EASTGATE SHOPPING CENTER

CERTIFICATE OF APPROPRIATENESS APPLICATION: OCTOBER 01, 2015

PROJECT ADDRESS:

EASTGATE SHOPPING CENTER
BUILDING D
1800 E Franklin Street
Chapel Hill, NC 27514
DB 621 PG 127 & DB 90 PG 28

OWNER APPLICANT:

PIN: 9799255527

FEDERAL REALTY INVESTMENT TRUST

Contact: David Zapponi 1626 East Jefferson Street Rockville, MD 20852



t 301.998.8100f 301.998.3705

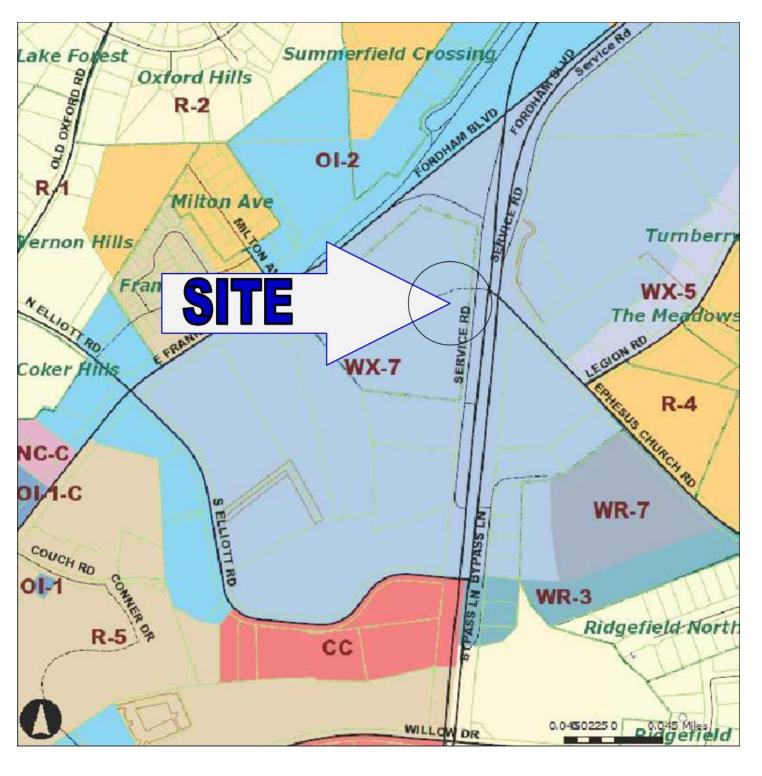
PROJECT LOCATION



SITE MAP



| DRAWING LIST | | | | | |
|---------------|--|------------|---------------|--|--|
| SHEET NUMBER | SHEET NAME | ISSUE DATE | REVISION DATE | | |
| GENERAL | | | | | |
| C-001 | COVER SHEET | 10.01.2015 | | | |
| | | | | | |
| CIVIL | | | | | |
| C-1.2 | GENERAL LEGEND | 10.01.2015 | | | |
| C-3.0 | SITE PLAN | 10.01.2015 | | | |
| | | | | | |
| LANDSCAPE | | | | | |
| L1.01 | HARDSCAPE PLAN | 10.01.2015 | | | |
| L1.02 | PHOTOMETRIC PLAN | 10.01.2015 | | | |
| L3.00 | LANDSCAPE PLAN | 10.01.2015 | | | |
| L3.02 | PLANT SCHEDULE & TREE PROTECTION FENCING | 10.01.2015 | | | |
| L4.01 | LANDSCAPE NOTES & DETAILS | 10.01.2015 | | | |
| | | | | | |
| ARCHITECTURAL | | | | | |
| A-101 | FLOOR PLAN | 10.01.2015 | | | |
| A-201 | ELEVATIONS | 10.01.2015 | | | |
| A-202 | ELEVATIONS | 10.01.2015 | | | |
| A-301 | BUILDING SECTIONS | 10.01.2015 | | | |



AREA MAP SCALE: NTS

| | | 0.44 AC. (19,275 S.F.) |
|--|---------------------------------|---|
| GROSS LAND AREA: | | 0.43 AC. (18,819 S.F.) |
| OUTDOOR AMENITY | PROVIDED: | 2,445 S.F (1,410 S.F. FEE-IN-LIEU) |
| OUTDOOR AMENITY | REQUIRED: | 3,855 S.F. |
| BUILDING AREA: | | 7,761 SF |
| HEIGHT: | | 22'-0" (1 STORY) |
| GROSS FLOOR AREA: | | 7,761 SF |
| BUILDING LOT COVE | RAGE | |
| | EXISTING | 0% |
| | PROPOSED | 40.3% |
| PARKING REQUIRED: | | |
| MIN. 1 PARKING SPA GFA | CE PER 300 SF OF | 26 |
| MAX. 1 PARKING SPA GFA | ACE PER 200 SF OF | 39 |
| DADIVINO PROVINCE | | O DECLILAD CDACES |
| PARKING PROVIDED: | <u> </u> | 9 REGULAR SPACES |
| | | 1 HANDICAP SPACES |
| | | 10 TOTAL SPACES |
| BICYCLE PARKING PR | OVIDED: | |
| | | 8 SHORT TERM SPACES |
| | | TBD LONG TERM SPACES |
| | | TBD TOTAL SPACES |
| IMPERVIOUS AREA: | | |
| | | 28777 SF @ 90.9% |
| | EXISTING | |
| | PROPOSED | 15755 SF @ 83.7% |
| ZONING: | | 15755 SF @ 83.7% |
| | | |
| ZONING: LAND USE: | PROPOSED | 15755 SF @ 83.7% WX-7 |
| | PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER |
| | PROPOSED | 15755 SF @ 83.7% WX-7 |
| | PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER |
| LAND USE: | PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER D.B. 621 PG. 127 |
| LAND USE: DEED REFERENCE: | PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER D.B. 621 PG. 127 D.B. 90 PG. 28 |
| LAND USE: DEED REFERENCE: PARCEL NUMBER: | PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER D.B. 621 PG. 127 D.B. 90 PG. 28 PIN# 9799-255527 |
| DEED REFERENCE: PARCEL NUMBER: TOWNSHIP: | PROPOSED EXISTING PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER D.B. 621 PG. 127 D.B. 90 PG. 28 PIN# 9799-255527 TOWN OF CHAPEL HILL |
| DEED REFERENCE: PARCEL NUMBER: TOWNSHIP: PROJECT AREA/ CLEA | PROPOSED EXISTING PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER D.B. 621 PG. 127 D.B. 90 PG. 28 PIN# 9799-255527 |
| LAND USE: DEED REFERENCE: PARCEL NUMBER: | PROPOSED EXISTING PROPOSED | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER D.B. 621 PG. 127 D.B. 90 PG. 28 PIN# 9799-255527 TOWN OF CHAPEL HILL |
| DEED REFERENCE: PARCEL NUMBER: TOWNSHIP: PROJECT AREA/ CLEA | EXISTING PROPOSED ARING LIMITS | 15755 SF @ 83.7% WX-7 SHOPPING CENTER SHOPPING CENTER D.B. 621 PG. 127 D.B. 90 PG. 28 PIN# 9799-255527 TOWN OF CHAPEL HILL 0.43 AC. (18,819 S.F.) |

DESIGN TEAM

Architect / Designer



JP2 ARCHITECTS

2835 O'Donnell Street, Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.JP2architects.com

Structural Consultant



MEYER CONSULTING ENGINEERS CORP.

451 Hungerford Drive, Suite 600

Beatwille, MD 20050

451 Hungerford Drive, Suite 600 Rockville, MD 20850 t 301.783.5690 f 301.783.5695 www.mcecorp.com MEP Consultant



ALLIANCE

12355 Sunrise Valley Drive, Suite 220
Reston, VA 20191
t 703.749.7941
f 703.749.7942
www.allianceengineers.com

Civil Consultant



BOHLER ENGINEERING

4011 Westchase Boulevard, Suite 290 Raleigh, NC 27607

t 919.578.9000

f 919.703.2665

www.bohlerengineering.com

Landscape Consultant



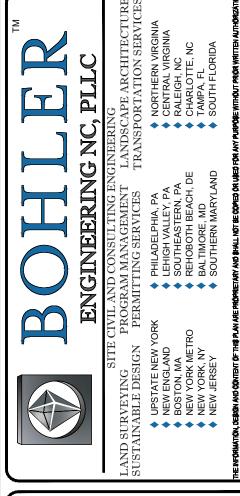
STUDIO39

6416 Grovedale Drive, Suite 100-A Alexandria, VA 22310 t 703.719.6500 f 703.719.6503 www.studio39.com

| <u> </u> | RD DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE) | LEGEND | $\ $ | TANDARD |
|----------------------|--|--|-----------|---|
| EXISTING NOTE | TYPICAL NOTE TEXT | PROPOSED NOTE | | FOR E |
| | ONSITE PROPERTY LINE / R.O.W. LINE NEIGHBORING | | AC | ACRES AMERICANS WITH |
| | PROPERTY LINE / INTERIOR PARCEL LINE | | ADA | DISABILITY ACT |
| | EASEMENT LINE | | ARCH | ARCHITECTURAL |
| | SETBACK LINE | | ВС | BOTTOM OF CURB |
| | | | BF | BASEMENT FLOOR |
| | | CURB AND GUTTER | вк | BLOCK |
| | CONCRETE CURB & GUTTER | SPILL CURB TRANSITION CURB | BL | BASELINE |
| | | DEPRESSED CURB AND GUTTER | BLDG | BUILDING |
| | UTILITY POLE WITH LIGHT | | ВМ | BUILDING BENCHMARK |
| | POLE LIGHT | | BRL | BUILDING RESTRICTION LINE |
| ₽ ∉ | TRAFFIC LIGHT | □【 | CF CL | CUBIC FEET CENTERLINE |
| 0 | UTILITY | 0 | СМР | CORRUGATED METAL PIPE |
| | POLE TYPICAL | | CONN | CONNECTION |
| <u> </u> | LIGHT | ф | CONC | CONCRETE |
| <u> </u> | LIGHT | Ψ | CPP | CORRUGATED |
| | SIGN | ^ | CY | PLASTIC PIPE CUBIC YARDS |
| X | PARKING COUNTS | X | DEC | DECORATIVE |
| | | | DEP | DEPRESSED |
| — — —170— — - 169 | | <u>190</u> ———————————————————————————————————— | DIP | DUCTILE IRON PIPE |
| TC 516.4 OR 516.4 | SPOT ELEVATIONS | TC 516.00 BC 515.55 | DOM | DOMESTIC |
| 0. 070.7 | | <u> </u> | ELEC | ELECTRIC |
| SAN | SANITARY | SAN | ELEV | ELEVATION |
| | LABEL | # X # | EP | EDGE OF PAVEMENT |
| | LABEL SANITARY SEWER | ~ | ES | EDGE OF SHOULDER |
| | LATERAL | SL | EW | END WALL |
| W | UNDERGROUND WATER LINE | W | EX | EXISTING |
| E | UNDERGROUND ELECTRIC LINE | Е | FES | FLARED END SECTION |
| | UNDERGROUND GAS LINE | G | FF | FINISHED FLOOR |
| OH | OVERHEAD WIRE | ОН ——— | FH FG | FIRE HYDRANT FINISHED GRADE |
| | UNDERGROUND TELEPHONE LINE | т | G | GRADE |
| | UNDERGROUND CABLE LINE | c | GF | GARAGE FLOOR (AT DOOR) |
| :======= | STORM SEWER | | GH | GRADE HIGHER SIDE OF WALL |
| | SANITARY SEWER MAIN | s | GL | GRADE LOWER SIDE OF WALL |
| V | HYDRANT | ~~~ | GRT | GRATE |
| (\$) | SANITARY | | GV | GATE VALVE |
| (D) | MANHOLE STORM | | HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| ⊗WM | MANHOLE WATER | \/ | HP | HIGH POINT |
| WV | METER | • | HOR | HORIZONTAL |
| \bowtie | WATER VALVE | • | HW | HEADWALL |
| | GAS VALVE | | INT | INTERSECTION |
| | GAS METER | | LF | INVERT LINEAR FOOT |
| | TYPICAL END SECTION | | LOC | LIMITS OF CLEARING |
| OR | HEADWALL OR ENDWALL | J or I | LOD | LIMITS OF DISTURBANCE |
| () | GRATE INLET | (III) | LOS | LINE OF SIGHT |
| | CURB INLET | <u>©</u> | LP L/S | LOW POINT LANDSCAPE |
| 0 | CLEAN | 0 | MAX | MAXIMUM |
| E | OUT | (E) | MIN | MINIMUM |
| | MANHOLE TELEPHONE | <u> </u> | МН | MANHOLE |
| | MANHOLE ELECTRIC | _ | MJ | MECHANICAL JOINT |
| [EB] | BOX | EB | OC PA | ON CENTER POINT OF ANALYSIS |
| EP | PEDESTAL | EP | PC | POINT CURVATURE |
| | MONITORING WELL | | PCCR | POINT OF COMPOUND CURVATURE, CURB RETURN |
| | TEST | | | |
| • | BENCHMARK | • | PI | POINT OF INTERSECTION |
| | BORING | <u> </u> | | 1 |
| ■ / | 1 | lacksquare | I | |

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| STANDAR | D DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE) | LEGEND | $\frac{1}{2}$ | TANDARD | ABB | REVIATIONS |
|-------------------|---|------------------------------|---------------|-----------------------------------|-------------|-----------------------------------|
| | | | | FOR E | NTIRE PL | _AN SET |
| EXISTING NOTE | TYPICAL NOTE TEXT ONSITE PROPERTY | PROPOSED NOTE | AC | ACRES | POG | POINT OF GRADE |
| | LINE / R.O.W. LINE NEIGHBORING | | | | | |
| | PROPERTY LINE / INTERIOR PARCEL LINE | | ADA | AMERICANS WITH DISABILITY ACT | PROP | PROPOSED |
| | EASEMENT | | | | | |
| | LINE | | ARCH | ARCHITECTURAL | PT | POINT OF TANGENCY |
| | SETBACK LINE | | ВС | BOTTOM OF CURB | PTCR | POINT OF TANGENCY, CURB RETURN |
| | | | BF | BASEMENT FLOOR | PVC | POLYVINYL CHLORIDE PIPE |
| | | CURB AND GUTTER | BK | BLOCK | PVI | POINT OF VERTICAL |
| | | SPILL CURB TRANSITION CURB | DIX . | BEOCK | | INTERSECTION |
| | CONCRETE CURB & GUTTER | DEDDESOED OURD AND OUTTER | BL | BASELINE | PVT | POINT OF VERTICAL TANGENCY |
| | | DEPRESSED CURB AND GUTTER | BLDG | BUILDING | R | RADIUS |
| • | UTILITY POLE | • | ВМ | BUILDING BENCHMARK | RCP | REINFORCED CONCRETE PIPE |
| | WITH LIGHT | | BRL | BUILDING RESTRICTION LINE | RET WALL | RETAINING WALL |
| | POLE LIGHT | | CF | CUBIC FEET | R/W | RIGHT OF WAY |
| ⊡ € | TRAFFIC LIGHT | | CL | CENTERLINE | s | SLOPE |
| 0 | UTILITY | 0 | CMP | CORRUGATED METAL PIPE | SAN | SANITARY SEWER |
| | POLE | | CONN | CONNECTION | SF | SQUARE FEET |
| <u> </u> | TYPICAL LIGHT | <u>a</u> | COMM | CONNECTION |) SF | SQUARE FEET |
| \$ | ACORN LIGHT | \Diamond | CONC | CONCRETE | STA | STATION |
| | TYPICAL | | CPP | CORRUGATED PLASTIC PIPE | STM | STORM |
| ^ | SIGN | ^ | CY | CUBIC YARDS | S/W | SIDEWALK |
| _X\ | PARKING COUNTS | X | DEC | DECORATIVE | TBR | TO BE REMOVED |
| | | | DEP | DEPRESSED | TBRL | TO BE RELOCATED |
| | CONTOUR | 190 | DIP | DUCTILE IRON PIPE | тс | TOP OF CURB |
| 169 | LINE | 187 | | | | |
| TC 516.4 OR 516.4 | SPOT ELEVATIONS | TC 516.00 BC 515.55 | DOM | DOMESTIC | TELE | TELEPHONE |
| | | | ELEC | ELECTRIC | TPF | TREE PROTECTION FENCE |
| SAN | SANITARY | SAN | ELEV | ELEVATION | TW | TOP OF WALL |
| SAN # | LABEL | # | EP | EDGE OF PAVEMENT | TYP | TYPICAL |
| (X) | STORM LABEL | X # | | LDGE OF TAVEMENT | ' '' | THIOAL |
| | SANITARY SEWER | SL | ES | EDGE OF SHOULDER | UG | UNDERGROUND |
| | LATERAL UNDERGROUND | W | EW | END WALL | UP | UTILITY POLE |
| | WATER LINE | | EX | EXISTING | w | WIDE |
| E | UNDERGROUND ELECTRIC LINE | Е | FES | FLARED END SECTION | W/L | WATER LINE |
| | UNDERGROUND GAS LINE | G | FF | FINISHED FLOOR | W/M | WATER METER |
| OH | OVERHEAD | OH | FH | FIRE HYDRANT | ± | PLUS OR MINUS |
| <i></i> | WIRE | | FG | FINISHED GRADE | 0 | DEGREE |
| | UNDERGROUND TELEPHONE LINE | т | G | GRADE | Ø | DIAMETER |
| | UNDERGROUND CABLE LINE | C | GF | GARAGE FLOOR (AT DOOR) | # | NUMBER |
| | STORM | | GH | GRADE HIGHER SIDE OF WALL | | |
| | SEWER | | 01 | GRADE LOWER SIDE | - | |
| | SANITARY SEWER MAIN | s | GL | OF WALL | | |
| ~ | HYDRANT | \forall | GRT | GRATE | | |
| (S) | SANITARY | (®) | GV | GATE VALVE | | |
| | MANHOLE STORM | | HDPE | HIGH DENSITY POLYETHYLENE PIPE | | |
| (D) | MANHOLE | | HP | HIGH POINT | | |
| \otimes^{WM} | WATER METER | • | | | | |
| ₩V | WATER | • | HOR | HORIZONTAL | - | |
| | VALVE | | HW | HEADWALL | | |
| | GAS VALVE | | INT | INTERSECTION | | |
| \boxtimes | GAS METER | \boxtimes | INV LF | INVERT | _ | |
| | TYPICAL END | | LOC | LINEAR FOOT LIMITS OF CLEARING | | |
| √ ■ | SECTION HEADWALL OR | | LOD | LIMITS OF | 1 | |
| or | ENDWALL OR | J oR ∏ | | DISTURBANCE | - | |
| (m) | GRATE | | LOS | LINE OF SIGHT | | |



| REVISIONS | | | | | | |
|-----------|---------|-----------------------------|-----|--|--|--|
| REV | DATE | COMMENT | BY | | | |
| 1 | 8/25/15 | REV. PER PRE-CDC MEETING | WLB | | | |
| 2 | 10/2/15 | REV. PER TOWN COMMENTS | WLB | | | |
| | | | | | | |
| | | | | | | |
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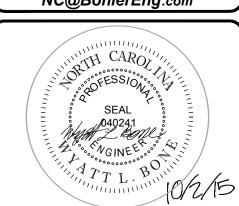
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EASTGATE SHOPPING CENTER BLDG. D

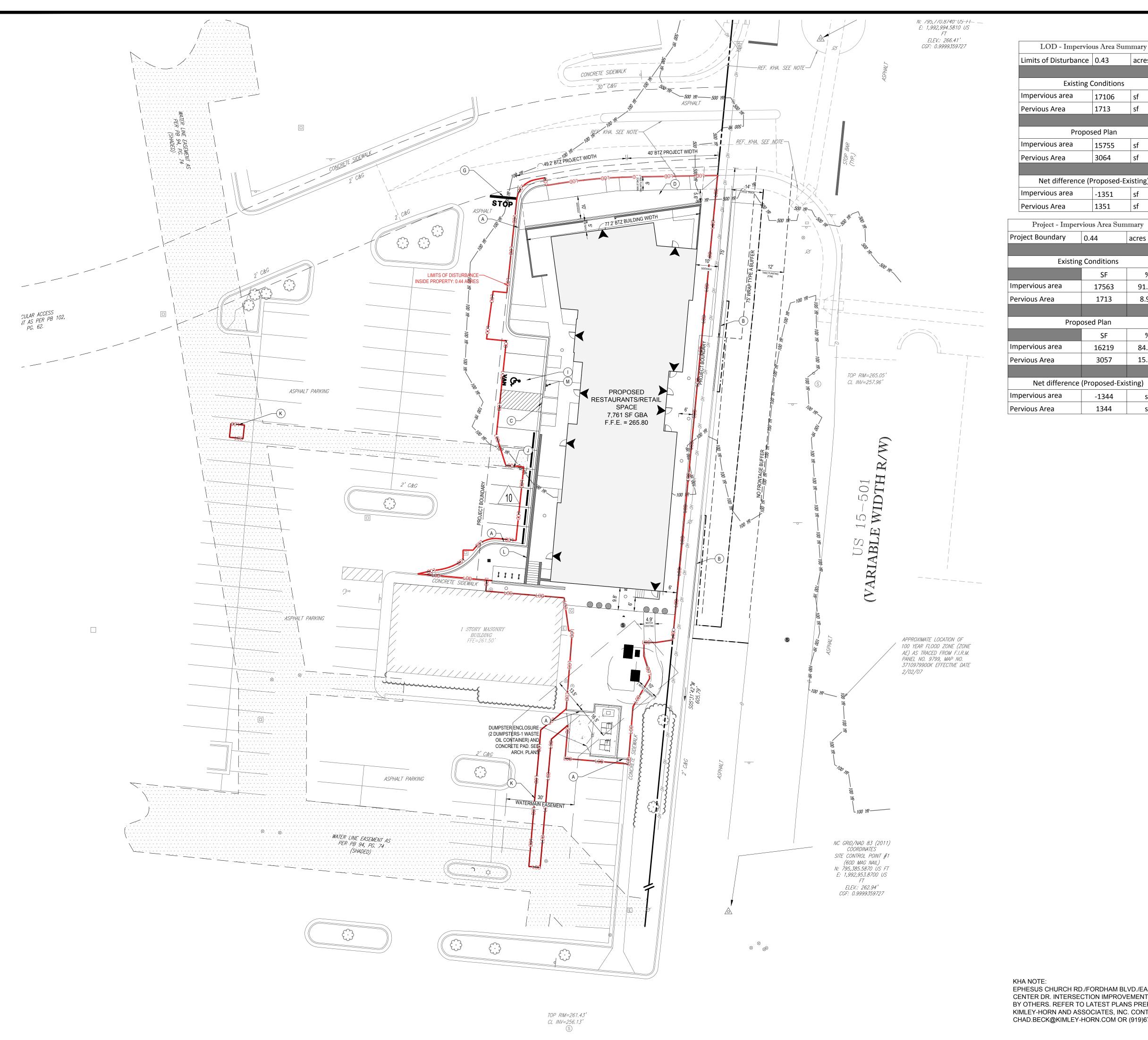
FEDERAL REALTY INVESTMENT TRUST

LOCATION OF SITE 1800 E FRANKLIN STREET CHAPEL HILL, NC 27514





GENERAL LEGEND



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| | LOD - Imper | vio | us Area Sui | nmary | |
|---|---------------------|-----------------------|-------------|----------|--|
| | Limits of Disturban | Limits of Disturbance | | acres | |
| | | | | | |
| | Existiı | ng (| Conditions | | |
| | Impervious area | | 17106 | sf | |
| | Pervious Area | | 1713 | sf | |
| | | | | | |
| | Proposed Plan | | | | |
| | Impervious area | | 15755 | sf | |
| | Pervious Area | | 3064 | sf | |
| | | | | | |
| | Net differenc | e (F | roposed-E | xisting) | |
| | Impervious area | | -1351 | sf | |
| | Pervious Area | | 1351 | sf | |
| | Project - Imperv | iou | s Area Sum | nmary | |
| (| oject Boundary | 0.4 | 14 | acres | |
| | | | | | |
| | Existing | Co | nditions | | |
| | | | SF | % | |
| 1 | pervious area | | 17563 | 91.1% | |
| ! | rvious Area | | 1713 | 8.9% | |
| | | | | | |
| | Propo | ose | d Plan | | |
| | | | SF | % | |
| | | | | | |

16219

-1344

1344

3057

84.1%

15.9%

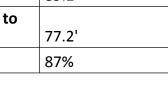
| | PROJECT FACT IN | |
|--|----------------------------|-------------------------|
| NET LA | AND AREA: | 0.44 AC. (19,275 S.F.) |
| GROSS | LAND AREA: | 0.43 AC. (18,819 S.F.) |
| O. 155 | | 2,445 S.F (1,410 S.F. |
| | OOR AMENITY PROVIDED: | FEE-IN-LIEU) 3,855 S.F. |
| סוטנ | OOR AMENITY REQUIRED: | 3,633 3.г. |
| BUILDI | NG AREA: | 7,761 SF |
| HEIGH | T: | 22'-0" (1 STORY) |
| GROSS | FLOOR AREA: | 7,761 SF |
| BUILDI | NG LOT COVERAGE | |
| | EXISTING | 0% |
| | PROPOSED | 40.3% |
| PARKII | NG REQUIRED: | |
| MIN. 1 OF GF | PARKING SPACE PER 300 SF | 26 |
| | 1 PARKING SPACE PER 200 SF | 20 |
| OF GF | 4 | 39 |
| PARKII | NG PROVIDED: | 9 REGULAR SPACES |
| . , | | 1 HANDICAP SPACES |
| | | 10 TOTAL SPACES |
| RICYCI | LE PARKING PROVIDED: | 10 10 1712 31 71023 |
| | LET ARRIVOT ROVIDED. | 8 SHORT TERM SPACES |
| | | TBD LONG TERM SPACES |
| | | TBD TOTAL SPACES |
| IMDED | VIOUS AREA: | IDD TOTAL SPACES |
| HVIP EN | EXISTING | 17106 SF @ 90.9% |
| | PROPOSED | 15755 SF @ 83.7% |
| | I NOI OJED | |
| ZONIN | G: | WX-7 |
| LAND I | USE: | |
| _ | EXISTING | SHOPPING CENTER |
| | PROPOSED | SHOPPING CENTER |
| | | |
| DEED F | REFERENCE: | |
| | | D.B. 621 PG. 127 |
| | | D.B. 90 PG. 28 |
| PARCE | L NUMBER: | PIN# 9799-255527 |
| TOWN | SHIP: | TOWN OF CHAPEL HILL |
| PROJEC Build to Zone Calcul ation s: | CT AREA/ CLEARING LIMITS | 0.43 AC. (18,819 S.F.) |
| | Project Width | 89.2' |
| | Building Width adjacent to | 77 2' |
| | BTZ | 77.2' |
| | BTZ % | 87% |

PROJECT FACT INFORMATION

SITE IMPROVEMENT NOTES

- A. 18" CONCRETE CURB AND GUTTER (TYP. WITHIN SITE). SEE DETAIL SHEET.
 B. 24" CONCRETE CURB AND GUTTER (TYP. ON ROADWAY). SEE DETAIL SHEET.
 C. FLUSH CURB. (SEE DETAIL SHEET)
- CONCRETE SIDEWALK (SEE DETAIL SHEET)
- E. INTERIOR LANDSCAPE ISLAND (TYP.). SEE DETAIL SHEET.
 F. "STOP" SIGN. SEE DETAIL SHEET. (ALL "STOP" SIGNS 30"X30" UNLESS NOTED ON PLAN). STOP BAR (TYP.). SEE DETAIL
- G. STOP BAR (TYP.), SEE DETAIL SHEET. H. ARROW PAVEMENT MARKINGS (TYP.)
 I. ACCESSIBLE PARKING SPACE (TYP.). SEE DETAIL SHEET FOR
- ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
- J. PARKING STRIPING (TYP.) (SINGLE SOLID WHITE LINE 4" WIDE)
- K. PAVEMENT SAWCUT AND REPLACE
- RETAINING WALL (SEE ARCH. PLANS) M. HANDICAP PARKING SIGN





FEDERAL REALTY INVESTMENT TRUST

> LOCATION OF SITE 1800 E FRANKLIN STREET CHAPEL HILL, NC 27514

REVISIONS

KNOW WHAT'S BELOW **ALWAYS CALL 811 BEFORE YOU DIG** It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

EASTGATE SHOPPING CENTER

BLDG. D

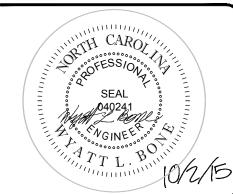
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COMMENT

MEETING REV. PER TOWN COMMENTS



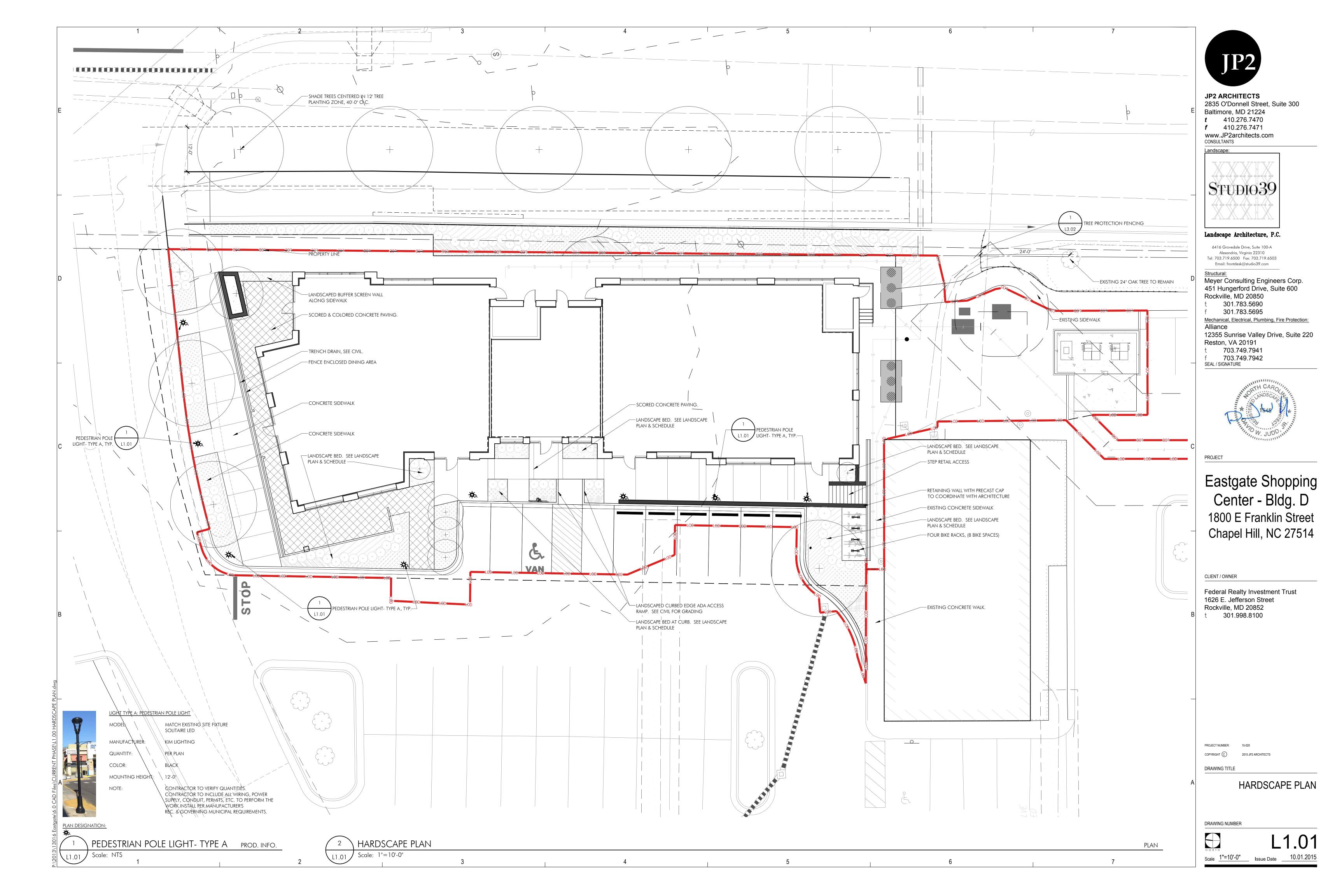


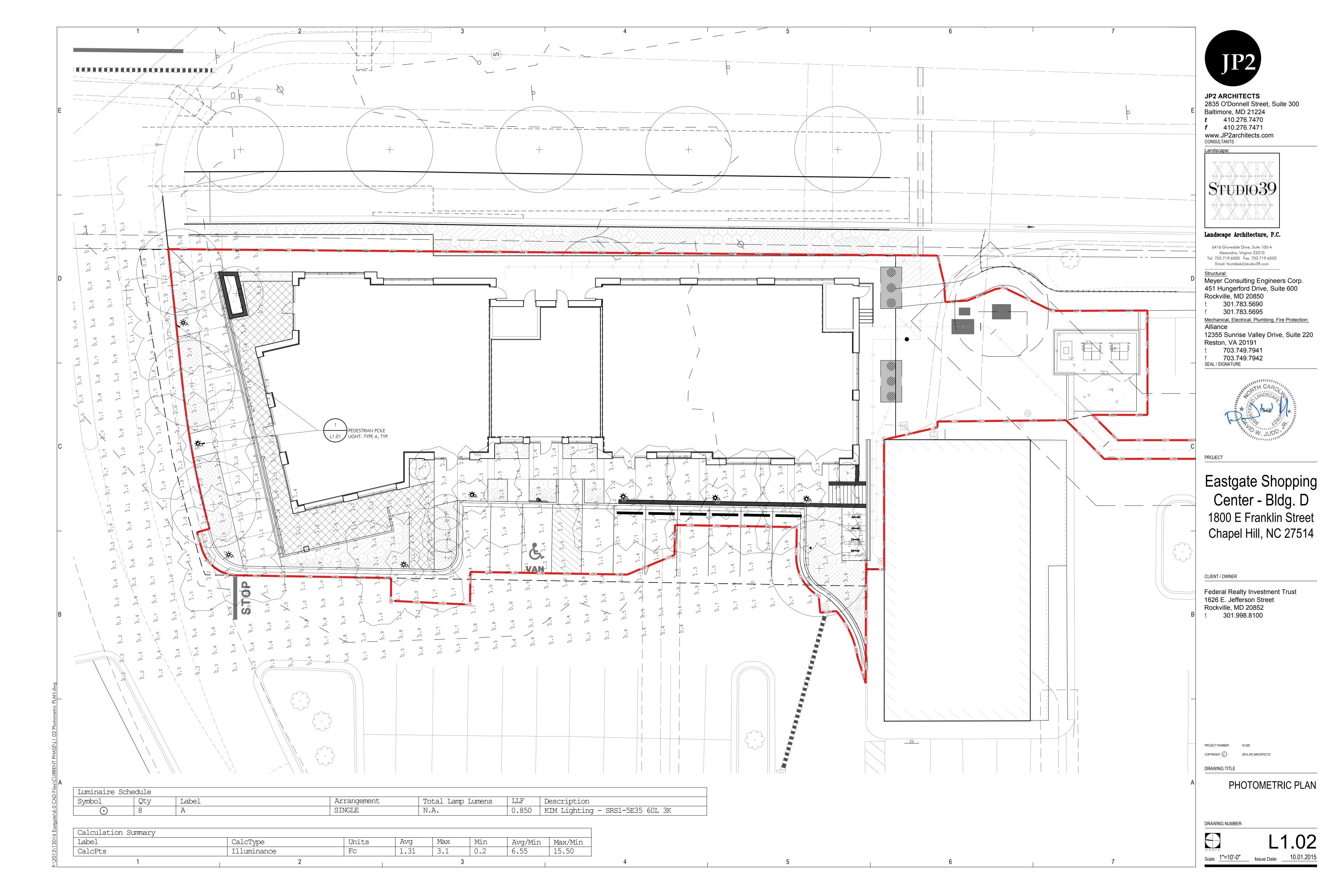
SITE

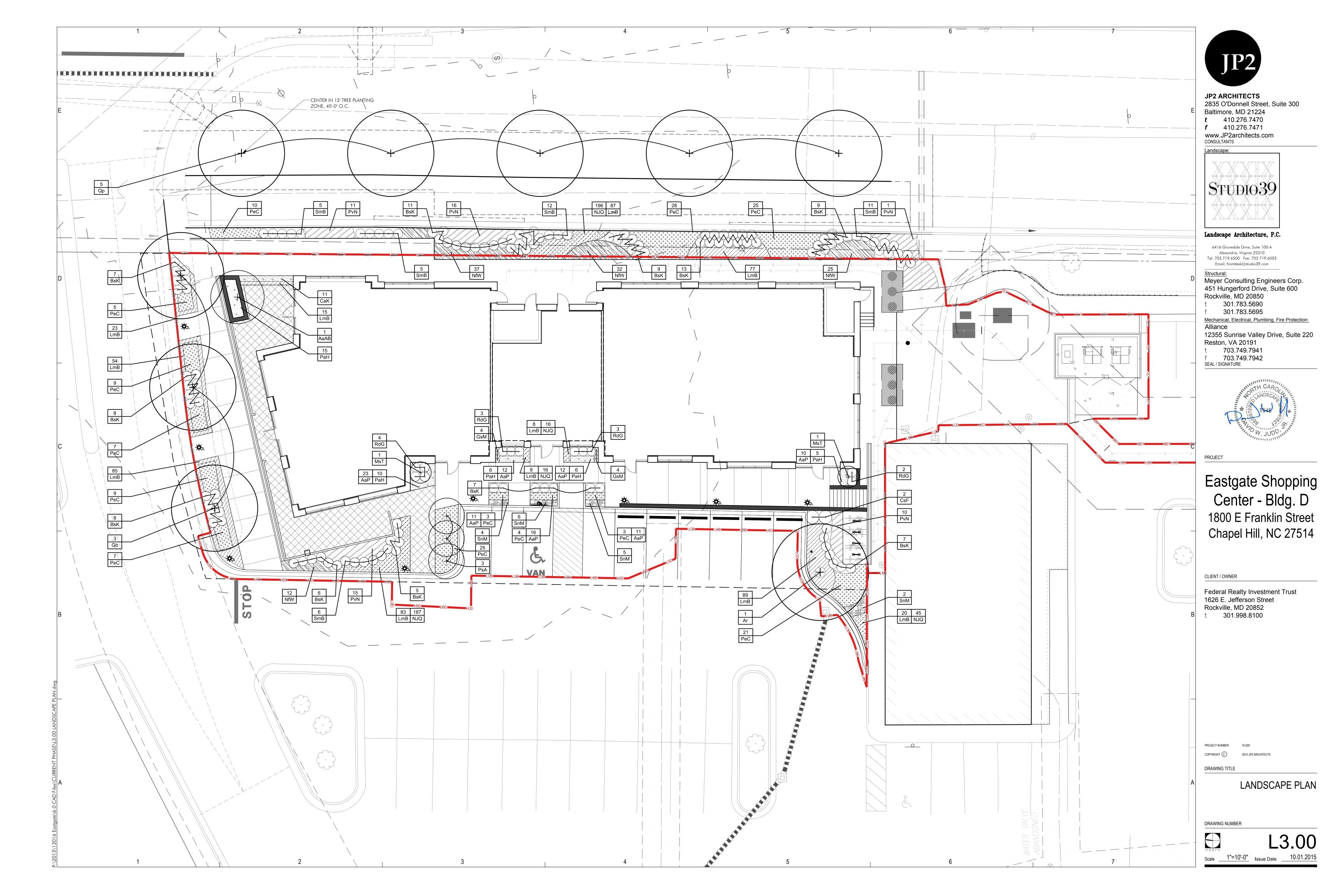
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PLAN

EPHESUS CHURCH RD./FORDHAM BLVD./EASTGATE SHOPPING CENTER DR. INTERSECTION IMPROVEMENTS TO BE COMPLETED BY OTHERS. REFER TO LATEST PLANS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. CONTACT CHAD BECK OF AT CHAD.BECK@KIMLEY-HORN.COM OR (919)677-2196







| FLOWERING TREES | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | CALIPER | SPREAD | | REMARKS |
|--|-----|--|----------------------------------|-----------|-------------|----------|-----------|--|
| AaAB | I | Amelanchier arborea 'Autumn Brilliance' | 'Autumn Brilliance' Serviceberry | 10'-12' | 2" min. | | | B\$B, single stem, full symmetrical branching |
| MsT | 2 | Malus sargentii 'Tina' | Sargent Apple | 4'-5' min | 1/2" min. | | | |
| PsA | 3 | Prunus serrulata 'Amanogawa' | amanogawa Japanese Cherry | 10'-12' | 2 1/2" min. | | | B\$B, uniform branching, full specime |
| SHADE TREES | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | CALIPER | SPREAD | | REMARKS |
| Ar | I | Acer rubrum | Red Maple | 14'-16' | 3" - 3 1/2" | | | B\$B, full uniform crown, symmetrical branching, full specimen |
| <i>G</i> b | 3 | Ginkgo biloba | Maidenhair Tree | 14'-16' | 3" - 3 1/2" | | | B\$B, full uniform crown, symmetrical branching, full specimen. Male only. |
| Qp | 5 | Quercus phellos | Willow Oak | 14'-16' | 3" - 3 1/2" | | | B\$B, full uniform crown, symmetrical branching, full specimen |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | HEIGHT | SPREAD | SIZE | SPACING | REMARKS |
| BsK | 90 | Buxus sempervirens 'Katerberg' | North Star Boxwood | 18"-24" | 18"-24" | #3 cont. | 2.5' o.c. | |
| CsF | 2 | Cornus stolonifera 'Farrow' | Arctic Fire Dogwood | 24"-36" | 24"-36" | #3 cont. | 3.5' o.c. | healthy, vigorous, well-rooted \$ established |
| GsM | 8 | Gelsemium sempervirens 'Margarita' | Carolina Jessamine | #1 cont. | yellow | 12" o.c. | | full specimen, healthy, vigorous, well-rooted and established |
| Rd6 | 12 | Rhaphiolepis × delacourii 'Georgia Petite' | Georgia Petite Indian Hawthorne | 18"-24" | 18"-24" | #3 cont. | 2.5' 0.6. | |
| SmB | 39 | Spiraea media 'Blue Kazoo' | Double Play Blue Spirea | 18"-24" | 18"-24" | | 2.5' o.c. | |
| BULBS | QTY | BOTANICAL NAME | COMMON NAME | CONT. | COLOR | SPACING | | REMARKS |
| AaP | 95 | Allium aflatunense 'Purple Sensation' | Ornamental Onion | Bulb | Purple | 12" 0.6. | | |
| NJQ | 460 | Narcissus x 'Jonquilla Quail' | Jonquilla Qual Daffodil | Bulb | yellow | 8" o.c. | | full specimen, healthy, vigorous, well-rooted and established |
| GROUNDCOVERS | QTY | BOTANICAL NAME | COMMON NAME | CONT. | COLOR | SPACING | | REMARKS |
| LmB | 549 | Liriope muscari 'Big Blue' | Big Blue Lilyturf | ı qt. | | 12" o.c. | | full specimen, healthy, vigorous, well-rooted and established |
| PERENNIALS, ORNAMENTAL GRASSES AND FERNS | QTY | BOTANICAL NAME | COMMON NAME | CONT. | COLOR | SPACING | | REMARKS |
| CaK | П | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | #3 cont. | | 18" o.c. | | full specimen, healthy, vigorous, well-rooted and established |
| NfM | 106 | Nepeta x faassenii 'Walkers Low' | Walkers Low Catmint | #3 cont. | blue | 18" o.c. | | full specimen, healthy, vigorous, well-rooted and established |
| PVN | 53 | Panicum virgatum 'North Wind' | Northwind Switch Grass | #3 cont. | | 24" o.c. | | full specimen, healthy, vigorous, well-rooted and established |
| PeC | 156 | Pennisetum alopecuroides 'Cassian' | Cassian Fountain Grass | #3 cont. | | 24" o.c. | | full specimen, healthy, vigorous, well-rooted and established |
| РаН | 42 | Pennisetum alopecuroides 'Hameln' | Hameln Dwarf Fountain Grass | #3 cont. | | 18" 0.c. | | full specimen, healthy, vigorous, well-rooted and established |
| SnM | 17 | Salvia nemorosa 'May Night' | May Night Sage | #3 cont. | | 18" o.c. | | full specimen, healthy, vigorous, well-rooted and established |

TOWN STANDARD TREE PROTECTION NOTES:

1. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD WITH THE TOWN'S URBAN FOR-ESTER PRIOR TO BEGINNING SITE WORK. 2. ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH

DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING. (ON DEVELOPMENT APPLICATIONS FOR NON-RESIDENTIAL AND MULTI-FAMILY CONSTRUCTION THE FOLLOWING ADDITIONAL NOTE SHOULD ALSO BE INCLUDED ON THE PLANS.)

4. 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.

- TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.

PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.

- TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTIO. REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN

-TO PROPERLY PROTECT AND ENSURE THE HEALTH OF EXISTING TREES TO REMAIN, PROTECTIVE FENCING SHOULD BE INSTALLED ROOT 1'-0" PER 1" OF CALIPER TREE DIA.

NOTES ON CRITICAL ROOT ZONE (CRZ): - NO ALTERATION OR DISTURBANCE TO EXISTING GRADE - NO STORAGE OF CONSTRUCTION MATERIAL, EQUIPMENT, SOIL, - NO DISPOSAL OF ANY LIQUIDS EG. CONCRETE, GAS, OIL, PAINT, AND BLACKTOP - NO TRENCHING WITHIN ROOT ZONE TREES WITH THE CRZ MUST BE WATERED EVERY 10 DAYS FROM APRIL-SEPTEMBER -CRITICAL ROOT ZONE EQUAL TO ONE FOOT (RADIUS) OF TREE PROTECTION FOR EVERY INCH IN TREE PROTECTION SIGNAGE @ 30'-0" MAXIMUM SPACING (TYP.)

ORANGE MESH CONSTRUCTION WOVEN PLASTIC OR FABRIC -METAL POSTS SPACED AT 10'-0" MAX.

DRAWING TITLE

SECTION

PLANT SCHEDULE & TREE PROTECTION **FENCING**

2015 JP2 ARCHITECTS

DRAWING NUMBER

JP2 ARCHITECTS

Baltimore, MD 21224 *t* 410.276.7470 **f** 410.276.7471

CONSULTANTS Landscape:

www.JP2architects.com

Landscape Architecture, P.C.

6416 Grovedale Drive, Suite 100-A Alexandria, Virginia 22310 Tel: 703.719.6500 Fax: 703.719.6503 Email: frontdesk@studio39.com

Rockville, MD 20850 t 301.783.5690 f 301.783.5695

Reston, VA 20191 t **703.749.7941** 703.749.7942

SEAL / SIGNATURE

CLIENT / OWNER

Alliance

Meyer Consulting Engineers Corp. 451 Hungerford Drive, Suite 600

Mechanical, Electrical, Plumbing, Fire Protection:

12355 Sunrise Valley Drive, Suite 220

Eastgate Shopping Center - Bldg. D

1800 E Franklin Street

Chapel Hill, NC 27514

Federal Realty Investment Trust

1626 E. Jefferson Street

Rockville, MD 20852

t **301.998.8100**

2835 O'Donnell Street, Suite 300

Scale AS SHOWN Issue Date ____10.01.2015

AN APPROPRIATE PRUNING TOOL. 3. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES WILL NOT BE

GENERAL NOTES:

- SUPER SILT FENCE MAY BE USED IN LIEU OF WELDED WIRE FOR TREE PROTECTION

TO PROTECT NO LESS THAN 75% OF A TREE'S CRITICAL ROOT ZONE.

TREE PROTECTION FENCING

L3.02 Scale: 1/8" =1'-0"

12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL

13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN

14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL

15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE

17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN. 18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS 03/15 TO 06/15 and 09/15 TO 12/01

THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP. PRUNUS SPP.; CARPINUS SPP. PYRUS SPP.; CRATECUS SPP. QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA,

ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE; INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.

21. ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.

22. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN. 23. CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE

LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES. 24. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.

25. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT

26. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

27. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT. 28. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT

29. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

30. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED. 31. NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN

32. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILI

RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS. 33. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.

34. CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.

35. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

36. ALL TREE PITS. SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS. 37. MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE "EXISTING TREES TO REMAIN."

CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.

38. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL. 39. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR

STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.

40. SHRUBS, BULBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS 41. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

42. CONTRACTOR SHALL INSPECT ALL BULBS AND BRING ANY DAMAGED MATERIAL TO THE ATTENTION OF THE OWNER PRIOR TO PLANTING. 43. ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS. ONE YEAR (FOUR ROTATIONS) OF SEASONAL COLOR IS TO BE BID. INSTALL THE FIRST ROTATION WHICH IS "IN SEASON" AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED.

44. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR. 45. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL

CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION. 46. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD

MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD. 47. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD

ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.

48. THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS/PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS. 49. CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.

50. ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL

51. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.

52. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN

AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS. 53. ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG VIRGINIA'S ROADWAYS

54. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

PLANTING MIX NOTES:

THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.

2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT 3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.

4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 7.0 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS. 5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.

6. WHERE AREAS OF EXISTING PAVEMENT ARE TO BE REMOVED, SAW CUTS SHALL BE VERTICAL, CLEAN AND SHARP. ALL DEBRIS SHALL BE REMOVED FROM SITE. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH OF THE DIAMETER OF THE ROOT BALL AND DEPTH TO MINIMUM OF 3'-0". SCARIFY HARDPAN SURFACE. EACH PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL, MIXED THOROUGHLY.

-1 PART LEAF MOULD OR COMPOST -1 PART COW MANURE BY VOLUME

-3 PARTS ORGANIC TOPSOIL BY VOLUME (TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 2", WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS) -21 GRAMS "AGRIFORM" PLANTING TABLETS OR EQUAL

2 TABLETS PER 1 GALLON PLANT, 3 TABLETS PER 5 GALLON PLANT, 4 TABLETS PER 15 GALLON PLANT (FOR LARGER PLANS, 2 TABLETS PER 🗦" DIAMETER OF TRUNK 7. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT HALFWAY, INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER

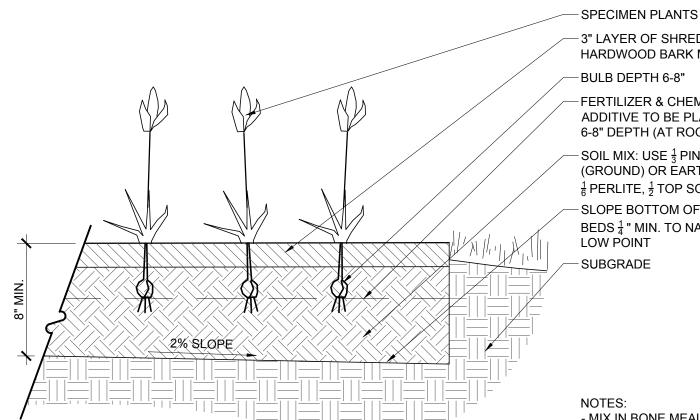
8. ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATIONS TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.

9. STAKE ALL TREES, PER DETAIL, IMMEDIATELY AFTER PLANTING TO PREVENT DAMAGE FROM WIND.

SPECIMEN TREE BLACK RUBBER HOSE 12 GAUGE GALVANIZED WIRE DOUBLE STRAND TWISTED (2) HARDWOOD STAKES TO BE USED ON TREES UP TO 12' HT. LARGER TREES TO BE GUYED -3" SAUCER -3" LAYER OF SHREDDED HARDWOOD BARK MULCH PLANTING SOIL MIX -ROOT BALL - REMOVE $\frac{1}{3}$ OF BURLAP FROM TOP, REMOVE ALL ROPES/ METAL BASKETS -6" HT. MOUND UNDISTURBED SUBGRADE - STAKES TO BE PLACED FIRMLY INTO SOIL - CONTRACTOR TO REGRADE, SOD OR HYDROSEED & 2 1/2 TIMES TREE ROOTBALL STRAW MULCH ALL AREAS DISTURBED

TREE PLANTING Scale: 1/4" = 1'-0"-MULTI-STEMMED SPECIMEN TREE BLACK RUBBER HOSE -12 GAUGE GALVANIZED WIRE

DOUBLE STRAND TWISTED -3" LAYER OF SHREDDED HARDWOOD BARK MULCH _3" SAUCER ROOT BALL - REMOVE $\frac{1}{3}$ OF BURLAP FROM TOP: REMOVE ALL ROPES/ METAL BASKETS PLANTING SOIL MIX -FLAGGING -2" x 2" x 18" HARDWOOD GUY STAKES, 3 PER TREE, 120° APART, DRIVEN AT 45° -6" HT. MOUND UNDISTURBED SUBGRADE - STAKES TO BE DRIVEN UNTIL FIRMLY SET INTO 2 1/2 TIMES TREE ROOTBALL UNDISTURBED GRADE TREE GUYING PLANTING - MULTI-STEMMED SECTION Scale: 1/4" = 1'-0"



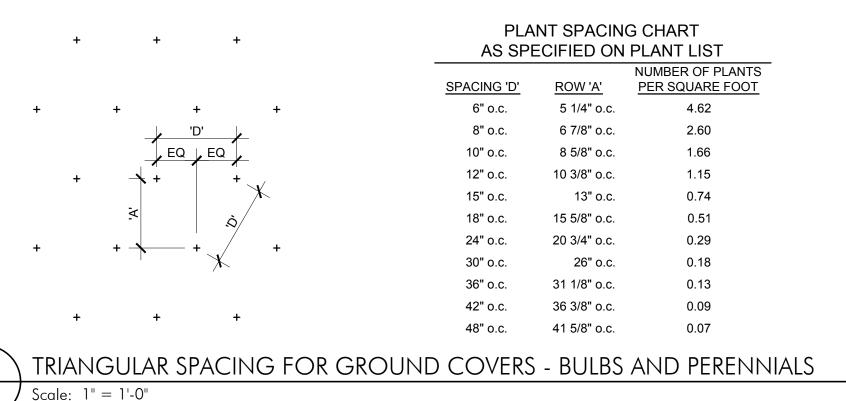
-3" LAYER OF SHREDDED HARDWOOD BARK MULCH -BULB DEPTH 6-8" FERTILIZER & CHEMICAL ADDITIVE TO BE PLACED AT 6-8" DEPTH (AT ROOT ZONE) SOIL MIX: USE $\frac{1}{3}$ PINE FINES (GROUND) OR EARTH LIFE, है PERLITE, र्रे TOP SOIL SLOPE BOTTOM OF PREPARED BEDS ¹/₄" MIN. TO NATURAL LOW POINT SUBGRADE

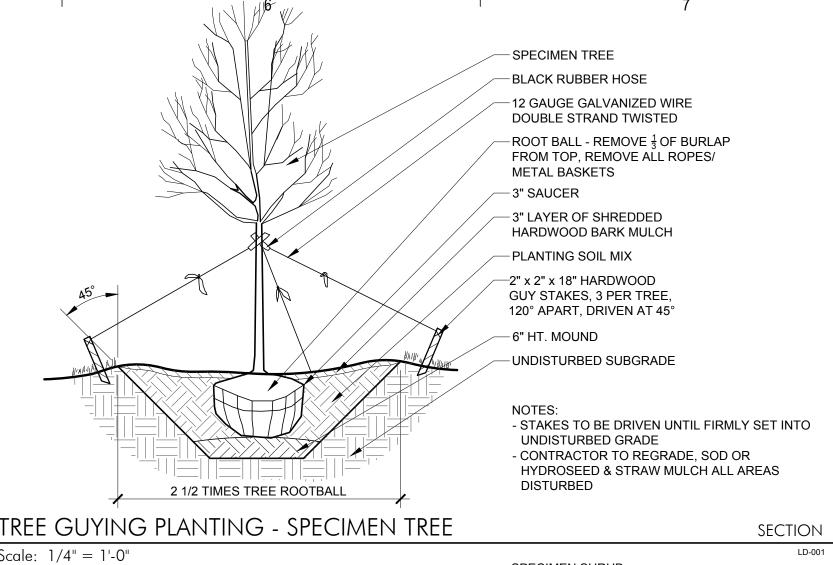
- MIX IN BONE MEAL AT BOTTOM OF BULBS WHEN PLANTED

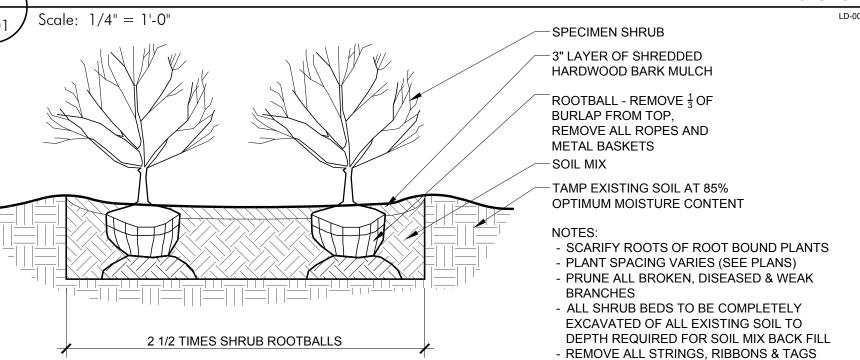


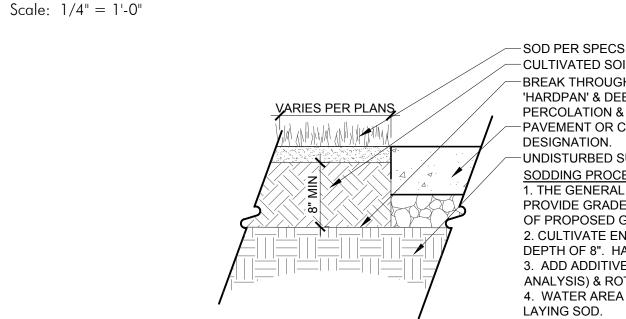
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SECTION









SHRUB PLANTING

SOD INSTALLATION

PLANT MAINTENANCE SCHEDULE

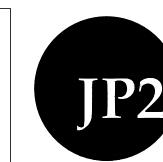
-CULTIVATED SOIL -BREAK THROUGH & REMOVE ALL 'HARDPAN' & DEBRIS TO ALLOW PERCOLATION & POSITIVE DRAINAGE -PAVEMENT OR CURB, PER PLAN DESIGNATION. -UNDISTURBED SUBGRADE SODDING PROCEDURE: . THE GENERAL CONTRACTOR WILL PROVIDE GRADES TO (+/- 0.20) OF A FOOT OF PROPOSED GRADES. 2. CULTIVATE ENTIRE AREA TO A MINIMUM DEPTH OF 8". HAND RAKE SMOOTH. 3. ADD ADDITIVES (PER SOIL TEST ANALYSIS) & ROTOTILL. LAYING SOD.

FROM PLANTS

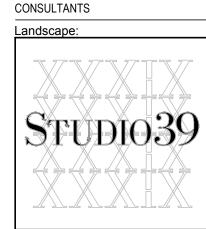
4. WATER AREA TO BE SODDED PRIOR TO 5. LAY & ROLL SOD. WATER THOROUGHLY. SECTION

| MATERIAL | TASK | FREQUENCY | NOTES |
|----------------------|---|--|---|
| TREES & | WATERING (FIRST 2 MONTHS AFTER PLANTING) | DEEP WATERING ONCE EVERY 3 DAYS | ADJUST FREQUENCY TO ACCOMMODATE RAINFALL AMOUNTS & HIGH SUMMER TEMPERATURES. |
| SHRUBS | WATERING (REMAINDER OF FIRST GROWING SEASON & ALL OF 2ND GROWING SEASON | DEEP WATERING ONCE PER WEEK UNLESS ½" RAIN IS RECEIVED OR MORE FREQUENTLY AS NEEDED DURING DROUGHT | ADJUST FREQUENCY TO ACCOMMODATE RAINFALL B AMOUNTS & HIGH SUMMER TEMPERATURES. |
| | watering (after first 2 growing seasons | AS NEEDED DURING DROUGHT | |
| | PRUNING DISEASED OR DAMAGED GROWTH | WHEN FOUND | DO NOT SHEAR PLANTS. PREFERRED PRUNING TIMES & METHODS MAY VARY BY SPECIES. THE MARYLAND |
| | PRUNING EXCESSIVE GROWTH | GENERALLY, FROM TREES IN LATE WINTER & FROM SHRUBS SOON AFTER FLOWING IS COMPLETE. | COOPERATIVE EXTENSION, THE MARYLAND DEPARTMENT OF NATURAL RESOURCES & THE USDA FOREST SERVICE OFFER ADDITIONAL INFORMATION. |
| | REMOVE DISEASED OR DEAD PLANTS | ONCE IN SPRING & ONCE IN FALL, MIN. | REPLACE WITH NEW MATERIAL |
| HERBACEOUS PLANTS | WATERING (FIRST 2 MONTHS AFTER PLANTING) | DEEP WATERING ONCE EVERY 3 DAYS | ADJUST FREQUENCY TO ACCOMMODATE RAINFALL AMOUNTS & HIGH SUMMER TEMPERATURES. |
| | WATERING (REMAINDER OF FIRST GROWING SEASON & ALL OF 2ND GROWING SEASON | DEEP WATERING ONCE PER WEEK UNLESS ½" RAIN IS RECEIVED OR MORE FREQUENTLY AS NEEDED DURING DROUGHT | ADJUST FREQUENCY TO ACCOMMODATE RAINFALL AMOUNTS & HIGH SUMMER TEMPERATURES. |
| | WATERING (AFTER FIRST 2 GROWING SEASONS | AS NEEDED DURING DROUGHT | |
| | remove diseased or dead plants | ONCE IN SPRING & ONCE IN FALL, MIN. | REPLACE WITH NEW MATERIAL IF TOTAL COVERAGE OF FACILITY FALLS BELOW 50%. |
| CENIEDAL MANIN | ITENIANICE SCHEDLILE | <u> </u> | |

| GENERAL MAINTENANCE SCHEDULE | | |
|--|---|--|
| TASK | FREQUENCY | NOTES |
| PLANT INSPECTION | ONCE EVERY 2 WEEKS IN SPRING & SUMMER. MONTHLY IN FALL. | VISUALLY INSPECT PLANTS FOR DISEASE OR PEST PROBLEMS. |
| REMOVE LITTER & DEBRIS | WHENEVER FOUND | INCLUDES ANIMAL WASTE, FALLEN TWIGS & BRANCHES & PAST SEASONS' DECAYING MATERIAL. |
| mulch inspection & maintenance | MONTHLY | REPLACE OR RE-SPREAD MULCH AS NEEDED TO MAINTAIN APPROPRIATE DEPTH AS SCHEDULED. DO NOT ACCUMULATE ORGANIC MATTER TO EXCEEDED DEPTH. |
| WEEDING (FIRST 2 GROWING SEASONS) | EVERY 2 WEEKS FROM APRIL -OCTOBER | HAND PULL WEEDS OR HAND HELD TOOLS. DO NO USE HERBICIDES OR MECHANICAL CULTIVATORS. IMMEDIATELY REMOVE ALL EXOTIC/ INVASIVE |
| WEEDING (AFTER FIRST 2 GROWING SEASONS) | ONCE A MONTH FROM APRIL -OCTOBER | SPECIES THAT APPEAR. REMOVE WOODY PLANT SEEDLINGS THAT HAVE SELF-PROPOGATED. IF DESIRED, NATIVE NON-INVASIVE HERBACEOUS SPECIES MAY BE LEFT TO PROVIDE ADDITIONAL DIVERSITY. |
| SPRING CLEAN UP | annually february - march 6 | REMOVE DEAD FOLIAGE FROM PERENNIAL & ORNAMENTAL GRASSES. 1. REMOVE FALLEN TWIGS, BRANCHES & LEAF DEBRIS. |



JP2 ARCHITECTS 2835 O'Donnell Street, Suite 300 Baltimore, MD 21224 410.276.7470 410.276.7471 www.JP2architects.com



Landscape Architecture, P.C.

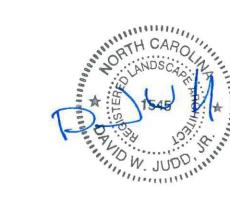
6416 Grovedale Drive, Suite 100-A Alexandria, Virginia 22310 Tel: 703.719.6500 Fax: 703.719.6503

Email: frontdesk@studio39.com Meyer Consulting Engineers Corp.

451 Hungerford Drive, Suite 600 Rockville, MD 20850 301.783.5690 301.783.5695

Mechanical, Electrical, Plumbing, Fire Protection: Alliance 12355 Sunrise Valley Drive, Suite 220

Reston, VA 20191 703.749.7941 703.749.7942 SEAL / SIGNATURE



PROJECT

SECTION

Eastgate Shopping Center - Bldg. D 1800 E Franklin Street Chapel Hill, NC 27514

CLIENT / OWNER

Federal Realty Investment Trust 1626 E. Jefferson Street Rockville, MD 20852 t 301.998.8100

PROJECT NUMBER:

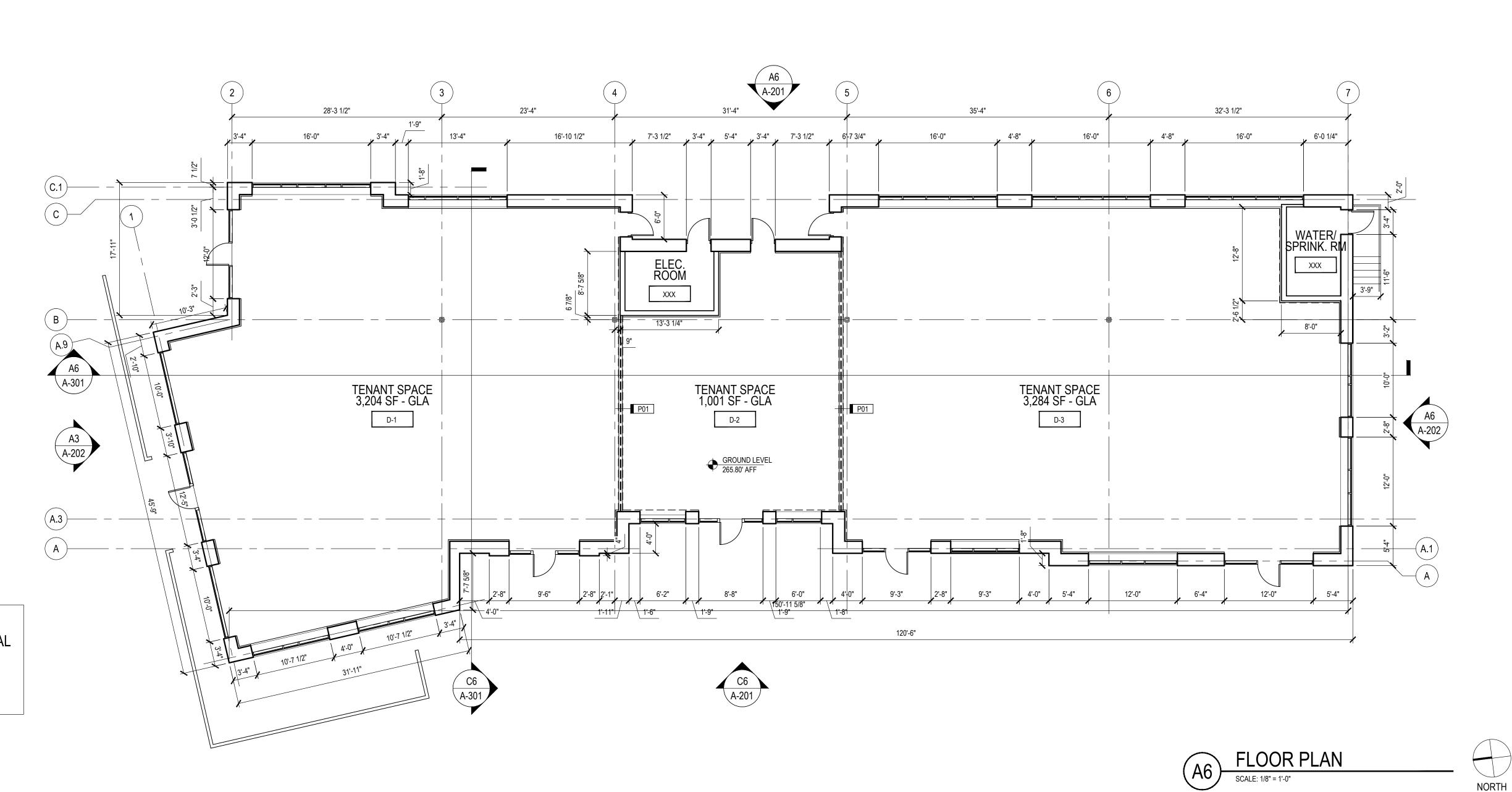
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LANDSCAPE NOTES &

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NOTE:

WALL PARTITION P01 TO BE 6" METAL STUD W/ TYPE X DRYWALL BOTH SIDES, SOUND INSULATION (FIRE RATED ASSEMBLY).

JP2

JP2 ARCHITECTS
2835 O'Donnell Street, Suite 300
Baltimore, MD 21224
t 410.276.7470
f 410.276.7471
www.JP2architects.com

CONSULTANTS

Structural:

Meyer Consulting Engineers Corp.
451 Hungerford Drive, Suite 600
Rockville, MD 20850
t 301.783.5690

f 301.783.5690

Mechanical, Electrical, Plumbing, Fire Protection:
Alliance
12355 Sunrise Valley Drive, Suite 220

Reston, VA 20191 t 703.749.7941 f 703.749.7942

f 703.749.7942

Landscape:
Studio 39.
6416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310
t 703.719.6500
f 703.719.6503

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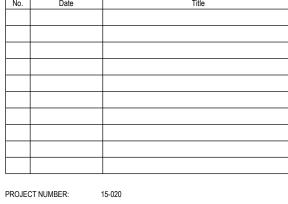
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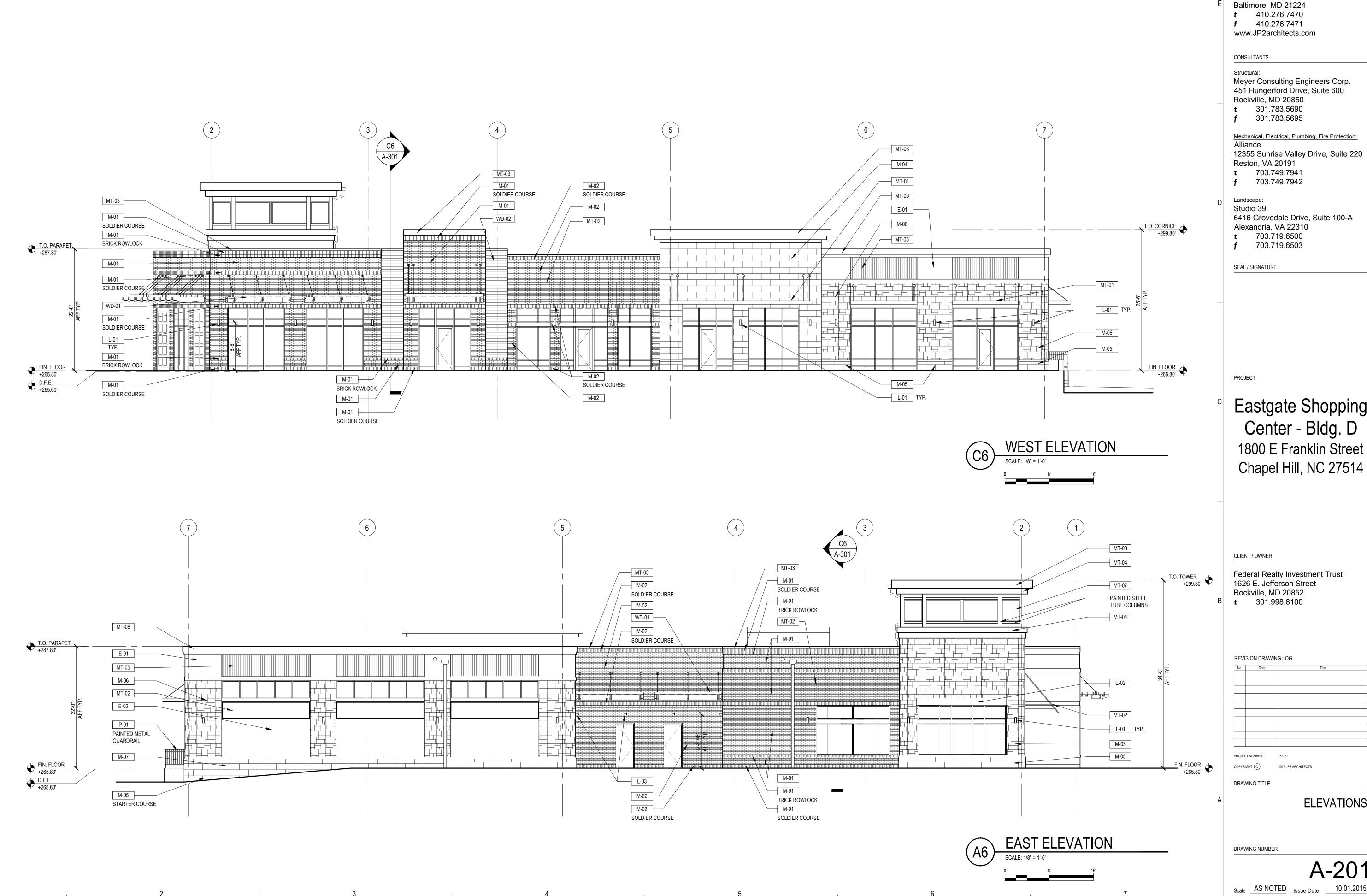
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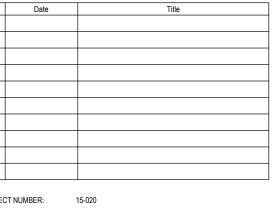
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ELEVATIONS

A-201

| | EXTERIOR FINISH SCHEDULE | | | | | | | |
|---------|---|--------------------------|---|--|--|--|--|--|
| DESIG. | DESCRIPTION | MANUFACTURER & MODEL | FINISH/COLOR | NOTES/CONTACT | | | | |
| EIFS | | | | | | | | |
| E-01 | EXTERIOR INSULATION FINISH SYSTEM (EIFS) | DRYVIT; TUSCAN GLAZE | #805 NORTHERN GRAY OVER #310 FINESSE | DRAINABLE SYSTEM; HIGH IMPACT MESH BELOW 10'-0" | | | | |
| E-02 | EXTERIOR INSULATION FINISH SYSTEM (EIFS) | DRYVIT; TUSCAN GLAZE | #804 PLATINUM GRAY OVER #310 FINESSE | DRAINABLE SYSTEM; HIGH IMPACT MESH BELOW 10'-0" | | | | |
| MASONRY | | | | | | | | |
| M-01 | BRICK VENEER MASONRY | GLEN-GERY | BURGANDY IRONSPOT | HOLLY BENNETT, HollyAnn.Bennett@oldcastle.com | | | | |
| M-02 | BRICK VENEER MASONRY | GLEN-GERY | BLADECUT / TWILIGHT IRONSPOT | HOLLY BENNETT, HollyAnn.Bennett@oldcastle.com | | | | |
| M-03 | MANUFACTURED STONE CLADDING SYSTEM THIN-CLAD | ARRISCRAFT / ARRIS-STACK | DESERT SAND | HOLLY BENNETT, HollyAnn.Bennett@oldcastle.com | | | | |
| M-04 | MANUFACTURED STONE CLADDING SYSTEM THIN-CLAD | ARRISCRAFT / ARRIS-TILE | GINGER-SMOOTH FINISH | HOLLY BENNETT, HollyAnn.Bennett@oldcastle.com | | | | |
| M-05 | MASONRY STARTER COURSE | ARRISCRAFT | ADAIR LIMESTONE - SEPIA | HOLLY BENNETT, HollyAnn.Bennett@oldcastle.com | | | | |
| M-06 | MANUFACTURED STONE VENEER | ELDORADO STONE | WEATHER EDGE - AMBER FALLS | | | | | |
| M-07 | MANUFACTURED STONE MASONRY UNITS | ARRISCRAFT / RENAISSANCE | GINGER-SMOOTH FINISH | HOLLY BENNETT, HollyAnn.Bennett@oldcastle.com | | | | |
| M-08 | MANUFACTURED STONE MASONRY UNITS | ARRISCRAFT / RENAISSANCE | DESERT SAND | HOLLY BENNETT, HollyAnn.Bennett@oldcastle.com | | | | |

| METAL | | | | |
|-------|--|-----------------------------|----------------------------------|---|
| MT-01 | LOUVERED METAL CANOPY | MAPES CANOPIES LUMISHADE | EXTRA DARK BRONZE | PRE-ENGINEERED CANOPY SYSTEM |
| MT-02 | METAL FRAMED FABRIC AWNINGS | | PAINTED METAL FINISH | SQUARE METAL TUBE FRAM FOR STRETCHED FABRIC PANEL |
| MT-03 | METAL COPING | ATAS INTERNATIONAL, INC. | DARK BRONZE | |
| MT-04 | METAL TRIM | ATAS INTERNATIONAL, INC. | DARK BRONZE | |
| MT-05 | CORRUGATED METAL PANEL SIDING | ATAS INTERNATIONAL, INC. | DOVE GRAY - or to match existing | |
| MT-06 | METAL COPING | ATAS BRAKE METAL | DOVE GRAY | |
| MT-07 | METAL MESH PANELS WITH ALUMINUM FRAMES | MCNICHOLS | | |
| WOOD | | | | |
| WD-01 | WOOD TRELLIS | | CEDAR TIMBER | |
| WD-02 | WOOD PANEL SIDING | | CEDAR | 1X SQUARE EDGE PLANKS |
| PAINT | | | | |
| P-01 | PAINT- EXTERIOR | SHERWIN WILLIAMS | URBANE BRONZE SW 7048 | |

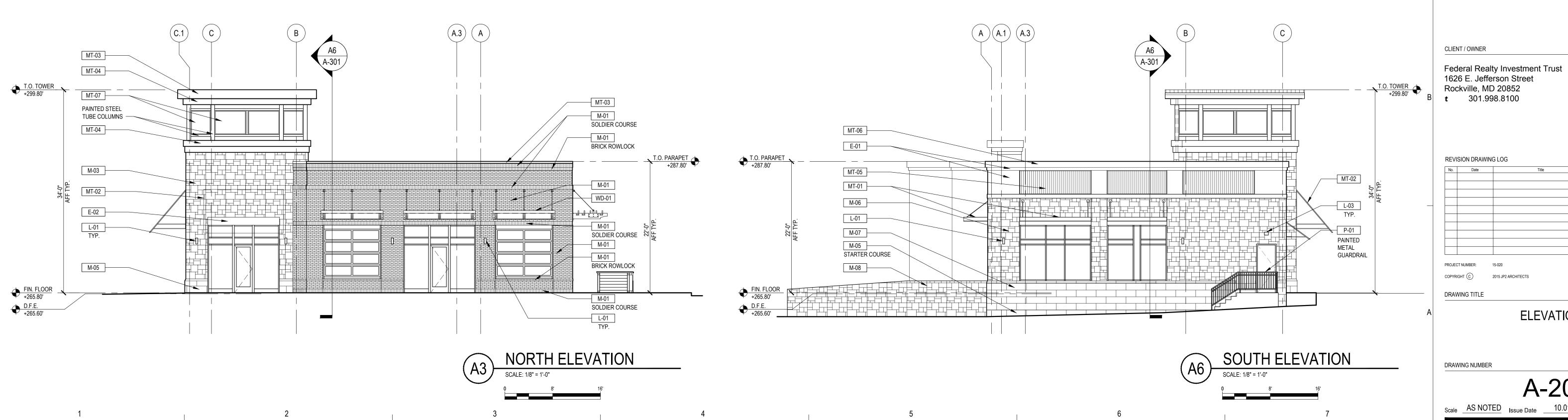


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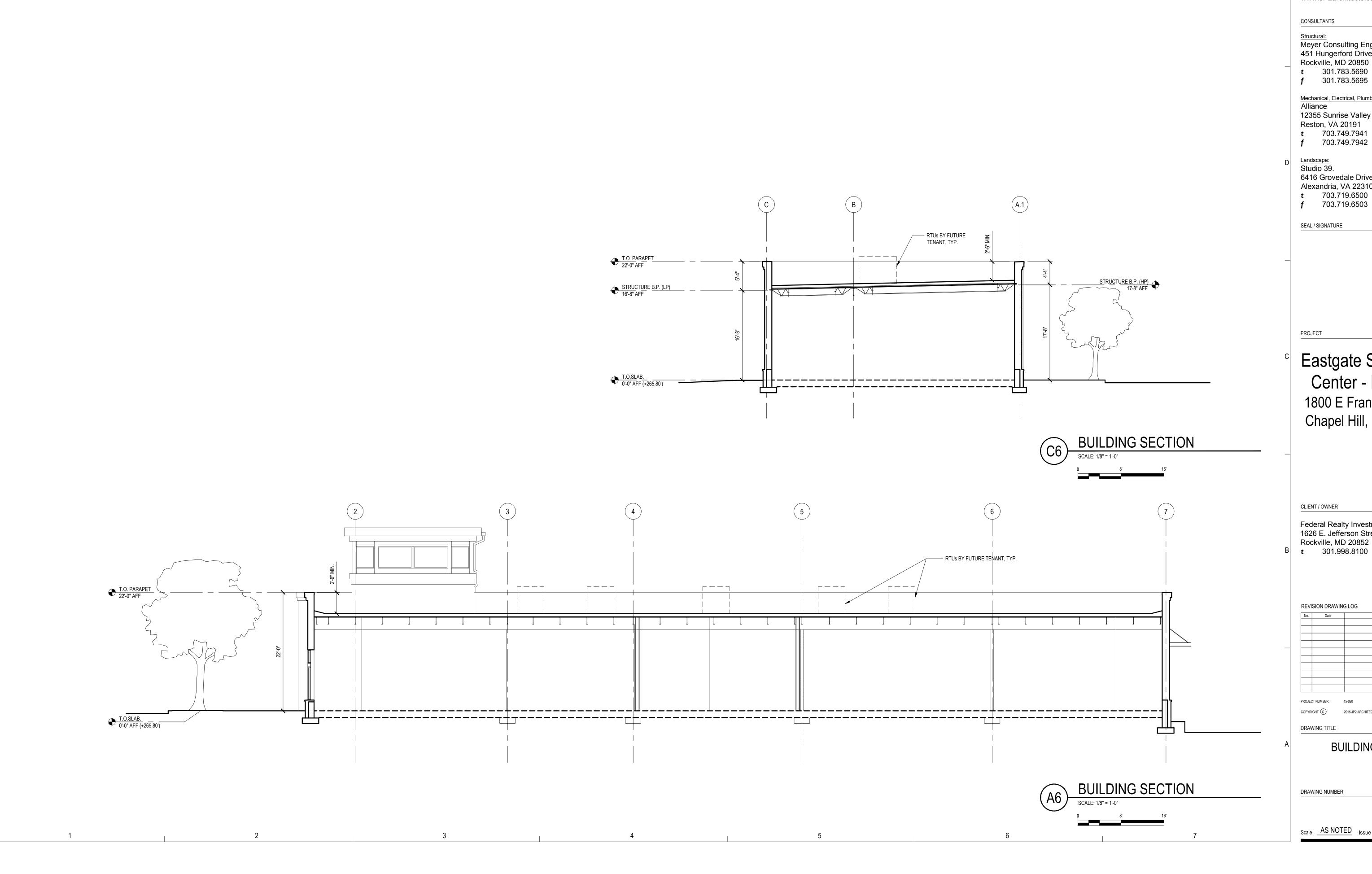
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ELEVATIONS

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JP2 ARCHITECTS 2835 O'Donnell Street, Suite 300 Baltimore, MD 21224 t 410.276.7470 f 410.276.7471 www.JP2architects.com

CONSULTANTS

Meyer Consulting Engineers Corp.
451 Hungerford Drive, Suite 600
Rockville, MD 20850 t 301.783.5690

f 301.783.5695

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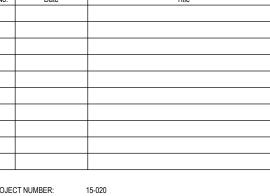
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BUILDING SECTIONS

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