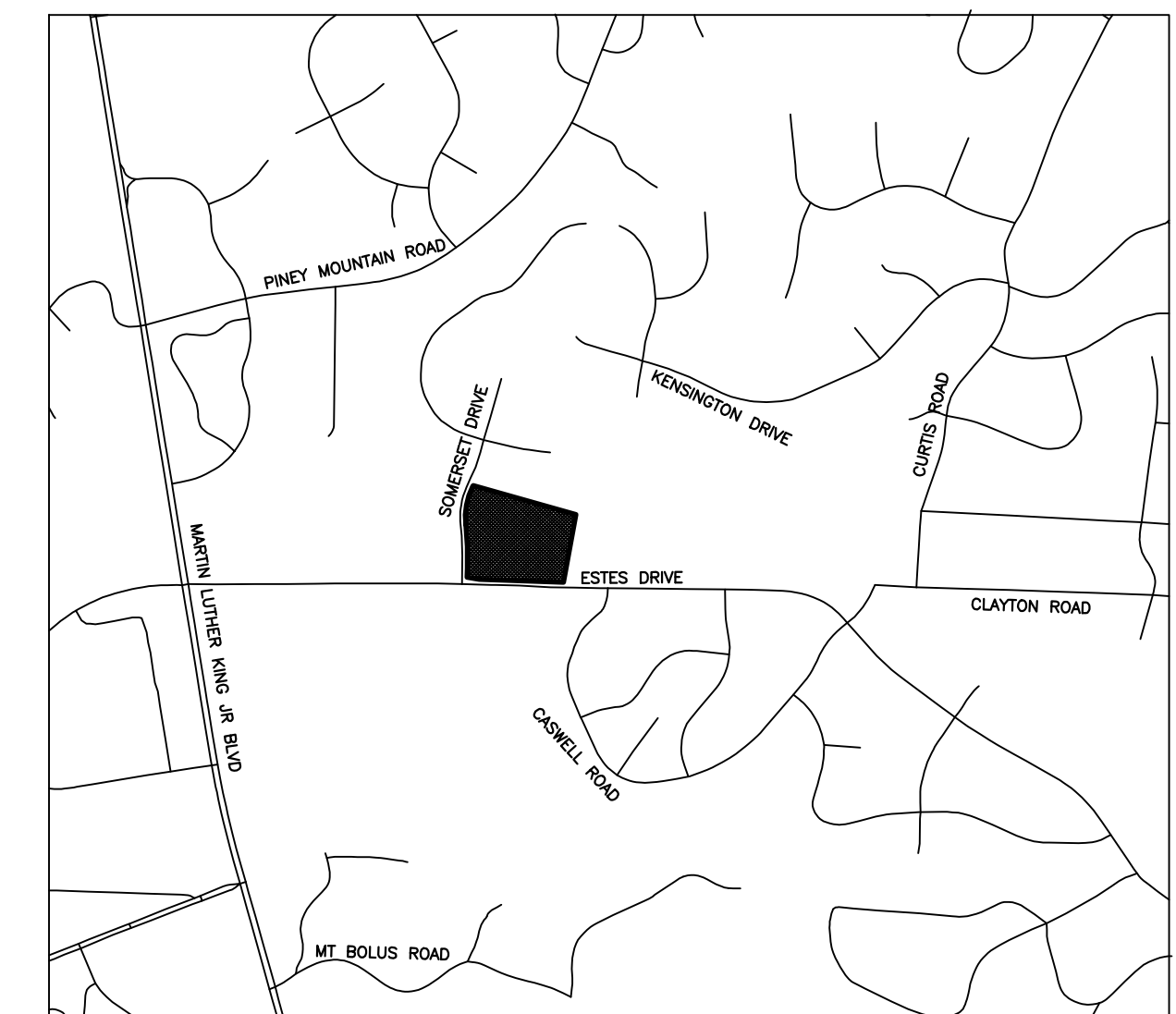


TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA
SPECIAL USE PERMIT
FOR
**CHAPEL HILL
RETIREMENT RESIDENCE**
APRIL 26, 2016



LOCATION MAP
Not to Scale

ADJOINING PROPERTY OWNERSHIP TABLE

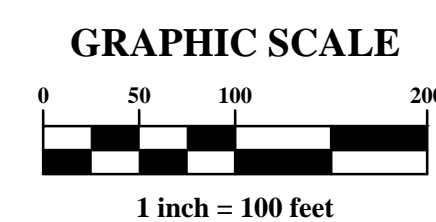
① N/F CAROLYN BAUCOM & DANIEL BRUCE DB 4754 PG 339 PID 9789556110 Zoning: R-1	⑦ N/F WHITCOMB RUMMEL DB 1331 PG 63 PID 9789455646 Zoning: R-1
② N/F MICHAEL ALBRITTON & JESSICA GUICE DB 5178 PG 393 PID 9789554170 Zoning: R-1	⑧ N/F DAVID & CHERYL FLIPIUS DB 892 PG 64 PID 9789550975 Zoning: R-1
③ N/F PAUL BAKER DB 4586 PG 108 PID 9789553131 Zoning: R-1	⑨ N/F HELEN & GEORGE TOUCHEN DB 734 PG 615 PID 9789552904 Zoning: R-1
④ N/F JEFFERY & LISA ROMERO DB 5167 PG 423 PID 9789551221 Zoning: R-1	⑩ N/F JACQUELINE MACDONALD DB 4098 PG 313 PID 9789553920 Zoning: R-1
⑤ N/F MICHAEL & ALTON HARRIS, ETAL DB 1564 PG 1950 PID 9789550006 Zoning: R-1	⑪ N/F GOLD AVRAM TRUSTEE DB 5496 PG 175 PID 9789554845 Zoning: R-1
⑥ N/F LUCY DAVIS & FRED EMMERSON, ETAL DB 1874 PG 50 PID 9789456088 Zoning: R-1	⑫ N/F PHILLIPS JUNIOR HIGH DB 160 PG 651 PID 9789654784 Zoning: R-1



INDEX MAP
Scale: 1" = 100'

ENGINEER
EMHT
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Contact
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Charlotte, NC 28262
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Fax: (704) 548-0334
wsmith@emht.com

DEVELOPER
HAWTHORN RETIREMENT GROUP
9310 NE Vancouver Mall Drive, Suite 200
Vancouver, WA 98662
Tel: (360) 213-1550
ARCHITECT
Daniel Roach
Daniel Roach Architect
3150 Kettle Court SE
Salem, OR 97301
Tel: (503) 399-1090



SHEET INDEX

Sheet #	Sheet Title
C1.0	Cover Sheet
C1.1	Area Map
C2.0	Existing Conditions Conditions and Demolition Plan
C2.1	Slope Analysis Plan
C3.0	Site and Streetscape Plan
C3.1	Solid Waste Plan
C4.0	Grading and Erosion Control Plan
C5.0	Stormwater Management Plan
L1.0	Landscape Protection Plan
L1.1	Planting Plan
CM1.0	Construction Management Plan
A1.0	Architectural Site Plan
A1.1	Building Elevations
A1.2	Sections
A1.3	Site Details
A1.4	Building Height Exhibit

MARK	DATE	DESCRIPTION

HAWTHORN RETIREMENT GROUP
9310 NE Vancouver Mall Dr., Suite 200
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TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA
SPECIAL USE PERMIT
CHAPEL HILL RETIREMENT RESIDENCE
COVER SHEET

EMHT
Evans, Mechwart, Hamblen & Tilton, Inc.
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Phone: 704.548.0333 Fax: 704.548.0334
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DATE	April 26, 2016
SCALE	As Noted
JOB NO.	2014-1832
SHEET	C1.0



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LEGEND

- R-1 - Residential 1, 3 units/ac
- R-2 - Residential 2A, 3.5 units/ac
- R-5 - High Residential, 15 units/ac
- OI-4 - Office & Institutional 4
- Proposed Site

$\Delta = 33^{\circ}10'05''$
 $R = 389.73'$
 $Arc = 225.61'$
 $ChB = N10^{\circ}24'39''E$
 $ChD = 222.47'$

$\Delta = 8^{\circ}03'33''$
 $R = 1804.42'$
 $Arc = 253.81'$
 $ChB = N02^{\circ}06'41''W$
 $ChD = 253.60'$

$S74^{\circ}14'59''E$
 $616.39'$

$S10^{\circ}27'41''W$
 $396.28'$

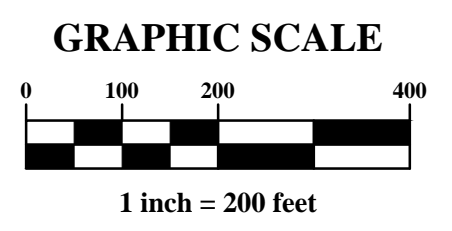
MARK	DATE	DESCRIPTION

HAWTHORTH
 RETIREMENT GROUP
 9310 NE Vancouver Mall Dr., Suite 200
 Vancouver, WA 98662-8210
 (503) 213-1550 Fax (503) 213-1540
 6713 NE 58th - Vancouver, WA 98661

TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA
 SPECIAL USE PERMIT
CHAPEL HILL RETIREMENT RESIDENCE
 AREA MAP

EMHIT
 CIVIL, MECHANICAL, ELECTRICAL & PLUMBING
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 301 McCullough Dr., Ste. 107, Charlotte, NC 28202
 Phone: (704) 366-7325
 emhit.com

DATE	April 26, 2016
SCALE	1" = 200'
JOB NO.	2014-1832
SHEET	C1.1





LOCATION MAP
Not to Scale

LEGEND

EXISTING	
---	Right of way
---	Property Line
---	Parcel Line
---	Existing Building Setback
---	Easement
---	Contours
---	Building
---	Pavement
---	Curb
X	Fence
o	Sign
o	Storm Service
o	Catch Basin
o	Storm Manhole
o	Sanitary Service
o	Sanitary Cleanout
o	Sanitary Manhole
o	Watermain
o	Fire hydrant
o	Water Valve
o	Overhead Electric Line
o	Telephone Pole
o	Guy Wire
o	Electric Transformer
o	Light Pole
o	Ex. Trees
o	Tree Protection

Soil Survey Legend

Symbol	Unit Name	Hydrologic Soil Group
EnB	Enon loam, 2 to 6 percent slopes	c
EnC	Enon loam, 6 to 12 percent slopes	C

Soil Boundary

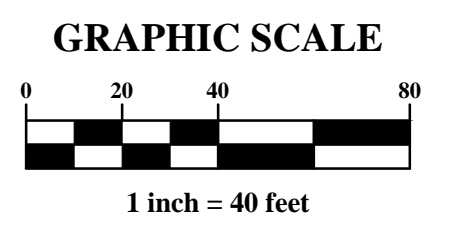
FEMA Notes
The proposed site is located outside of the 100-year floodplain according to the Federal Emergency Management Agency's Flood Insurance Map 371097890015, dated February 02, 2007, shown herein no subject tract lies within any annual chance floodplain area.

Note: The proposed site is located outside the limits of the Resource Conservation District and the Jordan Buffer.

Demolition Notes

- The location of all utilities shown on these plans shall be verified in the field. Contractor is responsible for contacting North Carolina "One Call" (811) for assistance in locating existing utilities. Call at least 48 hours prior to digging.
- Prior to beginning any work in the street or right-of-way it will be necessary to contact Larry Tucker (919-969-5084) in the Town of Chapel Hill Engineering and Design Services Division to apply for an engineering construction permit.
- Contractor is responsible for demolition, removal and disposal of all infrastructure including, but not limited to, sanitary and storm sewer, water lines, gas and electrical services, cable systems, utility poles, buildings and foundations that may interfere with proposed construction.
- Contractor is responsible for coordination with appropriate utility personnel at the Town of Chapel Hill, OWASA, Duke Energy, PSNC and other providers for steps required for temporary or permanent shut down of services as required for demolition.
- All demolition debris becomes property of the contractor once off-site. It is the responsibility of the contractor to properly dispose of or recycle demolition materials in accordance with the Solid Waste Management Plan.
- Contractor shall maintain access and utility services to all adjacent businesses and residences throughout building demolition and construction.
- Contractor shall report any discrepancies to engineer/owner rep immediately.
- Contractor shall hold a preconstruction/predemolition meeting with Orange County Solid Waste Staff (919-996-2788) prior to any demolition.

- Removal of existing hydrants, water and/or sewer services shall be completed in accordance with OWASA standards and specifications.
- Construction Waste:**
 - All existing structures 500 square feet and larger in size shall be assessed prior to demolition to ensure compliance with the county's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for de-construction and/or the re-use of salvageable materials.
 - By Orange County ordinance, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
 - By Orange County ordinance, all haulers of mixed construction and demolition waste that includes and regulated recyclable materials shall be licensed by Orange County.
 - Prior to any demolition or construction activity on the site the applicant shall hold a pre-demolition/pre-construction conference with the Solid Waste Staff. This may be the same pre-construction meeting held with other development/enforcement officials.
 - The presence of any Asbestos Containing Materials (ACMs) and/or other hazardous materials in construction and demolition waste shall be handled in accordance with any and all local, state, and federal regulations and guidelines.



REVISIONS

MARK	DATE	DESCRIPTION

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6743 SE 308th Ave. - Issaquah, WA 98029

CHAPEL HILL RETIREMENT RESIDENCE EXISTING CONDITIONS AND DEMOLITION PLAN

EMHT
Chapel Hill, North Carolina
Engineers - Surveyors - Planners - Scientists
301 McCollough Dr., Ste. 107, Chapel Hill, NC 27514
Phone: 919-969-2788
emht.com

DATE
April 26, 2016

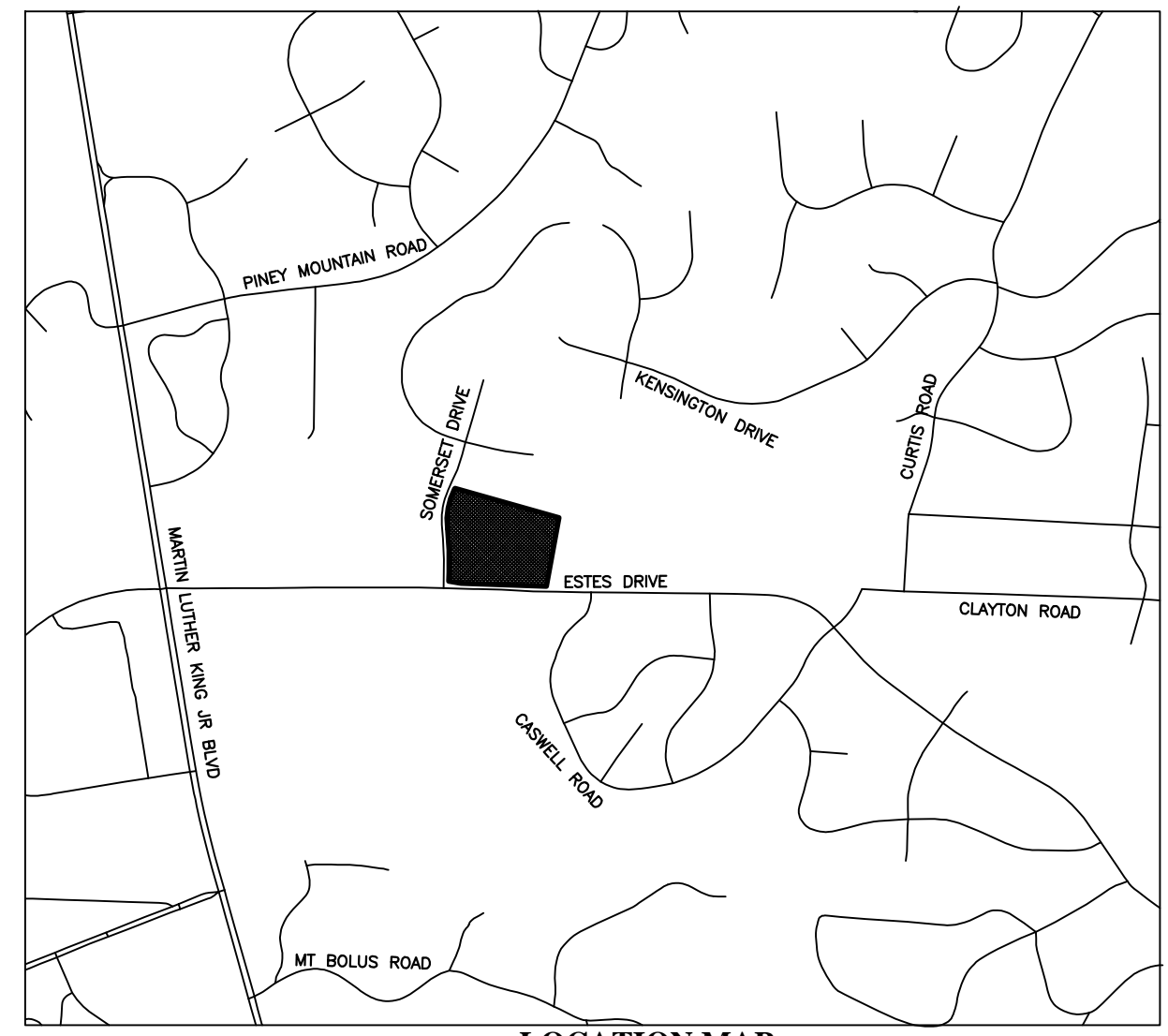
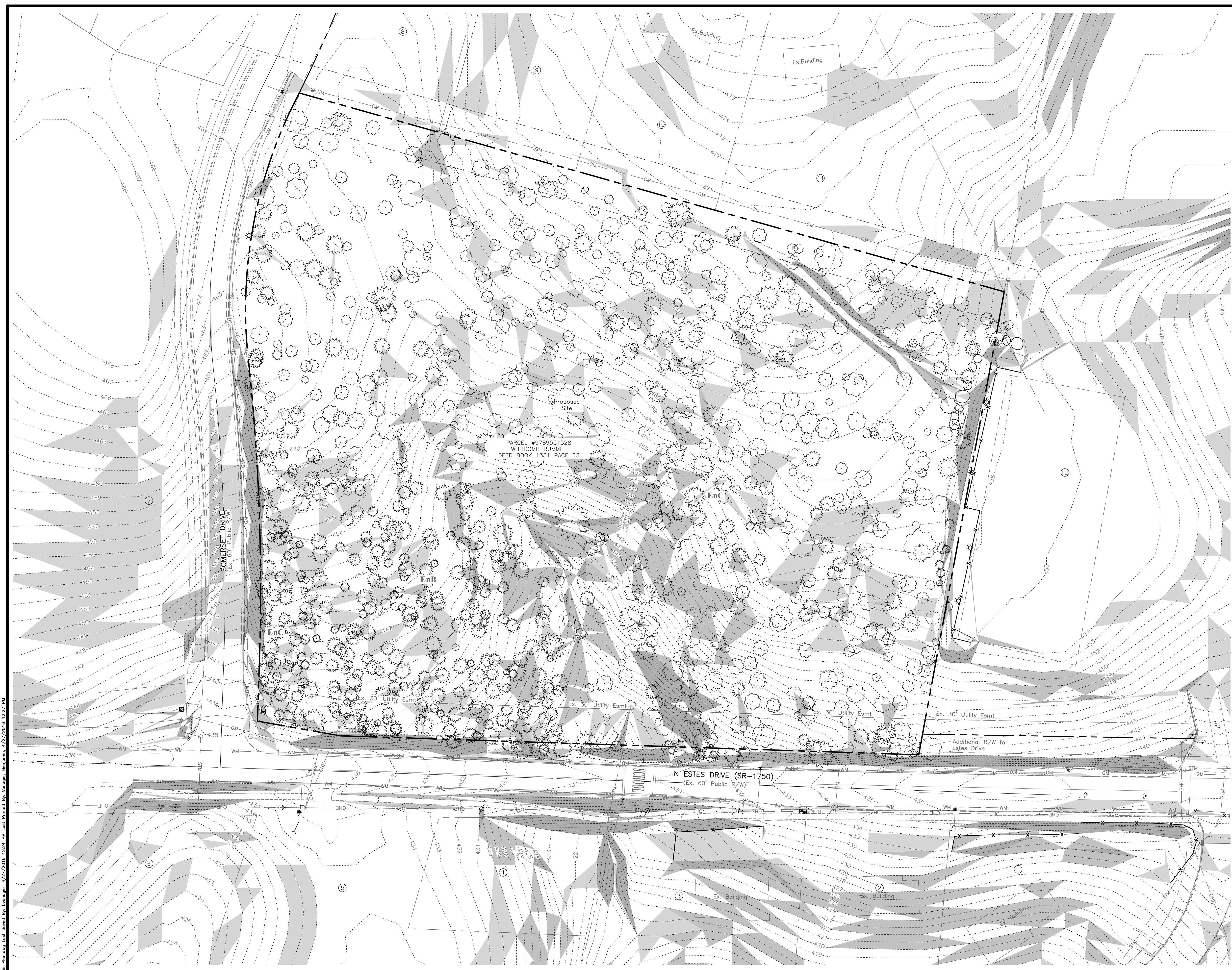
SCALE
1" = 40'

JOB NO.
2014-1832

SHEET
C2.0

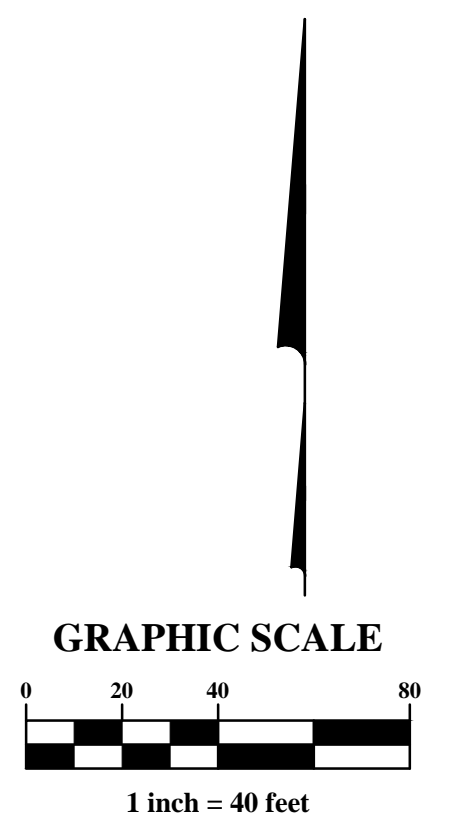
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LOCATION MAP
Not to Scale

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	
2	8.00%	15.00%	
3	15.00%	25.00%	
4	25.00%	100.00%	



PRELIMINARY
 NOT TO BE USED
 FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

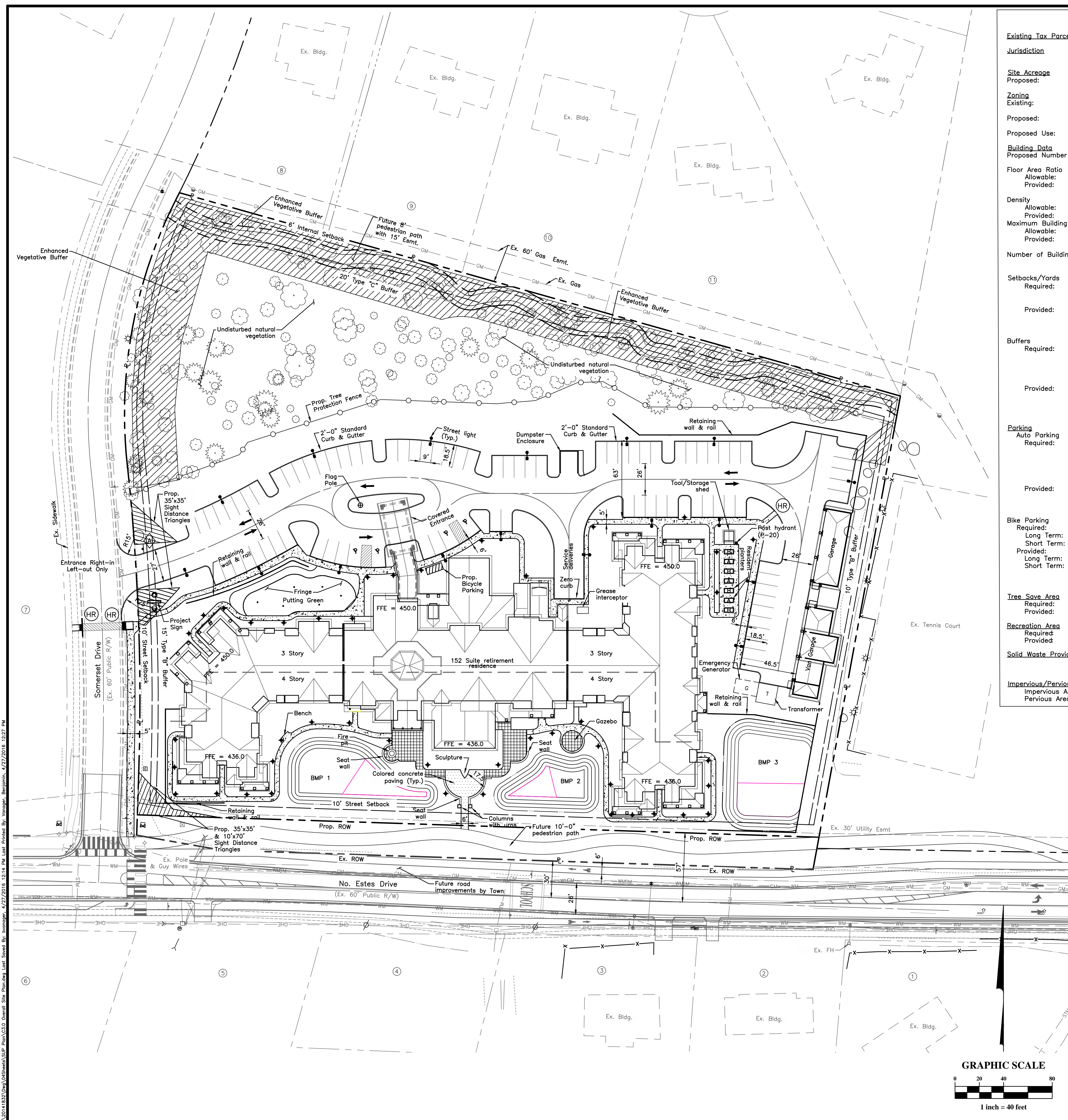
HA WTHORNS
 RETIREMENT GROUP

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 E: info@hwr.com W: hwr.com

TOWN OF CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA
CHAPEL HILL RETIREMENT RESIDENCE
 SLOPE ANALYSIS PLAN

EMHT
 Gregory McWhorter, Inc. & Thomas, Inc.
 Engineers - Surveyors - Planners - Scientists
 301 McCullough Dr., Ste. 107, Charlotte, NC 28202
 Phone: (704) 366-7288 Fax: (704) 366-7289
 emht.com

DATE	April 26, 2016
SCALE	1" = 40'
JOB NO.	2014-1832
SHEET	C2.1



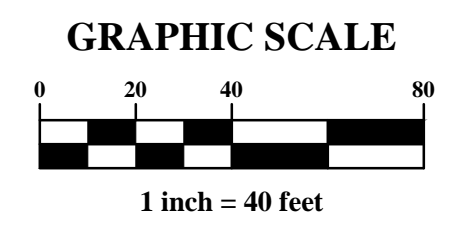
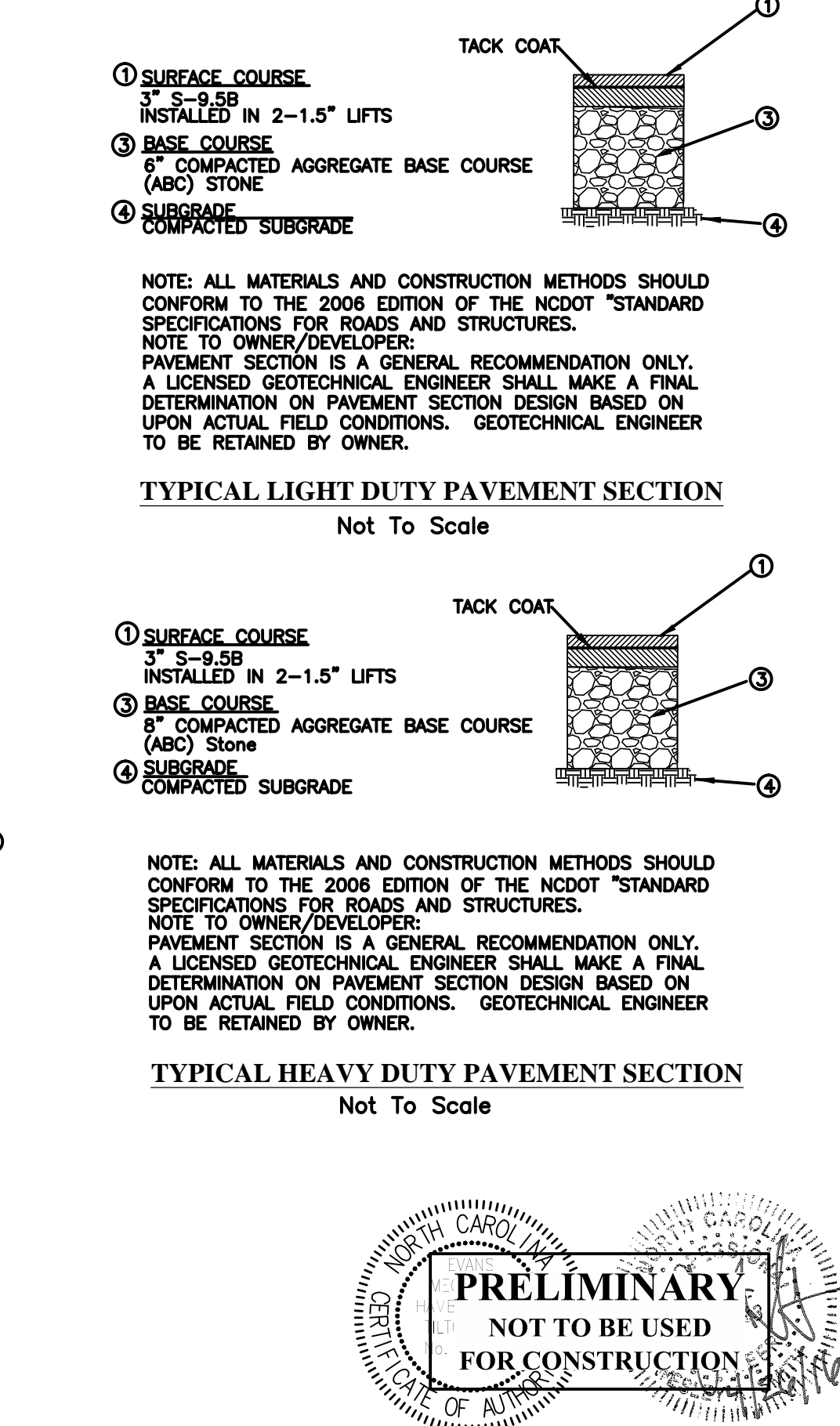
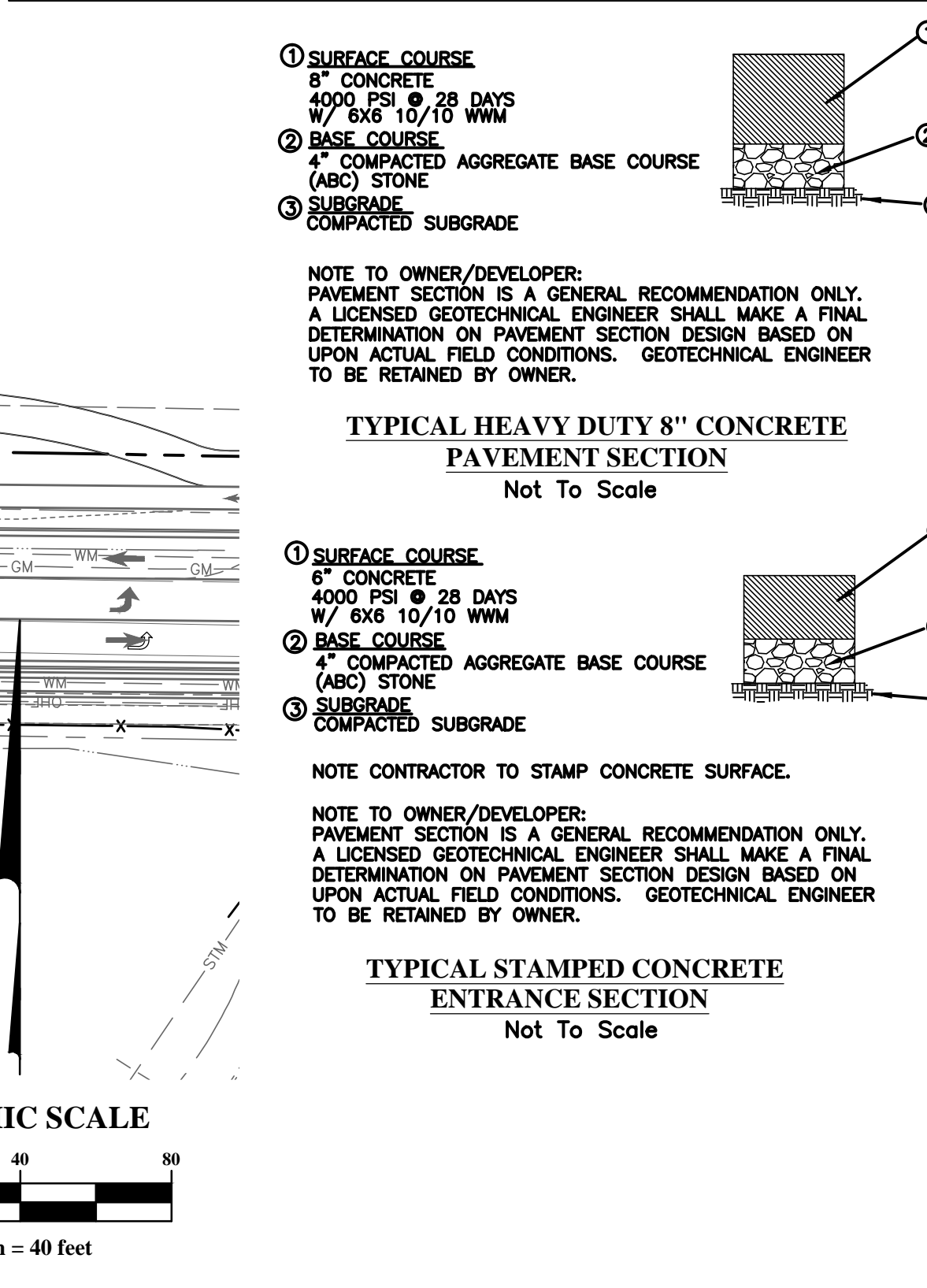
Development Data

Existing Tax Parcel No	9789551528
Jurisdiction	Town of Chapel Hill
Site Acreage	6.44 Acres (±280,526 SF)
Zoning	R-1 (Residential 1)
Proposed:	R-5 (Residential 5)
Proposed Use:	Independent Senior Living Facility
Building Data	
Proposed Number of Units:	152 Suites
Floor Area Ratio	.303 x 2 = .606
Allowable:	138,673 SF/280,526 SF = 0.494
Provided:	
Density	15 Units/Acre X 2 = 30 Units/Acre
Allowable:	152 Units/6.44 Acres = 23.60 Units/Acre
Provided:	
Maximum Building Height	39'
Allowable:	49'
Provided:	
Number of Building Stories	3-4 split (3 from front view, 4 from North Estes Drive)
Setbacks/Yards	Street Setback: 20'
Required:	Interior Setback: 6'
Provided:	(Modification) Street Setback: 10' (along N. Estes Dr and Somerset Dr)
Interior Setback: 6'	
Buffers	
Required:	20' Type C Buffer Adjacent to Residential
	30' Type D Buffer Adjacent to N. Estes Dr
	20' Type C Buffer Adjacent to Somerset Dr
	10' Type B Buffer Adjacent to School
Provided:	20' Type C Buffer Adjacent to Residential
	(Modification) 0' Buffer Adjacent to N. Estes Dr
	(Modification) 15' Type B Buffer Adjacent to Somerset Dr
	(Modification) 10' Type B Buffer Adjacent to School
Parking	
Auto Parking	
Required:	0.5 space per Senior Unit (minimum)
	152 Senior Units x 0.5 = 76 (minimum)
	0.7 space per Senior Unit (maximum)
	152 Suites x 0.70 = 107 Spaces
Provided:	99 Spaces
	4 Spaces (handicap)
	12 Spaces (covered)
	83 Spaces (open)
Bike Parking	
Required:	10% x 99 Auto Spaces = 10
Long Term:	2 (20% of required) (inside building)
Short Term:	8 (80% of required) (outside building)
Provided:	2
Long Term:	2
Short Term:	2
(Note: Long term bike parking shall be located inside the building (See Architecturals))	
Tree Save Area	
Required:	280,526 SF x 30% = 84,158 SF
Provided:	98,522 SF (35%) (See sheet L1.0)
Recreation Area	
Required:	280,416 SF x 0.050 = 14,021 SF
Provided:	30,100 SF
Solid Waste Provided	
	6 CY Garbage Dumpster
	3 Recycling Bins
	4 CY Recycling Compactor
Impervious/Pervious Area	
Impervious Area:	37.5%
Pervious Area:	62.5%

LEGEND

PROPOSED	EXISTING	
		Right of way
		Property Line
		Parcel Line
		Building Setback
		Easement
		Building Pavement
		Prop. Rip Rap
		Curb
		Fence
		Guardrail
		Sign
		Flag pole
		Ballard
		Well
		Treeline
		Tree(s)
		Communication Line
		Fiber Optic
		Fiber Optic Box
		Underground Electric Line
		Overhead Electric Line
		Overhead Utility Wire
		Telephone Pole
		Guy Wire
		Electric Transformer
		Light Pole
		Entrance Light
		Flag Light
		Mounted Light
		Fire Hydrant
		Proposed Sidewalk
		35' Undisturbed Buffer
		Enhanced Vegetative Buffer
		Handicap Ramp
		Tree Protection
		STOP SIGN
		R1-1
		30" x 30"

- ### General Notes
- This property is not located in a flood hazard area as defined by the USDOH and Urban Development Ref: FIRM panel #37109789001J dated Feb 2, 2007.
 - Prior to any work in the public right-of-way, contact Larry Tucker (919-969-5084) with Town of Chapel Hill Engineering to apply for an Engineering Construction Permit.
 - Seven calendar days prior to any proposed street lane closure, contact Ernie Rogers (919-969-5100) with Town of Chapel Hill Traffic Engineering to apply for a Lane Closure Permit.
 - All damage to Town maintained streets due to project construction will be required to be repaired at no cost to the Town prior to issuance of a certificate of occupancy.
 - See Sheet A1.3 for Site Details.
- ### Fire Department Notes
- A Water Analysis shall be submitted as part of the final plans showing the fire flow for this project.
 - Building shall have an automatic fire sprinkler system installed prior to issuance of a certificate of occupancy.
 - All structures must be located within 500' of a fire hydrant. The fire department connection can be no further than 100' from the closest hydrant.
 - Approved building address numbers, placed in acceptable position to the fire code official, shall be required on all new buildings. NCFC 2012, 505.1.



REVISIONS

MARK	DATE	DESCRIPTION

HAWTHORTH RETIREMENT GROUP

CHAPEL HILL RETIREMENT RESIDENCE

SITE AND STREETSCAPE PLAN

TOWN OF CHAPEL HILL, GRANVILLE COUNTY, NORTH CAROLINA
 SPECIAL USE PERMIT
 9101 NE Vancouver Mall Dr., Suite 200
 Vancouver, WA 98662-8210
 (509) 213-1550 Fax: (509) 213-1540
 6743 E. 95th - APPROVED MAY 2016

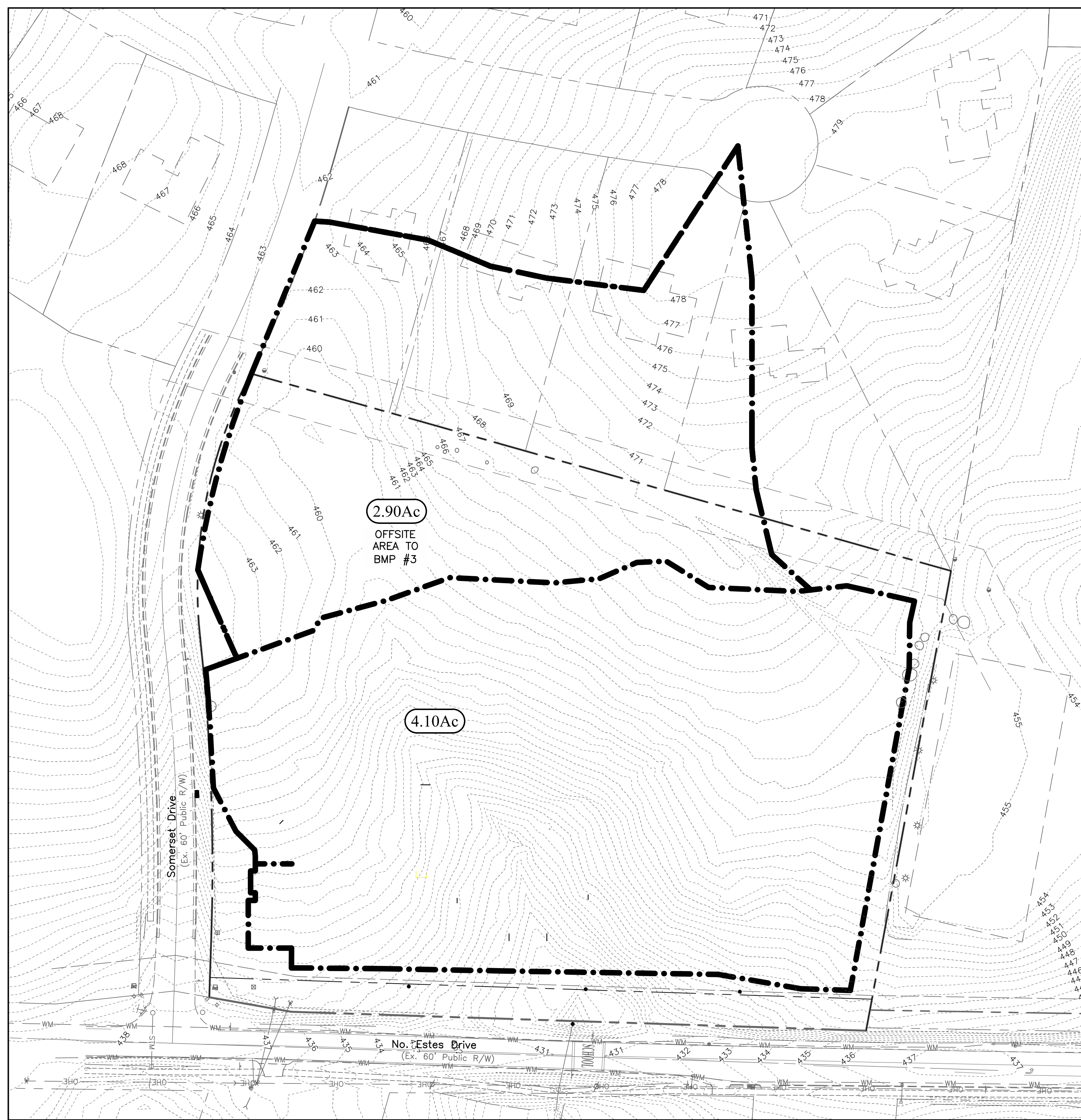
EMHT

301 McCollough Dr., Ste. 107, Charlotte, NC 28202
 Phone: (704) 525-8888 Fax: (704) 525-8889
 www.emht.com

DATE: April 26, 2016
 SCALE: 1" = 40'
 JOB NO.: 2014-1832
 SHEET: C3.0

PRELIMINARY
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PRE-TRIBUTARY AREA PLAN

Scale: 1"=60'



POST-TRIBUTARY AREA PLAN

Scale: 1"=60'

DRAINAGE PATTERNS:

Existing Conditions:

The existing site drainage generally flows overland from North to South to the existing culvert crossing along the southern property line and down to the existing streams/ditches on the southern side of N Estes Drive

Proposed Conditions:

The proposed development will include a drainage system on the West and East side of the existing stream, that will convey the stormwater runoff from rooftops, sidewalks, lawns and roadways to three BMP's. The three sandfilter's will discharge the development stormwater to the existing culvert crossing N Estes Drive along the southern property line, all conforming with the Town of Chapel Hill and NCDENR Stormwater Management Regulations.

BMP's provided are shown for general conformance with the Town of Chapel Hill Requirements. Size, shape and type of proposed BMP's are subject to change and will be finalized with details as part of final engineering/construction documents, subject to Town of Chapel Hill engineering approval.

STORMWATER SUMMARY:

Volume Reduction:

The site is currently wooded on Type C soils. Sand filters are being used as the infiltration BMP for the site and will provide groundwater recharge to the maximum extent practical to meet the 2-year storm runoff reduction requirement.

Water Quality:

Three sand filters will be used to treat water quality. The tributary area to the west and middle sand filters are less than an acre. The tributary area to the east sand filter is 3.14 acres of onsite runoff and 4.33 acres of offsite/undeveloped runoff. Since most of the offsite/undeveloped runoff is from vegetated land, the majority of the runoff volume will be from the 4.33 acre development. Sand filters have a maximum tributary area of 5 acres, however, since most of the runoff will come from the 4 acre development, we feel this is the appropriate BMP for the east basin.

Peak Flow Rate Control:

The 1-year, 2-year, and 25-year peak flow rates will be mitigated by the three sand filters and an underground detention system. An underground system is required upstream of the east sand filter since the sand filter does not have sufficient volume on its own. The underground system will attenuate the peak flow sufficiently enough to insure that the sand filter doesn't overtop for the design storms and meet the allowable release rate requirements at the ultimate outfall.

Outlet:

The existing outlet for the site is a 24" culvert at Estes Road. A capacity analysis will be provided to insure Estes Road is not overtopped prematurely and additional detention added to the site if necessary.

Nutrient Management:

The site is in the Jordan Lake watershed. The mandatory 40% reduction in nitrogen and phosphorus will be achieved onsite using sand filters. The additional mitigation to meet Jordan Lake requirements will be provided by credits achieved from private mitigation banks or NC DENR if no local banks have credit available.

Floodplain:

There are no FEMA floodplains on the site

Pre-development

Offsite Pre

Area = 2.90 Acres
TC = 16.6 MIN
RCN = 71

Onsite to BMP

Area = 4.10 Acres
TC = 14.6 MIN
RCN = 70

Post-development

Sandfilter 1 Stormwater Summary

25-year Used Volume= 8,298 cu-ft
Provided Volume= 11,304 cu-ft

Sandfilter 2 Stormwater Summary

25-year Used Volume= 5,722 cu-ft
Provided Volume= 8,740 cu-ft

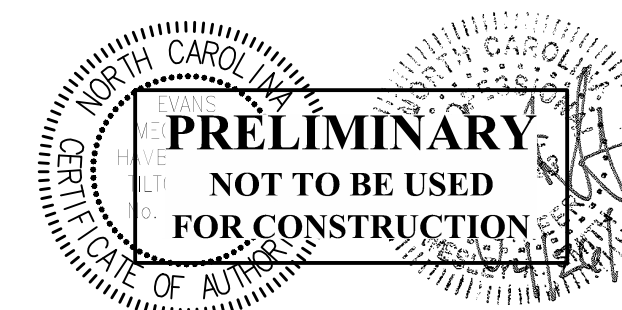
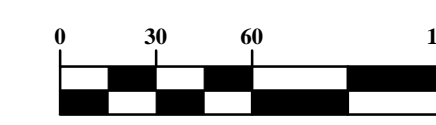
Sandfilter 3 Stormwater Summary

25-year Used Volume= 17,144 cu-ft
Provided Volume= 19,126 cu-ft

NOTES:

A 5 min Tc Path was used for all onsite Post-Tributary Analysis.

GRAPHIC SCALE



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MARK	DATE	DESCRIPTION

HAWTHORN
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(860) 213-1550 Fax (360) 213-1540
E: hawthorn@retire.com W: www.retire.com

TOWN OF CHAPEL HILL, ORANGE COUNTY,
NORTH CAROLINA
**CHAPEL HILL
RETIREMENT RESIDENCE
STORMWATER MANAGEMENT
PLAN**

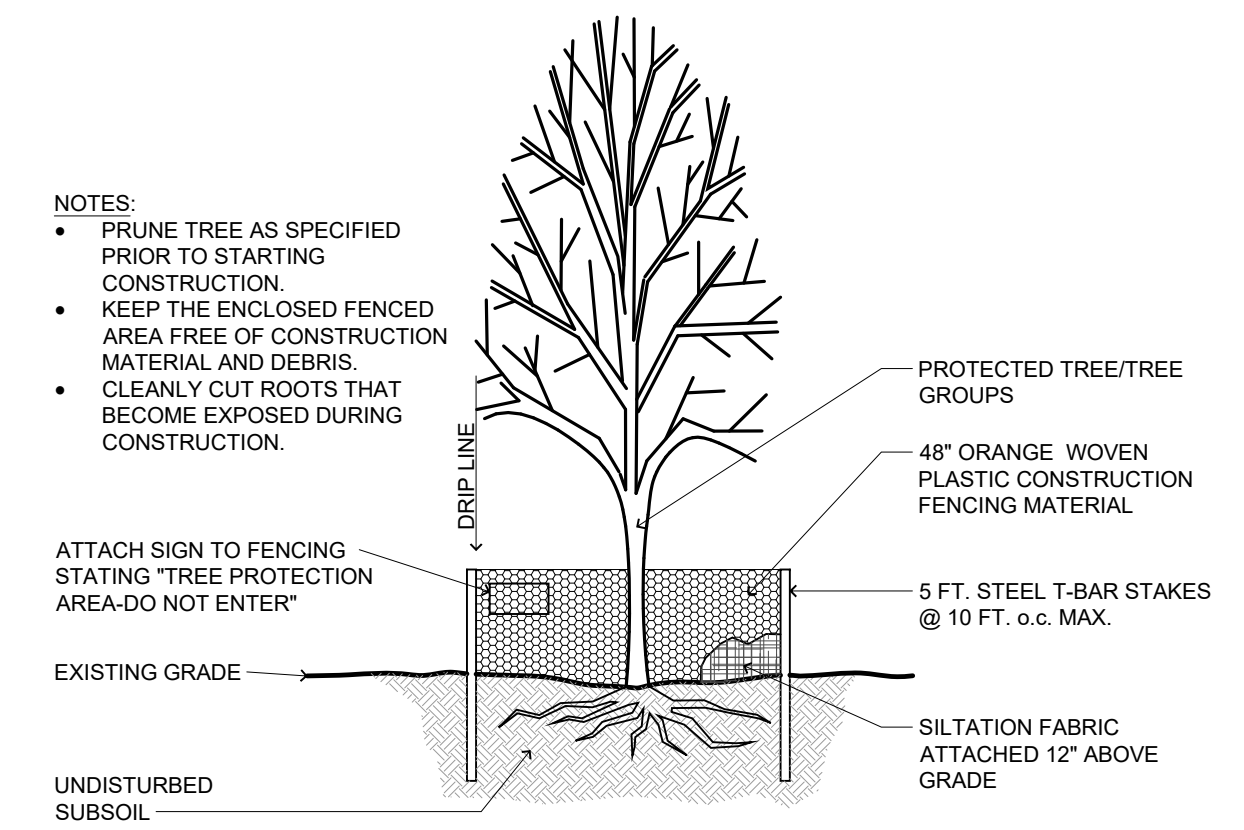
EMHT
Environmental Management & Hydrology, Inc.
Engineers - Surveyors - Planners - Scientists
301 McCollough Dr. Ste. 107, Chapel Hill, NC 27514
Phone: (919) 967-7325
www.emht.com

DATE
April 26, 2016

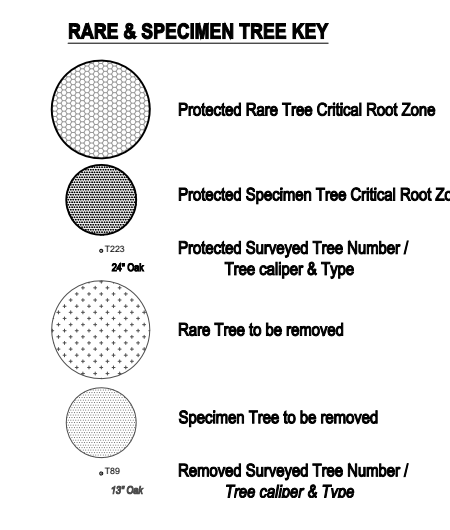
SCALE
As Noted

JOB NO.
2014-1832

SHEET
C5.0



1 TREE PRESERVATION FENCING
 SCALE: NOT TO SCALE
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- NOTES**
- No Significant Tree Stands occur on site.
 - Tree information gathered from survey prepared by EH&M, Inc. and assumes trees are in a healthy condition and that trees identified as "Misc" are protect types.
 - Critical Root Zone (CRZ) diameters are depicted by 1 ft. shown for each inch diameter (DBH) measured at four and one-half feet above grade.
 - A site-orientation meeting with the town's urban forester shall be scheduled start of work.
 - As a condition of construction, all trees shall be protected.

TREE CANOPY CALCULATIONS:

SITE DATA:	
SITE AREA:	280,416 SQ. FT.
30% TREE CANOPY REQUIREMENT:	84,125 SQ. FT.
PROTECTED TREE CANOPY AREA: (areas beyond property lines not included)	66,522 SQ. FT.
REPLACEMENT TREE CANOPY AREA: (64- 2.50" caliper trees @ 500 s.f.)	32,000 SQ. FT.
TOTAL TREE CANOPY AREA:	98,522 SQ. FT. (35%)

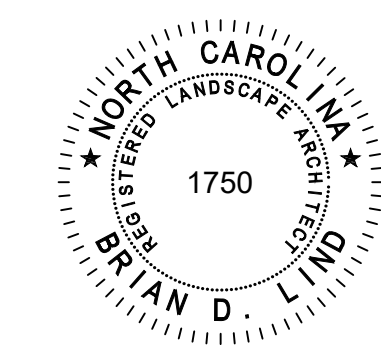
Landscape Protection Plan

SCALE: 1" = 30'
 DATE: 03/28/2016
 0 15 30 60 90

Daniel Roach architect

Chapel Hill Retirement Residence

Chapel Hill, NC



HAWTHORN
 RETIREMENT GROUP

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 Vancouver, WA 98662-8210
 (360) 213-1550 Fax (360) 213-1540

L1.0

PARCEL #9789552904
HELEN G. & GEORGE E. TAUCHEN
DEED BOOK 734 PAGE 615

PARCEL #9789553920
JACQUELINE ANNE MACDONALD
DEED BOOK 4098 PAGE 313

PARCEL #9789554845
GOLD AVRAM TRUSTEE
DEED BOOK 5496 PAGE 175

ADJUST LOCATIONS OF BUFFER PLANTS ON SITE TO AVOID EXISTING PLANTS, ROCK OUTCROPPINGS ETC.

ADJUST LOCATIONS OF BUFFER PLANTS ON SITE TO ACHIEVE OPTIMUM LEVEL OF SCREENING FOR NEIGHBORING PROPERTIES AND TO AVOID EXISTING PLANTS, ROCK OUTCROPPINGS ETC.

PROTECTED TREES TO REMAIN, REFER TO LANDSCAPE PROTECTION PLAN

PARCEL #9789551528
FRANK RUMMEL
DEED BOOK 1331 PAGE 63

TREE PROTECTION FENCING

152 SUITE RETIREMENT RESIDENCE

3 Story
Basement

3 Story
Basement

Somerset Drive

No. Estes Drive

Symbol	Botanical Name / Common Name	Quantity	Size / Comments
●	Ginkgo biloba 'Princeton Sentry'	21	2.50" caliper x 12 ft. B&B Standard-limbed at 7 ft.
●	Princeton Sentry Maidenhair Tree		
●	Ostrya virginiana	5	2.50" caliper x 12 ft. B&B Standard-limbed at 7 ft.
●	Eastern Hop Hornbeam		
●	Trees: (some symbols reduced in scale in Legend)		
●	Cercis canadensis	3	1.50" caliper x 10 ft. B&B Standard-small tree
●	Eastern Redbud	29	1.50" caliper x 10 ft. B&B Standard-small tree
●	Chionanthus virginicus		
●	Fringe Tree	13	7-8 ft. B&B or container-low branching-large tree
●	Cryptomeria japonica	36	5 ft. B&B or container Fully branched-small tree
●	Japanese Cryptomeria		
●	Ilex x 'Nellie R. Stevens'	24	30 gal. container x 8 ft. Multiple-trunk-small tree
●	Nellie Stevens Holly		
●	Lagerstroemia 'Muskoegoe'	4	45 gal. container x 10 ft. Low-branched-small tree
●	Muskogee Crape Myrtle		
●	Magnolia grandiflora 'Little Gem'	36	7-8 ft. B&B or container large tree
●	Little Gem Magnolia		
●	Pinus taeda	21	2.50" caliper x 12 ft. B&B Standard-large tree
●	Loblolly Pine		
●	Quercus laurifolia	10	2.50" caliper x 12 ft. B&B Standard-limbed at 7 ft.-large tree
●	Laurel Oak		
●	Quercus shumardii	7	2.50" caliper x 12 ft. B&B Standard-limbed at 7 ft.-large tree
●	Shumard Oak		
●	Zelkova serrata 'Green Vase'		
●	Green Vase Sawleaf Zelkova		
●	Shrubs/Vines:		
●	Abelia x grandiflora 'Kaleidoscope'	254	3 gal. container 18" min. height
●	Kaleidoscope Abelia		
●	Buxus microphylla 'Winter Gem'	123	12-15" B&B formal low hedge
●	Winter Gem Boxwood		
●	Buxus microphylla 'Winter Gem'	2	21-24" B&B Topiary-globe form
●	Winter Gem Boxwood		
●	Camellia sasanqua 'Hana Jiman'	4	3 gal. container 24" min. height
●	Hana Jiman Camellia		
●	Cleyera japonica	26	7 gal. container 36" min. height
●	Cleyera		
●	Cornus sericea baileyi	64	3 gal. container 24" min. height
●	Redtwig Dogwood		
●	Diervilla sessilifolia	340	3 gal. container 18" min. height
●	Southern Bush-honeysuckle		
●	Gardenia japonica 'Koleim's Hardy'	20	3 gal. container 18" min. height
●	Gardenia		
●	Hydrangea quercifolia	7	3 gal. container 24" min. height
●	Oakleaf Hydrangea		
●	Ilex crenata 'Sky Pencil'	1	7 gal. container 42" min. height
●	Sky Pencil Holly		
●	Ilex crenata 'Soft Touch'	119	3 gal. container 18" min. height
●	Soft Touch Holly		
●	Ilex glabra 'Compact'	139	B&B or container 24" min. height
●	Compact Inkberry Holly		
●	Itea virginica 'Henry's Garnet'	120	3 gal. container 24" min. height
●	Sweetspire		
●	Juniperus chinensis 'Nedyselo'	99	3 gal. container 18" min. height
●	Nedyselo Juniper		
●	Juniperus procumbens	126	3 gal. container ground cover
●	Garden Juniper		
●	Loropetalum chinense 'Chang's Ruby'	57	3 gal. container 18" min. height
●	Chang's Ruby Loropetalum		
●	Mahonia eurybracteata 'Soft Caress'	17	3 gal. container 18" min. height
●	Soft Caress Mahonia		
●	Myrica cerifera	55	7 gal. container 36" min. height
●	Southern Wax Myrtle		
●	Nandina domestica 'Harbor Dwarf'	91	3 gal. container 18" min. height
●	Harbor Dwarf Heavenly Bamboo		
●	Picea glauca albertiana 'Conica'	2	36" B&B Full & Symmetrical
●	Dwarf White Spruce (native)		
●	Rhaphiolepis indica 'Georgia Petite'	268	B&B or container 24" min. height
●	Georgia Petite India Hawthorn		
●	Rhododendron satsuki 'Osakazuki'	59	3 gal. container 18" min. height
●	Osakazuki Azalea		
●	Rhododendron spp.	144	3 gal. container 18" min. height
●	Native Rhododendron (5 assorted vars.)		
●	Rosa 'Meiljocos'	181	3 gal. container 18" min. height
●	Pink Drift Rose		
●	Grasses / Perennials:		
●	Coreopsis grandiflora 'Sunray'	99	1 gal. container
●	Sunray Coreopsis		
●	Cyrtomium falcatum	56	1 gal. container
●	Holly Fern		
●	Liriope muscari	409	1 gal. container
●	Blue Lily Turf		
●	Heuchera 'Plum Pudding'	61	1 gal. container
●	Alum Root		
●	Iberis sempervirens	450	1 gal. container
●	Evergreen Candytuft		
●	Panicum virgatum 'RR1'	91	1 gal. container
●	Red Switch Grass		
●	Pennisetum alopecuroides 'Little Bunny'	171	1 gal. container
●	Little Bunny Fountain Grass		
●	Ground Covers:		
●	Cotoneaster dammeri 'Coral Beauty'	1 gal. @ 36" o.c.	triangularly spaced
●	Bearberry Cotoneaster		Hydroseed
●	Detention Basin Native Seed Mix		
●	Annual Flowers by season		
●	Spring-Summer-Fall rotations	4" Pots @ 9" o.c.	triangularly spaced
●	Lawn Areas-Geo Zoysia Grass		Soil or Seed areas to be determined
●	P		Indicates Parking Lot large shade tree
●			Indicates 4 ft. Tree Protection Fence, See Detail 1 on Landscape Protection Plan

Notes:

- An automated permanent irrigation system shall be installed using SMART Technology, providing 100% coverage to all landscaped areas.
- Provide 4 ft. high Tree Protection fencing around Critical Root Zones of all trees or tree groups to be preserved prior to commencement of construction. Tree Protection fencing shall remain in place throughout entire construction activity period.
- All shrub/ground cover beds to receive a 3" layer of pine bark mulch.

Planting Plan

SCALE: 1" = 30' DATE: 03/28/2016

0 15 30 60 90

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RETIREMENT GROUP

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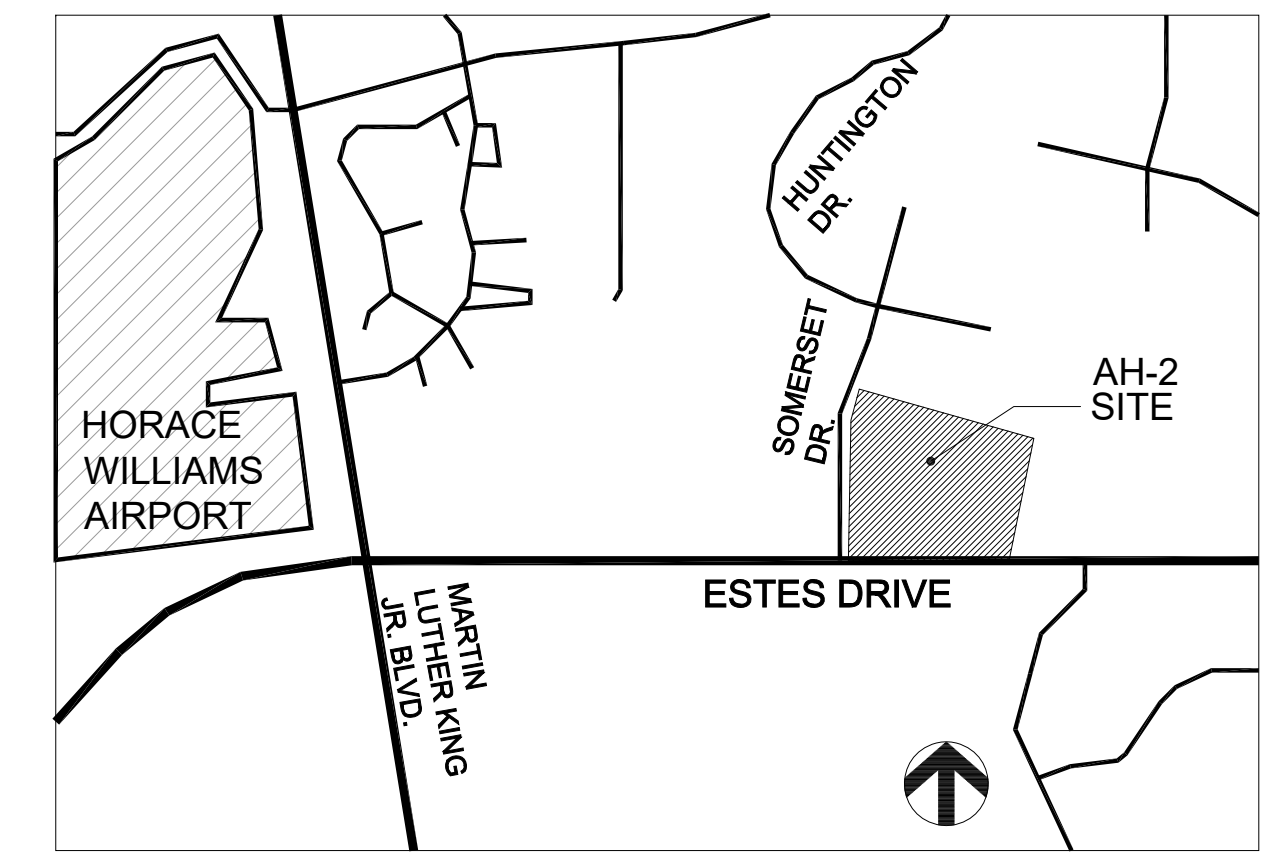
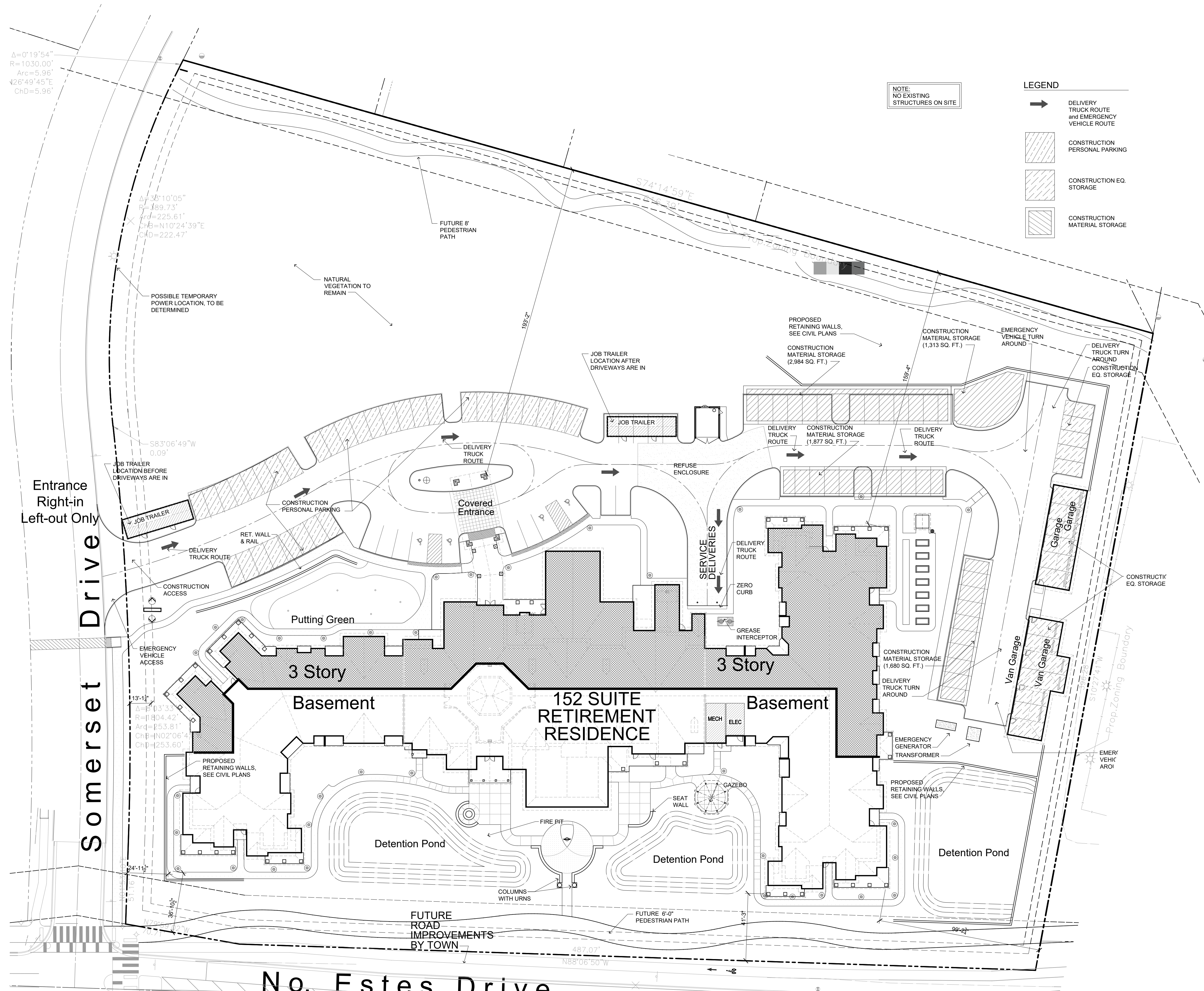
Daniel Roach architect

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Chapel Hill Retirement Residence

Chapel Hill, NC



PROPOSED AH-2 SEGMENT TO AIRPORT HAZARD OVERLAY DISTANCE ORDINANCE 3.6.1.

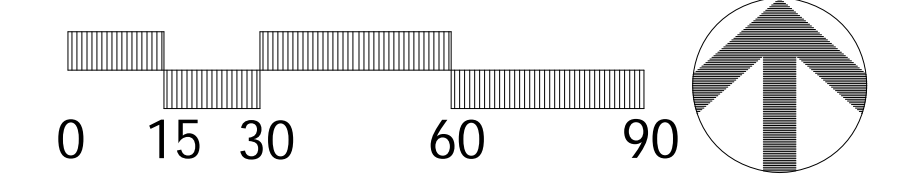
- SOLID WASTE NOTES:**
1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND / OR THE RE-USE OF SALVAGEABLE MATERIALS.
 2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
 3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
 4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION / PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-996-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT / ENFORCEMENT OFFICIALS.
 5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND / OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
 6. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
 7. MIXED RECYCLING WILL BE IN ROLL OUT CARTS TO BE COLLECTED BY PRIVATE WASTE COLLECTION CONTRACTOR. OWNER ACKNOWLEDGES THAT RIGHTS ARE BEING WAIVED FOR PUBLIC COLLECTION OF MIXED RECYCLABLES BY ORANGE COUNTY AND THAT PAYMENT OF ANNUAL FEE WITH REAL ESTATE TAXES WILL STILL BE REQUIRED.
 8. TRASH AND CARDBOARD WILL BE IN ROLL OUT CARTS TO BE COLLECTED BY A PRIVATE WASTE COLLECTION CONTRACTOR.
 9. ALL CONSTRUCTION WASTE MATERIALS SHALL BE RECYCLED WHENEVER POSSIBLE. CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD / VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
 10. TRASH AND RECYCLE COLLECTION INCLUDES 5 - 96 GALLON ROLL OUT CARTS, 2 FOR TRASH AND 3 FOR RECYCLING.
 11. THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
 12. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FFC.
- CONSTRUCTION MANAGEMENT NOTES:**
1. ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER / LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES AND EXITS AS SHOWN ON THIS PLAN.
 2. ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS ACTIVELY BEING USED FOR ENTERING AND EXITING VEHICLES.
 3. ON-SITE CONSTRUCTION MANAGER PARKING FOR SMALL CONSTRUCTION VEHICLES AND MATERIAL STAGING CAN OCCUR ON-SITE DURING EARLY STAGES OF CONSTRUCTION. ADDITIONAL CONTRACTOR PARKING AREA TO BE PROVIDED OFF-SITE.
 4. CONSTRUCTION WILL BE LIMITED TO BETWEEN 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY.
 5. THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES - REFER TO THE ZONING COMPLIANCE PERMIT TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
 6. NO OPEN BURNING SHALL BE PERMITTED.
 7. THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE AND TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE AND TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT.
 - SIGN MAY BE A MAXIMUM OF 32 SF. AND A MAXIMUM HEIGHT OF 8 FT.

PROJECT STATISTICS:

PROJECT AREA:
 PROPERTY AREA: 6.437 AC 280,416 SQ. FT.

Construction Management Plan

DATE: 03/28/2016
 SCALE: 1" = 30'-0"



Daniel Roach architect

Chapel Hill Retirement Residence

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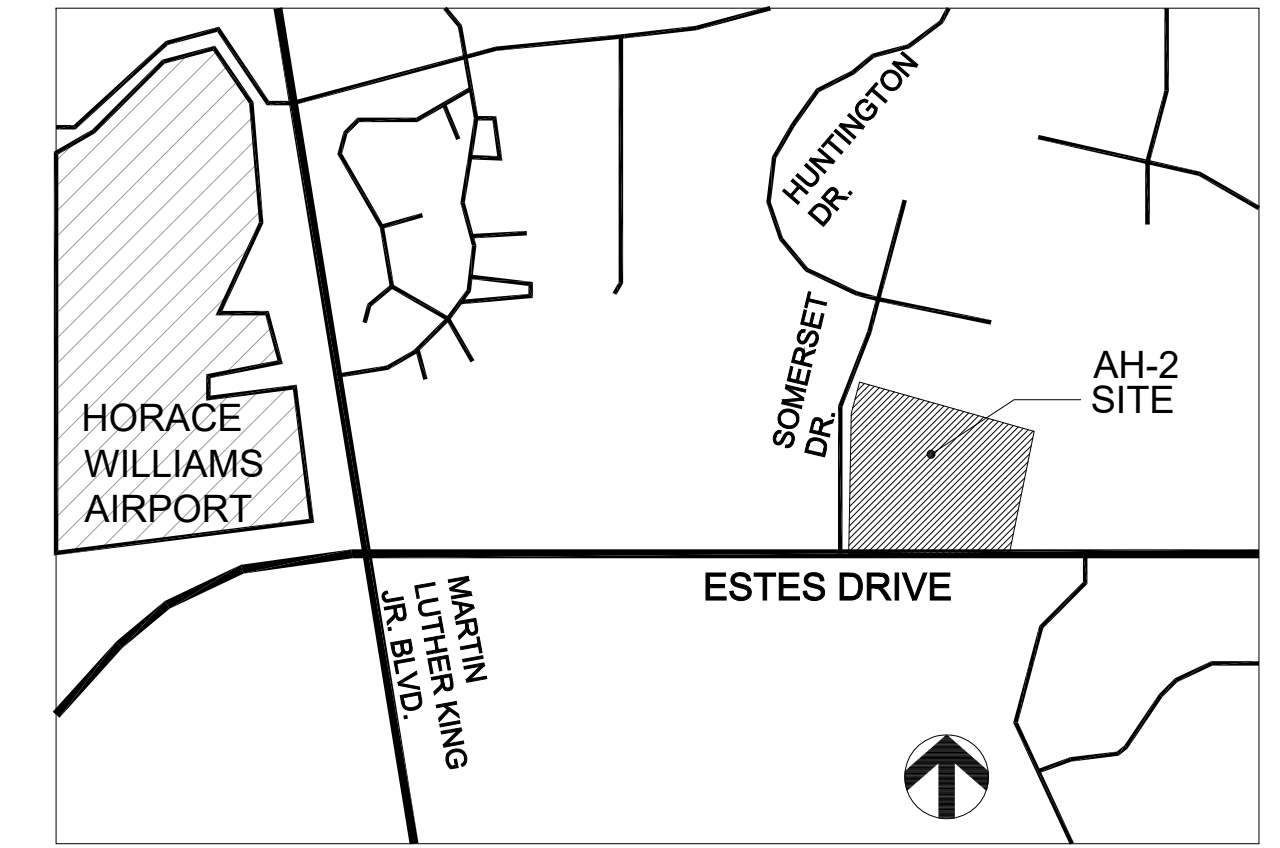
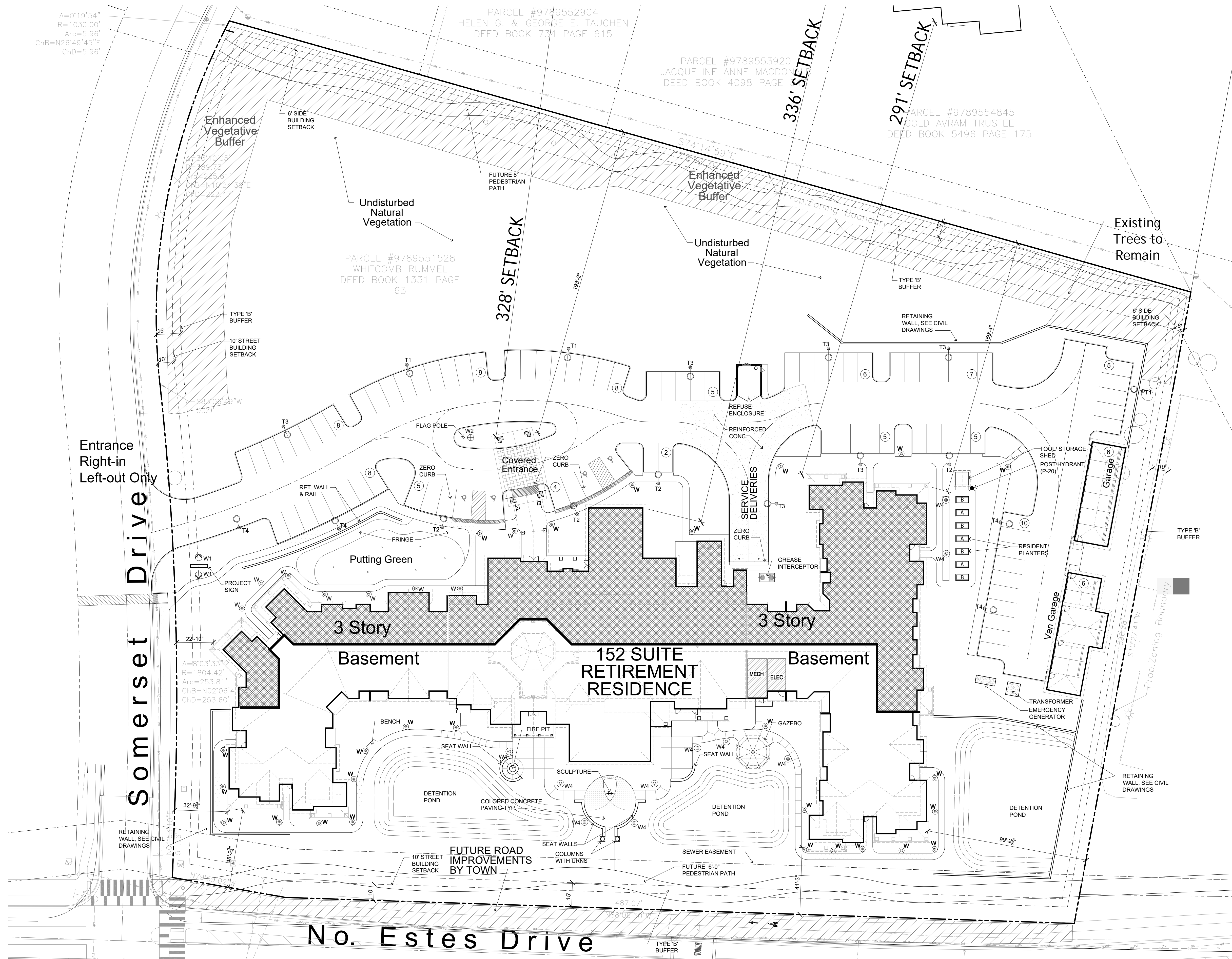
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CM1.0



PROPOSED AH-2 SEGMENT TO AIRPORT HAZARD OVERLAY DISTANCE ORDINANCE 3.6.1.

PROJECT STATISTICS:

PROJECT AREA:

TOTAL AREA 6.437 Acres Net 280,416 SQ. FT.
 Total Building Coverage: 47,464 SQ FT 16.9%

Area Calculations:

Retirement Building:	44,379 SQ. FT.	15.8%
Out Buildings:	3,085 SQ. FT.	1.1%
Drives:	39,857 SQ. FT.	14.2%
Walks & Patios:	18,112 SQ. FT.	6.4%
Landscaped Openspace:	174,983 SQ. FT.	62.5%

Pervious / Impervious Area

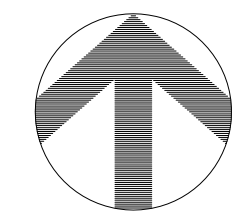
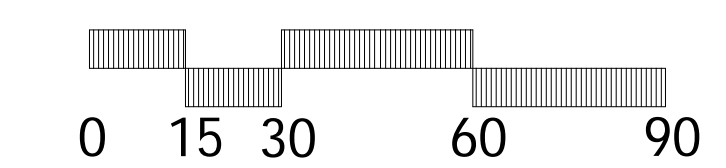
Impervious Area: 37.5% Pervious Area: 62.5%

PARKING:

Retirement Project:
 83 Open Spaces
 12 Covered Spaces
 4 Accessible Spaces
 99 Total Spaces

Site Plan

DATE: 03/28/2016
 SCALE: 1" = 30'-0"



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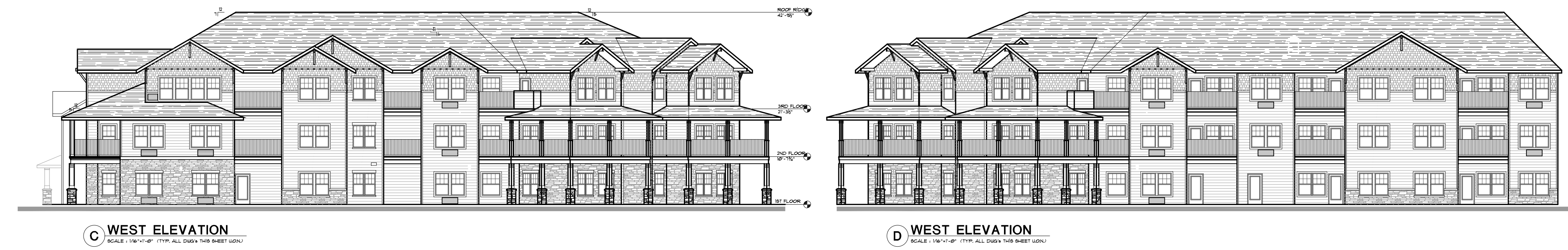
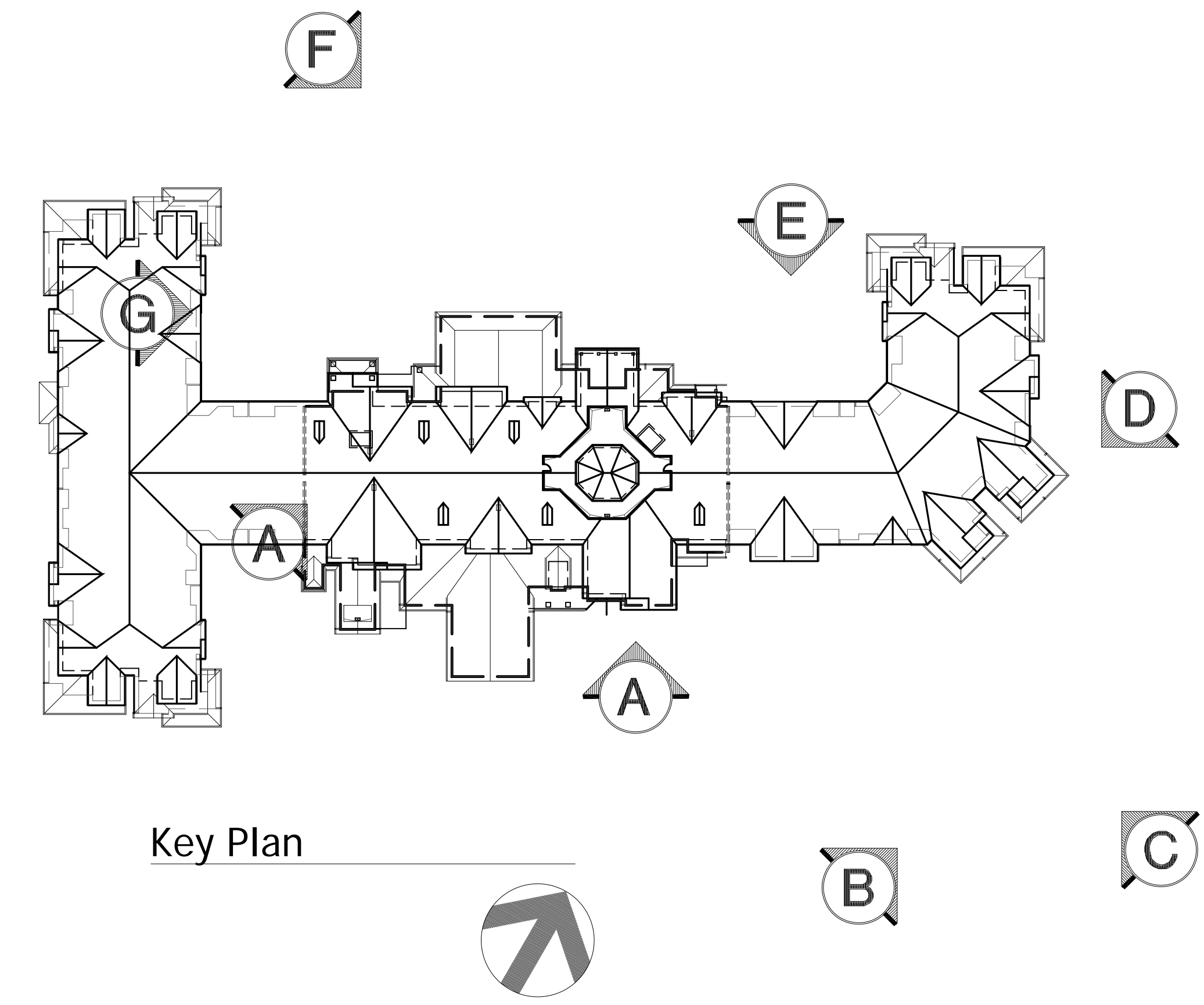
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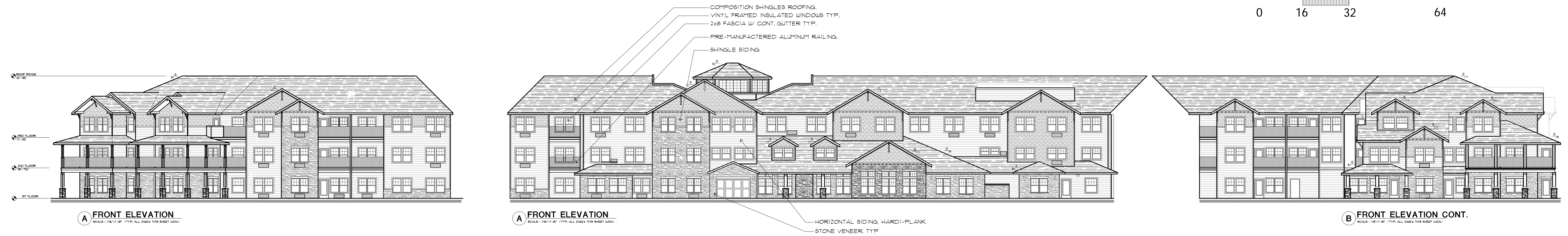
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Exterior Elevations
 DATE: 04/17/2015
 SCALE: 1" = 16'-0"



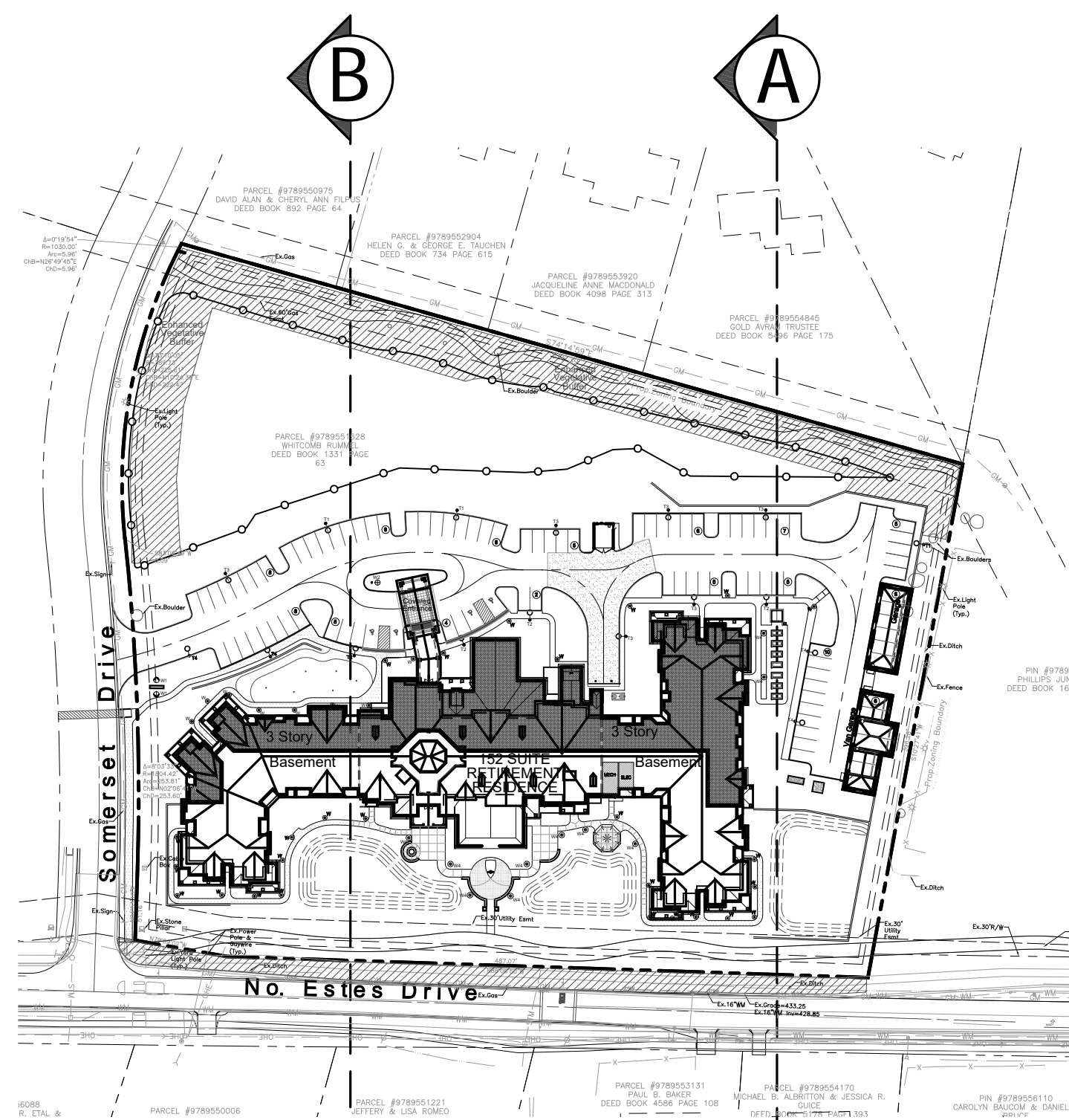
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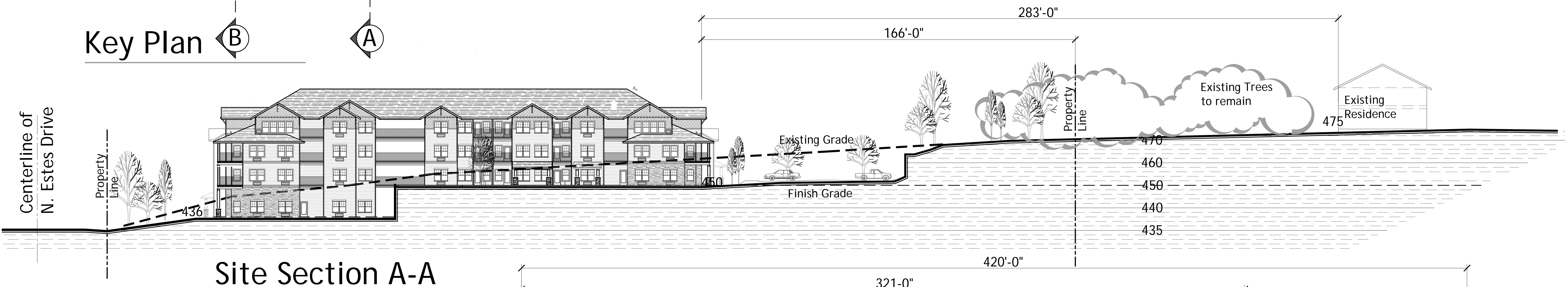
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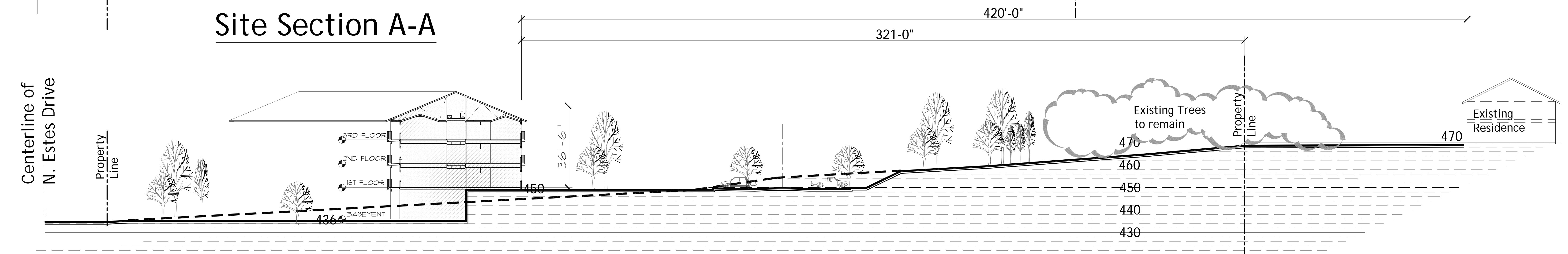
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Key Plan



Site Section A-A



Site Section B-B

Sections

SCALE: 1" = 30' DATE: 03/28/2016

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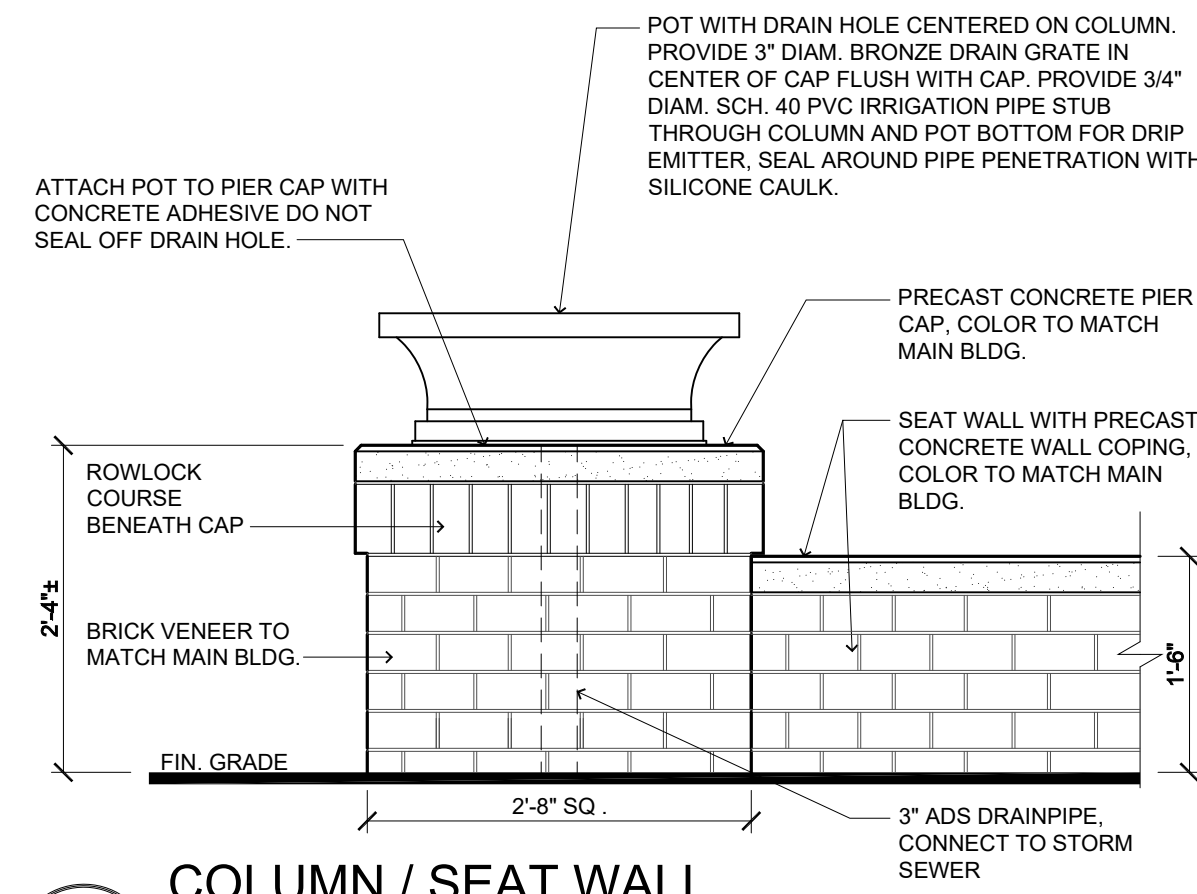
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Chapel Hill, NC

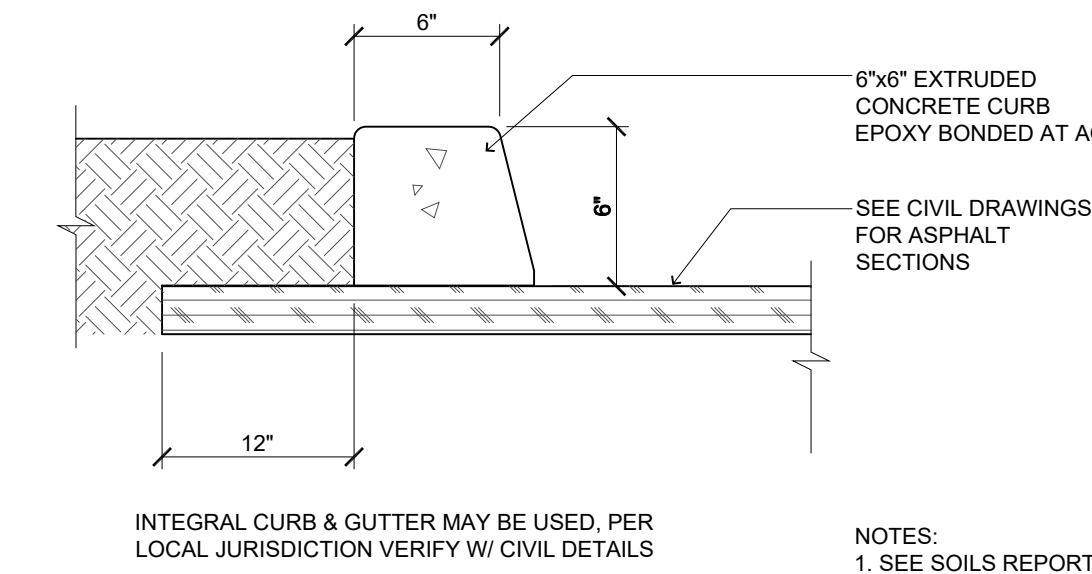
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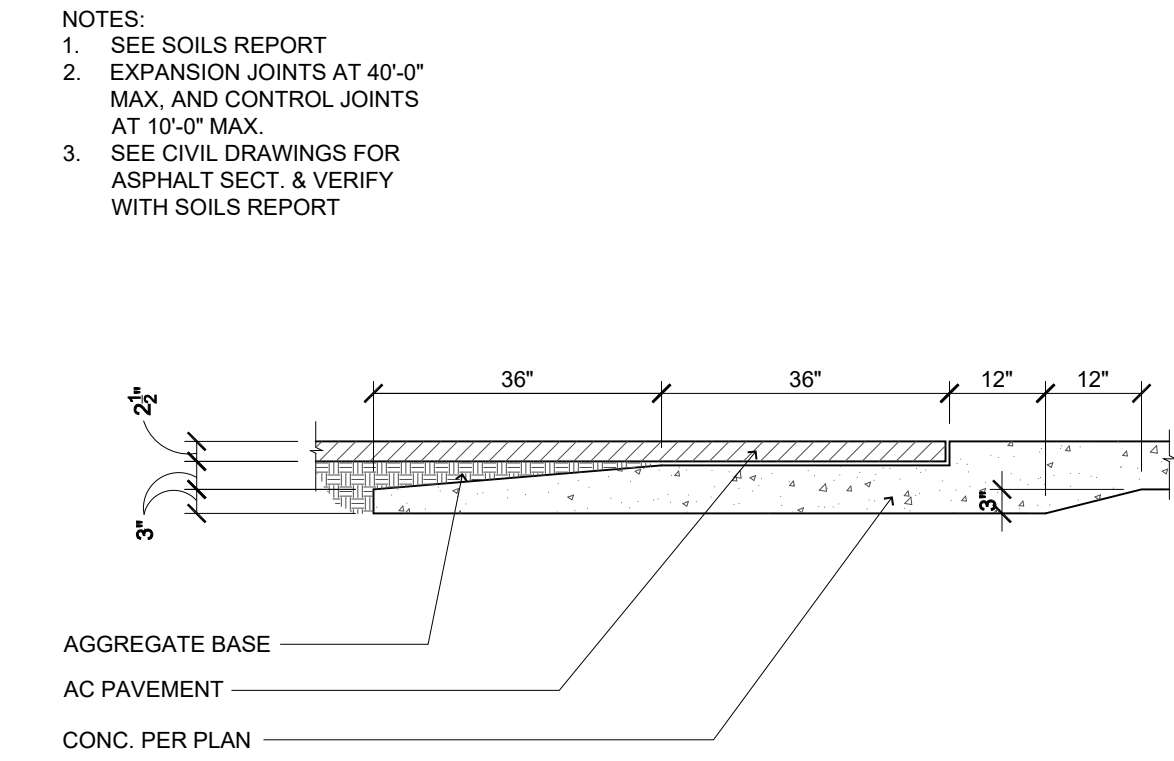
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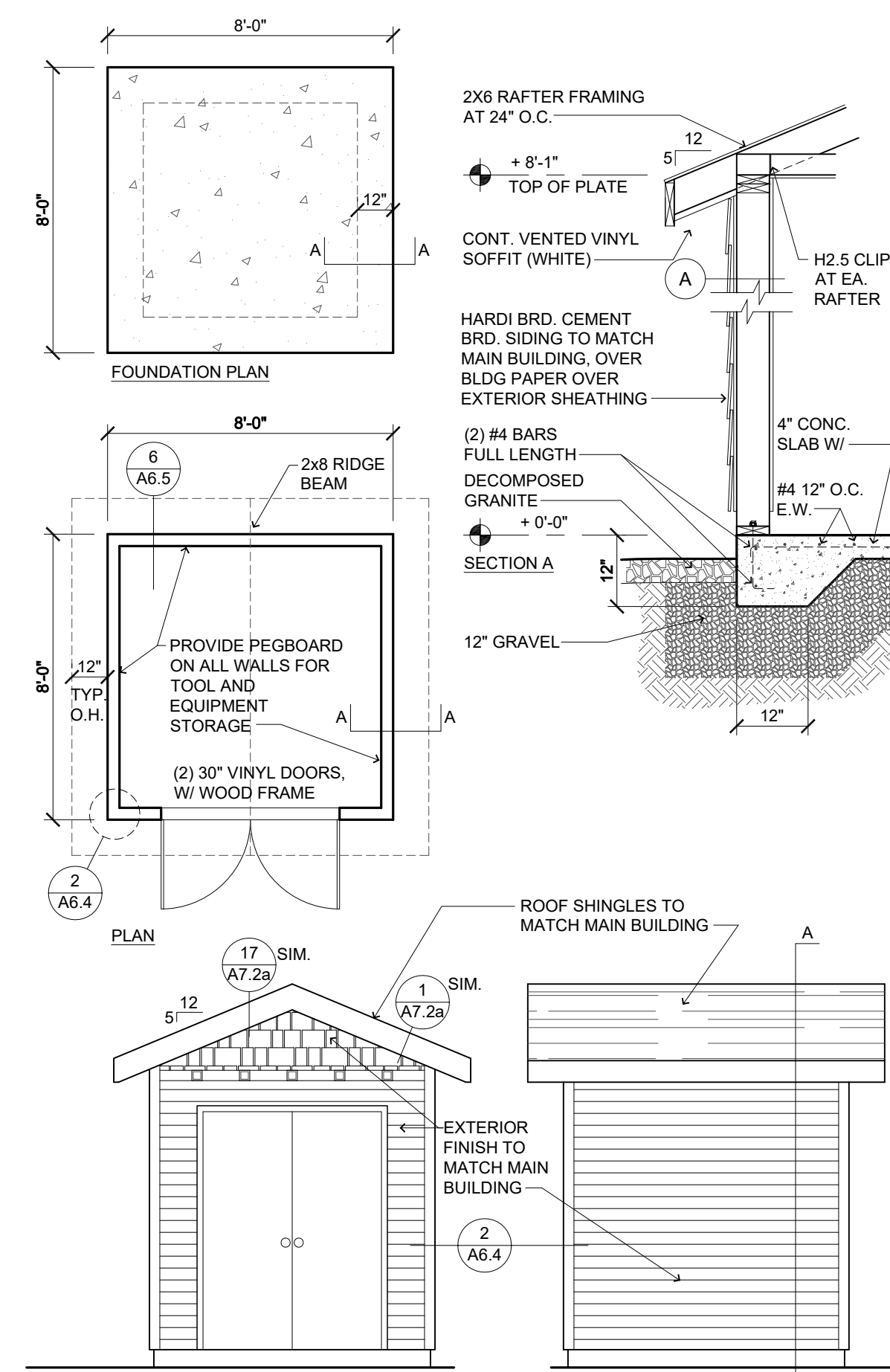
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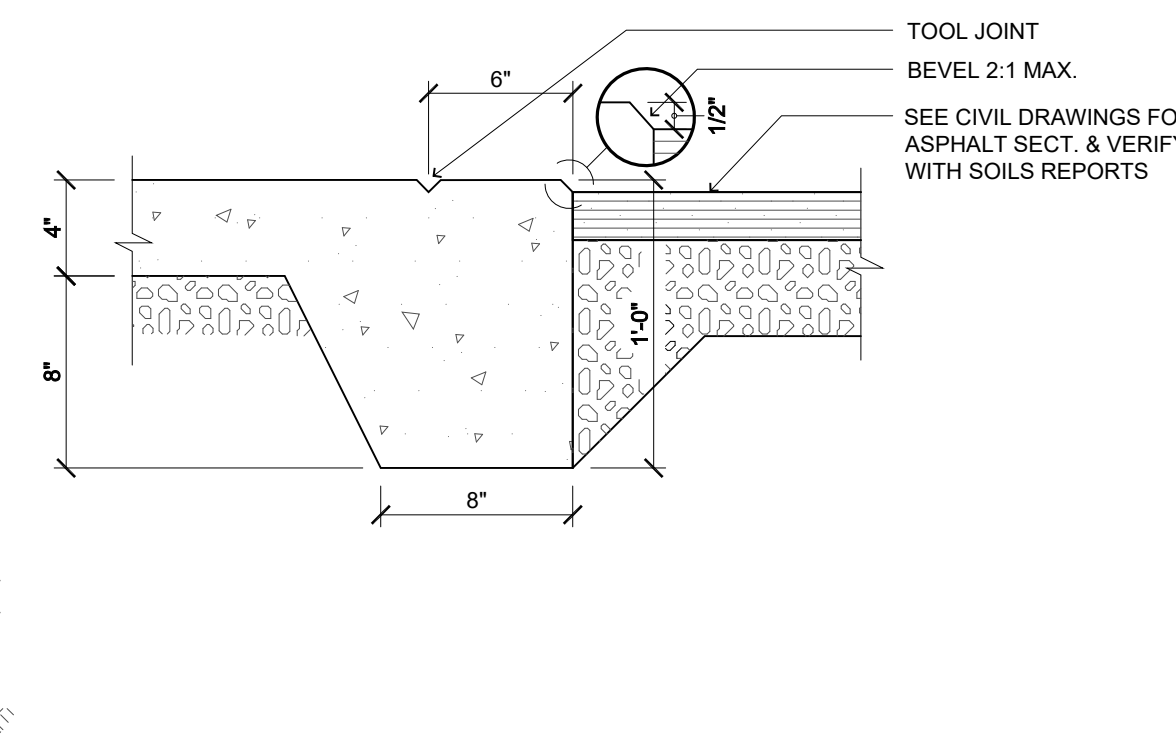
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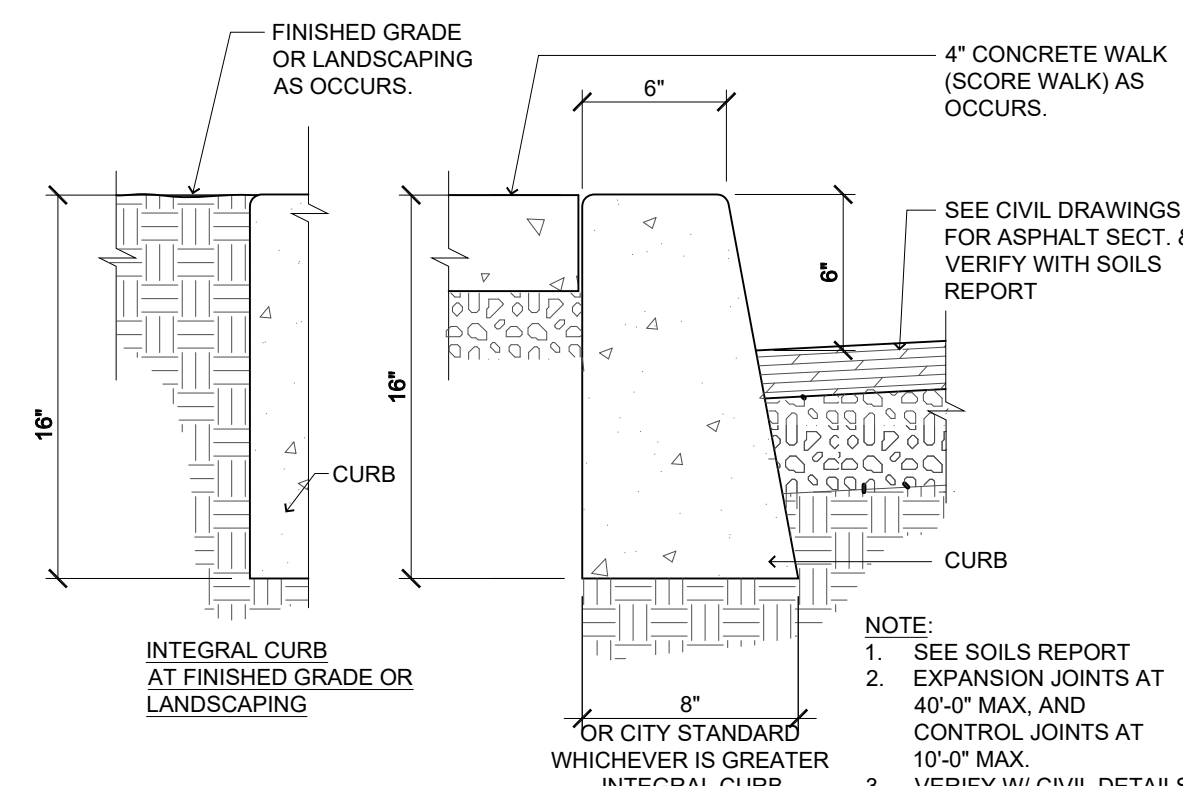
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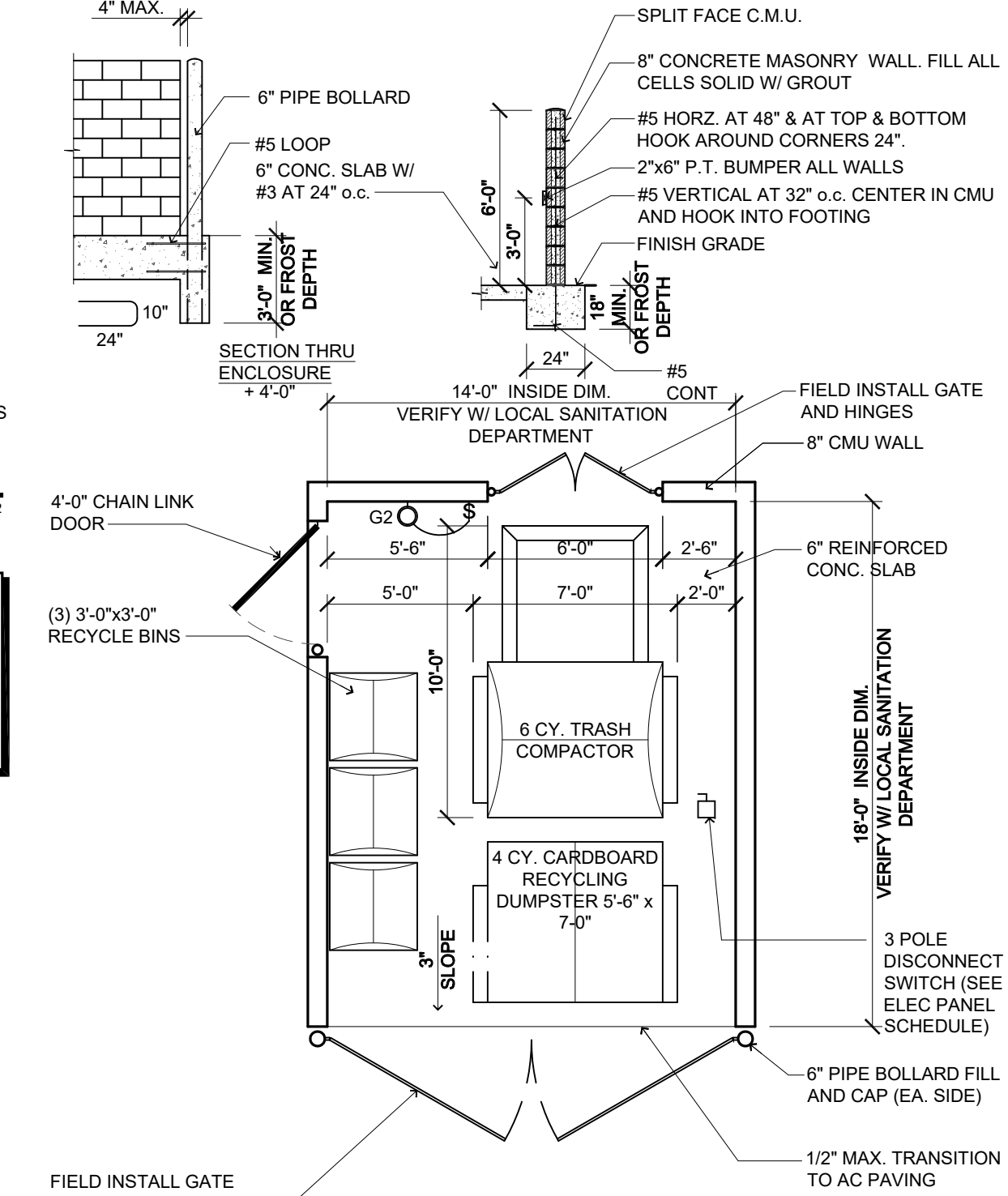
8 TOOL SHED (GARDEN TOOL AND EQUIPMENT STORAGE)
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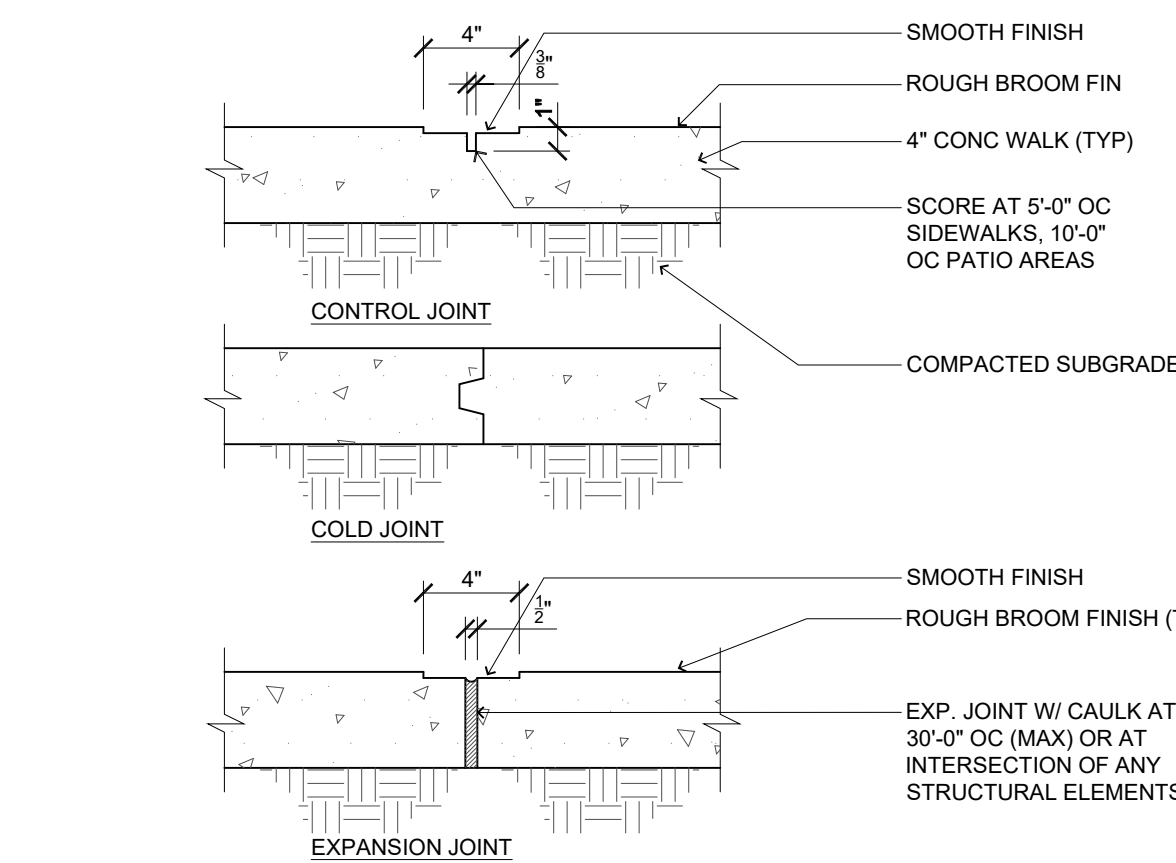
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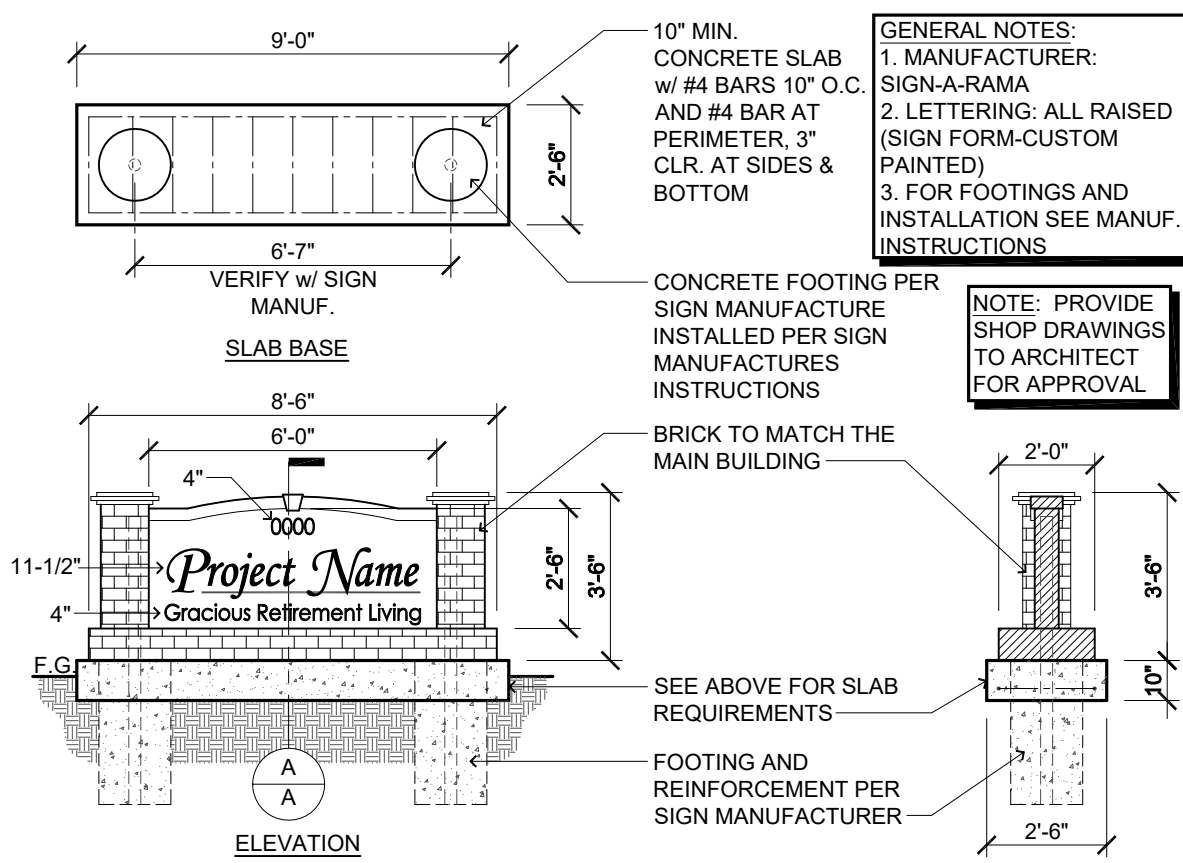
4 CURB DETAIL (SIDEWALK / CURB / ASPHALT)
SCALE: 1 1/2" = 1'-0"
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1 ENCLOSURE (TRASH & RECYCLING)
SCALE: 3/16" = 1'-0"
T:\025\TEWK\877TRASH\02877021



6 WALK/PATIO DETAIL (CONCRETE WALK JOINTS)
SCALE: 1 1/2" = 1'-0"
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3 PROJECT SIGN (SEPARATE PERMIT REQUIRED)
SCALE: 1/4" = 1'-0"
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VERIFY ALL DETAILS WITH CIVIL DRAWINGS AND SOILS REPORT

Site Details

DATE: 03/28/2016
SCALE: AS NOTED



Building Height Exhibit

DATE: 04/25/2016

Chapel Hill Retirement Residence

Chapel Hill, NC

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