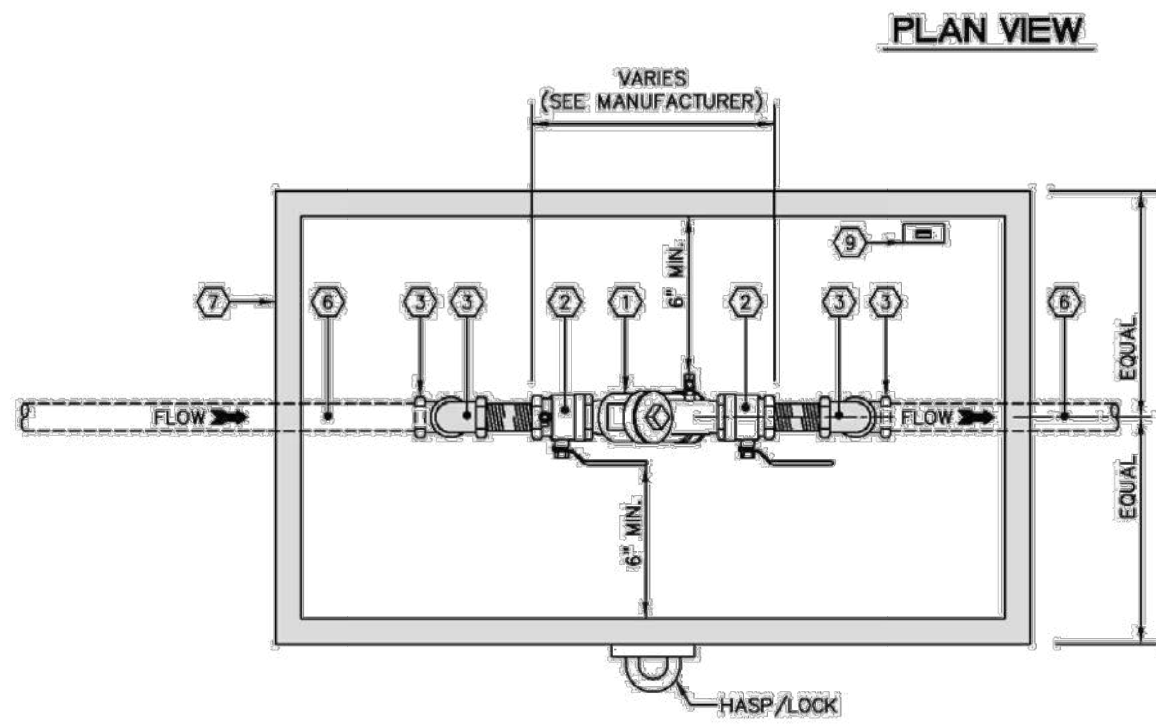
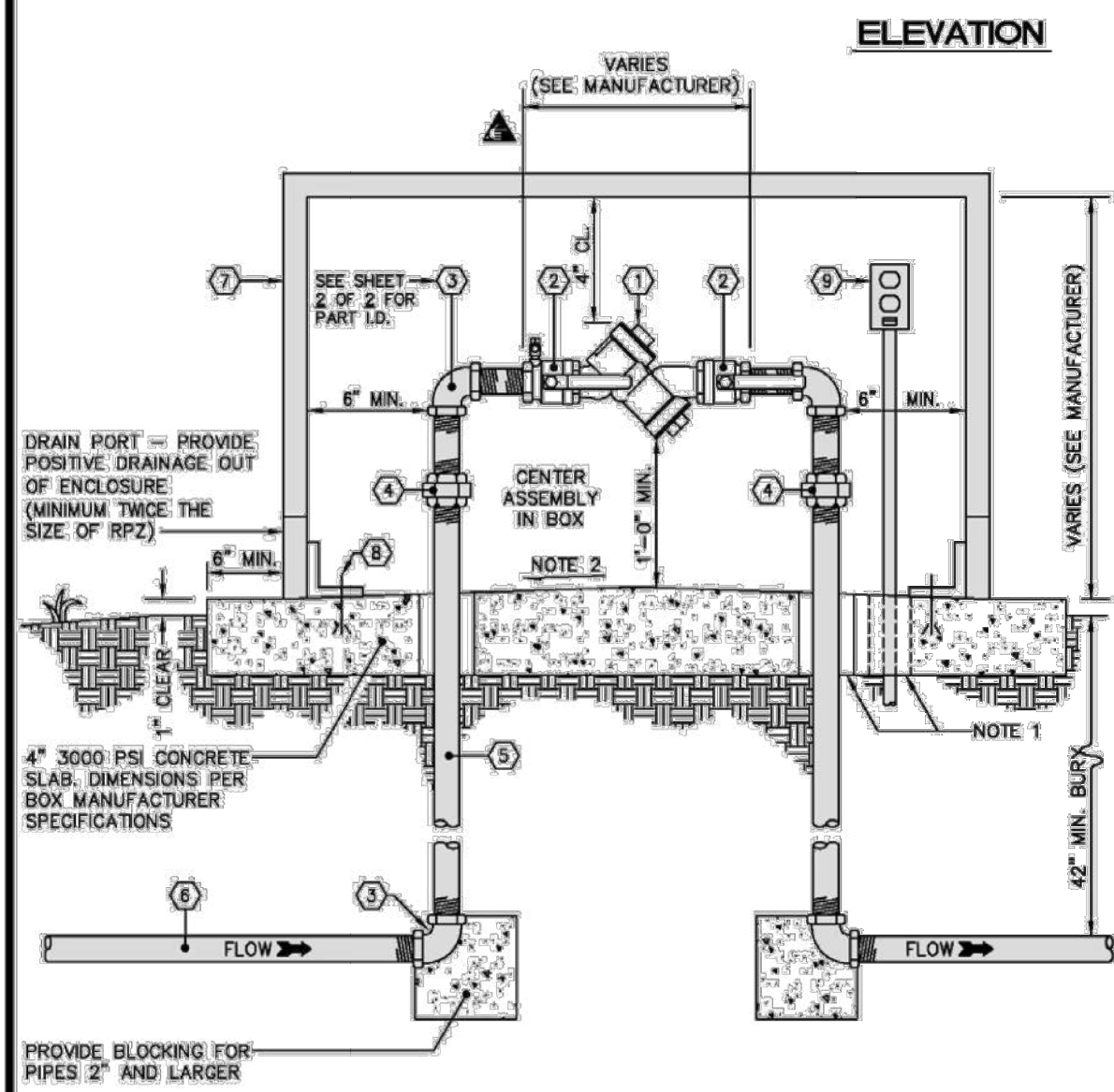
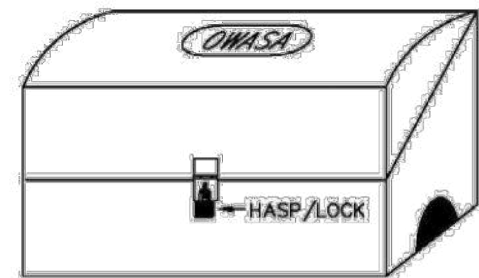


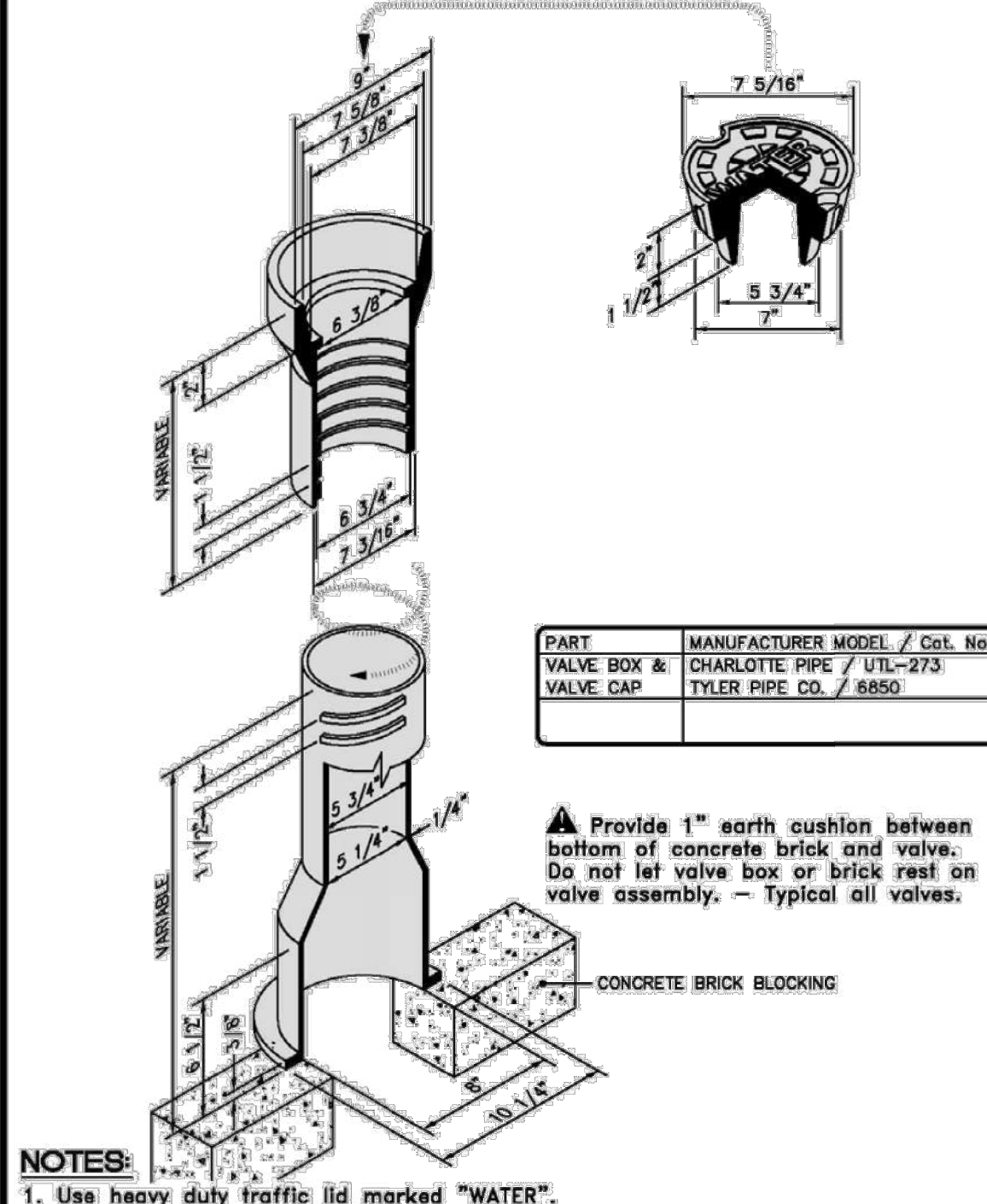


TYPICAL ENCLOSURE

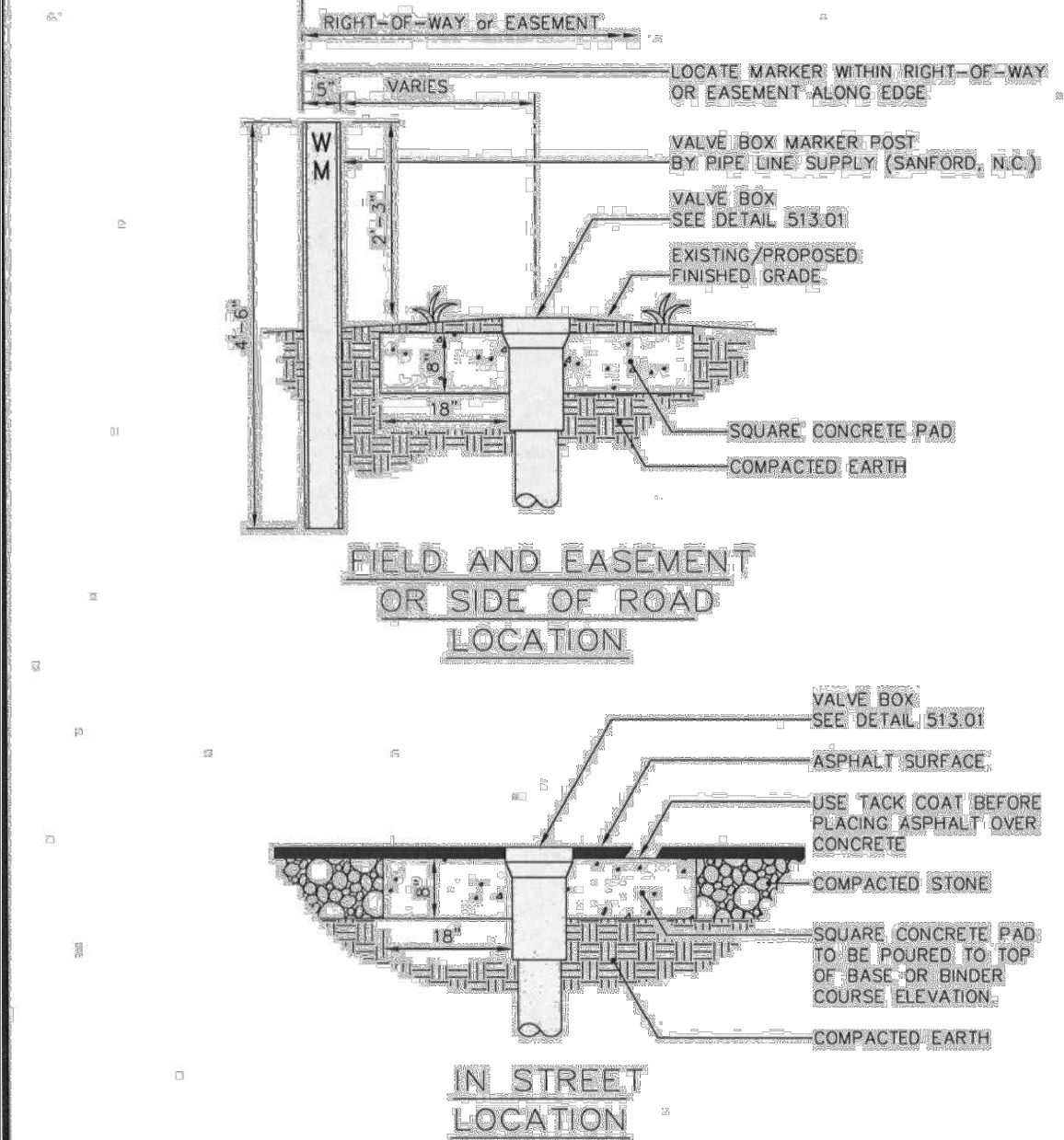


① PART	MANUFACTURER MODEL / Cat. No.
1 BACKFLOW PREVENTION ASSEMBLY, AS APPLICABLE	SEE SPEC. 02510 - PRODUCTS
2 1/4" TURN FULL PORT BRONZE BALL SHUT-OFF VALVE	
3 90° BRASS ELBOW	
4 THREADED UNION	
5 3/4" THRU 2 1/2" STAINLESS STEEL OR BRASS THREADED PIPE	
6 3/4" THRU 2 1/2" STAINLESS STEEL OR BRASS THREADED PIPE	
7 INSULATED ENCLOSURE WITH LOCKING ACCESS AND HEATER (120 V, 1 PHASE 60 HZ) VERIFY FITTINGS WILL FIT INSIDE BOX BEFORE ORDERING	HOTBOX / HB.75 - HB.3E (OR APPROVED EQUIVALENT)
8 STAINLESS STEEL ANCHOR BOLTS PER BOX MANUFACTURER RECOMMENDED SIZE AND SPACING	
9 PROVIDE 120V RECEPTACLE ON GFCI NEAR PIPE RISER, SET MINIMUM 18" ABOVE FLOOR	UL STD. 943-NEMA 3R.

- NOTES:
1. Provide minimum 1" annular clearance around all risers and electrical conduit.
 2. Slope floor to drain to ports at both ends. Ensure positive surface grade away from enclosure.



- NOTES:
1. Use heavy duty traffic lid marked "WATER".



- NOTES:
1. Concrete to be minimum 3,000 PSI @ 28 days.

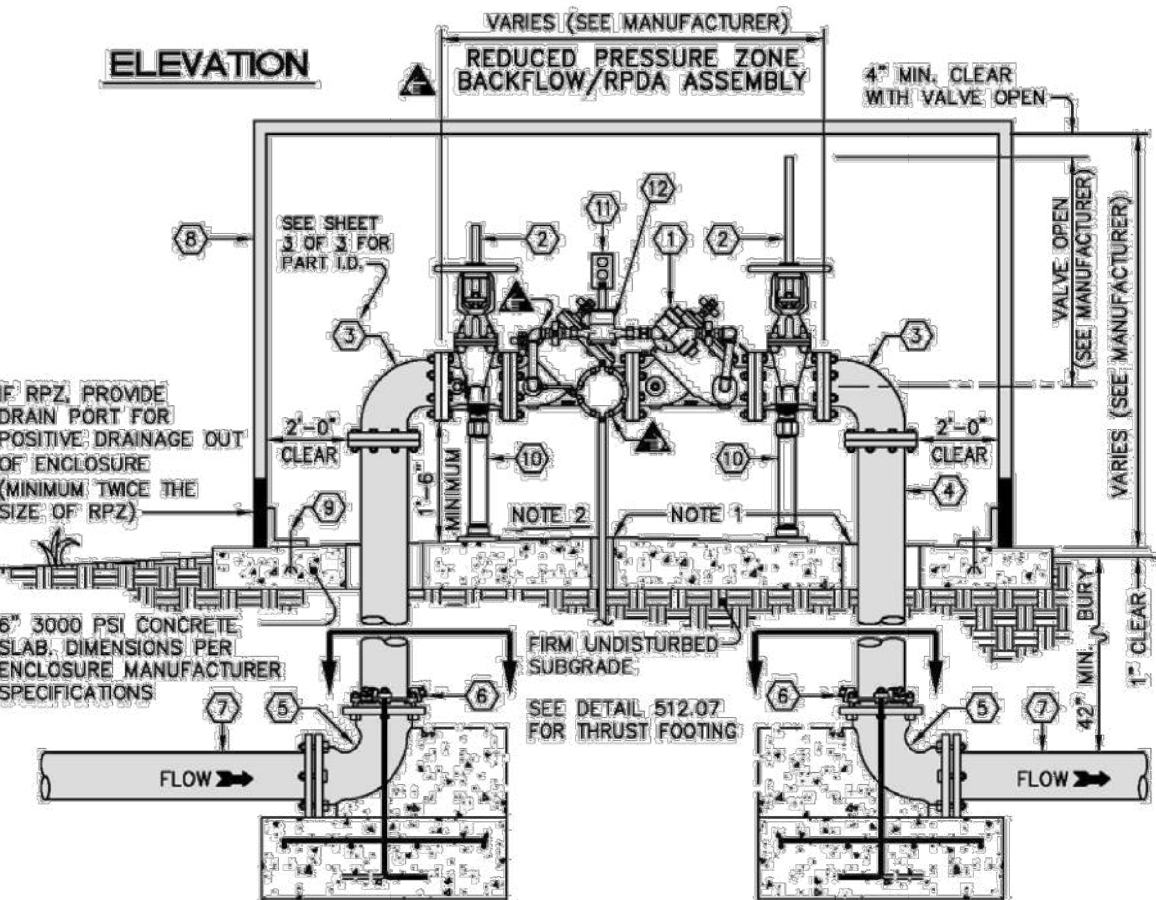
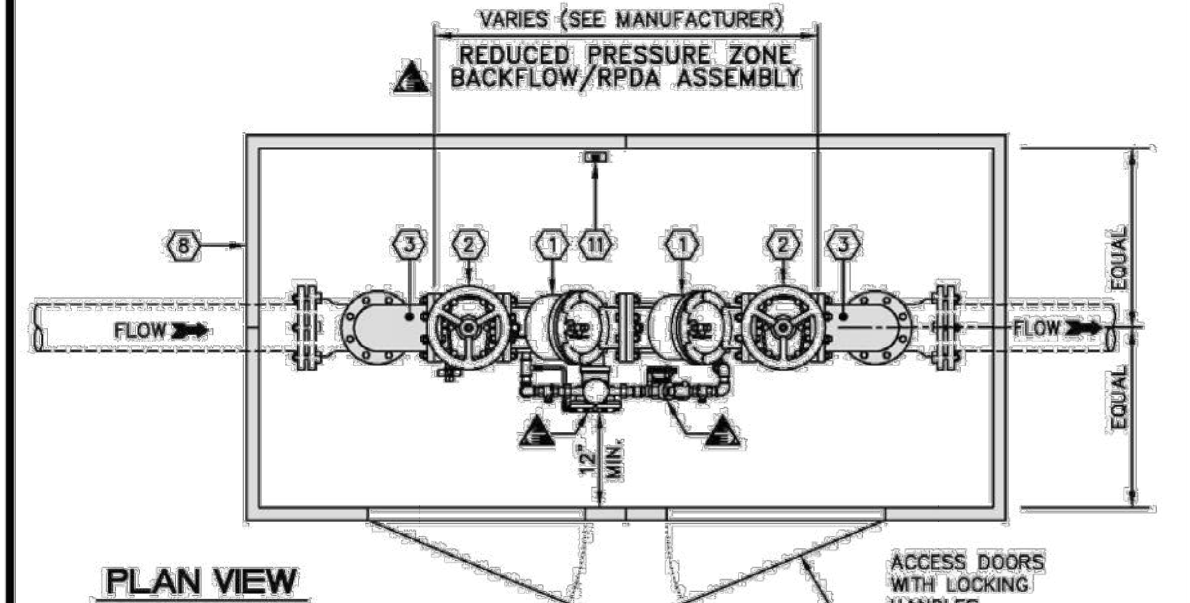
ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: December 20, 2016
SHEET # 1 OF 3
02513.01
3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)

ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: December 20, 2016
SHEET # 2 OF 3
02513.01
3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)

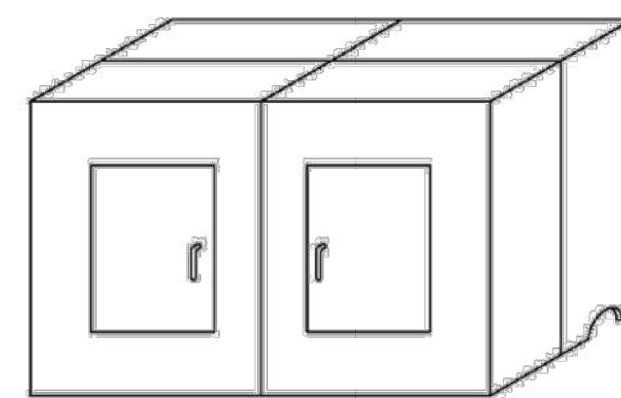
ORANGE WATER AND SEWER AUTHORITY
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PO Box 366
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USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: December 20, 2016
SHEET # 3 OF 3
02513.01
3/4" to 2" RPZ ASSEMBLY (ABOVE GROUND)

ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: August 15, 2012
SHEET # 1 OF 1
02513.01
STANDARD SCREW VALVE BOX DETAIL

ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: August 15, 2012
SHEET # 2 OF 2
02513.02
VALVE BOX STABILIZING PAD DETAILS

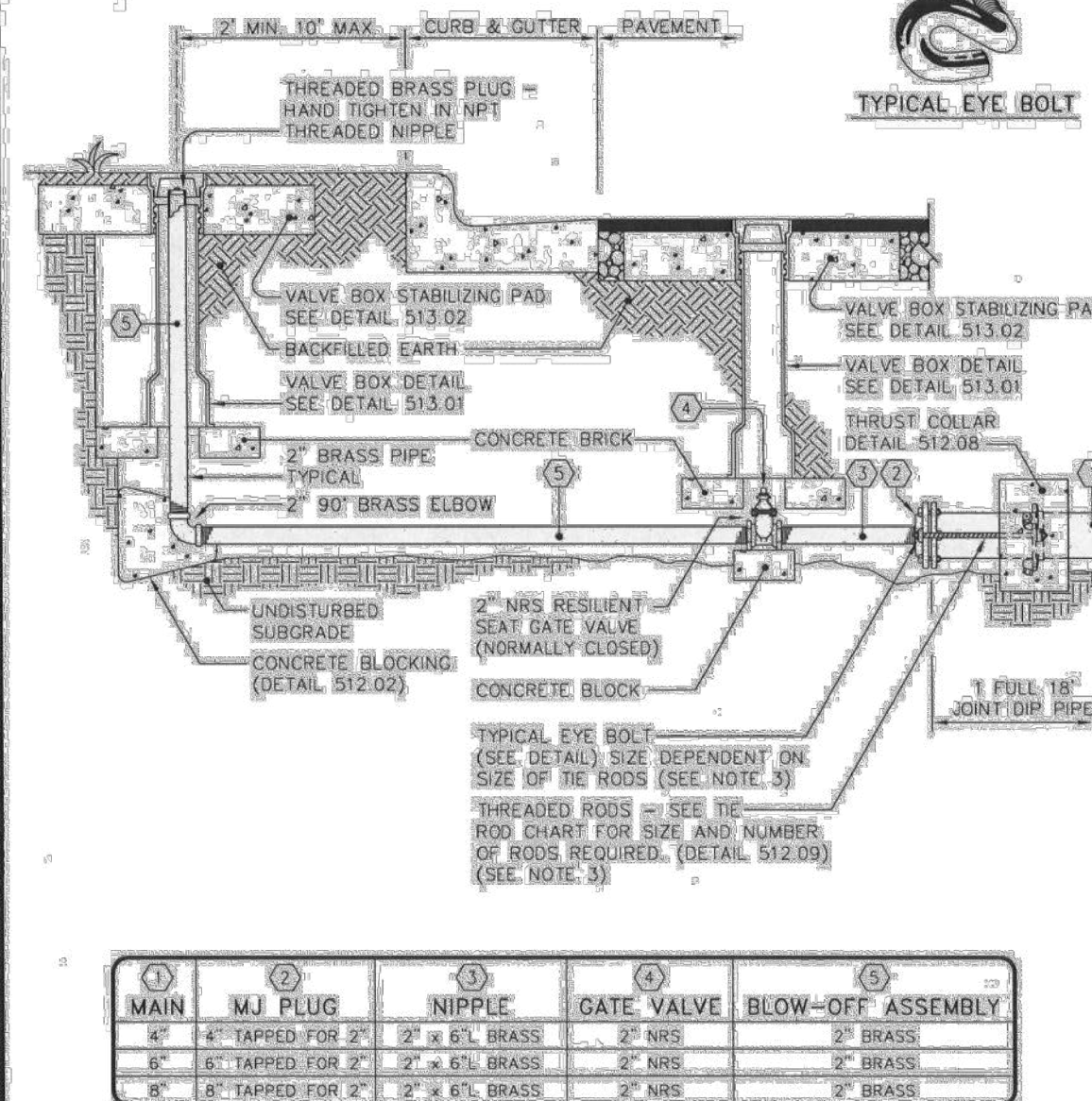


TYPICAL BOX



① PART	MANUFACTURER MODEL / Cat. No.
1 BACKFLOW ASSEMBLY	USD & ASSE APPROVED
2 OS&Y GATE VALVE WITH RESILIENT SEATS	TO BE APPROVED BY OWASA
3 90° DIP FLANGE x FLANGE ELBOW	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., UNION-TYLER PIPE CO., or U.S. PIPE & FOUNDRY
4 DIP FLANGE x PE PIPE (VERIFY LENGTH)	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., U.S. PIPE & FOUNDRY
5 90° DIP MJ x MJ ELBOW	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., UNION-TYLER PIPE CO., or U.S. PIPE & FOUNDRY
6 WEDGE ACTION RESTRAINER GLAND JOINT RESTRAINT	EBBA IRON SALES, INC., FORD
7 3" THRU 10" DIP	AMERICAN CAST IRON PIPE, GRIFFIN PIPE CO., UNION-TYLER PIPE CO., or U.S. PIPE & FOUNDRY
8 INSULATED ENCLOSURE WITH LOCKING ACCESS DOORS AND HEATER (120 V, 1 PHASE, 60 HZ) VERIFY FITTINGS WILL FIT INSIDE BOX BEFORE ORDERING	HOTBOX / HB.4E - HB.10E (OR APPROVED EQUIVALENT)
9 STAINLESS STEEL EXPANSION ANCHOR BOLTS PER BOX MANUFACTURER RECOMMENDED SIZE & SPACING	
10 ADJUSTABLE PIPE SUPPORTS HOT DIP GALVANIZED OR "STANDON" MODEL S92 SADDLE SUPPORT	SHOP FABRICATED AND HOT DIP GALVANIZED
11 PROVIDE 120V RECEPTACLE ON GFCI NEAR PIPE RISER, SET MINIMUM 12" ABOVE DISCHARGE POINT OF RPZ (AS APPLICABLE)	UL STD. 943-NEMA 3R.
12 METER WITH ERT	PURCHASE FROM OWASA

- NOTES:
1. Provide minimum 3" annular clearance around all DIP risers and 1" around electrical conduit.
 2. Slope floor to drain to ports at both ends. Ensure positive surface grade away from enclosure.
 3. If metal enclosure issued, mount ERT on outside of box.



- NOTES:
1. No discharge from blow-off should go directly into a creek. OWASA must dechlorinate discharge before it enters a body of water.
 2. Provide erosion and sedimentation control for discharge.
 3. In lieu of rodded fittings, contractor may use a wedge action restrained gland joint restraint on fittings.

ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: December 20, 2016
SHEET # 1 OF 1
02513.10
2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)

ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: December 20, 2016
SHEET # 2 OF 2
02513.10
2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)

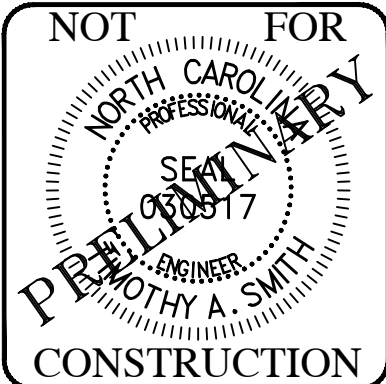
ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: December 20, 2016
SHEET # 3 OF 3
02513.10
2 1/2" to 10" RPZ, RPDA ASSEMBLY (ABOVE GROUND)

ORANGE WATER AND SEWER AUTHORITY
400 Jones Ferry Road
PO Box 366
Carrboro, NC 27510-0366
USE WITH THE OWASA STANDARD SPECIFICATIONS ONLY
SCALE: Not To Scale
REVISION DATE: August 15, 2012
SHEET # 1 OF 1
02514.04
PERMANENT 2" BLOW-OFF ASSEMBLY FOR MAINS UP TO 8"

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

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DRAWN BY
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FIRST ISSUE DATE
12-01-2021



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Hillsborough, NC 27278
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SITE PLANS FOR
JAY STREET APARTMENTS
JAY STREET
CHAPEL HILL, ORANGE COUNTY, NC
SITE DETAILS - WATER

PROJECT NO.
21-0207
DRAWING NAME:
21-0207_D-1-5.dwg
SHEET NO.
D-4



Know what's below.
Call before you dig.

TREE PROTECTION NOTES:

- ALL TREES SCHEDULED FOR PRESERVATION SHALL BE TEMPORARILY FENCED DURING CONSTRUCTION. FENCING SHALL BE INSTALLED PRIOR TO STARTING WORK. FENCING SHALL CONSIST OF 48" HIGH CHAIN LINK OR PLASTIC SNOW FENCE. SEE DETAIL 1/L-3. FENCE AREAS SHALL BE MAINTAINED IN A NATURAL CONDITION AND NOT COMPACTED.
- THE CONTRACTOR SHALL NOT BE ALLOWED TO STORE EQUIPMENT OR MATERIAL WITHIN THE DRIPLINE AREA UNDER TREES TO BE PRESERVED.
- NO RARE OR SPECIMEN TREE AS DEFINED BY THE CHAPEL HILL CODE OF ORDINANCES MAY BE REMOVED OR TRIMMED UNLESS AUTHORIZED UNDER THIS MANAGEMENT PLAN OR CITY REGULATION.
- NO SOIL MAY BE REMOVED FROM WITHIN THE DRIPLINE OF ANY TREE AND NO FILL OR ADDITIONAL SOIL CAN EXCEED TWO INCHES (2") WITHIN THE DRIPLINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST. BECAUSE EXISTING TREES ARE SENSITIVE TO THE ADDITION OF FILL, EXCAVATED MATERIAL MUST EITHER BE REMOVED FROM THE SITE, INCORPORATED AS ENGINEERED FILL BENEATH THE DRIVEWAY, OR RETAINED AWAY FROM OAK TRUNKS (A MINIMUM OF ONE FOOT CLEARANCE) AND AS MUCH ROOTING AREA AS POSSIBLE.
- BARK INJURY TO ANY TREE FROM EQUIPMENT OR MATERIAL IS NOT ACCEPTABLE AND IS PREVENTED BY RESPECTING THE PROTECTIVE FENCING DESCRIBED ABOVE.
- EXCAVATION NEEDED NEAR TREES TO REMAIN MUST BE MINIMIZED. ROOTS EXPOSED BY EXCAVATION MUST BE PRUNED CLEANLY AND RE-COVERED AS QUICKLY AS POSSIBLE TO PROMOTE CALLUSING, CLOSURE AND HEALTHY REGROWTH. WHERE EXCAVATION WILL OCCUR WITHIN TREE DRIPLINES, THE FOLLOWING ROOT SEVERING PROCEDURES DURING EXCAVATION AND TRENCHING ARE RECOMMENDED: EXPOSE AND CLEANLY SEVER ROOTS ONE FOOT FURTHER FROM THE TREE THAN THE FINAL LIMIT OF GRADING AND THEN HAND DIG THE FINAL FOOT OF WIDTH. INITIAL CUTS ONE FOOT FROM LIMIT OF GRADING CAN BE MADE BY MAKING SHARP VERTICAL CUTS WITH EXCAVATOR OR BACKHOE TEETH. ROOTS SHOULD THEN BE CLEANLY PRUNED TO THE SIDE WALL OF EXCAVATION WITH A SAW. SAWZALL, NARROW TRENCHER WITH SHARP BLADES, OR CLIPPERS. HYDRAULIC OR PNEUMATIC EXCAVATION TECHNOLOGIES ARE AVAILABLE WHICH CAN EXPOSE AND MINIMIZE DAMAGE TO ROOTS. EXPOSED ROOTS SHOULD BE DRAPED IMMEDIATELY WITH AT LEAST TWO LAYERS OF UNTREATED BURLAP OR CARPETS SECURED TO COVER THE EXCAVATED SURFACE TO A DEPTH OF 3 FEET. BURLAP OR CARPETING (OR TEMPORARY FILL) SHALL BE SOAKED NIGHTLY AND KEPT IN PLACE UNTIL THE EXCAVATED SURFACE IS BACKFILLED AND WATERED.
- ALL TREE WORK SHALL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND WORK COMPLETED BY QUALIFIED TREE SERVICE PERSONNEL.

LEGEND

- LD LIMIT OF DISTURBANCE AND TREE PROTECTION FENCING: SEE DETAIL 1/L-3
- EXISTING DECIDUOUS TREE: PROTECT AND PRESERVE
- CRITICAL ROOT ZONE
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING EVERGREEN TREE: PROTECT AND PRESERVE
- EXISTING EVERGREEN TREE TO BE REMOVED
- EXISTING CANOPY COVERAGE TO BE MAINTAINED
- RARE TREE
- SPECIMEN TREE

GENERAL NOTES:

- TREE PROTECTION/DEMOLITION CONFERENCE: CONTRACTOR TO SCHEDULE A CONFERENCE WITH THE TOWN'S URBAN FORESTER AND THE LANDSCAPE ARCHITECT AT LEAST 7 DAYS BEFORE BEGINNING SITE CLEARING.
- LANDSCAPE PROTECTION SUPERVISOR: CONTRACTOR TO APPOINT A LANDSCAPE PROTECTION SUPERVISOR WHO HAS COMPLETED TRAINING WITH THE TOWN OF CHAPEL HILL. 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 OCCURS SUCH AS:
 - CLEARING AND GRUBBING;
 - ANY EXCAVATION, GRADING, TRENCHING OR MOVING OF SOIL;
 - REMOVAL, INSTALLATION OR MAINTENANCE OF ALL LANDSCAPE ELEMENTS AND LANDSCAPE PROTECTION DEVICES; OR
 - DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT ON SITE

LANDSCAPE PROTECTION REQUIREMENTS:

DEFINITIONS:

SIGNIFICANT TREE STAND:
-- an area of contiguous mature woods greater than five thousand (5,000) square feet in size where over half of the canopy is provided by hardwoods with a diameter breast height (dbh) greater than twenty-four (24) inches.

SPECIMEN TREE:

- any healthy living pine tree that has a trunk diameter of eighteen (18) inches or more, or any other species that:
- has a trunk diameter at breast height (dbh) of twelve (12) inches or more; or
- a trunk dbh of six (6) inches or more in the case of the North Carolina native species from a following list of genera

RARE TREE:

- any healthy living pine tree that has a trunk diameter of thirty-six (36) inches or more, or any other species that:
- has a trunk diameter at breast height (dbh) of twenty-four (24) inches or more; or
- has a trunk dbh of twelve (12) inches or more in the case of North Carolina native species from the list of genera in this section; or
- is listed as a State or National Champion by the North Carolina Forest Service or the American Forestry Association; or
- provides unique habitat for any endangered or threatened wildlife species protected by Federal law; or
- has been cited by the Town Council as being historically significant; or
- Represents an uncommon species, such as Long Leaf Pine, Live Oak, or Sequoia Redwood, that the Town Manager considers to be desirable and not to pose a threat to the local ecological balance.

NORTH CAROLINA GENERA:

Aesculus (Buckeye)
Amelanchier (Serviceberry)
Asimina (Pawpaw)
Carpinus (Hornbeam)
Cercis (Redbud)
Chionanthus (Fringetree)
Cornus (Dogwood)
Crataegus (Hawthorn)
Diospyros (Persimmon)
Fagus (Beech)
Halesia (Silverbell)
Hamamelis (Witch-hazel)
Ilex (Holly)
Juniperus (Cedar)
Ostrya (Hophornbeam)
Oxydendrum (Sourwood)
Sassafras (Sassafras)
Tsuga (Hemlock)

CRITICAL ROOT ZONE:

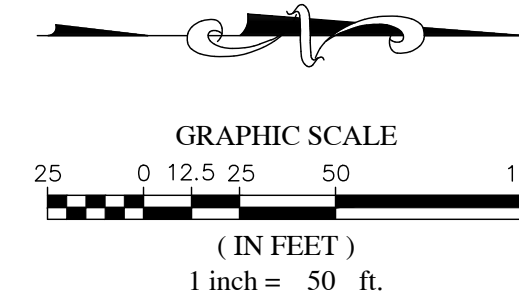
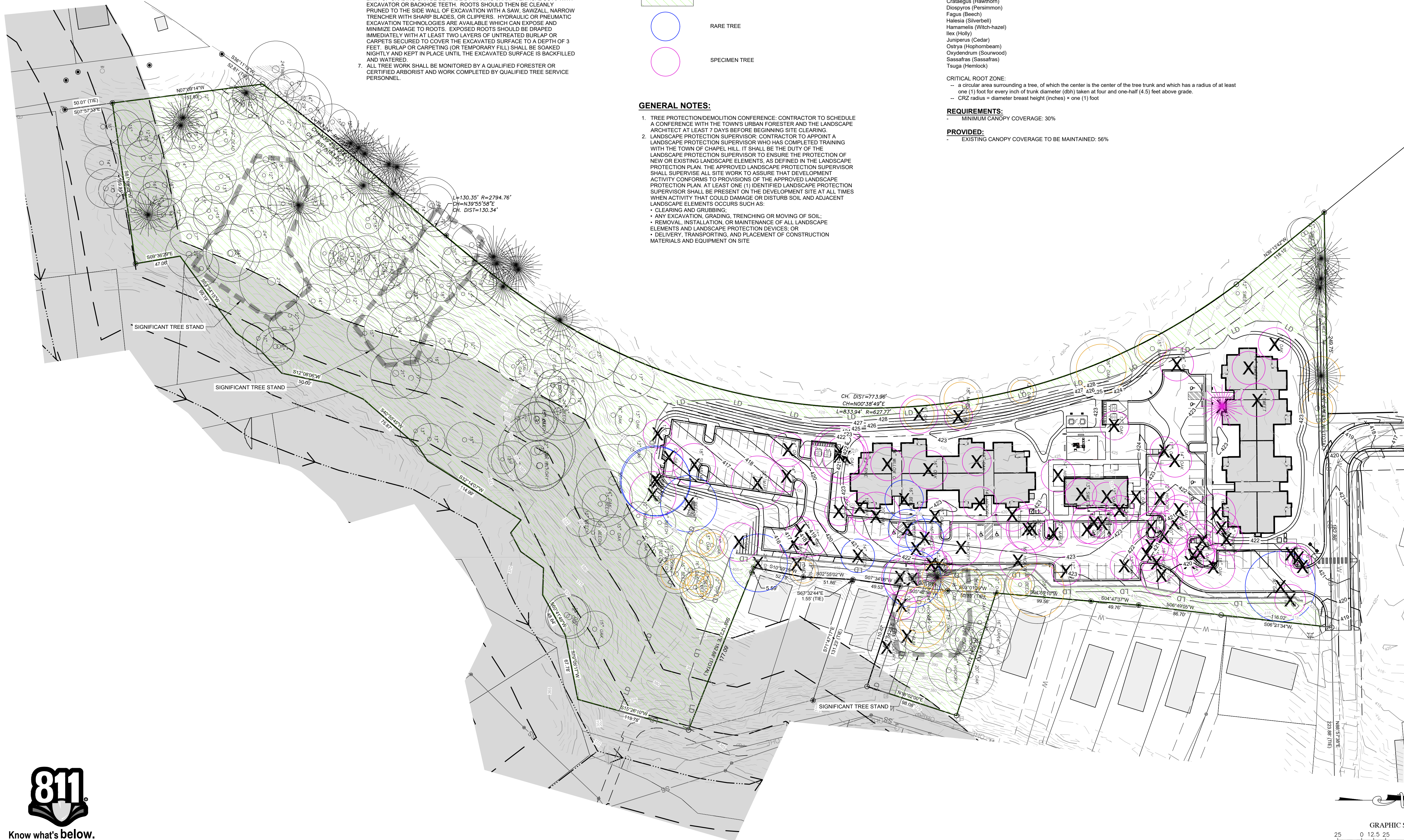
- a circular area surrounding a tree, of which the center is the center of the tree trunk and which has a radius of at least one (1) foot for every inch of trunk diameter (dbh) taken at four and one-half (4.5) feet above grade.
- CRZ radius = diameter breast height (inches) x one (1) foot

REQUIREMENTS:

- MINIMUM CANOPY COVERAGE: 30%

PROVIDED:

- EXISTING CANOPY COVERAGE TO BE MAINTAINED: 56%



SITE PLANS FOR
JAY STREET APARTMENTS
JAY STREET
CHAPEL HILL, ORANGE COUNTY, NC

LANDSCAPE PROTECTION PLAN

PROJECT NO.
21-0207
DRAWING NAME:
21-0207_LS.dwg
SHEET NO.
L-1

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Hillsborough, NC 27278
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NOT FOR
CONSTRUCTION
PRELIMINARY
CUTS/STAKES

PROJECT ENGINEER/ARCHITECT
TAS@SUMMITDESIGN.COM
PROJECT MANAGER
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DRAWN BY
DHC@DCHITTY.COM
FIRST ISSUE DATE
12-01-2021

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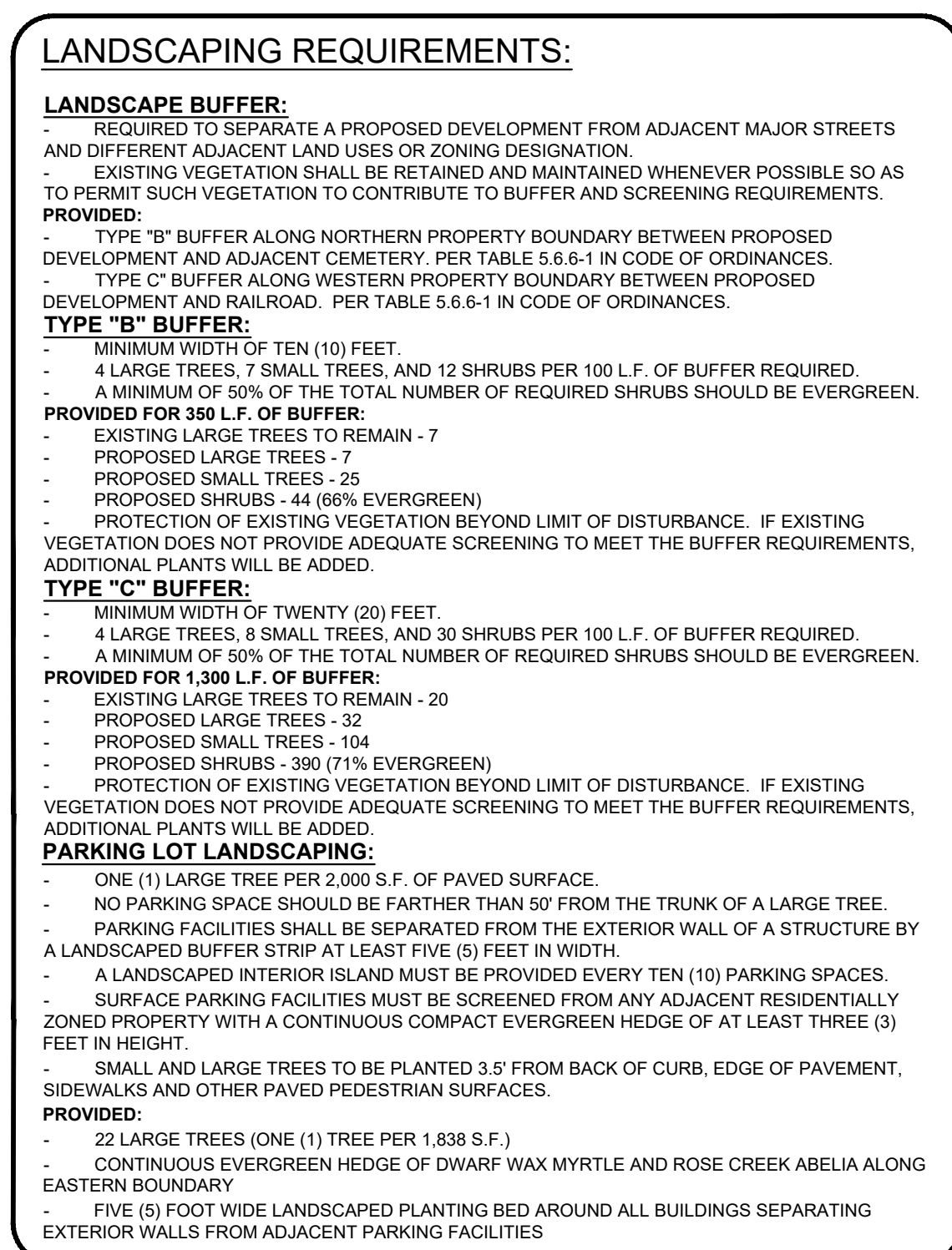
NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
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LEGEND:

----- PLANTING BED EDGE

 EXISTING DECIDUOUS TREES TO REMAIN

 EXISTING EVERGREEN TREES TO REMAIN



GRAPHIC SCALE

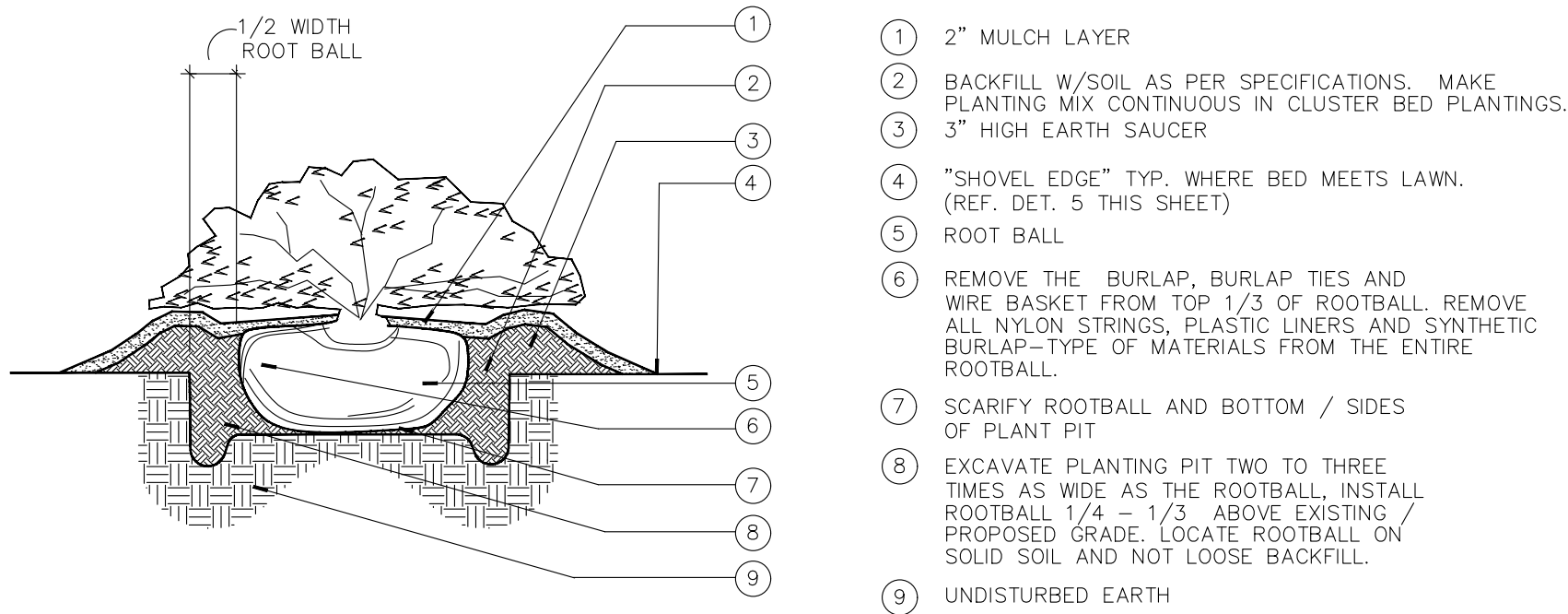
(IN FEET)
1 inch = 50 ft.



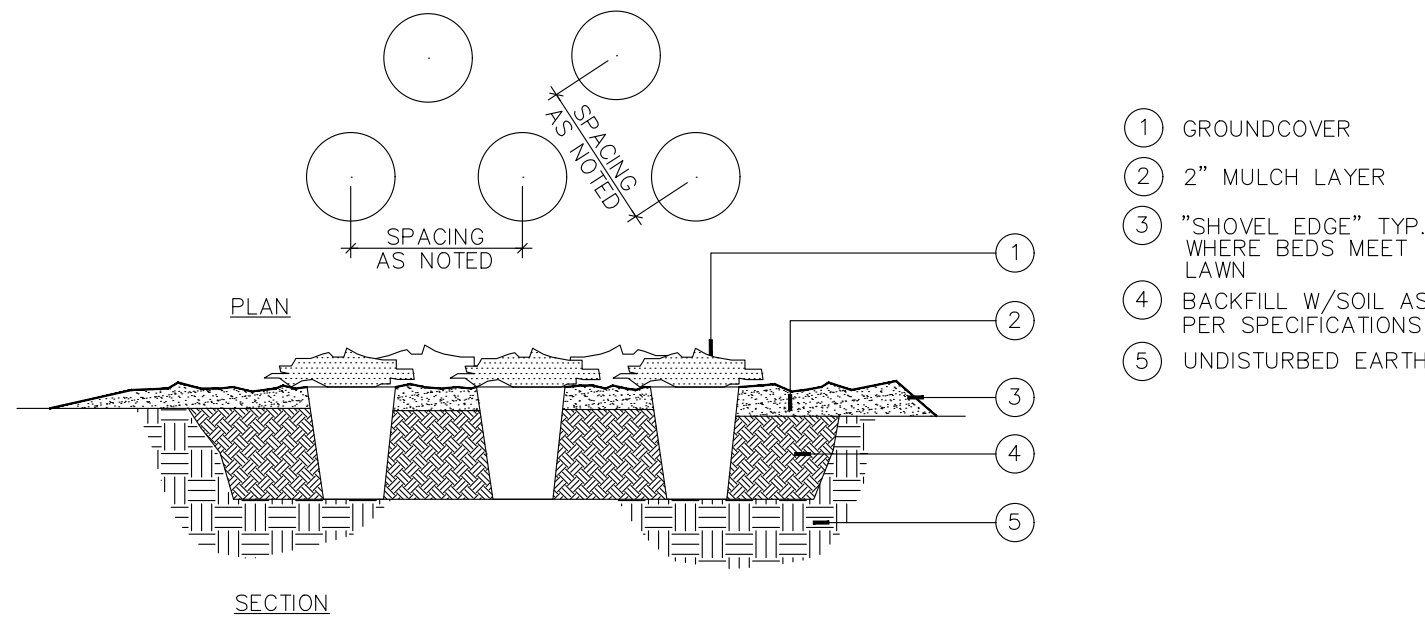
 SUMMIT DESIGN AND ENGINEERING SERVICES State License #: P-0339 320 Executive Court Hillsborough, NC 27278 Phone: (919) 732-3865 Fax: (919) 732-4676 www.summitde.com		SITE PLANS FOR JAY STREET APARTMENTS JAY STREET CHAPEL HILL, ORANGE COUNTY, NC LANDSCAPE PLAN		PROJECT NO. 21-0207 DRAWING NAME: 21-0207_LS.dwg SHEET NO. L-2		PROJECT ENGINEER/ARCHITECT TAS (TIM.SMITH@SUMMITDE.COM) PROJECT MANAGER ACH (AARON.HUTCHENS@SUMMITDE.COM) DRAWN BY DMC (DION.CITY@SUMMITDE.COM) FIRST ISSUE DATE 12/01/2021		NOT FOR CONSTRUCTION 		COPYRIGHT © 2022 SUMMIT DESIGN AND ENGINEERING SERVICES DRAWING ALTERNATION THIS DOCUMENT IS THE PROPERTY OF SUMMIT DESIGN AND ENGINEERING, LANDSCAPE ARCHITECT, OR ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THIS DOCUMENT. ANY REUSE OR MODIFICATION OF THIS DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING IS STRICTLY PROHIBITED. NOTATION ALTERED BY FOLLOWED BY HRS DESCRIPTION OF THE ALTERNATIONS <table border="1"><thead><tr><th>NO.</th><th>REVISIONS</th><th>DATE</th><th>BY</th></tr></thead><tbody><tr><td>7</td><td></td><td></td><td></td></tr><tr><td>6</td><td></td><td></td><td></td></tr><tr><td>5</td><td></td><td></td><td></td></tr><tr><td>4</td><td></td><td></td><td></td></tr><tr><td>3</td><td></td><td></td><td></td></tr><tr><td>2</td><td>F2A: COMMENTS #2</td><td>1/31/2022</td><td>DMC</td></tr><tr><td>1</td><td>C2A: COMMENTS #1</td><td>1/7/2022</td><td>DMC</td></tr></tbody></table>		NO.	REVISIONS	DATE	BY	7				6				5				4				3				2	F2A: COMMENTS #2	1/31/2022	DMC	1	C2A: COMMENTS #1	1/7/2022	DMC
NO.	REVISIONS	DATE	BY																																								
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2	F2A: COMMENTS #2	1/31/2022	DMC																																								
1	C2A: COMMENTS #1	1/7/2022	DMC																																								

A cross-sectional diagram of a tree pit. The pit is rectangular, with a width labeled "10 ft. max." and a depth labeled "4 ft. max.". The pit is filled with a cross-hatched pattern, representing mulch or soil. Above the pit, there are several trees with bare branches, indicating a winter or dormant season. The trees are of varying heights and are positioned around the pit, with some branches extending over the pit's edge.

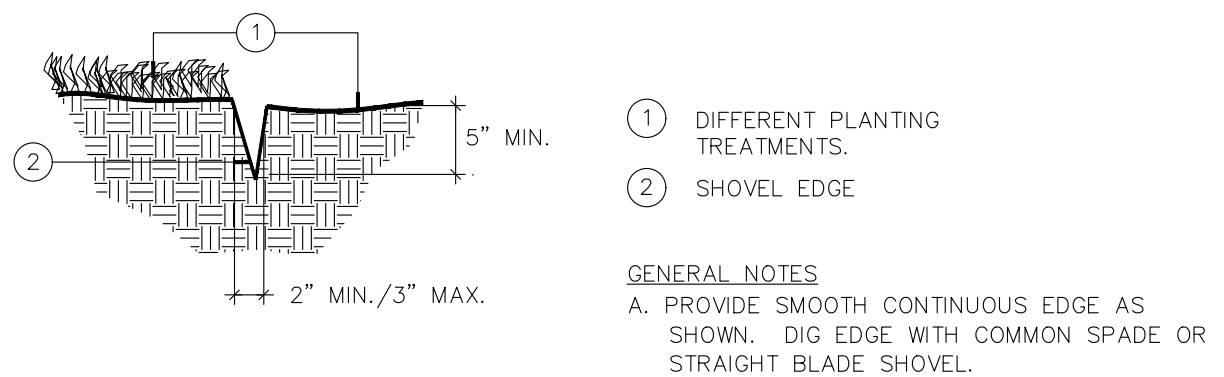
The soil within the protected area around existing trees shall not be driven upon after fence removal for the purpose of installing landscaping.



SCALE: N.T.S.

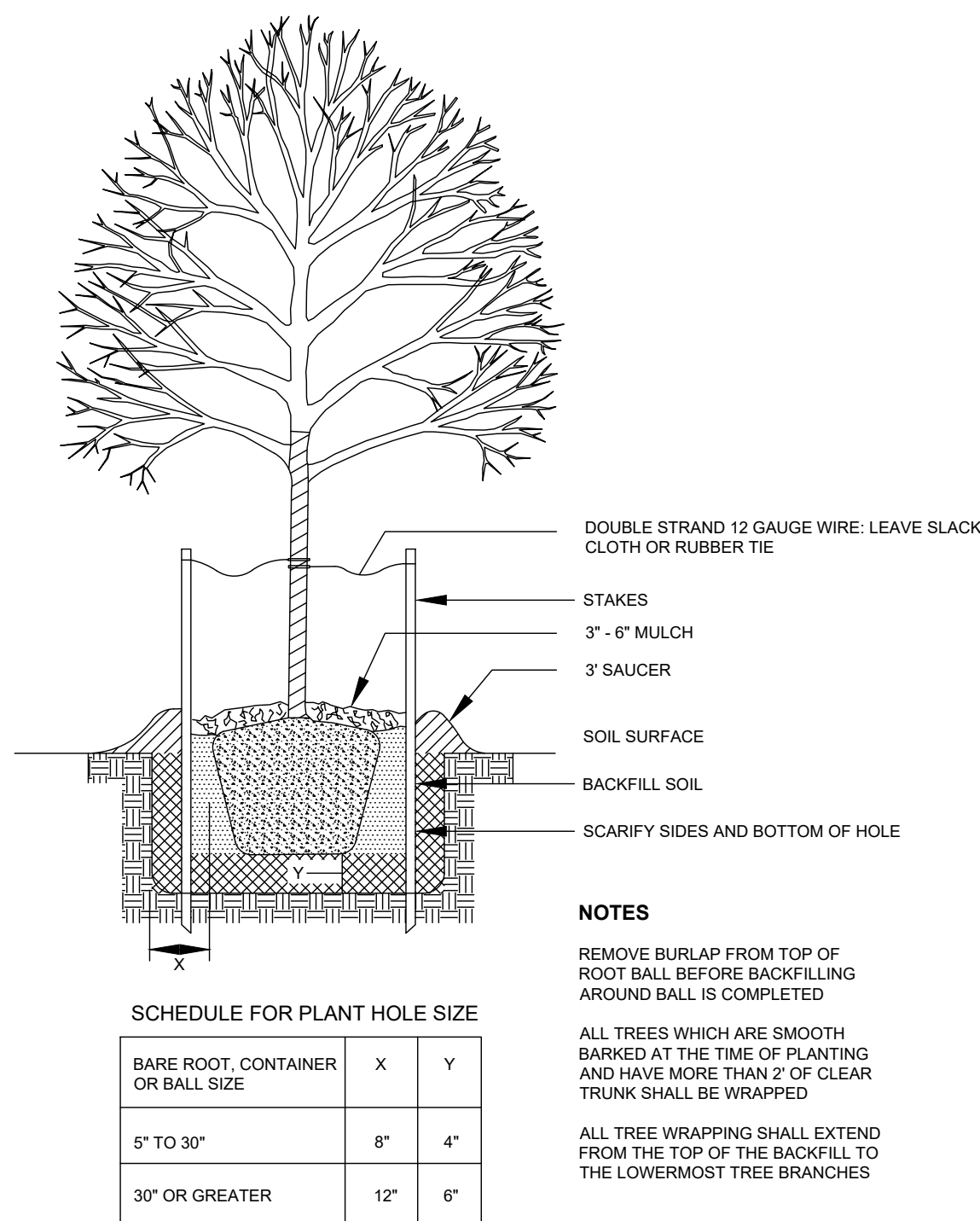


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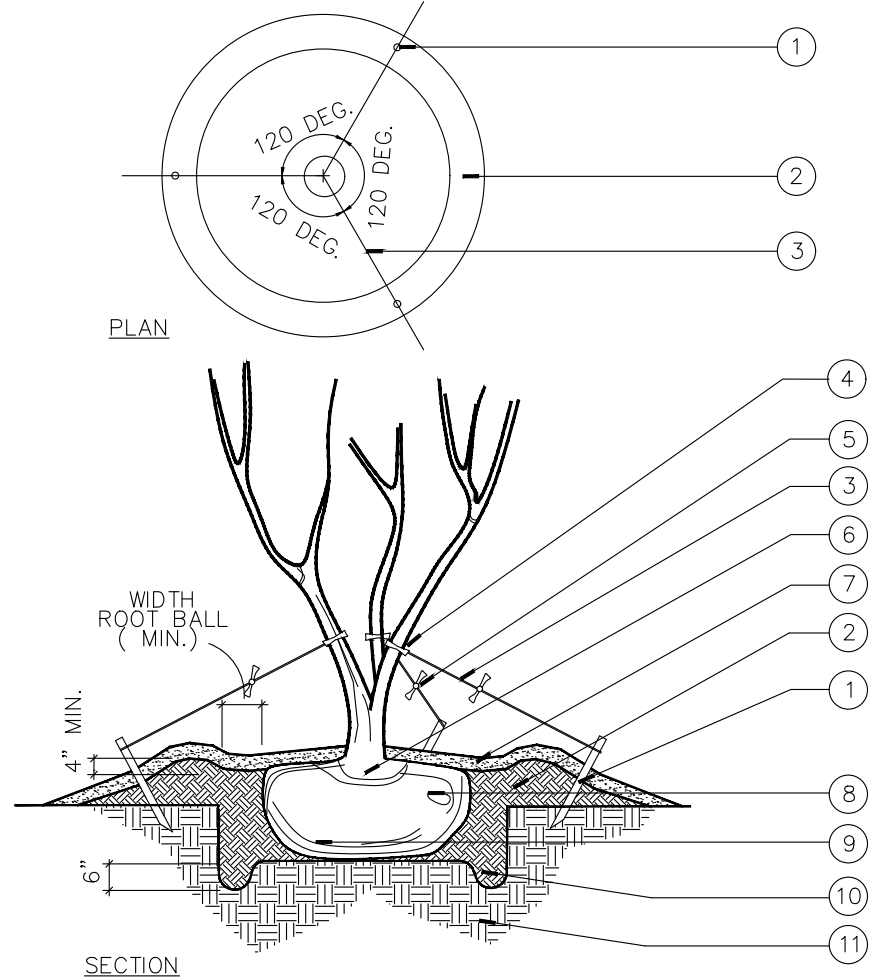
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SCALE: N.T.S.



TREE PLANTING AND STAKING DETAIL

SCALE: N.T.S.



3) SCALE: N.T.S.

SCALE: N.T.S.

FX-PL-FX-SOIL-05

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A WORKMAN LIKE MANNER USING ACCEPTED NURSERY PRACTICES AND STANDARDS, AND SHALL COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2014 OR MOST CURRENT STANDARD.
2. PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED & BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD. TREE BALLS SHALL HAVE A DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF TREE.
3. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TRUNK IS TO BE REMOVED AT PLANTING. CUT AND REMOVE BURLAP AND WIRE BASKET ENTIRELY PRIOR TO PLANTING. CUT OR LOOSEN ANY GIRDLING OR CIRCLING ROOTS.
4. BALLS OF B&B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH OR SIMILAR PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY LANDSCAPE CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
5. NO PLANT SHALL BE BOUND WITH WIRE OR ROPE IN SUCH A MANNER THAT WILL DAMAGE THE BARK, BREAK BRANCHES, OR DESTROY THE PLANTS NATURAL SHAPE. NO B&B PLANT MATERIAL SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING PLANTING, INCLUDING WHEN BURLAP, STAVES, ROPES, ETC. ARE REMOVED DURING PLANTING.
6. ALL PLANTS SHALL BE HANDLED SO THAT THE ROOTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT PLANTS SHALL BE PROTECTED BY TARPULINS OR SIMILAR COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
7. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL CONDITIONS. ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS MAY EXIST. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES BEFORE BEGINNING WORK. EXCAVATION NEAR EXISTING UTILITIES SHALL BE CAREFULLY DONE BY HAND. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO HIS ACTIVITIES ON THE SITE.
8. ALL PLANTS SHALL BE PLANTED SO TOP OF ROOT BALL IS 2"-3" ABOVE EXISTING GRADE.
9. ANY SERIES OF PLANTS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE LANDSCAPE CONTRACTOR, AND ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED. FINAL LOCATIONS OF ALL PLANT MATERIAL ARE SUBJECT TO FINAL APPROVAL IN THE FIELD BY LANDSCAPE ARCHITECT.
10. PRUNE NEWLY PLANTED TREES AS NECESSARY AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
11. LANDSCAPE CONTRACTOR SHALL VERIFY SUBGRADE ELEVATIONS, OBSERVE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED, AND PROVIDE PERCOLATION TESTS AND ALL OTHER TESTS AS MAY BE NECESSARY TO ASCERTAIN THAT ADEQUATE GROWING CONDITIONS WILL BE PROVIDED FOR PLANTS. IF PERCOLATION TESTS OR OTHER SUBSOIL CONDITIONS INDICATE RETENTION OF WATER IN PLANTING AREAS, AS SHOWN BY SEEPAGE OR OTHER EVIDENCE OF UNDERGROUND WATER, NOTIFY LANDSCAPE ARCHITECT IN WRITING OF THIS FACT OR ANY OTHER UNSATISFACTORY CONDITIONS BEFORE BACK-FILLING. A CHANGE ORDER MAY BE ISSUED TO DIRECT INSTALLATION OF DRAIN TILE OR OTHER MEASURES BEYOND DRAINAGE REQUIREMENTS INDICATED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF PLANTING WORK INDICATES THAT SITES CONDITIONS HAVE BEEN ACCEPTED "AS IS".
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL, BOTH BEFORE AND AFTER PLANTING, UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT.
13. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE BY OWNER.
14. QUANTITIES INDICATED ON THE DRAWINGS ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING QUANTITIES AND NOTIFYING LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. COMMENCEMENT OF PLANTING WORK INDICATES THAT QUANTITIES HAVE BEEN ACCEPTED BY THE LANDSCAPE CONTRACTOR, AND LANDSCAPE CONTRACTOR ACCEPTS LIABILITY FOR ANY LATER DISCREPANCY.
15. DIMENSIONS FOR PLANT CALIPERS, HEIGHTS AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE/PLANT LIST ARE THE MINIMUM REQUIRED SIZES FOR EACH PLANT SPECIFIED IN THE CODE OF ORDINANCES. ALL PLANT MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1-2014, AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. THE LANDSCAPE ARCHITECT OR OTHER OWNERS REPRESENTATIVE RETAINS THE RIGHT TO REJECT ANY PLANTS NOT MEETING THESE REQUIREMENTS.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL READ ALL PERMITS AND ENSURE THAT CONSTRUCTION COMPLIES WITH THE PERMITS. REQUIRED PERMITS AND REVIEWS MAY INCLUDE, BUT ARE NOT LIMITED TO: CITY/COUNTY APPROVALS/PERMITS, CITY FIRE DEPARTMENT, SOLID WASTE REVIEWS, NCDOT PERMITS, DRIVEWAY PERMITS, RIGHT-OF-WAY ENCROACHMENT AGREEMENTS, SOIL AND EROSION CONTROL PERMITS, NCDEN PERMITS, WATER PERMITS, SEWER PERMITS, ENVIRONMENTAL PERMITS, WETLAND DISTURBANCE PERMITS, STREAM CROSSING PERMITS, POWER EASEMENT ENCROACHMENT AGREEMENTS, USACE/DQW PERMITS, STORMWATER PERMITS, ZONING APPROVAL, AND BUILDING CODE APPROVALS/PERMITS. IF THE CONTRACTOR HAS QUESTIONS ABOUT PERMIT LANGUAGE, OR THE NEED FOR A PERMIT, HE MUST CONTACT THE DEVELOPER AND THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK TO EVALUATE SITE CONDITIONS AND AREAS TO BE SEEDED AND PLANTED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
18. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SIDEWALKS, CURBS, PAVEMENT, LAWNS, EXISTING PLANTINGS, ETC. AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITIES.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN AREAS OF WORK IN A NEAT AND ORDERLY MANNER, AND SHALL BE RESPONSIBLE FOR CLEAN UP OF TRASH, DEBRIS, ETC. ON A DAILY BASIS.
20. MULCH SHALL BE DOUBLE GRADED HARDWOOD, OR APPROVED EQUIVALENT. MULCH SHALL BE OF SUFFICIENT CHARACTER SO AS NOT TO BE EASILY BLOWN OR WASHED AWAY. LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 3" OF MULCH TO ALL PLANTING BEDS, TREE PLANTINGS, AND OTHER DISTURBED AREAS. TAKE CARE TO KEEP MULCH AT A MINIMUM OF 2" FROM TREE TRUNKS.

SEEDING MIXTURE : SEEDED LAWN

SPECIES	RATE (LB/ACRE)
TALL FESCUE	250
SERICEA LESPEDEZA	20
KOBE LESPEDEZA	10
	50

1. AFTER AUGUST 15 USE UNSCARIFIED SERICEA SEED.
2. WHERE PERIODIC MOWING IS PLANNED OR A NEAR APPEARANCE IS DESIRED, OMIT SERICEA AND INCREASE KOBE LESPEZEDA TO 40 LB/ACRE.
3. TO EXTEND SPRING SEEDING DATES INTO JUNE, ADD 15LB/ACRE HULLED BERMUDAGRASS. HOWEVER, AFTER MID-APRIL IT IS PREFERABLE TO SEED TEMPORARY COVER.

BETWEEN MAY 1 AND AUGUST 15, ADD 10 LB/ACRE GERMAN MILLET OR 15LB/ACRE SUDANGRASS. PRIOR TO MAY 1 OR AFTER AUGUST 15 ADD 40 LB/ACRE RYE (GRAIN).

	BEST	POSSIBLE
FALL:	AUGUST 25 - SEPTEMBER 15	AUGUST 20 - OCTOBER 25
LATE WINTER:	FEBRUARY 15 - MARCH 21	FEBRUARY 1 - APRIL 15

SOIL AMENDMENTS
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 4,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 1,000 LB/ACRE 10-10-10 FERTILIZER.

APPLY 4,000 LB/ACRE GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING OR ROVING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

REFERTILIZE IN THE SECOND YEAR UNLESS GROWTH IS FULLY ADEQUATE. MAY BE MOWED ONCE OR TWICE A YEAR, BUT MOWING IS NOT NECESSARY. RESEED, FERTILIZE AND MULCH DAMAGED AREAS IMMEDIATELY.

SEEDING SCHEDULE

1. TILL OR DISC SOIL TO APPROPRIATE DEPTH PER THE NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL PERMANENT STABILIZATION REQUIREMENTS.
2. AMEND SOIL TO PROVIDE SUFFICIENT ORGANIC MATTER FOR LONG-TERM VEGETATION GROWTH AND INFILTRATION.
3. IF/WHEN AMENDED, PROVIDE A JUSTIFICATION (I.E., SOIL TEST RESULT(S)) FOR WHY THE AMENDMENT WAS NOT NECESSARY.
4. USE ADDITIONAL AMENDMENTS AS NECESSARY TO ENSURE THAT THE PERVIOUS SURFACE IS INFILTRATING STORMWATER AT PRE-DEVELOPMENT RATES.
5. FOLLOW NC EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL REQUIREMENTS AND GUIDELINES FOR PERMANENT SEEDING.
6. INSPECT ALL SEEDING AREAS AND MAKE NECESSARY ADJUSTMENTS DURING THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, REESTABLISH ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
7. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

*APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ ACRE (3 TONS/ ACRE IN CLAY SOILS)
FERTILIZER - 1,000 lbs. / ACRE -10-10-10
SUPERPHOSPHATE - 500 lbs> / ACRE -20% ANALYSIS
MULCH - 2 TONS / ACRE (5000 LBS/AC FOR STEEP SLOPES) - SMALL GRAIN STRAW
ANOTHER - ASPHALT EMULSION @ 300 GALS / ACRE

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7			
6			
5			
4			
3			
2	CZA COMMENTS #2	1/31/2022	DMC
1	CZA COMMENTS #1	1/4/2022	DMC

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SITE PLANS FOR
JAY STREET APARTMENTS
JAY STREET
CHAPEL HILL, ORANGE COUNTY, NC

LANDSCAPE DETAILS

PROJECT NO.
21-0207
DRAWING NAME:
21-0207_LS.dwg
SHEET NO.
L-3

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1 Front Elevation
Scale: 1/4"=1'-0"



2 Rear Elevation
Scale: 1/4"=1'-0"



3 Left Side Elevation
Scale: 1/4"=1'-0"



4 Left Side Elevation
Scale: 1/4"=1'-0"

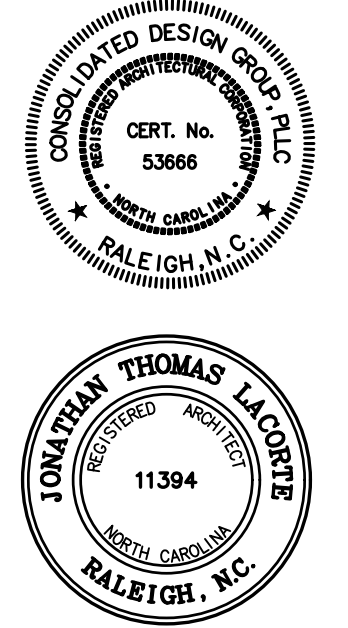
ELEVATION LEGEND

- 1** ROOF
30 YEAR ARCHITECTURAL,
DIMENSIONAL ANTI-FUGAL ASPHALT
SHINGLES.
- 2** BOARD AND BATTEN SIDING
BOARD AND BATTEN PROFILE.
MIN .044" THICKNESS, SMOOTH
TEXTURE.
- 3** HORIZONTAL LAP SIDING
HORIZONTAL LAP SIDING WITH 5"
EXPOSURE. MIN .044" THICKNESS,
WOODGRAIN TEXTURE.
- 4** CEDAR SHAKE STYLE SIDING
CEDAR SHAKE PROFILE.
MIN .044" THICKNESS, WOODGRAIN
TEXTURE.
- 5** BRICK VENEER
BRICK VENEER, QUEEN SIZE

ARCHITECT



SEALS



PROJECT

JAY STREET APARTMENTS, LLC
JAY STREET APARTMENTS
CHAPEL HILL, NORTH CAROLINA

REVISIONS

DATE

DATE: 12/1/2021
ISSUED: REVIEW

SHEET TITLE

EXTERIOR
ELEVATIONS
CLUBHOUSE

SHEET

A3.1

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1 Front Elevation
Scale: 1/8"=1'-0"



2 Rear Elevation
Scale: 1/8"=1'-0"



3 Left Side Elevation
Scale: 1/8"=1'-0"



4 Left Side Elevation
Scale: 1/8"=1'-0"

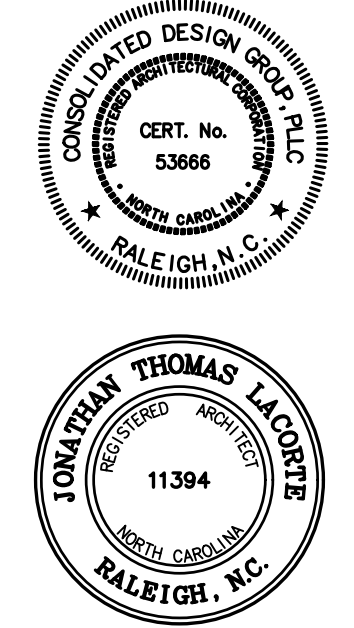
ELEVATION LEGEND

- 1** ROOF
30 YEAR ARCHITECTURAL,
DIMENSIONAL ANTI-FUGAL ASPHALT
SHINGLES.
- 2** BOARD AND BATTEN SIDING
BOARD AND BATTEN PROFILE,
MIN .044" THICKNESS, SMOOTH
TEXTURE.
- 3** HORIZONTAL LAP SIDING
HORIZONTAL LAP SIDING WITH 5"
EXPOSURE. MIN .044" THICKNESS,
WOODGRAIN TEXTURE.
- 4** CEDAR SHAKE STYLE SIDING
CEDAR SHAKE PROFILE,
MIN .044" THICKNESS, WOODGRAIN
TEXTURE.
- 5** BRICK VENEER
BRICK VENEER, QUEEN SIZE

ARCHITECT



SEALS



PROJECT

JAY STREET APARTMENTS, LLC
JAY STREET APARTMENTS
CHAPEL HILL, NORTH CAROLINA

REVISIONS

DATE

DATE: 12/1/2021
ISSUED: REVIEW

SHEET TITLE

EXTERIOR
ELEVATIONS
BUILDING 1

SHEET

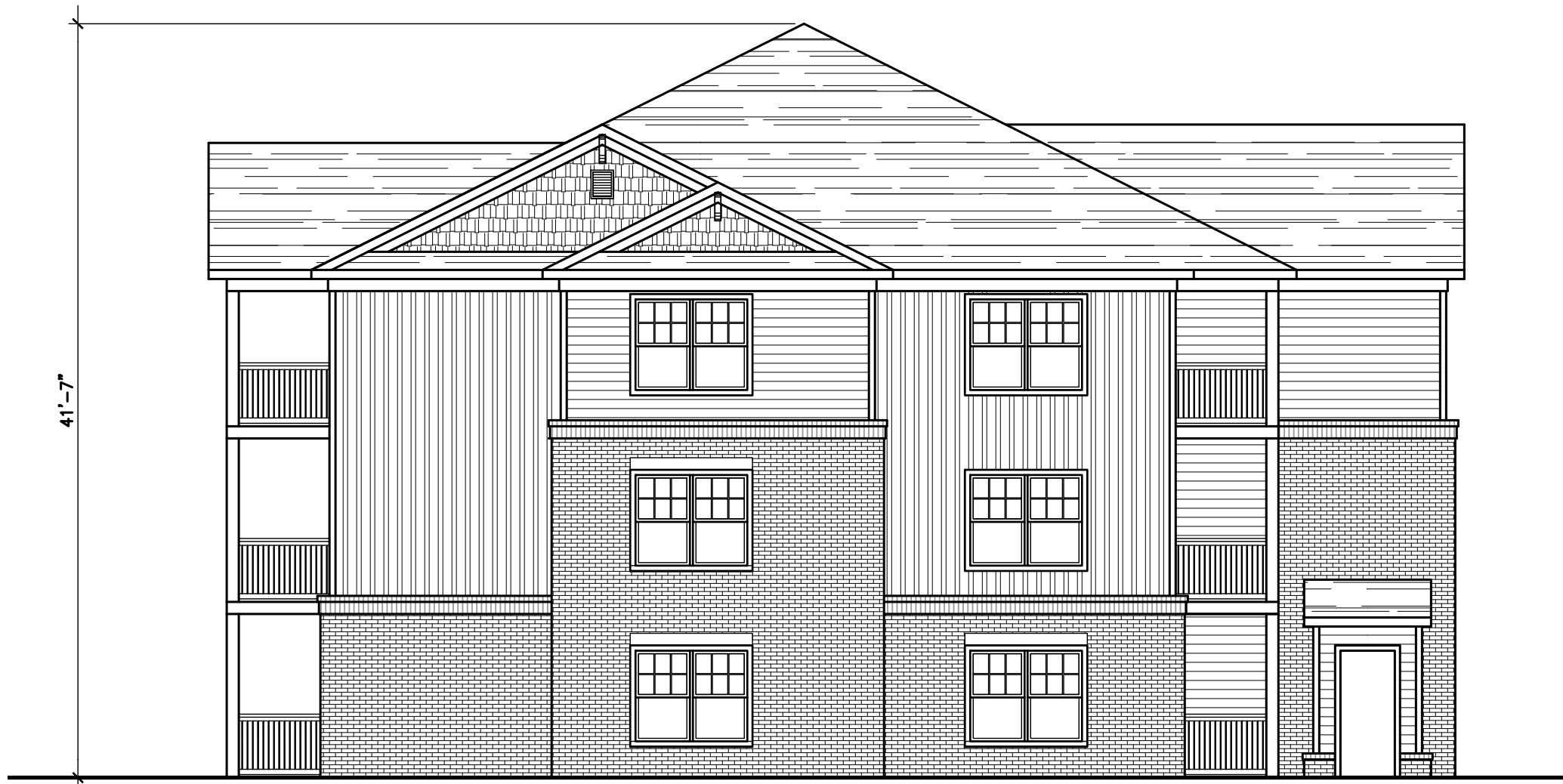
A3.2



1 Front Elevation
Scale: 1/8"=1'-0"



2 Rear Elevation
Scale: 1/8"=1'-0"



3 Left Side Elevation
Scale: 1/8"=1'-0"



4 Left Side Elevation
Scale: 1/8"=1'-0"

ELEVATION LEGEND

- 1 ROOF
30 YEAR ARCHITECTURAL,
DIMENSIONAL ANTI-FUGAL ASPHALT
SHINGLES.
- 2 BOARD AND BATTEN SIDING
BOARD AND BATTEN PROFILE,
MIN .044" THICKNESS, SMOOTH
TEXTURE.
- 3 HORIZONTAL LAP SIDING
HORIZONTAL LAP SIDING WITH 5"
EXPOSURE. MIN .044" THICKNESS,
WOODGRAIN TEXTURE.
- 4 CEDAR SHAKE STYLE SIDING
CEDAR SHAKE PROFILE,
MIN .044" THICKNESS, WOODGRAIN
TEXTURE.
- 5 BRICK VENEER
BRICK VENEER, QUEEN SIZE