

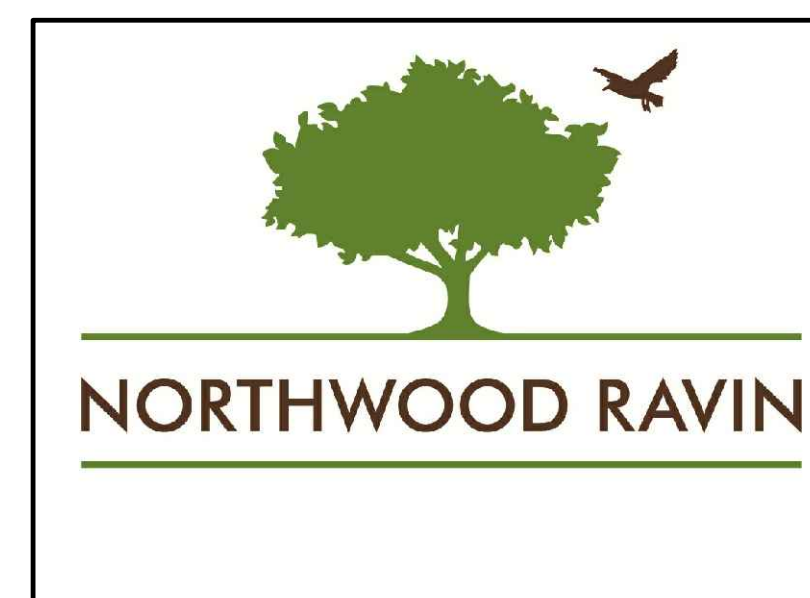
the EDGE

**SPECIAL USE PERMIT
EUBANKS ROAD
CHAPEL HILL, NORTH CAROLINA
PROJECT NUMBER: RAV-13000**

**DATE: FEBRUARY 25, 2014
REVISED: MAY 23, 2014**

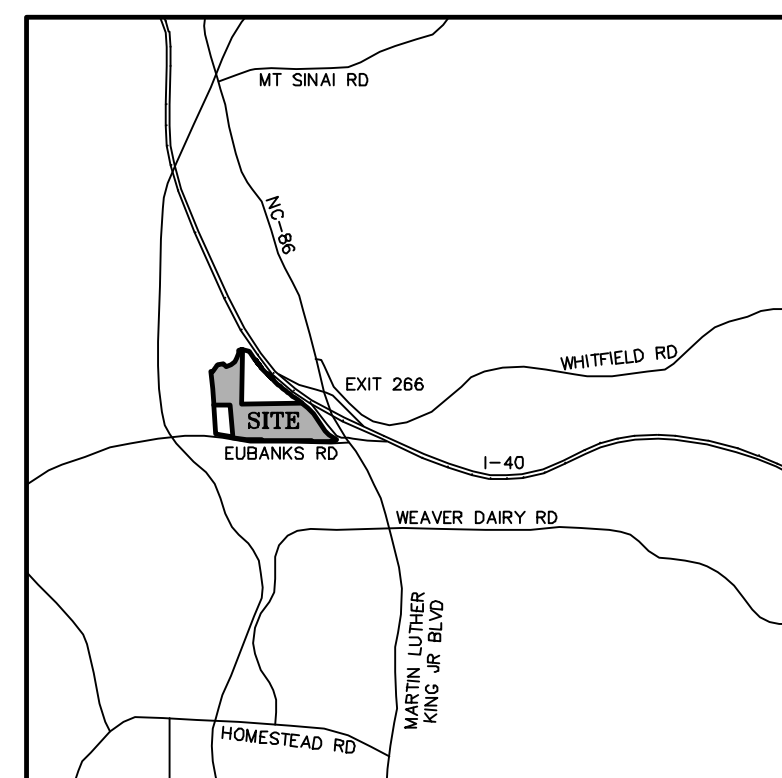
DEVELOPER:

**NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686
EMAIL: agolden@northwoodravin.com**



SHEET INDEX

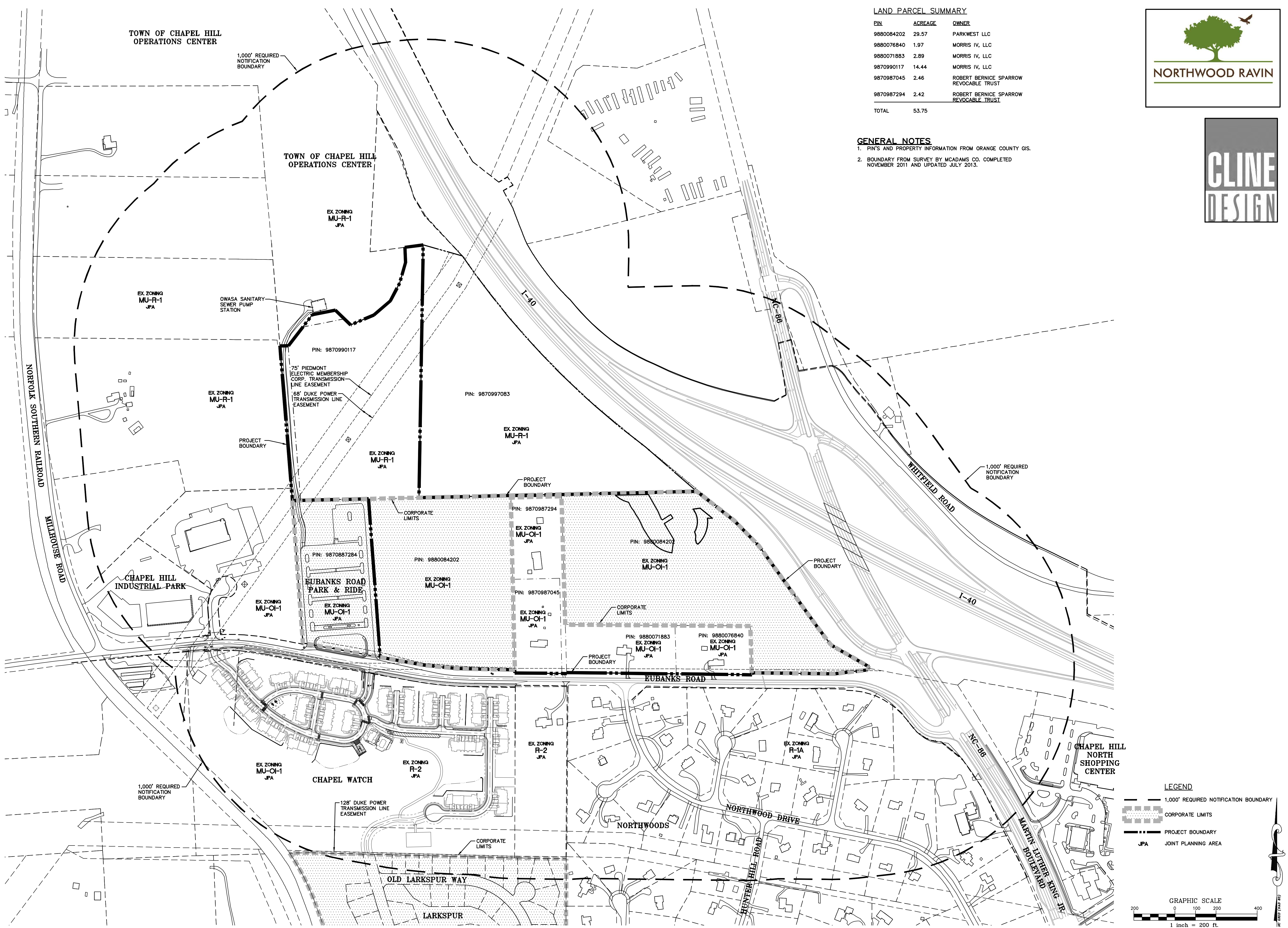
C-1	AREA MAP
C-2	SITE PHOTOGRAPHS
C-3	EXISTING CONDITIONS (SOILS AND STEEP SLOPES)
C-4	DEVELOPMENT BLOCK AND STREET GRID PLAN
C-4.1	CONCEPTUAL SITE LAYOUT OPTION 1
C-4.2	CONCEPTUAL SITE LAYOUT OPTION 2
C-4.3	CONCEPTUAL SITE LAYOUT OPTION 3
C-4.4	CONCEPTUAL SITE LAYOUT OPTION 4
C-5	SUBDIVISION PLAN
C-6	TYPICAL STREET SECTIONS
C-7	ELEVATION OUTLINES
C-8	GRADING AND STORMWATER MANAGEMENT PLAN
C-9	UTILITY INFRASTRUCTURE PLAN
C-10	SOLID WASTE AND CONSTRUCTION MANAGEMENT PLAN
C-11	EUBANKS ROAD IMPROVEMENTS
L-1	OVERALL MASTER LANDSCAPE PLAN
L-2	EUBANKS ROAD BUFFER MODIFICATION
L-3	I-40 BUFFER MODIFICATION
L-3.1	I-40 BUFFER MODIFICATION EXHIBIT
L-4	PLANTING DETAILS



**VICINITY MAP
NTS**



**THE JOHN R. McADAMS
COMPANY, INC.**
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com



LAND PARCEL SUMMARY

PIN	ACREAGE	OWNER
9880084202	29.57	PARKWEST LLC
9880076840	1.97	MORRIS IV, LLC
9880071883	2.89	MORRIS IV, LLC
9870990117	14.44	MORRIS IV, LLC
9870987045	2.46	ROBERT BERNICE SPARROW REVOCABLE TRUST
9870987294	2.42	ROBERT BERNICE SPARROW REVOCABLE TRUST
TOTAL	53.75	

- GENERAL NOTES**
- PIN'S AND PROPERTY INFORMATION FROM ORANGE COUNTY GIS.
 - BOUNDARY FROM SURVEY BY MCADAMS CO. COMPLETED NOVEMBER 2011 AND UPDATED JULY 2013.



THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Tel: 919-286-6288
 Fax: 919-286-6289
 (800) 733-5646 • McAdamsCo.com



REVISIONS:
 2/27/14 PER TOWN COMMENTS

DEVELOPER:
 NORTHWOOD RAVIN
 4819 EMPEROR BOULEVARD, SUITE 320
 DURHAM, NC 27703
 CONTACT: ADAM GOLDEN
 PHONE: 919-354-3886

the EDGE
 CHAPEL HILL, NORTH CAROLINA
 AREA MAP

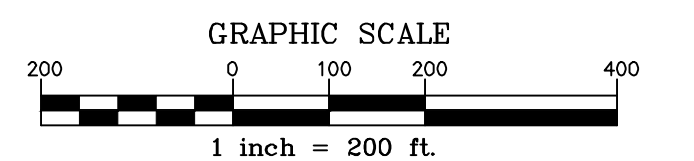
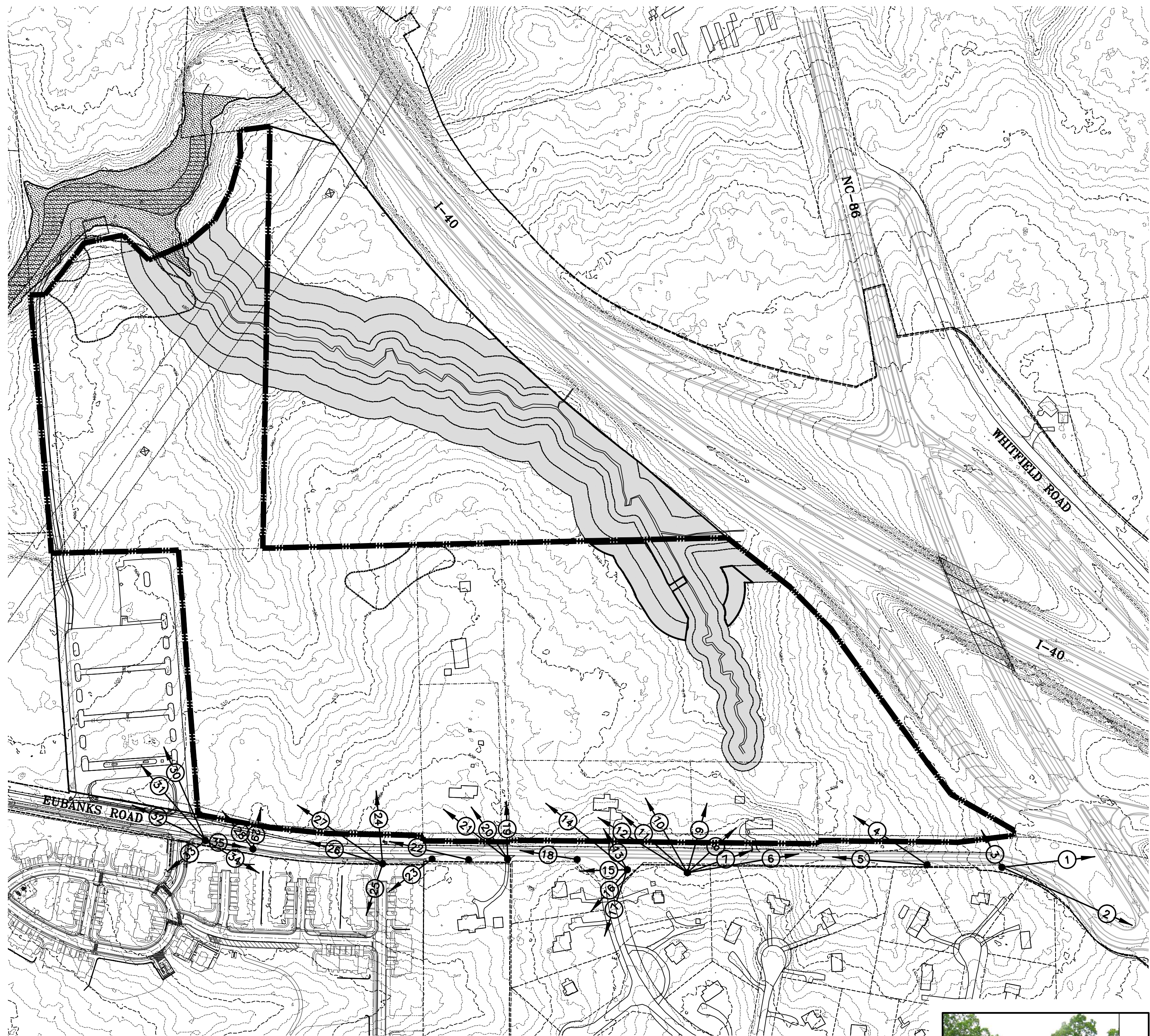
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 FILENAME: RAV13000-AM1
 DESIGNED BY:
 DRAWN BY:
 SCALE: 1"=200'
 DATE: 02-25-14
 SHEET NO. C-1



LEGEND

- 1,000' REQUIRED NOTIFICATION BOUNDARY
- CORPORATE LIMITS
- PROJECT BOUNDARY
- JPA JOINT PLANNING AREA

GRAPHIC SCALE
 1 inch = 200 ft.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
(800) 733-5646 • McAdamsCo.com



REVISIONS:

NO.	DATE	DESCRIPTION
1	5/27/14	PER TOWN COMMENTS

DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

the EDGE
CHAPEL HILL, NORTH CAROLINA
SITE PHOTOGRAPHS

PROJECT NO. RAV-13000
FILENAME: FOR10395-SP1
DESIGNED BY: -
DRAWN BY: RLU
SCALE: 1" = 200'
DATE: 02-25-14
SHEET NO. C-2



TOWN OF CHAPEL HILL
OPERATIONS CENTER

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809160

100 YEAR
FLOODPLAIN

OWASA SANITARY
SEWER PUMP
STATION

MELANIE DAWSON
JACKSON
D.B. 5122, PG. 486
P.B. 74, PG. 161
PIN 9870892007

EUBANKS ROAD
PARK & RIDE

TOWN OF CHAPEL HILL
D.B. 1197, PG. 497
P.B. 70, PG. 83
PIN 9870887284

CHAPEL HILL
INDUSTRIAL PARK

RALCOR CORP.
D.B. 910, PG. 324
PIN 9870883323

NM CHAPEL WATCH
VILLAGE
PIN 9870875224

CHAPEL WATCH

NM CHAPEL WATCH
VILLAGE
PIN 9870971229

LAURA E. HILL
P.B. 53, PG. 112
PIN 9870978235

LEGEND

- FLOODWAY
- 100 YEAR FLOODPLAIN
- RCD BUFFER
- EXISTING WATERLINE
- EXISTING TREELINE
- PROJECT BOUNDARY
- STEEP SLOPE: 10%-15%
- STEEP SLOPE: 15%-25%
- STEEP SLOPE: 25%+
- SIGNIFICANT TREE STAND (3.38 ACRES)
- ROOT ZONE

LAND PARCEL SUMMARY

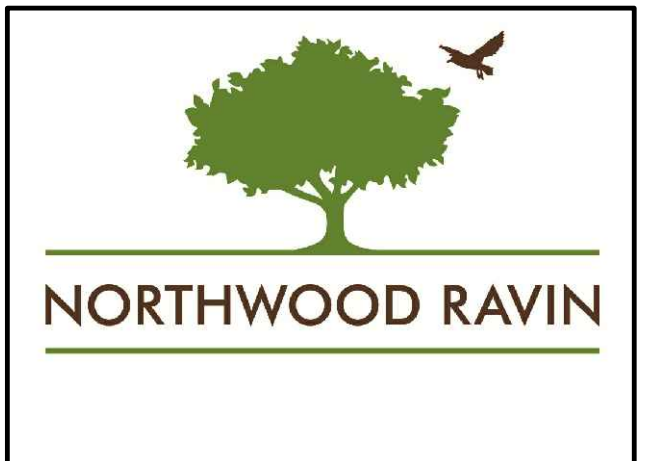
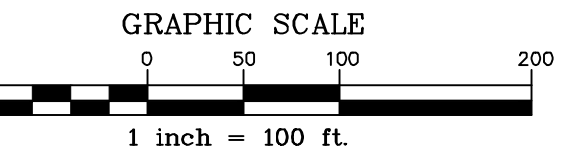
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9870987045	2.46	ROBERT BERNICE SPARROW REVOCABLE TRUST
9870987294	2.42	ROBERT BERNICE SPARROW REVOCABLE TRUST
TOTAL	53.75	

GENERAL NOTES

- PIN'S AND PROPERTY INFORMATION FROM ORANGE COUNTY GIS.
- BOUNDARY FROM SURVEY BY MCADAMS CO. COMPLETED NOVEMBER 2011 AND UPDATED JULY 2013.
- EXISTING TOPOGRAPHY FROM LIDAR BARE EARTH DATA.
- FLOODPLAIN AND FLOODWAY FROM FEMA FIRM MAP NO. 371098000J EFFECTIVE DATE FEBRUARY 2, 2007.
- RCD AND STREAM BUFFER DETERMINATION CONFIRMED BY THE TOWN OF CHAPEL HILL MAY 28, 2013.
- WETLAND DELINEATION CONFIRMED BY USACE SEPTEMBER 12, 2013.
- STREAM AND BUFFER DETERMINATIONS CONFIRMED BY NCDENR-DWQ DECEMBER 17, 2012.

TREE LEGEND

- ①A ASH
- ①B BEECH
- ①C BIRCH
- ①D CEDAR
- ①E CHERRY
- ①F CRAPE MYRTLE
- ①G CYPRESS
- ①H DOGWOOD
- ①I ELM
- ①J SWEET GUM
- ①K HICKORY
- ①L MISC. HARDWOOD
- ①M HOLLY
- ①N MAGNOLIA
- ①O MAPLE
- ①P JAPANESE MAPLE
- ①Q MIMOSA
- ①R RED OAK
- ①S WHITE OAK
- ①T OAK
- ①U PEACH
- ①V PEAR
- ①W PECAN
- ①X PERSIMMON
- ①Y PINE
- ①Z POPLAR
- ①AA REDBUD
- ①AB SYCAMORE
- ①AC WALNUT
- ①AD DOUBLE AND TRIPLE TRUNKS
- ①AE DOUBLE OAK
- ①AF TRIPLE OAK
- ①AG CALIPER INCH SIZE OF TREE
- ①AH TYPE OF TREE
- ①AI D FOR DOUBLE, T FOR TRIPLE



THE JOHN R. MCADAMS
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Durham, North Carolina 27713
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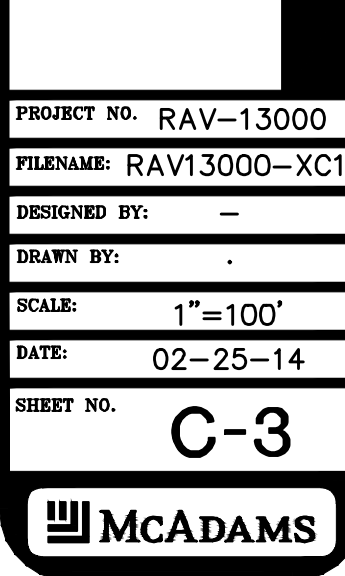


REVISIONS:

NO.	DATE	DESCRIPTION
1	2/23/14	PER TOWN COMMENTS

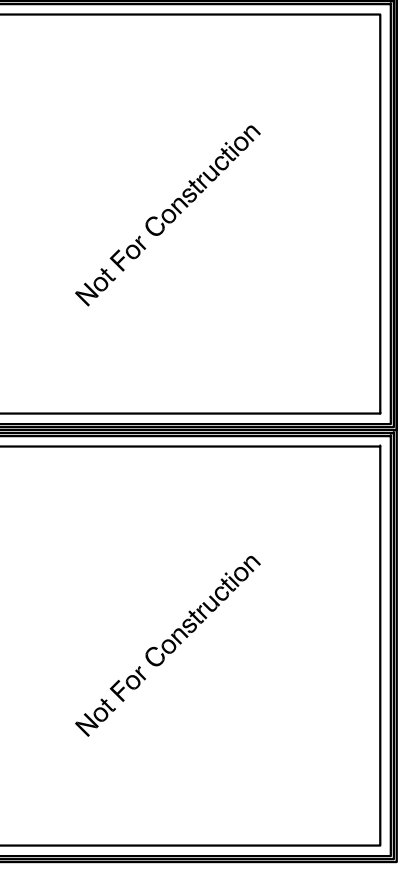
DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3666

PROJECT NO. RAV-13000
FILENAME: RAV13000-XC1
DESIGNED BY:
DRAWN BY:
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO. C-3



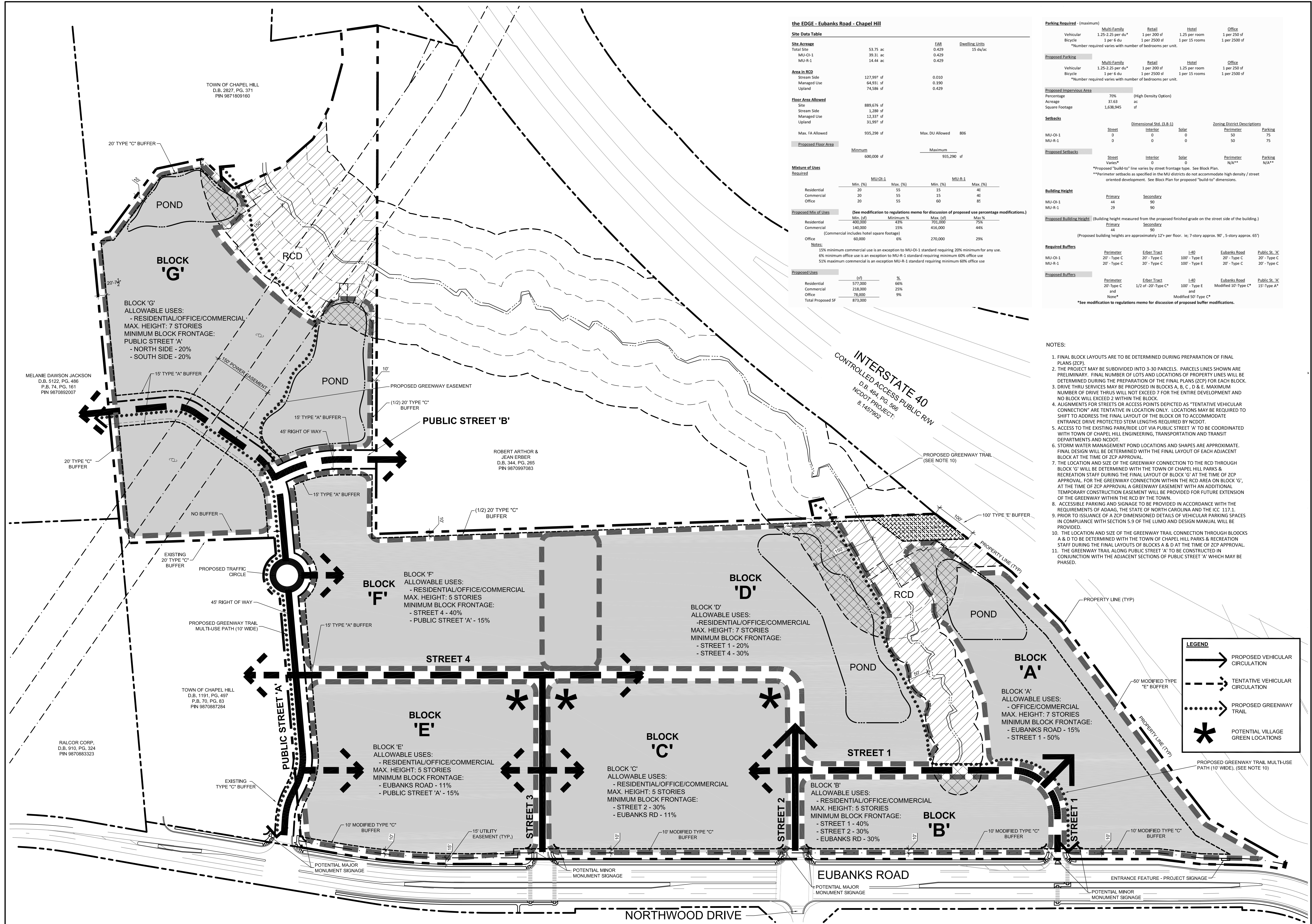


Special Use Permit



PROJECT: 013050
DATE: 02.25.2014
REVISIONS: DATE
Resp. to 1st Review 05.23.2014

DRAWN BY: BG/JMM
CHECKED BY: ML
Block Plan



the EDGE - Eubanks Road - Chapel Hill

Site Data Table

Site Area	Acres	FA	Dwelling Units
Total Site	53.75	0.429	15 du/ac
MU-O-1	39.31	0.429	
MU-R-1	14.44	0.429	

Area in RCD	Stream Side	Managed Use	Upland
Stream Side	127,991' sf	64,931' sf	74,586' sf
Managed Use	0.010	0.190	0.429
Upland			

Floor Area Allowed	Site	Stream Side	Managed Use	Upland
Site	889,676' sf	1,280' sf	12,337' sf	31,997' sf
Stream Side				
Managed Use				
Upland				

Proposed Floor Area	Minimum	Maximum
Minimum	600,000' sf	
Maximum		935,290' sf

Mixture of Uses Required	MU-O-1	MU-R-1
Residential	20	15
Commercial	20	15
Office	20	60

Proposed Mix of Uses	Min. (sf)	Max. (%)	Min. (sf)	Max. (%)
Residential	400,000	45%	703,000	75%
Commercial	140,000	15%	416,000	44%
Office	60,000	6%	270,000	29%

Proposed Uses	(sf)	%
Residential	577,000	66%
Commercial	218,000	25%
Office	78,000	9%
Total Proposed SF	873,000	

Parking Required (maximum)

Vehicle	Multi-Family	Retail	Hotel	Office
1.25-2.25 per du*	1 per 200 sf	1.25 per room	1 per 250 sf	
1 per 6 du	1 per 2500 sf	1 per 15 rooms	1 per 2500 sf	

*Number required varies with number of bedrooms per unit.

Proposed Impervious Area

Percentage	70%	(High Density Option)
Acres	37.63	ac
Square Footage	1,638,945	sf

Setbacks

	Dimensional Std. (R.B-1)			Zoning District Descriptions	
	Street	Interior	Solar	Perimeter	Parking
MU-O-1	0	0	0	50	75
MU-R-1	0	0	0	50	75

Proposed Setbacks

	Dimensional Std. (R.B-1)			Zoning District Descriptions	
	Street	Interior	Solar	Perimeter	Parking
MU-O-1	Varies	0	0	N/A**	N/A**
MU-R-1	Varies	0	0	N/A**	N/A**

*Proposed "build-to" line varies by street frontage type. See Block Plan.
**Perimeter setbacks as specified in the MU districts do not accommodate high density / street oriented development. See Block Plan for proposed "build-to" dimensions.

Building Height

	Primary	Secondary
MU-O-1	44	90
MU-R-1	29	90

(Proposed building heights are approximately 12" per floor, i.e., 7-story approx. 90', 5-story approx. 65')

Required Buffers

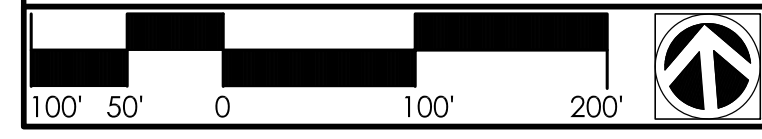
	Perimeter	Eraser Tract	L-40	Eubanks Road	Public St. 'A'
MU-O-1	20' - Type C	20' - Type C	100' - Type E	20' - Type C	20' - Type C
MU-R-1	20' - Type C	20' - Type C	100' - Type E	20' - Type C	20' - Type C

Proposed Buffers

	Perimeter	Eraser Tract	L-40	Eubanks Road	Public St. 'A'
MU-O-1	20' - Type C and None*	1/2 of 20' - Type C*	100' - Type E and Modified 10' - Type C*	20' - Type C and Modified 50' - Type C*	15' - Type A*

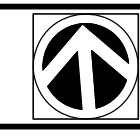
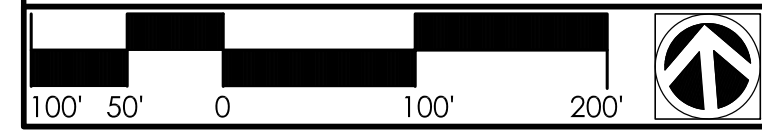
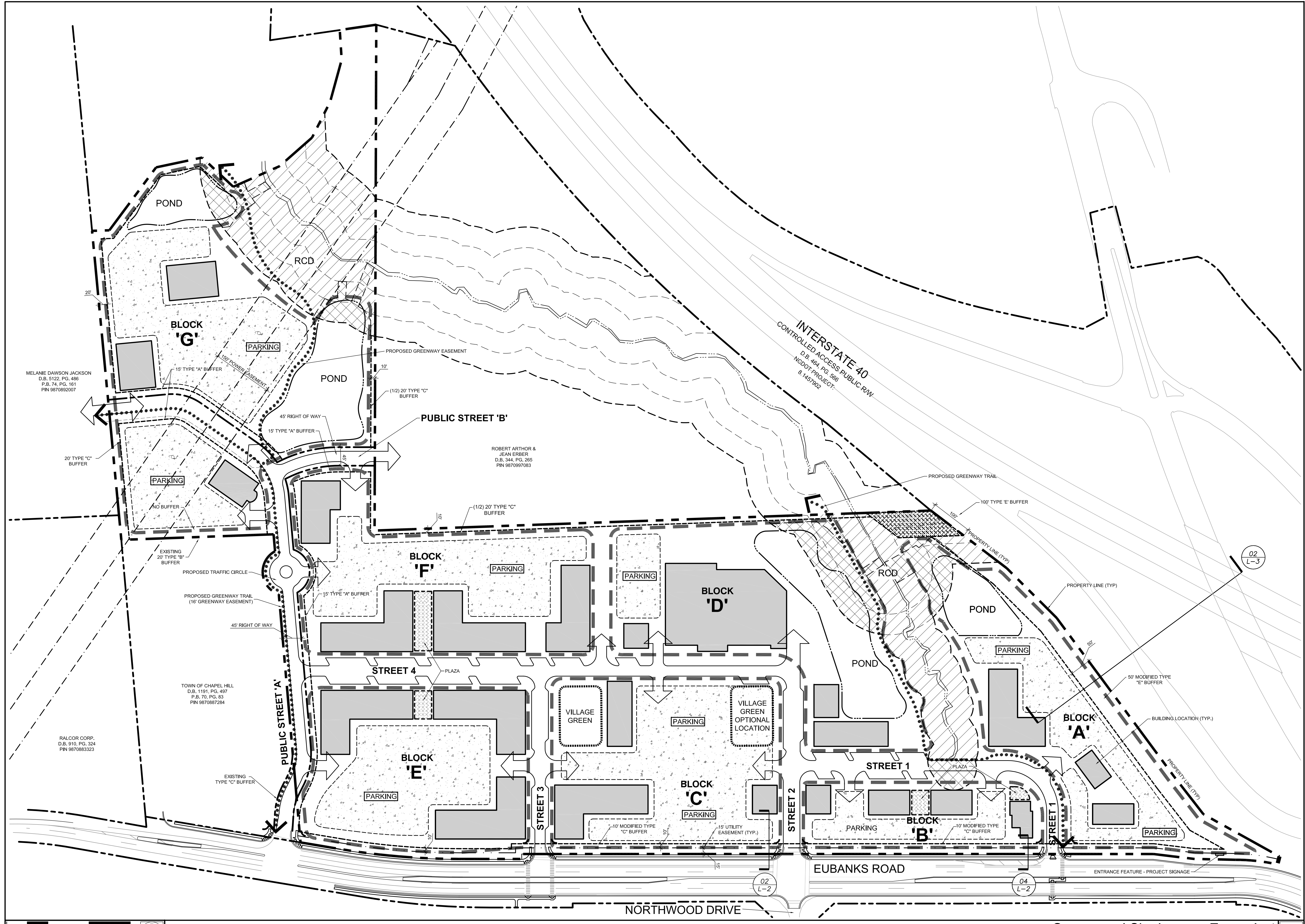
*See modification to regulations memo for discussion of proposed buffer modifications.

- NOTES:**
- FINAL BLOCK LAYOUTS ARE TO BE DETERMINED DURING PREPARATION OF FINAL PLANS (ZCP).
 - THE PROJECT MAY BE SUBDIVIDED INTO 3-30 PARCELS. PARCELS LINES SHOWN ARE PRELIMINARY. FINAL NUMBER OF LOTS AND LOCATIONS OF PROPERTY LINES WILL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLANS (ZCP) FOR EACH BLOCK.
 - DRIVE THRU SERVICES MAY BE PROPOSED IN BLOCKS A, B, C, D & E. MAXIMUM NUMBER OF DRIVE THRUS WILL NOT EXCEED 7 FOR THE ENTIRE DEVELOPMENT AND NO BLOCK WILL EXCEED 2 WITHIN THE BLOCK.
 - ALIGNMENTS FOR STREETS OR ACCESS POINTS DEPICTED AS "TENTATIVE VEHICULAR CONNECTION" ARE TENTATIVE IN LOCATION ONLY. LOCATIONS MAY BE REQUIRED TO SHIFT TO ADDRESS THE FINAL LAYOUT OF THE BLOCK OR TO ACCOMMODATE ENTRANCE DRIVE PROTECTED STEM LENGTHS REQUIRED BY NCDOT.
 - ACCESS TO THE EXISTING PARK/RIDE LOT VIA PUBLIC STREET 'A' TO BE COORDINATED WITH TOWN OF CHAPEL HILL ENGINEERING, TRANSPORTATION AND TRANSIT DEPARTMENTS AND NCDOT.
 - STORM WATER MANAGEMENT POND LOCATIONS AND SHAPES ARE APPROXIMATE. FINAL DESIGN WILL BE DETERMINED WITH THE FINAL LAYOUT OF EACH ADJACENT BLOCK AT THE TIME OF ZCP APPROVAL.
 - THE LOCATION AND SIZE OF THE GREENWAY CONNECTION TO THE RCD THROUGH BLOCK 'G' WILL BE DETERMINED WITH THE TOWN OF CHAPEL HILL PARKS & RECREATION STAFF DURING THE FINAL LAYOUT OF BLOCK 'G' AT THE TIME OF ZCP APPROVAL. FOR THE GREENWAY CONNECTION WITHIN THE RCD AREA ON BLOCK 'G', AT THE TIME OF ZCP APPROVAL A GREENWAY EASEMENT WITH AN ADDITIONAL TEMPORARY CONSTRUCTION EASEMENT WILL BE PROVIDED FOR FUTURE EXTENSION OF THE GREENWAY WITHIN THE RCD BY THE TOWN.
 - ACCESSIBLE PARKING AND SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ADAAG, THE STATE OF NORTH CAROLINA AND THE ICC 117.1.
 - PRIOR TO ISSUANCE OF A ZCP DIMENSIONED DETAILS OF VEHICULAR PARKING SPACES IN COMPLIANCE WITH SECTION 5.9 OF THE LUMO AND DESIGN MANUAL WILL BE PROVIDED.
 - THE LOCATION AND SIZE OF THE GREENWAY TRAIL CONNECTION THROUGH BLOCKS A & D TO BE DETERMINED WITH THE TOWN OF CHAPEL HILL PARKS & RECREATION STAFF DURING THE FINAL LAYOUTS OF BLOCKS A & D AT THE TIME OF ZCP APPROVAL.
 - THE GREENWAY TRAIL ALONG PUBLIC STREET 'A' TO BE CONSTRUCTED IN CONJUNCTION WITH THE ADJACENT SECTIONS OF PUBLIC STREET 'A' WHICH MAY BE PHASED.





Northwood Ravin The Edge Chapel Hill, North Carolina



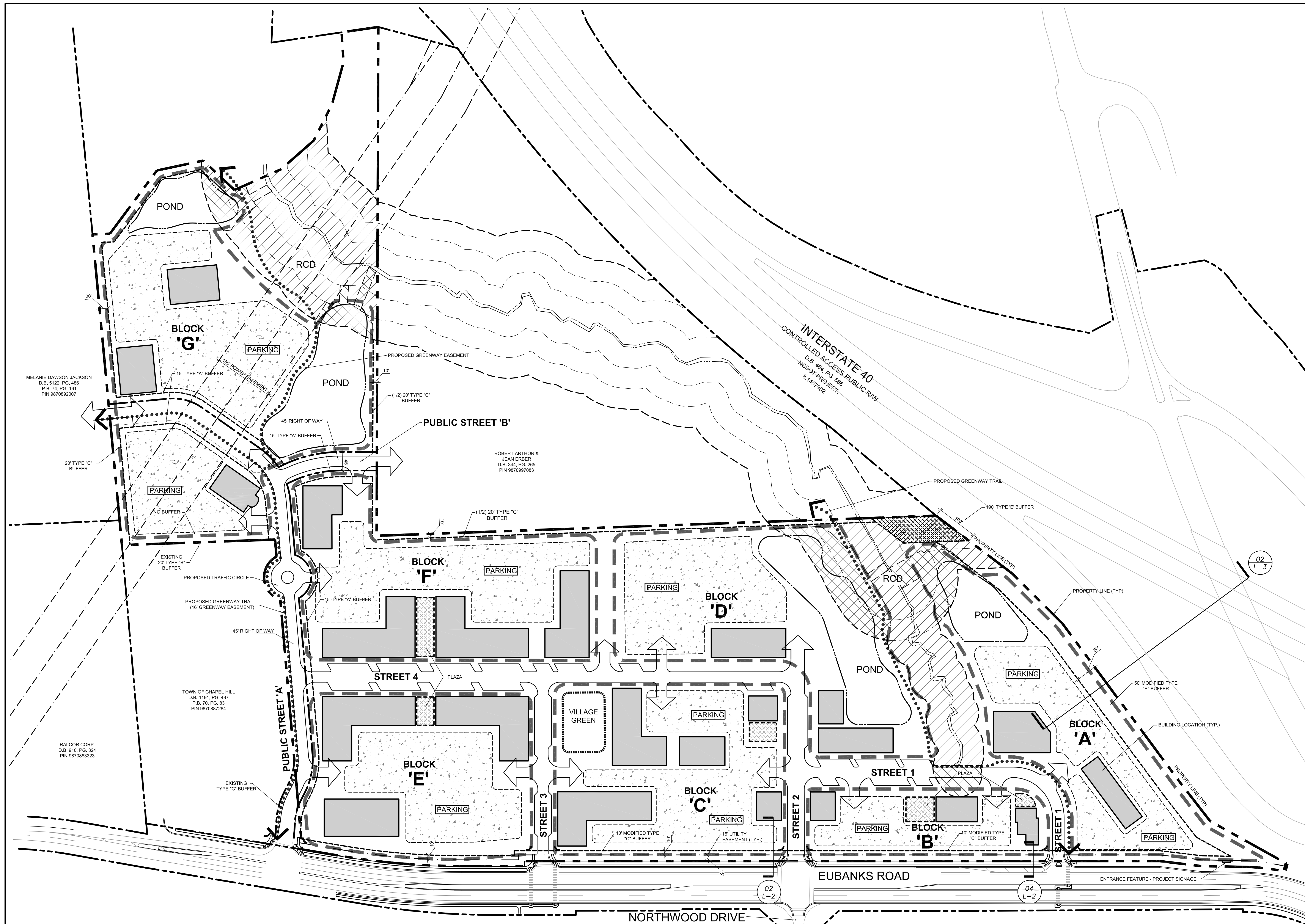
Conceptual Site Layout- Example 1 01
Scale: 1" = 100'

Special Use Permit	
02 L-3	Not For Construction
04 L-2	Not For Construction

PROJECT: 013050	
DATE: 02.25.2014	
REVISIONS:	DATE
Resp. to 1st Review	05.23.2014

DRAWN BY:	BG/JMM
CHECKED BY:	ML
Conceptual Site Layout- Example 1	

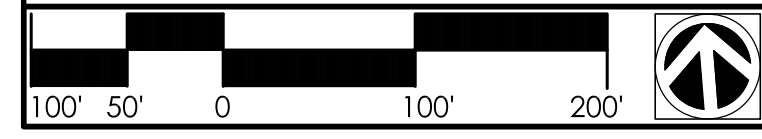
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PROJECT: 013050	
DATE: 02.25.2014	
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Resp. to 1st Review	05.23.2014

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CHECKED BY:	ML
Conceptual Site Layout- Example 2	



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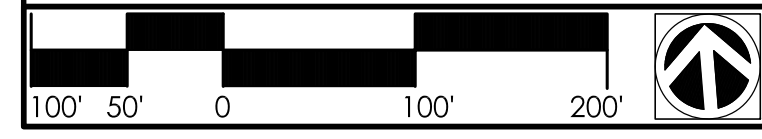
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Not For Construction

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PROJECT: 013050
DATE: 02.25.2014
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DRAWN BY: BG/JMM
CHECKED BY: ML
Conceptual Site Layout- Example 3



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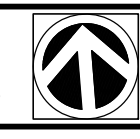
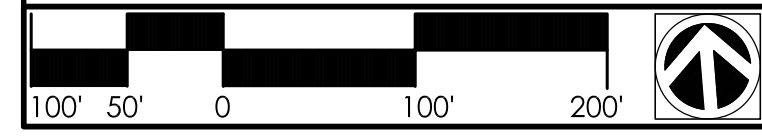
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DRAWN BY:	BG/JMM
CHECKED BY:	ML
Conceptual Site Layout- Example 4	



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TOWN OF CHAPEL HILL
OPERATIONS CENTER

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809160

EXISTING
OWASA SANITARY
SEWER PUMP
STATION

SWMF #1

BLOCK
'G'
2-4 PARCELS

75' PIEDMONT
ELECTRIC MEMBERSHIP
CORP. TRANSMISSION
LINE EASEMENT

SWMF #2

PUBLIC STREET B

BLOCK
'F'
1-3 PARCELS

BLOCK
'D'
1-8 PARCELS

BLOCK
'A'
1-4 PARCELS

BLOCK
'E'
1-4 PARCELS

BLOCK
'C'
1-3 PARCELS

BLOCK
'B'
1-3 PARCELS

EUBANKS ROAD
PARK & RIDE

TOWN OF CHAPEL HILL
D.B. 1191, PG. 497
P.B. 70, PG. 83
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CHAPEL HILL
INDUSTRIAL PARK
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NM CHAPEL WATCH
VILLAGE
PIN 9870875224

CHAPEL WATCH VILLAGE

NM CHAPEL WATCH
VILLAGE
PIN 9870971229

LAURA E. HILL
P.B. 53, PG. 112
PIN 9870978235

EUBANKS ROAD

NORTHWOOD DRIVE

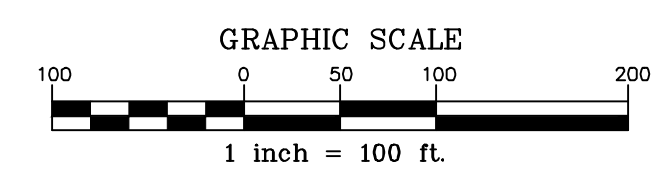
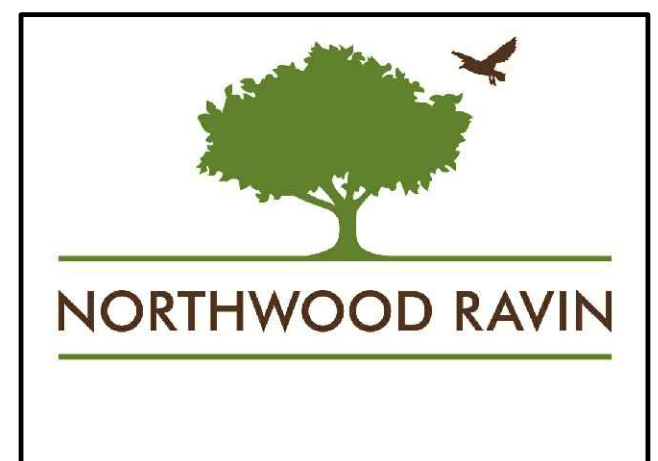
NORTHWOOD SUBDIVISION

NOTES

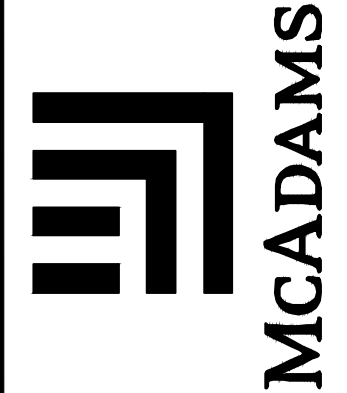
1. PROJECT TO BE SUBDIVIDED INTO A MINIMUM OF 3 AND A MAXIMUM OF 30 PARCELS. PARCEL LINES SHOWN ARE PRELIMINARY. FINAL NUMBER OF LOTS AND LOCATIONS OF PROPERTY LINES WILL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLANS (ZCP).
2. ALL PARCELS TO HAVE FRONTAGE ON A PUBLIC STREET RIGHT-OF-WAY OR PRIVATE STREET EASEMENT.
3. SANITARY SEWER AND WATER LINES SHALL BE EXTENDED TO EACH PARCEL.
4. PRIVATE STREET EASEMENT LOCATIONS AND WIDTHS WILL VARY DEPENDING ON FINAL STREET SECTION/ON-STREET PARKING CONFIGURATION.
5. OWASA UTILITY EASEMENTS WILL BE RECORDED FOR LINES WITHIN PRIVATE STREET EASEMENTS OR ACROSS PROPOSED PARCELS.
6. SEE SHEET C-9, UTILITY INFRASTRUCTURE PLAN, FOR UTILITY LOCATIONS AND SIZES.

LEGEND

- FLOODWAY
- 100 YEAR FLOODPLAIN
- RCD BUFFER
- EXISTING WATERLINE
- PROJECT BOUNDARY
- WATERLINE
- SANITARY SEWER (FLOW DIRECTION)
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE



THE JOHN R. MCADAMS
COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Tel: C-0288
Fax: C-0288
(800) 733-5646 • mcadamsco.com



REVISIONS:

3/23/14 PER TOWN COMMENTS

DEVELOPER:
NORTHWOOD RAVIN
EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3886

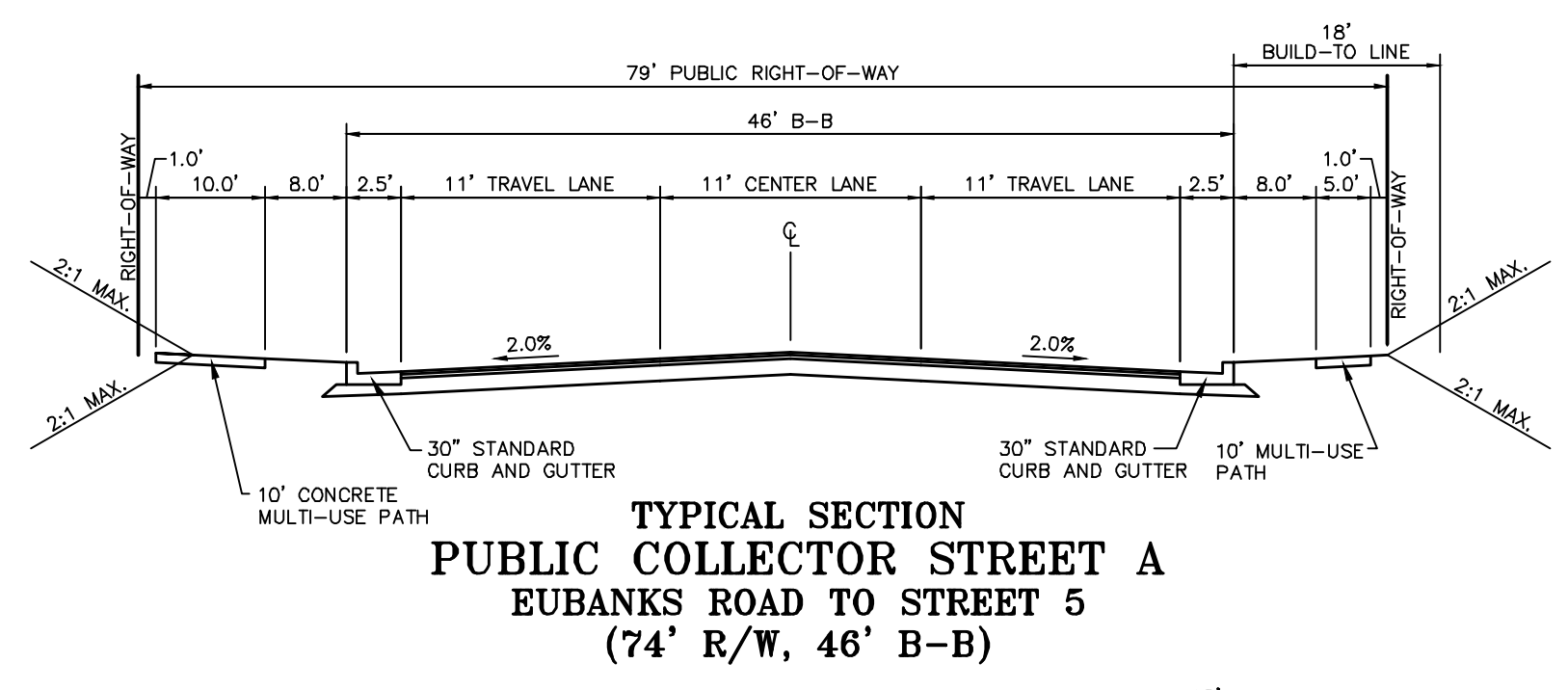
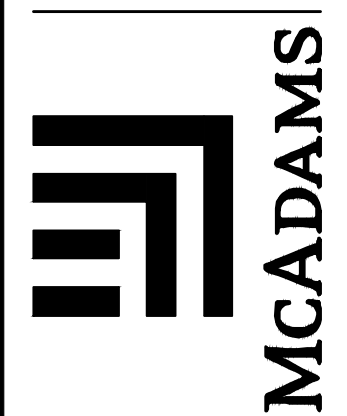
the EDGE
CHAPEL HILL, NORTH CAROLINA
SUBDIVISION PLAN

PROJECT NO. RAV-13000
FILENAME: RAV13000-SUB1
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO. C-5

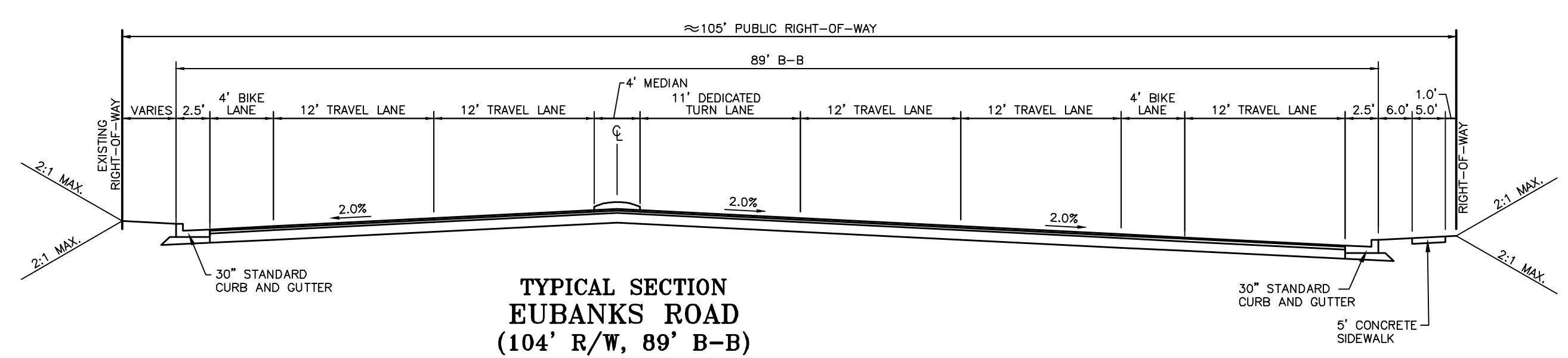




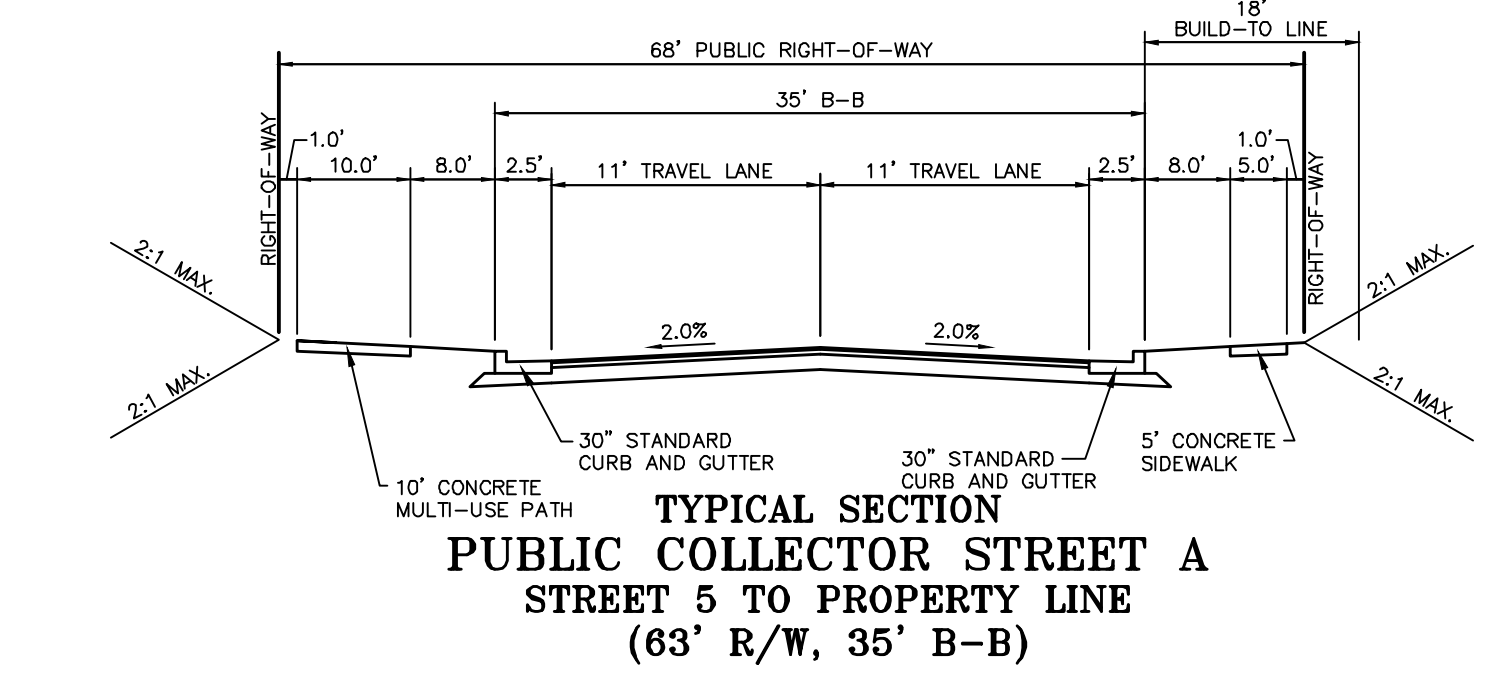
THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 Tel: C-288 8
 Fax: C-288 8
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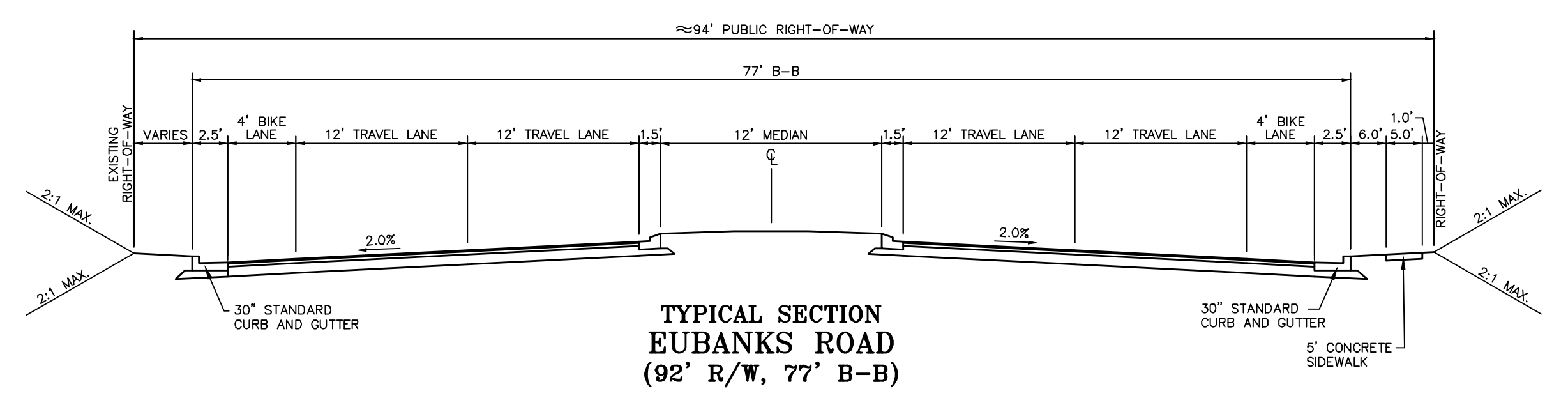
**TYPICAL SECTION
 PUBLIC COLLECTOR STREET A
 EUBANKS ROAD TO STREET 5
 (74' R/W, 46' B-B)**



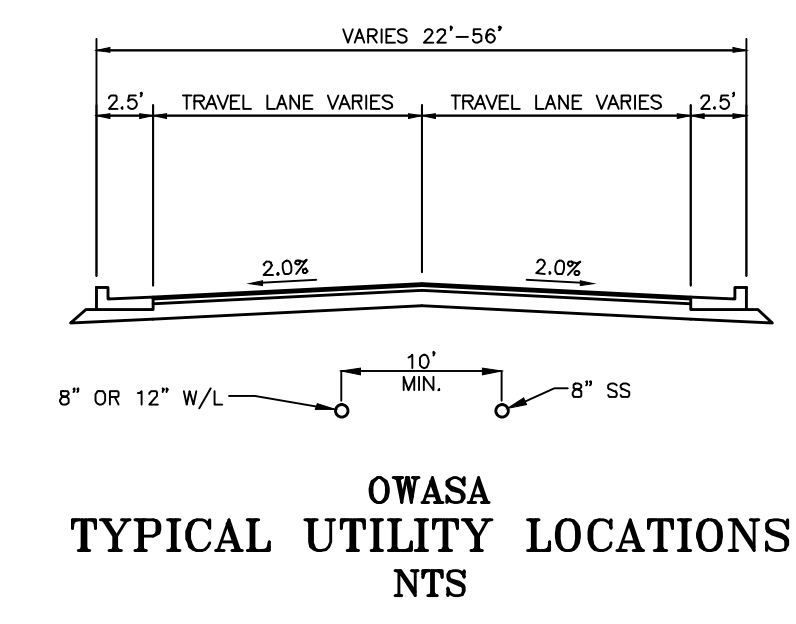
**TYPICAL SECTION
 EUBANKS ROAD
 (104' R/W, 89' B-B)**



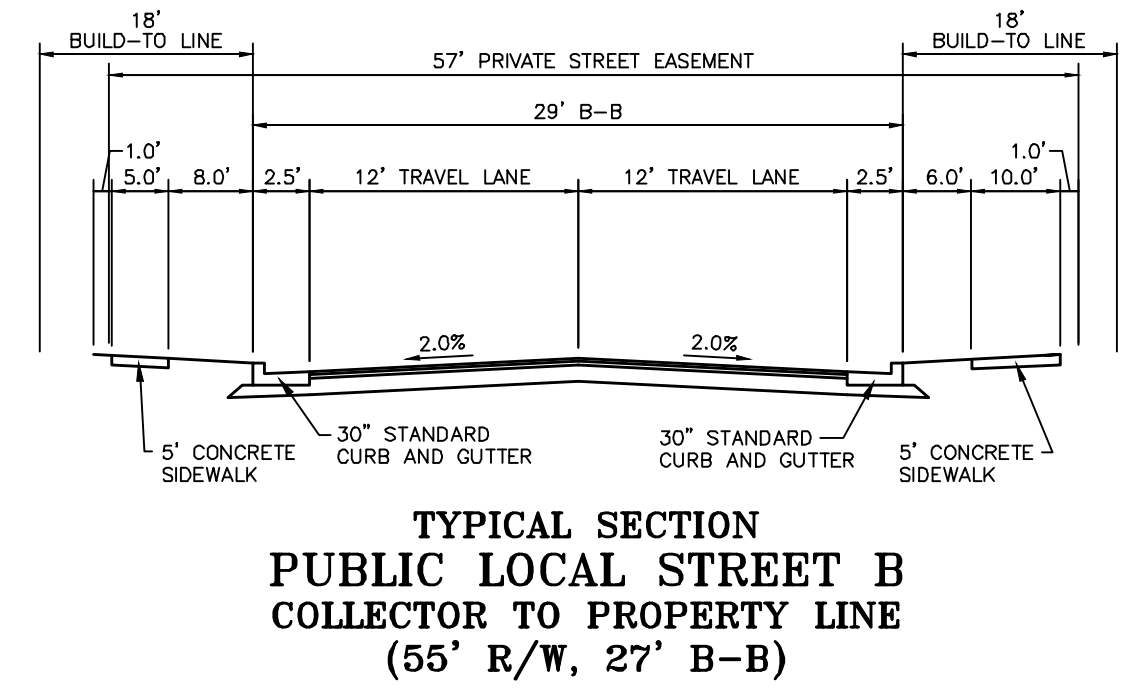
**TYPICAL SECTION
 PUBLIC COLLECTOR STREET A
 STREET 5 TO PROPERTY LINE
 (63' R/W, 35' B-B)**



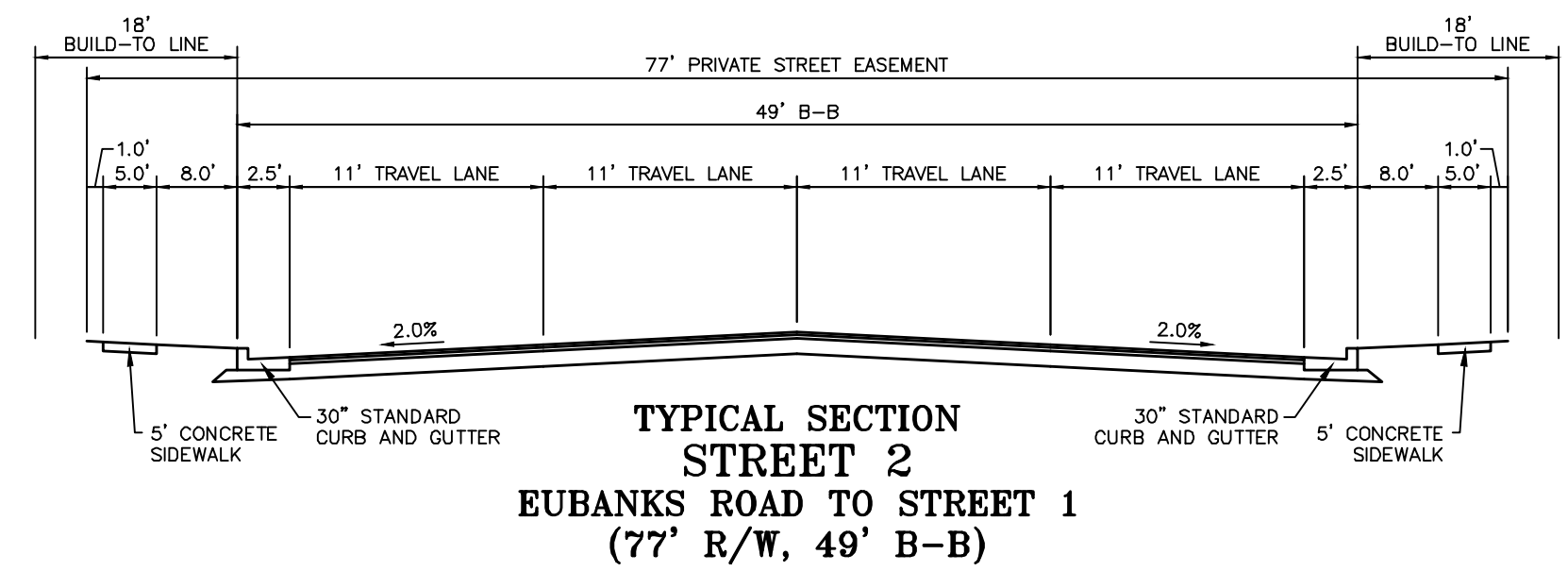
**TYPICAL SECTION
 EUBANKS ROAD
 (92' R/W, 77' B-B)**



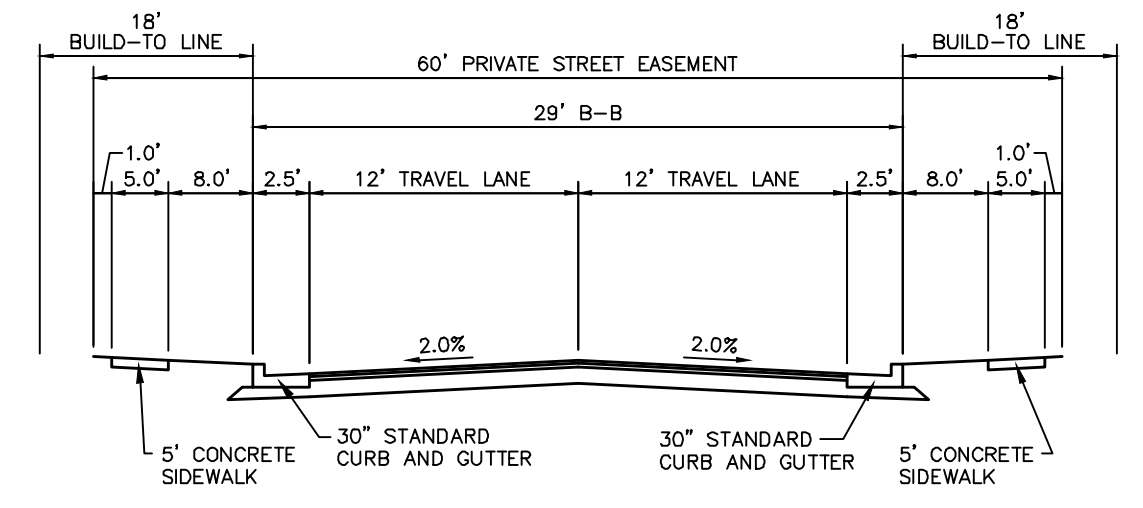
**OWASA
 TYPICAL UTILITY LOCATIONS
 NTS**



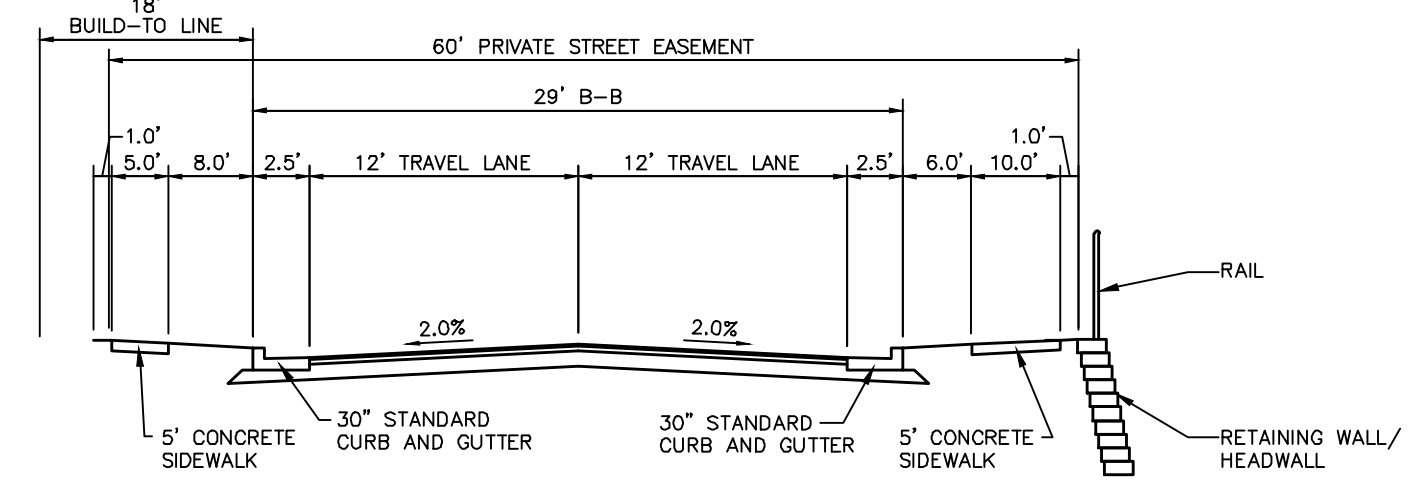
**TYPICAL SECTION
 PUBLIC LOCAL STREET B
 COLLECTOR TO PROPERTY LINE
 (55' R/W, 29' B-B)**



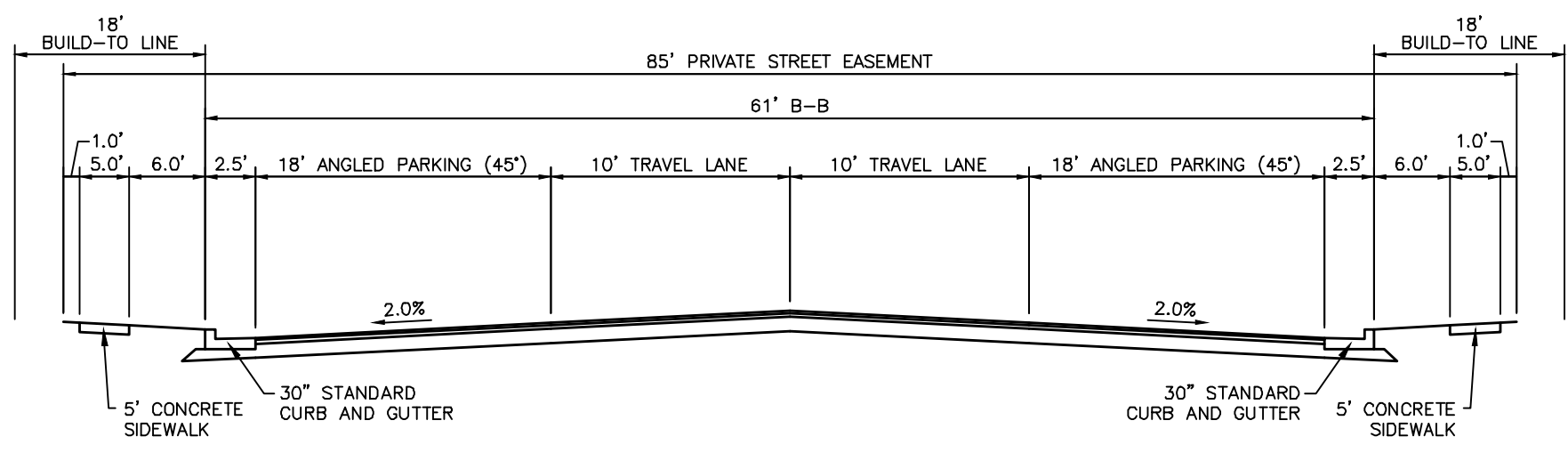
**TYPICAL SECTION
 STREET 2
 EUBANKS ROAD TO STREET 1
 (77' R/W, 49' B-B)**



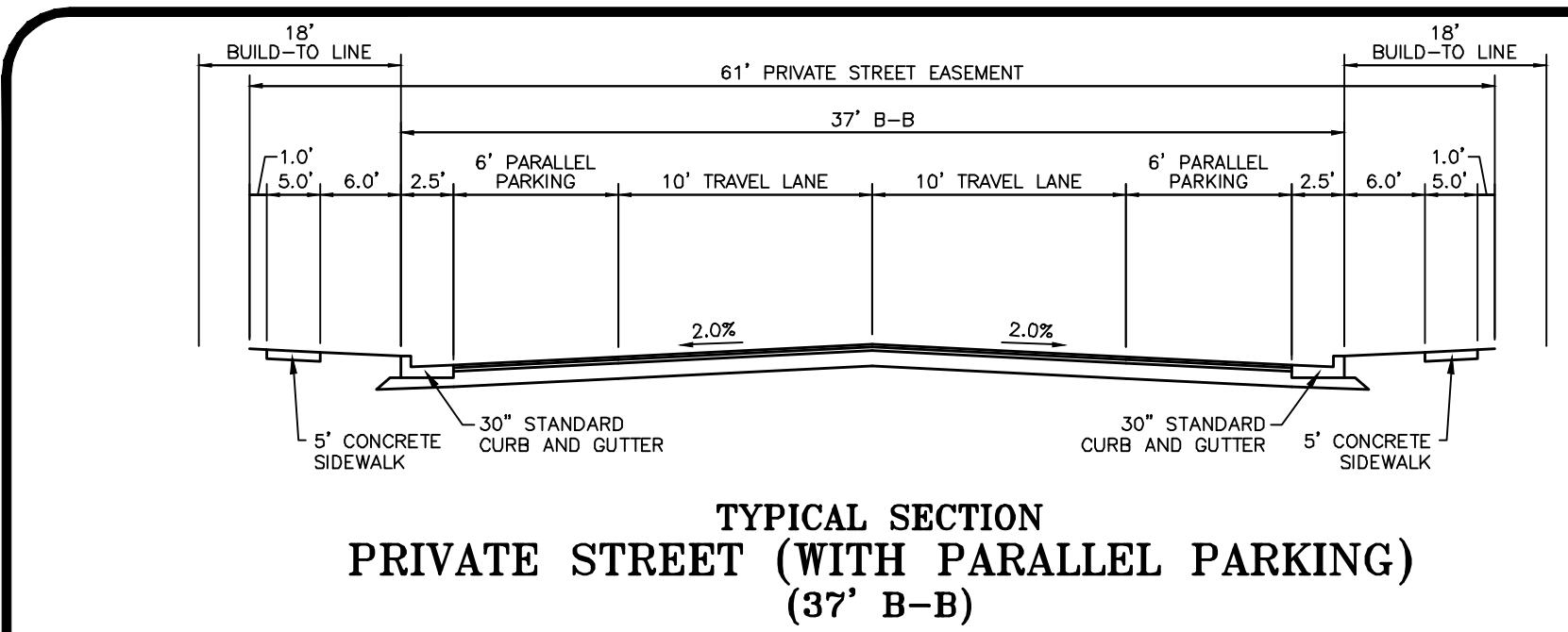
**TYPICAL SECTION
 STREET 1 (EUBANKS ROAD TO RCD)
 (60' R/W, 29' B-B)**



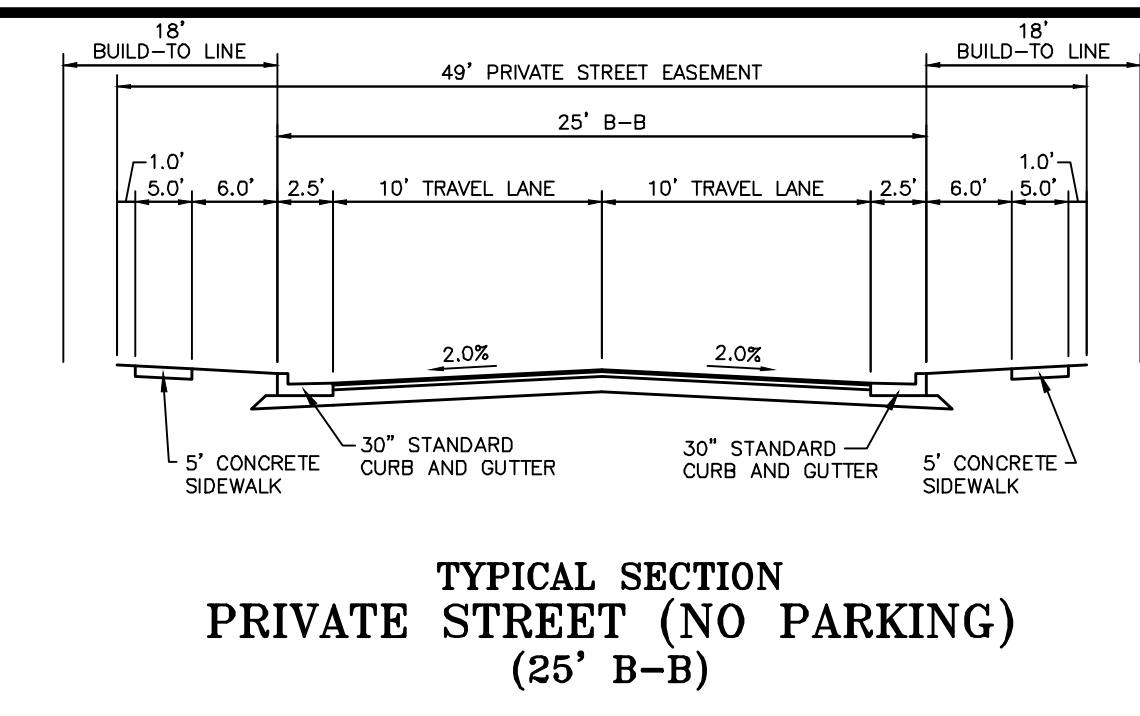
**TYPICAL SECTION
 STREET 1 (THRU RCD CROSSING)
 (60' R/W, 29' B-B)**



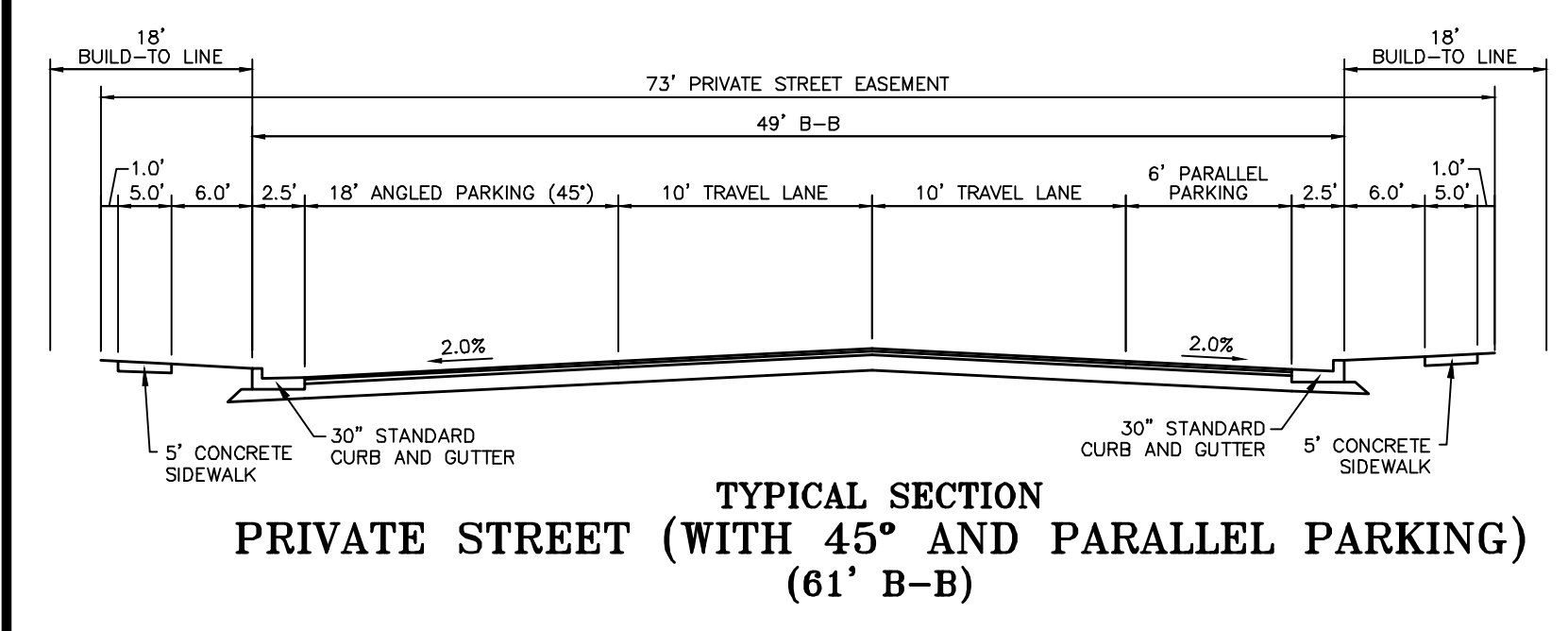
**TYPICAL SECTION
 STREET 1 (RCD TO STREET 2 INTERSECTION)
 (61' B-B)**



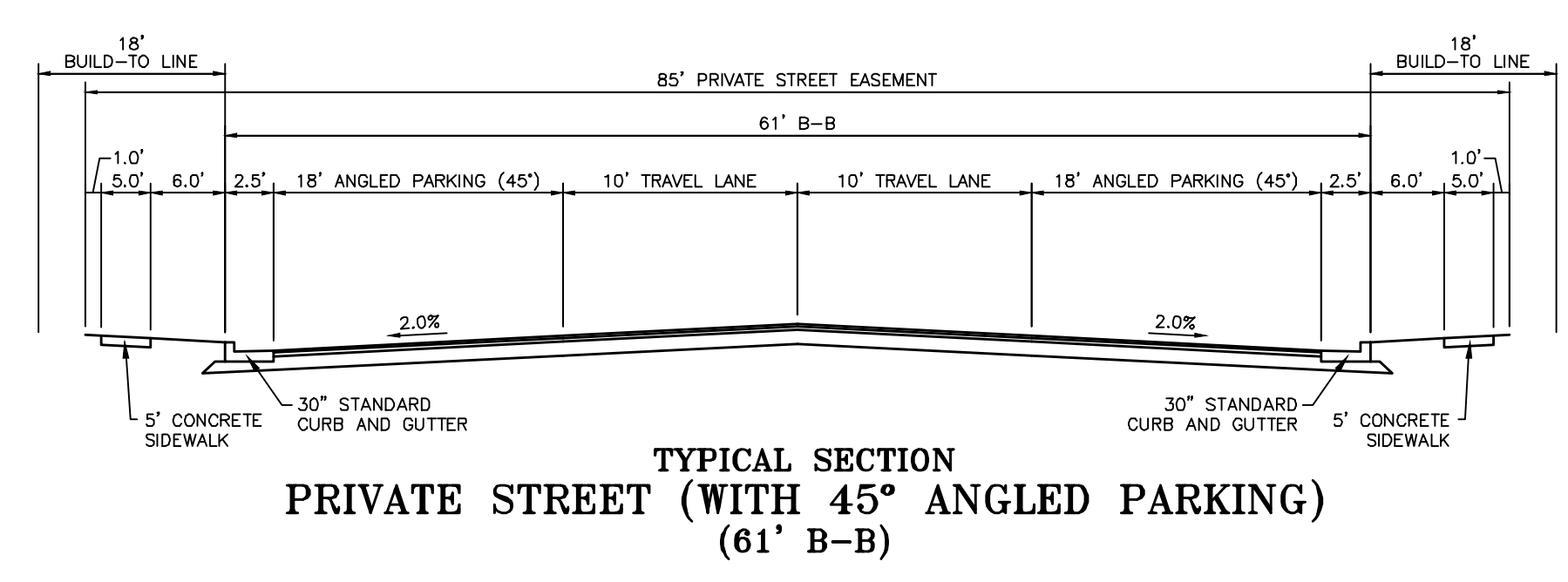
**TYPICAL SECTION
 PRIVATE STREET (WITH PARALLEL PARKING)
 (37' B-B)**



**TYPICAL SECTION
 PRIVATE STREET (NO PARKING)
 (25' B-B)**



**TYPICAL SECTION
 PRIVATE STREET (WITH 45° AND PARALLEL PARKING)
 (61' B-B)**



**TYPICAL SECTION
 PRIVATE STREET (WITH 45° ANGLED PARKING)
 (61' B-B)**

**STREETS 1, 3, AND 4
 (STREET SECTION MAY VARY ALONG EACH STREET DEPENDING ON BLOCK FRONTAGE TYPE)**

REVISIONS:

1	3/23/14 PER TOWN COMMENTS
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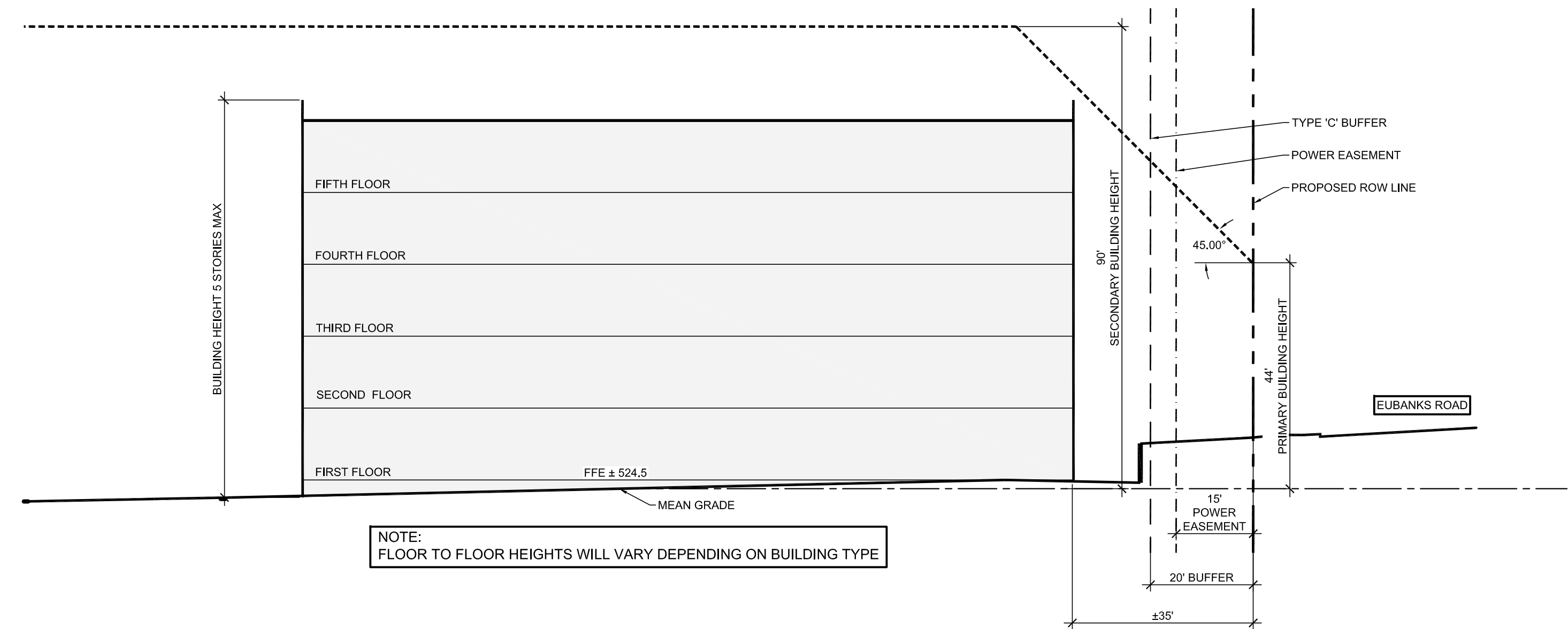
DEVELOPER:
 NORTHWOOD RAVIN
 EMPEROR BOULEVARD, SUITE 320
 DURHAM, NC 27703
 CONTACT: ADAM GOLDEN
 PHONE: 919-354-3886

the EDGE
 CHAPEL HILL, NORTH CAROLINA

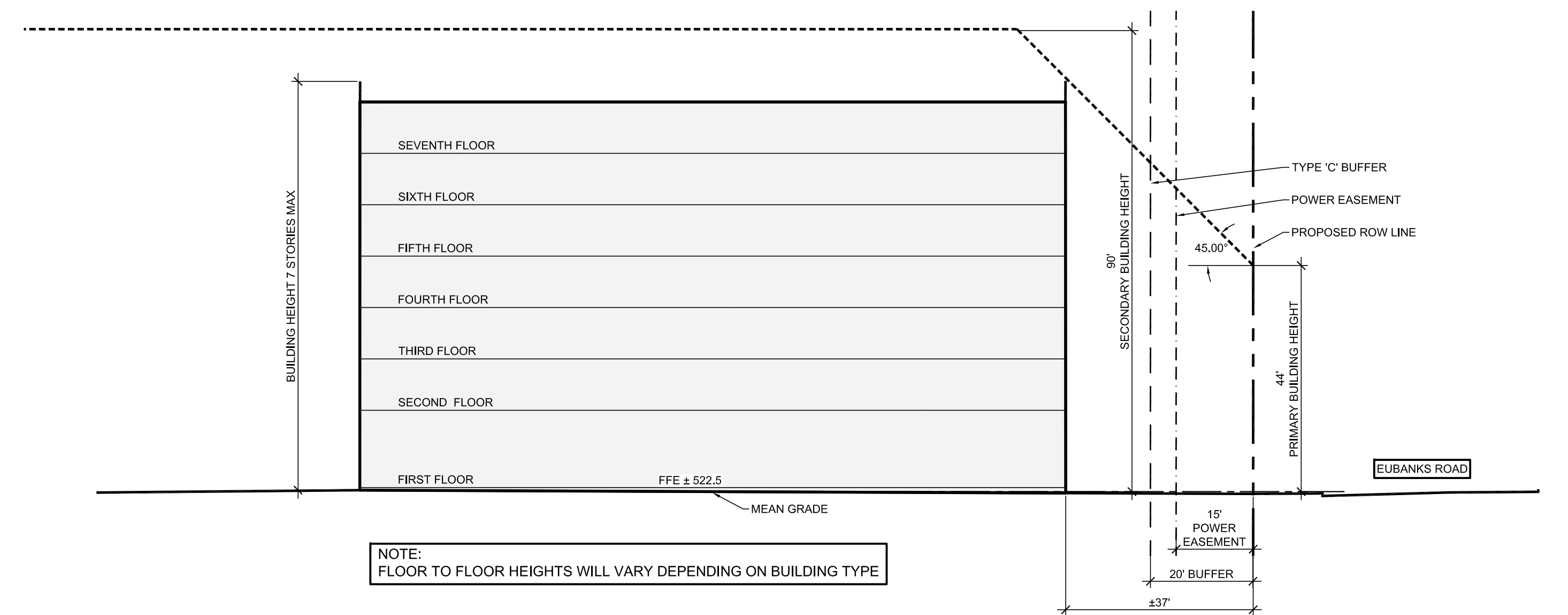
TYPICAL STREET SECTIONS

PROJECT NO: RAV-13000
 FILENAME: RAV13000-TS1
 DESIGNED BY: -
 DRAWN BY: -
 SCALE: N.T.S.
 DATE: 02-25-14
 SHEET NO. C-6

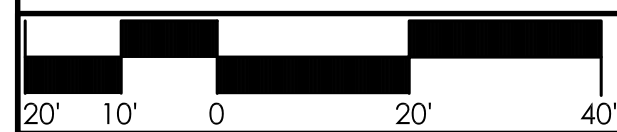
McAdams



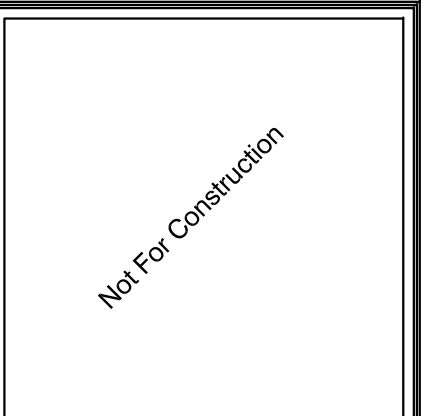
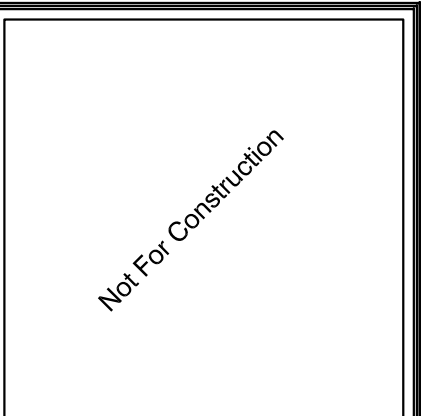
Eubanks Road East Section Elevation at Block 'E' **02**
Scale: 1" = 20'



Eubanks Road East Section Elevation at Block 'A' **01**
Scale: 1" = 20'



Special Use
Permit



PROJECT: 013050
DATE: 02.25.2014

REVISIONS:	DATE
Resp. to 1st Review	05.23.2014

DRAWN BY:	SP
CHECKED BY:	ML
Building	
Elevation	
Outline	

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**TOWN OF CHAPEL HILL
OPERATIONS CENTER**

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809160

100 YEAR
FLOODPLAIN

OWASA SANITARY
SEWER PUMP
STATION

75' PIEDMONT
ELECTRIC MEMBERSHIP
CORP. TRANSMISSION
LINE EASEMENT

MELANIE DAWSON
JACKSON
D.B. 5122, PG. 486
P.B. 74, PG. 161
PIN 9870892007

EXISTING PUMP STATION
ACCESS DRIVE TO BE
RELOCATED

CHAPEL HILL
INDUSTRIAL PARK

RALCOR CORP.
D.B. 910, PG. 324
PIN 9870893233

NM CHAPEL WATCH
VILLAGE
PIN 9870875224

CHAPEL WATCH VILLAGE

NM CHAPEL WATCH
VILLAGE
PIN 9871971229

LAURA E. HILL
P.B. 53, PG. 112
PIN 9870978235

EUBANKS ROAD

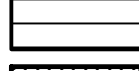
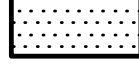

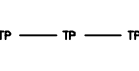



NORTHWOOD DRIVE

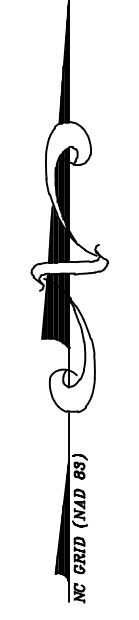
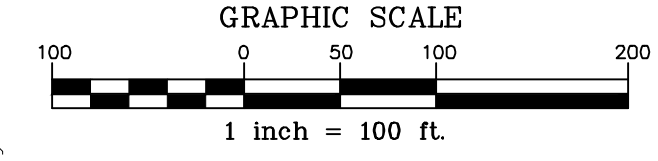
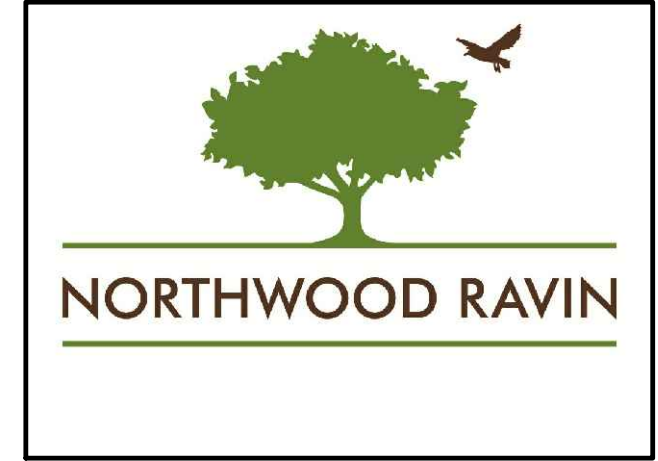
NORTHWOOD SUBDIVISION

NOTES

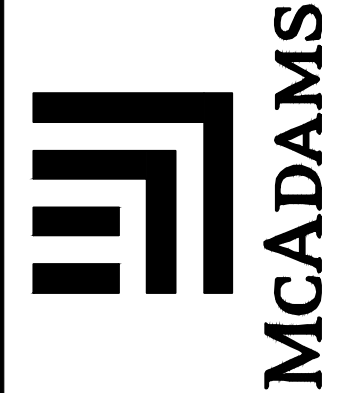
1. PROPOSED GRADING IS PRELIMINARY AND WILL REQUIRE MODIFICATION WITH PREPARATION OF FINAL PLANS.
2. LIMITS OF DISTURBANCE ARE SHOWN. TREE PROTECTION FENCING TO BE PROVIDED ALONG ADJACENT PROPERTIES AND UNDISTURBED BUFFERS.
3. RCD IMPACTS ARE PROPOSED FOR CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES AND A PORTION OF STREET B. SEE SUP ATTACHMENTS FOR DETAILS.
4. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF CHAPEL HILL. SEE STORMWATER IMPACT ANALYSIS.
5. SITE IS WITHIN THE CAPE FEAR RIVER BASIN. RCD AND STREAM BUFFER IMPACTS TO BE APPROVED BY THE TOWN OF CHAPEL HILL IN CONJUNCTION WITH THIS SUP.

LEGEND

-  FLOODWAY
-  100 YEAR FLOODPLAIN
-  RCD BUFFER
-  TREE PROTECTION FENCE
-  PROJECT BOUNDARY
-  RCD ENCROACHMENT
-  ROOT ZONE



THE JOHN R. MCADAMS
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REVISIONS:

1	3/23/14 PER TOWN COMMENTS
---	---------------------------

DEVELOPER:
NORTHWOOD RAVIN
4819 EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

the EDGE
CHAPEL HILL, NORTH CAROLINA

GRADING AND STORMWATER MANAGEMENT PLAN

PROJECT NO.	RAV-13000
FILENAME	RAV13000-G1
DESIGNED BY	
DRAWN BY	
SCALE	1"=100'
DATE	02-25-14
SHEET NO.	C-8



**TOWN OF CHAPEL HILL
OPERATIONS CENTER**

TOWN OF CHAPEL HILL
D.B. 2827, PG. 371
PIN 9871809160

100 YEAR
FLOODPLAIN

EXISTING
OWASA SANITARY
SEWER PUMP
STATION

**BLOCK
'G'**

75' PIEDMONT
ELECTRIC MEMBERSHIP
CORP. TRANSMISSION
LINE EASEMENT

MELANIE DAWSON
JACKSON
D.B. 5122, PG. 486
P.B. 74, PG. 161
PIN 9870892007

EXISTING PUMP STATION
ACCESS DRIVE TO BE
RELOCATED

**EUBANKS ROAD
PARK & RIDE**

TOWN OF CHAPEL HILL
D.B. 1191, PG. 497
P.B. 70, PG. 83
PIN 9870887284

**CHAPEL HILL
INDUSTRIAL PARK**

RALCOR CORP.
D.B. 910, PG. 324
PIN 9870883323

NM CHAPEL WATCH
VILLAGE
PIN 9870875224

CHAPEL WATCH VILLAGE

NM CHAPEL WATCH
VILLAGE
PIN 9870971229

LAURA E. HILL
P.B. 53, PG. 112
PIN 9870978235

NOTES

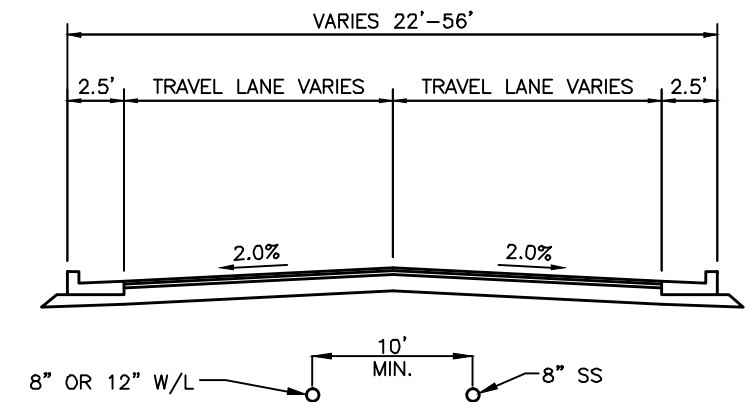
1. WATER AND SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT OWASA STANDARDS AND SPECIFICATIONS.
 2. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY. FINAL SIZES AND LOCATIONS WILL BE DETERMINED WITH PREPARATION OF FINAL PLANS.
 3. WATER AND SEWER DESIGN WITHIN EACH DEVELOPMENT BLOCK TO BE DETERMINED ONCE FINAL BLOCK LAYOUT IS DETERMINED.
 4. SEE TYPICAL UTILITY LOCATIONS SHOWN ON TYPICAL STREET SECTION, THIS SHEET.
- FIRE NOTES**
1. FIRE HYDRANTS TO BE LOCATED WITHIN 200' OF THE PERIMETER OF PROPOSED BUILDINGS.
 2. FIRE HYDRANT LOCATIONS AND FIRE ACCESS ROUTES WILL BE PROVIDED WITHIN EACH BLOCK. ACCESS ROUTES WILL BE DEVELOPED IN COOPERATION WITH THE TOWN OF CHAPEL HILL FIRE MARSHAL AS THE BLOCK LAYOUTS ARE DESIGNED.

RELATION OF WATER MAINS TO SEWERS

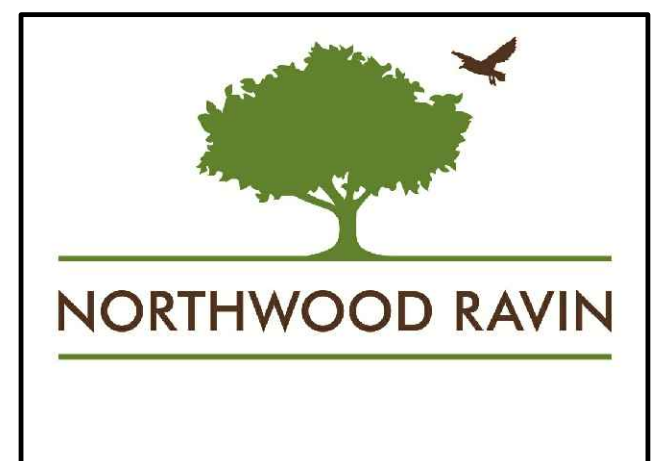
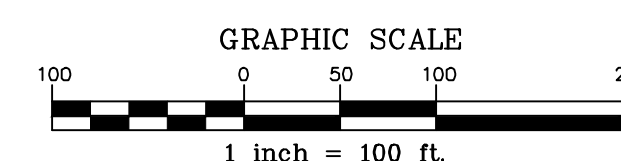
1. WATER MAINS SHALL BE LAID AT LEAST 10 FT. LATERALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FT. LATERAL SEPARATION, IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 IN. ABOVE THE TOP OF THE SEWER, OR,
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 IN. ABOVE THE TOP OF THE SEWER. CROSSING A WATER MAIN OVER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 IN. ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 IN. VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FT. ON EACH SIDE OF THE POINT OF CROSSING.
2. CROSSING A WATER MAIN UNDER A SEWER, WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER, BOTH THE WATER MAIN AND THE SEWER SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FT. ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.
3. CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN, WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE THE SEWER LINE SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 24 IN. CLEAR SEPARATION DISTANCE (NCAO 2T RULES), OR THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FT. ON EITHER SIDE OF THE CROSSING PER NCAO 025 0.0305.

LEGEND

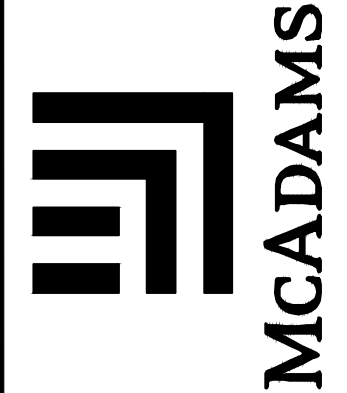
- FLOODWAY
- 100 YEAR FLOODPLAIN
- RCD BUFFER
- EXISTING WATERLINE
- PROJECT BOUNDARY
- WATERLINE
- SANITARY SEWER (FLOW DIRECTION)
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE



**OWASA
TYPICAL UTILITY LOCATIONS**



THE JOHN R. MCADAMS
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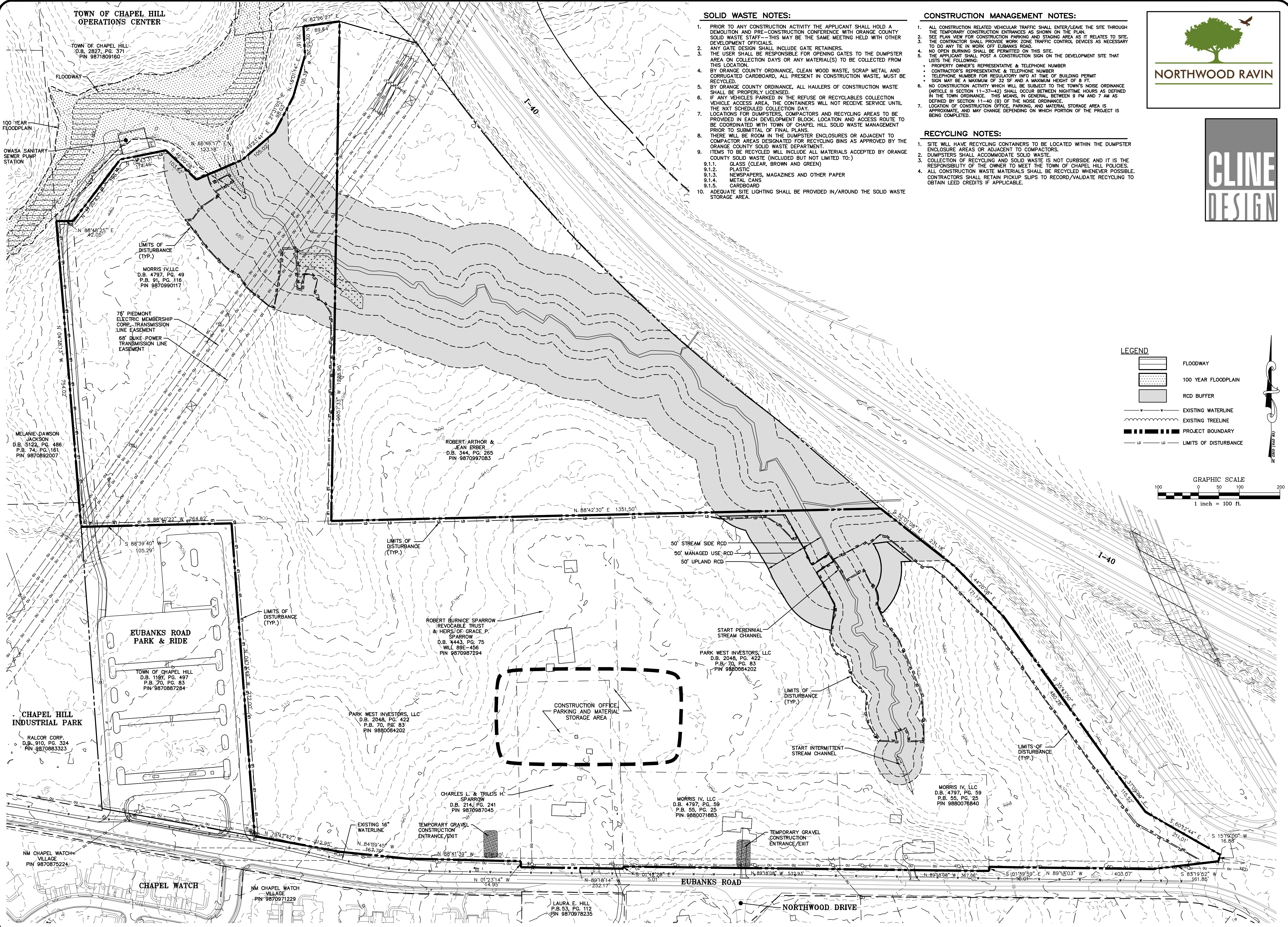
REVISIONS:

NO.	DATE	DESCRIPTION
1	5/23/14	PER TOWN COMMENTS

DEVELOPER:
NORTHWOOD RAVIN
EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

PROJECT NO: RAV-13000
FILENAME: RAV13000-U11
DESIGNED BY: -
DRAWN BY: -
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO. C-9

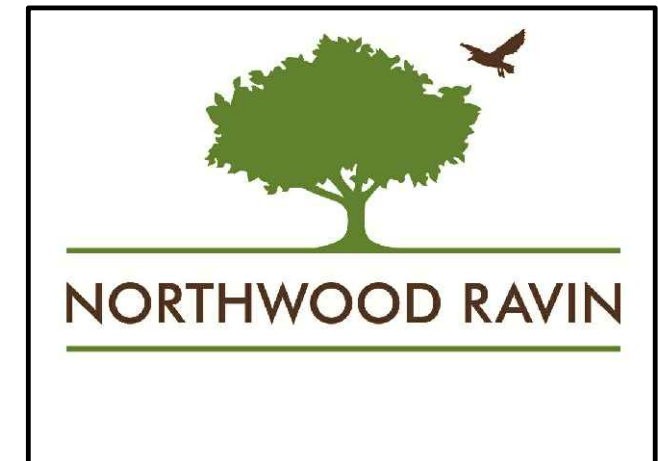




- SOLID WASTE NOTES:**
1. PRIOR TO ANY CONSTRUCTION ACTIVITY THE APPLICANT SHALL HOLD A DEMOLITION AND PRE-CONSTRUCTION CONFERENCE WITH ORANGE COUNTY SOLID WASTE STAFF--THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
 2. ANY GATE DESIGN SHALL INCLUDE GATE RETAINERS.
 3. THE USER SHALL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OR ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION.
 4. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
 5. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE SHALL BE PROPERLY LICENSED.
 6. IF ANY VEHICLES PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 7. LOCATIONS FOR DUMPSTERS, COMPACTORS AND RECYCLING AREAS TO BE PROVIDED IN EACH DEVELOPMENT BLOCK. LOCATION AND ACCESS ROUTE TO BE COORDINATED WITH TOWN OF CHAPEL HILL SOLID WASTE MANAGEMENT PRIOR TO SUBMITTAL OF FINAL PLANS.
 8. THERE WILL BE ROOM IN THE DUMPSTER ENCLOSURES OR ADJACENT TO COMPACTOR AREAS DESIGNATED FOR RECYCLING BINS AS APPROVED BY THE ORANGE COUNTY SOLID WASTE DEPARTMENT.
 9. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:):
 - 9.1.1. GLASS (CLEAR, BROWN AND GREEN)
 - 9.1.2. PLASTIC
 - 9.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - 9.1.4. METAL CANS
 - 9.1.5. CARDBOARD
 10. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE STORAGE AREA.

- CONSTRUCTION MANAGEMENT NOTES:**
1. ALL CONSTRUCTION RELATED VEHICULAR TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON THE PLAN.
 2. SEE PLAN VIEW FOR CONSTRUCTION PARKING AND STAGING AREA AS IT RELATES TO SITE.
 3. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES AS NECESSARY TO DO ANY TIE IN WORK OFF EUBANKS ROAD.
 4. NO OPEN BURNING SHALL BE PERMITTED ON THIS SITE.
 5. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT THE TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
 6. NO CONSTRUCTION ACTIVITY WHICH WILL BE SUBJECT TO THE TOWN'S NOISE ORDINANCE (ARTICLE III SECTION 11-37-42) SHALL OCCUR BETWEEN NIGHTTIME HOURS AS DEFINED IN THE TOWN ORDINANCE. THIS MEANS, IN GENERAL, BETWEEN 9 PM AND 7 AM AS DEFINED BY SECTION 11-40 (b) OF THE NOISE ORDINANCE.
 7. LOCATION OF CONSTRUCTION OFFICE, PARKING, AND MATERIAL STORAGE AREA IS APPROXIMATE, AND MAY CHANGE DEPENDING ON WHICH PORTION OF THE PROJECT IS BEING COMPLETED.

- RECYCLING NOTES:**
1. SITE WILL HAVE RECYCLING CONTAINERS TO BE LOCATED WITHIN THE DUMPSTER ENCLOSURE AREAS OR ADJACENT TO COMPACTORS.
 2. DUMPSTERS SHALL ACCOMMODATE SOLID WASTE.
 3. COLLECTION OF RECYCLING AND SOLID WASTE IS NOT CURBSIDE AND IT IS THE RESPONSIBILITY OF THE OWNER TO MEET THE TOWN OF CHAPEL HILL POLICIES.
 4. ALL CONSTRUCTION WASTE MATERIALS SHALL BE RECYCLED WHENEVER POSSIBLE. CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING TO OBTAIN LEED CREDITS IF APPLICABLE.



LEGEND

- FLOODWAY
- 100 YEAR FLOODPLAIN
- RCD BUFFER
- EXISTING WATERLINE
- EXISTING TREELINE
- PROJECT BOUNDARY
- LIMITS OF DISTURBANCE

GRAPHIC SCALE
1 inch = 100 ft.

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Tel: C-0288
(800) 733-5646 • mcadamsco.com

MCADAMS

REVISIONS:
3/23/14 PER TOWN COMMENTS

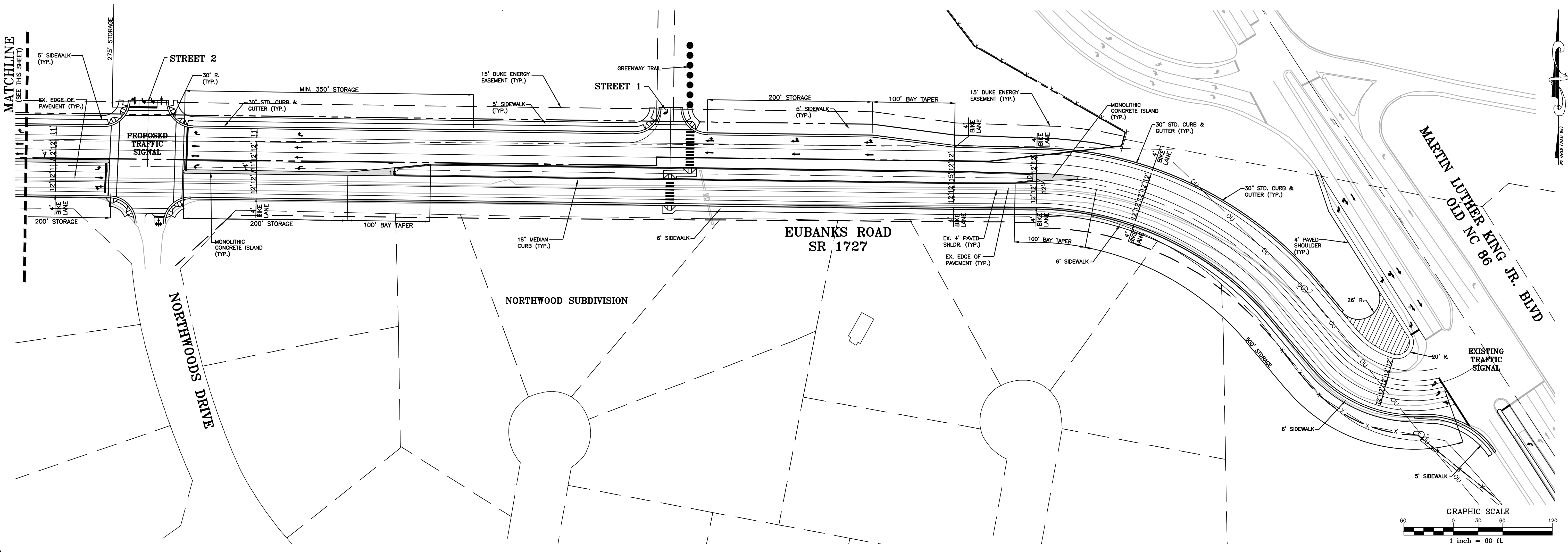
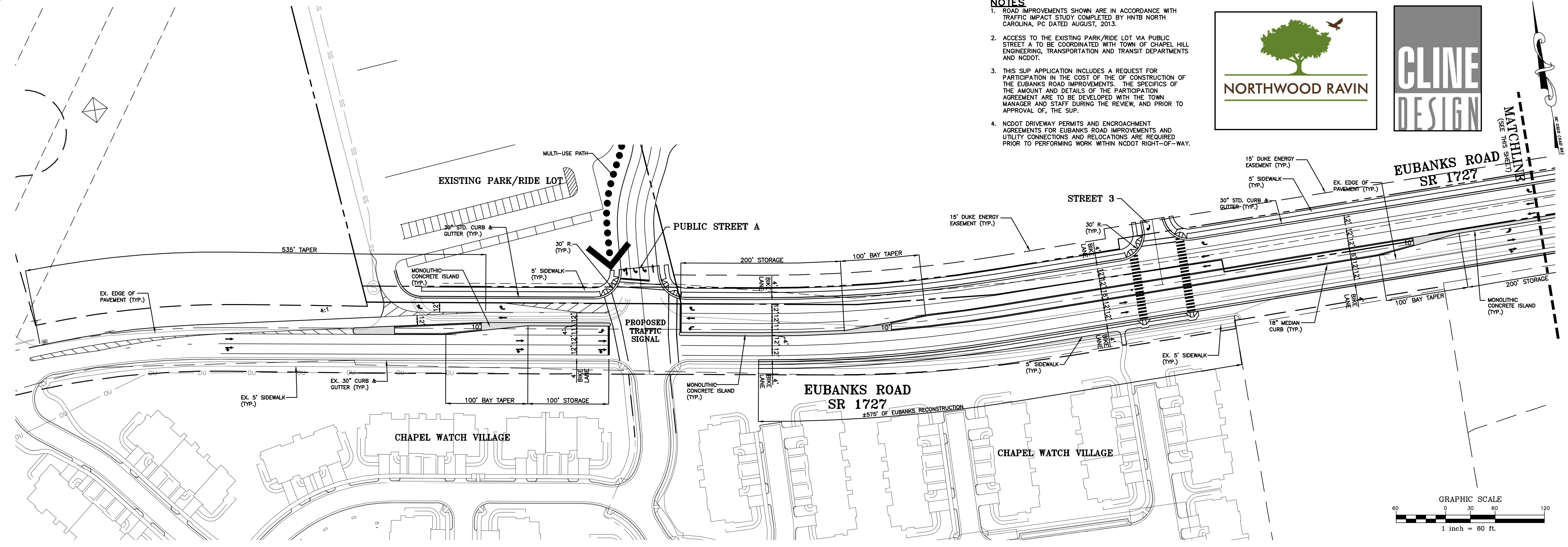
DEVELOPER:
NORTHWOOD RAVIN
EMPEROR BOULEVARD, SUITE 320
DURHAM, NC 27703
CONTACT: ADAM GOLDEN
PHONE: 919-354-3686

PROJECT NO.: RAV-13000
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DESIGNED BY:
DRAWN BY:
SCALE: 1"=100'
DATE: 02-25-14
SHEET NO.: C-10

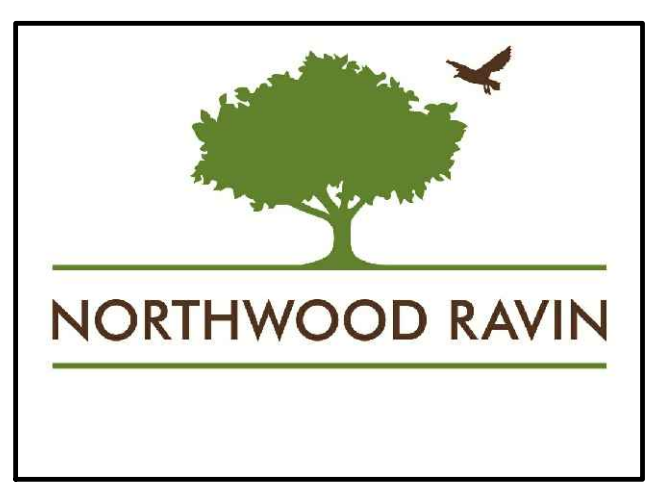
the EDGE
CHAPEL HILL, NORTH CAROLINA

SOLID WASTE/CONSTRUCTION MANAGEMENT PLAN

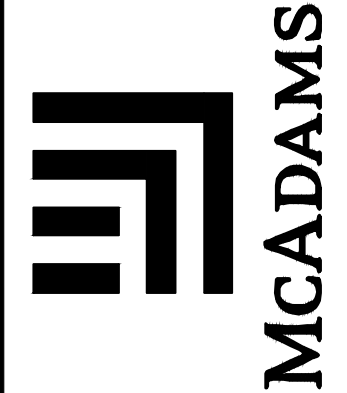
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- NOTES**
- ROAD IMPROVEMENTS SHOWN ARE IN ACCORDANCE WITH TRAFFIC IMPACT STUDY COMPLETED BY HNTB NORTH CAROLINA, PC DATED AUGUST, 2013.
 - ACCESS TO THE EXISTING PARK/RIDE LOT VIA PUBLIC STREET A TO BE COORDINATED WITH TOWN OF CHAPEL HILL ENGINEERING, TRANSPORTATION AND TRANSIT DEPARTMENTS AND NCDOT.
 - THIS SUP APPLICATION INCLUDES A REQUEST FOR PARTICIPATION IN THE COST OF THE OF CONSTRUCTION OF THE EUBANKS ROAD IMPROVEMENTS. THE SPECIFICS OF THE AMOUNT AND DETAILS OF THE PARTICIPATION AGREEMENT ARE TO BE DEVELOPED WITH THE TOWN MANAGER AND STAFF DURING THE REVIEW, AND PRIOR TO APPROVAL OF THE SUP.
 - NCDOT DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS FOR EUBANKS ROAD IMPROVEMENTS AND UTILITY CONNECTIONS AND RELOCATIONS ARE REQUIRED PRIOR TO PERFORMING WORK WITHIN NCDOT RIGHT-OF-WAY.



THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
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REVISIONS:

1	3/23/14 PER TOWN COMMENTS
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 DURHAM, NC 27703
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 PHONE: 919-354-3686

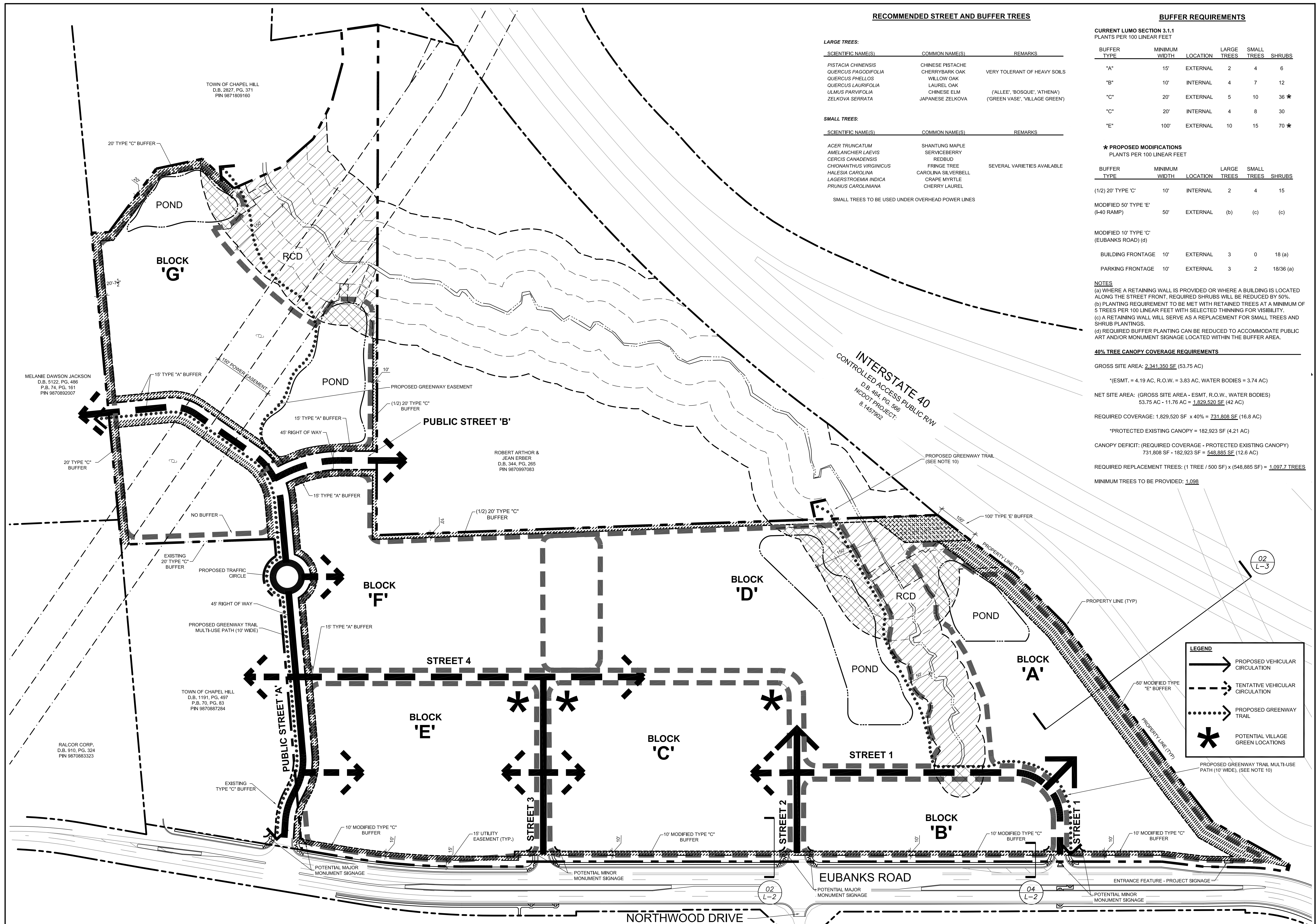
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 FILENAME: RAV13000-RW1
 DESIGNED BY: -
 DRAWN BY: -
 SCALE: 1"=100'
 DATE: 02-25-14
 SHEET NO. C-11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PROJECT NO. RAV-13000
 FILENAME: RAV13000-RW1
 DESIGNED BY: -
 DRAWN BY: -
 SCALE: 1"=100'
 DATE: 02-25-14
 SHEET NO. C-11

the EDGE
 CHAPEL HILL, NORTH CAROLINA
 EUBANKS ROAD IMPROVEMENTS

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RECOMMENDED STREET AND BUFFER TREES

LARGE TREES:		
SCIENTIFIC NAME(S)	COMMON NAME(S)	REMARKS
<i>PISTACIA CHINENSIS</i>	CHINESE PISTACHE	
<i>QUERCUS PAGODIFOLIA</i>	CHERRYBARK OAK	VERY TOLERANT OF HEAVY SOILS
<i>QUERCUS PHELLOS</i>	WILLOW OAK	
<i>QUERCUS LAURIFOLIA</i>	LAUREL OAK	
<i>ULMUS PARVIFOLIA</i>	CHINESE ELM	(‘ALLEE’, ‘BOSQUE’, ‘ATHENA’)
<i>ZELKOVA SERRATA</i>	JAPANESE ZELKOVA	(‘GREEN VASE’, ‘VILLAGE GREEN’)

SMALL TREES:		
SCIENTIFIC NAME(S)	COMMON NAME(S)	REMARKS
<i>ACER TRUNCATUM</i>	SHANTUNG MAPLE	
<i>AMELANCHIER LAEVIS</i>	SERVICEBERRY	
<i>CERCIS CANADENSIS</i>	REDBUD	
<i>CHIONANTHUS VIRGINICUS</i>	FRINGE TREE	SEVERAL VARIETIES AVAILABLE
<i>HALEZIA CAROLINA</i>	CAROLINA SILVERBELL	
<i>LAGERSTROEMIA INDICA</i>	CRAPE MYRTLE	
<i>PRUNUS CAROLINIANA</i>	CHERRY LAUREL	

SMALL TREES TO BE USED UNDER OVERHEAD POWER LINES

BUFFER REQUIREMENTS

CURRENT LUMO SECTION 3.1.1 PLANTS PER 100 LINEAR FEET

BUFFER TYPE	MINIMUM WIDTH	LOCATION	LARGE TREES	SMALL TREES	SHRUBS
"A"	15'	EXTERNAL	2	4	6
"B"	10'	INTERNAL	4	7	12
"C"	20'	EXTERNAL	5	10	36 *
"C"	20'	INTERNAL	4	8	30
"E"	100'	EXTERNAL	10	15	70 *

*** PROPOSED MODIFICATIONS PLANTS PER 100 LINEAR FEET**

BUFFER TYPE	MINIMUM WIDTH	LOCATION	LARGE TREES	SMALL TREES	SHRUBS
(1/2) 20' TYPE 'C'	10'	INTERNAL	2	4	15
MODIFIED 50' TYPE 'E' (I-40 RAMP)	50'	EXTERNAL	(b)	(c)	(c)
MODIFIED 10' TYPE 'C' (EUBANKS ROAD) (d)					
BUILDING FRONTAGE	10'	EXTERNAL	3	0	18 (a)
PARKING FRONTAGE	10'	EXTERNAL	3	2	18/36 (a)

NOTES

(a) WHERE A RETAINING WALL IS PROVIDED OR WHERE A BUILDING IS LOCATED ALONG THE STREET FRONT, REQUIRED SHRUBS WILL BE REDUCED BY 50%.

(b) PLANTING REQUIREMENT TO BE MET WITH RETAINED TREES AT A MINIMUM OF 5 TREES PER 100 LINEAR FEET WITH SELECTED THINNING FOR VISIBILITY.

(c) A RETAINING WALL WILL SERVE AS A REPLACEMENT FOR SMALL TREES AND SHRUB PLANTINGS.

(d) REQUIRED BUFFER PLANTING CAN BE REDUCED TO ACCOMMODATE PUBLIC ART AND/OR MONUMENT SIGNAGE LOCATED WITHIN THE BUFFER AREA.

40% TREE CANOPY COVERAGE REQUIREMENTS

GROSS SITE AREA: 2,341,350 SF (53.75 AC)

*ESMT, = 4.19 AC, R.O.W. = 3.83 AC, WATER BODIES = 3.74 AC

NET SITE AREA: (GROSS SITE AREA - ESMT, R.O.W., WATER BODIES) 53.75 AC - 11.76 AC = 1,829,520 SF (42 AC)

REQUIRED COVERAGE: 1,829,520 SF x 40% = 731,808 SF (16.8 AC)

*PROTECTED EXISTING CANOPY = 182,923 SF (4.21 AC)

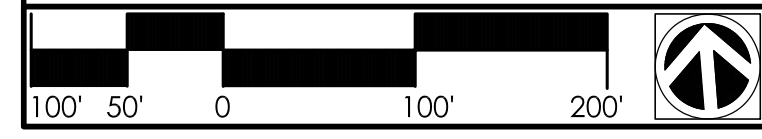
CANOPY DEFICIT: (REQUIRED COVERAGE - PROTECTED EXISTING CANOPY) 731,808 SF - 182,923 SF = 548,885 SF (12.6 AC)

REQUIRED REPLACEMENT TREES: (1 TREE / 500 SF) x (548,885 SF) = 1,097.7 TREES

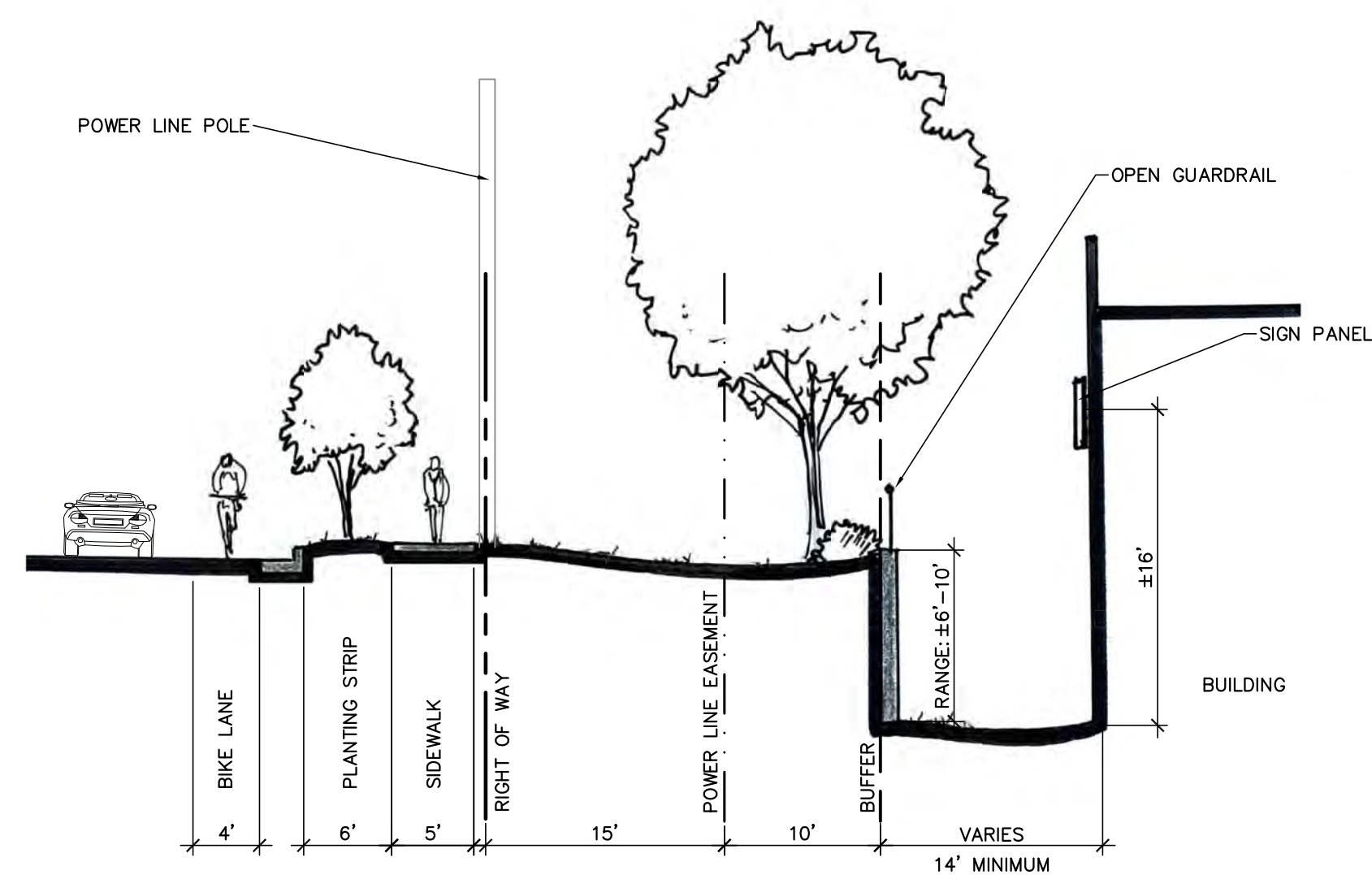
MINIMUM TREES TO BE PROVIDED: 1,098

LEGEND

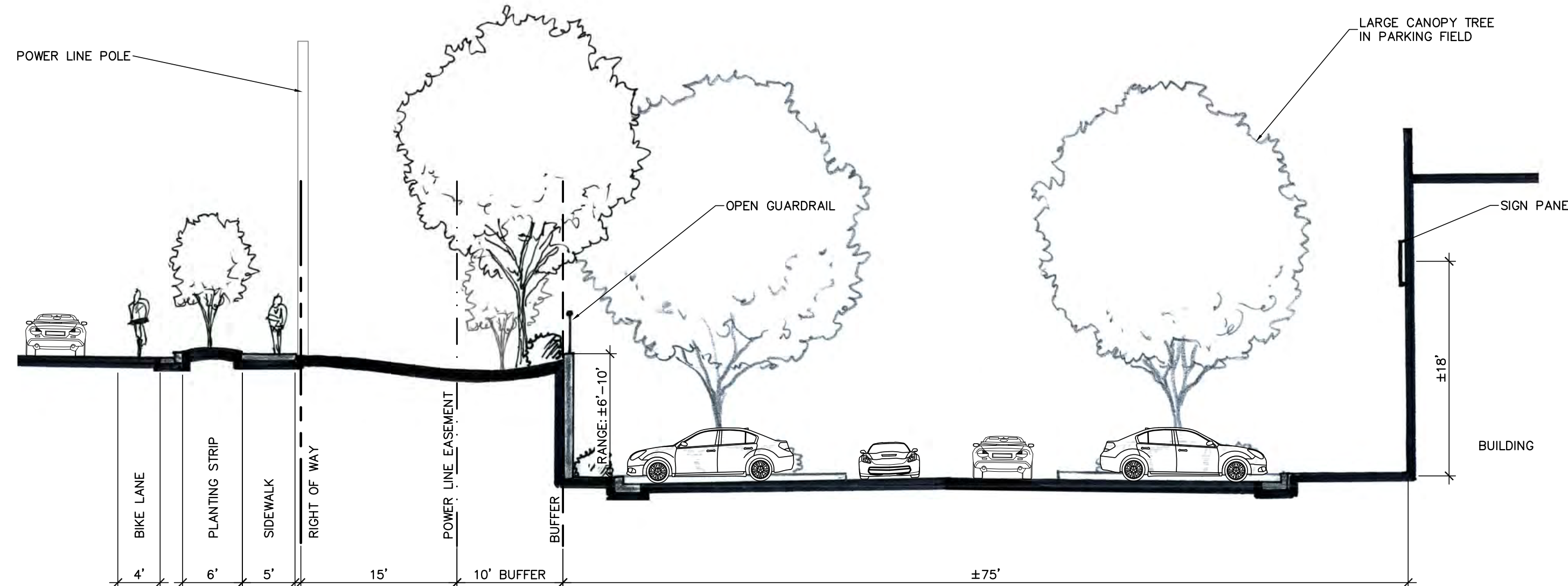
- PROPOSED VEHICULAR CIRCULATION
- - - - - TENTATIVE VEHICULAR CIRCULATION
- PROPOSED GREENWAY TRAIL
- * POTENTIAL VILLAGE GREEN LOCATIONS



AT BUILDING FRONTAGE

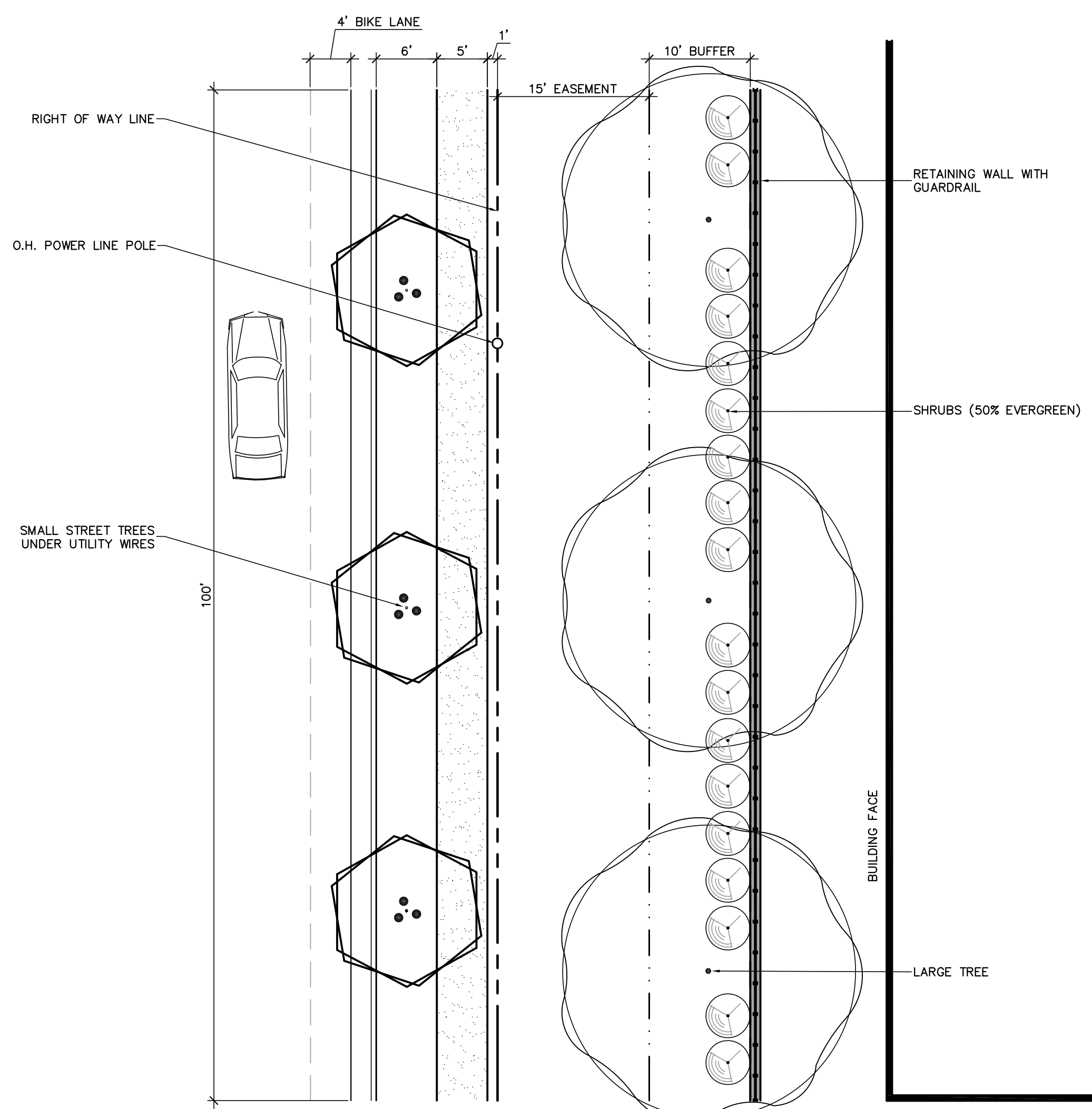


AT PARKING LOT

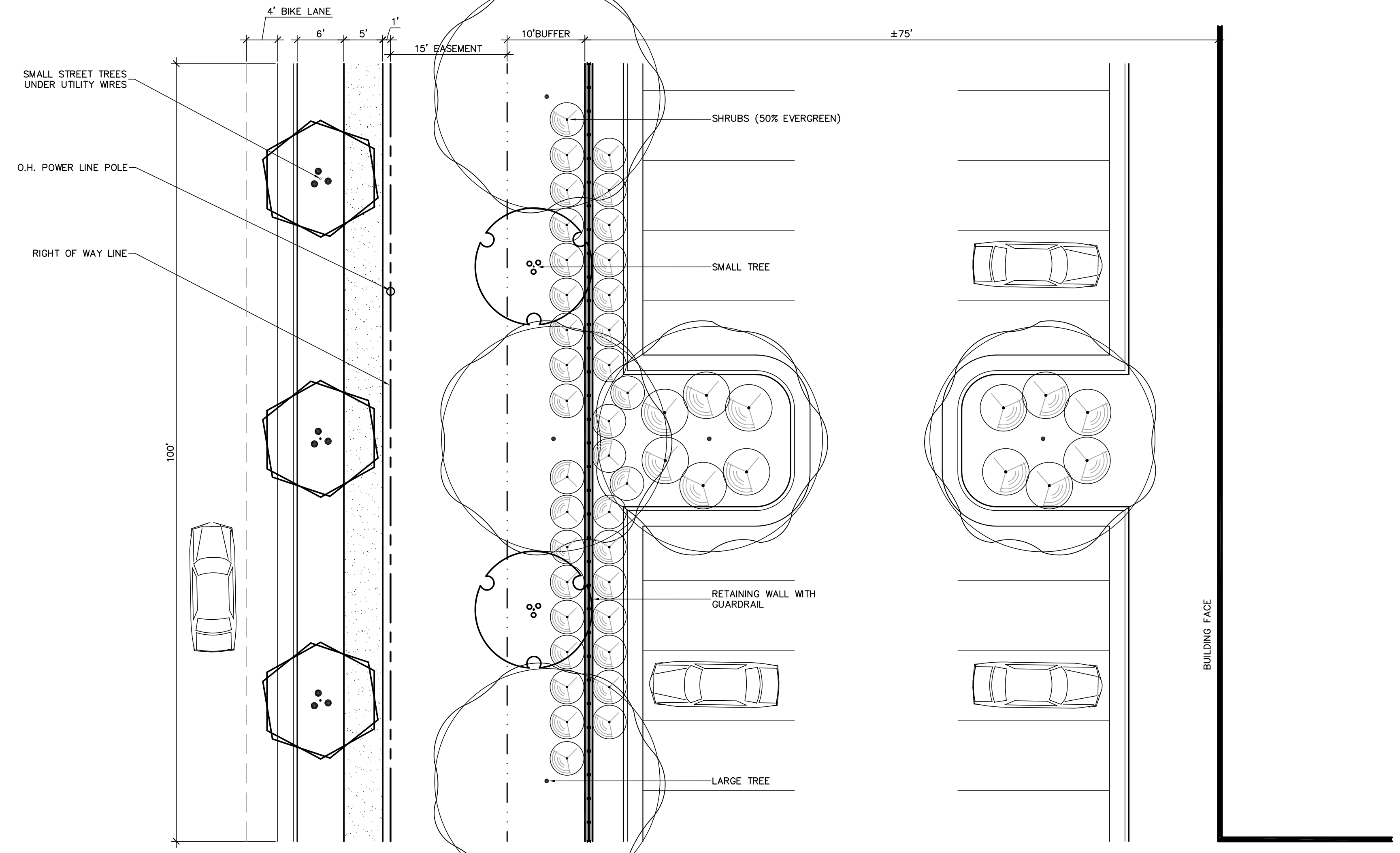


Eubanks Road Modified 10' Type "C", Buffer Section 04
Scale: 1" = 10'

Eubanks Road Modified 10' Type "C", Buffer Section 02
Scale: 1" = 10'



- PROPOSED MODIFICATION / 100 L.F. @ BUILDING FRONTAGE
 3 LARGE TREES
 0 SMALL TREES (3 STREET TREES IN EASEMENT/R.O.W.)
 18 SHRUBS (50% EVERGREEN)



- PROPOSED MODIFICATION / 100 L.F. @ PARKING LOT
 3 LARGE TREES (PLUS PARKING SHADE TREES)
 2 SMALL TREES (3 STREET TREES IN EASEMENT/R.O.W.)
 18 SHRUBS (50% EVERGREEN)

Eubanks Road Modified 10' Type "C" Buffer Plan 03
Scale: 1" = 10'

Eubanks Road Modified 10' Type "C" Buffer Plan 01
Scale: 1" = 10'

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 919/836-1280 FAX
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NORTHWOOD RAVIN

Northwood Ravin
The Edge
 Chapel Hill, North Carolina

Special Use Permit

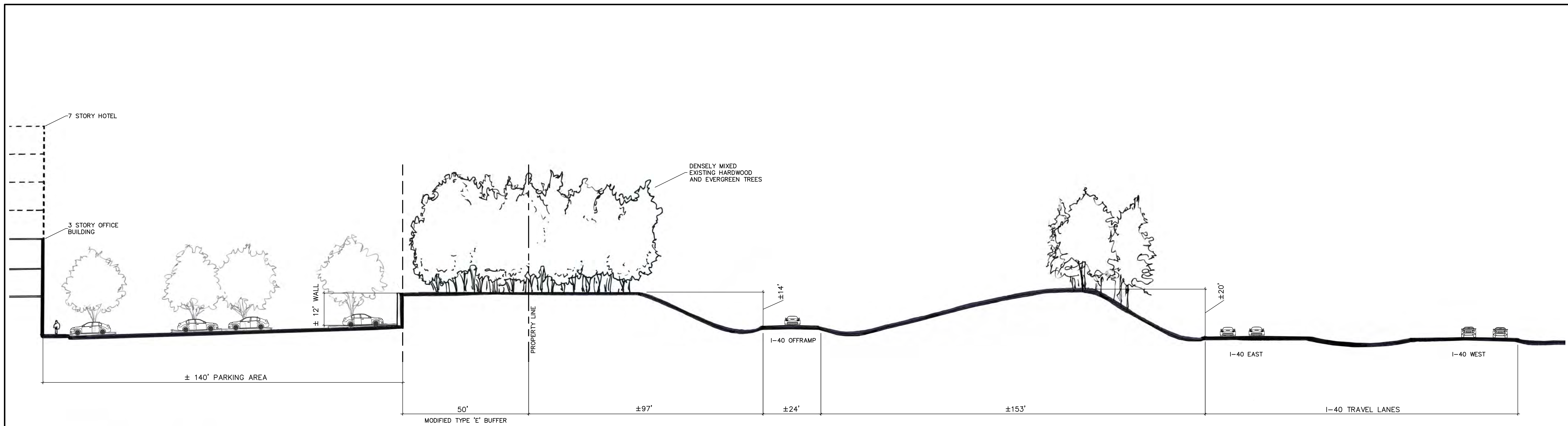
Not For Construction

Not For Construction

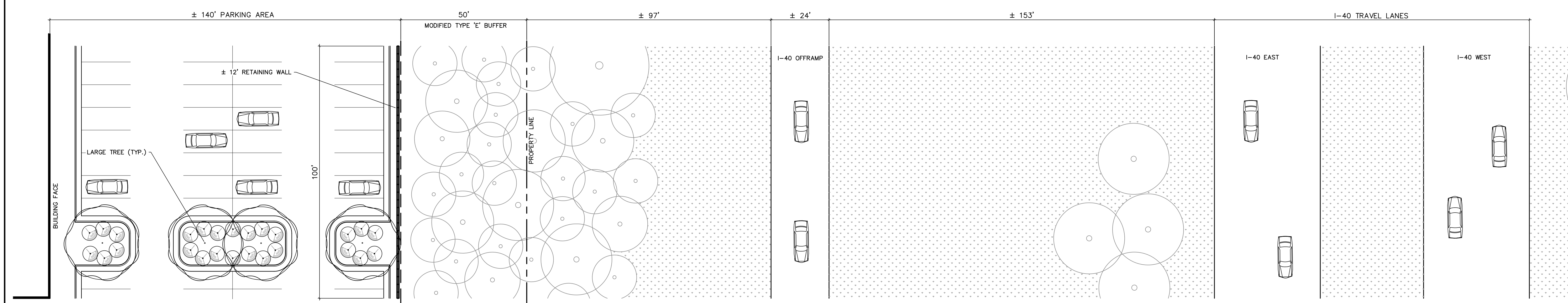
PROJECT: 013050
 DATE: 02.25.2014
 REVISIONS: DATE
 Resp. to 1st Review 05.23.2014

DRAWN BY: SP/JMM
 CHECKED BY: ML

Eubanks Road
 Buffer Modification



I-40 Modified 50' Type "E", Buffer Section 02
Scale: 1" = 20'



PROPOSED MODIFICATION (50' TYPE "E"/100) L.E.
 5 LARGE TREES *
 7.5 SMALL TREES **
 35 SHRUBS **

NOTES:
 * LARGE TREE REQUIREMENT TO BE MET WITH RETAINED TREES AT A MINIMUM OF 5 TREES PER 100' LINEAR FEET WITH SELECTED THINNING FOR VISIBILITY
 ** 6' TO 12' TALL RETAINING WALL PROPOSED FOR REDUCTION IN BUFFER WIDTH FROM 100' TO 50' AND REDUCTION OF SMALL TREES AND SHRUBS

I-40 Modified 50' Type "E", Buffer Plan 01
Scale: 1" = 20'



Northwood Ravin
The Edge
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PROJECT: 013050
 DATE: 02.25.2014

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DRAWN BY: SP/JMM
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I-40
 Buffer Modification

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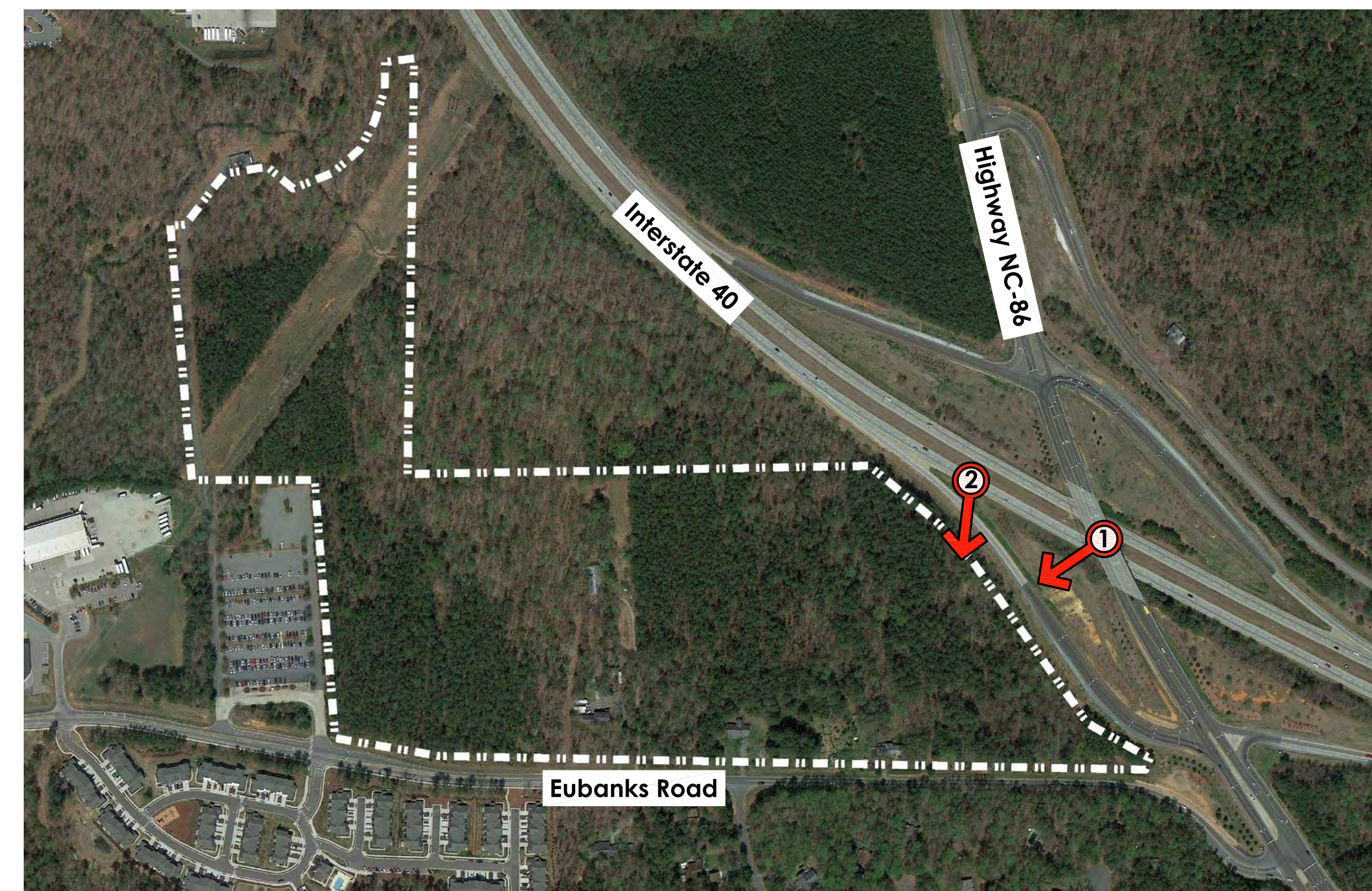
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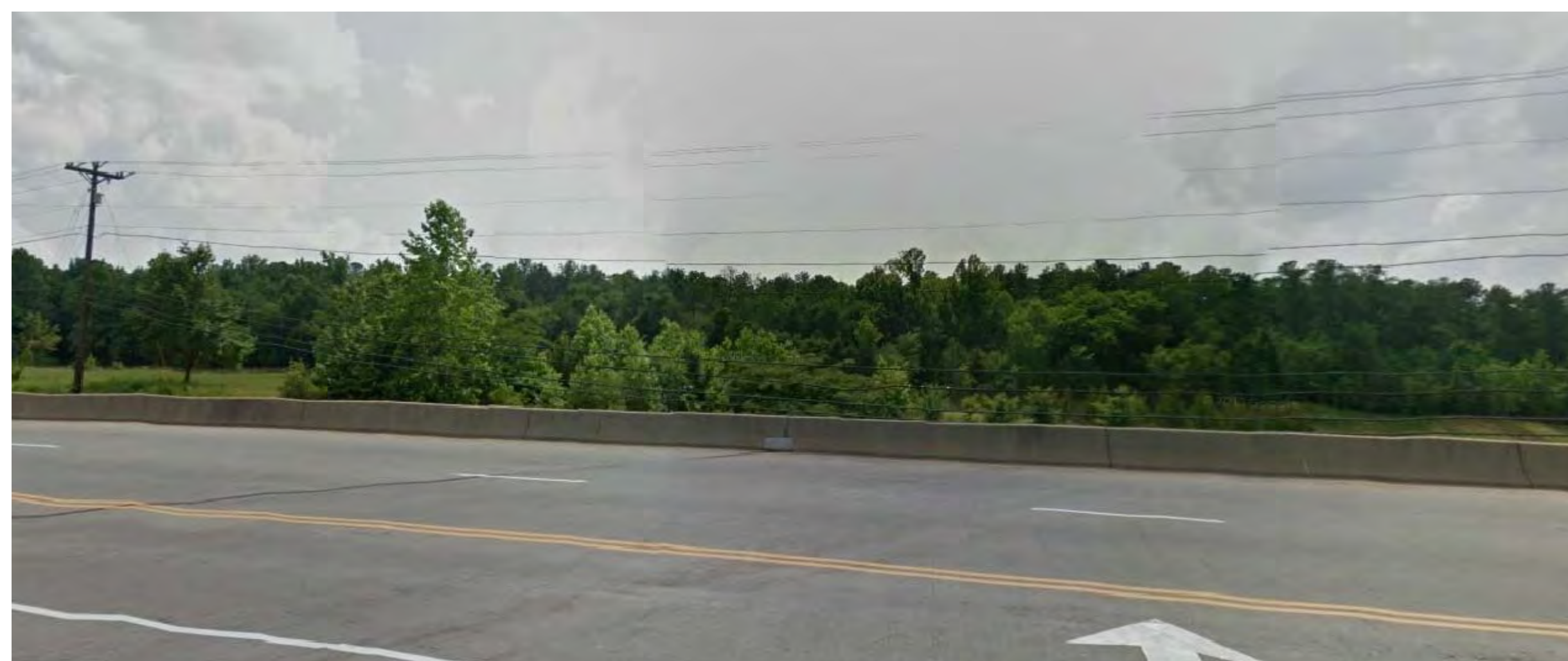
Not For Construction

PROJECT: 013050	
DATE: 02.25.2014	
REVISIONS:	DATE
Resp. to 1st Review	05.23.2014

DRAWN BY:	JMM
CHECKED BY:	ML
I-40 Buffer Modification Exhibit	



Perspective Key Map 01
Not to Scale



Existing View #1 (From NC-86 Overpass) 1
Not to Scale



Proposed View #1 of Block 'A' (From NC-86 Overpass) 1
Not to Scale

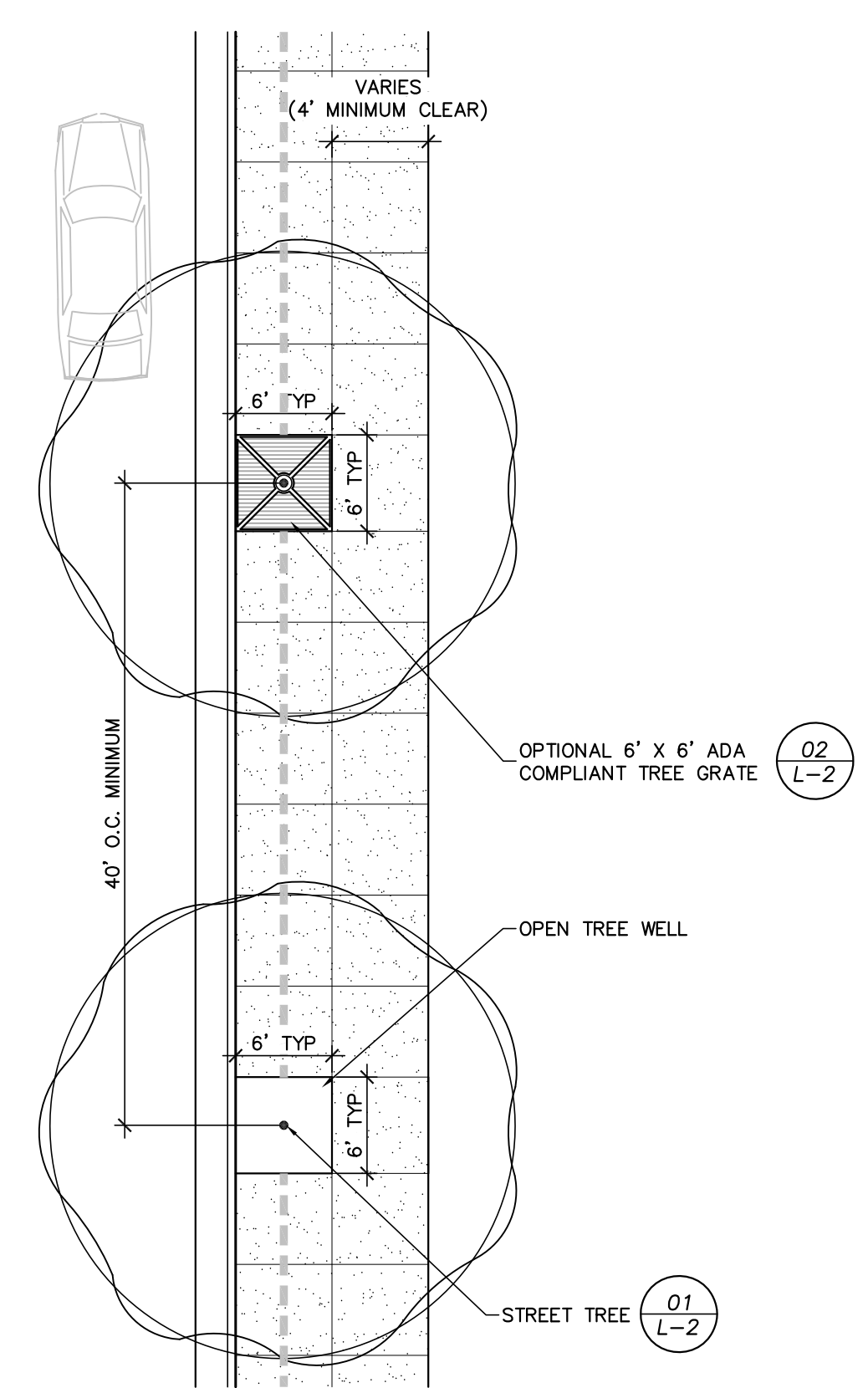


Existing View #2 (From 1-40 Eastbound Lanes) 2
Not to Scale

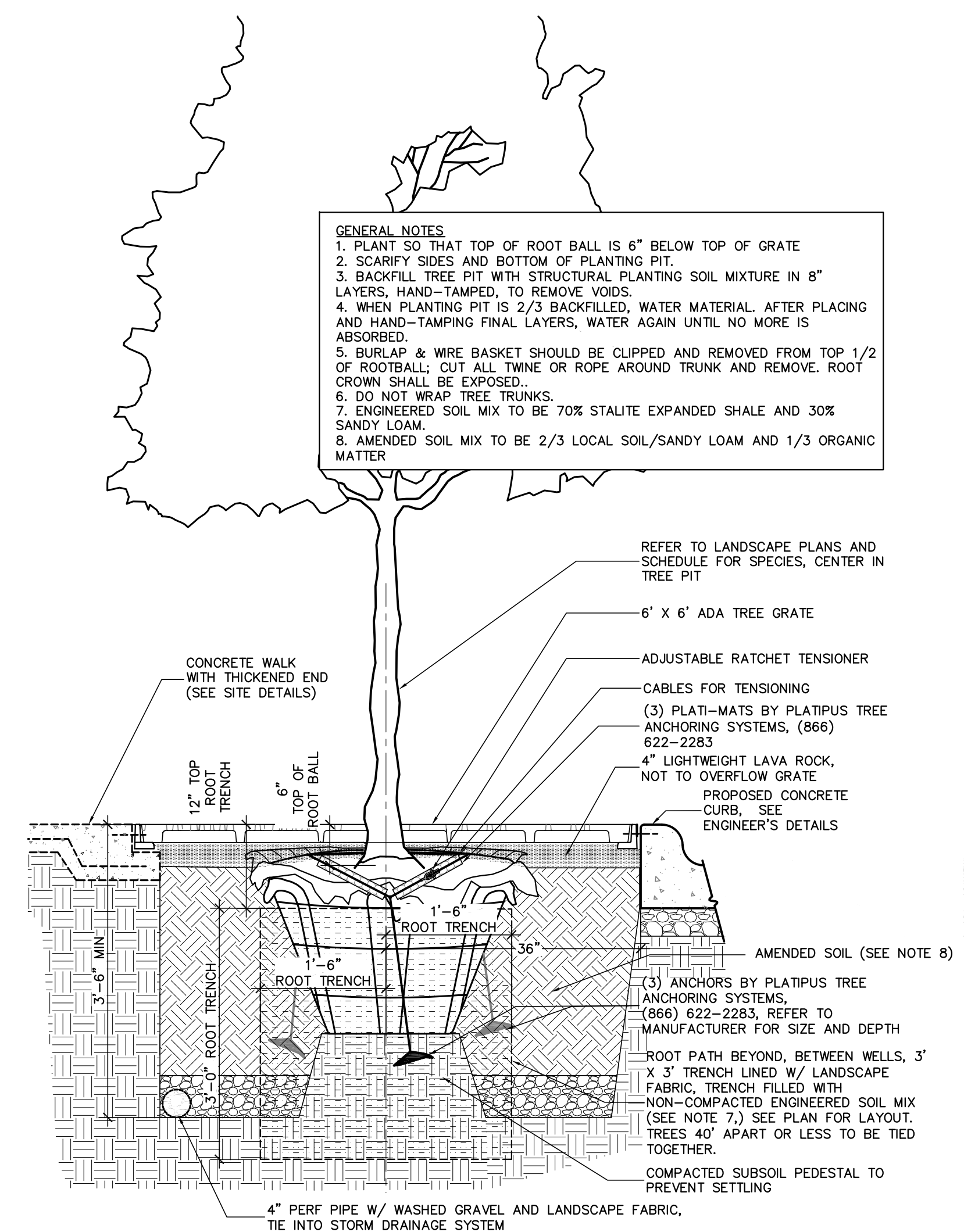


Proposed View #2 of Block 'A' (From 1-40 Eastbound Lanes) 2
Not to Scale

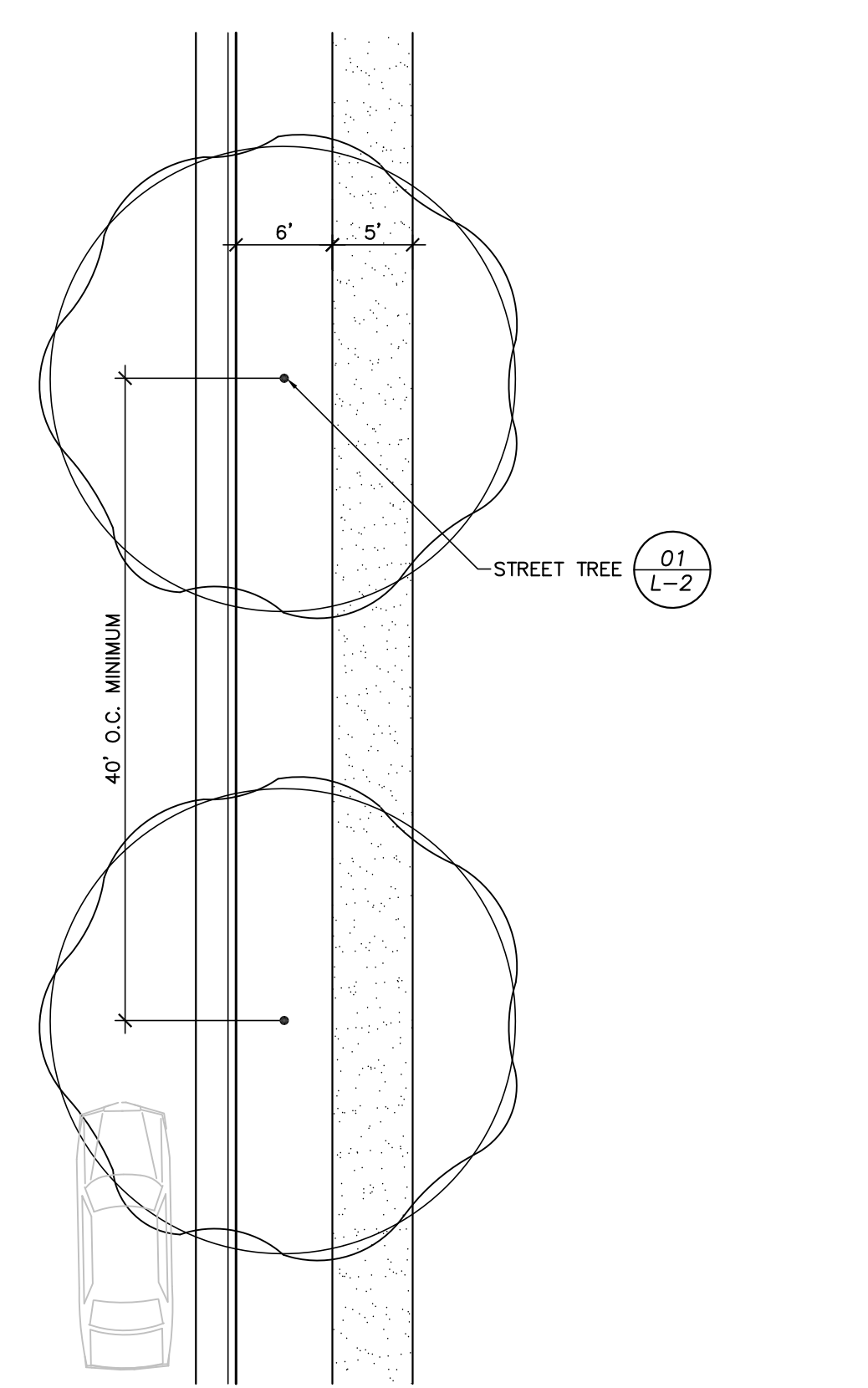
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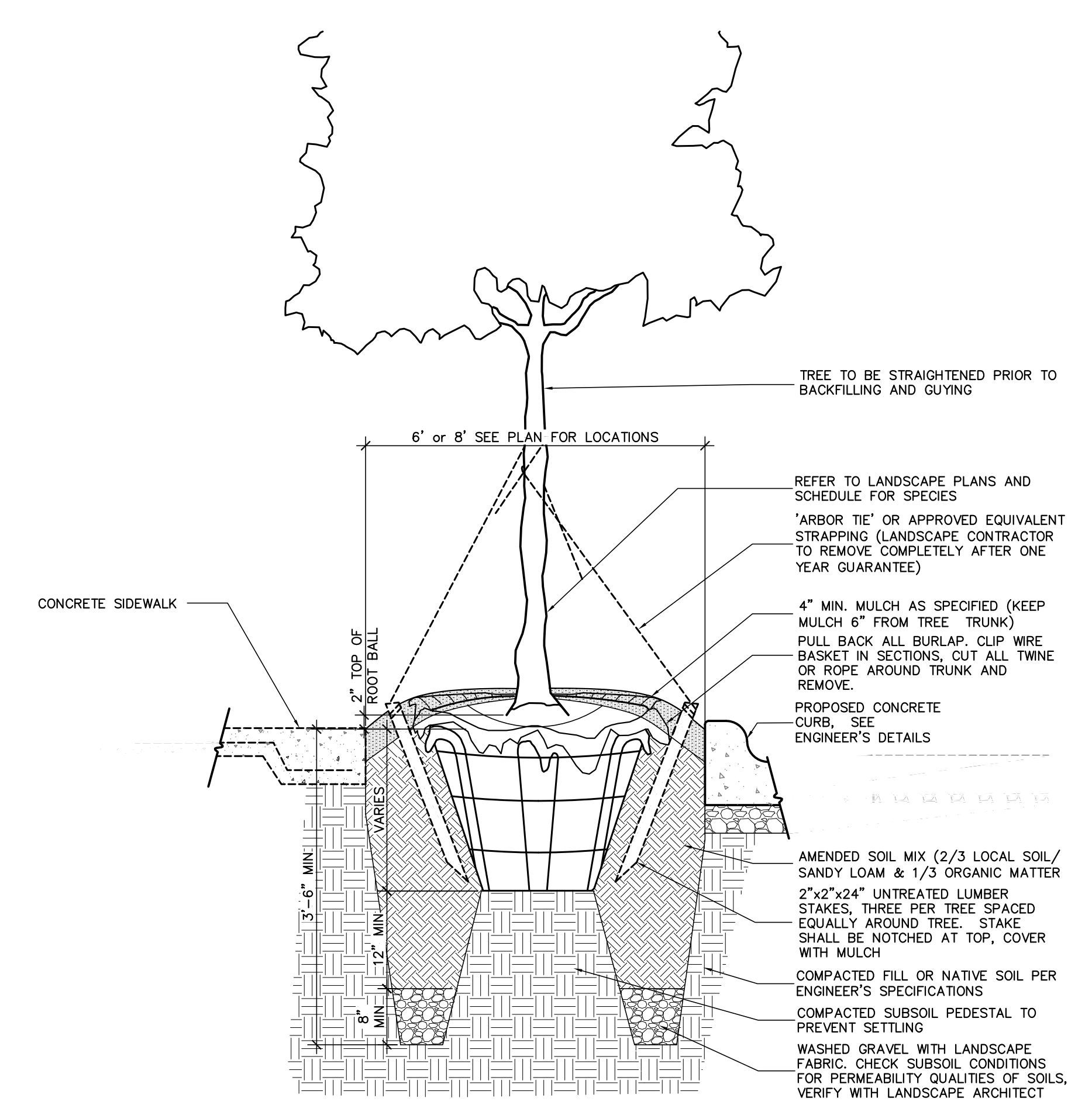
Internal Private Street - Tree Well Options 04
Scale: 1" = 10'



Tree Grate Planting Details 02
Scale: 3/4" = 1'-0"



Internal Private Street - Planting Strip 03
Scale: 1" = 10'



Street Tree Planting Detail 01
Scale: 3/4" = 1'-0"

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