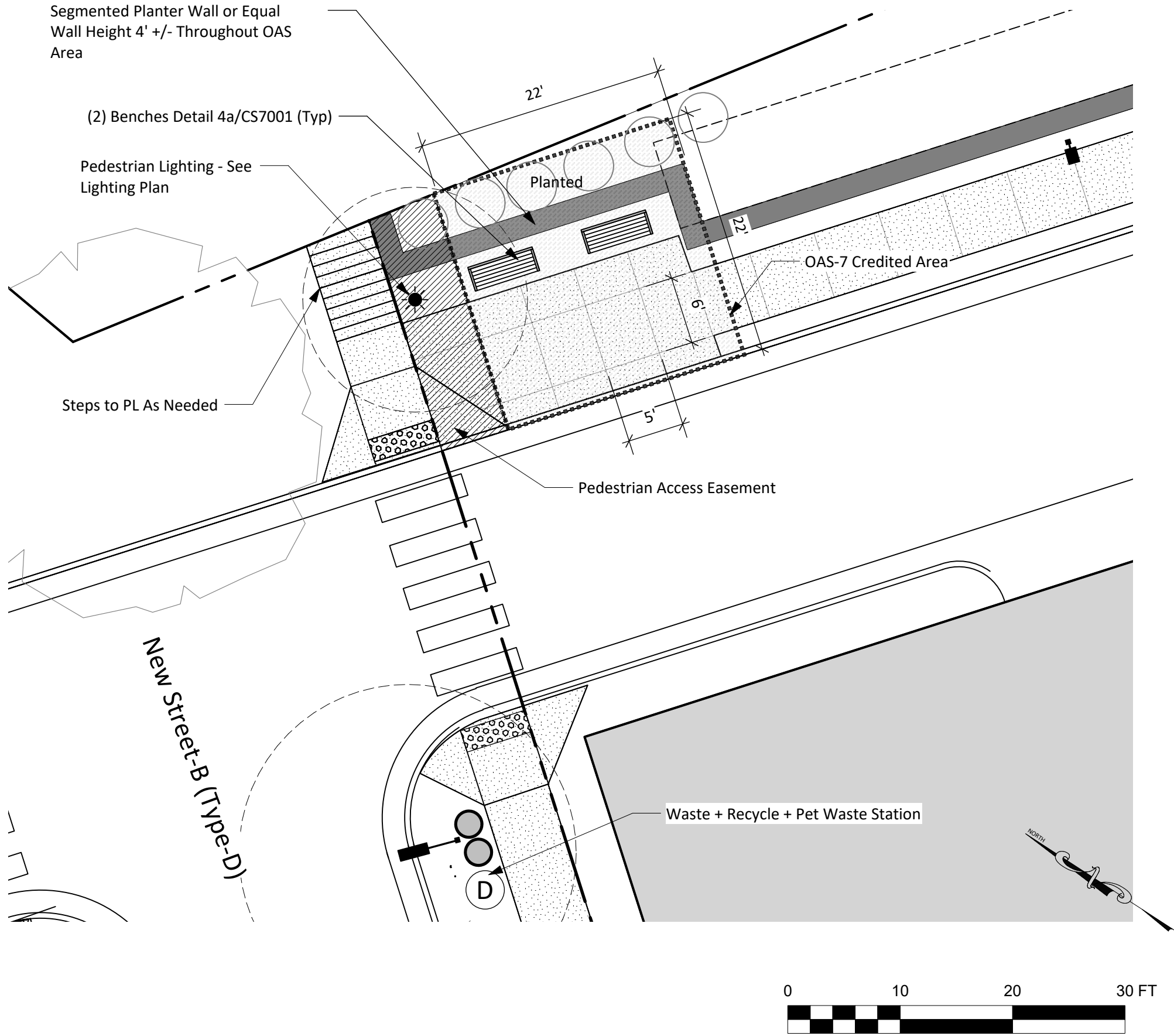
 Bicycle Locker (Long-Term)

 Park Bench

 Waste/Recycle Receptacles

 Planters

 Dog Station

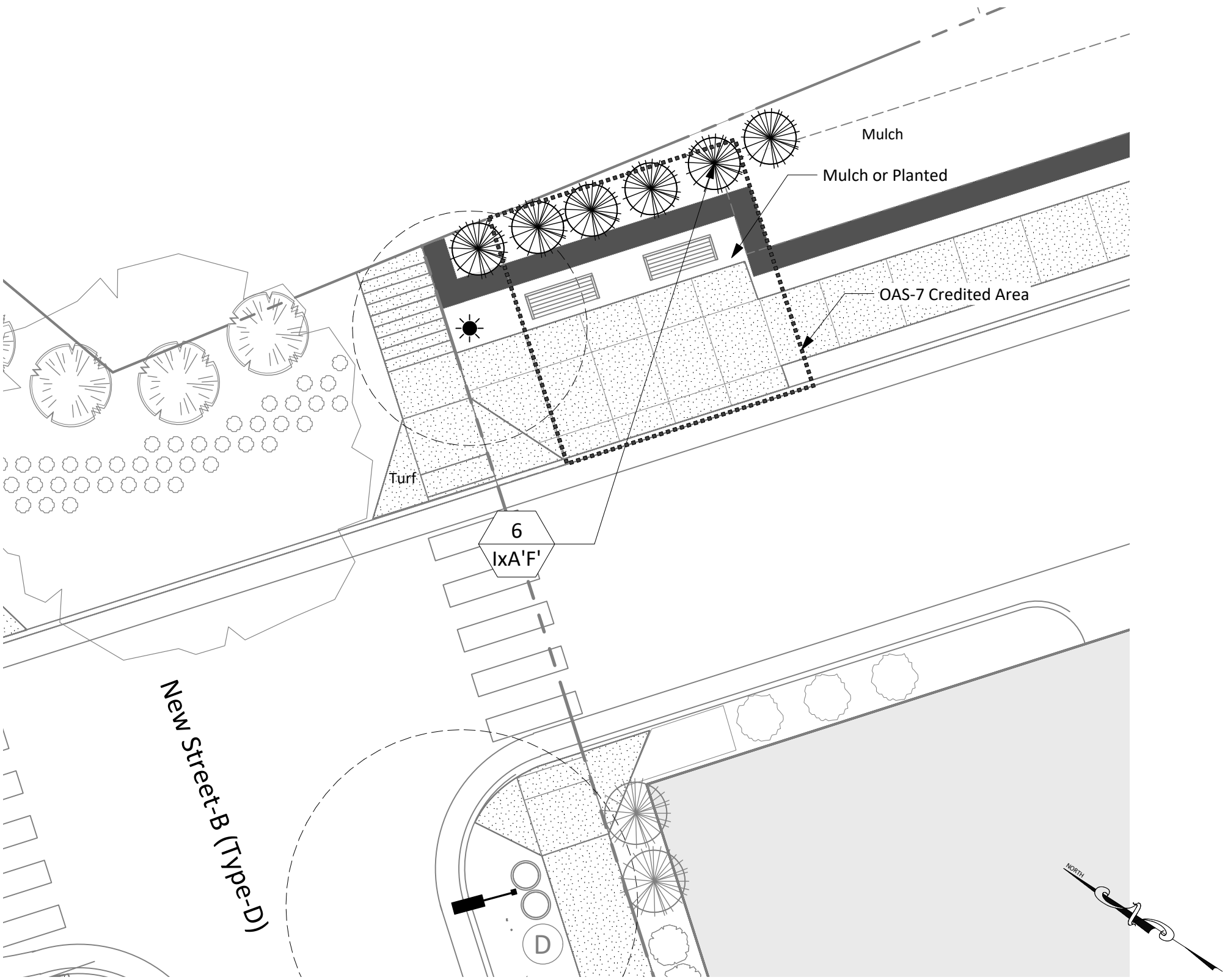


1 OUTDOOR AMENITY SPACE-7 - LAYOUT  
1" = 10'-0"

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

- 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-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.



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

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

Project:

Tarheel Lodging  
Redevelopment  
Chapel Hill, North Carolina

Developer:

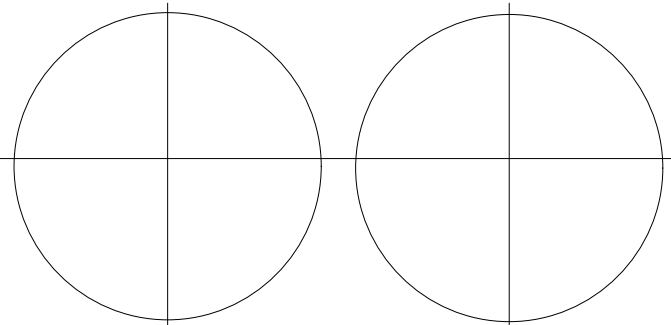
Tarheel Lodging, LLC  
and  
Unicorn Group  
Fifteen, LLC

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

Sheet Title::

OAS-7  
Layout &  
Planting Plan

1	8-30-33	Phase-II Modifications
No.	Date:	Issue Notes:



Limitations of Use and Liability Disclaimer - This document and all associated documents are provided for a specific site and the named Project only. In no event shall the Client or any third party copy or use any of the concepts, plans, drawings, specifications, designs, or other documents or data, document produced by the Consultant in connection with the Project (the "Instruments of Service") for any purpose other than those noted above or in relation to any project other than the named Project without the prior written permission of the Consultant. Liability arising from the use of these documents is limited to the scope of services fee agreed to in the Project Proposal Scope of Services.

Scale: 1" = 10'-0" @ D-Size	CS2107 of
Date: June 27, 2019	
Drawn By: STM	
Drawing No.: na	



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

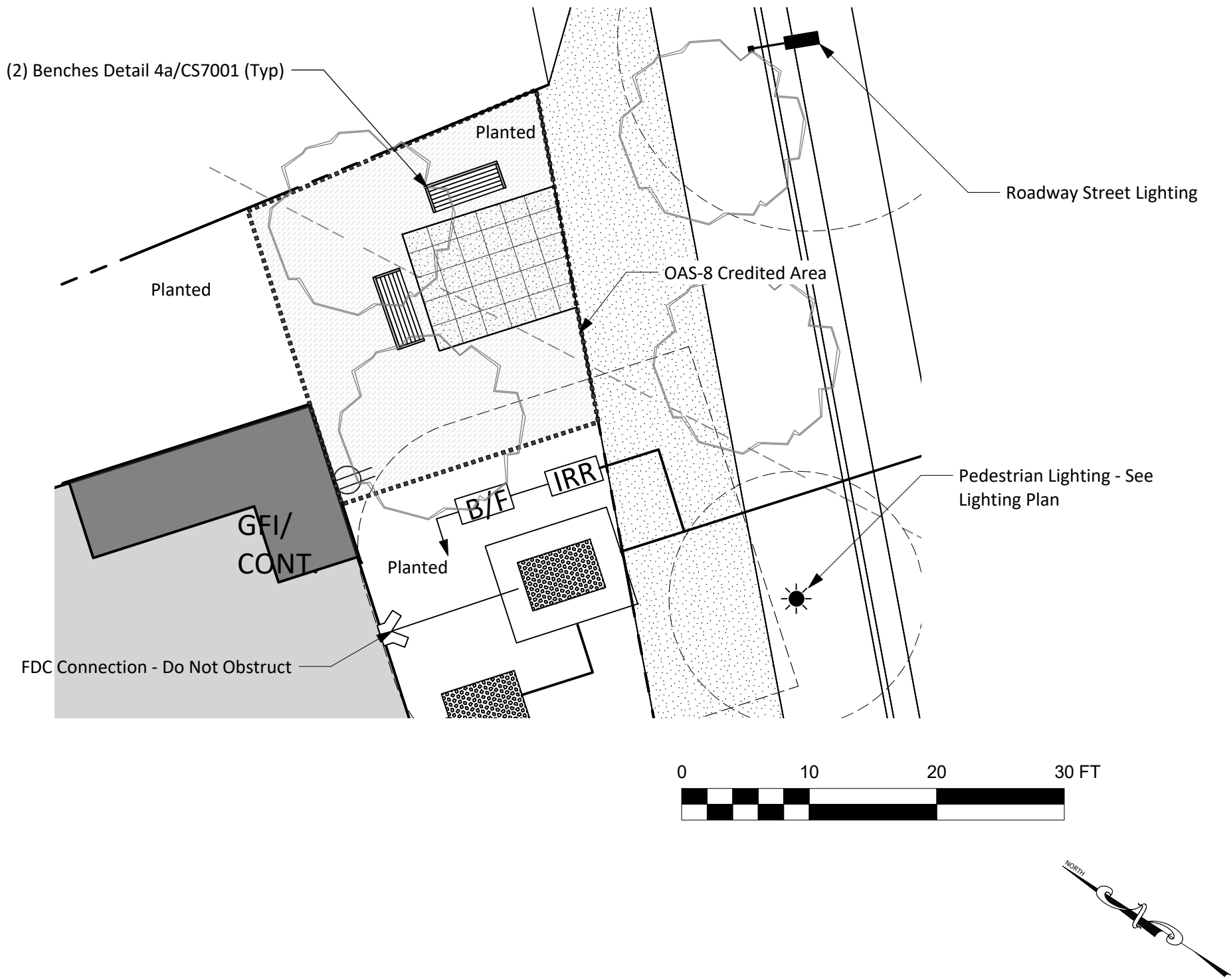
Planters

Dog Station

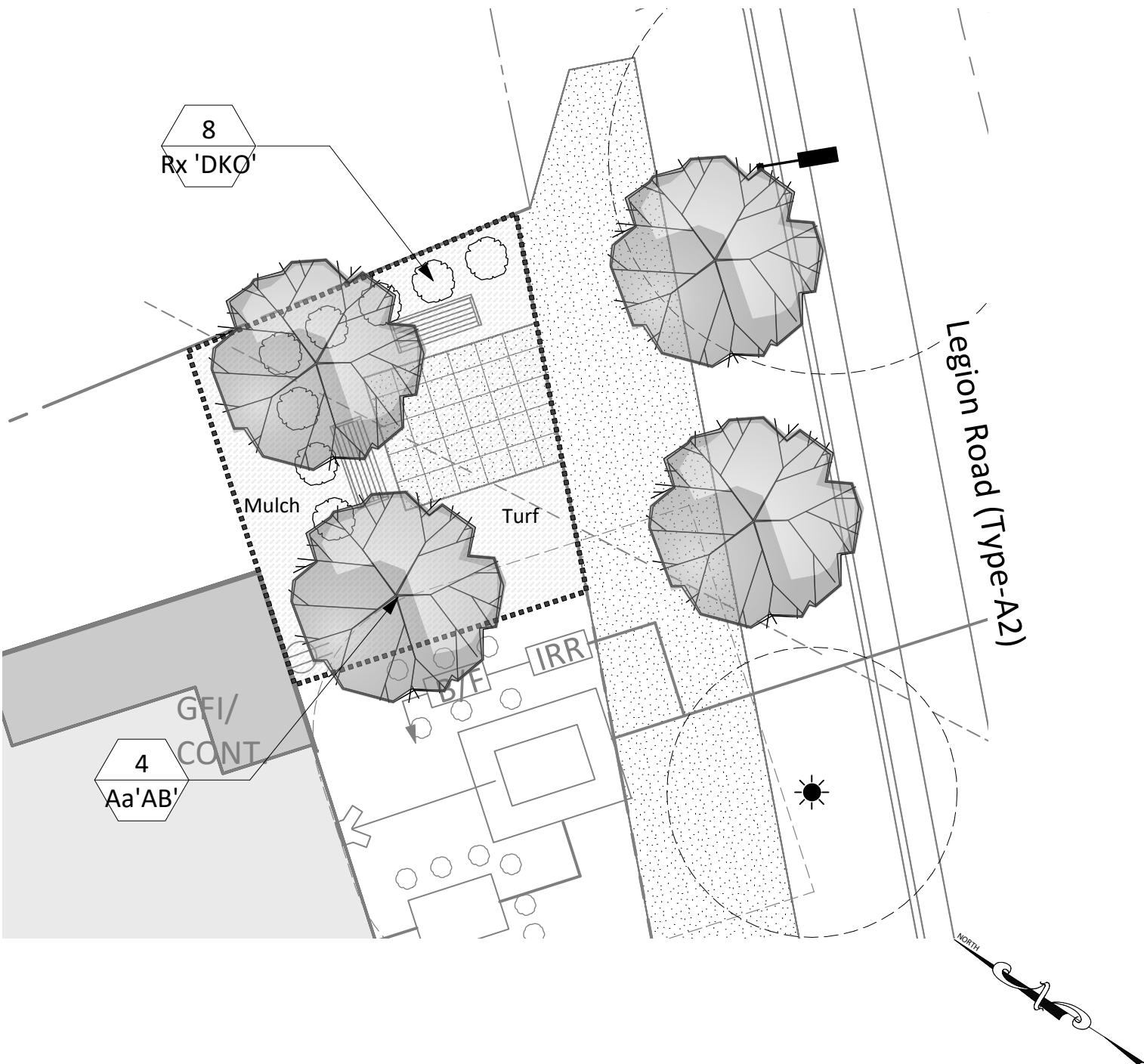
Plant List - Building-3 Forecourt			Plant List		
ID	Common Name	Botanical Name	Qty	Scheduled Size	Remarks & Spacing
Trees					
Aa'AB'	Autumn Brilliance Serviceberry	Amelanchier x grandiflora'Autumn Brilliance'	4	2.5" CAL.	Single-Stem   15' Mature Ht.
Shrubs					
Rx 'DKO'	Double Knock Out Rose (R)	Rosa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

- 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-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.



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



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

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

OAS-8  
Layout &  
Planting Plan

1	8-30-22	Phase-II Modifications
No.	Date:	Issue Notes:

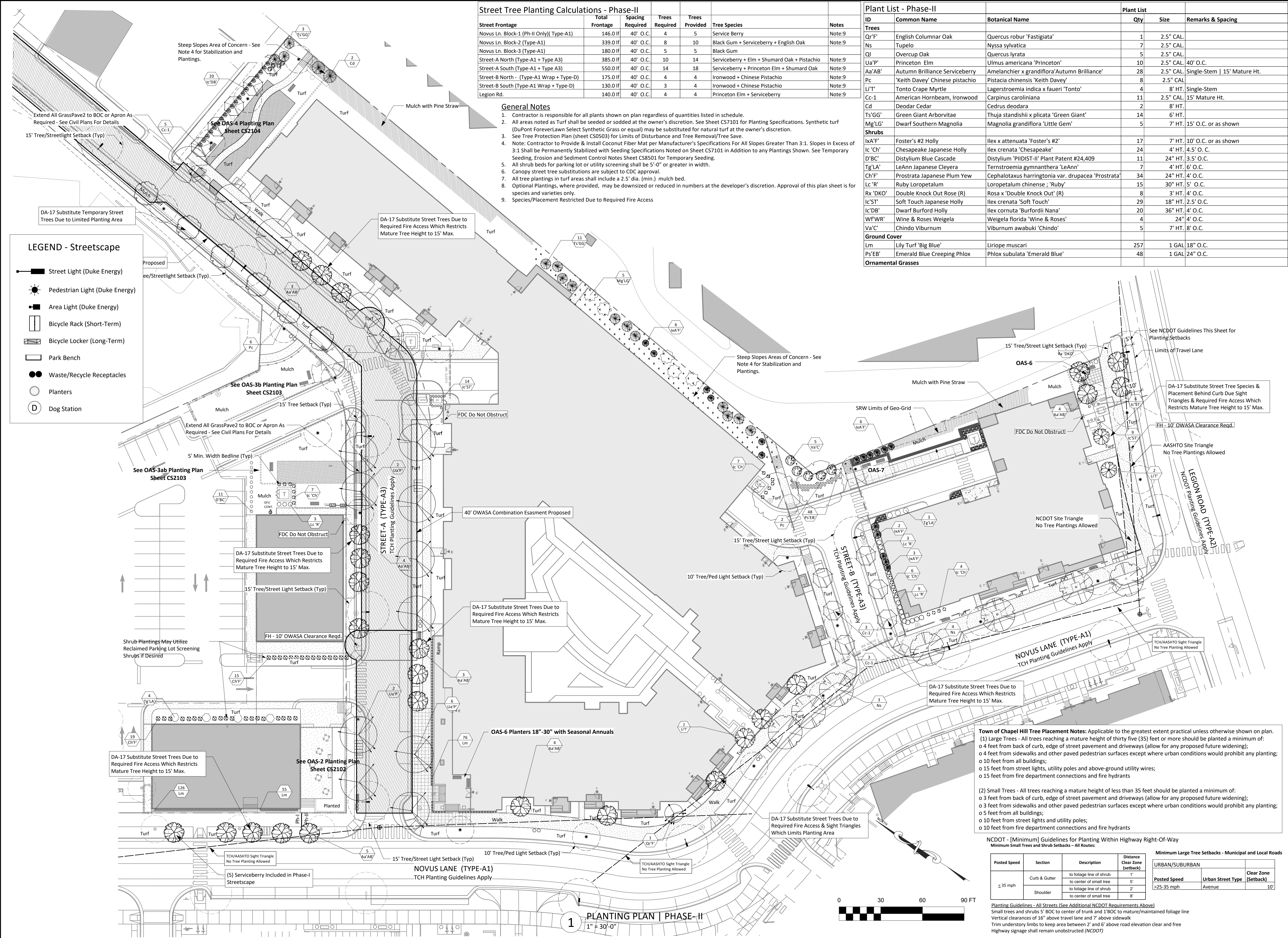
Limitations of Use and Liability Disclaimer - This document and all associated documents are provided for a specific site and the named Project only. In no event shall the Client or any third party copy or use any of the concepts, plans, drawings, specifications, designs, or other documents or data, document produced by the Consultant in connection with the Project (the "Instruments of Service") for any purpose other than those noted above or in relation to any project other than the named Project without the prior written permission of the Consultant. Liability arising from the use of these documents is limited to the scope of services fee agreed to in the Project Proposal Scope of Services.

Scale:  
1" = 10'-0" @ D-Size  
Date:  
June 27, 2019  
Drawn By:  
STM  
Drawing No.:  
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.
  - 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 - Phase-II			Plant List		
ID	Common Name	Botanical Name	Qty	Size	Remarks & Spacing
<b>Trees</b>					
Qr'F	English Columnar Oak	Quercus robur 'Fastigiata'	1	2.5" CAL.	
Ns	Tupelo	Nyssa sylvatica	7	2.5" CAL.	
Ql	Overcup Oak	Quercus lyrata	5	2.5" CAL.	
Ua'P'	Princeton Elm	Ulmus americana 'Princeton'	10	2.5" CAL.	40' O.C.
Aa'AB'	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	28	2.5" CAL.	Single-Stem   15' Mature Ht.
Pc	'Keith Davey' Chinese pistachio	Pistacia chinensis 'Keith Davey'	8	2.5" CAL.	
Li'T'	Tonto Crape Myrtle	Lagerstroemia indica x faueri 'Tonto'	4	8' HT.	Single-Stem
Cc-1	American Hornbeam, Ironwood	Carpinus caroliniana	11	2.5" CAL.	15' Mature Ht.
Cd	Deodar Cedar	Cedrus deodara	2	8' HT.	
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
<b>Shrubs</b>					
IxA'F'	Foster's #2 Holly	Ilex x attenuata 'Foster's #2'	17	7' HT.	10' O.C. or as shown
Ic 'Ch'	Chesapeake Japanese Holly	Ilex crenata 'Chesapeake'	24	4' HT.	4.5' O.C.
D'BC'	Distylium Blue Cascade	Distylium 'PIDIST-II' Plant Patent #24,409	11	24" HT.	3.5' O.C.
Tg'LA'	LeAnn Japanese Cleyera	Ternstroemia gymnanthera 'LeAnn'	7	4' HT.	6' O.C.
CH'F'	Prostrata Japanese Plum Yew	Cephalotaxus harringtonia var. drupacea 'Prostrata'	34	24" HT.	4' O.C.
Lc 'R'	Ruby Loropetalum	Loropetalum chinense ; 'Ruby'	15	30" HT.	5' O.C.
Rx 'DKO'	Double Knock Out Rose (R)	Rosa x 'Double Knock Out' (R)	8	3' HT.	4' O.C.
Ic'ST'	Soft Touch Japanese Holly	Ilex crenata 'Soft Touch'	29	18" HT.	2.5' O.C.
Ic'DB'	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	20	36" HT.	4' O.C.
WF'WR'	Wine & Roses Weigela	Weigela florida 'Wine & Roses'	4	24" HT.	4' O.C.
Va'C'	Chindo Viburnum	Viburnum awabuki 'Chindo'	5	7' HT.	8' O.C.
<b>Ground Cover</b>					
Lm	Lily Turf 'Big Blue'	Liriope muscari	257	1 GAL	18" O.C.
Ps'EB'	Emerald Blue Creeping Phlox	Phlox subulata 'Emerald Blue'	48	1 GAL	24" O.C.
<b>Ornamental Grasses</b>					

SCOTT MURRAY  
LAND PLANNING, INC.

Landscape Architecture | Environmental Design | Project Management

Scott Murray Land Planning, Inc.  
274 Boteourt Ct. Boynton, VA 23917  
252-213-9501 434-689-2925 (fax)  
www.stmlandplan.com  
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::

Planting Plan  
Phase-II  
Required Plantings

4	8-30-22	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:

Limitations of Use and Liability Disclaimer - This document and all associated documents are provided for a specific site and the named Project only. In no event shall the Client or any third party copy or use any of the concepts, plans, drawings, specifications, designs, or other documents or data, document produced by the Consultant in connection with the Project (the "Instruments of Service") for any purpose other than those noted above or in relation to any project other than the named Project without the prior written permission of the Consultant. Liability arising from the use of these documents is limited to the scope of services fee agreed to in the Project Proposal Scope of Services.

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

Date:  
September 26, 2019

Drawn By:  
STM

Drawing No.:  
na

CS2202

of