

# OLD CHAPEL HILL ROAD APARTMENTS

11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA

CONDITIONAL ZONING PERMIT  
PROJECT NUMBER: ZOM24003  
DATE: SEPTEMBER 12, 2024

SITE DATA		
PIN	0709094101, 0709094378, 0709094874, 0709090300	
SITE AREA	508,031 SF / 11.66 AC (GROSS); 494,117 SF / 11.34 AC (NET)	
ZONING	EXISTING	R-1
	PROPOSED	R-6-CZD
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE	
WATERSHED PROTECTION	UNPROTECTED	
EXISTING USE	RESIDENTIAL	
PROPOSED USE	MULTIFAMILY	

SHEET INDEX

C0.00

PROJECT NOTES SHEET

C0.01

AREA MAP

C1.00

EXISTING CONDITIONS PLAN

C2.00

CONCEPT SITE PLAN

C2.01

TECHNICAL SITE PLAN

C3.00

FIRE ACCESS PLAN

L5.00

TREE PROTECTION PLAN

L5.01

LANDSCAPE PLAN

L5.02

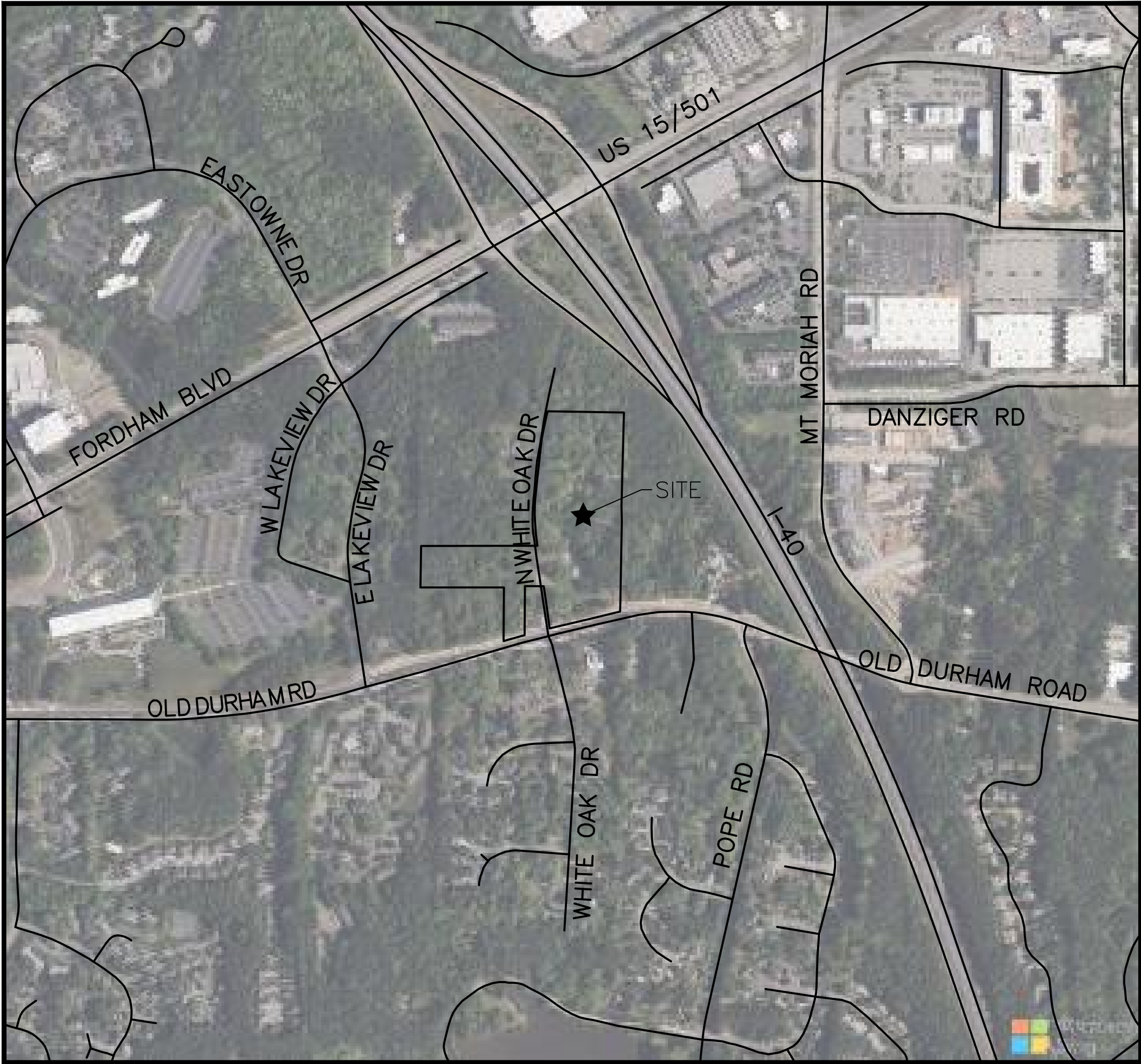
LANDSCAPE NOTES & DETAILS

ARCHITECTURAL SHEETS

A06.00

OVERALL BUILDING ELEVATIONS

ILLUSTRATIVE CONCEPT PLAN



VICINITY MAP  
1" = 500'





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**CLIENT**

ZOM LIVING  
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RALEIGH, NC 27603  
BEN STEVENS  
PHONE: 919-891-0029



**PROJECT DIRECTORY**



REVISIONS		
NO.	DATE	
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**CONDITIONAL ZONING  
PERMIT  
FOR:**  
OLD CHAPEL HILL ROAD APARTMENTS  
PHASE NUMBER  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH  
CAROLINA  
PROJECT NUMBER: ZOM24003





September 12, 2024

BACKGROUND SUMMARY

- ZOM Living proposes an R-6-CZD rezoning for a multifamily development located at 11 N White Oak Drive within the Parkline East Village development area. The site is located generally among major transportation corridors (US 15/501, Old Chapel Hill Road and Interstate 40), significant retail (Wegmen's, Home Depot, etc.) and large employment centers (UNC Health Care, Parkline office building).
- Throughout 2022, multiple property owners and several developers collaborated with Town staff to create a cohesive development framework for the area located in the southwest quadrant of the I-40 and US-15 intersection. Various properties have received zoning approvals in the surrounding area and ZOM's proposal fills in approximately 11.6 acres of the framework with a variety of housing supply including multifamily and townhome-style multifamily units. The project will contain a maximum of 400 units, including 18 units that are smaller scale multifamily in the form of flats and townhomes.

AREA MAP

- The proposed plans will be consistent with multifamily building form, height, and density on the adjacent Gateway and Chapel Hill Crossing developments, and as planned for this area in the North 15-501 Corridor and the Parkline East development framework.
- This property is located within the North 15-501 Corridor, Sub-area A, which calls for multi-family residential 4-6 stories in height, which would be fulfilled with this proposal. Multi-family residential will contribute to the mix of housing options and land uses in the area overall. Providing housing central to so many existing commercial nodes gives residents access to nearby opportunities.
- The Parkline East Village framework was created with the Complete Communities strategy in mind as it was being developed. This site complies with both the Parkline framework and Complete Community strategy by providing growth and housing supply in an area that has strategically been planned for such. Housing provided in this area helps to support other nonresidential uses being developed in the area, including a projected 1.25 million square feet in UNC Health Eastowne, located just across US-15.

EXISTING CONDITIONS

- The site slopes from the northern and southern ends towards a small, central stream feature, which is classified as intermittent on the eastern side and ephemeral on the western side per stream determinations from past projects. The stream likely was used as a drainage feature when the property served as farmland. The northeastern quadrant of the site slopes toward I-40 and is the steepest part of the site. ZOM plans to leave this stream feature and buffer undisturbed except to provide any required road or utility improvements and to provide greenway crossings to align with the overall pedestrian networks outlined on the Parkline East Village framework.
- The site is mostly wooded and ZOM plans to preserve trees in the most environmentally sensitive areas surrounding the stream features on site, which provide shade along the planned trails.

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621 Hillsborough Street, Suite 500, Raleigh, NC 27603 / 919. 361. 5000



SITE PLAN

- The site plan calls for buildings to be oriented to create an edge along Old Chapel Hill Road and N White Oak Drive to the maximum extent to provide a desirable streetscape. Special attention will also be given to the edge along the stream buffer central to the site and to transitions to adjacent properties. The Parkline East Village development framework has provided guidance to building locations while balancing it with necessary parking to make this a viable project.
- The design prioritizes connections to adjacent approved developments and creates a sense of place: a people-oriented neighborhood with well-designed public spaces and compact housing types, including apartment buildings ("flats") and townhouse-style rental units.
- Three access points are proposed off N White Oak Drive to the eastern side of the development: one access south of the stream and two access points north of the stream to reduce stream and buffer disturbance and minimize grading on a challenging site. Two access points will be required north of the stream to meet fire code requirements. The eastern portion of the development will also connect to the proposed stub from Chapel Hill Crossing.
- A combination of surface parking and a tabletop parking deck will be provided to reduce both impervious and overall costs for a more affordable product for residents.
- Sidewalks will be provided along the eastern side of N White Oak Drive and northern side of Old Chapel Hill Road along the property frontage. Additionally, a multi-use path will be provided along the western side of N White Oak Drive along the property frontage to connect to the multi-use path planned in Meridian Lakeview.
- A future TIA will inform additional improvements required in the area.

STORMWATER MANAGEMENT PLAN

- All storm water quality and detention requirements will be met with underground control measures and will be designed for the 100-yr storm event. The project team will work with Town staff to assure minimal adverse impacts and full compliance with the latest standards. Four stormwater control measures (SCMs) are anticipated: two located east of N White Oak Drive on either side of the stream and two west of N White Oak Drive in the townhome portion of the development. Sheet C2.00 provides approximate locations and sizes for proposed SCMs.

LANDSCAPE PROTECTION PLAN + PLANTING PLAN

- This project will provide a minimum of 30% tree canopy on the site and meet Town requirements for landscape protection. Tree canopy will be preserved in the environmentally sensitive areas around the stream, and additional canopy will be planted along the streetscape, on the project perimeter, within courtyard areas, and within parking areas to minimize heat island affect. Street trees will frame N White Oak Drive and Old Chapel Hill Road to provide shade along planned sidewalks and multi-use paths fronting the property. Modifications to perimeter buffers are proposed as to create a cohesive Parkline East Village development rather than block off each separate development.

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2 of 4



- The existing small stream will be used as an organizing recreational feature that connects parcels on both sides of N White Oak Road. Public spaces, such as parks and gathering areas are dispersed through the property and will be connected by sidewalks or paths.

STEEP SLOPE PLAN

- There are limited areas of steep slopes in the project development area in the 15.01-25% range and one area for 25% or greater. These areas do not require special design or construction considerations as they are less than 400 sf in area, their locations will not impact any critical environmental areas or they are not being disturbed.
- The small areas of steep slopes along Old Chapel Hill Road resulting from NCDOT improvements will be relaxed with site improvements.

GRADING AND EROSION CONTROL

- A combination of diversion ditches, riser catch basins, and silt fence will control and convey drainage from on-site improvements to sediment basins located in the low areas of the site.
- The sediment basins will be converted into stormwater management vaults as final grading and stabilization occurs.
- The proposed grading will maintain existing drainage patterns as much as possible.
- Several structural retaining walls will be required for the multifamily buildings and parking garages.
- Proposed stormwater management design will adhere to Town of Chapel Hill requirements per Section 5.4 of the Chapel Hill Land Use Management Ordinance (LUMO)

SOLID WASTE PLAN

- Garbage dumpsters are located for communal waste service for multi-family and townhouse units in accessible locations from main building entrances.
- Garbage dumpsters are sited in locations to provide adequate space for turn around maneuvers.
- Garbage dumpsters are screened as required.

ELEVATIONS

- Multifamily buildings located on the eastern side of N White Oak Drive will be a maximum of five stories, and smaller scale multifamily and townhome buildings located on the western side of N White Oak Drive will be a maximum of four stories.

FIRE SAFETY PLAN

- All proposed buildings on site will require aerial fire access coverage; proposed site design intends to meet all provisions of the North Carolina Fire Prevention Code, Appendix D.
- All habitable structures will have NFPA 13 fire suppression systems. The two parking structures will have dry standpipe systems (no automated fire suppression systems).

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- Multi-Family Building #1's orientation has been rotated 6° from parallel to relax the site entrance and create a more inviting approach to the development. As a result, Building #1 is 30' from edge of travel at its closest point, and 46' from edge of travel at its furthest along proposed N. White Oak Drive.
- Turnaround locations and 26' wide travel lanes where aerial access is required are provided to ensure fire trucks may maneuver on site with ease.

STREETSCAPE PLAN

- Together with approved adjacent developments, the ZOM Living development will support a "local street" network between Old Chapel Hill Road and US 15/501 that support non-motorized transportation on lower-speed streets. This network will include N White Oak Road and East Lakeview Road.
- This project will comply with proposed roadway sections and greenway plans for the area. Specifically, the development will improve N White Oak Drive to meet the planned 55' right-of-way section at the property frontages. Additionally, the project will connect to greenways proposed by adjacent projects and provide connectivity through the site as recommended in the Parkline framework. Creating a greenway network was a large focus of the Parkline East Village framework, and ZOM intends to carry this plan out with the proposed project.

AFFORDABLE HOUSING PROPOSAL

- A minimum of ten percent of market rates units will be affordable at 80% AMI with a proportional mix of units to market-rate units to contribute to Chapel Hill's affordable goals.

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APARTMENTS  
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11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA



REVISIONS

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PLAN INFORMATION

PROJECT NO.	ZOM24003
FILENAME	ZOM24003-N1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	
DATE	09.12.2024

SHEET

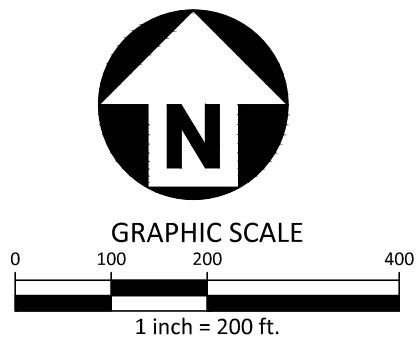
PROJECT NOTES SHEET

C0.00





SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT





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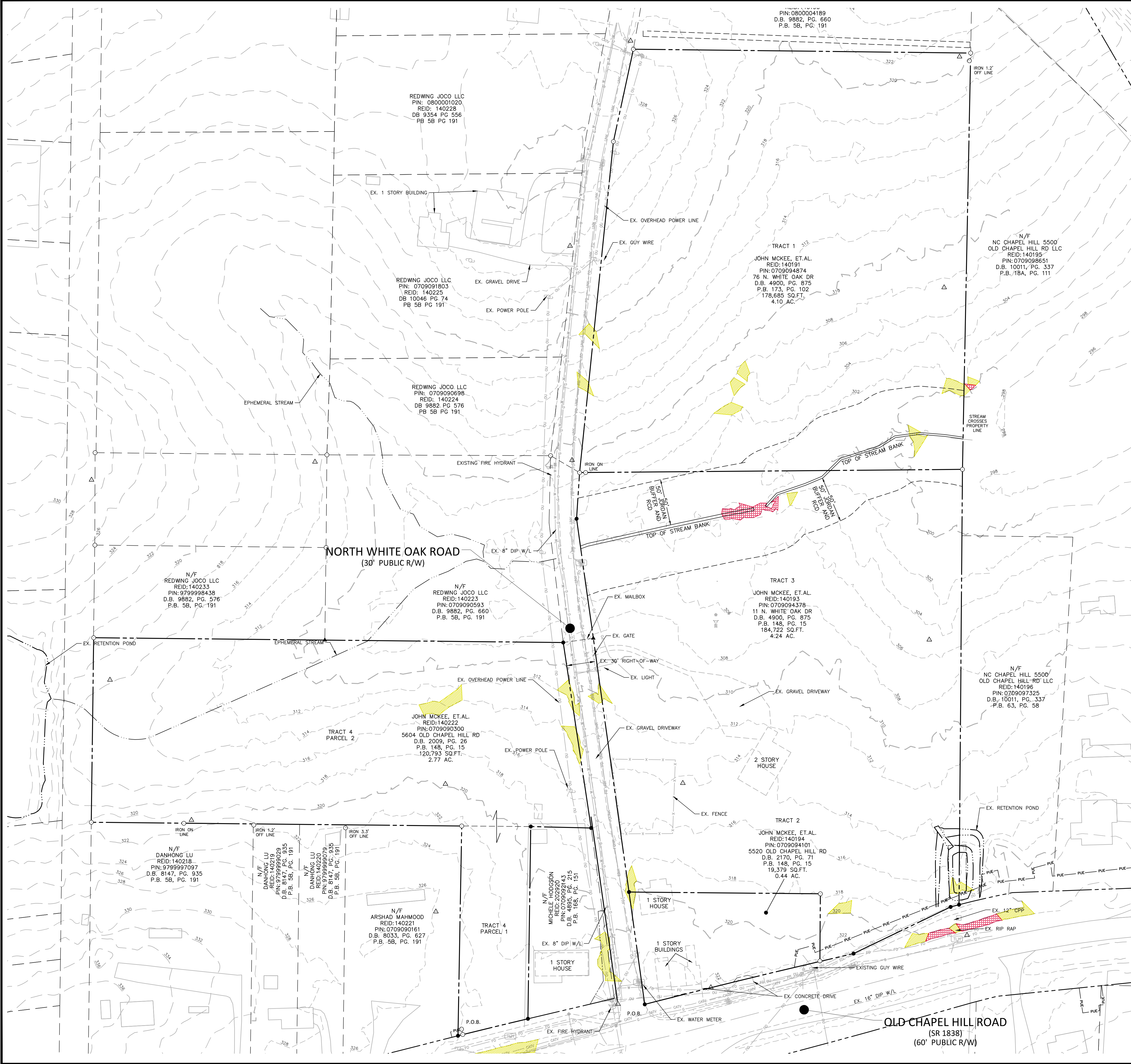
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PLAN INFORMATION	
PROJECT NO.	ZOM24003
FILENAME	ZOM24003-AM1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 200'
DATE	09.12.2024
SHEET	
AREA MAP	

**C0.01**





**LEGEND**

CONCRETE MONUMENT

EXISTING IRON PIPE

IRON PIPE SET

CALCULATED POINT

FIRE HYDRANT

WATER METER

WATER MANHOLE

WATER VALVE

DRAINAGE INLET/YARD INLET

CL CATCH BASIN AT BC

STORM DRAIN MANHOLE

FES

ELECTRIC MANHOLE

ELECTRIC METER

ELECTRIC TRANSFORMER

GUY WIRE

LIGHT POLE

POWER/UTILITY POLE

CLEAN OUT

SEWER MANHOLE

GAS SERVICE METER

GAS MARKER

GAS VALVE

TLH

FCH

O

AC

W

SS

SD

X

Y

ATV

UE

FO

15.01% - 25.00% SLOPES

25.00% SLOPES OR GREATER

TELEPHONE HANDHOLE

FIBER OPTIC MARKER

FIBER OPTIC HANDHOLE

BOLLARD

AIR CONDITIONER

SIGN

MAILBOX

GAS LINE

WATER LINE

SEWER LINE

STORM LINE

FENCE

GUARD RAIL

UNDERGROUND TV CABLE

UNDERGROUND ELECTRIC LINE

UNDERGROUND FIBER OPTIC CABLE

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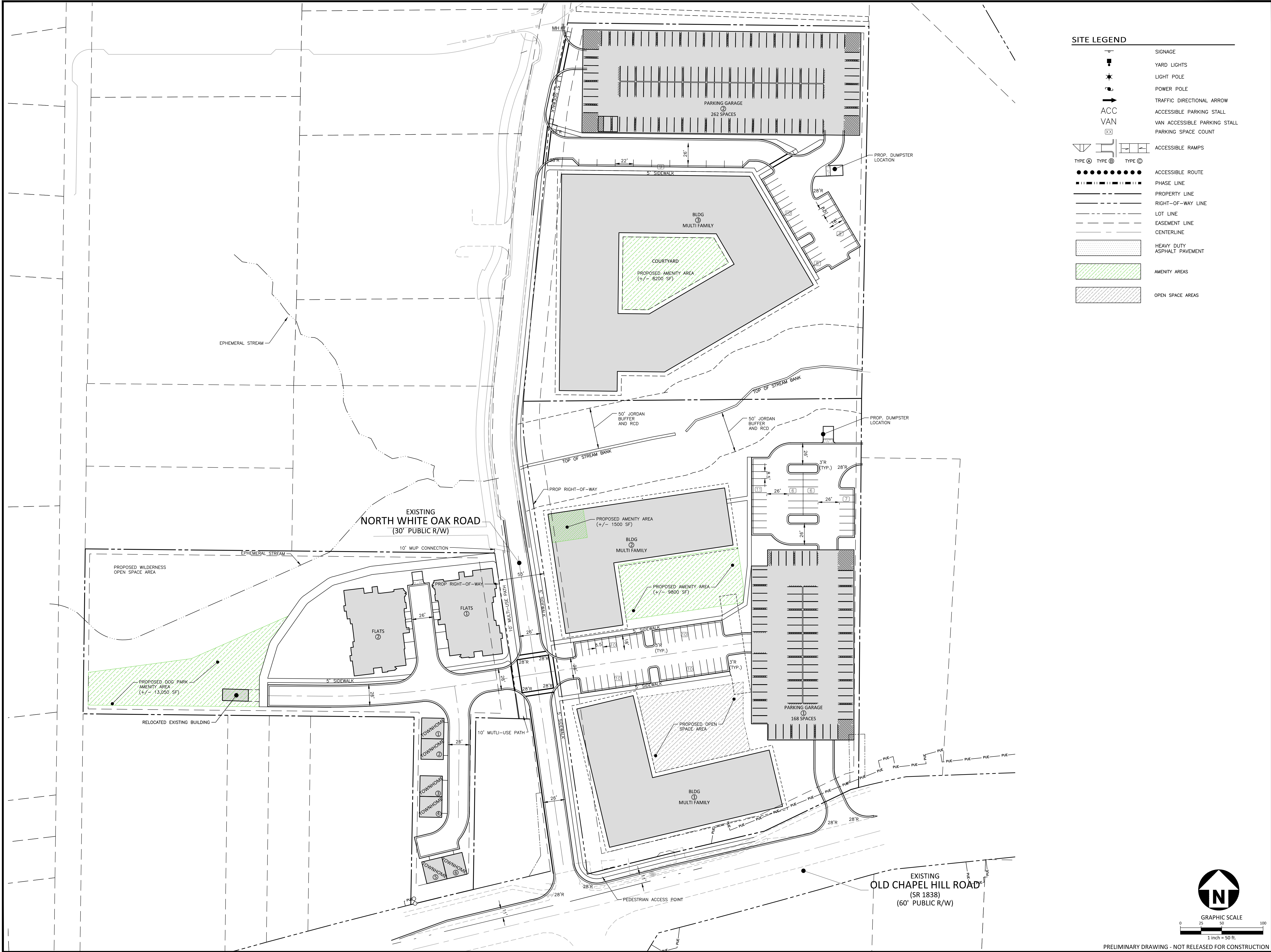
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# OLD CHAPEL HILL ROAD APARTMENTS CONDITIONAL ZONING PERMIT 11 N. WHITE OAK DRIVE TOWN OF CHAPEL HILL, NORTH CAROLINA

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PLAN INFORMATION	
PROJECT NO.	ZOM24003
FILENAME	ZOM24003-XC1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 50'
DATE	09.12.2024
SHEET	
EXISTING CONDITIONS PLAN	
<b>C1.00</b>	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION







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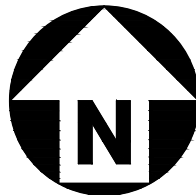
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FILENAME	ZOM24003-S1
CHECKED BY	DMB
DRAWN BY	KDS
SCALE	1" = 50'
DATE	09.12.2024

**SHEET**

**CONCEPT SITE PLAN**

**C2.00**



GRAPHIC SCALE  
0 25 50 100  
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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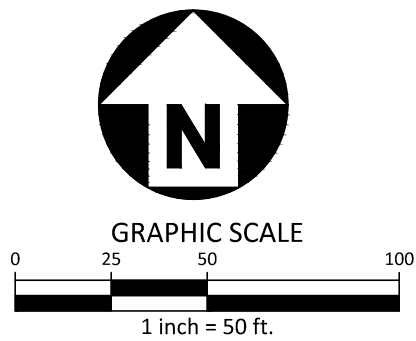
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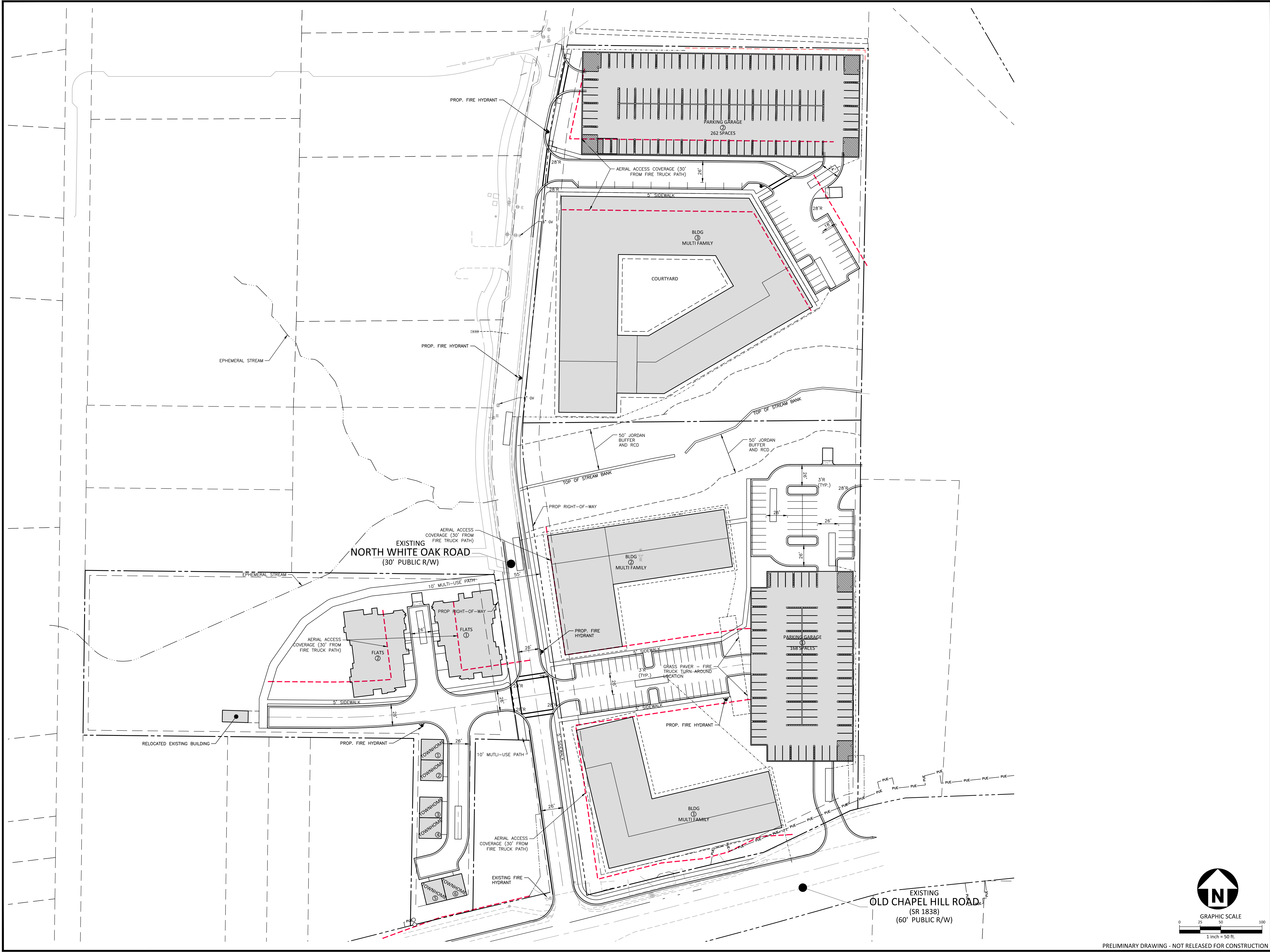
**SHEET**

**TECHNICAL SITE PLAN**

**C2.01**







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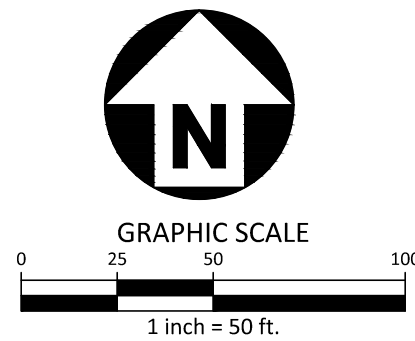
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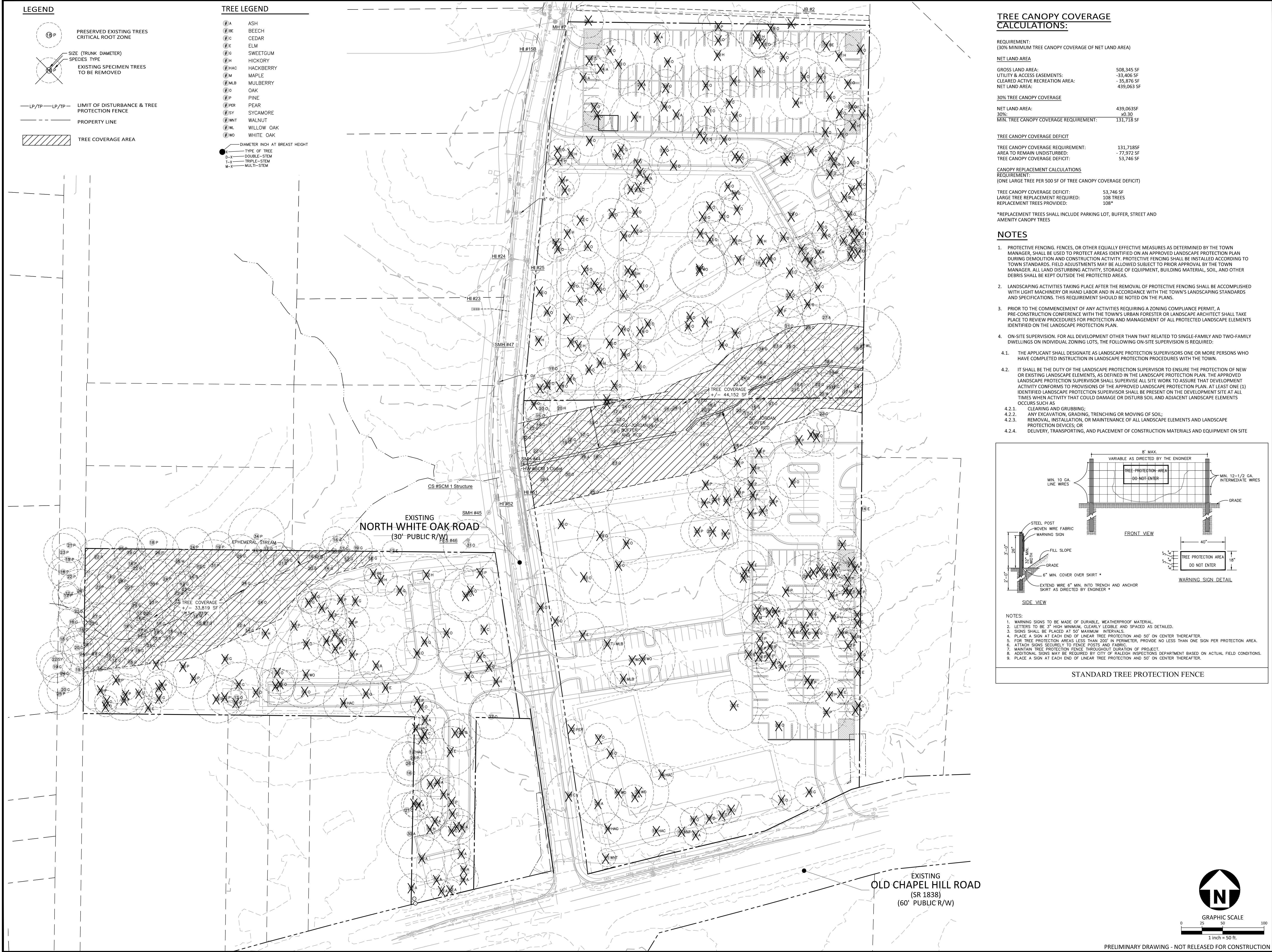
**SHEET**

**FIRE ACCESS PLAN**

**C3.00**







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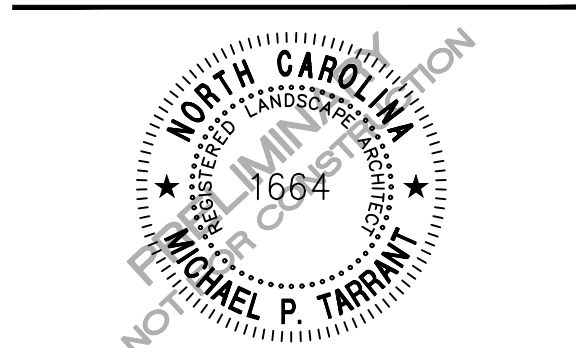
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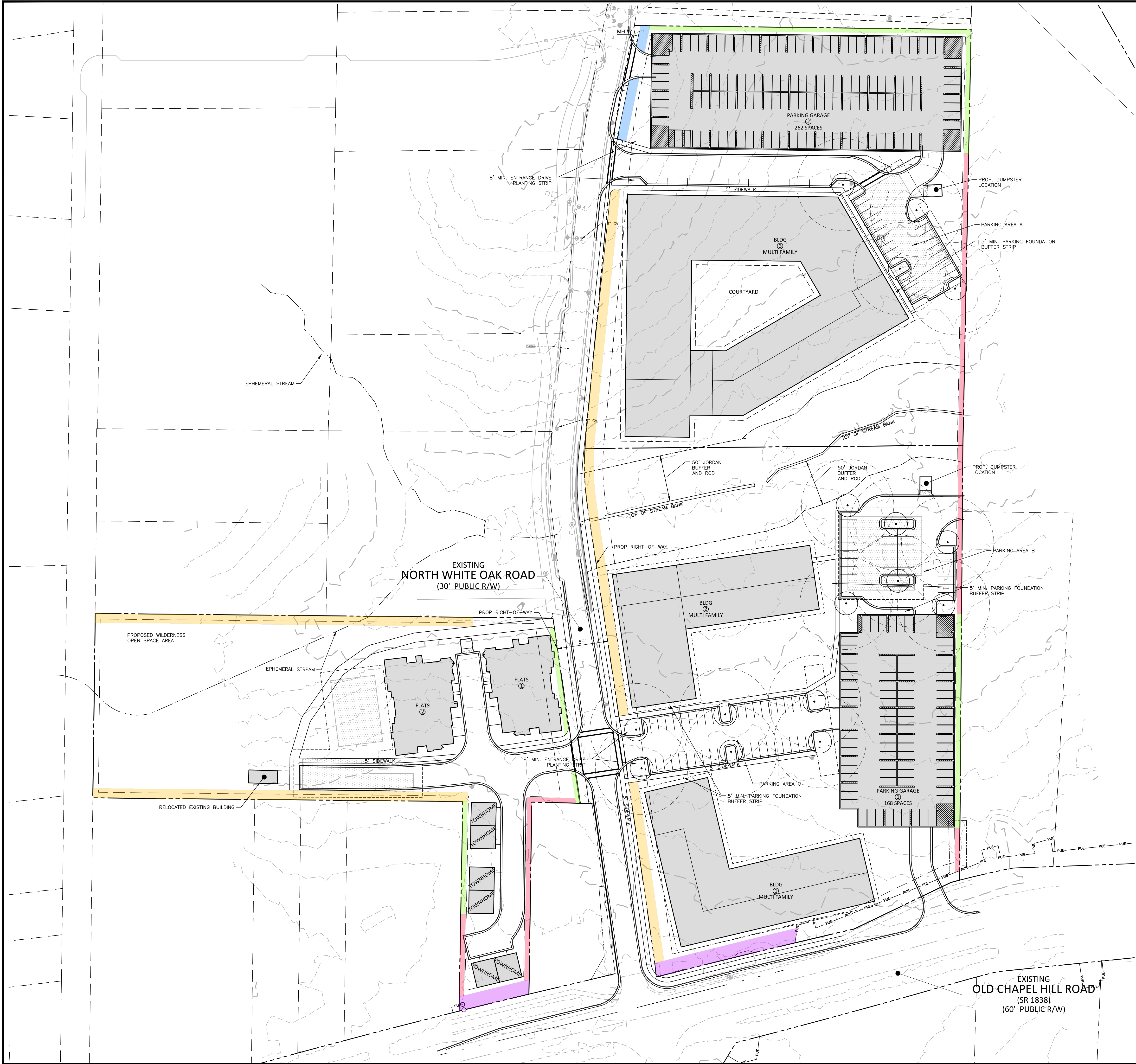
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FILENAME ZOM24003-TP1  
CHECKED BY MPT  
DRAWN BY SM  
SCALE 1" = 50'  
DATE 09.12.2024

**SHEET**

**TREE PROTECTION PLAN**

**L5.00**





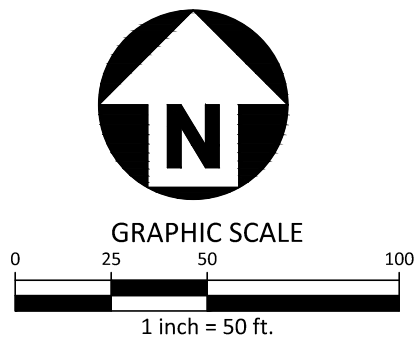
SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A ACCESSIBLE ROUTE
	TYPE B ACCESSIBLE ROUTE
	TYPE C ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

CONCEPT PLANT SCHEDULE

- PARKING LOT CANOPY TREE

NOTE:  
1. ENTRANCE DRIVES, PARKING FOUNDATION BUFFER STRIPS AND BUFFER PLANTINGS TO BE PROVIDED DURING ZCP.  
2. SEE BUFFER DETAILS ON SHEET L5.02 LANDSCAPE NOTES & DETAILS FOR ADDITIONAL PLANTING INFORMATION

- 5' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 1  
• 3 CANOPY TREES  
• 2 UNDERSTORY TREES  
• 15 SHRUBS
- 5' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 2 (ADJACENT TO BUILDING OR UNDER OVERHEAD UTILITY)  
• 15 LARGE EVERGREEN SHRUBS
- 10' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 1  
• 3 CANOPY TREES  
• 2 UNDERSTORY TREES  
• 25 SHRUBS (CANOPY TREES WILL COUNT TOWARD ANY STREET TREE REQUIREMENT)
- 10' MODIFIED TYPE 'B' BUFFER ALTERNATIVE 2  
• 25 SMALL/MEDIUM EVERGREEN/DECIDUOUS SHRUBS  
• 15 LARGE EVERGREEN SHRUBS (UNDER OVERHEAD UTILITY)
- 15' MODIFIED TYPE 'B' BUFFER  
• 3 CANOPY TREES  
• 2 UNDERSTORY TREES  
• 30 SHRUBS (CANOPY TREES WILL COUNT TOWARD ANY STREET TREE REQUIREMENT)



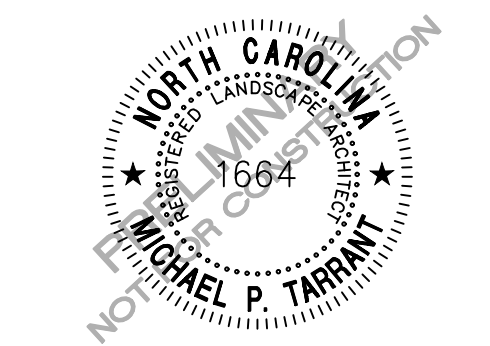
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PLAN INFORMATION

PROJECT NO.	ZOM24003
FILENAME	ZOM24003-L51
CHECKED BY	MPT
DRAWN BY	SM
SCALE	1" = 50'
DATE	09.12.2024

SHEET

LANDSCAPE PLAN

L5.01



LANDSCAPE CALCULATIONS

PARKING LOT SHADING

ONE LARGE CANOPY TREE PER 2,000 SF OF PAVED SURFACE AREA. NO PARKING SPACE SHOULD BE FARTHER THAN 50' FROM A CANOPY TREE OR FARTHER THAN 75' FROM 2 CANOPY TREES

PARKING AREA "A" 6,527 SF

CANOPY TREES  
REQUIRED: 4 (1/2,000 SF)  
PROVIDED: 4

PARKING AREA "B" 11,675 SF

CANOPY TREES  
REQUIRED: 6 (1/2,000 SF)  
PROVIDED: 6

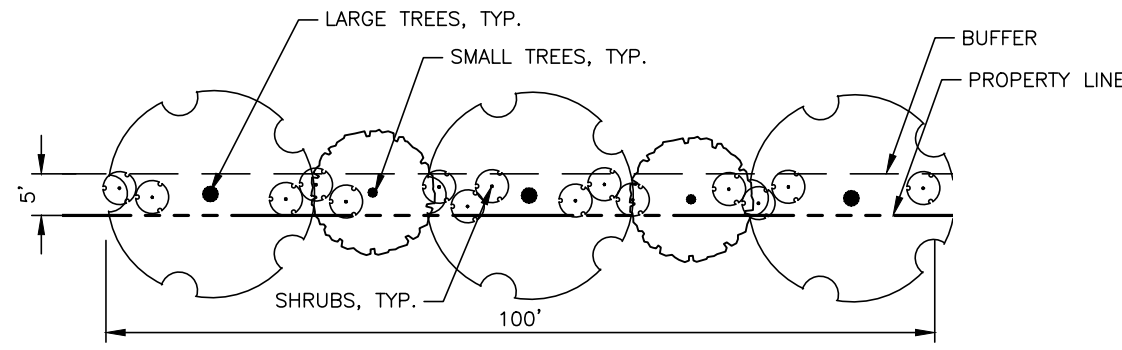
PARKING AREA "C" 10,220 SF

CANOPY TREES  
REQUIRED: 6 (1/2,000 SF)  
PROVIDED: 6

CONCEPT PLANT SCHEDULE

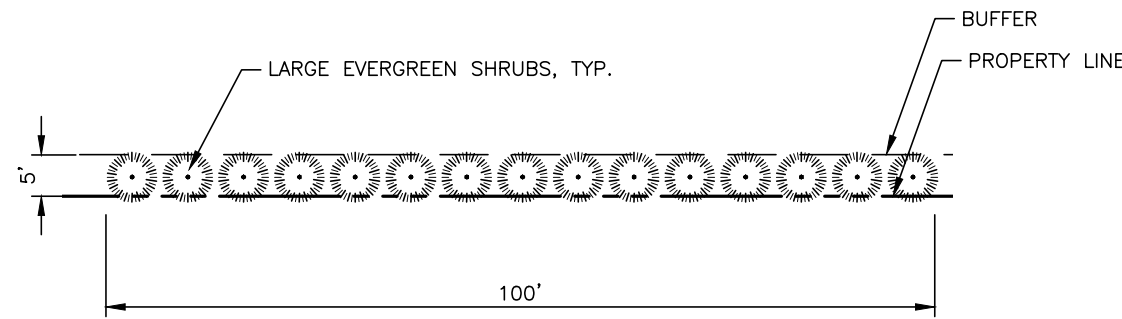
PARKING LOT CANOPY TREE 16  
3" CAL. MIN.

NOTE:  
PLANT SPECIES TO BE PROVIDED DURING ZCP.



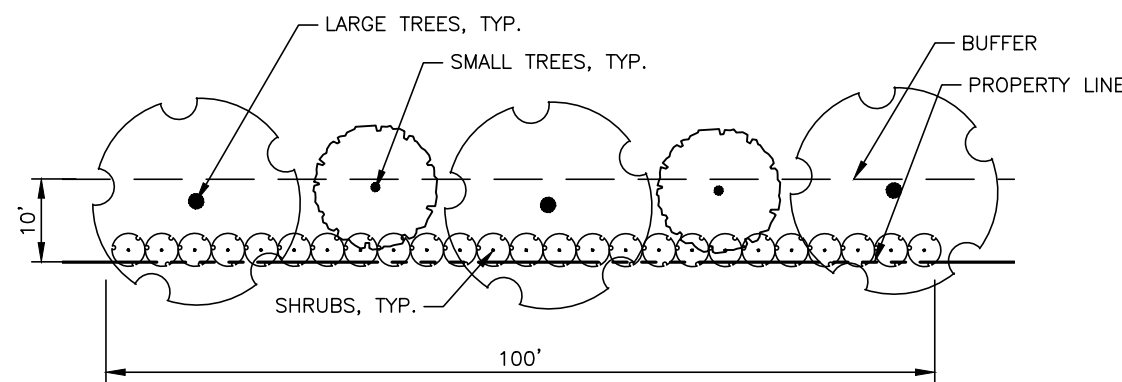
5' MODIFIED TYPE 'B' BUFFER - ALTERNATIVE 1

LARGE TREES 3  
SMALL TREES 2  
SHRUBS 15



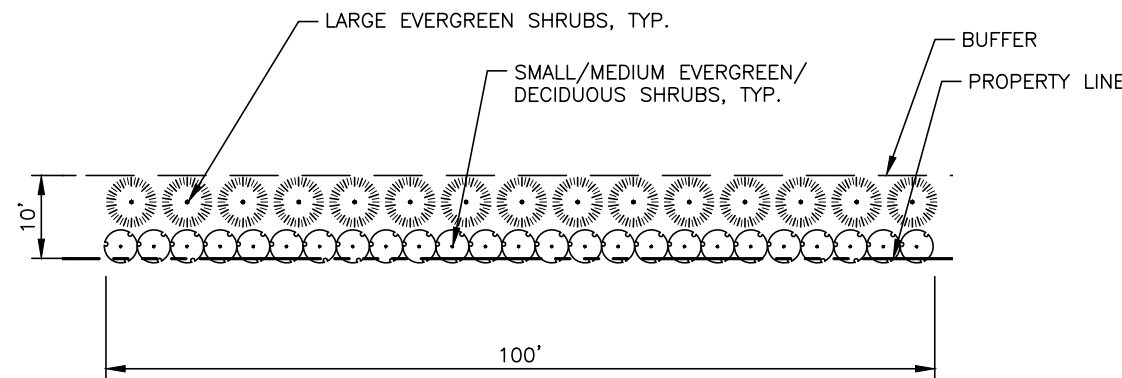
5' MODIFIED TYPE 'B' BUFFER - ALTERNATIVE 2

(ADJACENT TO BUILDING OR UNDER OVERHEAD UTILITY)  
LARGE EVERGREEN SHRUBS 15



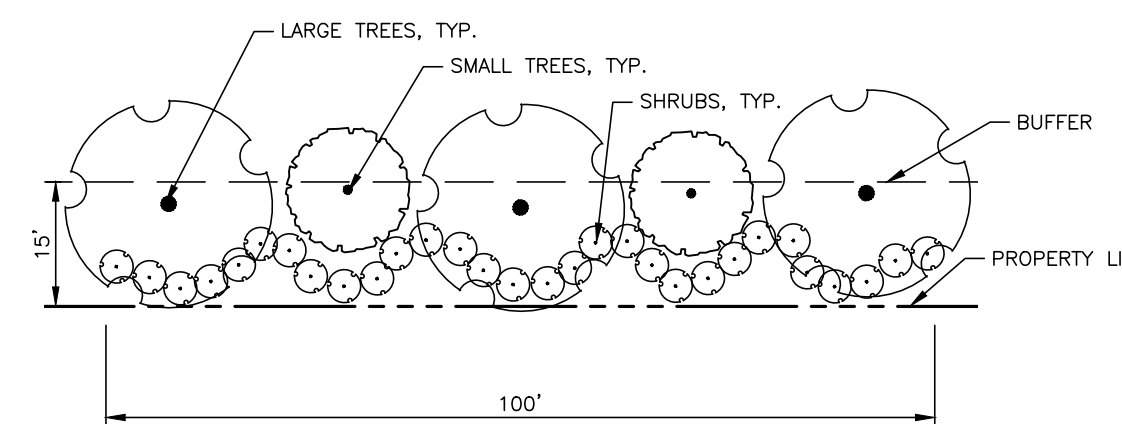
10' MODIFIED TYPE 'B' BUFFER - ALTERNATIVE 1

LARGE TREES 3  
SMALL TREES 2  
SHRUBS 25



10' MODIFIED TYPE 'B' BUFFER - ALTERNATIVE 2

(ADJACENT TO BUILDING OR UNDER OVERHEAD UTILITY)  
SMALL/MEDIUM SHRUBS 25  
LARGE EVERGREEN SHRUBS 15



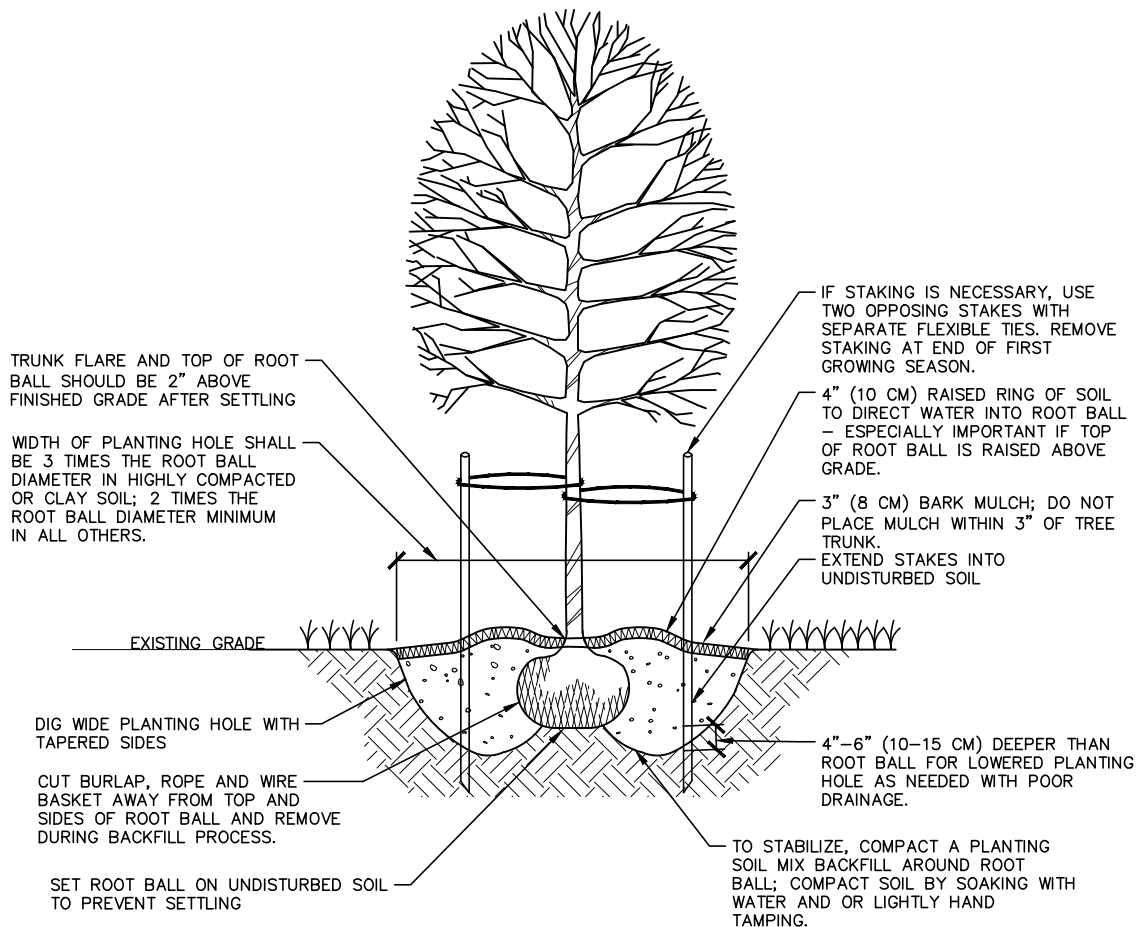
15' MODIFIED TYPE 'B' BUFFER

LARGE TREES 3  
SMALL TREES 2  
SHRUBS 30

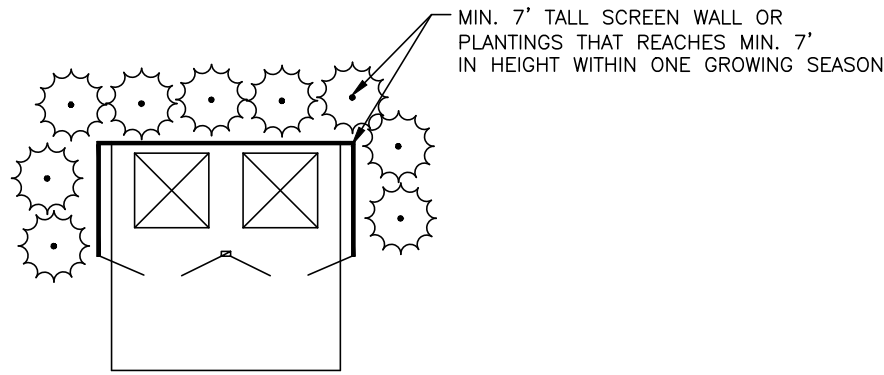
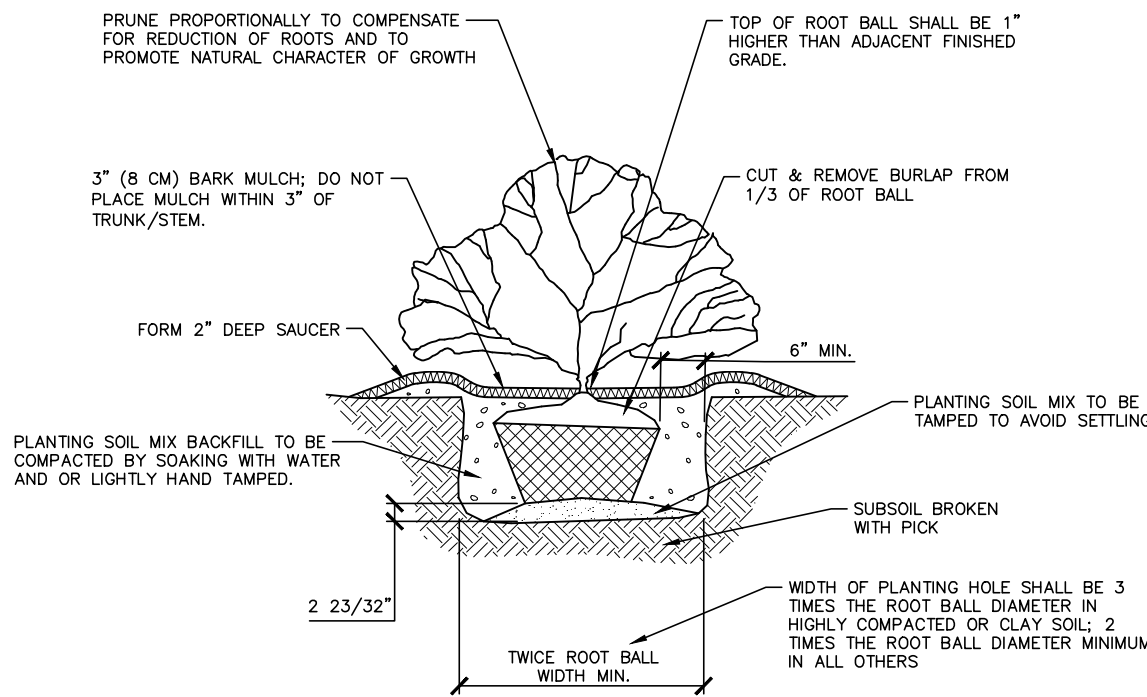
NOTE:  
BUFFER PLANTING TO BE PROVIDED DURING ZCP.

LANDSCAPE NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHAPEL HILL AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEEOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



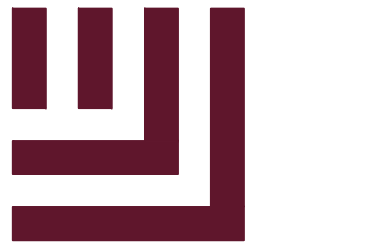
- NOTES:
- SELECT TREES THAT HAVE STRONG CENTRAL LEADER; CROWN WITH FULL FOLIAGE; ARE GROWN IN HEAVY CLAY SOIL WITH DRIP IRRIGATION.
  - BEFORE INSTALLING PLANTING SOIL MIX BACKFILL AROUND ROOT BALL. BE SURE TO SOAK HOLE TO CONFIRM WATER FILTERS THROUGH UNDISTURBED SOIL. DESIGN ALTERNATIVE DRAINAGE SYSTEM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



01 TREE INSTALLATION DETAIL  
SCALE: N.T.S.

02 SHRUB INSTALLATION DETAIL  
SCALE: N.T.S.

03 TYPICAL DUMPSTER SCREENING  
SCALE: N.T.S.



McAdams

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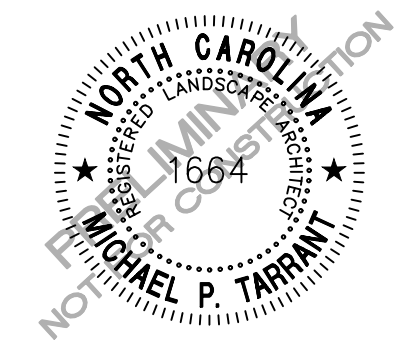
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CLIENT

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OLD CHAPEL HILL ROAD  
APARTMENTS  
CONDITIONAL ZONING PERMIT  
11 N. WHITE OAK DRIVE  
TOWN OF CHAPEL HILL, NORTH CAROLINA



REVISIONS

NO.	DATE
1	----
2	----
3	----
4	----
5	----
6	----

PLAN INFORMATION

PROJECT NO. ZOM24003  
FILENAME ZOM24003-LS1  
CHECKED BY MPT  
DRAWN BY SM  
SCALE AS SHOWN  
DATE 09.12.2024

SHEET

LANDSCAPE NOTES &  
DETAILS

L5.02





# DEVELOPMENT FOR:



REGIONAL SEA:

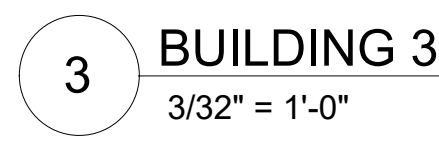
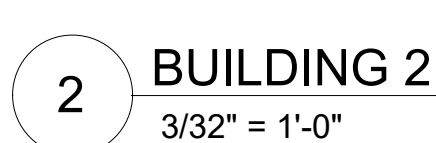
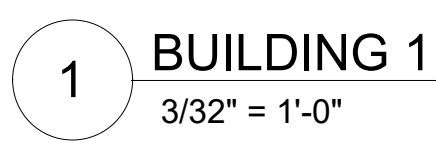
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OVERALL

OB NUMBER: 0000000

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**ZOM - OLD CHAPEL HILL ROAD CHAPEL HILL, NC • CONCEPT PLAN**

PN 1024206 | 09.04.2024 |

