



TOWN OF CHAPEL HILL
Planning Department

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Community Design Commission Final Plan Application

This application should be used to submit Final Plan applications to the Community Design Commission including building elevations, site lighting, and alternative buffers. For assistance with this application, please contact the Chapel Hill Planning Department at (919) 968-2728 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:

Zoning:

Type of Application

Building Elevation Site Lighting Alternative Buffers

Section B: Applicant Information (for contact purposes)


Name:

Address:

City: State: Zip Code:

Phone Number: E-mail:

Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found on the web at the following address: <http://www.townofchapelhill.org/index.aspx?page=1199>. Please contact the Revenue Collector, 919-968-2759, if you have any questions. The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this application; b) authorizes on-site review by authorized staff; and c) to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 4-28-15

Parcel Identifier Number (PIN):

The Community Design Commission meets regularly on the third Wednesday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please contact the Planning Department at (919) 968-2728.

TREE CANOPY CALCULATIONS

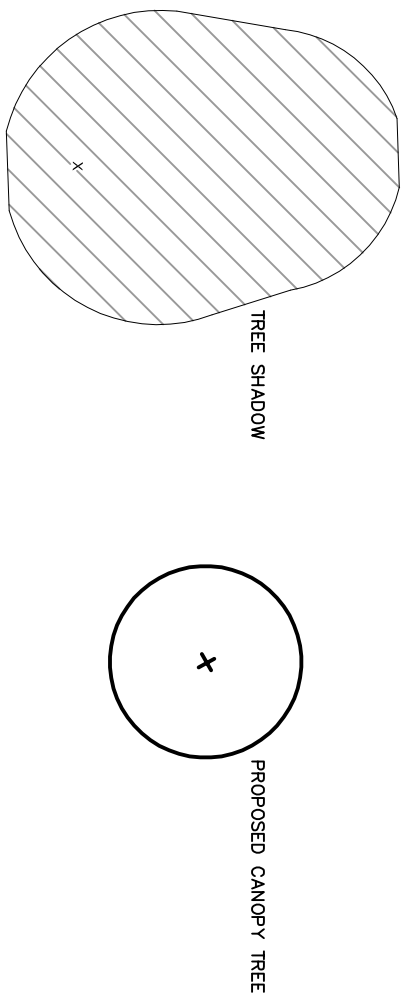
TOTAL NET SITE AREA: 160,362 SF
 (160,362 SF X 40% = 64,145 SF) OF REQUIRED TREE CANOPY
 EXISTING TREE CANOPY TO REMAIN: 56,804 SF
 ADDITIONAL CANOPY REQUIRED= 64,145-56,804 = 7,340 SF = 15 TREES
 (7,340 SF DIVIDE BY 500 = 15 TREES)
 TREES PROPOSE = 15 CANOPY TREES (17+ IN PARKING LOT)
 PROPOSED TREES SHALL BE A MINIMUM OF 2.5" CAL. AT TIME OF PLANTING

SHADE TREE CALCULATIONS

PARKING LOT AREA AND DRIVE AISLES: 22,579 SF
 REQUIRED SHADING AREA: 9,031 SF (40% X 22,579)
 PROPOSED SHADING AREA: 13,949 SF (53%)

TREE: CANOPY TREE

50'-70' HEIGHT AND 40'-50' SPREAD AT MATURITY
 PROJECTED SHADOW LENGTH = 53'
 TWO AND ONE-HALF INCH AT INSTALLATION (2.5")
 PER TOWN'S LANDSCAPE STANDARDS AND SPECIFICATIONS

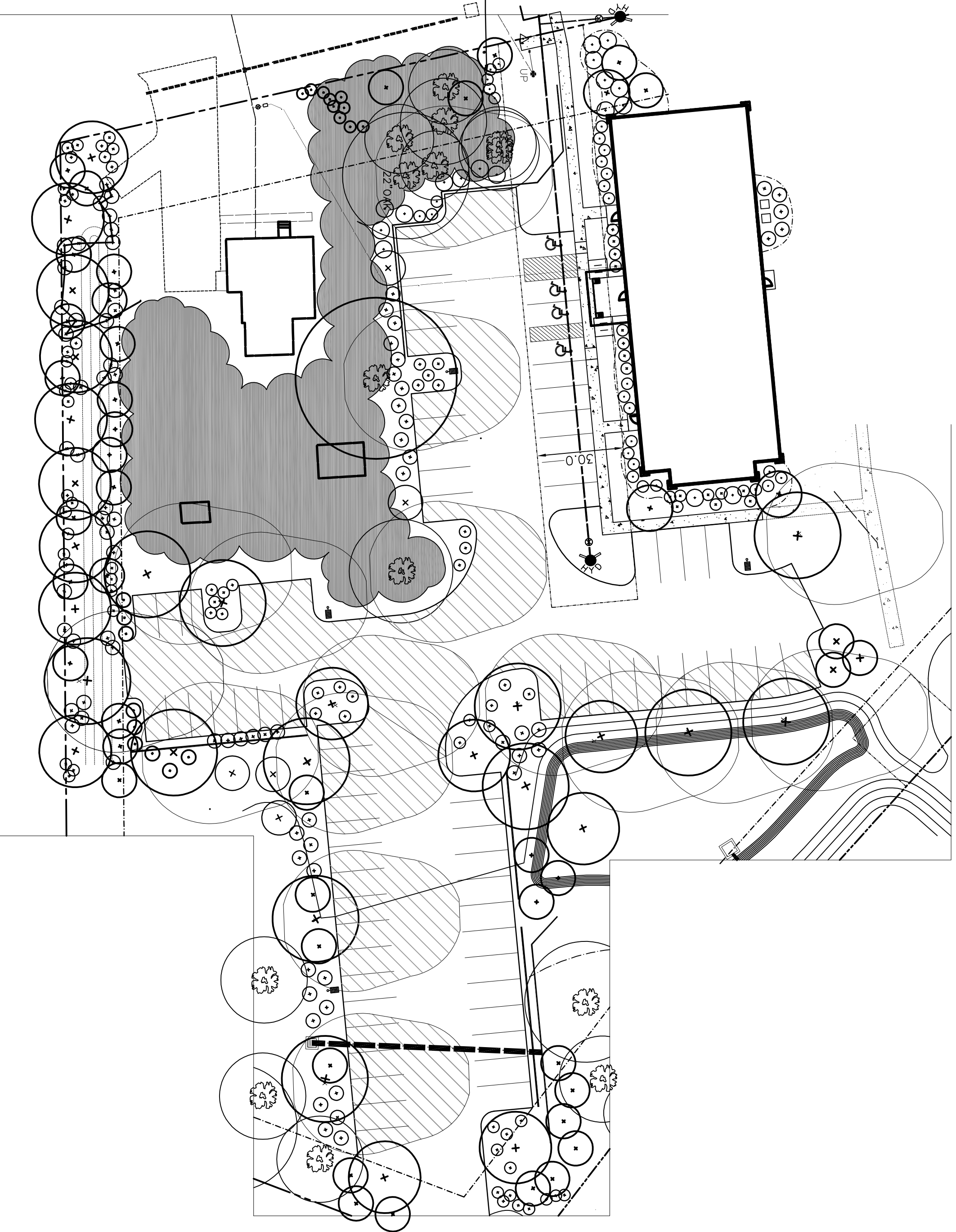


TREE PROTECTION NOTES

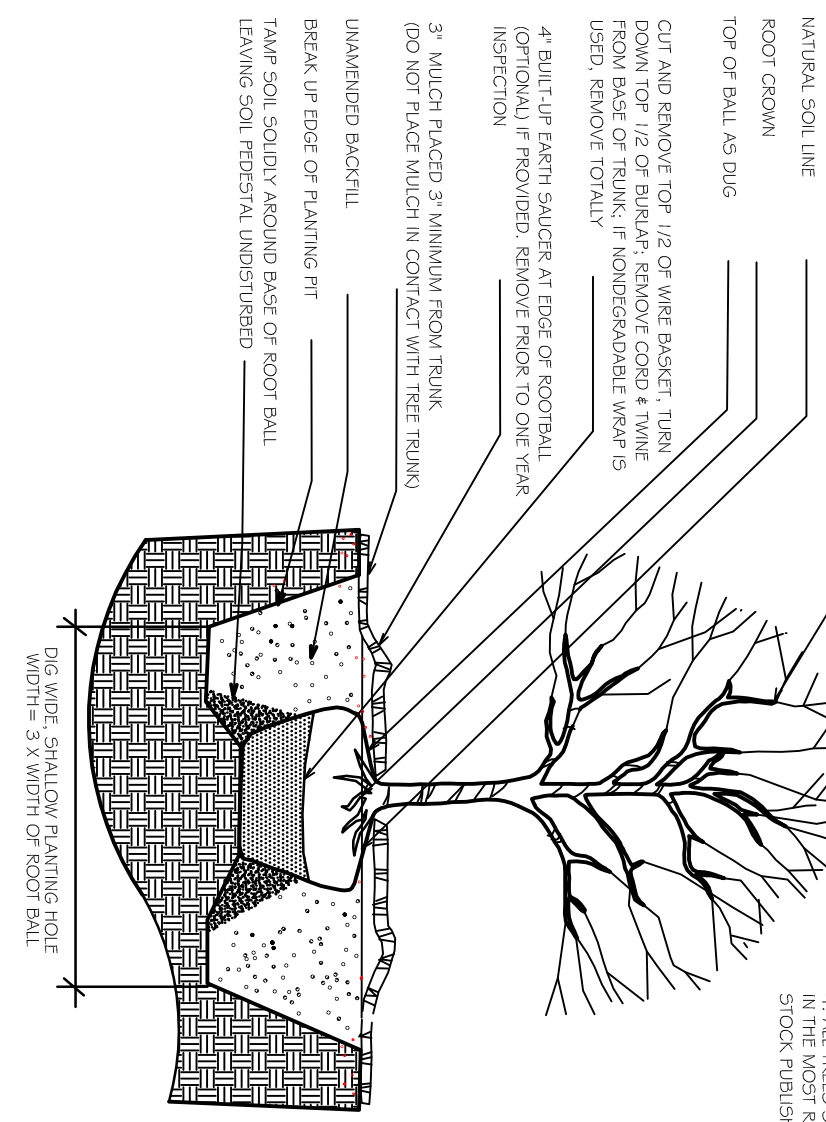
- A MEETING SHALL BE HELD ON SITE WITH THE TOWN'S URBAN FORESTER PRIOR TO CONSTRUCTION.
- IF ANY DAMAGE TO PROTECTED TREES OCCURS, REFER TO THE FOLLOWING REQUIREMENTS FOR IMMEDIATE REPAIR:
 - REPAIR BARK DAMAGE BY CUTTING OFF DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT.
 - REPAIR BARK DAMAGE BY TRIMMING AROUND THE DAMAGED AREAS, TAPE THE CUT TO PROMOTE DRAINAGE.
 - CUT OFF DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH.
- ON-SITE SUPERVISION IS REQUIRED FOR THE DEVELOPMENT AND SHALL INCLUDE:
 - THE APPLICANT SHALL RESPECT AS LANDSCAPE PROTECTION SUPERVISORS ONE OR MORE PERSONS WHO HAVE COMPLETED INSTRUCTION IN LANDSCAPE PROCEDURES WITH THE TOWN.
 - THE APPROVED LANDSCAPE PROTECTION SUPERVISOR SHALL ENSURE THE PROTECTION OF NEW OR EXISTING LANDSCAPE ELEMENTS, AS DEFINED IN THE LANDSCAPE PROTECTION PLAN. THE SUPERVISOR SHALL BE PRESENT AT ALL PLANTING AND MAINTENANCE ACTIVITIES AND SHALL BE RESPONSIBLE FOR MONITORING AND REPORTING ANY DAMAGE TO THE PROVISIONS OF THE APPROVED LANDSCAPE PROTECTION PLAN AT LEAST 15 MINUTES PRIOR TO ANY ACTIVITY THAT COULD DAMAGE OR DISTURB LANDSCAPE ELEMENTS SUCH AS:
 - CLEANING AND GRUBBING
 - ANY EXCAVATION, GRADING, TRENCHING OR WORKING OF SOIL
 - PROTECTION, REPAIR, OR MAINTENANCE OF ALL LANDSCAPE ELEMENTS AND LANDSCAPE PROTECTION DEVICES, OR
 - DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT ON SITE.

ASSIGNMENT OF A LANDSCAPE PROTECTION SUPERVISOR FROM THE SITE AT TIMES WHEN DEVELOPMENT ACTIVITY IS TAKING PLACE THAT HAS THE POTENTIAL TO ADVERSELY AFFECT TREES TO THE PROVISIONS OF THE APPROVED LANDSCAPE PROTECTION PLAN AT LEAST 15 MINUTES PRIOR TO ANY ACTIVITY THAT COULD DAMAGE OR DISTURB LANDSCAPE ELEMENTS SUCH AS: WHEN ACTIVITY THAT COULD DAMAGE OR DISTURB LANDSCAPE ELEMENTS SUCH AS:

PARKING LOT SHADING DIAGRAM

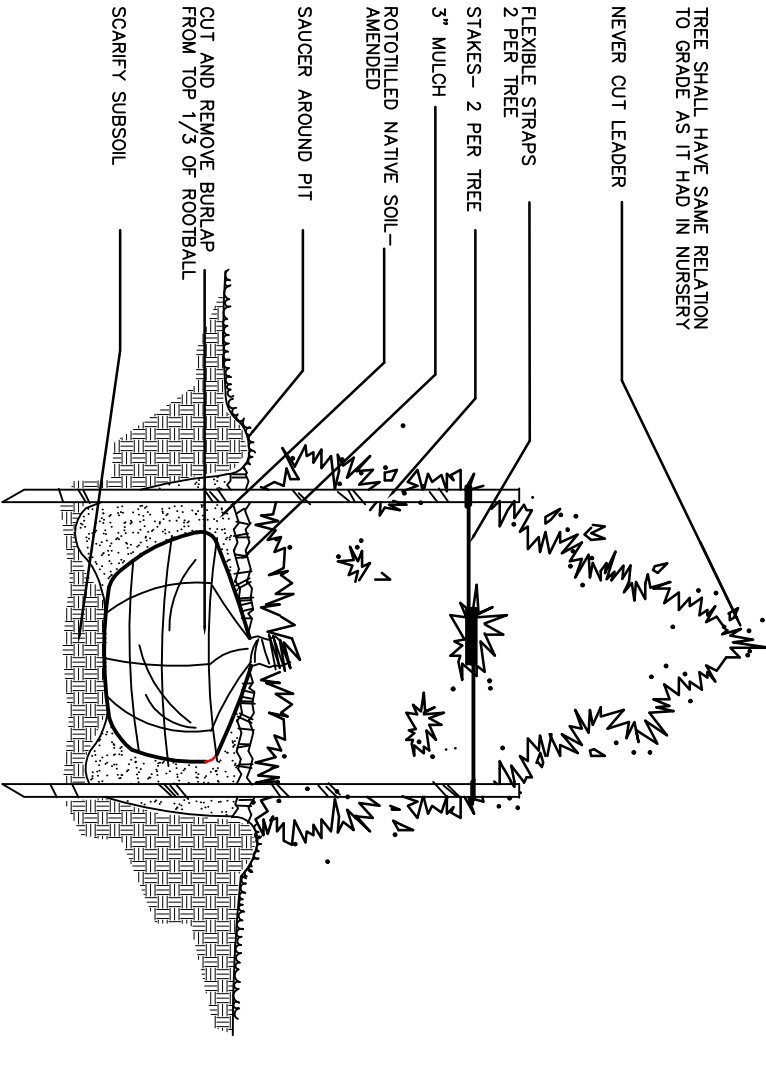


TREE PLANTING DETAIL

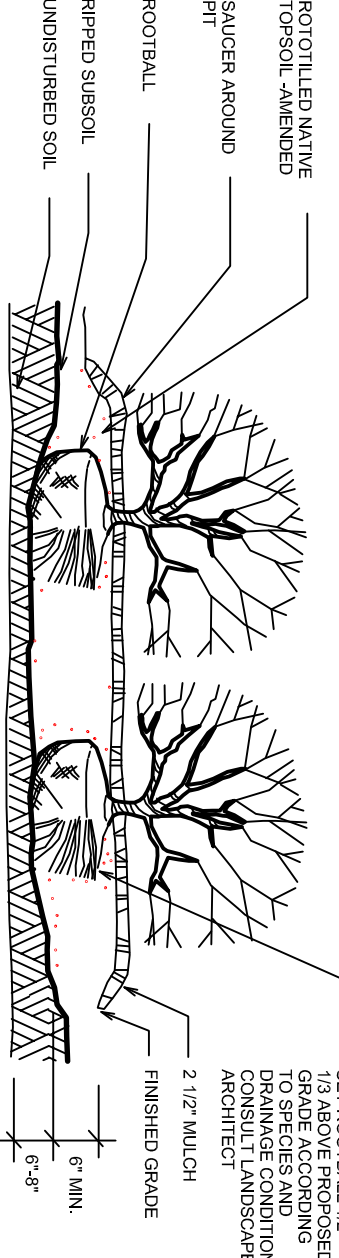


NOTES:
 1. MATCHES TO SHEET THAT ACQUIRE BRANDED
 DIGITS PRIOR TO PLANTING.
 2. DO NOT WARP TRUNK OF TREE
 3. DO NOT WARP TRUNK OF TREE
 4. WOUND STIPEL OR FOR SLASHED BRANCHED TREES, IF STAMPS
 5. WOUND STIPEL OR FOR SLASHED BRANCHED TREES, IF STAMPS
 6. WOUND STIPEL OR FOR SLASHED BRANCHED TREES, IF STAMPS
 7. WOUND STIPEL OR FOR SLASHED BRANCHED TREES, IF STAMPS
 8. WOUND STIPEL OR FOR SLASHED BRANCHED TREES, IF STAMPS
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TREE PLANTING DETAIL



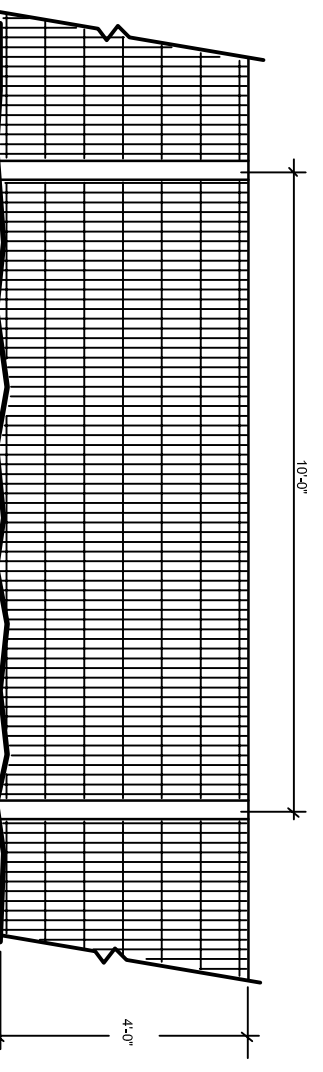
EVERGREEN TREE PLANTING DETAIL



RAISED SHRUB PLANTING DETAIL

GENERAL LANDSCAPE MAINTENANCE NOTES

- THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTINGS AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE APPLICANT SHALL RESPECT AS LANDSCAPE PROTECTION SUPERVISORS ONE OR MORE PERSONS WHO HAVE COMPLETED INSTRUCTION IN LANDSCAPE PROCEDURES WITH THE TOWN.
- FERTILIZATION: FERTILIZE COOL SEASON LAWS THREE (3) TIMES PER YEAR (SPRING AND FALL) ACCORDING TO RESULTS OF SOIL TEST. FERTILIZE WARM SEASON GRASSES ONCE DURING GROWING SEASON.
 - PRUNING: PRUNING OF TREES SHALL BE LIMITED TO REMOVAL OF DEAD OR DAMAGED WOOD FOR SIGHT AND HEALTH OF THE TREE. PRUNING OF SHRUBS SHALL BE LIMITED TO THE PRUNING NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT.
 - PEST CONTROL: PRE-EMERGENT WEEB CONTROL FOR LAWS AND SHRUB BEDS SHALL BE APPLIED IN FEBRUARY. CHEMICAL TREATMENT FOR INSECT INFESTATION AND DISEASE SHALL BE APPLIED AS NEEDED FOR TREATMENT OF PLANT MATERIALS WITH SPECIFIC INFESTATION CONCERNS. POST-EMERGENT WEEB CONTROL MAY BE APPLIED AS NEEDED IN MULCHED AND LANDSCAPED AREAS.
 - MULCHING: MULCH SHALL BE MAINTAINED AT A DEPTH OF 3" IN PLANT BEDS. MULCH SHALL BE REAPPLIED EVERY YEAR.
 - MOWING: PRIMARY RESCUE LAWS SHALL BE MAINTAINED AT A HEIGHT OF 3". SECONDARY TURF AREAS MAY BE MAINTAINED AT A LESS FREQUENT MOWING SCHEDULE. WARM SEASON GRASSES SHALL BE MAINTAINED AT A LESS FREQUENT MOWING SCHEDULE. WARM SEASON GRASSES SHALL BE MAINTAINED DURING THE GROWING SEASON TO MAINTAIN THE RECOMMENDED HEIGHT OF THE PLANTED SPECIES.
 - PLANT PROTECTION: AVOID EXCESS INTRUSION INTO THE ROOT ZONE AREA OF ESTABLISHED PLANTINGS.
 - WATERING: THE IRRIGATION SYSTEM SHALL BE REGULATED TO PROVIDE APPROXIMATELY 1" OF RAINFALL PER WEEK DURING THE GROWING SEASON.
 - MAINTENANCE OF REQUIRED PLANTINGS: ALL LANDSCAPE MATERIAL PROVIDING REQUIRED BUFFERING AND/OR SCREENING AS REQUIRED BY THE TOWN OF CHAPEL HILL CODE OF ORDINANCE SHALL BE MAINTAINED SO AS TO CONTINUE ITS EFFECTIVENESS.



TREE PROTECTION FENCE

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PHASE ONE: LANDSCAPE DETAILS AND NOTES

