

# CONSTRUCTION PLANS FOR PROPOSED CHASE BANK AT UNIVERSITY PLACE



Zoning Approved Plan Set  
Approved By: Charnika Harrell  
Date: June 9, 2023

217 SOUTH ESTES DRIVE  
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA 27514

PREPARED FOR:  
BDG ARCHITECTS, LLP  
APRIL 2022

PROJECT LOCATION

PROJECT CONTACTS:

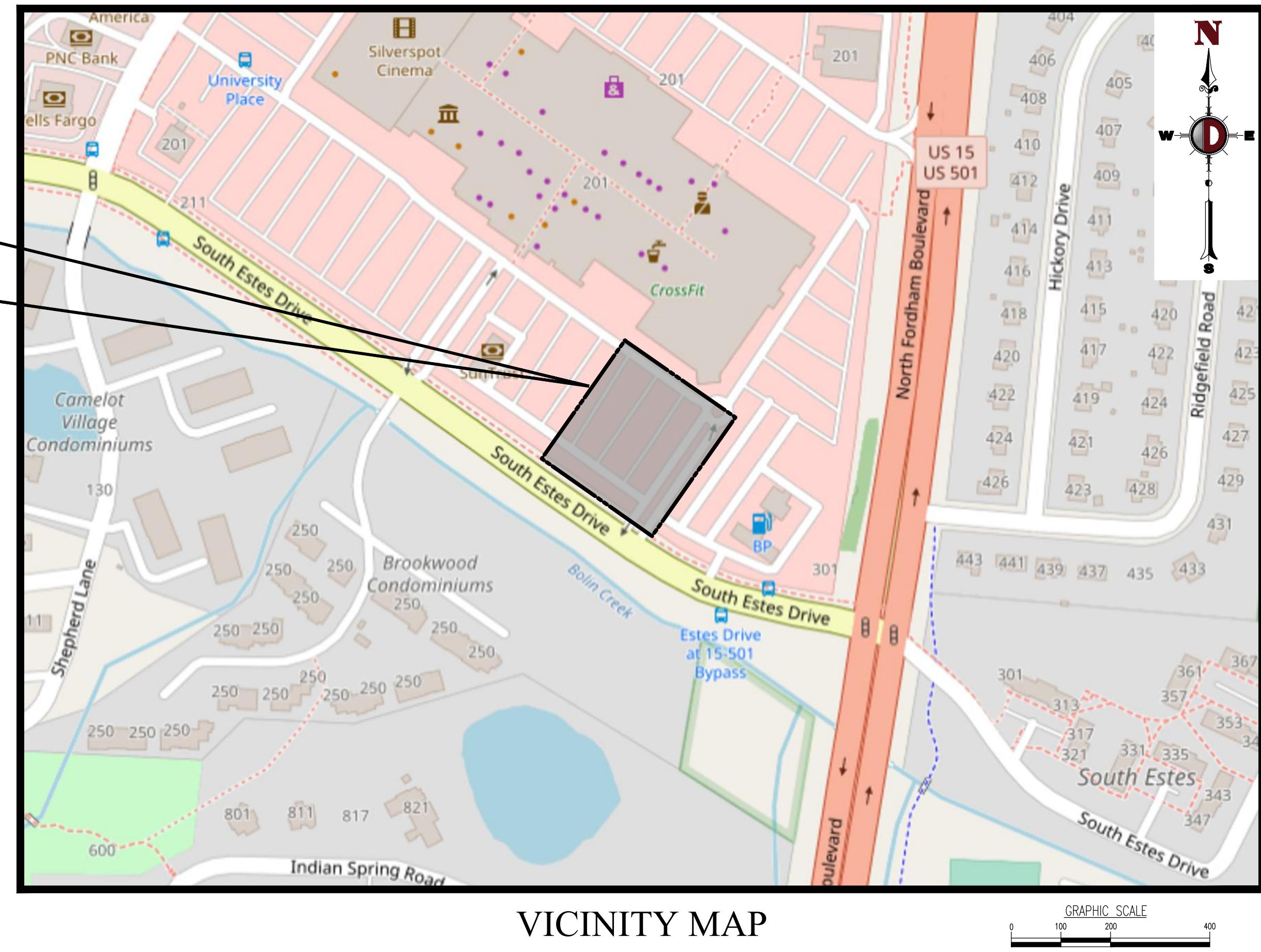
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LANDSCAPE ARCHITECT:  
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RALEIGH, NC, 27612  
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CONTACT: STEPHEN SALES

SURVEYOR:  
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WINSTON-SALEM, NC, 27103  
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CONTACT: JASON C. MOREHEAD

DEVELOPER:  
JP MORGAN CHASE BANK, NA  
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ROCKVILLE CENTER, NY 11570  
(516) 242-1903  
CONTACT: JAMES EMERSON

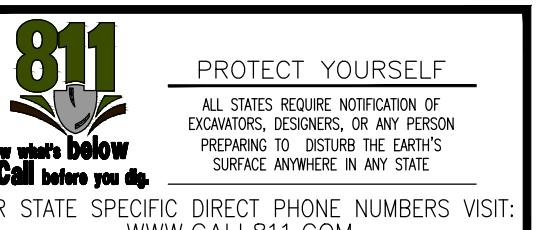


VICINITY MAP  
SCALE: 1" = 200'

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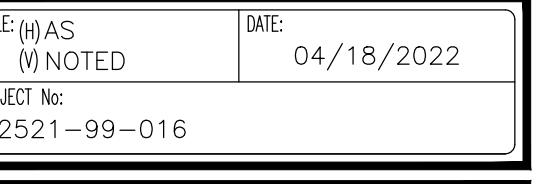
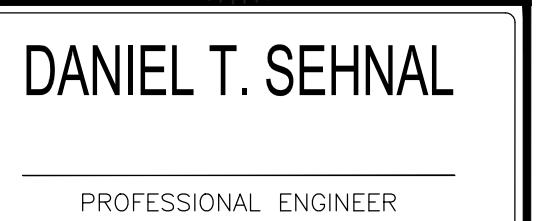
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SRM	TESTED BY:	ACM	RECHECK BY:
SRM		MDM	
PROJECT: PROPOSED CHASE BANK AT UNIVERSITY PLACE BY: BDG ARCHITECTS, LLP			
SRM	4/07/23	ACM	Comments
SRM	10/26/22	LANDLORD	Comments
SRM	10/07/22	AGENCY	Comments
SRM	09/02/22	AGENCY	Comments
REV. DATE			



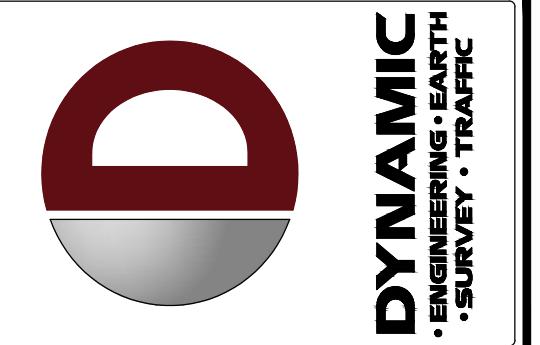
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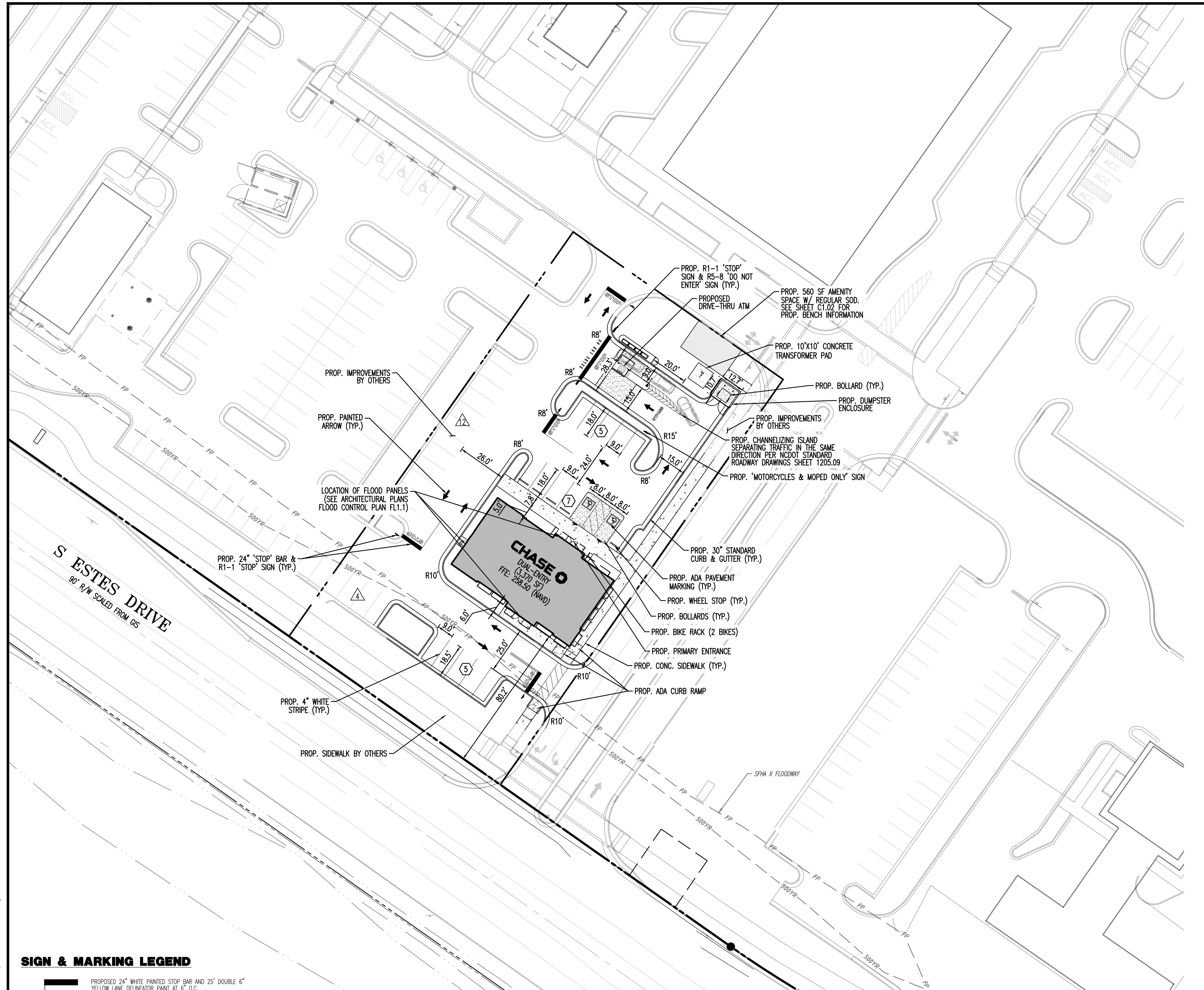
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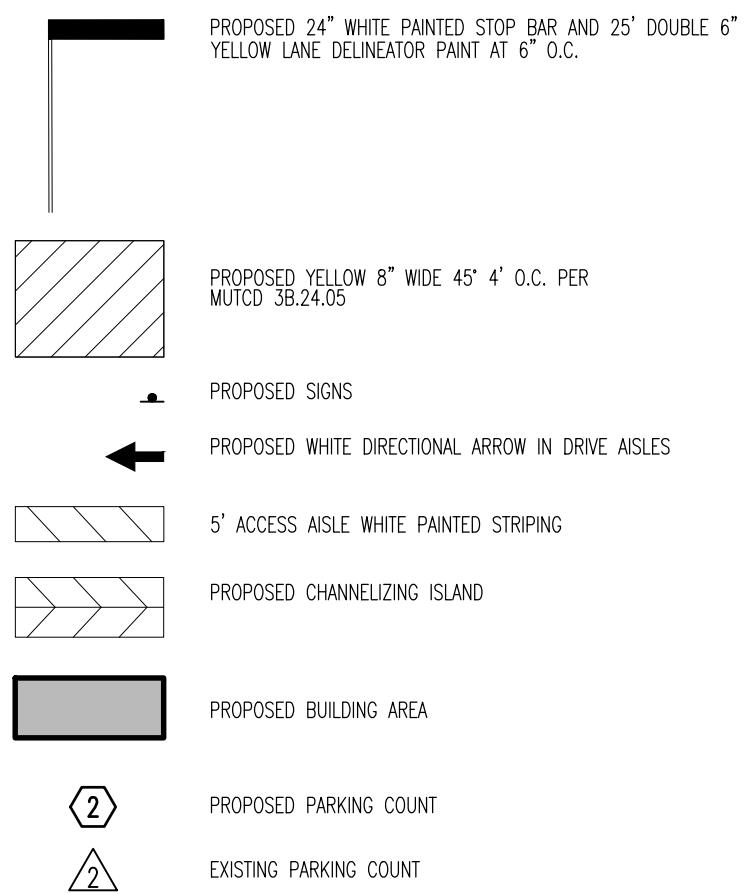
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## SIGN &amp; MARKING LEGEND



UNIVERSITY PLACE SHARED PARKING SUMMARY - PHASE 1D							
PLACES	EXISTING SPACES	PROPOSED SPACES	BUILDING SIZE/UNIT COUNT	REQUIRED RATES		REQUIRED RATE DESCRIPTION	REQUIRED SPACES
				MIN	MAX		
EXISTING: MAIN MALL	1417		341,024 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	1,136.7 1,705.1
EXISTING: CIRCLE K GAS STATION	20		1,697 SF	1/375	1/250	OTHER CONVENIENCE BUSINESS	4.5 6.8
EXISTING: HARRIS TEETER	200		53,651 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	178.8 268.3
EXISTING: CHAPEL HILL TIRE			7,200 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	24.0 36.0
EXISTING: KAW CAFETERIA	57		10,989 SF	1/150	1/75	BUSINESS, CONVENIENCE RESTAURANT	73.3 146.5
EXISTING: FIRST HORIZON BANK	18		2,488 SF	1/250	1/150	BANK	10.0 16.6
APPROVED: 5/3 BANK	24		2,254 SF	1/250	1/150	BANK	9.0 15.0
PHASE 1A-MF 1BR	-249 <sup>(1)</sup>	271	185 UNITS	1 1/4	1 3/4	DWELLING, MULTIFAMILY	165.0 232.0
PHASE 1A-MF 2BR			68 UNITS	1 1/4	1 3/4	DWELLING, MULTIFAMILY	85.0 119.0
PHASE 1A-MF 3BR			0 UNITS	1 3/4	2 1/4	DWELLING, MULTIFAMILY	0.0 0.0
PHASE 1A-MF 4BR			0 UNITS	2	2 1/2	DWELLING, MULTIFAMILY	0.0 0.0
PHASE 1A-RETAIL		151	9,932 SF	1/300	1/200	RETAIL	33.0 50.0
PHASE 1A-PARKING FIELD	-45 <sup>(1)</sup>	11	-112,103 <sup>(2)</sup>	1/300	1/200	BUSINESS, GENERAL (RETAIL)	-373.7 -560.5
PHASE 1B+1C (CHASE BANK)	-140	17	3,370 SF	1/300	1/200	BANK	11 17
PHASE 1D		10	17,563 SF	1/300	1/200	BUSINESS, GENERAL (RETAIL)	59.0 88.0
TOTAL		1,745					1424.6 2122.8

(1) INCLUDES REMOVAL OF 249 SPACES WITH FOOTPRINT OF PROPOSED PHASE 1A MF BUILDING, AND 42 NORTH OF 5/3 BANK.  
 (2) INCLUDES REMOVAL OF 112,103 SF OF EXISTING PARKING FIELD. FINAL SPACES WILL BE UPDATED WITH SUBSEQUENT SUBMITTALS.  
 (3) REDUCTION IN BUILDING SQUARE FOOTAGE FROM DEMOLITION OF EXISTING WALL.

## HORIZONTAL CONTROL &amp; SIGNING &amp; STRIPING NOTES

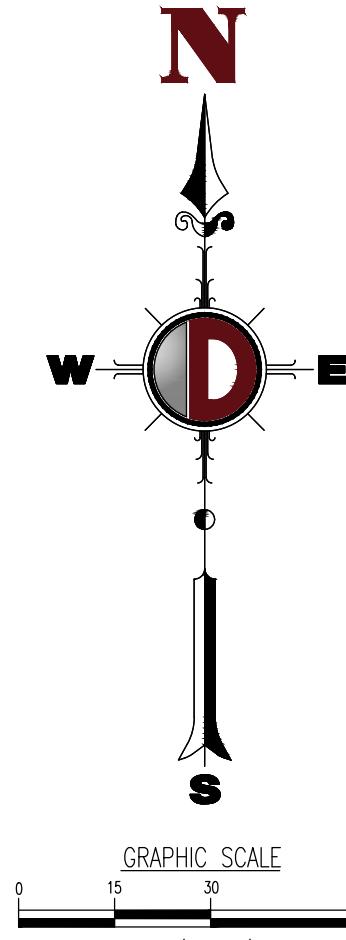
- ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY (INCLUDING DRIVEWAYS) SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCOT STANDARDS (REFERENCE NCOT DETAILS 1205.01-1205.12).
- ALL PAVEMENT MARKINGS WITHIN THE SITE SHALL BE PAINT AND ARE TO BE PLACED PER NCOT STANDARDS (REFERENCE NCOT DETAILS 1205.01-1205.12).
- ALL NEW SIGNS WILL INCLUDE PRISMATIC SHEETING AND WILL CONFORM TO THE LATEST RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.
- ALL SIGNS MUST MEET MUTCD GUIDELINES FOR LETTER HEIGHT, LETTER CASE, AND SIGN COLOR.
- EXISTING SIGNS SHALL BE RELOCATED TO THE APPROPRIATE LOCATION IN THE FIELD.

## SITE DATA

PIN	9799125797
SITE AREA	1,718,403 SF (39.45 AC.)
CHASE SPECIFIC SITE AREA	36,847 SF (0.85 AC.)
GROSS LAND AREA	1,890,243 SF (43.39 AC.)
ZONING	CC - COMMUNITY COMMERCIAL
SUP	2021-06-28/R-6
WATERSHED PROTECTION	JORDAN LAKE
RIVER BASIN	CAPE FEAR
EXISTING USE	COMMERCIAL, RETAIL, SHOPPING CENTERS, RESTAURANTS
PROPOSED USE	3,370 SF (FINANCIAL INSTITUTION)

USE	MINIMUM	MAXIMUM
RESIDENTIAL	0 DU	300 DU
COMMERCIAL	300,000 SF	450,000 SF
OFFICE	0.00 SF	150,000 SF
HOTEL	0 ROOMS	150 ROOMS

SITE AREA BREAKDOWN	
EXISTING	1,298,783 SF (29.82 AC.) (68.71%) (INCLUDES PHASE 1A-1C)
PROPOSED	1,359,939 SF (31.22 AC.) (71.95%) (WITH PHASE 1D)
SEE IMPERVIOUS SUMMARY	
EXISTING (CHASE BANK)	14,009 SF (0.32 AC.)
PROPOSED (CHASE BANK)	115,792 SF (2.66 AC.)
REMOVED (CHASE BANK)	2,271 SF (0.05 AC.)
EXISTING	2,733 SF (0.06 AC.)
PROPOSED	3,216 SF (0.07 AC.)
REMOVED	502 SF (0.04 AC.)
EXISTING	1,703 SPACES (INCLUDES PHASE 1A-1C)
MINIMUM REQUIRED	1,425 SPACES (SEE SHARED PARKING SUMMARY)
MAXIMUM REQUIRED	2,123 SPACES (SEE SHARED PARKING SUMMARY)
PROPOSED	1,745 SPACES (SEE SHARED PARKING SUMMARY)
REQUIRED	44 SPACES (7 VAN) (OVERALL SITE)
PROPOSED	77 SPACES (17 VAN) (OVERALL SITE)
REQUIRED	2
PROPOSED	2
MODIFIED POD A & C	MODIFIED POD D
SETBACK HEIGHT	75.00 FT (5 STORES) 34.00 FT (3 STORES)
CORE HEIGHT	90.00 FT (5 STORES) 45.00 FT (3 STORES)
PROPOSED	VARIES 16'-2" - 23'-4" N/A
ACCESSIBLE PARKING	44 SPACES (7 VAN) (OVERALL SITE)
BIKE PARKING	77 SPACES (17 VAN) (OVERALL SITE)
REQUIRED	2
PROPOSED	2
MODIFIED POD A & C	MODIFIED POD D
SETBACK HEIGHT	75.00 FT (5 STORES) 34.00 FT (3 STORES)
CORE HEIGHT	90.00 FT (5 STORES) 45.00 FT (3 STORES)
PROPOSED	VARIES 16'-2" - 23'-4" N/A
SETBACKS	0.00 FT - 20.00 FT BUILD-TO-ZONE
WILLOW DRIVE	0.00 FT MIN (WITH PARKING: 77.00 FT MAX)
FORDHAM BLVD	0.00 FT
INTERIOR	0.00 FT
SOLAR	0.00 FT
EAST (FORDHAM BLVD)	0.00 FT (NO BUFFER)
SOUTH (ESTES DR)	0.00 FT (NO BUFFER)
WEST (WILLOW DR)	0.00 FT (NO BUFFER)
NORTH (BINKLEY BAPTIST CHURCH)	10.00 FT TYPE B
FAR	MAXIMUM FAR 0.429
	MAXIMUM FLOOR AREA 810,914 SF
EXISTING FLOOR AREA	554,573 SF
PROPOSED FLOOR AREA	20,933 SF
TOTAL FLOOR AREA	575,506 SF
FAR	0.303
DISTURBED AREA	28,522 SF (0.65 AC.)
TREE CANOPY	SEE LANDSCAPE PLANS PREPARED BY EVERGREEN DESIGN GROUP OF NORTH CAROLINA, LLC
OUTDOOR AMENITY	560 SF (SEE SHEET C1.02 FOR OUTDOOR AMENITY BENCH DETAIL)



**PROPOSED CHASE BANK AT UNIVERSITY PLACE**

SRM	SRM	SRM	SRM
4/01/13/23	4/01/13/23	4/01/13/23	4/01/13/23
LANDLORD COMMENTS	LANDLORD COMMENTS	LANDLORD COMMENTS	LANDLORD COMMENTS
AGENCY COMMENTS	AGENCY COMMENTS	AGENCY COMMENTS	AGENCY COMMENTS
1/09/02/22	1/09/02/22	1/09/02/22	1/09/02/22
COMMENTS	COMMENTS	COMMENTS	COMMENTS
REV. DATE	REV. DATE	REV. DATE	REV. DATE

**PROPOSED CHASE BANK AT UNIVERSITY PLACE**

**BOG ARCHITECTS, LLP**

217 SOUTH ESTES DRIVE  
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

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**MICHAEL D. MILES**  
CAROLINA SURVEYING  
PROFESSIONAL SURVEYOR  
NORTH CAROLINA LICENSE NO. 053653  
DATE 12/12/2023

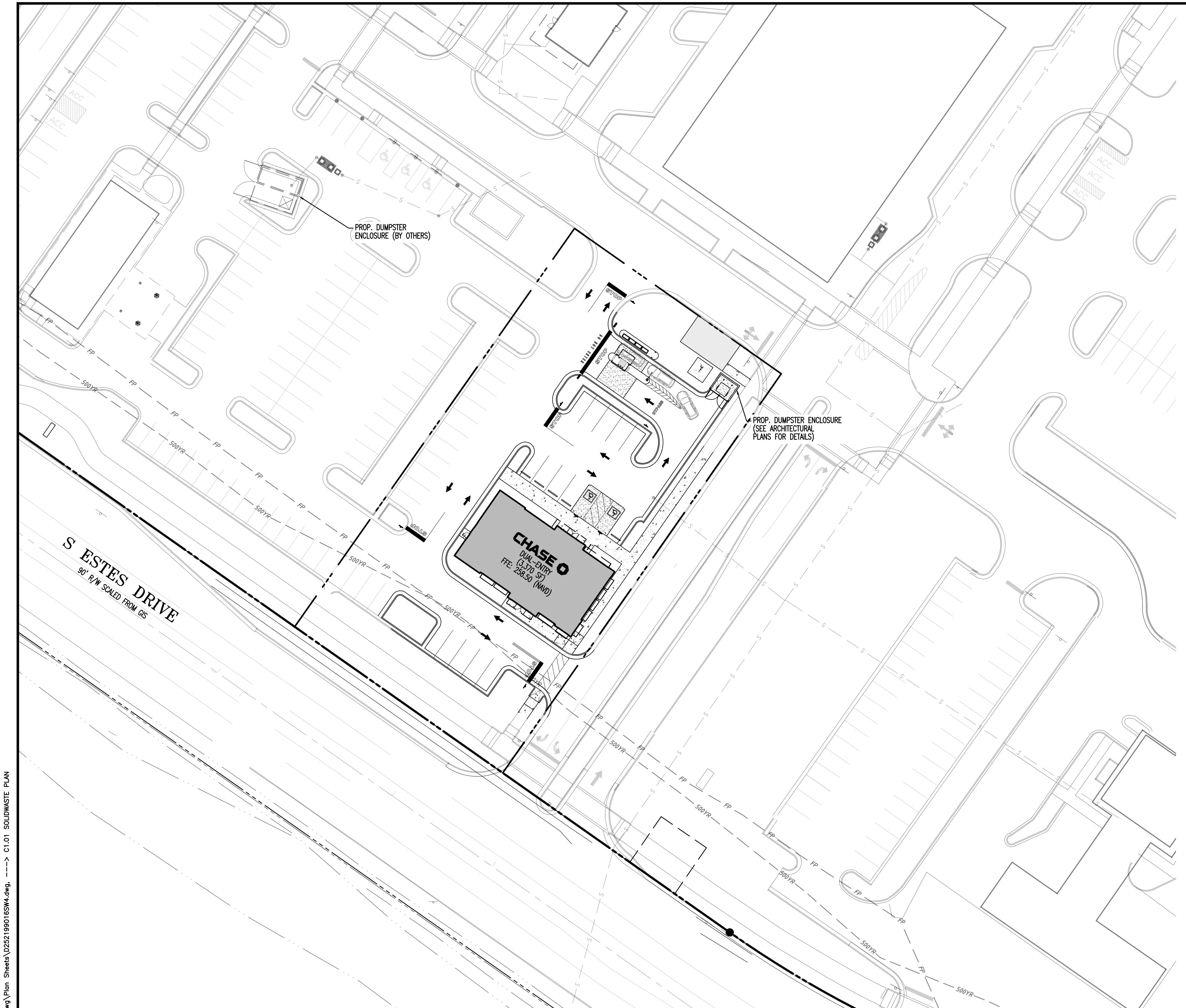
**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NORTH CAROLINA LICENSE NO. 049737

**HORIZONTAL CONTROL PLAN**

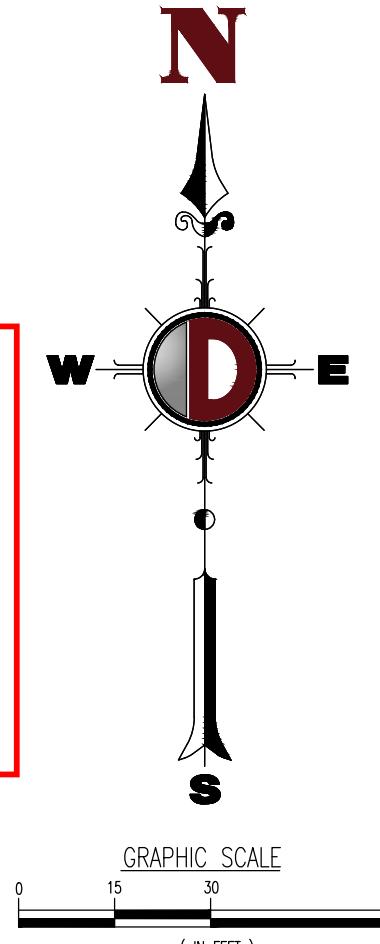
SCALE: (H) AS  
(V) NOTED  
DATE: 04/18/2022  
PROJECT #: 2521-99-016  
SHEET No. C1.00  
Rev. #: 4

**Zoning Approved Plan Set**  
Approved By: Charnika Harrell  
Date: June 9, 2023

**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL ENGINEERING DESIGN AND CONSTRUCTION STANDARDS**



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#### SOLIDWASTE NOTES:

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
2. BY ORANGE COUNTY ORDINANCE, ALL CONSTRUCTION AND DEMOLITION WASTE MUST BE RECYCLED. METAL AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPERS/CONTRACTORS ON THE SITE AND WITH THE COUNTY OF ORANGE (919-968-7780). THIS MAY BE THE SAME DAY AS THE PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPERS/CONTRACTORS ON THE SITE.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
6. IF VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
7. MIXED RECYCLING WILL BE IN ROLL OUT CARTS TO BE COLLECTED BY PRIVATE WASTE COLLECTION CONTRACTOR. OWNER ACKNOWLEDGES THAT RIGHTS ARE BEING WAIVED FOR PUBLIC COLLECTION OF MIXED RECYCLABLES BY ORANGE COUNTY AND THAT PAYMENT OF ANNUAL FEE WITH THE ESTATE TAXES WILL STILL BE REQUIRED FOR PUBLIC COLLECTION.
8. TRASH AND RECYCLABLES WILL BE IN SEPARATE CONTAINERS AND COLLECTED BY A PRIVATE WASTE COLLECTION CONTRACTOR.
9. ALL CONSTRUCTION WASTE MATERIALS CONTAINING REGULATED RECYCLABLE MATERIALS (SEE NOTE 2 ABOVE) SHALL BE RECYCLED PURSUANT TO THE ORANGE COUNTY REGULATED RECYCLABLE MATERIALS ORDINANCE (RMO). CONTRACTORS SHALL RETAIN PICKUP UPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDIT.
10. THE TRASH AND RECYCLE COLLECTION AREA INCLUDES A 2-YD MINI-COMPACTOR WITH 2-YD BINS FOR BOTH TRASH AND RECYCLING.
11. ALL LEVELS OF RESIDENTIAL SPACE WILL INCLUDE A TRASH CHUTE COLLECTION AND RECYCLING STAGING AREA. THE CHUTE WILL DIRECT TRASH TO THE COMPACTORS ON THE LEVEL 0 PARKING.
12. THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
13. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
14. APPLICANT ELECTS TO PROVIDE PRIVATE MIXED RECYCLING SERVICE TO THIS PROPERTY IN LIEU OF BUILDING A MIXED RECYCLING CENTER CONSTRUCTED TO OCSW SPECIFICATIONS.
15. THE SITE WILL NOT RECEIVE PUBLIC MIXED RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS A MIXED RECYCLING CENTER IS CONSTRUCTED OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED ON DEVELOPMENT PLANS.
16. APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF CURRENT AND FUTURE MIXED RECYCLING SERVICE TO ITS RESIDENTS AS THAT PROVIDED BY OCSW.
17. COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROPERTY WILL NOT BE WAIVED.
18. ELECTION TO FORGO MIXED PUBLIC RECYCLING
  - APPLICANT ELECTS TO PROVIDE MIXED RECYCLING SERVICE TO THIS PROPERTY IN LIEU OF BUILDING A MIXED RECYCLING CENTER CONSTRUCTED TO OCSW SPECIFICATIONS.
  - THIS SITE WILL NOT RECEIVE PUBLIC MIXED RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS A MIXED RECYCLING CENTER IS CONSTRUCTED OR CONTINGENCY FOR SUCH A CENTER IS INCLUDED ON DEVELOPMENT PLANS.
  - APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF CURRENT AND FUTURE MIXED RECYCLING SERVICE TO ITS RESIDENTS AS THAT PROVIDED BY OCSW.
  - COUNTY FEES FOR MIXED RECYCLING COLLECTION AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT WILL NOT BE WAIVED.

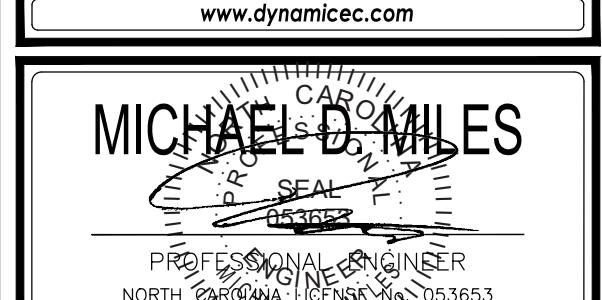
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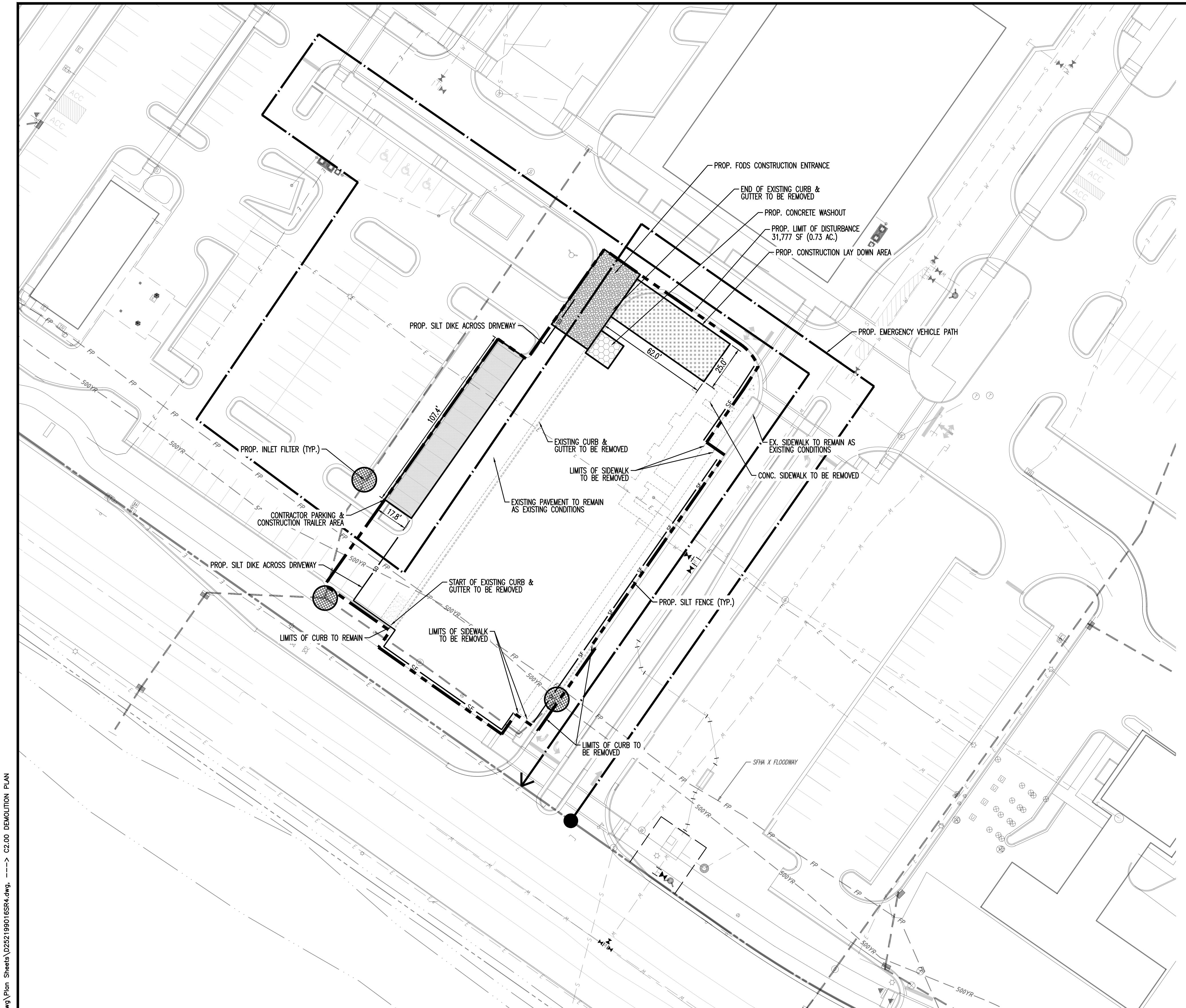
TITLE: SOLIDWASTE PLAN

SCALE: (H) AS (V) NOTED	DATE: 04/18/2022
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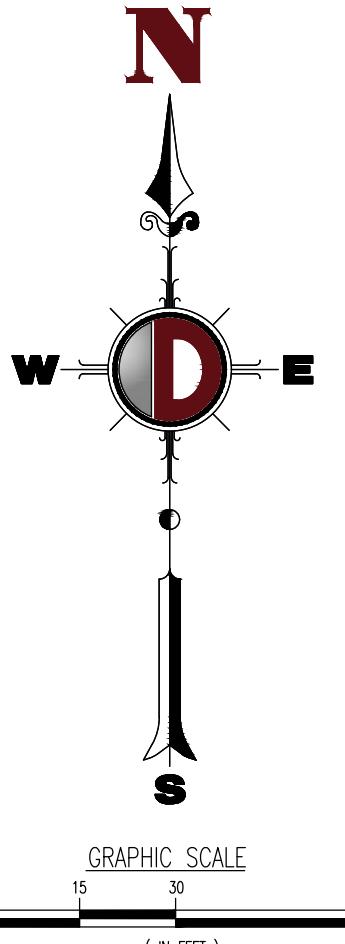


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DESIGN AND CONSTRUCTION STANDARDS





**TOWN OF  
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#### DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ANALYSIS, DEEP PILES, SIGNS AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE. BY THIS CONTRACT, THE CONTRACTOR IS RESPONSIBLE FOR ALL REMOVAL AND DISPOSAL OF MATERIALS AND PAPER WORK CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PROTECTION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN SHOULD ANY TREE TO BE REMOVED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.
4. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
5. ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
6. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCLOSE THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THE PLANS.
7. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
8. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND Dewatering PERMITS, IF APPLICABLE.
9. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
10. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
12. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJACENT ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MANTAIN PUBLIC SAFETY.
13. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
14. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
15. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE AGENCY HAVING JURISDICTION AND THE CONSTRUCTION MANAGER.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNS SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
17. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
18. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.
19. CONSTRUCTION WASTE LOCATED WITHIN THE FLOODPLAIN SHALL BE REMOVED A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE LANDFALL OF A HURRICANE OR IMMEDIATELY UPON FLOOD WARNING NOTIFICATION.

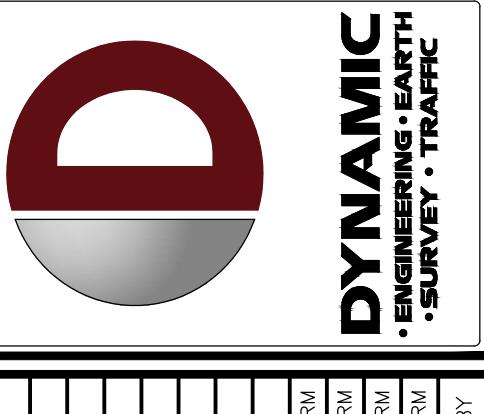
#### LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED SILT DIKE LINE
- PROPOSED SILT FENCE LINE
- PROPOSED INLET FILTER
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- EXISTING CONTOURS

SITE DATA		
SITE AREA BREAKDOWN		
IMPERVIOUS	EXISTING	15,129 SF (0.35 AC.)
	PROPOSED	24,044 SF (0.55 AC.) (EXCLUDES BUILDING)
	BUILDING GFA	3,370 SF (0.07 AC.)
	REMOVED	2,814 SF (0.06 AC.)
PARKING AREA	EXISTING	2,733 SF (0.06 AC.)
	PROPOSED	2,885 SF (0.07 AC.)
	REMOVED	162 SF (0.01 AC.)

ALL EXISTING UNDERGROUND UTILITIES ARE  
TO REMAIN UNLESS OTHERWISE NOTED

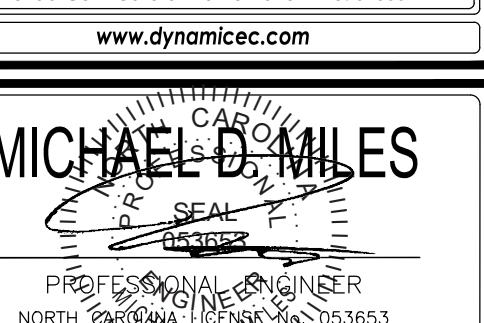
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH  
THE CURRENT TOWN OF CHAPEL HILL ENGINEERING  
DESIGN AND CONSTRUCTION STANDARDS



4	01/13/23	AGENCY COMMENTS
3	10/26/22	LANDLORD COMMENTS
2	10/07/22	AGENCY COMMENTS
1	09/02/22	AGENCY COMMENTS

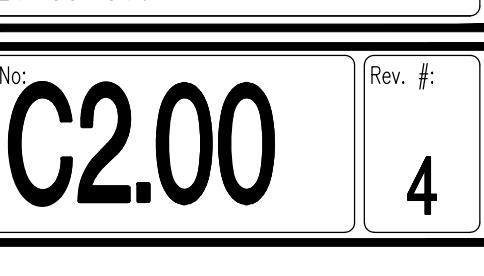
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SRM	DESIGNED BY:	CHECKED BY:	REMOVED BY:
SRM	ADM	MDM	—

PROJECT: PROPOSED CHASE BANK AT UNIVERSITY PLACE  
BOD ARCHITECTS, LLP  
217 SOUTH ESTES DRIVE  
CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA



DANIEL T. SEHNAL  
PROFESSIONAL ENGINEER  
NORTH CAROLINA LICENSE NO. 049737

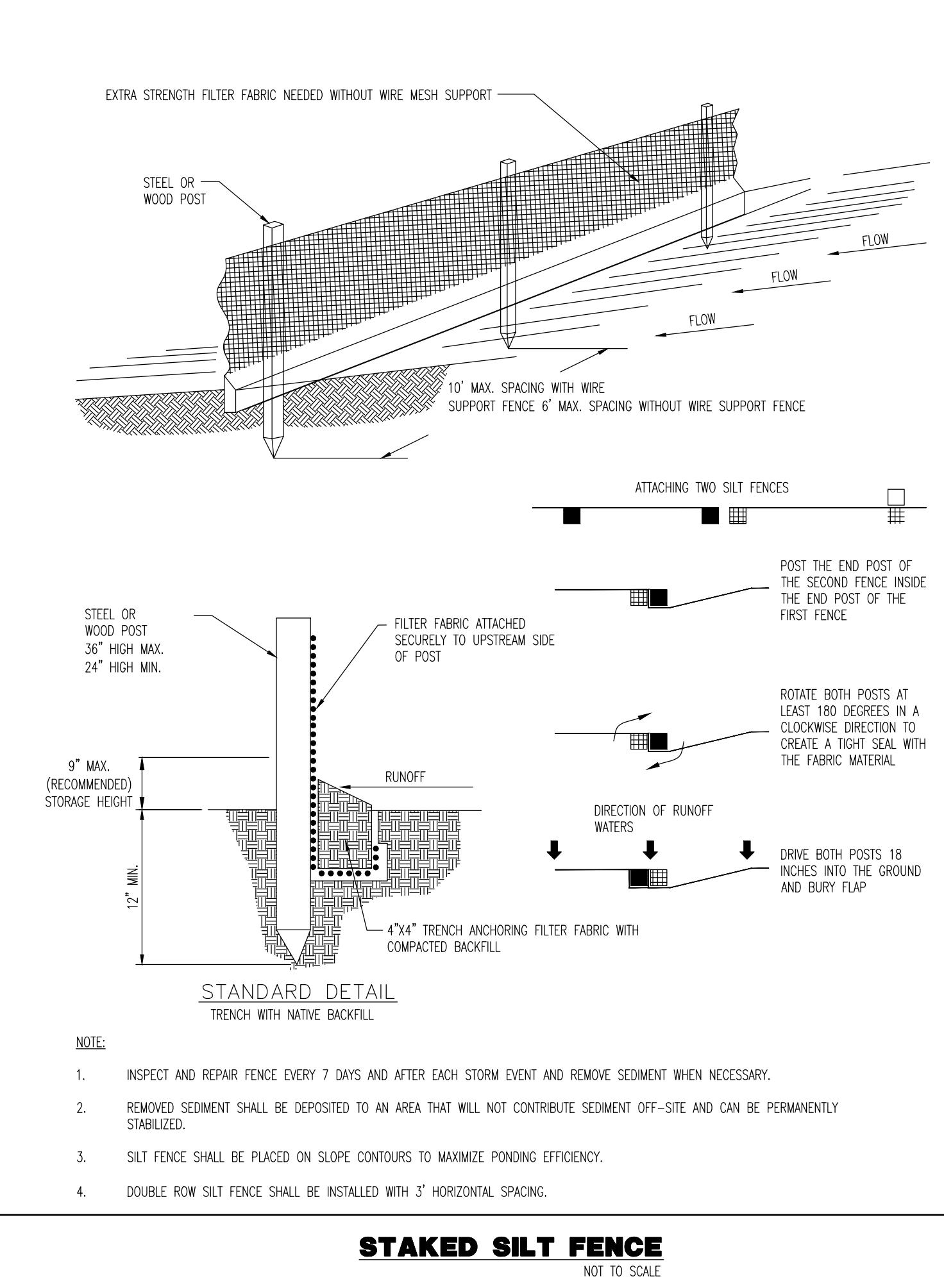
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SCALE: (H) AS NOTED DATE: 04/18/2022  
PROJECT #: 2521-99-016  
SHEET NO. C2.00 Rev. #: 4



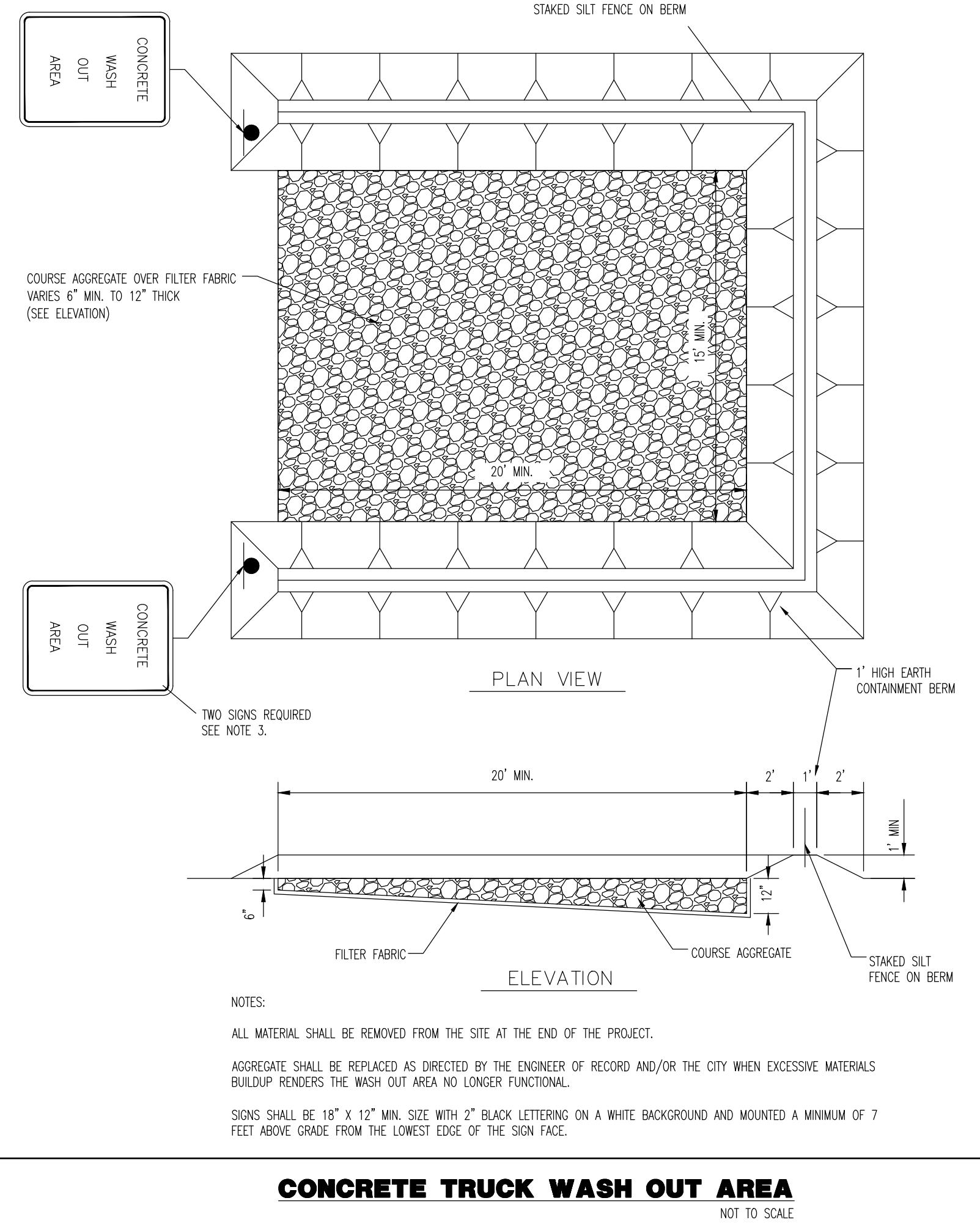




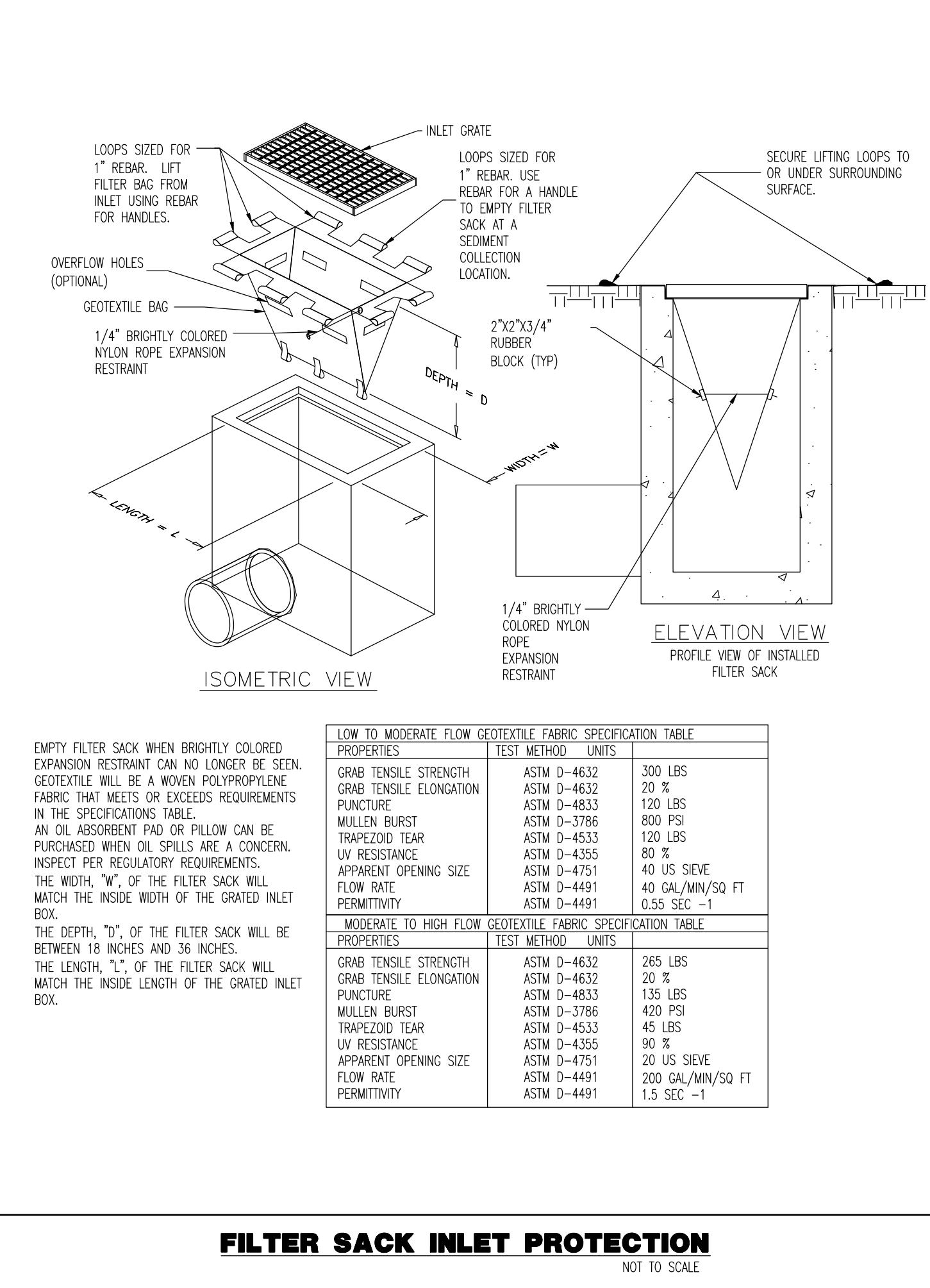
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**STAKED SILT FENCE**  
NOT TO SCALE



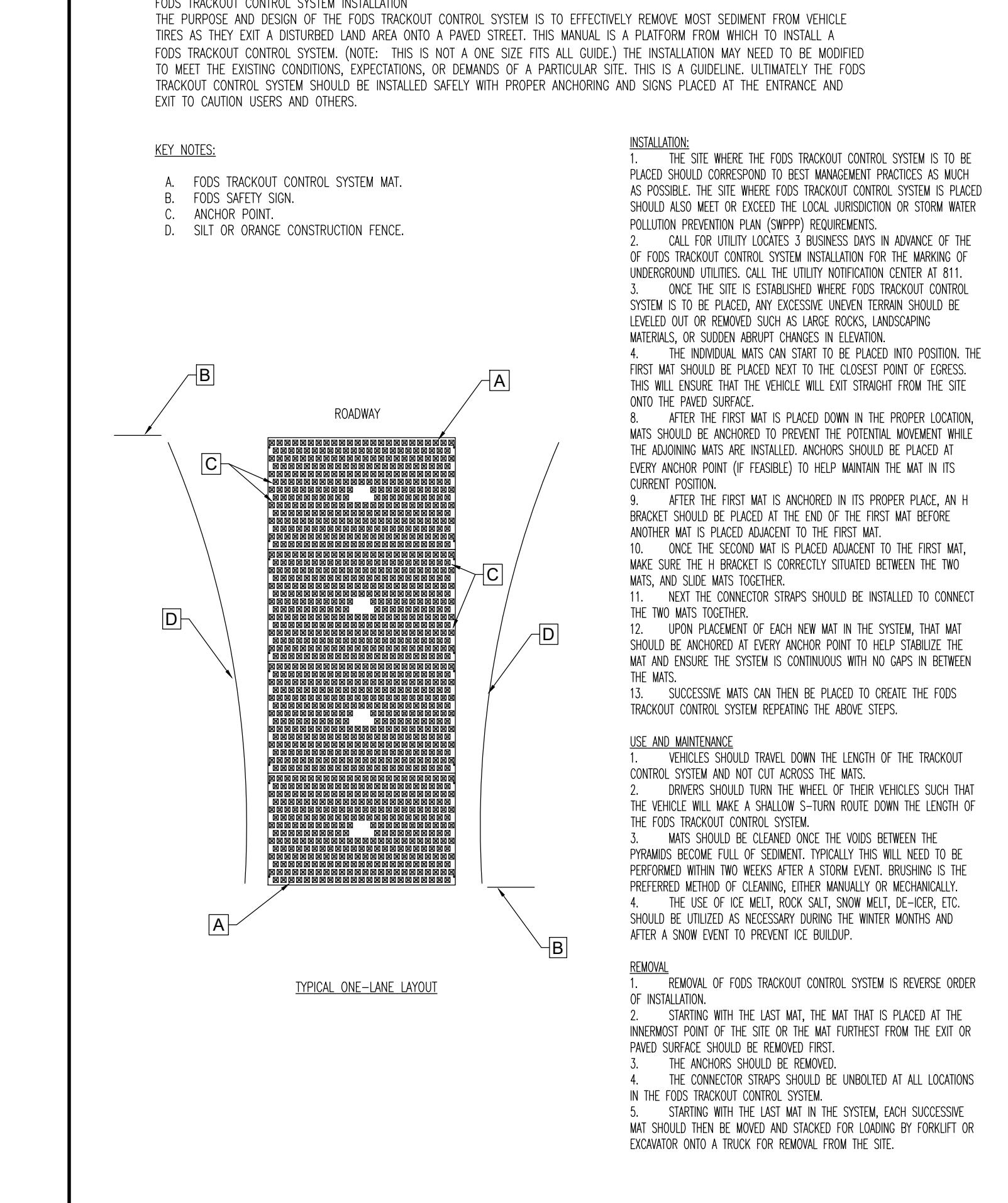
**CONCRETE TRUCK WASH OUT AREA**  
NOT TO SCALE



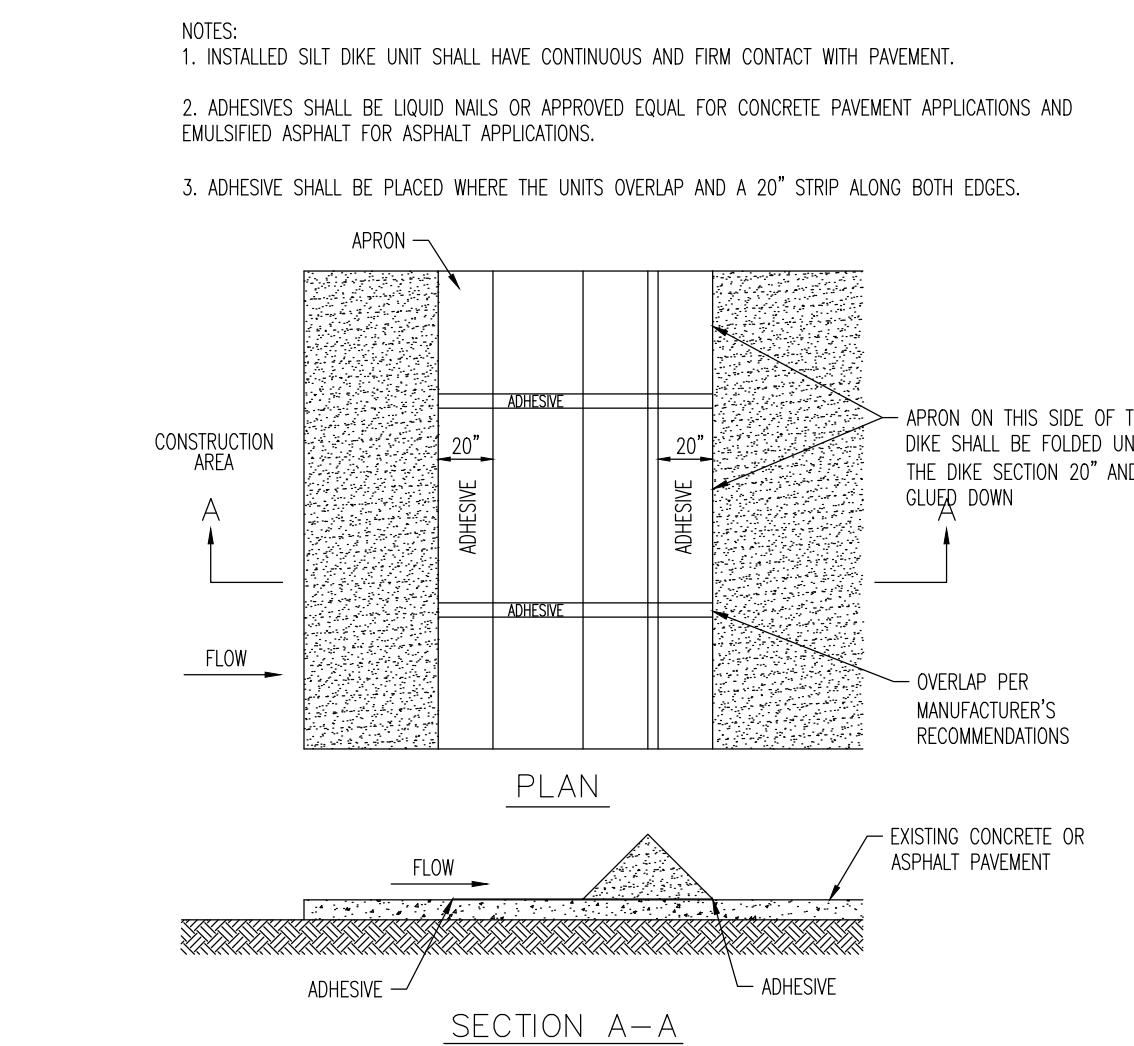
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE	
PROPERTIES	TEST METHOD UNITS
GRAB TENSILE STRENGTH	ASTM D-4632 300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632 20 %
PUNCTURE	ASTM D-4833 120 LBS
MULLEN BURST	ASTM D-3786 800 PSI
TRAPEZOID TEAR	ASTM D-4533 120 LBS
UV RESISTANCE	ASTM D-4751 0.56
APPARENT OPENING SIZE	ASTM D-4751 40 US SIEVE
FLOW RATE	ASTM D-4491 40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491 0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE	
PROPERTIES	TEST METHOD UNITS
GRAB TENSILE STRENGTH	ASTM D-4632 265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632 20 %
PUNCTURE	ASTM D-4833 131 LBS
MULLEN BURST	ASTM D-3786 420 PSI
TRAPEZOID TEAR	ASTM D-4533 45 LBS
UV RESISTANCE	ASTM D-4355 90 %
APPARENT OPENING SIZE	ASTM D-4751 20 US SIEVE
FLOW RATE	ASTM D-4491 200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491 1.5 SEC -1



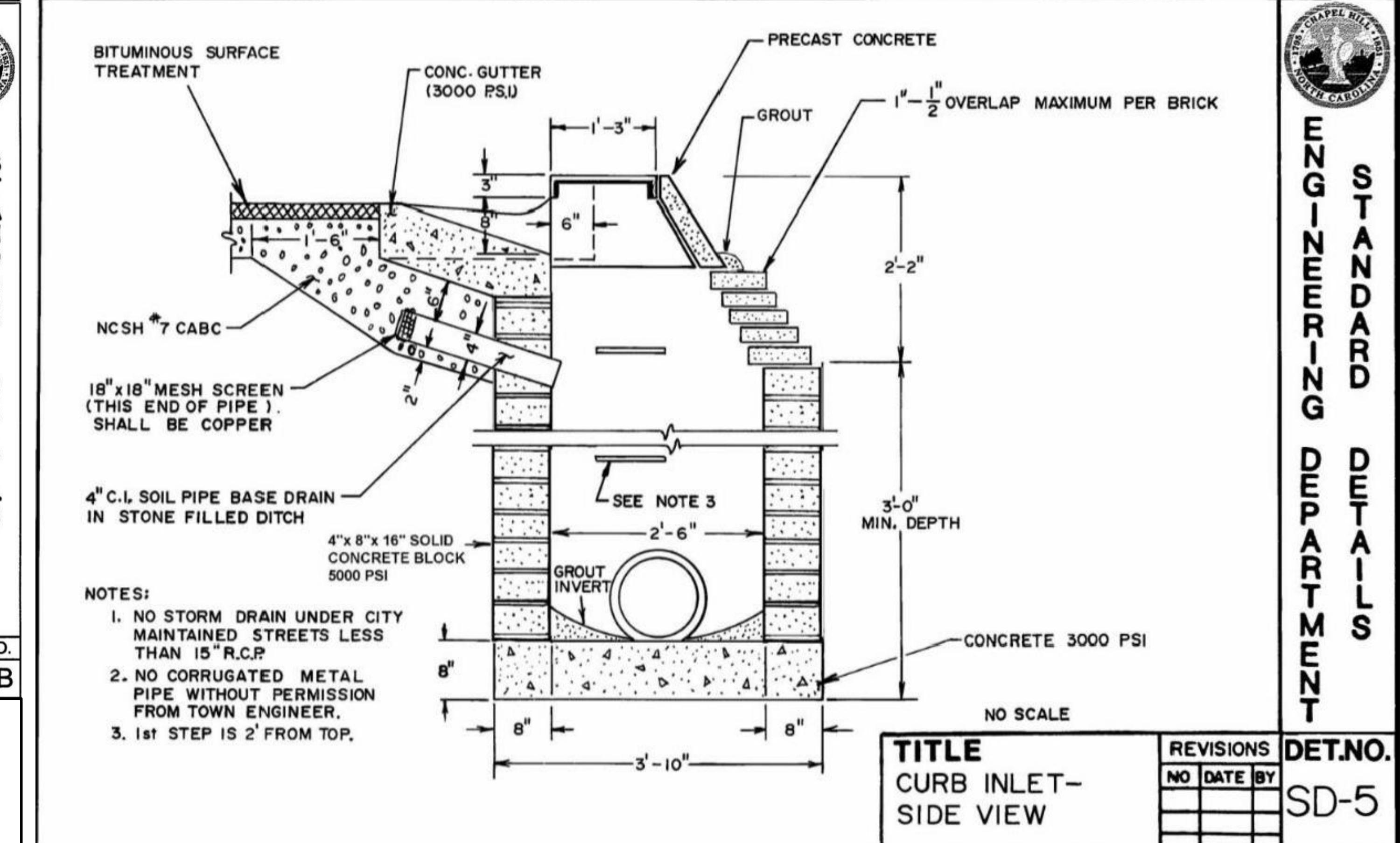
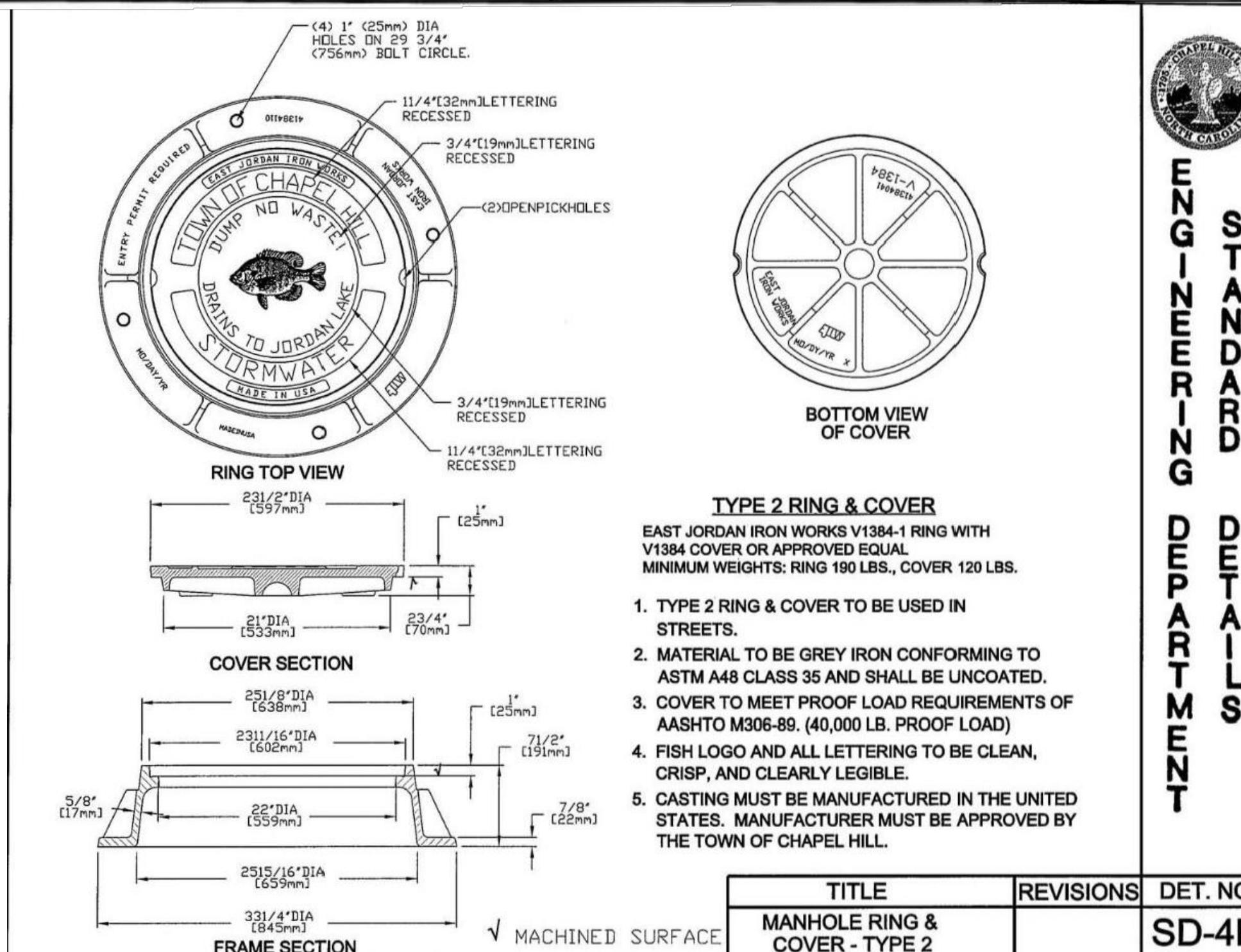
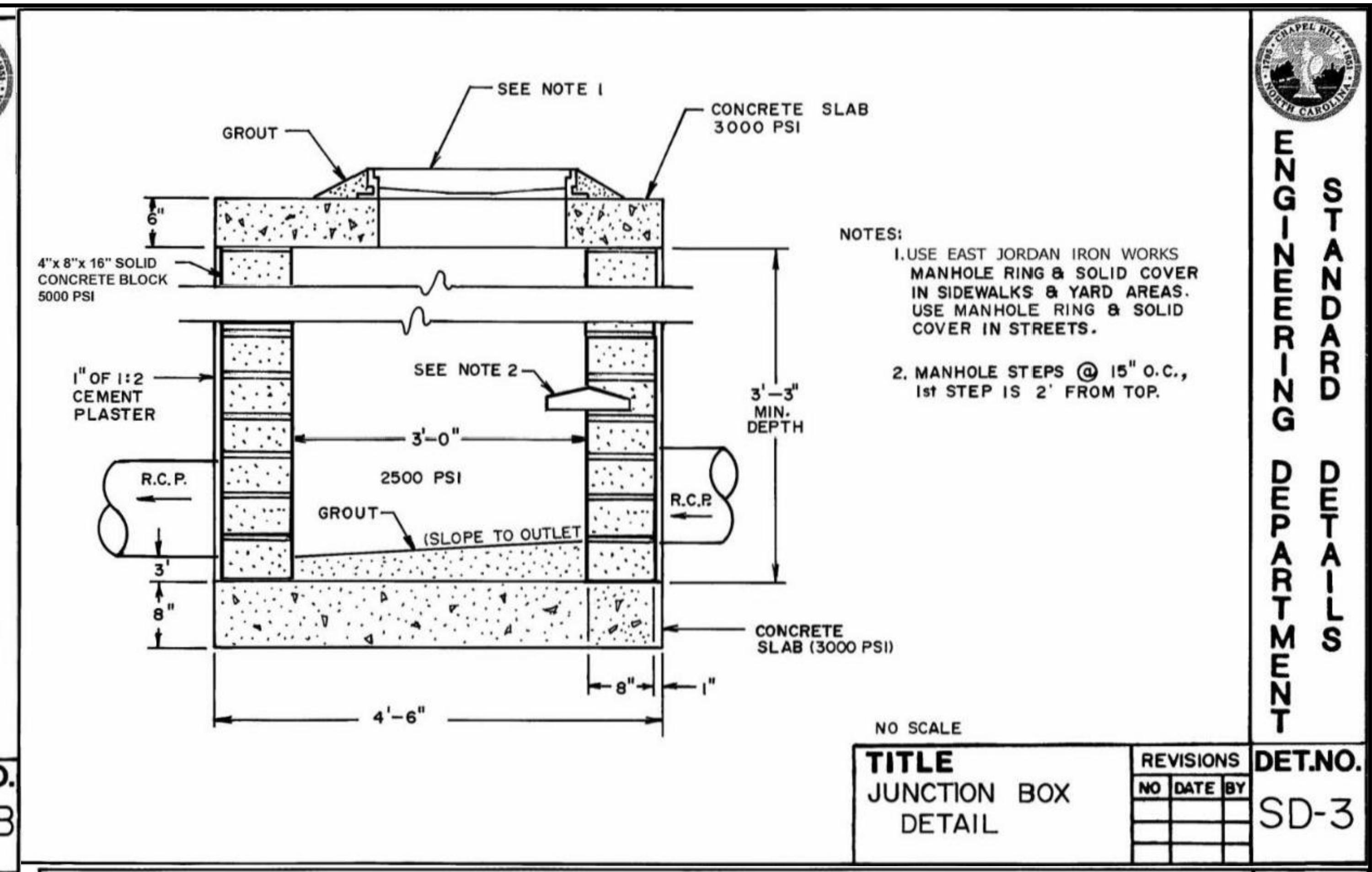
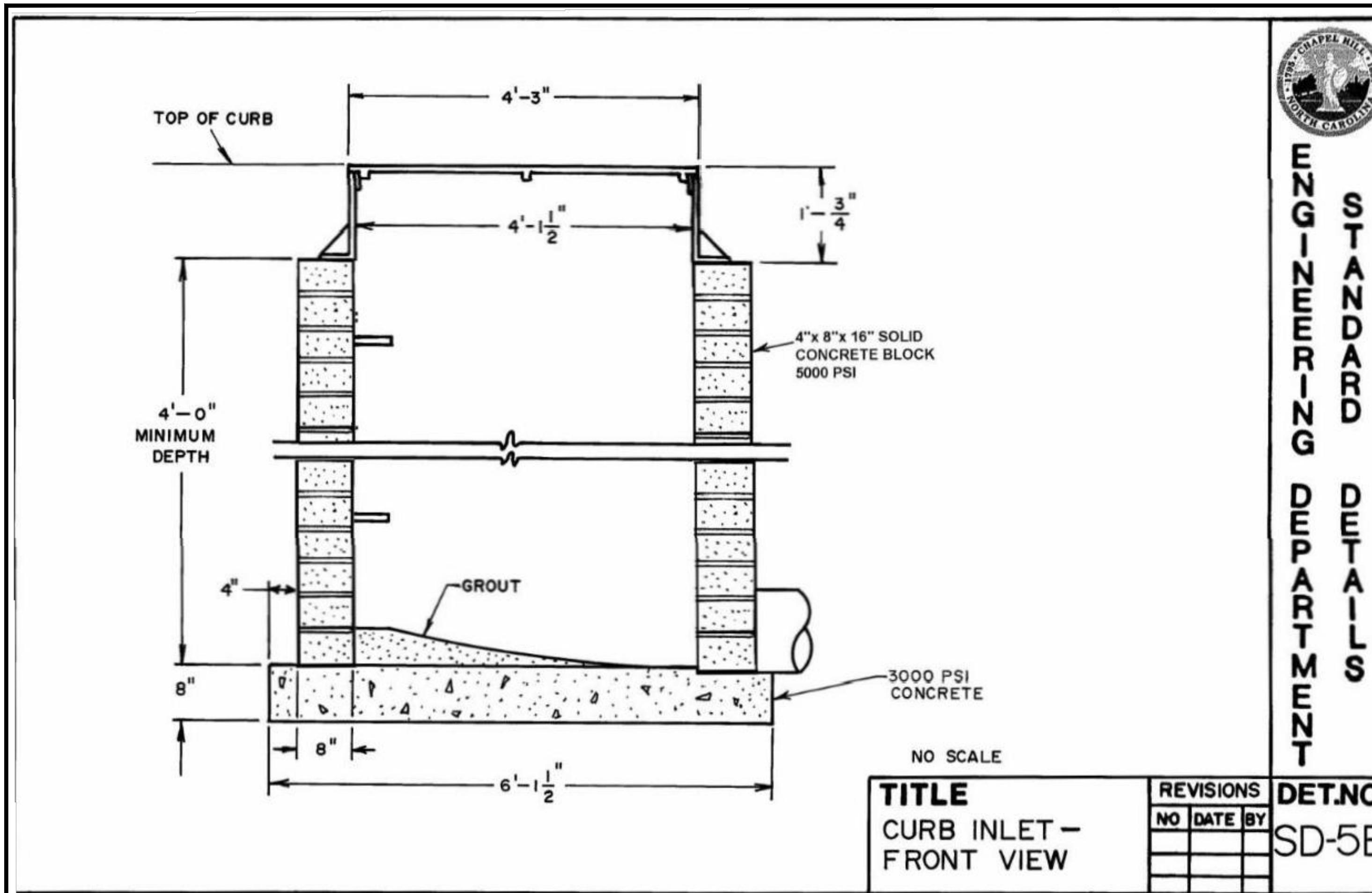
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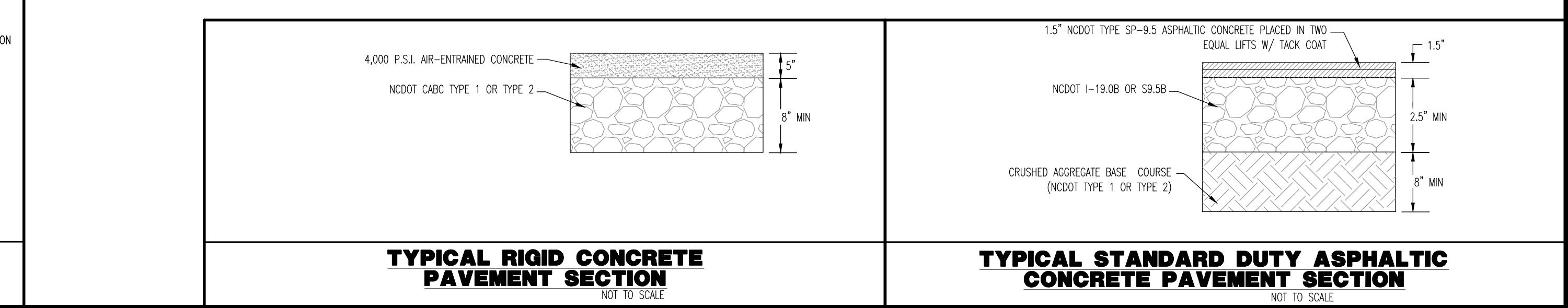
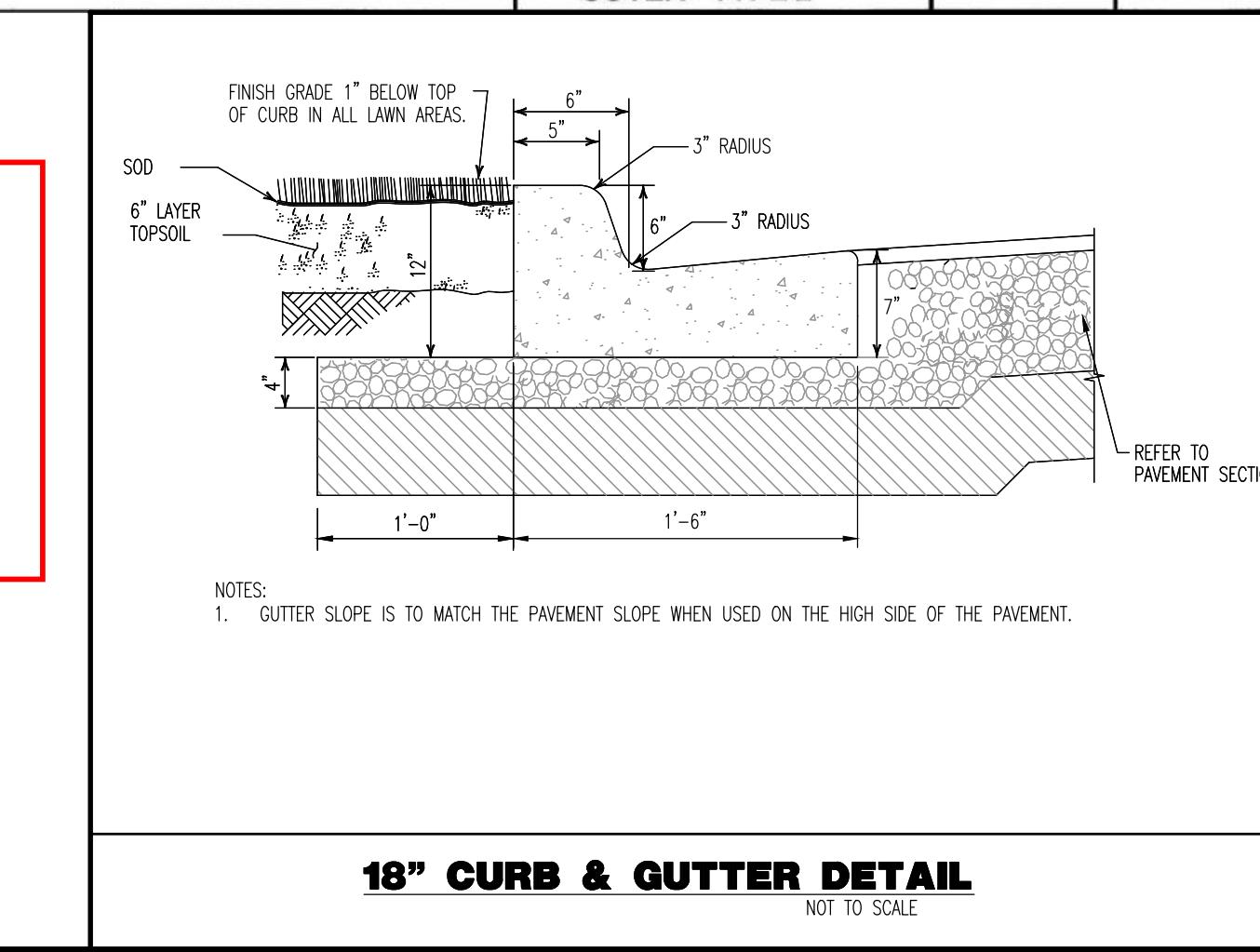
**SILT DIKE ON EXISTING PAVEMENT**  
NOT TO SCALE

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PROPOSED CHASE BANK AT UNIVERSITY PLACE BOB ARCHITECTS, LLP 217 SOUTH ESTES DRIVE CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA		4	07/13/23 AGENCY COMMENTS
PROPOSED CHASE BANK AT UNIVERSITY PLACE BOB ARCHITECTS, LLP 217 SOUTH ESTES DRIVE CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA		3	10/26/22 LANDLORD COMMENTS
PROPOSED CHASE BANK AT UNIVERSITY PLACE BOB ARCHITECTS, LLP 217 SOUTH ESTES DRIVE CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA		2	10/07/22 AGENCY COMMENTS
PROPOSED CHASE BANK AT UNIVERSITY PLACE BOB ARCHITECTS, LLP 217 SOUTH ESTES DRIVE CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA		1	09/02/22 AGENCY COMMENTS
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<p><b>MICHAEL D. MILES</b>          PROFESSIONAL ENGINEER          NORTH CAROLINA LICENSE NO. 053653          DATE: 07/17/2023</p>			
<p><b>DANIEL T. SEHNAL</b>          PROFESSIONAL ENGINEER          NORTH CAROLINA LICENSE NO. 049737</p>			
<b>SEDIMENT &amp; EROSION CONTROL DETAILS</b> SHEET NO. C2.02 Rev. # 4 SCALE: (H) AS (V) NOTED DATE: 04/18/2022 PROJECT #: 2521-99-016 File: P:\DEDCP\PROJECTS\2521\9901\SD4.dwg			





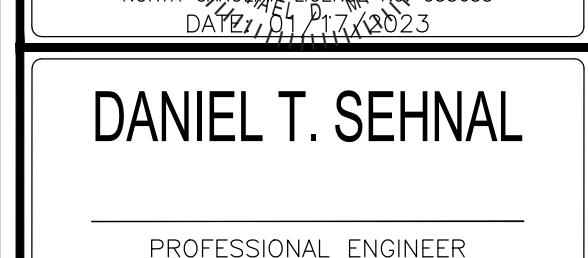
 **Zoning Approved Plan Set**  
Approved By: Charnika Harrell  
Date: June 9, 2023



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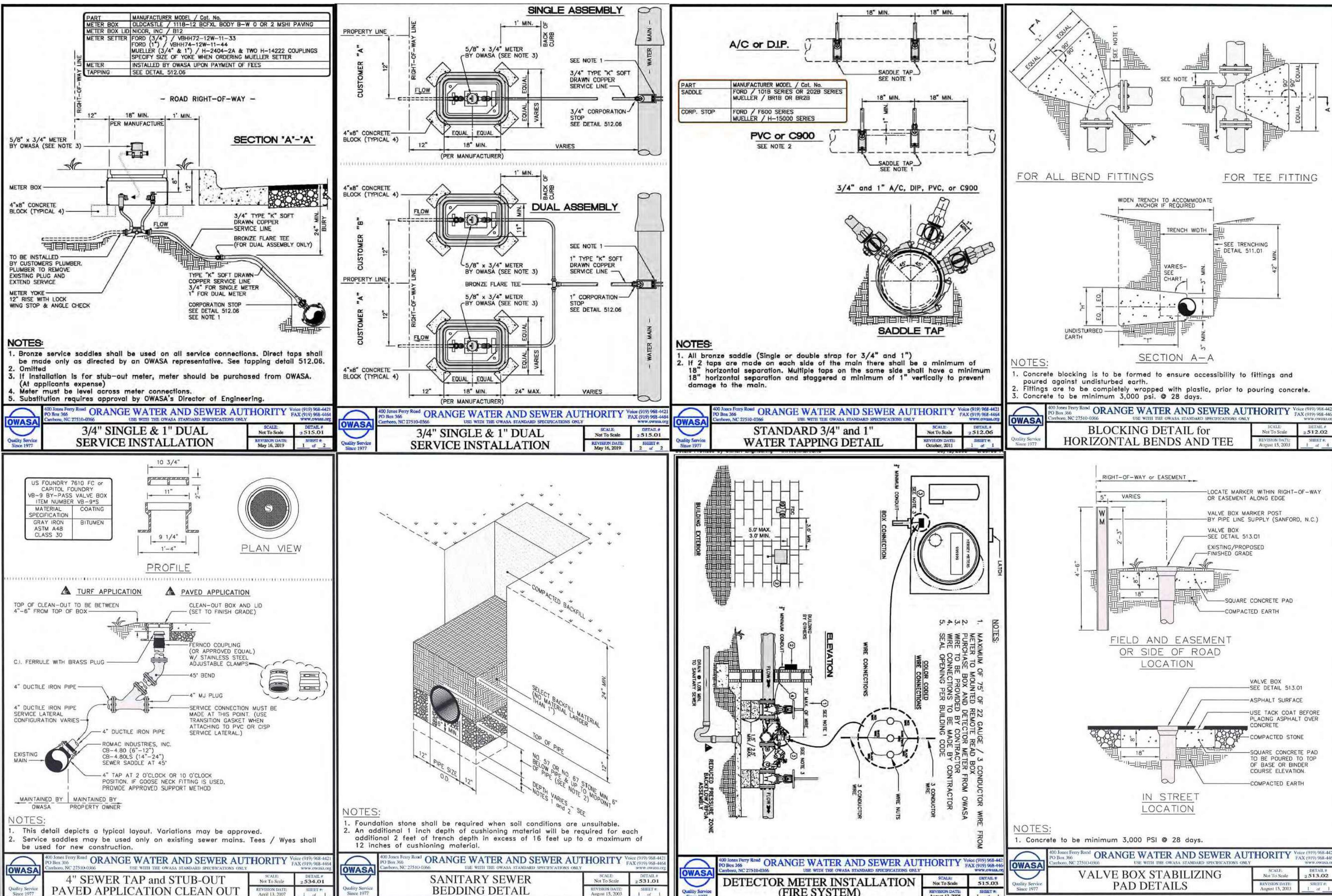


**PAVING, GRADING & DRAINAGE DETAILS**

SCALE: (H) AS  
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DATE: 04/18/2022  
PROJECT #: 2521-99-016

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Rev. # 4





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2	09/02/22	2	09/02/22
1	09/02/22	1	09/02/22
COMMENTS		COMMENTS	
SRM		SRM	
BY		BY	

**PROPOSED CHASE BANK AT UNIVERSITY PLACE**  
PROJECT: BOD ARCHITECTS, LLP  
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**MICHAEL D. MILES**  
PROFESSIONAL ENGINEER  
NORTH CAROLINA LICENSE NO. 053653  
DATE: 01/17/23

**DANIEL T. SEHNAL**  
PROFESSIONAL ENGINEER  
NORTH CAROLINA LICENSE NO. 049737

**UTILITY DETAILS**

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PROJECT #: 2521-99-016	
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BDG Architects, LLP  
400 North Ashley Drive, Suite 600  
Tampa, Florida 33602

Partners:  
Christopher Kirschner - 60%  
FL License No. AR0014752  
North Carolina License No. 10173

Interco Management - 40%  
No Architectural License

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Architect of Record:  
Christopher Gary Kirschner, AIA, LEED AP  
NC License No. 10173

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CHECKED BY: TN

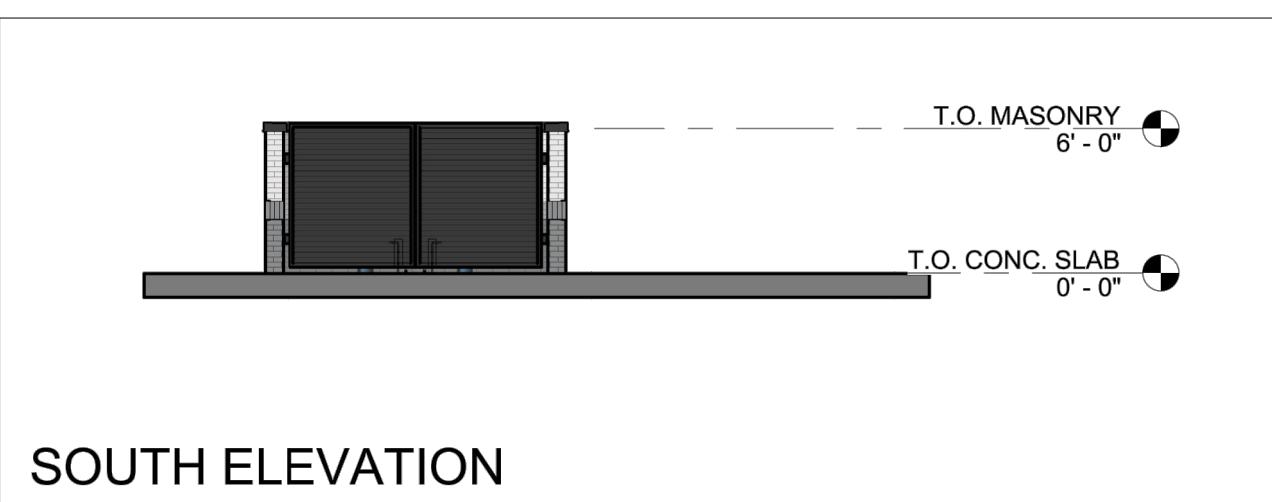
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DUMPSTER ENCLOSURE

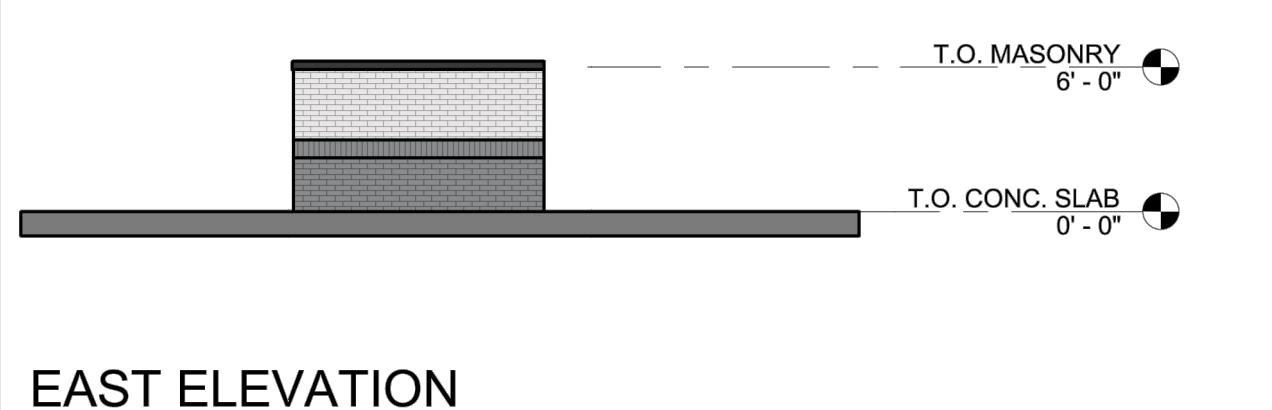
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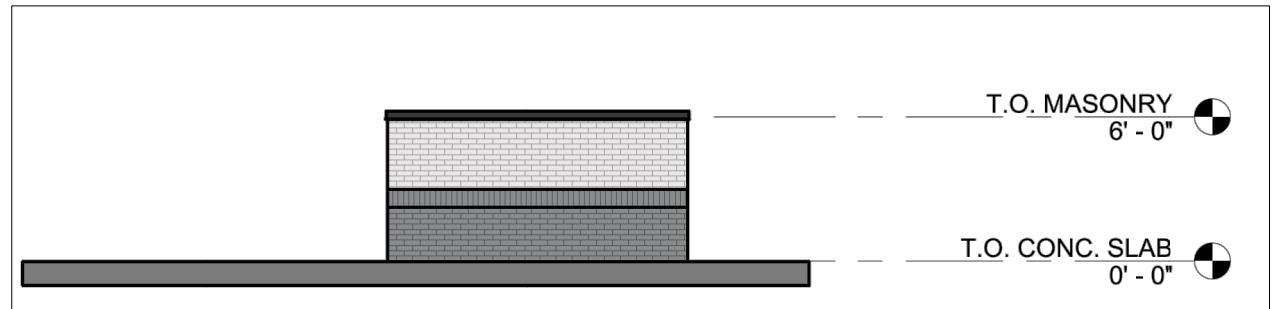
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**Approved By: Charnika Harrell**  
**Date: June 9, 2023**



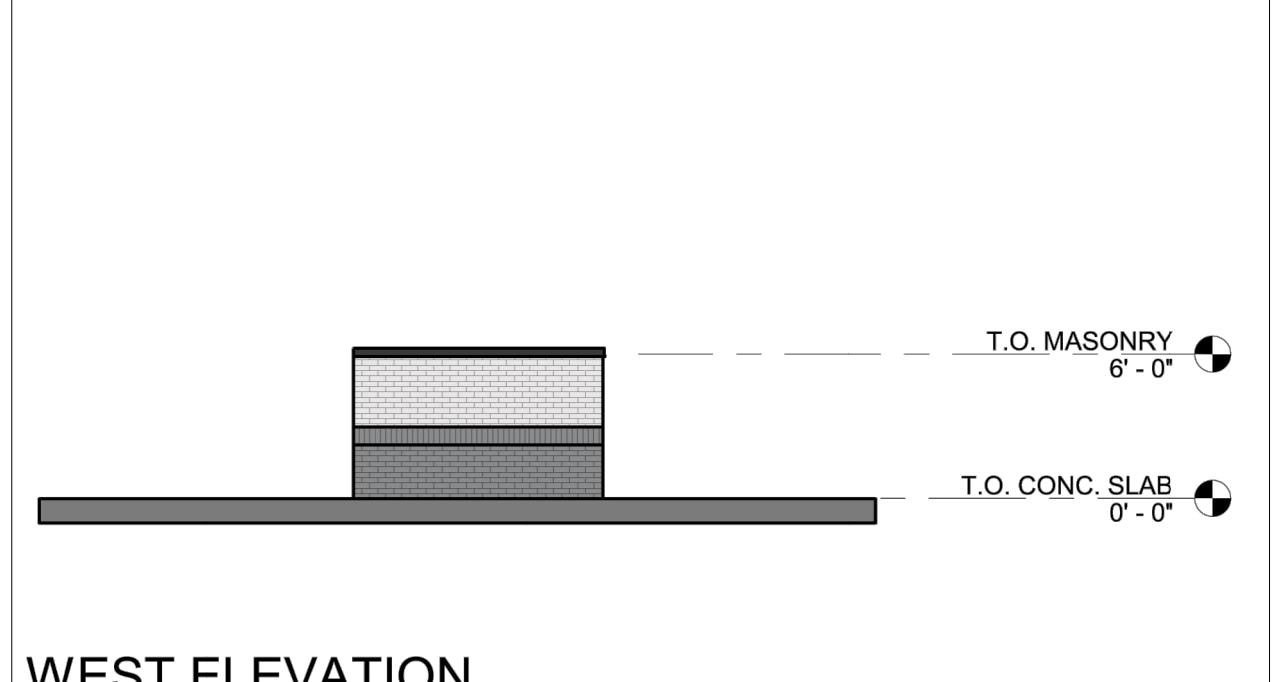
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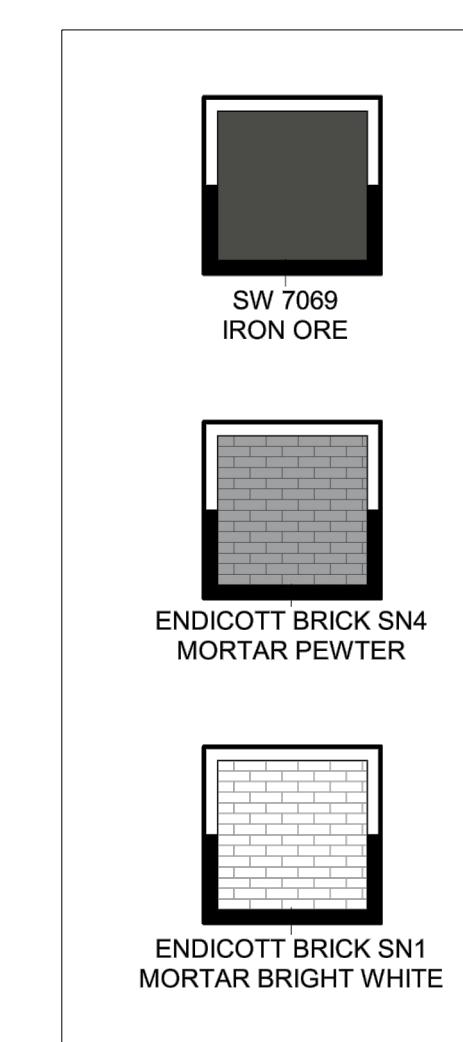
EAST ELEVATION



NORTH ELEVATION



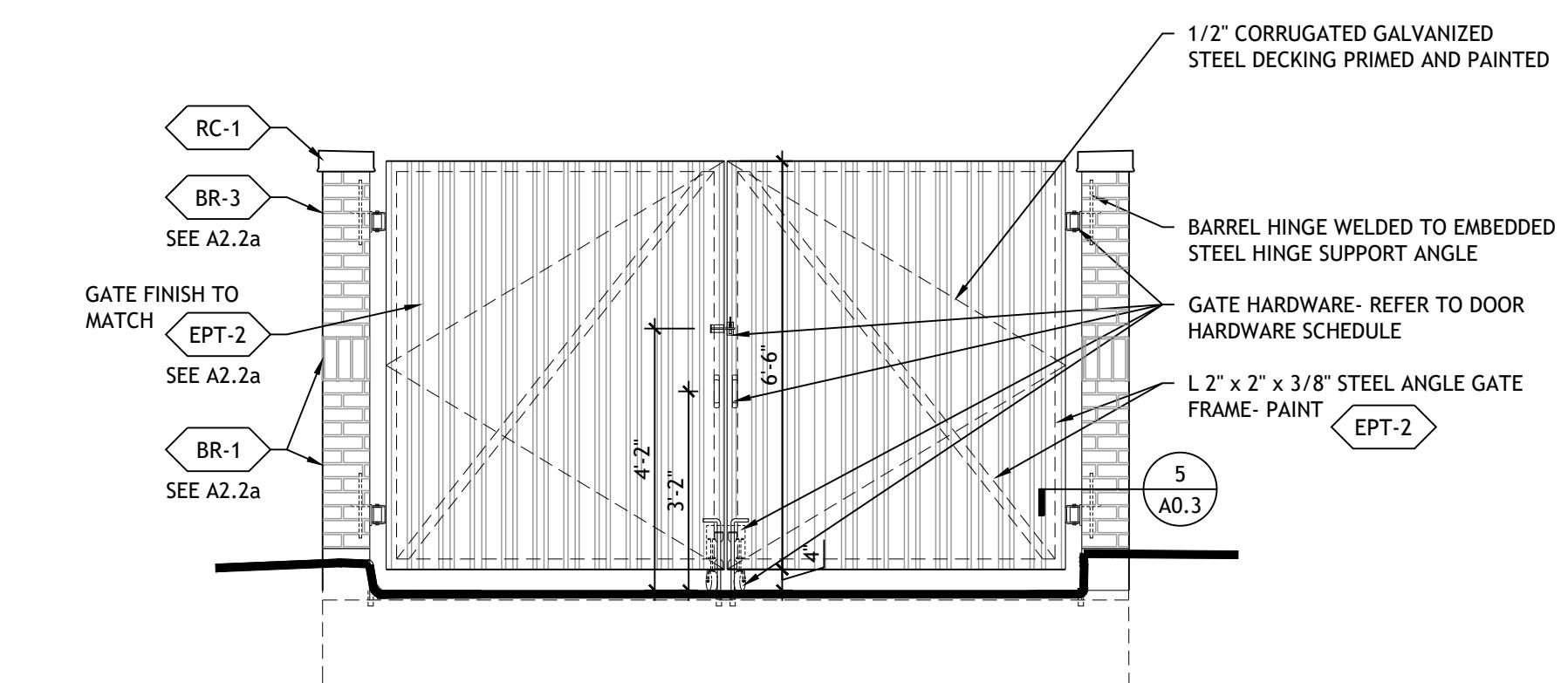
WEST ELEVATION



DUMPSTER ENCLOSURE - CORNER DETAIL

SCALE 1 1/2" = 1'-0"

5



DUMPSTER ENCLOSURE - ELEVATION

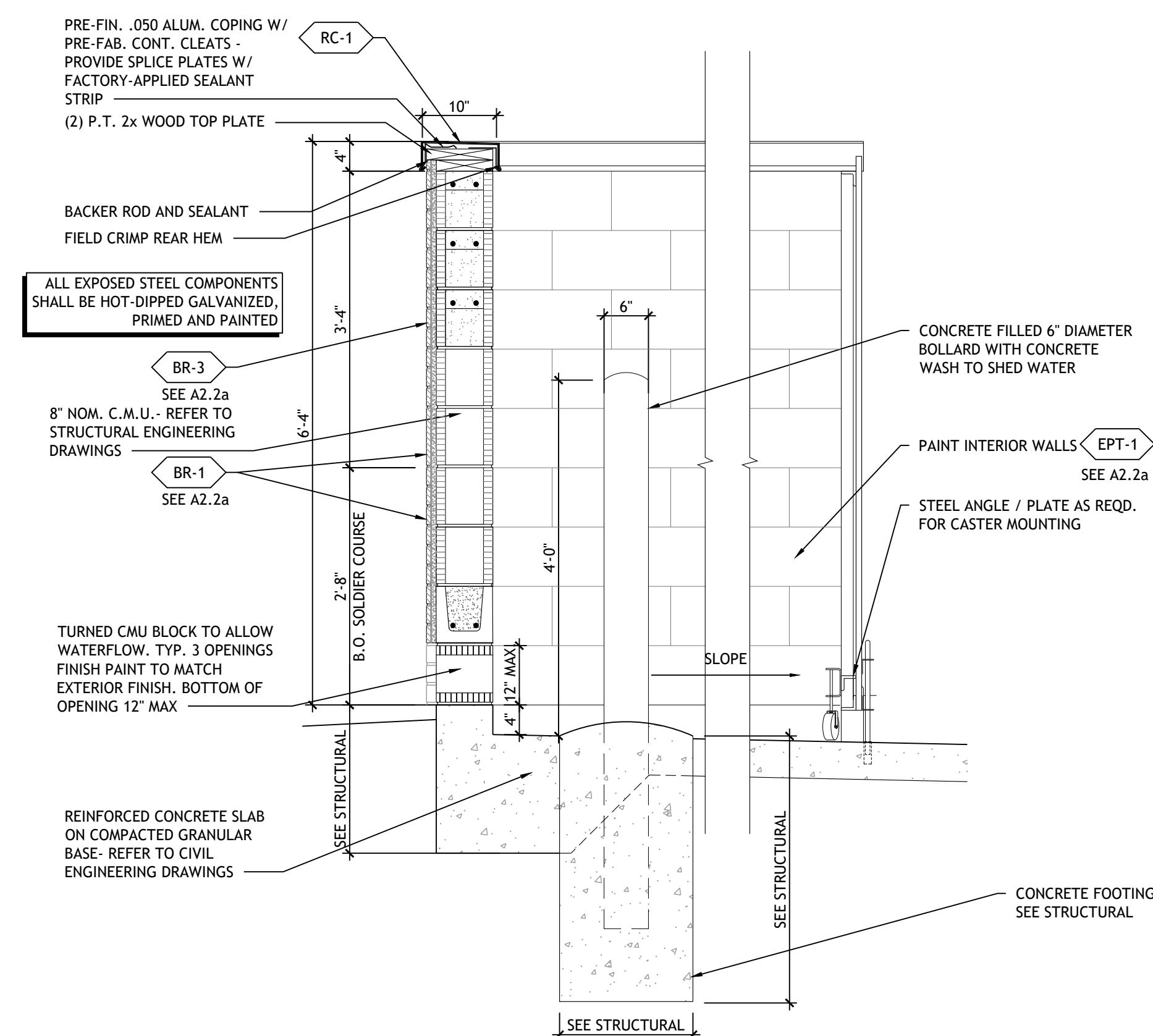
SCALE 3/8" = 1'-0"

2

DUMPSTER ENCLOSURE - PLAN

SCALE 3/8" = 1'-0"

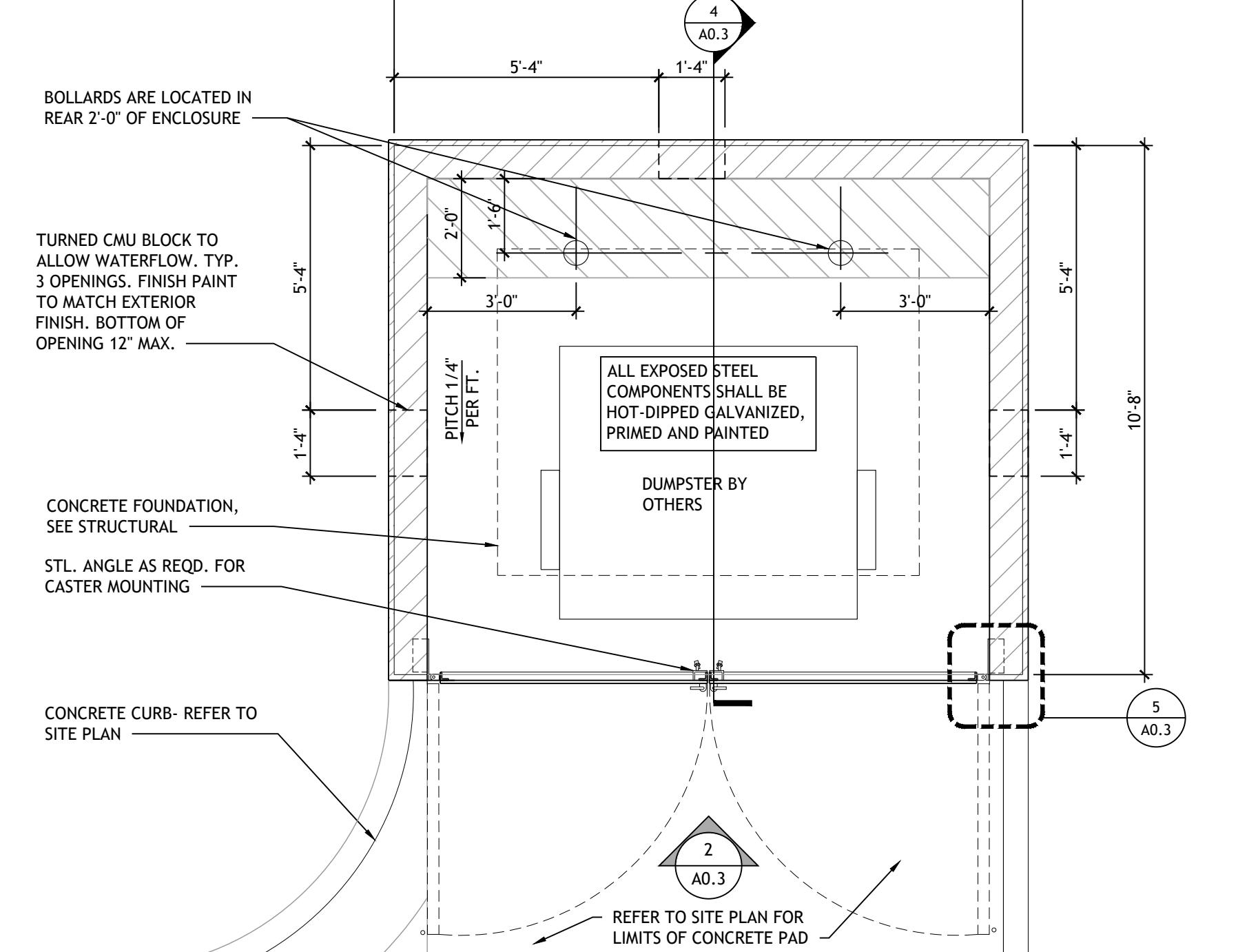
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DUMPSTER ENCLOSURE - SECTION

SCALE 3/4" = 1'-0"

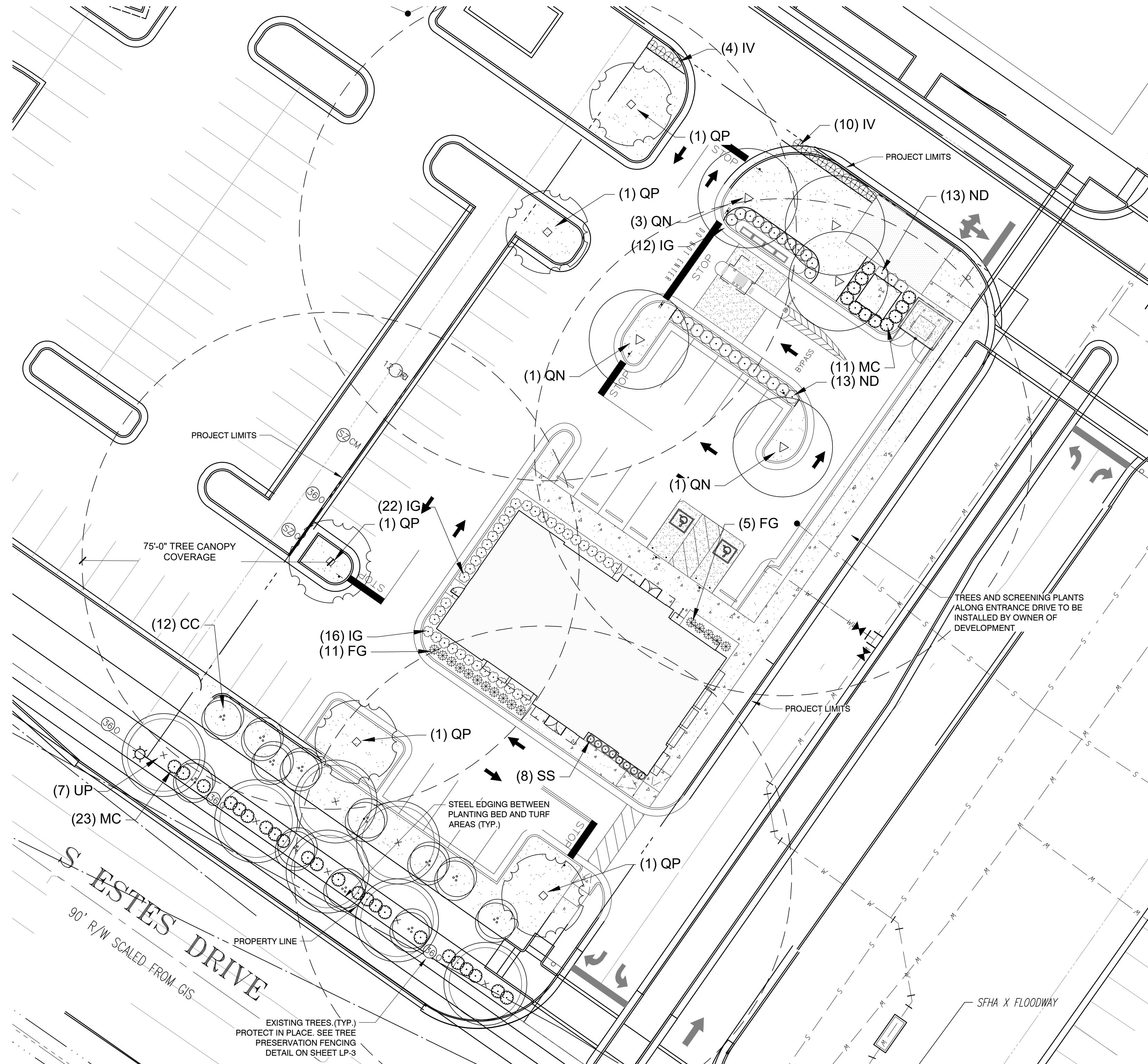
4



DUMPSTER ENCLOSURE - PLAN

SCALE 3/8" = 1'-0"

1



#### GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE AFTER THE SOIL HAS BEEN REMOVED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR WILL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1 OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS SHOWN ON GRADING PLANS. ALL SOIL AREAS THAT ARE TO BE GRADED SHALL HAVE A DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR WILL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR A 3" DEEPER MULCH LAYER. THIS WILL MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY TAKE ACTION TO CORRECT THE DISCREPANCY. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD LIABLE FOR THE CONTRACTOR'S FAILURE TO DO SO.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUPED SYMBOLS) SHALL TAKE PRIORITY.
- NO PLANTING OF ANY MATERIALS SHALL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PLANTING. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD LIABLE FOR THE CONTRACTOR'S FAILURE TO DO SO. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A COPY OF THE PLANTING OPERATIONS TO THE OWNER AND THE OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HYDRAULIC CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

#### ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN 12 FEET OF PAVING OR CURB. ROOT BARRIERS SHALL BE CERTIFIED OR 'DEEP ROOT' 24" DEEP PANELS OR EQUAL. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

#### MULCHES

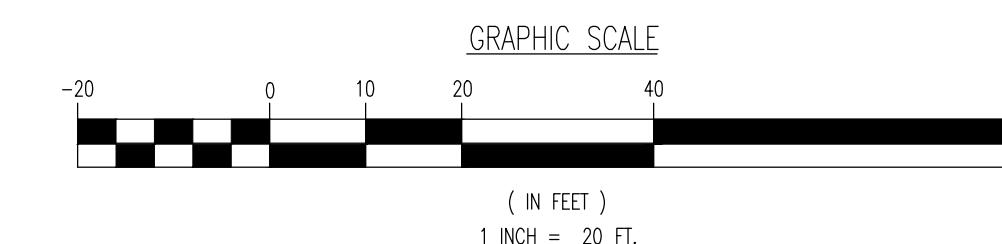
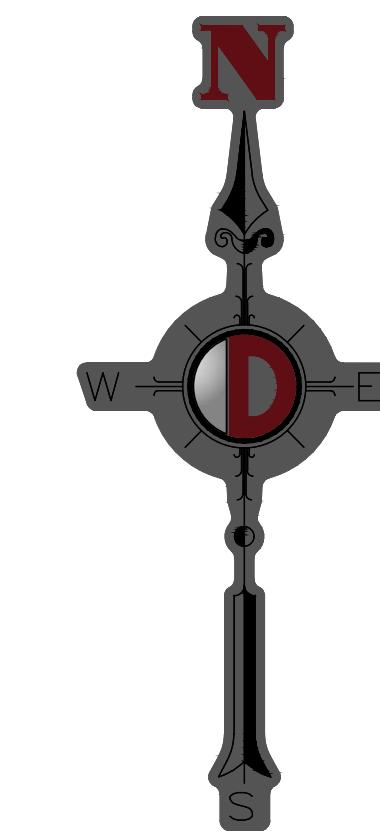
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PINE BARK MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

#### CITY OF CHAPEL HILL STANDARD NOTES

- ALL TOPSOIL MIXES USED FOR GRADING AND PLANTER APPLICATIONS SHOULD BE THE SITE'S ORIGINAL TOPSOIL OR SHOULD BE TESTED BY N.C. DEPARTMENT OF AGRICULTURE TO DETERMINE THEIR SUITABILITY FOR LANDSCAPE USE.
- EXISTING COMPACTED TOPSOIL THAT ARE TO RECEIVE PLANTS OR SEED AND SUBSOILS THAT ARE TO BE OVERLAIN OVER FINISHED SUBGRADE.
- ALL AREAS THAT ARE TO BE PLANTED WITH TURF, SHRUBS, OR TREES SHOULD RECEIVE A MINIMUM OF 6" OF TOPSOIL WITHIN THE CRITICAL ROOT ZONES OF RARE AND SPECIMEN TREES. NO REMAINING SOIL SHOULD BE DISTURBED AND PLACED OVER THE CRITICAL ROOT ZONE.
- PLACEMENT OF THE CRITICAL ROOT ZONE OCCURS AT THE TREE'S TRUNK, NO MORE THAN 6" OF TOPSOIL SHOULD BE PLACED OVER THE CRITICAL ROOT ZONE.
- TREES AND SHRUBS SHOULD BE PLANTED PRIOR TO MAY 15 AND AFTER SEPTEMBER 1. DELAYED PLANTINGS OF REQUIRED BUFFERS AND/OR OTHER LANDSCAPING CAN BE ACCOMMODATED WITH THE ACCEPTANCE OF A LETTER OF CREDIT FROM THE CONTRACTOR APPROVED BY THE TOWN PLANNING DEPARTMENT.
- PLANTING AND PLANTING OPERATIONS SHALL BE CONDUCTED ONLY WHEN THE SOIL TEMPERATURE AT EACH PLANTING AREA AND OF ALL BACKFILL MATERIALS IS ABOVE 32 DEGREES F.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HYDRAULIC CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



**Zoning Approved Plan Set**  
**Approved By: Charnika Harrell**  
**Date: June 9, 2023**



#### PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER
CC		Eastern Redbud / Cercis canadensis min.5' - 7' ht.; multi-trunk	CONT.	1.5" Cal 12
QN		Charisma Nutall Oak / Quercus nutalli 'MonPowe' min. 10' - 12' ht.	CONT.	2" Cal 5
QP		Pin Oak / Quercus palustris min. 10' - 12' ht.	CONT.	2" Cal 5
UP		Allee Laceleaf Elm / Ulmus parviflora 'Allee'	CONT.	2" Cal 7
<b>SHRUBS</b>				
FG		Dwarf Fothergilla / Fothergilla gardenii 36" o.c; min. 18" tall	3 gal	16
IG		Dwarf Inkberry Holly / Ilex glabra 'Compacta' 36" o.c; 24" tall	5 gal	38
IGD		Densa Inkberry Holly / Ilex glabra 'Densa' 36" o.c.; 36" tall at time of planting	7 gal	12
IV		Dwarf Yaupon Holly / Ilex vomitoria 'Nana' 36" o.c.; 24" tall	5 gal	10
ND		Nandina domestica 'Compacta' 36" o.c.; 36" tall at time of planting	7 gal	16
MC		Dwarf Wax Myrtle / Myrica cerifera 'Don's Dwarf' 36" o.c.; 24" tall - 36" tall within 2 years	5 gal	34
SS		The Blues Schizachyrium / Schizachyrium scoparium 'The Blues'	2 gal	8
<b>GROUND COVERS</b>				
FK		Festuca arundinacea 'Kentucky 31' / Kentucky Tall Fescue sod	5,072 sf	

#### LANDSCAPE CALCULATIONS

PROJECT AREA: 36,847 SF

##### TREE CANOPY

TREE CANOPY REQUIRED 11,054 SF (30%)  
 TREE CANOPY PROVIDED 13,500 SF (12,500 SF PROPOSED, 1,000 SF EXISTING)

##### STREET FRONTRAGE - TYPE B BUFFER REQUIRED

S. ESTES DRIVE - 139 LF  
 LARGE TREES @ 6 / 100 LF: 9 TREES REQUIRED  
 9 TREES PROVIDED (2 EXISTING, 7 PROPOSED)

SMALL TREES @ 8 / 100 LF: 12 TREES REQUIRED  
 12 TREES PROVIDED

SHRUBS @ 15 / 100 LF: 21 SHRUBS REQUIRED  
 23 SHRUBS PROVIDED

PARKING LOT SCREENING: PROVIDED

##### PARKING LOT SHADING

TOTAL PAVED AREA: 18,405 SF  
 REQUIRED PARKING LOT SHADING: (1 TREE / 2,000 SF = 10 TREES)  
 PROVIDED PARKING LOT SHADING: 10 TREES

NO PARKING SPACE FURTHER THAN 50' FROM TREE



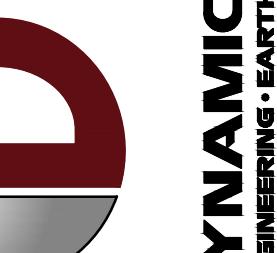
2273

02/20/2023

TITLE: LANDSCAPE PLANTING

SCALE: (ft)  
 (V) DATE: 04/18/2022  
 PROJECT #: 2521-99-016  
 SHEET No: LP-1

FIRM CERTIFICATION NO. C-561  
 Rev. #: 4



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 CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

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DATE: 02/17/2023

## PLANTING SPECIFICATIONS

### GENERAL

- A. **QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
  - 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - 2. A LOCAL ACCESSORY CONTRACTOR FOR PLANTING PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. **SCOPE OF WORK**
  - 1. COVERED BY THESE SECTION INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  - 2. ALL WORK IS SUBJECT TO COMPLIANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  - 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

### PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINERS FOR PLANTED MATERIALS SHALL BE BALLED-OR-BURLAPPED PLANTS.
  - 1. FURNISH BALLED-OR-BURLAPPED PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE MAINTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC PREFERENCES.
  - 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  - 3. TREES SHALL BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B). UNLESS SPECIFIED ON THE PLANTING LEGEND, BARE-ROOT TREES ARE NOT ACCEPTABLE.
  - 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE CONTRACTOR OWNERSHIP SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF SIMILAR SIZE AND COLOR. IF THE PLANT IS UNACCEPTABLE, THE LANDSCAPE CONTRACTOR AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  - 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS THAT DO NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES OVER FOUR INCHES IN CALIPER.
  - 7. FOR MULTITRUNK TREES, THE CALIPER SHALL BE MEASURED BY THE CALIPER OF THE LARGEST TRUNK. THE CALIPER OF THE LARGEST TRUNK SHALL BE MEASURED BY THE OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  - 8. ANY TREE OR SHRUB SHOULD HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT DURING PLANTING, THE SOIL IS SLOWLY REMOVED AS THE SOIL SETTLES.
  - C. SOIL: PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.
  - D. SEED: PROVIDE SEEDS OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF CLEAN SEEDS AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
  - E. TOPSOIL: SAN AND CLAY-TOP SOIL, FREE OF STONES LARGER THAN 1/4 INCH, FOREIGN MATTER, PLANTS, SEEDS, AND DEBRIS.
  - F. COMPOST: WELL-COMPRESSED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8. MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DEGREES/MEM. NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND NO SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
  - G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN APPROPRIATE AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
  - H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  - I. TREE STAKING AND GUINGYING
    - 1. STAKES: 6 LONG GREEN METAL STAKES.
    - 2. 20 AWG METAL WIRE: ASTM A-641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
    - 3. STRAP CHAING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1/2 INCH WIDE, WITH HOOKS TO PROTECT THE PLANT FROM EXPOSURE.
    - L. STEEL EDGING: PREMIUM STEEL EDGING, 1/4 GAUGE, THICK X 4 INCHES X 16 FEET, DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COMET OR APPROVED EQUI.
    - M. PRE-EMERGENT HERBICIDES: ANY GRANULAR NON-STANING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S RELATED RATE.

### METHODS

- A. **SOL PREPARATION**
  - 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - 2. **SOL PREPARATION**
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL NOT BE LESS THAN ONE QUARTER INCH IN DIAMETER. BETWEEN THE SOIL SAMPLE AND THE SOIL TEST, NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS. THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
    - b. THE CONTRACTOR SHALL HAVE THE SOIL TEST LABORATORY PROVIDE RESULTS FOR THE TESTS, INCLUDING THE PERCENTAGE OF ORGANIC MATTER, NITROGEN, PHOSPHORUS, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
    - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - d. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE SOIL PREPARATION (AS APPROPRIATE), SEPARATE SOIL PREPARATION AND BACKFILL MIX, RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE TESTED SOILS, PRE-PLANT AND LONG-TERM FERTILIZATION.
    - 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
    - 4. FOR PLANTING AREAS, THE PLANTING SPECIFICATIONS PROVIDED SHALL CONSTITUTE THE FOLLOWING:
      - i. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
      - ii. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - iii. PREPLANT TURF FERTILIZER (10-20-0 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      - iv. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      - v. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL: 1" OF ROTOTILLING AFTER CROSS-RIPPING.
      - vi. NITROGEN STABILIZED ORGANIC AMENDMENT - 1 CU. YD. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
      - v. SOIL AMENDMENTS, FERTILIZERS, AND SPECIFICATIONS: "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE AT THE TOP OF MULCH AS INDICATED ON THE GRADING PLANS.
      - g. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAIL ON THE CRITERIA FOR PLANTING AREA PREPARATION.
      - b. CONSTRUCTION AND MAINTAIN FINISH GRADES AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AND THE FINISH GRADE, AND THE FINISH GRADE (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO THE FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
      - 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. **SUBMITTALS**
  - 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
  - 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES, TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
  - 4. WHEN PLANTING ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

- C. **GENERAL PLANTING**
  - 1. REMOVE ALL PLANTING TIES AND STAKES FROM PLANTS.
  - 2. EXCAVATE AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  - 3. TRENCHING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES. ALSO, EXCAVATE ALL POSSIBLE CARE AND PRECAUTIONS AVOID INJURIES TO THE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" TRUNK DIAMETER AT BREAST-HEIGHT (4.5" ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATING WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SURFACE, OR USE A TRENCHER TO AVOID INJURIES TO THE ROOTS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY.

- D. **PLANTING**
  - 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  - 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  - 3. FOR PLANTING TREES, THE CONTRACTOR SHALL PLANT THE TREE IN THE HOLE, GUY THE TREE, AND STAKE THE PLANTING TREE. THE CONTRACTOR SHALL STAKE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLANTING INTO THE PLANTING PIT. DO NOT TEASE ROOTS OUT FROM THE ROOTBALL.
  - 4. INSTALL STEEL EDGING IN THE UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED, THE CONTRACTOR SHALL SOURCE SOIL FROM AN ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  - 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKES BE REQUIRED, THE TOTAL NUMBER OF STAKES AND THE STAKING HEIGHTS LISTED ON THE PLANS SHALL BE USED. THE CONTRACTOR'S DISCRETION IS THAT ANY TREES FAIL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - a. 1" STAKES: THREE STAKES PER TREE
    - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
    - c. TREES OVER 4" CALIPER: GUY AS NEEDED
    - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
    - e. #15 CONE: 24" BOX TREES: TWO STAKES PER TREE
    - f. 36"-48" BOX TREES: THREE STAKES PER TREE
    - g. OVER 48" BOX TREES: GUY AS NEEDED
    - h. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
  - 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

- E. **SHRUB PLANTING**
  - DIG THE PLANTING HOLE TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - INCLINE THE PLANTING HOLE 1" OF THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

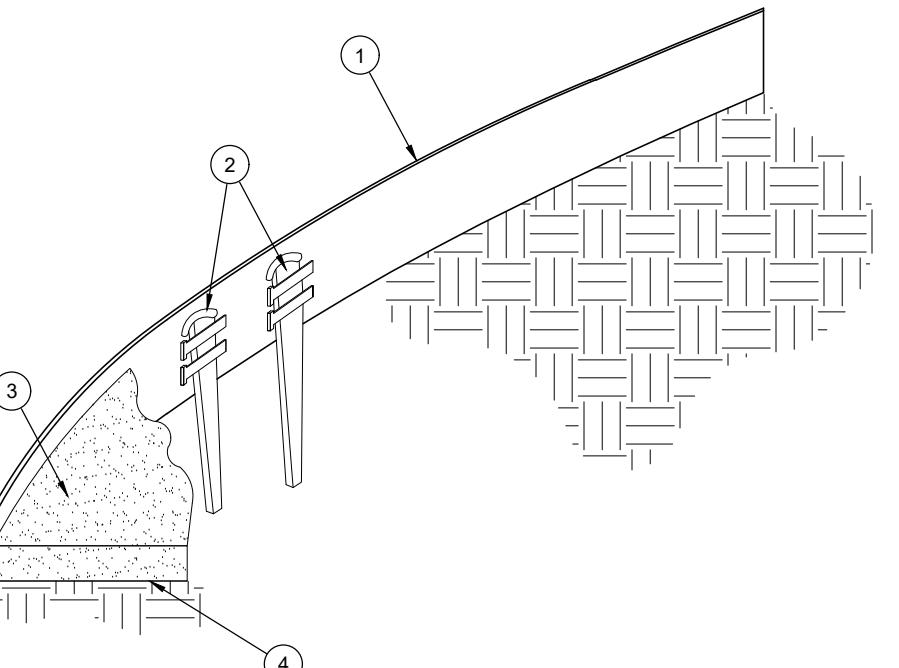
- F. **MULCH**
  - 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
  - 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS AND COLD-WEATHER PROTECTION ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF THE WALL.

- G. **CLEAN UP**
  - 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  - 2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

- H. **INSPECTION AND ACCEPTANCE**
  - 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, UNDISTURBED, AND FREE OF OBSTRUCTIONS. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINISH ACCEPTABILITY.
  - 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION.
  - 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THIS TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

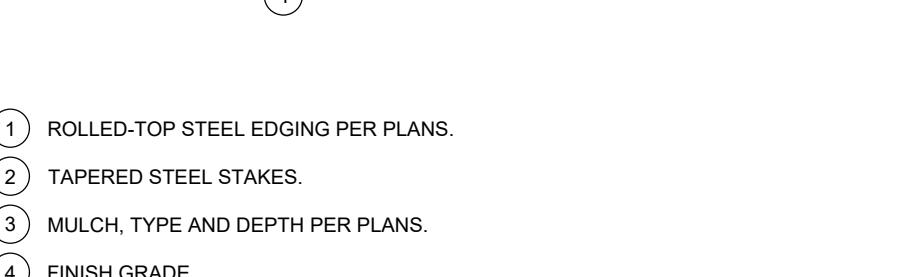
- I. **LANDSCAPE CONTRACTOR'S RESPONSIBILITY**
  - 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIVITIES: INSPECTION OF PLANTING AREAS FOR PLANT DEATH, REPAIRS TO PLANTING AREAS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE MAINTENANCE OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  - 2. SHOULD SEEDED AND SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A NEUTRAL PHASE OF PLANTS AT AN ADDITIONAL COST TO THE OWNER.
  - 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH, WITH EXCEPTIONS MADE FOR SEEDING AND SODDING. ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1/2 INCH AFTER THE FIRST MOWING. SODDED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH, BASE AREA LARGER THAN THE PLANTING AREA, AND NOT RESODDED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- J. **WARRANTY AND PLANT GUARANTEE AND REPLACEMENTS**
  - 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOIL, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FROM ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ALL PLANTS WHICH DIE DURING THE MAINTENANCE PERIOD AND WHICH ARE NOT REPLACED BY THE LANDSCAPE CONTRACTOR. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
  - M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



**Zoning Approved Plan Set**  
**Approved By: Charnika Harrell**  
**Date: June 9, 2023**

**TOWN OF CHAPEL HILL**

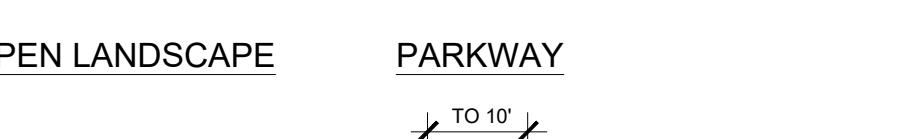


## A. STEEL EDGING

SCALE: NOT TO SCALE

## OPEN LANDSCAPE

PARKWAY



STAKING EXAMPLES (PLAN VIEW)</

**TREE PROTECTION SPECIFICATIONS**
**MATERIALS**

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

**CONSTRUCTION METHODS**

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
  - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
  - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
  - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
  - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
  - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
  - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

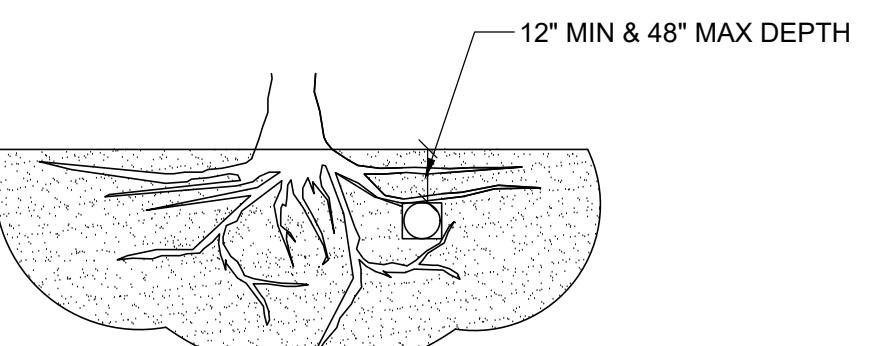
**TREE PROTECTION GENERAL NOTES**

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS OR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED Cabbage Palms.
  - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY STAFF, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY STAFF MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY STAFF, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

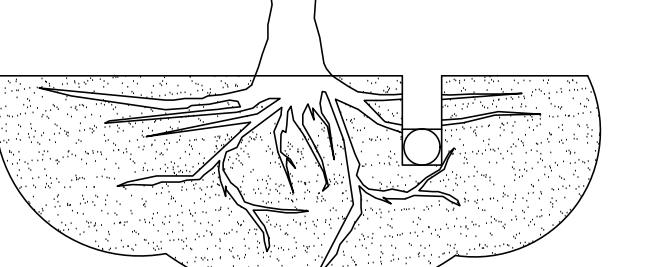
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER. WHEN EXCAVATION OCCURS NEAR EXISTING TREES, ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

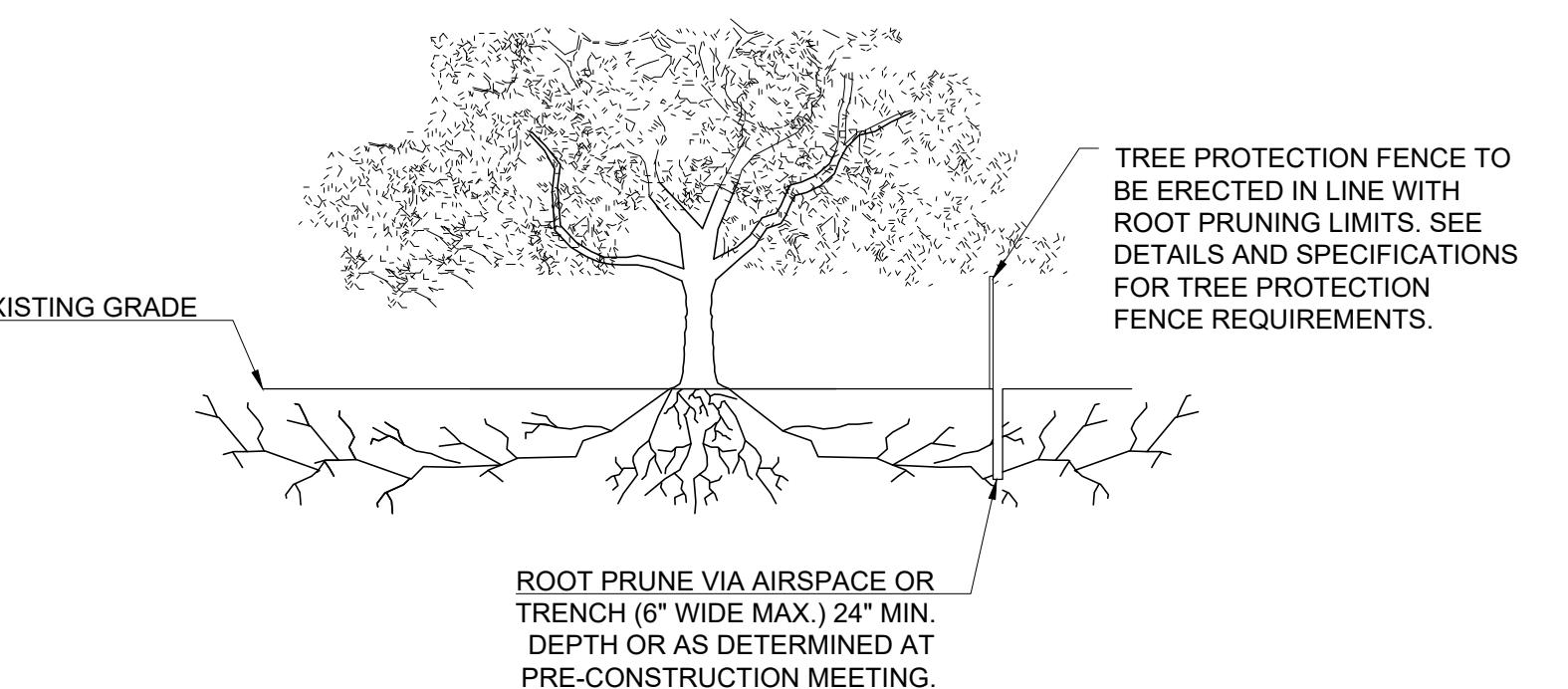


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

**C BORING THROUGH ROOT PROTECTION ZONE**  
SCALE: NOT TO SCALE

**NOTES**

1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



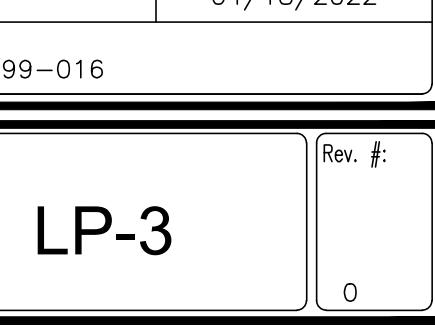
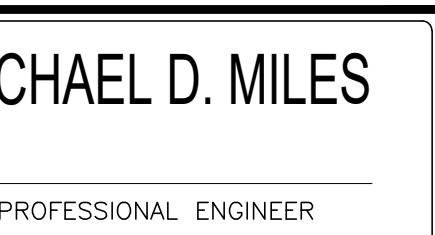
**D ROOT PRUNING DETAIL**  
SCALE: NOT TO SCALE



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**Date: June 9, 2023**

REV.	DATE	COMMENTS
001	09/01/22	CITY COMMENTS
002	10/13/22	SITE REVIEWS
003	11/01/22	SITE REVIEWS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
DESIGNED BY:	CHECKED BY:
ACM	MDM
PROJECT: EDD ARCHITECTS, LLP	
CHASE BANK	
201 SOUTH ESTES DRIVE CHAPEL HILL, CARBORO, NORTH CAROLINA	





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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LEASE LINE	+	1.4 ft	3.4 fc	0.0 fc	N/A	N/A
VEHICULAR USE AREA	+	4.2 fc	8.6 fc	2.0 fc	4.3:1	2.1:1
OUTDOOR SITE LIGHTING	+	1.8 fc	15.4 fc	0.0 fc	N/A	N/A
ATM-80 FT RADIUS AROUND DRIVE-UP ATM	+	5.9 fc	41.0 fc	2.0 fc	20.5:1	3.0:1

Schedule						
Symbol	Label	QTY	Manufacturer	Model Number	Description	Lamp
•○	SL-1	2	GE	EACL01_F3AW740 WITH ELS-EAC-ABL-BLCK	FULL CUT-OFF 4000K LED, POLE MOUNTED AT 30'	1-122w 4000K LED
•○	SL-2	3	GE	EACL01_E3AW740	FULL CUT-OFF 4000K LED, POLE MOUNTED AT 30'	1-95w 4000K LED
•○	SL-3	2	GE	EACL01_H3AW740 WITH ELS-EAC-ABL-BLCK	FULL CUT-OFF 4000K LED, POLE MOUNTED AT 30'	1-153w 4000K LED
○○	SL-4	1	GE	EACL01_E3AW740	FULL CUT-OFF 4000K LED, DOUBLE FIXTURE POLE MOUNTED AT 30'	1-122w 4000K LED EACH
■	L-6	2	GE	ECL501_B5SM740	FULL CUT-OFF 4000K LED, CANOPY FIXTURE, RECESSED	1-54w 4000K LED
●	L-7	3	GE	LDXB-4R-0-10-T-35-V1-EL	FULL CUT-3500K LED, LENSED DOWNLIGHT, RECESSED	1-20w 3500K LED

NOTE: ALL SITE AND BUILDING LIGHT FIXTURES PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS

