

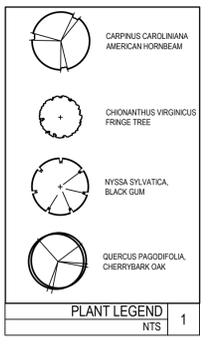
CONSTRUCTION NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL TOWN OF CHAPEL HILL AND NCDOT STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY TOWN OF CHAPEL HILL INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY PHILIP POST AND ASSOCIATES OF CHAPEL HILL, NC, IN DIGITAL FORMAT.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- FDC SHALL NOT BE OBSTRUCTED OR HINDERED BY PARKING OR LANDSCAPING.

SEE LP3.1 FOR PLANTING DETAILS AND TOWN OF CHAPEL HILL LANDSCAPE AND GENERAL NOTES.
SEE CS1001 FOR SITE PLAN.
SEE LT1.1 FOR TREE PROTECTION PLAN.

PLANT LIST - THIS SHEET ONLY

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
TREES								
12	OC	Carpinus caroliniana	American Hornbeam	2" MIN	12' MIN		B&B	Street Tree
13	CR	Chionanthus virginicus	Fringe Tree		7' MIN		20 Gallon	Street Tree
23	NS	Nyssa sylvatica	Black Gum	2" MIN	12' MIN		B&B	Street Tree, VSA
6	QS	Quercus shumardii	Shumard Oak	2" MIN	12' MIN		B&B	VSA
ALTERNATIVES SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT:								
		Cladrastis kentukea (lutea)	American Yellowwood	2" MIN	12' MIN		B&B	VSA
		Pistacia chinensis	Chinese Pistache	2" MIN	12' MIN		B&B	Street Tree
		Quercus lyrata	Overcup Oak	2" MIN	12' MIN		B&B	Street Tree
		Ulmus parvifolia	Lacebark Elm	2" MIN	12' MIN		B&B	Street Tree, VSA



Town of Chapel Hill Ephesus/Fordham Form District zoning requirements

Project: Hillstone Chapel Hill
Date: 11.22.2016

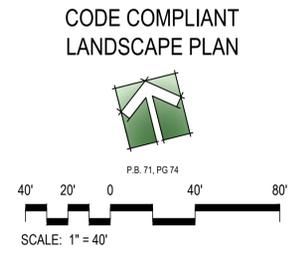
Frontage Type	Street Name	Length of right of way frontage	Plantings required: lg trees	Plantings provided: lg trees
Type 'A' Frontage	Proposed Collector Street	947 LF	1 EA / 40 Lft = 23.7 EA	24 EA
Type 'B' Frontage	Legion Road	250 LF	1 EA / 40 LF = 6.3 EA	7 EA
	Fordham Blvd Service Road	536 LF	1 EA / 40 LF = 13.4 EA	14 EA

Vehicular Surface Area
No parking space shall be more than 75' from shade tree trunk



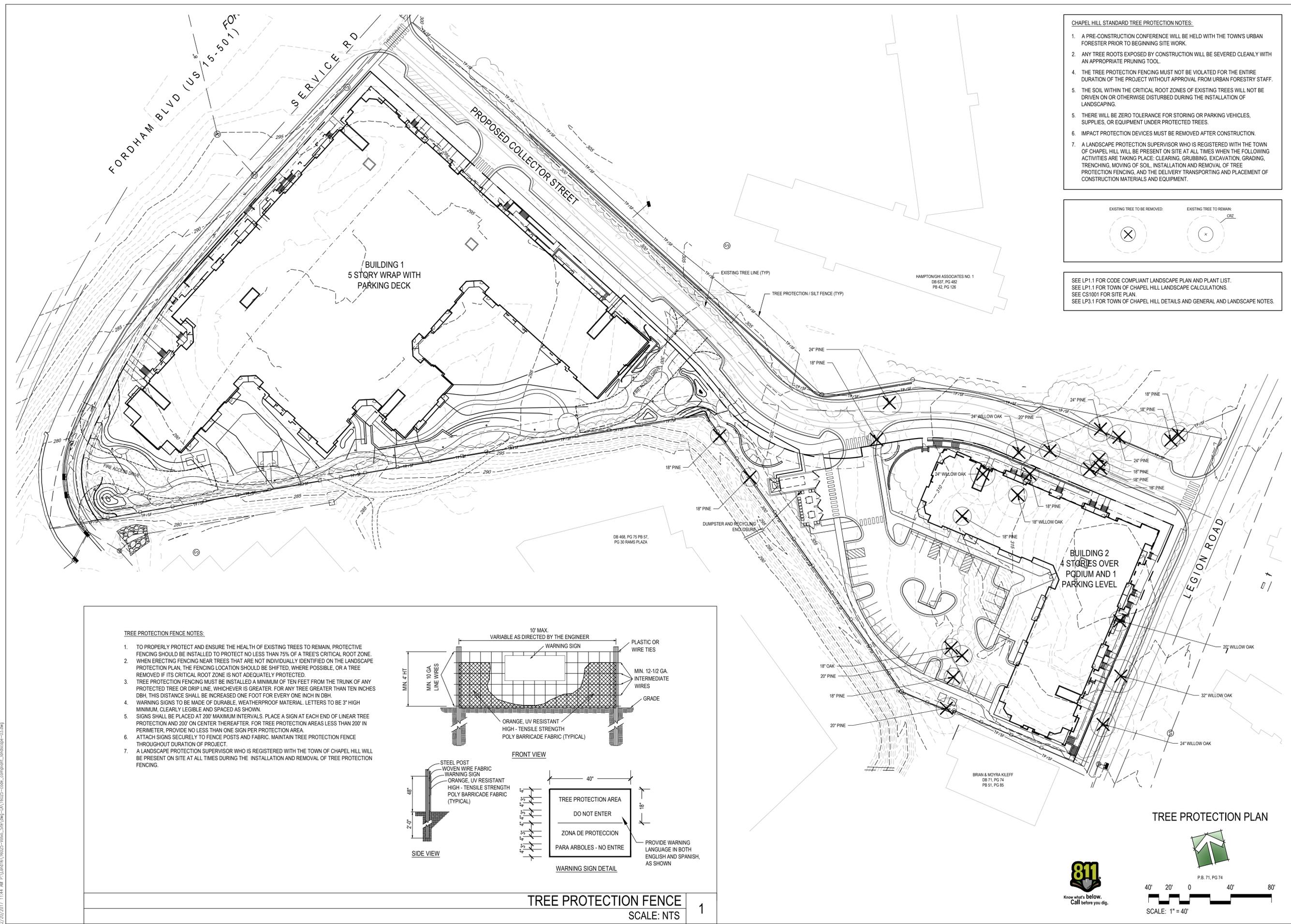
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	PROJECT:	16025	DATE:	03.03.2016
ISSUE:	FDP APPLICATION			12.02.2016
	FDP APPLICATION - 2			02.20.2017
REVISIONS:				
DRAWN BY:	CHK			
CHECKED BY:	PM			
CONTENT:	CODE COMPLIANT			
	LANDSCAPE PLAN			

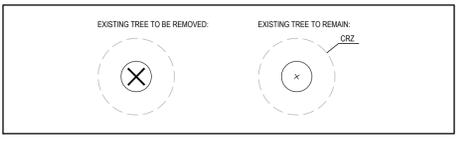


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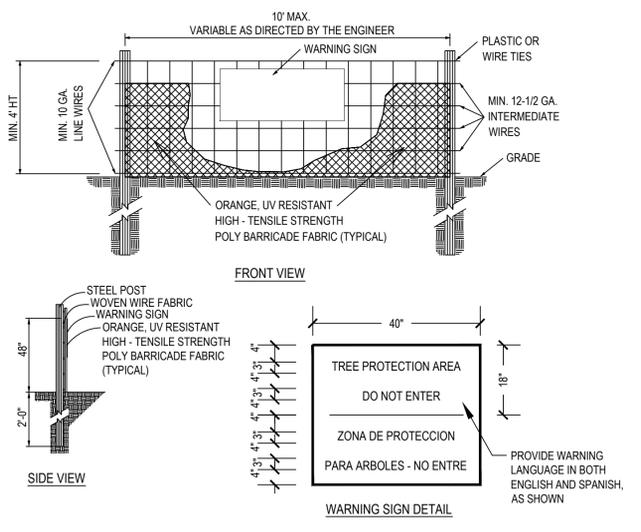
- CHAPEL HILL STANDARD TREE PROTECTION NOTES:**
1. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FORESTER PRIOR TO BEGINNING SITE WORK.
 2. ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
 3. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 4. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
 5. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
 6. THERE WILL BE ZERO TOLERANCE FOR STORING OR PARKING VEHICLES, SUPPLIES, OR EQUIPMENT UNDER PROTECTED TREES.
 7. IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION.
 8. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.



SEE LP1.1 FOR CODE COMPLIANT LANDSCAPE PLAN AND PLANT LIST.
 SEE LP1.1 FOR TOWN OF CHAPEL HILL LANDSCAPE CALCULATIONS.
 SEE CS1001 FOR SITE PLAN.
 SEE LP3.1 FOR TOWN OF CHAPEL HILL DETAILS AND GENERAL AND LANDSCAPE NOTES.

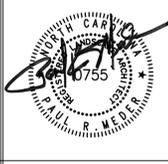
TREE PROTECTION FENCE NOTES:

1. TO PROPERLY PROTECT AND ENSURE THE HEALTH OF EXISTING TREES TO REMAIN, PROTECTIVE FENCING SHOULD BE INSTALLED TO PROTECT NO LESS THAN 75% OF A TREE'S CRITICAL ROOT ZONE.
2. WHEN ERECTING FENCING NEAR TREES THAT ARE NOT INDIVIDUALLY IDENTIFIED ON THE LANDSCAPE PROTECTION PLAN, THE FENCING LOCATION SHOULD BE SHIFTED, WHERE POSSIBLE, OR A TREE REMOVED IF ITS CRITICAL ROOT ZONE IS NOT ADEQUATELY PROTECTED.
3. TREE PROTECTION FENCING MUST BE INSTALLED A MINIMUM OF TEN FEET FROM THE TRUNK OF ANY PROTECTED TREE OR DRIP LINE, WHICHEVER IS GREATER. FOR ANY TREE GREATER THAN TEN INCHES DBH, THIS DISTANCE SHALL BE INCREASED ONE FOOT FOR EVERY ONE INCH IN DBH.
4. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS SHOWN.
5. SIGNS SHALL BE PLACED AT 200' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 200' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
7. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES DURING THE INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING.



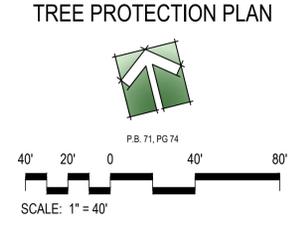
TREE PROTECTION FENCE
 SCALE: NTS 1

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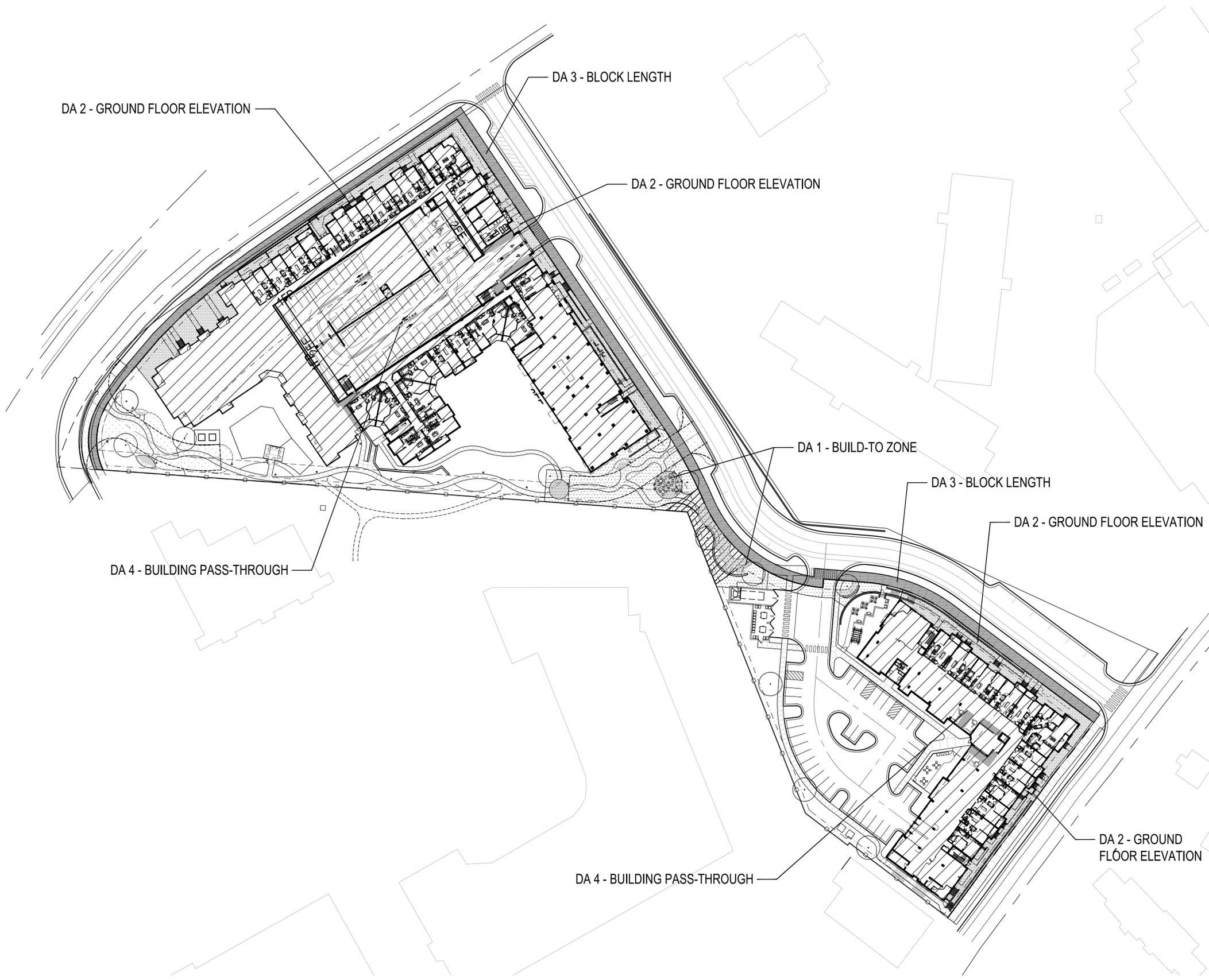


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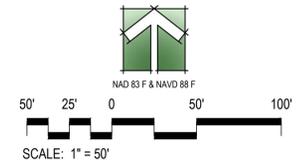
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DRAWN BY: CHK	
CHECKED BY: PM	
CONTENT: TREE PROTECTION PLAN	



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COA DESIGN ALTERNATIVE
SUMMARY PLAN



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LEON CAPITAL GROUP
Hillstone Chapel Hill
1730 Fordham Blvd.
Town of Chapel Hill, North Carolina 27514

PRELIMINARY

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PROJECT:	16025	DATE	03.03.2016
ISSUE:	FDP APPLICATION 2		02.20.2017
REVISIONS:			
DRAWN BY:	PRM		
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CONTENT:	COA DESIGN ALTERNATIVE		
	SUMMARY PLAN		

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