HOMESTEAD ROAD TOWNHOMES

CONSULTANT:



APPLICANT:

GS HOMESTEAD, LLC 121 S. ESTES DRIVE, SUITE 100 CHAPEL HILL, NC 2514

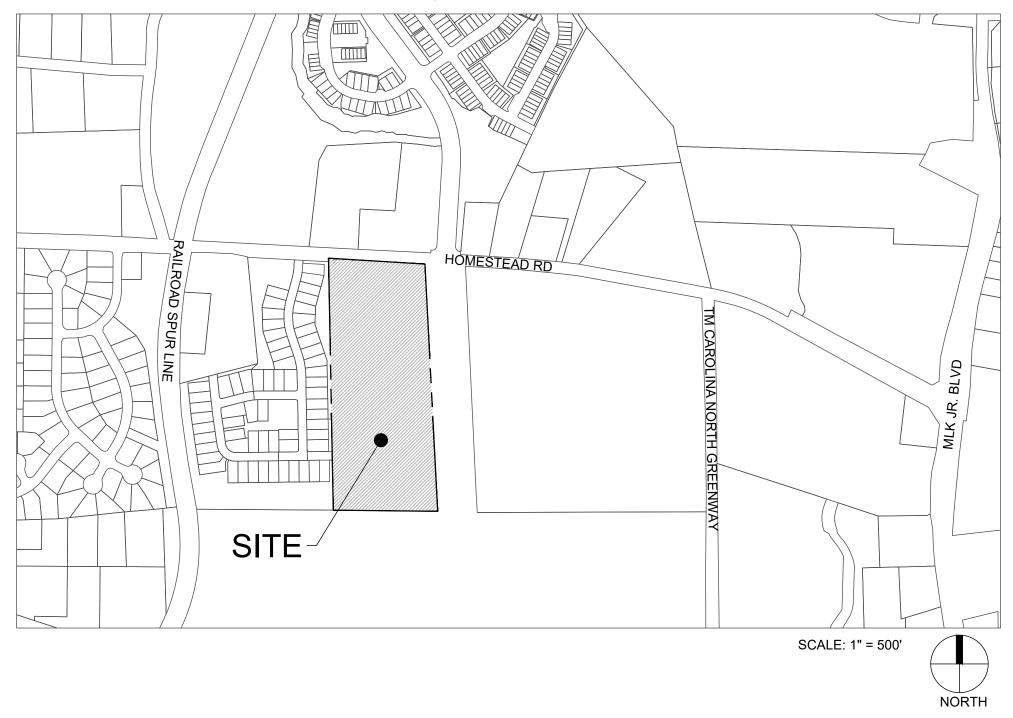
PARCEL INFORMATION:

SHE	DATA
31121	
PROJECT NAME:	HOMESTEAD ROAD TOWNHOMES
SITE ADDRESS:	2217 HOMESTEAD ROAD
COUNTY:	ORANGE
PARCEL PIN #:	9870907642
PARCEL OWNER:	GS HOMESTEAD, LLC
TOTAL PARCEL AREA:	15.65
PROPOSED UNITS:	103 TOWNHOME (15 AFFORDABLE UNITS)
CURRENT ZONING:	R-5-CZD
PROPOSED ZONING:	R-5-CZD
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
FLOOD PLAIN DATA:	MAP NO. 3710987000K, PANEL EFFECTIVE 11/17/2017
WATERSHED:	JORDAN LAKE
RIVER BASIN	CAPE FEAR
TREE CONSERVATION AREA::	30%
TOTAL LIMITS OF DISTURBANCE::	13.39 AC/ 583,114 SF
EXISTING IMPERVIOUS AREA:	0.35 AC / 15,438 SF
PROPOSED IMPERVIOUS AREA:	7.06 AC / 307,485 SF
PARKING DATA:	
MINIMUM REQUIRED:	1.75 SPACE PER 3 BEDROOM = 180 SPACE
MAXIMUM ALLOWED:	2.25 SPACE PER 3 BEDROOM = 232 SPACE
PROVIDED:	2 SPACE PER 26' UNIT TH = 172 SPACE
	1 SPACE PER 22' UNIT TH = 17 SPACE
	14 GUEST PARKING (2 ADA & 1 VAN)
	TOTAL: 203 SPACE
BICYCLE PARKING:	
REQUIRED:	1 SPACE PER 4 UNITS = 26 SPACE
PROVIDED:	4 SPACE (2 RACKS) IN NEIGHBORHOOD PARK; REST PROVIDED IN TOWNHOME UNITS

CONDITIONAL ZONING PERMIT

JUNE 24, 2022 2217 HOMESTEAD ROAD CHAPEL HILL, NORTH CAROLINA

VICINITY MAP



	INDEX OF DRAWINGS
Sheet#	SHEET NAME
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C0.20	AREA MAP
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C1.10	STEEP SLOPE ANALYSIS
C1.20	CONSTRUCTION MANAGEMENT PLAN
C3.00	SITE PLAN
C3.10	TRASH MANAGEMENT PLAN
C3.90	SITE DETAILS
C3.91	SITE DETAILS
C5.00	GRADING & STORM DRAINAGE PLAN
C6.00	UTILITY PLAN
L7.00	CODE PLANTING PLAN
L7.10	LANDSCAPE PROTECTION PLAN
L7.11	LANDSCAPE PROTECTION PLAN - TREE SURVEY
L7.90	PLANTING & SOILS DETAILS

2. EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.

4. ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.

7. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.

8. IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.

11. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

12. ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

EXISTING CONDITION NOTES:

DEMOLITION NOTES:

OBTAIN A CLEAN EDGE.

ON THIS PLAN.

REQUIREMENTS.

DOCUMENTS

THE RESPECTIVE UTILITY AGENCIES.

ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.

1. THIS SURVEY MAP IS INTENDED TO REPRESENT THE EXISTING CONDITIONS/TOPOGRAPHY ON A PORTION OF THE PROPERTY AND ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.

2. HORIZONTAL DATUM IS NAD 83-2011 AND VERTICAL DATUM IS NAVD88.

3. THIS DRAWING DOES NOT CONFORM TO N.C. GS47-30 AND THEREFORE IS NOT FOR RECORDATION.

4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE AND UTILITY DESIGNATION / MARKING SERVICES PERFORMED BY STEWART INC, AND THE AVAILABLE RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

5. SURVEY INFORMATION BASED ON FIELD SURVEY BY STEWART COMPLETED ON AUGUST 1, 2017.

6. TREES SHOWN HEREON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY

7. THE SUBJECT PROPERTY LIES IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN). BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3710987000J DATED FEBRUARY 2, 2007.

1. THE CONTRACTOR SHALL REMOVE CONCRETE (WHERE REQUIRED) TO THE FIRST COLD JOINT OR SAW CUT TO

3. CLEANOUTS AND WATER VALVES LOCATED IN AREAS OF DEMOLITION OR SUBSEQUENT CONSTRUCTION SHALL BE

4. ANY UTILITY SERVICES SHOWN TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE

5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS.

6. CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTION OF THESE SOILS SHALL BE PERFORMED IN

NOTIFY "NORTH CAROLINA ONE CALL" (TELEPHONE 1-800-632-4949) AT LEAST 48 HOURS PRIOR TO START OF

DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT

7. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS

8. ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE NOTED

10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR

13. ITEMS DESIGNATED TO BE SALVAGED AND/OR RE-USED SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED

14. WHERE UTILITIES ("TO BE REMOVED") IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL

SUITABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT

15. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE PIPING SHALL BE PERFORMED IN SUCH A

PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE PATTERNS DURING CONSTRUCTION.

16. DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC) SHALL BE PERFORMED IN

SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE

EXECUTE AND REMOVE AN ADDITIONAL 2 FEET OF SOILS TO EITHER SIDE OF THE PIPE, AND 1 FOOT BELOW. CLEAN

MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT DRAINAGE UPSTREAM OF THE SYSTEM.

INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, PARKING

LOT, SIDEWALK AND CURB AND GUTTER AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR

SHALL MAINTAIN A PRE-CONSTRUCTION VIDEO OR PHOTO DOCUMENTATION TO SHOW NO DAMAGES OCCURRED.

18. ALL MATERIALS, FURNISHINGS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE

DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE

19. WHERE UTILITIES ARE SHOWN TO BE "REMOVED", CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO

20. CONTRACTOR SHALL PROVIDE PEDESTRIAN INGRESS / EGRESS TO ALL EXISTING BUILDINGS, PARKING LOTS, AND

ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND

9. REFER TO LANDSCAPE AND EROSION CONTROL DRAWINGS FOR TREE PROTECTION PLAN AND REQUIREMENTS.

UTILITY PROVIDER. CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE SEQUENCING OF UTILITY DEMOLITION WITH

2. THE CONTRACTOR SHALL SAWCUT EXISTING ASPHALT (WHERE REQUIRED) TO OBTAIN A CLEAN EDGE.

PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."

11. TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION

REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

PATHS OF PEDESTRIAN TRAVEL THROUGHOUT THE CONSTRUCTION PERIOD

REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.

12. EROSION CONTROL PERMIT SHALL BE OBTAINED AND ONSITE PRIOR TO BEGINNING DEMOLITION.

TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.

PROTECTED FROM DAMAGE AND RAISED TO BE FLUSH WITH NEW GRADE.

SITE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL REFERENCE THE DESIGN PLANS FOR DIMENSIONS, JOINT LOCATIONS, AND INLAY SPECIFICATIONS NEAR BUILDINGS AND IN COURTYARDS. CONTRACTOR SHALL PROVIDE JOINTS IN WALKWAYS AND HARDSCAPE PER DETAILS OR AS INDICATED ON LANDSCAPE/HARDSCAPE PLAN SHEETS.

3. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.

4. ALL DIMENSIONS ARE IN DECIMAL FEET TO OUTSIDE FACE OF BUILDINGS, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.

6. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.

7. ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.

8. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

9. ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN

10. CONTRACTOR SHALL REFER TO AND COORDINATE WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.

11. ALL CURB TAPERS ARE SIX (6') FEET LONG UNLESS OTHERWISE SHOWN ON PLAN.

12. WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.

13. WHERE SIDEWALK OR WALKWAYS ARE ADJACENT TO PARKING SPACES THE WALKWAY SHALL BE A MINIMUM 6.5' WIDE AS MEASURED FROM THE FACE OF CURB.

14. MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48. HANDICAP SPACES SURFACE SLOPES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS.

15. SIGHT TRIANGLES - NOTHING OVER 30" HIGH SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLES.

16. THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY OR PROJECT APPROVAL

17. HANDICAP RAMPS SHALL BE INSTALLED PER THE PLANS AND SPECIFICATIONS AND THE NC BUILDING CODE. A MAXIMUM SLOPE OF 1/12 FOR 6-FEET AND A MAXIMUM CROSS SLOPE OF 1:48 SHALL BE PROVIDED. IF EXISTING CONDITIONS PRECLUDE THIS REQUIREMENT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

18. THE TESTING AGENCY SHALL BE RESPONSIBLE FOR PROVIDING THE ASPHALT AND CONTRACTOR CERTIFICATION MEMO TO NCDOT FOR ALL ROADWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

GRADING AND STORM DRAINAGE NOTES:

CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.

2. THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.

3. ALL PROPOSED ELEVATIONS SHOWN ARE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE SPECIFIED.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE TWO (2) DVD COPIES OF THE ENTIRE DRAINAGE VISUAL OBSERVATION.

5. PRIOR TO ISSUANCE OF A BUILDING CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.

6. REFER TO THE EROSION CONTROL DETAILS SHEET FOR THE SEQUENCE OF CONSTRUCTION

7. INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.

8. INTERIM GRADING SHALL BE PROVIDED TO DIRECT WATER AWAY FROM BUILDINGS AND PREVENT PONDING.

9. TIE ROOF LEADERS WHERE POSSIBLE TO UNDERGROUND STORM SYSTEM. CONTRACTOR TO FIELD VERIFY LOCATE AND INSTALL WHERE POSSIBLE OR AS SHOWN ON PLANS. WHERE ROOF LEADERS DAYLIGHT AT GRADE A SPLASH BLOCK APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE INSTALLED.

10. MAXIMUM SLOPE ACROSS ANY HANDICAPPED PARKING SPACE AND AISLE SHALL NOT EXCEED 2% IN ANY

11. PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS AND ROADWAY PROFILES SHALL BE USED IN CASE OF DISCREPANCY.

12. PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 98 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.

13. SITE GRADING IMMEDIATELY ADJACENT TO FOUNDATION OF BUILDING SHALL SLOPE NOT LESS THAN 1/20 AWAY FOR MINIMUM DISTANCE OF 10 FEET. ALTERNATIVE METHOD SHALL BE PROVIDED TO DIVERT WATER AWAY FROM FOUNDATION VIA SWALES SLOPED AT A MINIMUM OF 2% OR IMPERVIOUS SURFACES SLOPED AWAY A MINIMUM OF 2% AWAY FROM BUILDING.

14. CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.

15. CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.

16. TOP OF WALL ELEVATIONS INDICATE THE ELEVATION AT THE TOP OF THE CAP, UNLESS OTHERWISE NOTED.

17. BOTTOM OF WALL ELEVATIONS INDICATE THE ELEVATION OF THE FINISHED GRADE.

UTILITY NOTES:

1. UNLESS OTHERWISE NOTED, ALL MANHOLES SHALL BE PRE-CAST CONCRETE STRUCTURES.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF UNDERGROUND UTILITIES (WATER, SEWER, STORM, ELECTRICAL, GAS, OR OTHER) FOR THIS PROJECT WITH THE BUILDING PLANS. THE UTILITY CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY SERVICES TO WITHIN FIVE (5) FEET OF THE BUILDING CONNECTION POINT.

3. THE CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.

4. THE CONTRACTOR SHALL COORDINATE ALL PEDESTRIAN AND VEHICULAR INTERRUPTIONS WITH OWNER'S REPRESENTATIVE AT LEAST 72 HOURS PRIOR TO BEGINNING WORK.

5. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INSIDE THE PUBLIC RIGHT OF WAY PRIOR TO RECEIPT AND COMPLIANCE WITH ALL APPLICABLE NCDOT PERMITS. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY FLAGGERS AND TRAFFIC CONTROL DURING ALL WORK INSIDE THE PUBLIC RIGHTS OF WAY.

6. THE CONTRACTOR SHALL NOT RE-USE ANY FIRE HYDRANT REMOVED AS PART OF THIS PROJECT. ANY FIRE HYDRANT SHOWN TO BE REMOVED OR RELOCATED SHALL BE REPLACED WITH A NEW FIRE HYDRANT MEETING THE LOCAL JURISDICTIONAL REQUIREMENTS AND STANDARDS.

7. ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. DEPTHS OF EXISTING UTILITIES SHOWN IN PROFILE VIEWS ARE BASED ON STANDARD ASSUMPTIONS. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

8. ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.

9. UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF PARKING AREA, DRIVES, CURB AND GUTTER OR CONCRETE WALKS / PADS. IF UTILITIES SHOWN ON THIS PLAN CANNOT BE INSTALLED PRIOR TO INSTALLATION OF IMPERVIOUS (ASPHALT / CONCRETE) CONDUIT SHALL BE INSTALLED FOR THE "FUTURE" UTILITY INSTALLATION.

10. AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION. HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.

MATERIALS AND FURNISHINGS NOTES:

 ABBREVIATIONS FOR SPECIFIC HARDSCAPE MATERIALS AND FURNISHINGS ARE LISTED IN THE LEGEND AND ARE USED THROUGHOUT THE DRAWING SET'S HARDSCAPE & FURNISHINGS PLANS, PAVING PATTERN PLANS AND SITE DETAILS.

 REFER TO RELATED SPECIFICATION SECTION FOR SPECIFIC SUBMITTALS OF PRODUCT DATA, SAMPLES, SHOP DRAWINGS, QUALITY ASSURANCE REQUIREMENTS, EXECUTION REQUIREMENTS, AND FOR FURTHER PRODUCT INFORMATION NOT INCLUDED IN THIS SCHEDULE

3. CONTRACTOR TO SUBMIT COLOR SAMPLES AND PROVIDE MOCK-UPS FOR ALL CAST IN PLACE CONCRETE FOR APPROVAL BY LANDSCAPE ARCHITECT.

PAVING PATTERN NOTES:

1. END ALL UNIT PAVING PATTERNS WITH A FULL OR HALF SIZE PAVER UNLESS OTHERWISE NOTED. USE OVERSIZE PAVERS WHERE PATTERN ENDS ON A UNIT SMALLER THAN HALF SIZE.

2. LAYOUT OF UNIT PAVING PATTERNS AND CONCRETE JOINTS AS INDICATED ON THIS PLAN. REFERENCE LAYOUT PLANS FOR FURTHER PAVING LAYOUT INFORMATION.

3. PAVERS ABUTTING TRUNCATED DOMES SHALL BE A CONTRASTING COLOR.

4. ALIGN ALL TRUNCATED DOME PAVER JOINTS WITH ABUTTING PAVER JOINTS.

5. PROVIDE CONTINUOUS EXPANSION JOINTS BETWEEN BACK OF CURB AND ADJOINING PAVEMENT.

6. PROVIDE CONTINUOUS EXPANSION JOINT BETWEEN ALL VERTICAL SURFACES AND ADJOINING PAVEMENT.

7. ALL DIMENSIONS MEASURED TO CENTERLINE OF JOINTS.

8. ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS

9. ALL ANGLES 90 DEGREES UNLESS OTHERWISE NOTED.

10. ALIGN ALL JOINTS, CORNERS AND EDGES AS SHOWN.

11. FINAL LAYOUTS TO BE APPROVED BY LANDSCAPE ARCHITECT

PROPOSED UTILITY SEPARATION:

. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM EXISTING OR PROPOSED SEWERS, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10-FOOT HORIZONTAL SEPARATION IN WHICH CASE.

a. THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR

b. THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP TO THE SEWER.

2. 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 INCHES ABOVE THE TOP OF THE SEWER, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH 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 FEET ON EACH SIDE OF THE POINT OF CROSSING.

3. 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 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING.

4. SEPARATION OF SANITARY SEWERS AND STORM SEWERS:

a. A 18" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM SEWER AND SANITARY SEWER LINES OR BOTH THE SANITARY AND THE STORM LINES SHALL BE CONSTRUCTED OF FERROUS MATERIALS.

SEWER NOTES

1. SANITARY SEWER CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC BEARING

2. UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES ARE 4' DIA.

3. MANHOLES LOCATED IN PAVEMENT, CONCRETE OR OTHER TRAFFIC AREAS SHALL BE SET AT GRADE. MANHOLES LOCATED IN OTHER AREAS (I.E. GRASS OR WOODED AREAS) SHALL HAVE THEIR RIMS RAISED SIX INCHES ABOVE THE SURROUNDING GRADE. MANHOLES SUBJECT TO POSSIBLE WATER INFILTRATION SHALL HAVE WATERTIGHT, BOLTED LIDS.

4. MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
4" SEWER SERVICE - 2.00% SLOPE
6" SEWER SERVICE - 1.00% SLOPE

8" SEWER SERVICE - 0.50% SLOPE

UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUTS AT ALL HORIZONTAL OR VERTICAL

SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 50 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:

4" SEWER SERVICE - SCH 80 6" SEWER SERVICE - SCH 80

8" SEWER SERVICE - SDR-35

7. SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.

8. ALL MANHOLES COVERS SHALL BE PAINTED TO LOCAL JURISDICTIONAL REQUIREMENTS.

CHANGES IN DIRECTION. MAXIMUM SPACING BETWEEN CLEANOUTS SHALL BE 75 FEET.

WATER NOTES:

 AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.

2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.

3. TESTING NOTES:

PRESSURE:
LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600.
MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.
BACTERIOLOGICAL:
TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS
APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING

4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER

PAINT VALVE COVERS, FIRE HYDRANTS AND OTHER WATER APPARATUS TO MEET THE LOCAL JURISDICTIONAL REQUIREMENTS.

SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

SIGNAGE, STRIPING AND MARKING NOTES:

 ALL INTERNAL SIGNAGE SHALL BE COORDINATED WITH OWNER FOR ACTUAL LOCATION AT TIME OF INSTALLATION. SIGNAGE LEADING ONTO PUBLIC THOROUGHFARE SHALL BE INSTALLED AT RIGHT OF WAY PER DOT STANDARDS

2. ALL PAVEMENT STRIPING (EXCEPT INDIVIDUAL PARKING BAY STRIPING) SHALL BE THERMOPLASTIC REFLECTIVE PAINT. MATERIALS AND DIMENSIONS SHALL CONFORM TO NCDOT STANDARDS AND SPECIFICATIONS. PARKING BAY STRIPING SHALL BE WHITE REFLECTIVE PAINT.

3. CROSSWALKS SHALL BE CONSTRUCTED OF THERMOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH STATE DOT SPECIFICATIONS. CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MANNER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDICAP/WALKWAY ACCESS POINTS OR PERPENDICULAR TO THE ROADWAY / DRIVE LANE.

4. ADA SYMBOLS SHOWN THESE DRAWINGS ARE FOR LOCATION PURPOSES ONLY AND NOT INTENDED TO BE PAINTED. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL REQUIRED ADA SIGNAGE

LANDSCAPE NOTES:

 VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.

3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE

4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.

5. ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY

6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH, AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES."

7. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.

8. ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.

9. SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.

10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.

11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE

12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES

13. TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.

14. FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT

15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL, ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.

16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.

17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT

18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

STEWART

101 WEST MAIN ST.
DURHAM, NC 27701
T 919.380.8750

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C22033

Client:

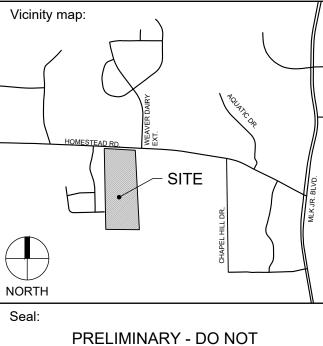
GS HOMESTEAD, LLC

121 S. ESTES DRIVE, SUITE 100

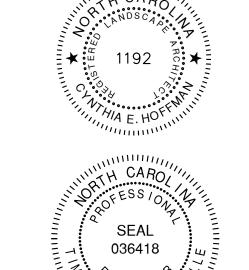
CHAPEL HILL, NC 27514

PHONE: 919.489.9000

EMAIL: RICHARD@GURLITZARCHITECTS.COM



USE FOR CONSTRUCTION



Project:

HOMESTEAD ROAD TOWNHOMES

CONDITIONAL ZONING
PERMIT

No. Date Description

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Title:

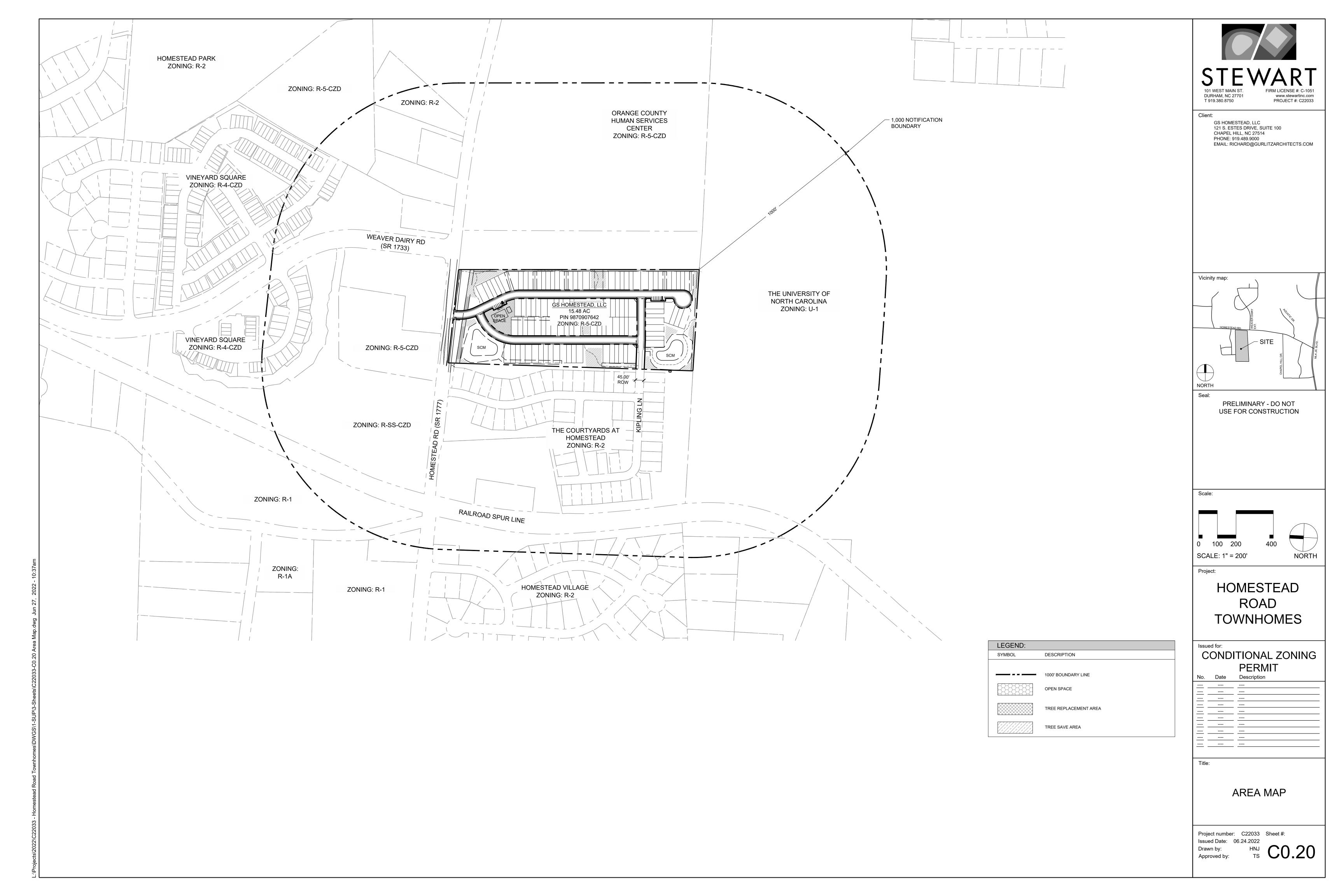
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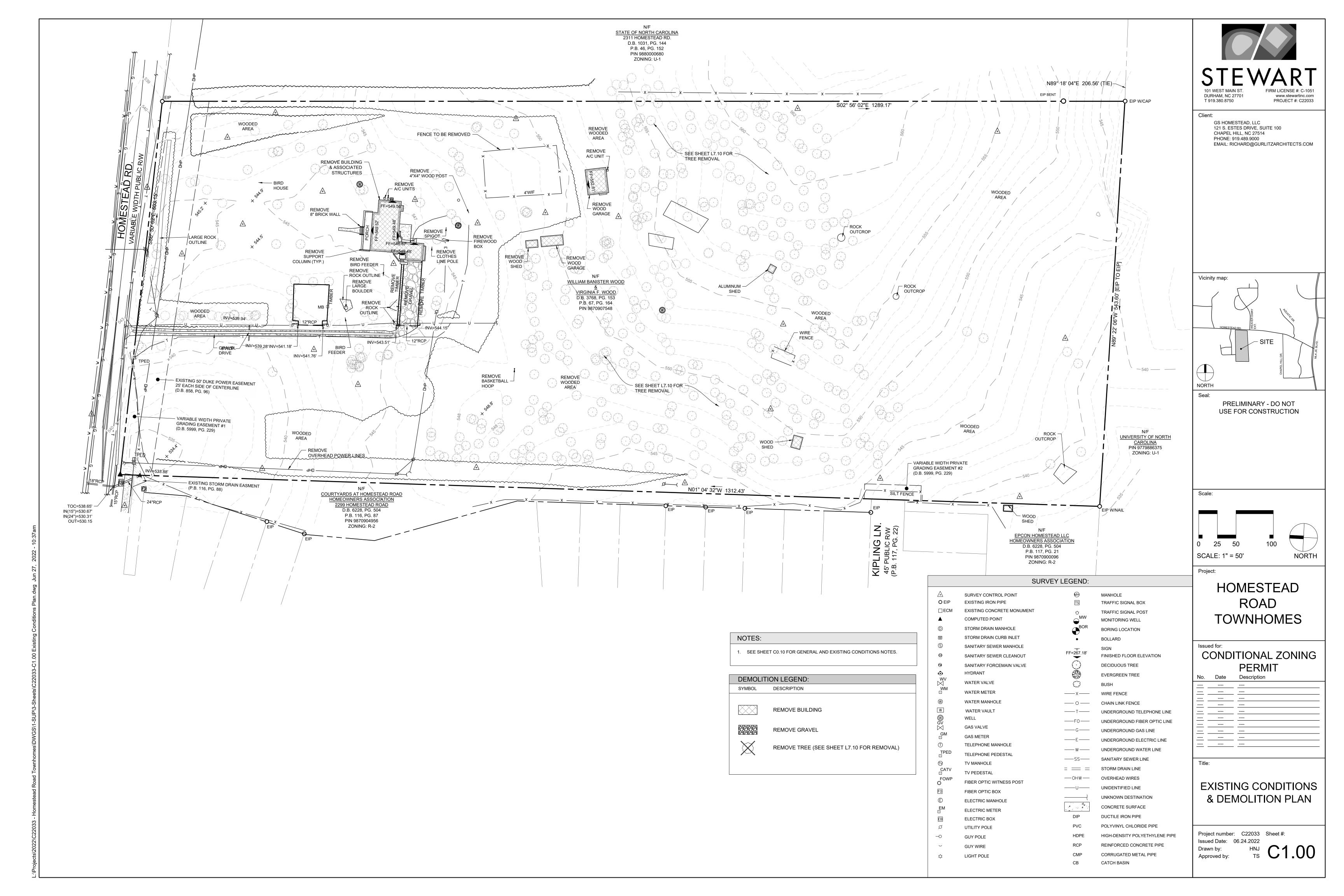
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Issued Date: 06.24.2022

Issued Date: 06.24.2022
Drawn by: HNJ
Approved by: TS

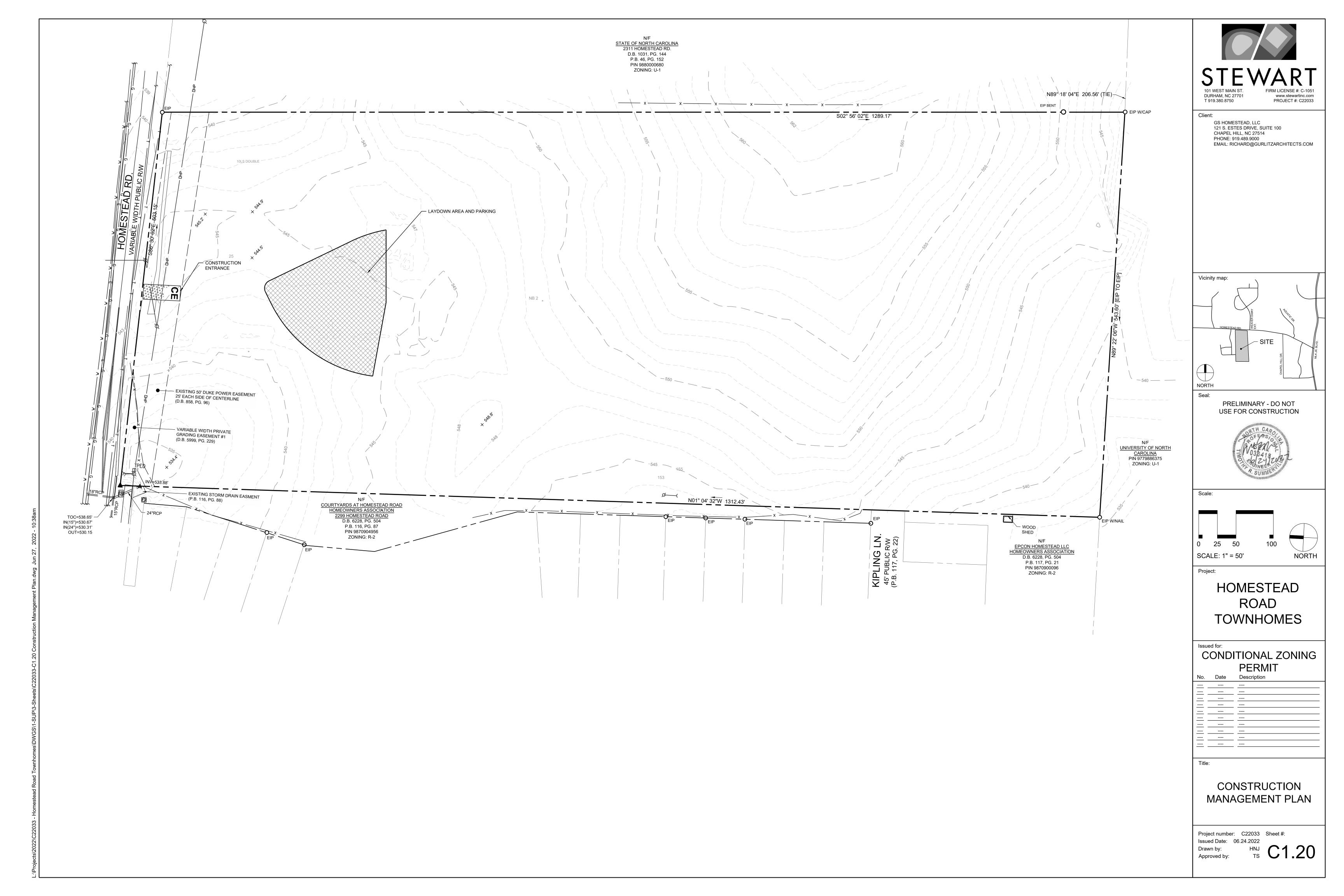
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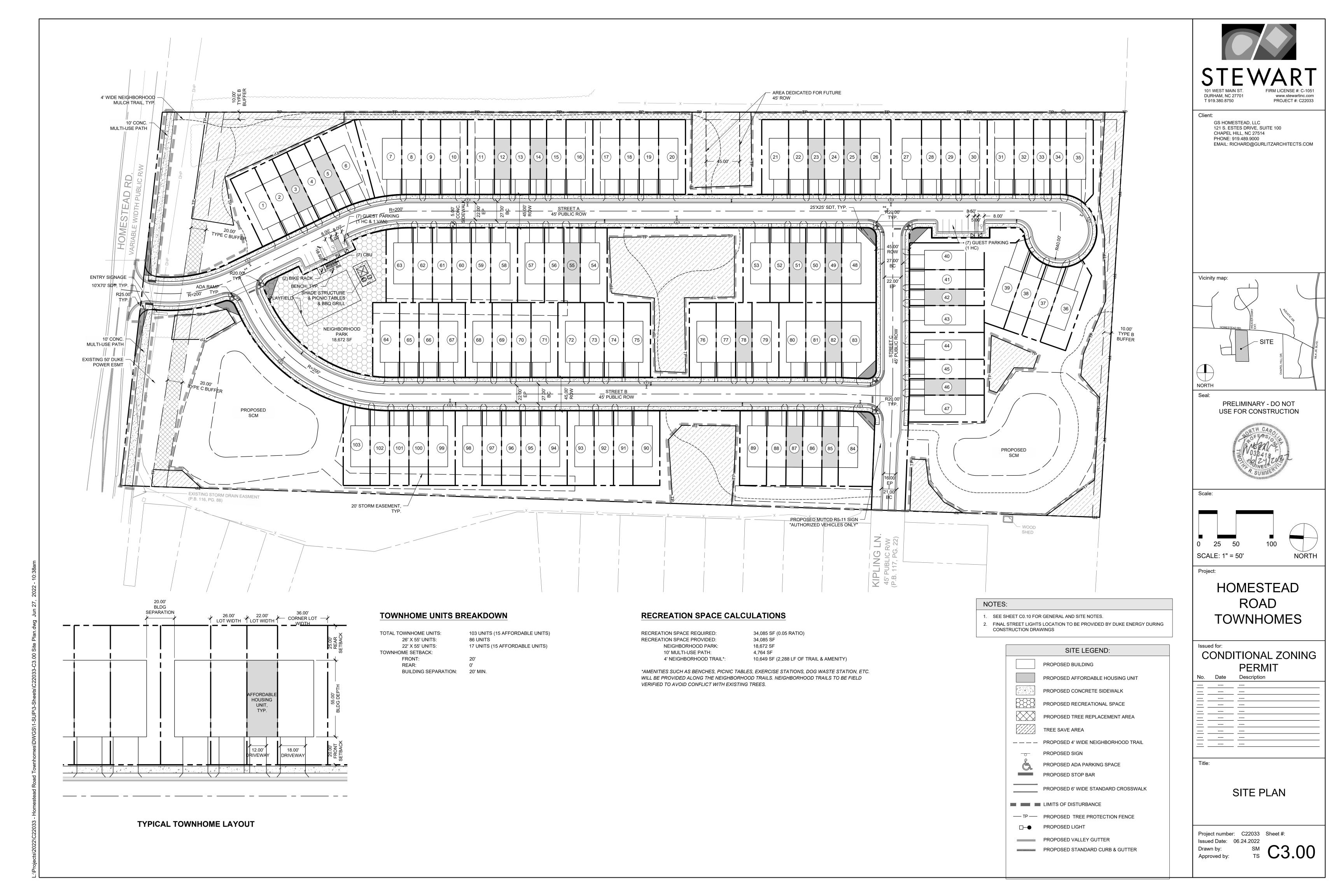
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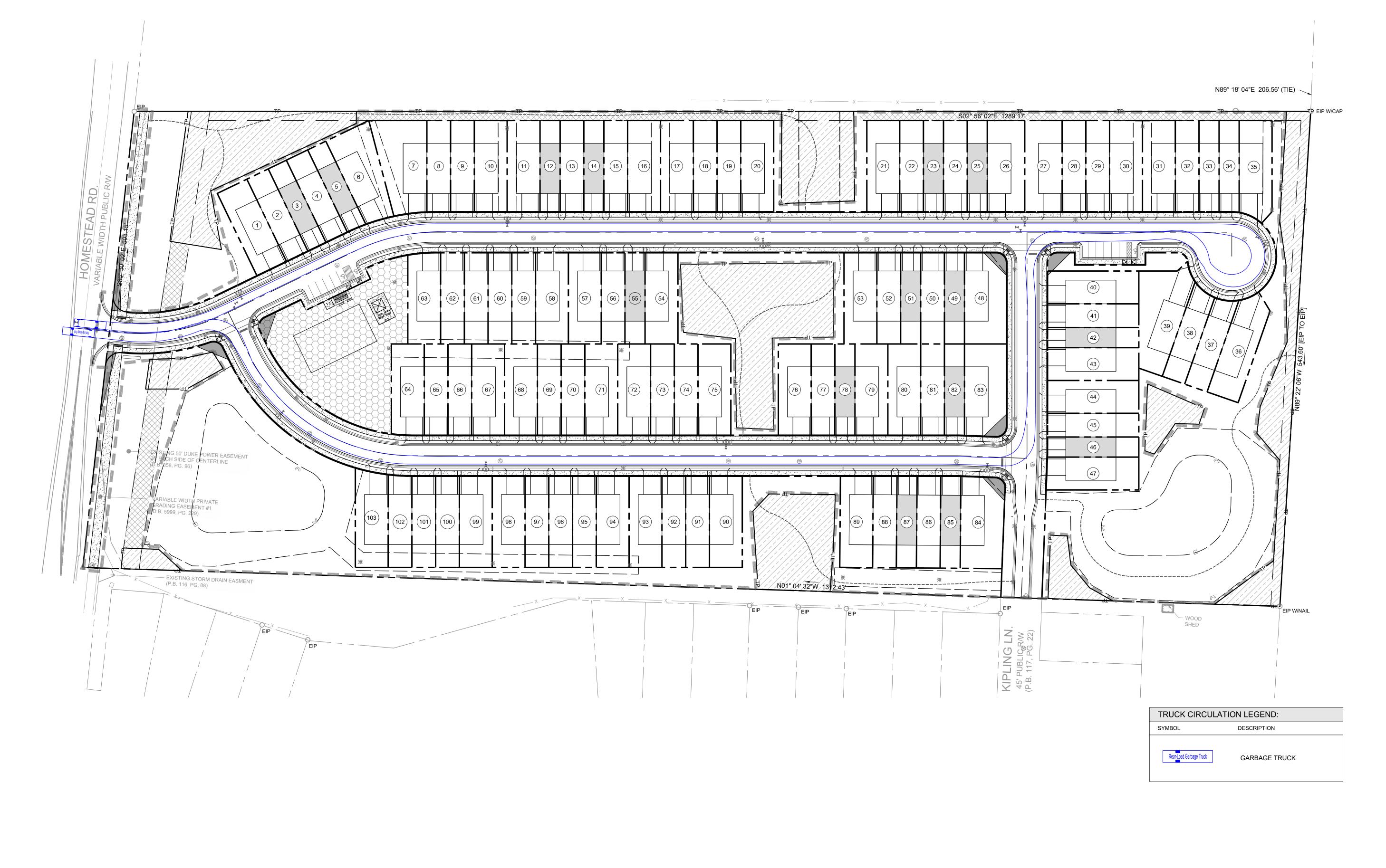














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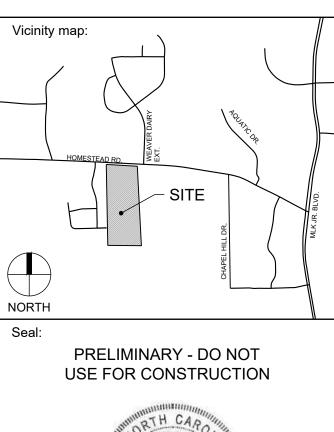
GS HOMESTEAD, LLC

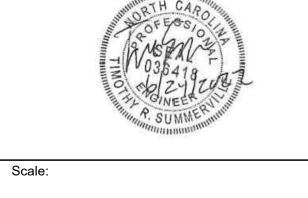
121 S. ESTES DRIVE, SUITE 100

CHAPEL HILL, NC 27514

PHONE: 919.489.9000

EMAIL: RICHARD@GURLITZARCHITECTS.COM





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Project:

HOMESTEAD ROAD TOWNHOMES

Issued for:

CONDITIONAL ZONING

PERMIT

No. Date Description

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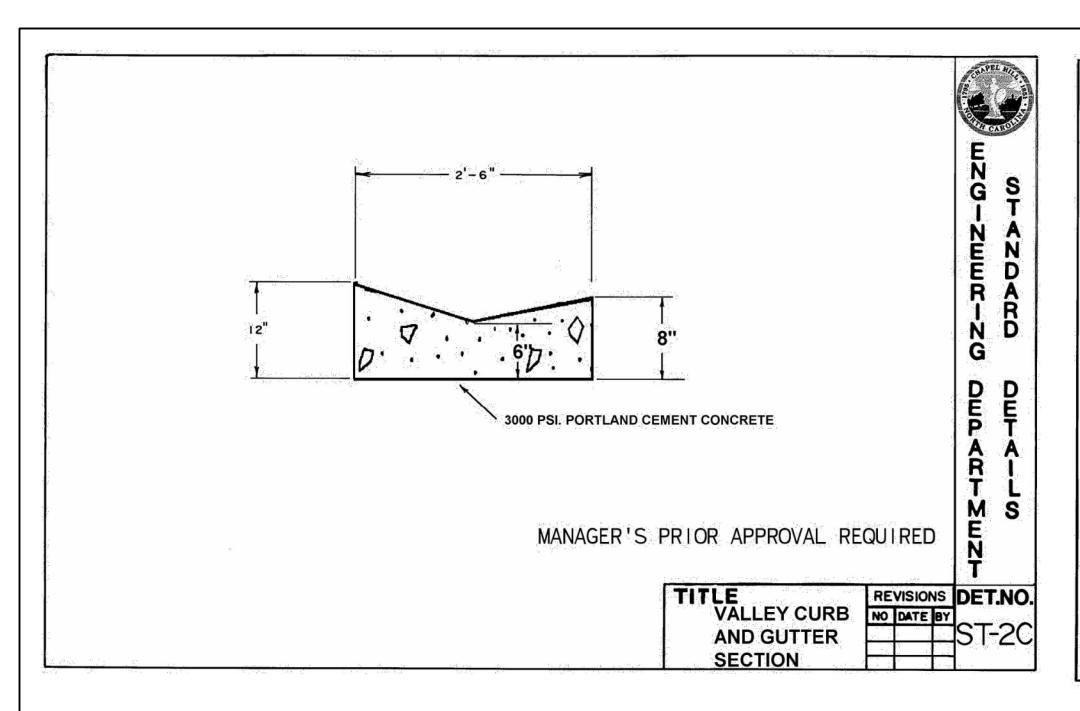
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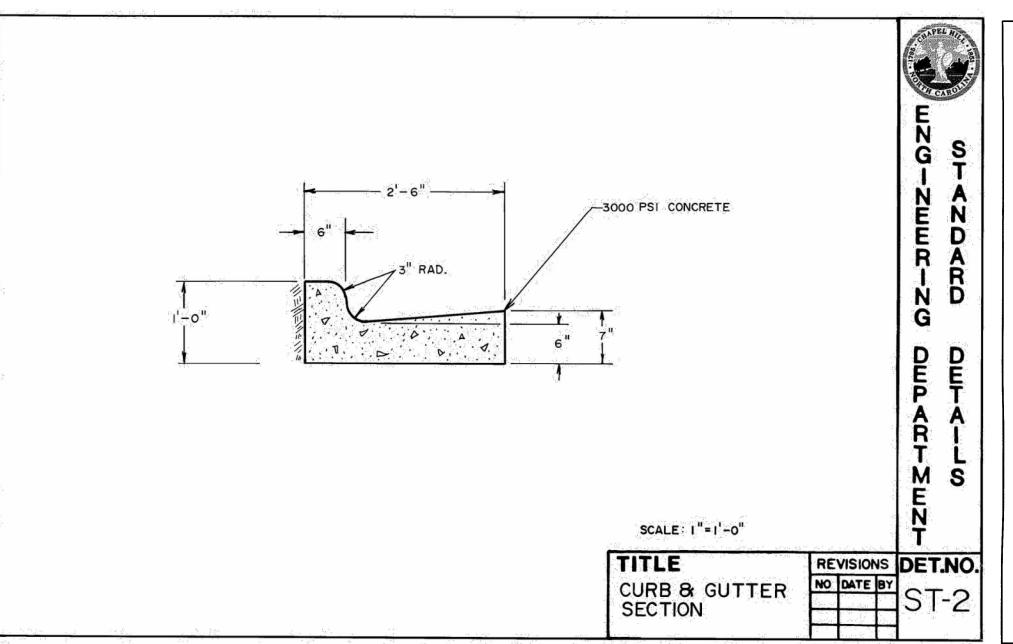
TRASH MANAGEMENT PLAN

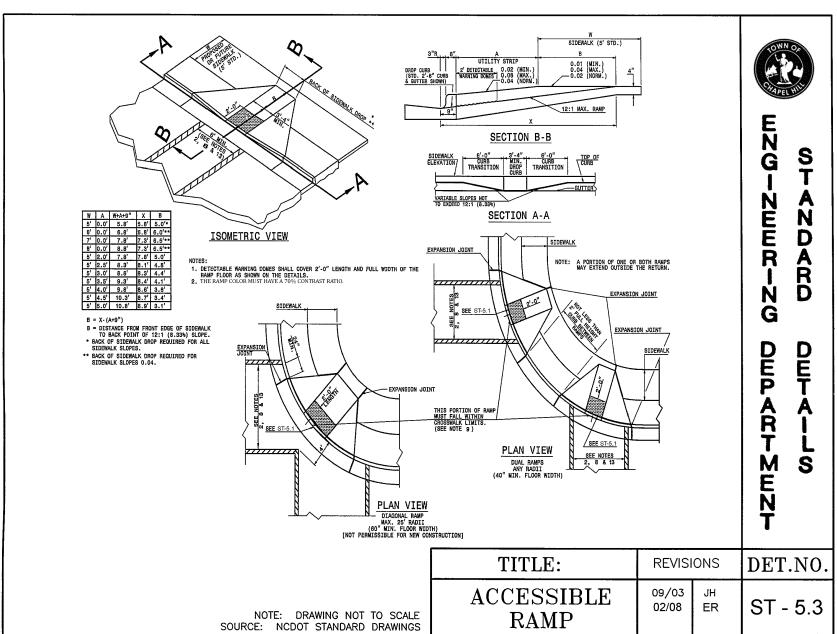
Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: HNJ

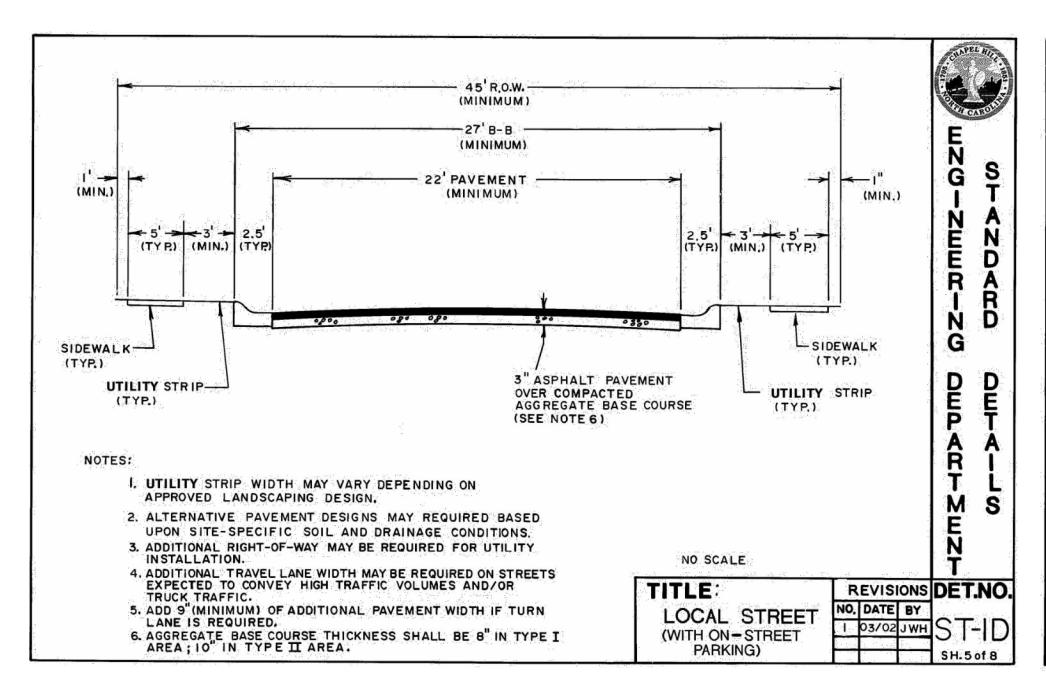
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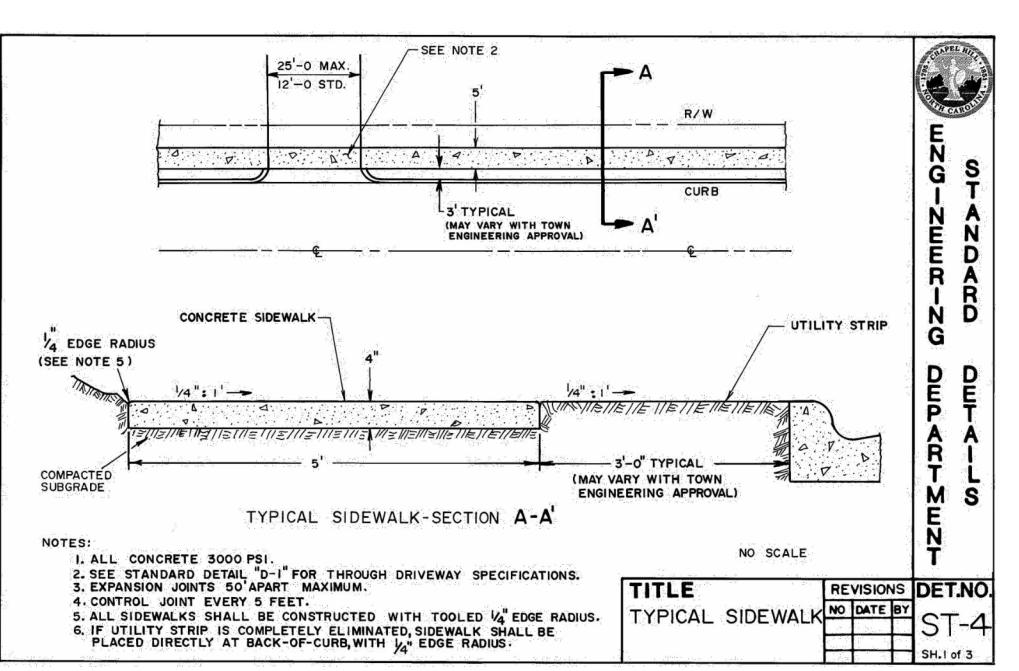
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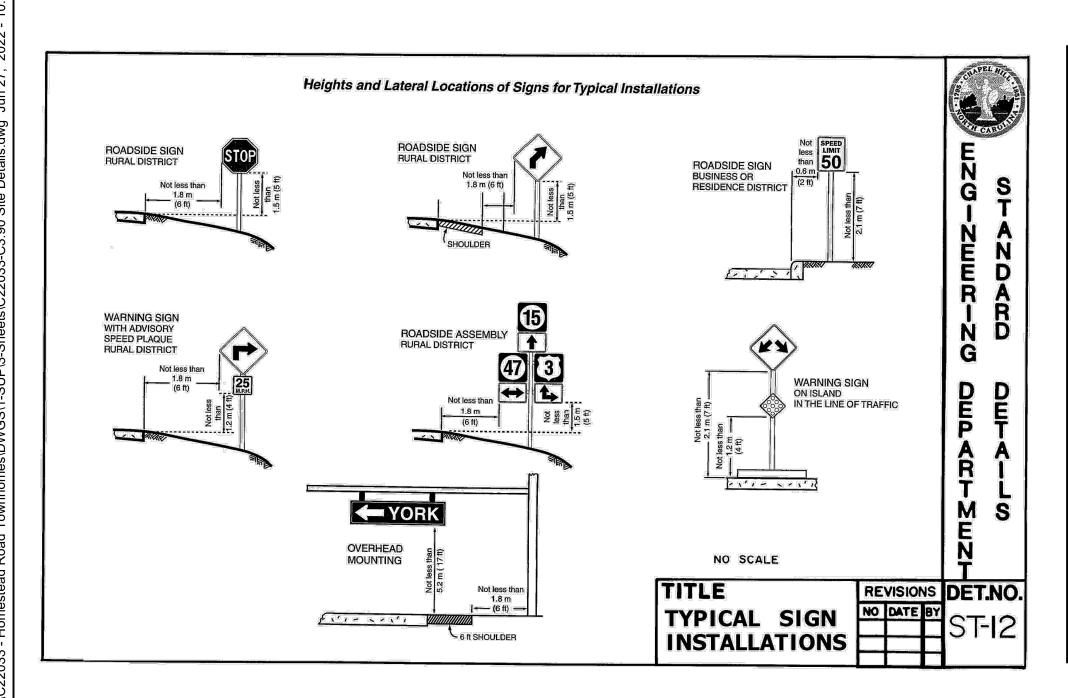


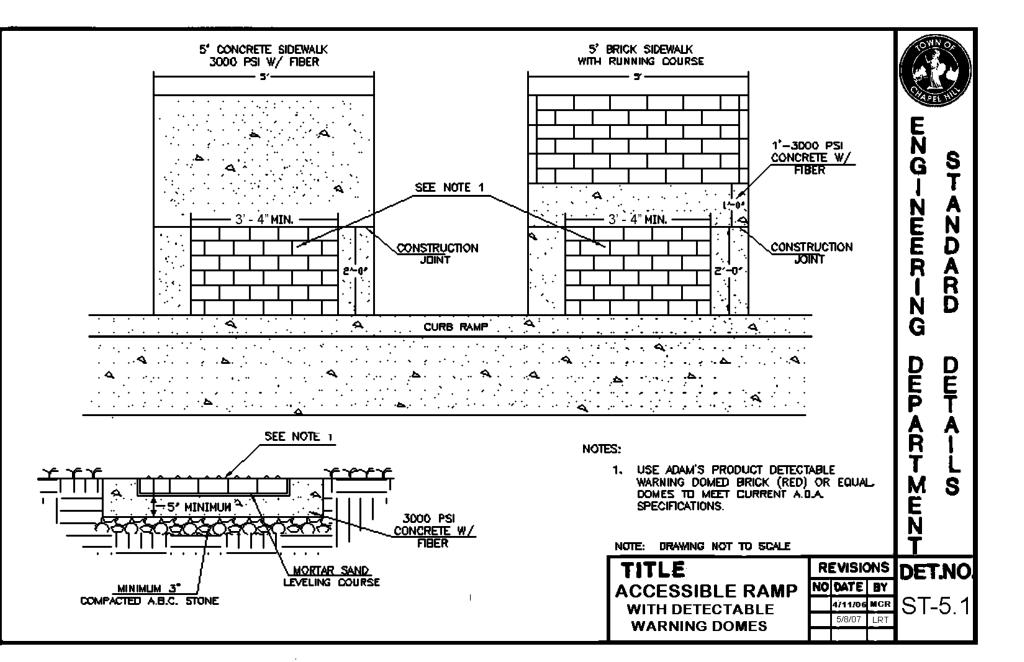






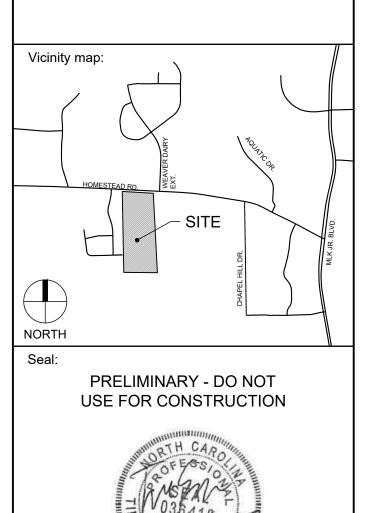








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Scale:

SCALE: AS NOTED

Project:

HOMESTEAD ROAD TOWNHOMES

Issued for:

CONDITIONAL ZONING

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No. Date Description

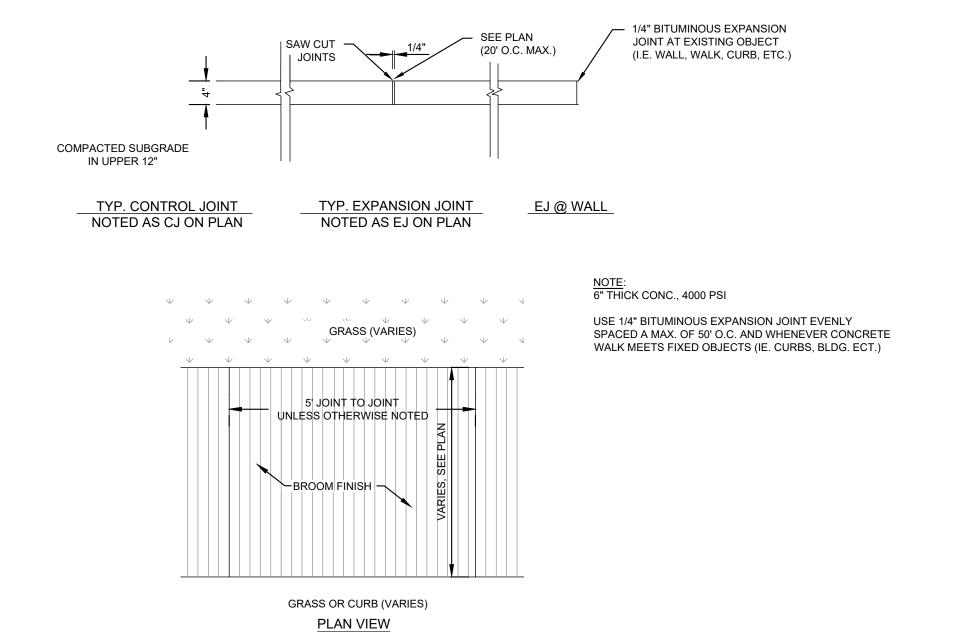
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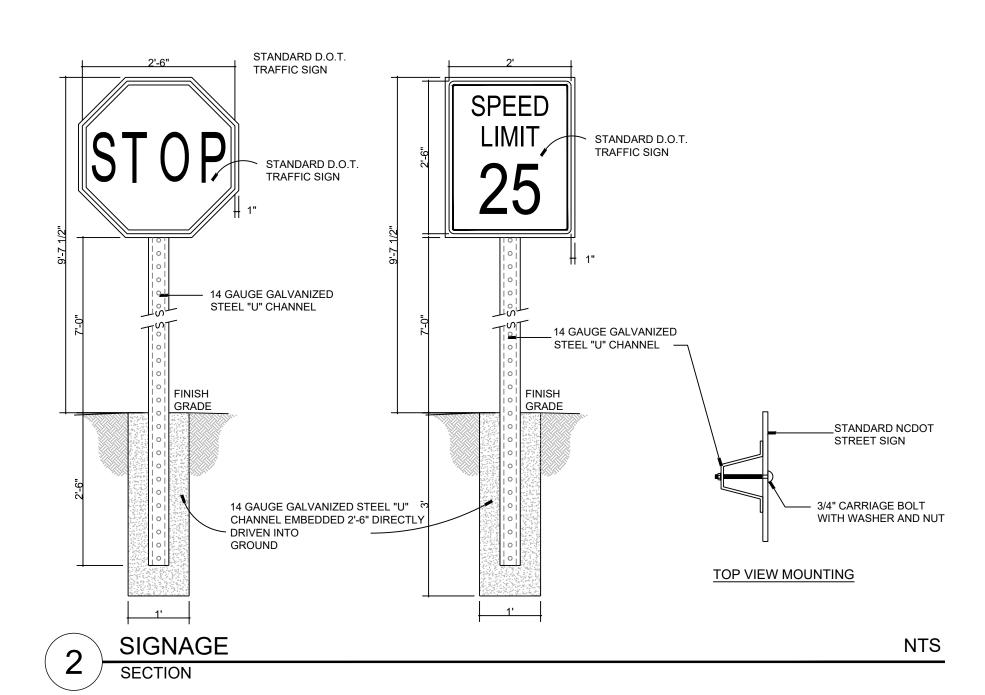
Approved by:

SITE DETAILS

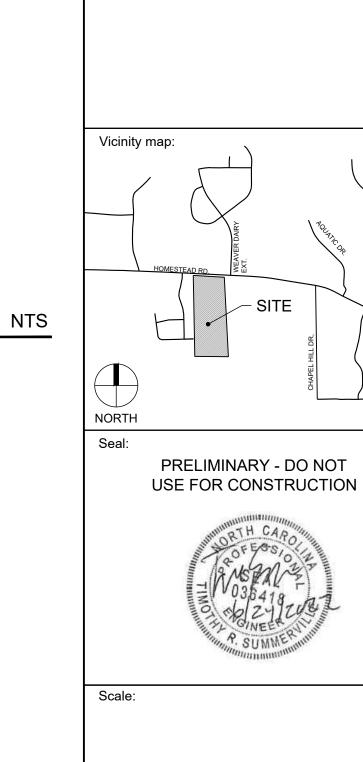
Project number: C22033 Sheet #:
Issued Date: 06.24.2022
Drawn by: SM

sm C3.90





3 ADA PARKING PLAN



101 WEST MAIN ST. DURHAM, NC 27701 T 919.380.8750

GS HOMESTEAD, LLC

121 S. ESTES DRIVE, SUITE 100 CHAPEL HILL, NC 27514 PHONE: 919.489.9000

EMAIL: RICHARD@GURLITZARCHITECTS.COM

Client:

www.stewartinc.com PROJECT #: C22033

SCALE: AS NOTED

Project:

HOMESTEAD ROAD TOWNHOMES

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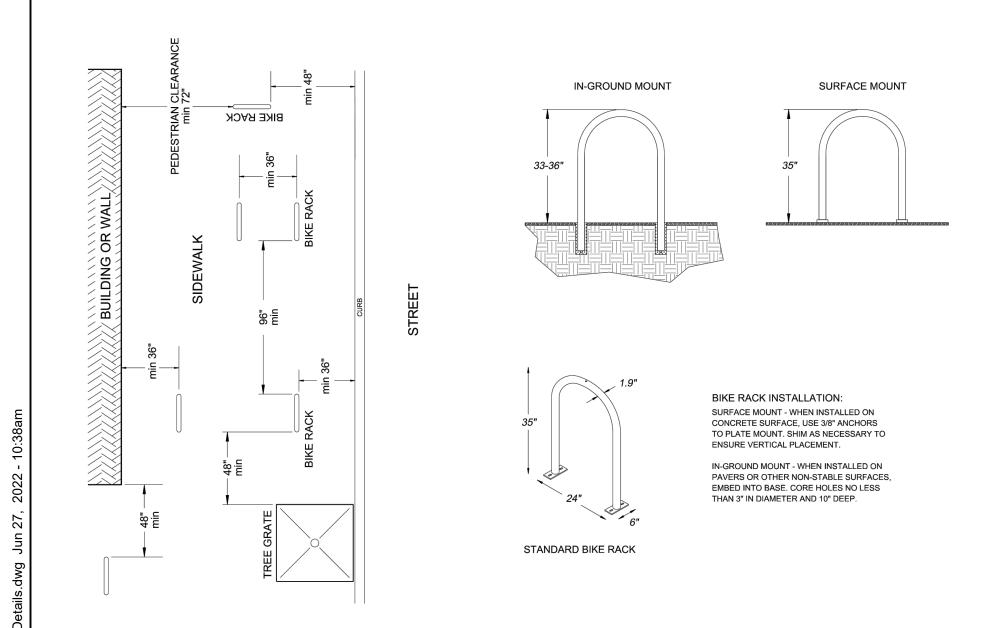
No. Date Description

Title:

SITE DETAILS

Project number: C22033 Sheet #: Issued Date: 06.24.2022
Drawn by: SM

Drawn by: SM TS C3.91

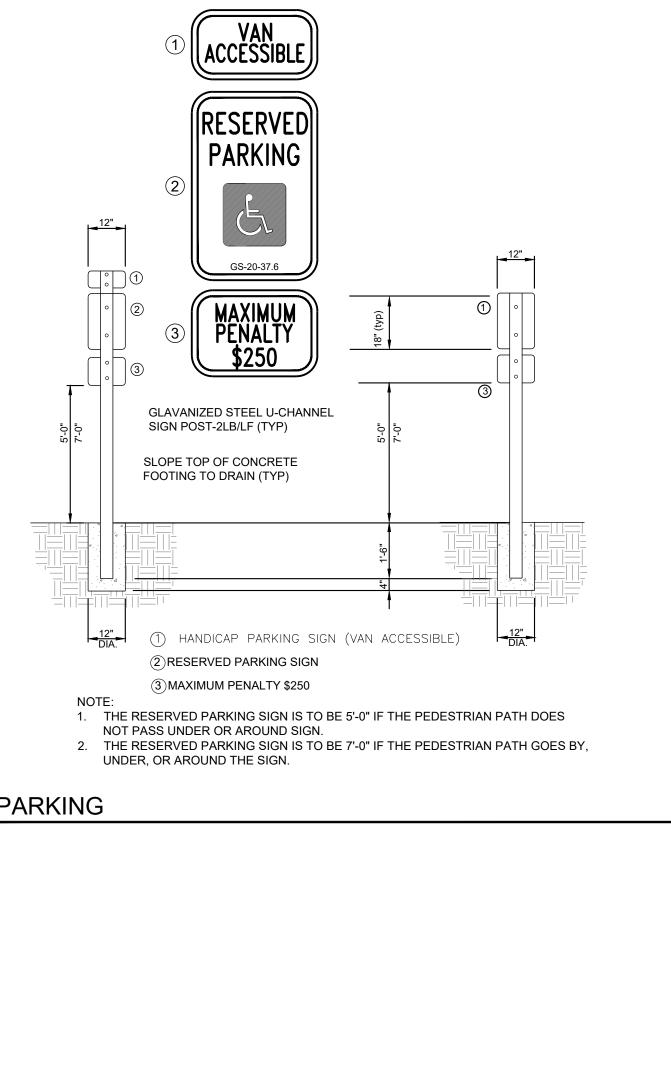


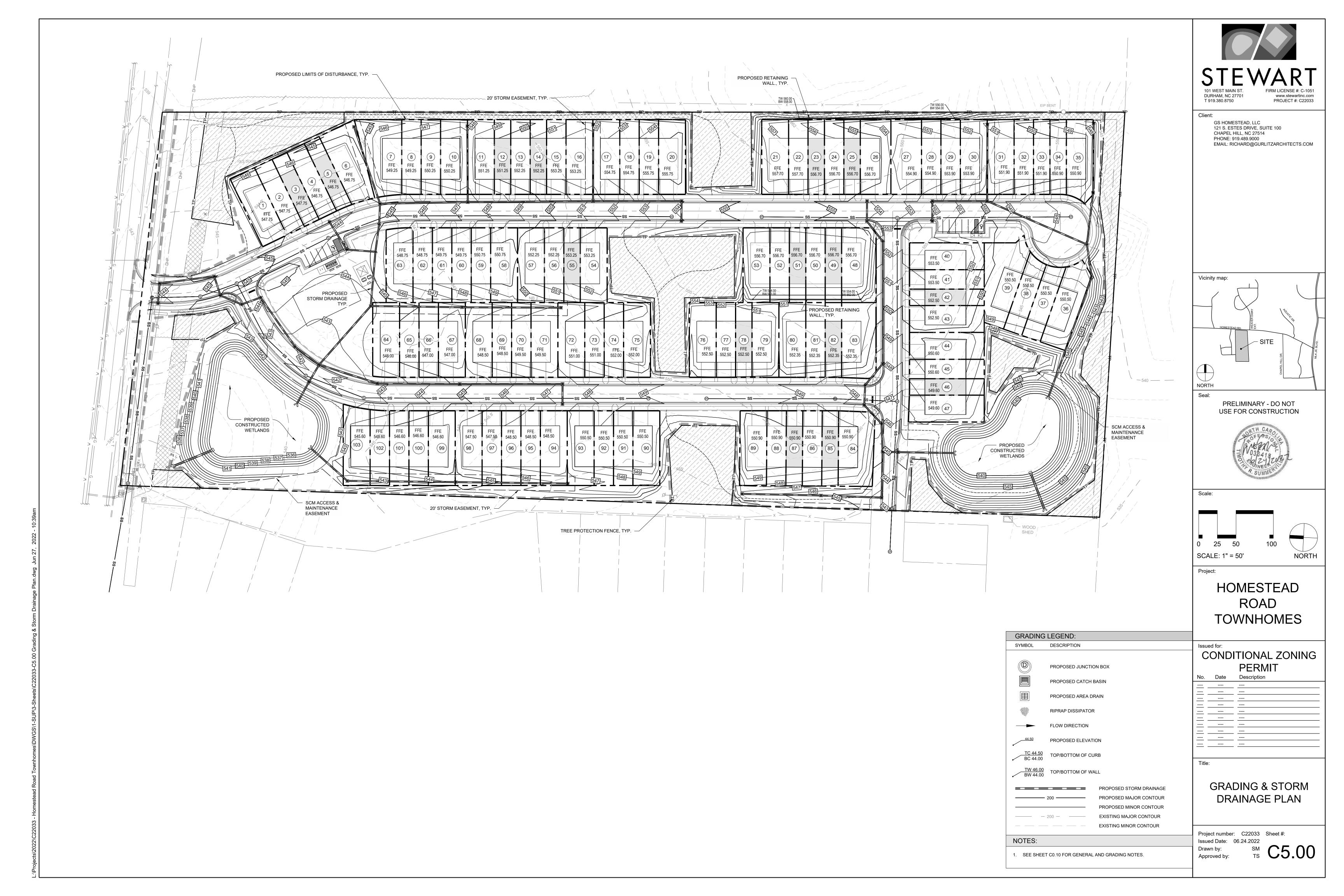


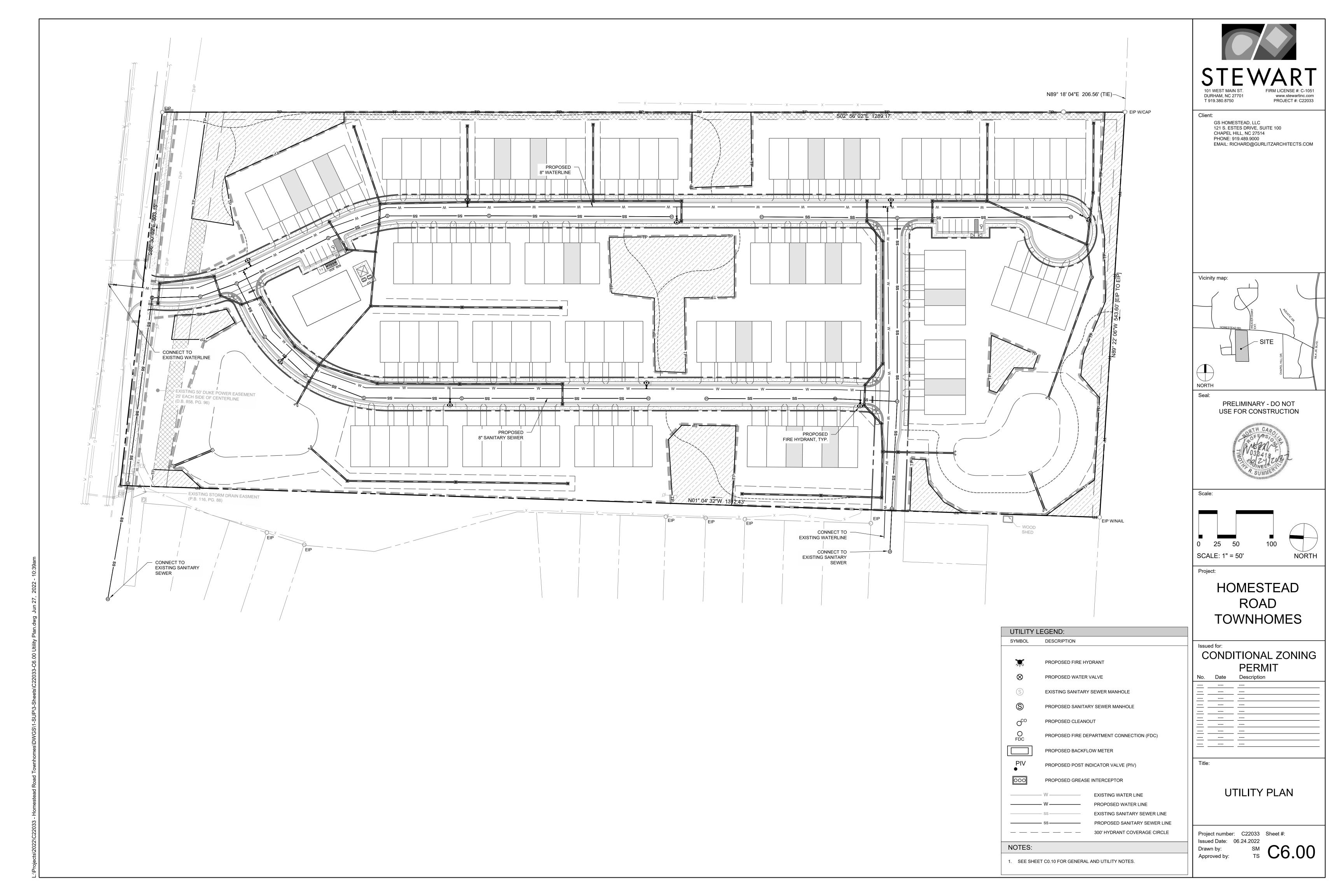
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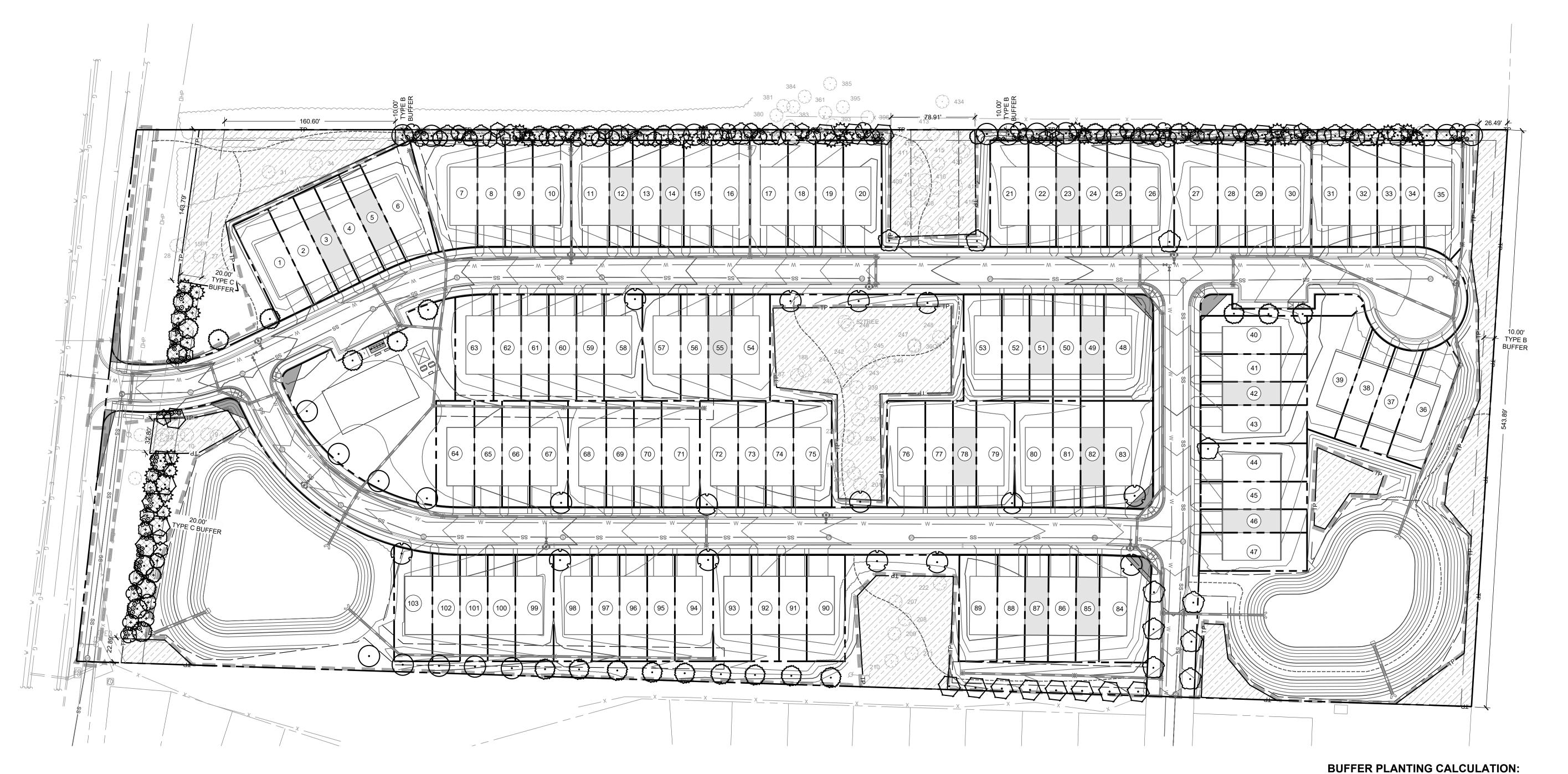
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NTS









CANOPY TREES	CODE	QTY	PE C BUFFER BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
\bigcirc	ВН	6	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	B&B	2.5 IN	12 TO 14 FT	
0	QH	7	QUERCUS PHELLOS 'HIGHTOWER' HIGHTOWER WILLOW OAK	B&B	2.5 IN	12 TO 14 FT	
JNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
\bigoplus	AA	5	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	B&B	1 IN	8 FT	
+	СС	9	CERCIS CANADENSIS EASTERN REDBUD	B&B	1 IN	8 FT	
<u>+</u>	IS	3	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS HOLLY	B&B	1 IN	8 FT	
3+4 4-4	MS	9	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B&B	1 IN	8 FT	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER		HEIGHT	NOTES
②	IG	33	ILEX GLABRA INKBERRY HOLLY	CONT.		18 IN	
	IN	34	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	CONT.		18 IN	
②	VC	27	VIBURNUM AWABUKI 'CHINDO' CHINDO SWEET VIBURNUM	CONT.		18 IN	

_								
	PLANT SCHE	DULE	TYF	PE B BUFFER				
	CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	\odot	AR	11	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B&B	2.5 IN	12 TO 14 FT	
	$\langle \cdot \rangle$	ВН	7	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	B&B	2.5 IN	12 TO 14 FT	
	\odot	NS	10	NYSSA SYLVATICA TUPELO	B&B	2.5 IN	12 TO 14 FT	
	0	QH	10	QUERCUS PHELLOS 'HIGHTOWER' HIGHTOWER WILLOW OAK	B&B	2.5 IN	12 TO 14 FT	
	UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
	\bigoplus	AA	16	AMELANCHIER ARBOREA DOWNY SERVICEBERRY	B&B	1 IN	8 FT	
	(+)	СС	19	CERCIS CANADENSIS EASTERN REDBUD	B&B	1 IN	8 FT	
	<u> </u>	IS	15	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS HOLLY	B&B	1 IN	8 FT	
	3++ ++	MS	16	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	B&B	1 IN	8 FT	
	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER		HEIGHT	NOTES
	©	IG	35	ILEX GLABRA INKBERRY HOLLY	CONT.		18 IN	
	(à)	IN	42	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	CONT.		18 IN	
	©	VC	36	VIBURNUM AWABUKI 'CHINDO' CHINDO SWEET VIBURNUM	CONT.		18 IN	

CANOPY TREES	CODE	QTY	NTERNAL PLANTING BOTANICAL / COMMON NAME	CONTAINER	CALIPER	HEIGHT	NOTES
\odot	AR	9	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	B&B	2.5 IN	12 TO 14 FT	
$\langle \cdot \rangle$	ВН	8	BETULA NIGRA 'HERITAGE' HERITAGE RIVER BIRCH	B&B	2.5 IN	12 TO 14 FT	
\odot	NS	10	NYSSA SYLVATICA TUPELO	B&B	2.5 IN	12 TO 14 FT	
\odot	QN	15	QUERCUS NUTTALLII NUTTALL OAK	B&B	2.5 IN	12 TO 14 FT	
0	QH	17	QUERCUS PHELLOS 'HIGHTOWER' HIGHTOWER WILLOW OAK	B&B	2.5 IN	12 TO 14 FT	

NOTES:

SEE SHEET C0.10 FOR GENERAL AND PLANTING NOTES. TREE LOCATION TO BE COORDINATED WITH STREET LIGHT LOCATIONS PROVIDED BY DUKE ENERGY DURING CONSTRUCTION DRAWINGS TO AVOID CONFLICT.

SITE LEGEND:
PROPOSED TREE REPLACEME

EPLACEMENT AREA

TREE SAVE AREA — — — PROPOSED 4' WIDE NEIGHBORHOOD TRAIL

--- TP --- PROPOSED TREE PROTECTION FENCE

LIMITS OF DISTURBANCE

TREE CANOPY COVERAGE REQUIRED: NET LAND AREA:

AREA EXEMPT FROM TREE CANOPY CALCULATIONS: RECREATIONAL AREAS: DUKE POWER EASEMENT: STORMWATER EASEMENT: RIGHT-OF-WAY: TOTAL LAND ARE EXEMPTED: APPLICABLE LAND AREA: TREE CANOPY REQUIRED:

TYPE 'C' 20 FT EXTERNAL BUFFER: PLANTS REQUIRED PER 100 LF

LESS 200 LF OF EXISTING TREE CANOPY

TYPE 'B' 10 FT INTERNAL BUFFER: PLANTS REQUIRED PER 100 LF

LESS 809 LF OF EXISTING TREE CANOPY

APPLICABLE LENGTH = 941 LF

PROPOSED:

13 LG TREES

26 SM TREES

94 SHRUBS

PROPOSED:

37 LG TREES 65 SMALL TREES

111 SHRUBS

TREE CANOPY COVERAGE CALCULATIONS

30%

34,085 SF

26,022 SF

91,417 SF

121,225 SF

272,749 SF

408,965 SF

15.65 AC / 681,714 SF

- 5 LARGE TREES

 10 SMALL TREES - 36 SHRUBS

508 LF TOTAL LENGTH LESS 48 LF OF ROW

 4 LARGE TREES 7 SMALL TREES 12 SHRUBS 1,750 LF TOTAL LENGTH

REQUIRED:

13 LG TREES

26 SM TREES

94 SHRUBS

REQUIRED: 38 LG TREES

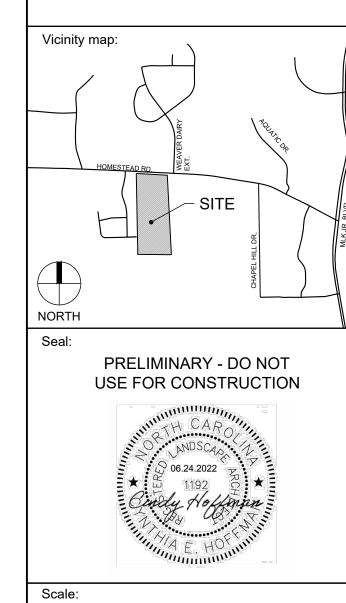
66 SMALL TREES 113 SHRUBS

APPLICABLE LENGTH = 260 LF

122,689 SF (30%) EXISTING TREE CANOPY TO REMAIN: 67,947 SF ADDITIONAL TREE CANOPY REQUIRED: 54,742 SF REQUIRED REPLACEMENT TREES (1 PER 500 SF): 110 PROPOSED REPLACEMENT TREES: 110 BUFFER CANOPY TREES: INTERNAL CANOPY TREES:

DURHAM, NC 27701 T 919.380.8750 www.stewartinc.com PROJECT #: C22033 Client:

GS HOMESTEAD, LLC 121 S. ESTES DRIVE, SUITE 100 CHAPEL HILL, NC 27514 PHONE: 919.489.9000 EMAIL: RICHARD@GURLITZARCHITECTS.COM



0 25 50 SCALE: 1" = 50' NORTH Project:

HOMESTEAD ROAD **TOWNHOMES**

Issue	ed for:	
C	OND	ITIONAL ZONING
		PERMIT
No.	Date	Description

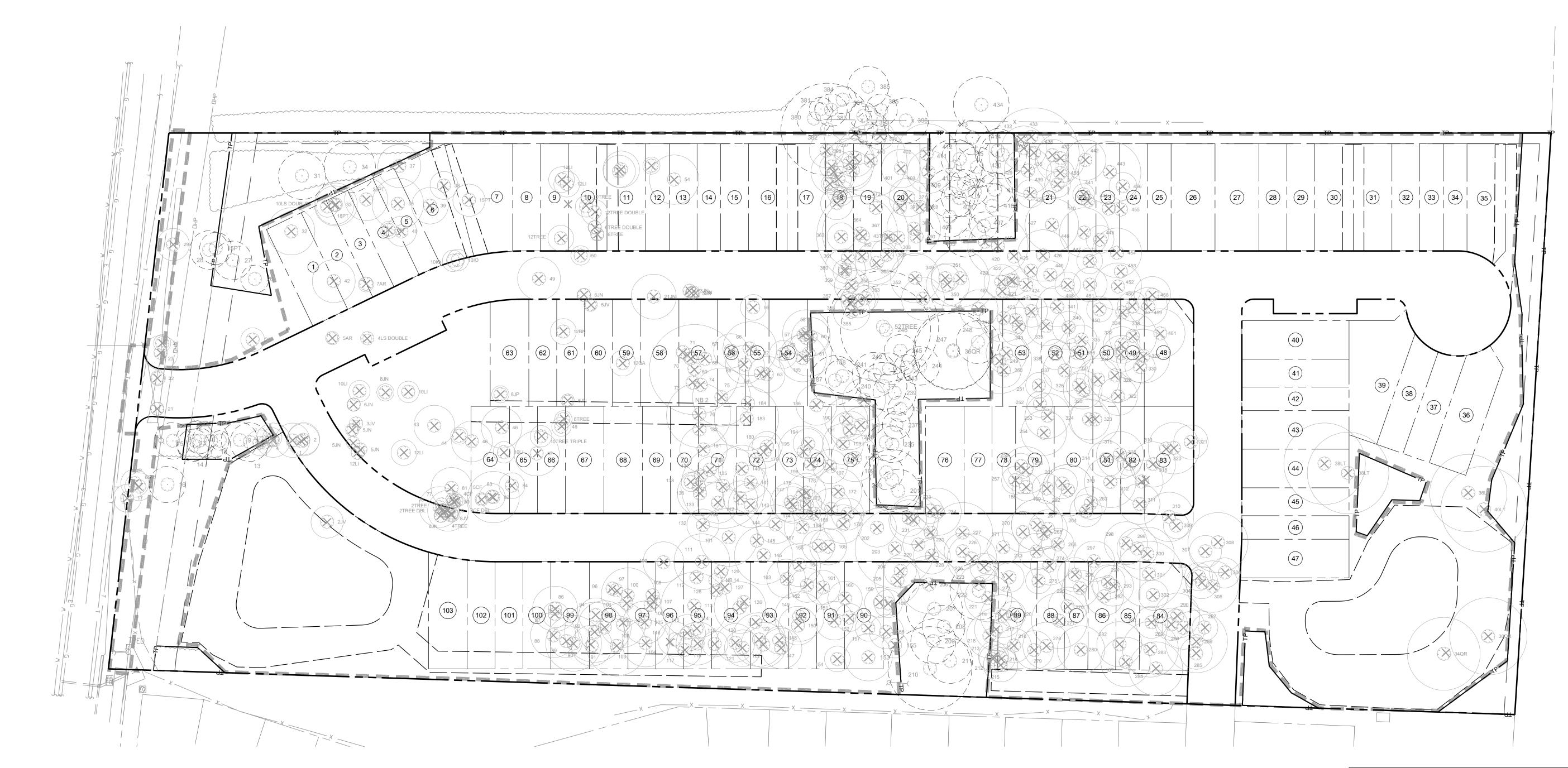
Title:

Approved by:

CODE PLANTING PLAN

Project number: C22033 Sheet #: Issued Date: 06.24.2022 Drawn by:

SM CH

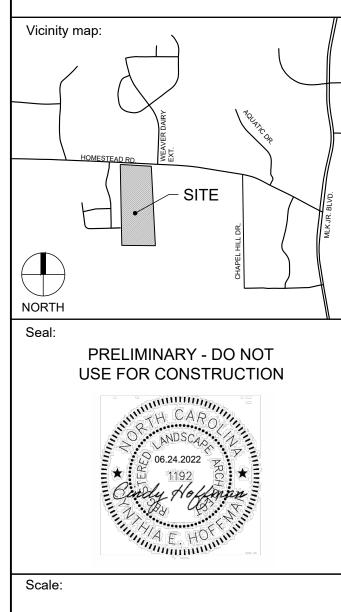


SYMBOL	DESCRIPTION
	LIMITS OF DISTURBANCE
	PROPERTY LINE
т	TREE PROTECTION FENCE
(6	EXISTING TREE TO REMAIN
(X	EXISTING TREE TO BE REMOV



GS HOMESTEAD, LLC 121 S. ESTES DRIVE, SUITE 100 CHAPEL HILL, NC 27514 PHONE: 919.489.9000 EMAIL: RICHARD@GURLITZARCHITECTS.COM

Client:



HOMESTEAD ROAD TOWNHOMES

0 25 50

Issued for:

SCALE: 1" = 50'

C	OND	TIONAL ZONING
		PERMIT
No.	Date	Description
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LANDSCAPE PROTECTION PLAN

Project number: C22033 Sheet #:

Issued Date: 06.24.2022
Drawn by: SM
Approved by: CH

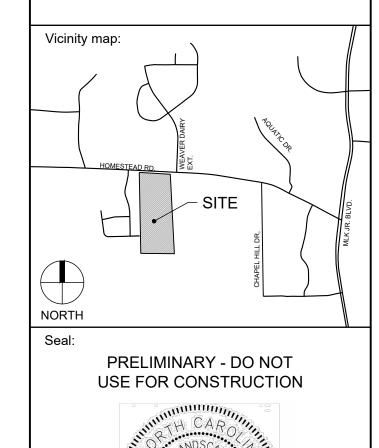
1 # AII	CODE +	Sw eetgum	Scientific Name Liquidambar styraciflua	DB⊢ * 15	Specimen	Multistem Nur
3 4	JUVI PRSE LIST	Eastern Red Cedar Black Cherry Sw eetgum	Juniperus virginiana Prunus serratina Liquidambar styraciflua	15 16 16	Rare Specimen Specimen	
5	PITA COFL	Loblolly Pine Dogw ood	Pinus taeda Cornus florida	19 9	Specimen Specimen	
7 8 9	JUVI LIST	Sw eetgum Eastern Red Cedar Sw eetgum	Liquidambar styraciflua Juniperus virginiana Liquidambar styraciflua	12 13 17	Specimen Rare Specimen	
10 11	PRSE	Black Cherry Eastern Red Cedar	Prunus serratina Juniperus virginiana	9	NA Rare	
12 13 14	LIST PITA LITU	Sw eetgum Loblolly Pine Tulip Poplar	Liquidambar styraciflua Pinus taeda Liriodendron tulipifera	12 18 15	Specimen Specimen Specimen	
15 16	PYCA PYCA	Callery Pear Callery Pear	Pyrus calleryana Pyrus calleryana	17 17	NA NA	
17 18	JUVI ŒCA	Eastern Red Cedar Eastern Redbud	Juniperus virginiana Cercis canadensis	13	Rare Specimen	
19 20 21	LITU COFL	American Holly Tulip Poplar Dogwood	llex opaca Liriodendron tulipifera Cornus florida	7 15 6	Specimen Specimen Specimen	
22 23	COFL LITU	Dogw ood Tulip Poplar	Cornus florida Liriodendron tulipifera	7 16	Specimen Specimen	
24 25 26	MAGR MAGR	Dogw ood Southern Magnolia Southern Magnolia	Cornus florida Magnolia grandiflora Magnolia grandiflora	8 11 13	Specimen NA Specimen	
27 28	LIST	Sw eetgum Loblolly Pine	Liquidambar styraciflua Pinus taeda	18 18	Specimen Specimen	
30 31	LITU LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	15 24 22	Specimen Specimen Specimen	
32	PITA LITU	Loblolly Pine Tulip Poplar	Pinus taeda Liriodendron tulipifera	22 20	Specimen Specimen	
34 35 36	PITA LIST PITA	Loblolly Pine Sw eetgum	Pinus taeda Liquidambar styraciflua Pinus taeda	24 14 24	Specimen Specimen	
37 38	PITA LIST	Loblolly Pine Loblolly Pine Sw eetgum	Pinus taeda Liquidambar styraciflua	20	Specimen Specimen Specimen	
39 40	JUVI	Sw eetgum Eastern Red Cedar	Liquidambar styraciflua Juniperus virginiana	17 14	Specimen Rare	
41 42 43	JUVI ACRU BENI	Eastern Red Cedar Red Maple River Birch	Juniperus virginiana Acer rubrum Betula nigra	8 20 19	Specimen Specimen Specimen	
44 45	CRAT LITU	Haw thorn Tulip Poplar	Crataegus species Liriodendron tulipifera	8 19	Specimen Specimen	
46 47 48	BENI BENI COFL	River Birch River Birch Dogw ood	Betula nigra Betula nigra Cornus florida	19 21 9	Specimen Specimen Specimen	
49 50	Morris PYCA	Mulberry Callery Pear	Morus Sp Pyrus calleryana	20	NA Rare	
51 52 53	CECA LITU LITU	Eastern Redbud Tulip Poplar Tulip Poplar	Cercis canadensis Liriodendron tulipifera Liriodendron tulipifera	16 19 17	Rare Specimen Specimen	
53 54 55	JUNI LITU	Tulip Poplar Black Walnut Tulip Poplar	Juglans nigra Liriodendron tulipifera	23 35	Specimen Specimen Rare	
56 57 58	JUNI ACRU QUAI	Black Walnut Red Maple White Oak	Juglans nigra Acer rubrum	12 12 22	Specimen Specimen	
58 59 60	QUAL QUAL LITU	White Oak White Oak Tulip Poplar	Quercus alba Quercus alba Liriodendron tulipifera	22 22 18	Specimen Specimen Specimen	
61 62	LITU CARYA	Tulip Poplar Hickory	Liriodendron tulipifera Carya species	21 13	Specimen Specimen	
63 64 65	ACRU LITU	Hickory Red Maple Tulip Poplar	Carya species Acer rubrum Liriodendron tulipifera	17 16 18	Specimen Specimen Specimen	
66 67	LITU LIST	Tulip Poplar Sw eetgum	Liriodendron tulipifera Liquidambar styraciflua	25 16	Rare Specimen	
68 69 70	CARYA QUVE ULAL	Hickory Black Oak Winged Elm	Carya species Quercus velutina Ulmus alatus	17 42 14	Specimen Rare Specimen	
71 72	JUNI CARYA	Black Walnut Hickory	Juglans nigra Carya species	17 13	Specimen Specimen	
73 74 75	LITU LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	21 20 27	Specimen Specimen Rare	
76 77	LITU LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	30 15	Rare Rare Specimen	
78 79	LITU PRSE	Tulip Poplar Black Cherry	Liriodendron tulipifera Prunus serratina	19 19	Specimen Specimen	
80 81 82	CAIL LIST	Persimmon Pecan Sw eetgum	Diosporos virginiana Carya illinoiensis Liquidambar styraciflua	10 19 12	Specimen Specimen Specimen	
83 84	LIST CAIL	Sw eetgum Pecan	Liquidambar styraciflua Carya illinoiensis	24 12	Rare Specimen	
85 86 87	CAIL LITU LITU	Pecan Tulip Poplar Tulip Poplar	Carya illinoiensis Liriodendron tulipifera Liriodendron tulipifera	13 21 12	Specimen Specimen Specimen	
88 89	LIST QUAL	Sw eetgum White Oak	Liquidambar styraciflua Quercus alba	21 15	Specimen Specimen	
90 91 92	QUAL LIST LIST	White Oak Sw eetgum Sw eetgum	Quercus alba Liquidambar styraciflua Liquidambar styraciflua	26 19 28	Rare Specimen Rare	
93 94	QUAL LIST	White Oak Sw eetgum	Quercus alba Liquidambar styraciflua	25 16	Rare Specimen	
95 96 97	QUPH LIST QUAL	Willow Oak Sw eetgum White Oak	Quercus phellos Liquidambar styraciflua Quercus alba	12 16 16	Specimen Specimen Specimen	
98 99	PRSE PRSE	White Oak Black Cherry Black Cherry	Prunus serratina Prunus serratina	8 6	NA NA	
100 101 102	LIST LIST QUAL	Sw eetgum Sw eetgum White Oak	Liquidambar styraciflua Liquidambar styraciflua Quercus alba	25 16 21	Rare Specimen Specimen	
103 104	QUVE QUAL	Black Oak White Oak	Quercus velutina Quercus alba	28 22	Rare Specimen	
105 106	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	20 15	Specimen Specimen	
107 108 109	QUMA QUAL PITA	Blackjack Oak White Oak Loblolly Pine	Quercus marilandica Quercus alba Pinus taeda	23 17 19	Specimen Specimen Specimen	
110 111	PITA QUAL	Loblolly Pine White Oak	Pinus taeda Quercus alba	22 26	Specimen Rare	
112 113 114	LIST QUAL LITU	Sw eetgum White Oak Tulip Poplar	Liquidambar styraciflua Quercus alba Liriodendron tulipifera	17 31 22	Specimen Rare Specimen	
115 116	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	17 16	Specimen Specimen	
117 118 119	LIST FRAX CATO	Sw eetgum Ash Mockernut Hickory	Liquidambar styraciflua Fraxinus species Carya tomentosa	16 20 12	Specimen Specimen Specimen	
119 120 121	QUAL QUAL	White Oak White Oak	Carya tomentosa Quercus alba Quercus alba	12 18 17	Specimen Specimen Specimen	
122 123	LITU QUAL	Tulip Poplar White Oak	Liriodendron tulipifera Quercus alba	21 25	Specimen Rare	
124 125 126	CATO QUAL LIST	Mockernut Hickory White Oak Sw eetgum	Carya tomentosa Quercus alba Liquidambar styraciflua	13 24 14	Specimen Rare Specimen	
127 128	FRAX NYSY	Ash Blackgum	Fraxinus species Nyssa sylvatica	15 13	Specimen Specimen	
129 130 131	ILOP NYSY	Blackgum American Holly Blackgum	Nyssa sylvatica llex opaca Nyssa sylvatica	12 6 27	Specimen Specimen Rare	
132 133	LIST LIST	Sw eetgum Sw eetgum	Liquidambar styraciflua Liquidambar styraciflua	15 21	Specimen Specimen	
134 135 136	LITU LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	19 39	Specimen Rare	
136 137 138	QUMA OXAR	Sw eetgum Blackjack Oak Sourw ood	Liquidambar styraciflua Quercus marilandica Oxydendron arboreum	13 13 9	Specimen Specimen Specimen	
139 140	QUAL CATO	White Oak Mockernut Hickory	Quercus alba Carya tomentosa	12 22	Specimen Specimen	
141 142 143	NYSY QUVE QUAL	Blackgum Black Oak White Oak	Nyssa sylvatica Quercus velutina Quercus alba	16 16 21	Specimen Specimen Specimen	
144 145	QUAL LIST	White Oak Sw eetgum	Quercus alba Liquidambar styraciflua	18 15	Specimen Specimen	
146 147 148	LIST QUAL QUAL	Sw eetgum White Oak White Oak	Liquidambar styraciflua Quercus alba Quercus alba	27 19 13	Rare Specimen Specimen	
149 150	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	23 18	Specimen Specimen	
151 152 153	LIST CATO FRAX	Sw eetgum Mockernut Hickory Ash	Liquidambar styraciflua Carya tomentosa Fraxinus species	18 13 22	Specimen Specimen Specimen	
154 155	CATO LIST	Mockernut Hickory Sw eetgum	Carya tomentosa Liquidambar styraciflua	12 12	Specimen Specimen	
156 157 158	CAGL CAGL LIST	Pignut Hickory Pignut Hickory Sweetgum	Carya glabra Carya glabra Liquidambar styraciflua	16 12 13	Specimen Specimen	
158 159 160	LIST QUAL QUVE	Sw eetgum White Oak Black Oak	Liquidambar styraciflua Quercus alba Quercus velutina	13 14 16	Specimen Specimen Specimen	
161 162	CATO CAGL	Mockernut Hickory Pignut Hickory	Carya tomentosa Carya glabra	16 16	Specimen Specimen	
163 164 165	QUAL QUAL CATO	White Oak White Oak Mockernut Hickory	Quercus alba Quercus alba Carya tomentosa	18 20 17	Specimen Specimen Specimen	
166 167	LIST LITU	Sw eetgum Tulip Poplar	Liquidambar styraciflua Liriodendron tulipifera	15 17	Specimen Specimen	
168 169	QUAL LITU QUAL	White Oak Tulip Poplar White Oak	Quercus alba Liriodendron tulipifera Quercus alba	13 19 18	Specimen Specimen Specimen	
170 '	LITU	Tulip Poplar	Liriodendron tulipifera	15	Specimen	
171 172	QUAL	White Oak	Quercus alba	22	Specimen	
171 172 173 174	QUAL LITU FRAX	White Oak Tulip Poplar Ash	Liriodendron tulipifera Fraxinus species	14 17	Specimen Specimen Specimen	
170 171 172 173 174 175 176 177	QUAL LITU	White Oak Tulip Poplar	Liriodendron tulipifera	14	Specimen Specimen	

181 182 183	LIST LIST LITU	Sw eetgum Sw eetgum Tulip Poplar	Liquidambar styraciflua Liquidambar styraciflua Liriodendron tulipifera	22 12 30	Specimen Specimen Rare	
183 184 185	LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	23	Specimen Specimen	
186 187	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	19 23	Specimen Specimen	
188 189 190	QUAL QUAL QUMA	White Oak White Oak Blackjack Oak	Quercus alba Quercus alba Quercus marilandica	16 20 20	Specimen Specimen Specimen	
191 192	LITU LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	18 17	Specimen Specimen	
193 194 195	QUAL QUAL	Tulip Poplar White Oak White Oak	Liriodendron tulipifera Quercus alba Quercus alba	19 14 24	Specimen Specimen Rare	
196 197	QUAL	White Oak White Oak	Quercus alba Quercus alba	14 16	Specimen Specimen	
198 199 200	QUAL QUAL LITU	White Oak White Oak Tulip Poplar	Quercus alba Quercus alba Liriodendron tulipifera	22 16 28	Specimen Specimen Rare	
201	CARYA CATO	Hickory Mockernut Hickory	Carya species Carya tomentosa	20	Specimen Specimen	
203 204	LITU CARYA	Tulip Poplar Hickory	Liriodendron tulipifera Carya species	37 15	Rare Specimen	
205 206 207	QUAL LITU LITU	White Oak Tulip Poplar Tulip Poplar	Quercus alba Liriodendron tulipifera Liriodendron tulipifera	21 27 26	Specimen Rare Rare	
208 209	QUAL	Tulip Poplar White Oak	Liriodendron tulipifera Quercus alba	20 21	Specimen Specimen	
210 211 212	LITU LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	39 21 13	Rare Specimen Specimen	
213 214	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	14 13	Specimen Specimen	
215 216 217	QUAL LITU	Tulip Poplar White Oak Tulip Poplar	Liriodendron tulipifera Quercus alba Liriodendron tulipifera	16 16 20	Specimen Specimen Specimen	
218 219	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	21	Specimen Specimen	
220 221 222	LITU LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	12 22 27	Specimen Specimen Rare	
223	CAGL	Pignut Hickory Hickory	Carya glabra Carya species	18 13	Specimen Specimen	
225 226 227	LITU LITU QUAL	Tulip Poplar Tulip Poplar White Oak	Liriodendron tulipifera Liriodendron tulipifera Quercus alba	23 17 28	Specimen Specimen Rare	
228 229	LITU	Tulip Poplar White Oak	Liriodendron tulipifera Quercus alba	17 15	Specimen Specimen	
230 231 232	QUAL LITU QUAL	White Oak Tulip Poplar White Oak	Quercus alba Liriodendron tulipifera Quercus alba	22 23 17	Specimen Specimen Specimen	
233 234	CARYA QUAL	Hickory White Oak	Carya species Quercus alba	12 22	Specimen Specimen	
235 236 237	QUAL LIST	Mockernut Hickory White Oak Sw eetgum	Carya tomentosa Quercus alba Liquidambar styraciflua	17 17 13	Specimen Specimen Specimen	
238 239	LITU LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	12 20	Specimen Specimen	
240 241 242	LITU LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	22 21 15	Specimen Specimen Specimen	
243 244	LITU LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	12 18	Specimen Specimen	
245 246 247	LITU LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	15 42 37	Specimen Rare Rare	
248 249	QUAL LITU	White Oak Tulip Poplar	Quercus alba Liriodendron tulipifera	20 30	Specimen Rare	
250 251 252	QURU CATO ACRU	Northern Red Oak Mockernut Hickory Red Maple	Quercus rubra Carya tomentosa Acer rubrum	16 12 12	Specimen Specimen Specimen	
253 254	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	21 21	Specimen Specimen	
255 256 257	LIST QUAL CATO	Sw eetgum White Oak Mockernut Hickory	Liquidambar styraciflua Quercus alba Carya tomentosa	12 22 13	Specimen Specimen Specimen	
258 259	QUAL LITU	White Oak Tulip Poplar	Quercus alba Liriodendron tulipifera	16 15	Specimen Specimen	
260 261 262	CATO CATO LIST	Mockernut Hickory Mockernut Hickory Sw eetgum	Carya tomentosa Carya tomentosa Liquidambar styraciflua	12 14 24	Specimen Specimen Rare	
263 264	LIST	Sw eetgum Mockernut Hickory	Liquidambar styraciflua Carya tomentosa	15 15	Specimen Specimen	
265 266 267	QUAL LIST LITU	White Oak Sw eetgum Tulip Poplar	Quercus alba Liquidambar styraciflua Liriodendron tulipifera	24 15 18	Rare Specimen Specimen	
268 269	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	18 24	Specimen Rare	
270 271 272	LIST LIST	Pignut Hickory Sw eetgum Sw eetgum	Carya glabra Liquidambar styraciflua Liquidambar styraciflua	19 15 14	Specimen Specimen Specimen	
273 274	FRAX LIST	Ash Sw eetgum	Fraxinus species Liquidambar styraciflua	17 18	Specimen Specimen	
275 276 277	CATO FRAX LITU	Mockernut Hickory Ash Tulip Poplar	Carya tomentosa Fraxinus species Liriodendron tulipifera	12 18 26	Specimen Specimen Rare	
278 279	LITU NYSY QUAL	Tulip Poplar Blackgum	Liriodendron tulipifera Nyssa sylvatica	22 18 22	Specimen Specimen	
280 281 282	QUAL QUAL	White Oak White Oak White Oak	Quercus alba Quercus alba Quercus alba	21	Specimen Specimen Specimen	
283 284	QUAL	White Oak White Oak	Quercus alba Quercus alba	26 25	Rare Rare	
285 286 287	LITU LIST LITU	Tulip Poplar Sw eetgum Tulip Poplar	Liriodendron tulipifera Liquidambar styraciflua Liriodendron tulipifera	15 29 12	Specimen Rare Specimen	
288 289 290	LITU QUAL QUAL	Tulip Poplar White Oak White Oak	Liriodendron tulipifera Quercus alba Quercus alba	20 15 21	Specimen Specimen	
291 292	LIST	Sw eetgum White Oak	Liquidambar styraciflua Quercus alba	15 18	Specimen Specimen Specimen	
293 294	QUVE QUFA	Black Oak Southern Red Oak	Quercus velutina Quercus falcata	19 16	Specimen Specimen	
295 296 297	QUAL LITU LITU	White Oak Tulip Poplar Tulip Poplar	Quercus alba Liriodendron tulipifera Liriodendron tulipifera	17 16 19	Specimen Specimen Specimen	
298 299 300	QURU LITU	Northern Red Oak Tulip Poplar	Quercus rubra Liriodendron tulipifera	20 19	Specimen Specimen	
300 301 302	QURU QUAL	Tulip Poplar Northern Red Oak White Oak	Liriodendron tulipifera Quercus rubra Quercus alba	25 31 14	Rare Rare Specimen	
303 304	LIST QUAL	Sw eetgum White Oak	Liquidambar styraciflua Quercus alba	13 15	Specimen Specimen	
305 306 307	QUAL QUVE	Tulip Poplar White Oak Black Oak	Liriodendron tulipifera Quercus alba Quercus velutina	24 14 15	Rare Specimen Specimen	
308 309 310	LITU LIST LITU	Tulip Poplar Sw eetgum Tulip Poplar	Liriodendron tulipifera Liquidambar styraciflua Liriodendron tulipifera	28 12 23	Rare Specimen Specimen	
311 312	LITU	Tulip Poplar Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera Liriodendron tulipifera	19 20	Specimen Specimen	
313 314	LITU LIST	Tulip Poplar Sw eetgum	Liriodendron tulipifera Liquidambar styraciflua	24 17	Rare Specimen	
315 316 317	NYSY QUAL	Tulip Poplar Blackgum White Oak	Liriodendron tulipifera Nyssa sylvatica Quercus alba	22 11 15	Specimen NA Specimen	
318 319 320	LITU QUVE ACRU	Tulip Poplar Black Oak Red Maple	Liriodendron tulipifera Quercus velutina Acer rubrum	21 16 24	Specimen Specimen	
320 321 322	QUAL QUAL	Red Maple White Oak White Oak	Acer rubrum Quercus alba Quercus alba	24 16 18	Rare Specimen Specimen	
323 324	QUVE LITU	Black Oak Tulip Poplar	Quercus velutina Liriodendron tulipifera	23 19	Specimen Specimen	
325 326 327	QUAL LITU	Loblolly Pine White Oak Tulip Poplar	Pinus taeda Quercus alba Liriodendron tulipifera	18 12 20	Specimen Specimen Specimen	
328 329	QUAL LITU	White Oak Tulip Poplar	Quercus alba Liriodendron tulipifera	25 25	Rare Specimen	
330 331 332	CARYA LITU QUAL	Tulip Poplar White Oak	Carya species Liriodendron tulipifera Quercus alba	14 17 17	Specimen Specimen Specimen	
333 334 335	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	22 14 14	Specimen Specimen	
336 337	QUAL LIST QUAL	White Oak Sw eetgum White Oak	Quercus alba Liquidambar styraciflua Quercus alba	14 20	Specimen Specimen Specimen	
338 339	LIST QUAL	Sw eetgum White Oak	Liquidambar styraciflua Quercus alba	14 18	Specimen Specimen	
340 341 342	QUAL QUVE	Tulip Poplar White Oak Black Oak	Liriodendron tulipifera Quercus alba Quercus velutina	15 19 15	Specimen Specimen Specimen	
343 344	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	18 22	Specimen Specimen	
345 346 347	QUAL QUAL QUAL	White Oak White Oak White Oak	Quercus alba Quercus alba Quercus alba	18 12 15	Specimen Specimen Specimen	
348	CATO QUAL QUAL	Mockernut Hickory White Oak	Carya tomentosa Quercus alba	20 13	Specimen Specimen	
349 350	. CUAI	White Oak	Quercus alba Liriodendron tulipifera	20	Specimen Rare	
349 350 351 352	LITU	Tulip Poplar Northern Red Oak	Quercus rubra	23	Specimen	
350 351 352 353 354	LITU QURU QUAL LITU	Northern Red Oak White Oak Tulip Poplar	Quercus rubra Quercus alba Liriodendron tulipifera	12 16	Specimen Specimen Specimen	
350 351 352 353	LITU QURU QUAL	Northern Red Oak White Oak	Quercus rubra Quercus alba	12	Specimen Specimen	
350 351 352 353 354 355 356	QURU QUAL LITU LITU OXAR	Northern Red Oak White Oak Tulip Poplar Tulip Poplar Sourw ood	Quercus rubra Quercus alba Liriodendron tulipifera Liriodendron tulipifera Oxydendron arboreum	12 16 17 9	Specimen Specimen Specimen Specimen Specimen	

	CARYA	Hickory	Carya species	13	Specimen	
:	QUAL	White Oak	Quercus alba	15	Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	13	Specimen	
<u>. </u>	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	35 20	Rare Specimen	
;	LITU	Tulip Poplar	Liriodendron tulipifera	15	Specimen	
_	LITU	Tulip Poplar	Liriodendron tulipifera	13	Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	19	Specimen	
)	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	15 20	Specimen Specimen	
	QUAL	White Oak	Quercus alba	18	Specimen	
:	LITU	Tulip Poplar	Liriodendron tulipifera	23	Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	15	Specimen	
<u>. </u>	CAGL SAAL	Pignut Hickory Sassafrass	Carya glabra Sassafras albidum	12 8	Specimen Specimen	
	QUAL	White Oak	Quercus alba	12	Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	21	Specimen	
	SAAL	Sassafrass	Sassafras albidum	11	Specimen	
Н	QUMA QUAL	Blackjack Oak White Oak	Quercus marilandica Quercus alba	16 16	Specimen Specimen	
	SAAL	Sassafrass	Sassafras albidum	11	Specimen	
	QUAL	White Oak	Quercus alba	43	Rare	
	LITU	Tulip Poplar	Liriodendron tulipifera	15	Specimen	
_	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	13 19	Specimen Specimen	
_	LITU	Tulip Poplar	Liriodendron tulipifera	23	Specimen	
	QUVE	Black Oak	Quercus velutina	20	Specimen	
_	QURU	Northern Red Oak	Quercus rubra	28	Rare	
4	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	25	Rare	
+	CATO	Mockernut Hickory	Carya tomentosa	13 14	Specimen Specimen	
Ħ	LITU	Tulip Poplar	Liriodendron tulipifera	29	Rare	
	LITU	Tulip Poplar	Liriodendron tulipifera	16	Specimen	
4	LIST	Sw eetgum	Liquidambar styraciflua	13	Specimen	
4	LIST LITU	Sw eetgum Tulip Poplar	Liquidambar styraciflua Liriodendron tulipifera	15 21	Specimen Specimen	
+	LITU	Tulip Poplar	Liriodendron tulipifera	18	Specimen	
J	LITU	Tulip Poplar	Liriodendron tulipifera	23	Specimen	
╝	LITU	Tulip Poplar	Liriodendron tulipifera	18	Specimen	
_	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	34 18	Rare Specimen	
-	LITU	Tulip Poplar	Liriodendron tulipifera	28	Rare	
	LITU	Tulip Poplar	Liriodendron tulipifera	20	Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	19	Specimen	
-	QUAL QUAL	White Oak White Oak	Quercus alba Quercus alba	19 12	Specimen	
-	QUAL	White Oak	Quercus alba	13	Specimen Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	17	Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	23	Specimen	
_	QUAL	White Oak	Quercus alba	13	Specimen	
-	LITU	Tulip Poplar Tulip Poplar	Liriodendron tulipifera Liriodendron tulipifera	26 17	Rare Specimen	1
7	LIST	Sw eetgum	Liquidambar styraciflua	16	Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	21	Specimen	
4	LITU	Tulip Poplar	Liriodendron tulipifera	19	Specimen	
-	LIST	Sw eetgum Tulip Poplar	Liquidambar styraciflua Liriodendron tulipifera	12 16	Specimen Specimen	
	LITU	Tulip Poplar	Liriodendron tulipifera	21	Specimen	
	QUAL	White Oak	Quercus alba	28	Rare	
	LITU	Tulip Poplar	Liriodendron tulipifera	16	Specimen	
_	QUAL	White Oak	Quercus alba	14	Specimen	10 (6,4)
+	LIST	Sw eetgum Sw eetgum	Liquidambar styraciflua Liquidambar styraciflua	12	Specimen Specimen	10 (6,4)
	QUAL	White Oak	Quercus alba	19	Specimen	12 (6,6)
1	QUAL	White Oak	Quercus alba	14	Specimen	12 (8,4)
-	QUAL	White Oak	Quercus alba	24	Rare	13 (4,4,5)
-	QUAL OXAR	White Oak Sourw ood	Quercus alba Oxydendron arboreum	25 13	Rare Specimen	15 (10,5) 17 (13,4)
Ħ	QUAL	White Oak	Quercus alba	22	Specimen	18 (12,6)
	LITU	Tulip Poplar	Liriodendron tulipifera	22	Specimen	19 (11,8)
_	LITU	Tulip Poplar	Liriodendron tulipifera	21	Specimen	20 (9,11)
-	QUVE	Tulip Poplar Black Oak	Liriodendron tulipifera Quercus velutina	25 22	Rare Specimen	21 (10,10) 22 (12,10)
1	QUAL	White Oak	Quercus alba	26	Rare	22 (12,10)
	LITU	Tulip Poplar	Liriodendron tulipifera	42	Rare	22 (16,6)
4	CAGL	Pignut Hickory	Carya glabra	15	Specimen	22 (9,13)
+	QURU LIST	Northern Red Oak Sw eetgum	Quercus rubra Liquidambar styraciflua	23 13	Specimen Specimen	23 (9,14) 24 (12,12)
1	LITU	Tulip Poplar	Liriodendron tulipifera	12	Specimen	24 (12,12)
	PITA	Loblolly Pine	Pinus taeda	15	NA	25 (12,13)
_	OXAR	Sourw ood	Oxydendron arboreum	10	Specimen	26 (13,13)
-	CATO QUAL	Mockernut Hickory White Oak	Carya tomentosa Quercus alba	19 29	Specimen Rare	26 (20,6) 27 (14,13)
1	LIST	Sw eetgum	Liquidambar styraciflua	14	Specimen	28 (13,8,7)
	LIST	Sw eetgum	Liquidambar styraciflua	13	Specimen	28 (14,14)
	CATO	Mockernut Hickory	Carya tomentosa	23	Specimen	29 (17,12)
4	LIST	Sw eetgum	Liquidambar styraciflua	12	Specimen	32 (24,8)
+	LIST	Sw eetgum Sw eetgum	Liquidambar styraciflua Liquidambar styraciflua	12 13	Specimen Specimen	32 (8,12,12) 34 (28,6)
Ħ	QUAL	White Oak	Quercus alba	12	Specimen	36 (18,18)
	PITA	Loblolly Pine	Pinus taeda	16	NA	36 (18,18)
_	QUAL	White Oak	Quercus alba	22	Specimen	42 (21,21)
4	QUAL LITU	White Oak Tulip Poplar	Quercus alba Liriodendron tulipifera	22	Specimen Specimen	42 (21,21) 44 (10,34)
+	QUFA	Southern Red Oak	Quercus falcata	21	Specimen	45 (11,12,22)
	QUAL	White Oak	Quercus alba	13	Specimen	45 (8,18,10,9)
_	CATO	Mockernut Hickory	Carya tomentosa	19	Specimen	46 (8,8,10,11,9)
4	CATO	Mockernut Hickory	Carya tomentosa	17 18	Specimen Specimen	52 (26,26) 59 (22,13,24)
-	QUAL CATO	White Oak Mockernut Hickory	Quercus alba Carya tomentosa	14	Specimen	59 (22,13,24) 70 (17,22,31)



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HOMESTEAD ROAD TOWNHOMES

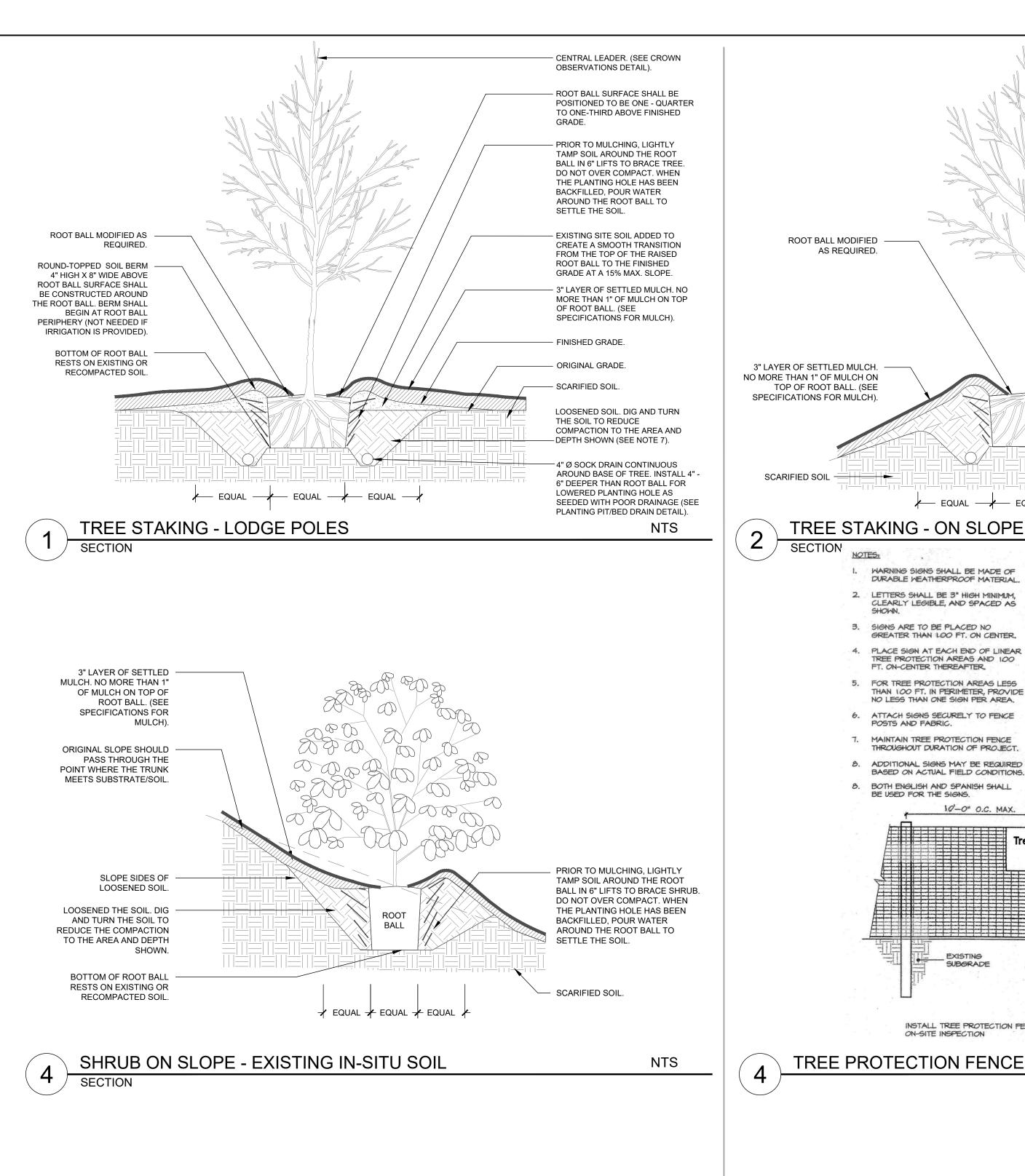
Issued for: CONDITIONAL ZONING PERMIT

	No.	Date	Description

LANDSCAPE PROTECTION PLAN -TREE SURVEY

Project number: C22033 Sheet #:

Issued Date: 06.24.2022
Drawn by: SM L 7 1 1
Approved by: CH



CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL). ORIGINAL SLOPE SHOULD PASS THROUGH THE POINT WHERE THE TRUNK BASE MEETS SUBSTRATE/SOIL. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL. LOOSENED SOIL. DIG AND TURN ROOT BALL MODIFIED -THE SOIL TO REDUCE THE AS REQUIRED. COMPACTION TO THE AREA AND DEPTH SHOWN. FINISHED GRADE. SLOPE SIDES OF LOOSENED 3" LAYER OF SETTLED MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH). 4" Ø SOCK DRAIN CONTINUOUS AROUND BASE OF TREE. INSTALL 4" -DEEPER THAN ROOT BALL FOR LOWERED PLANTING HOLE AS NEEDED WITH POOR DRAINAGE (SEE PLANTING PIT/BED DRAIN DETAIL). SCARIFIED SOIL EQUAL PEQUAL PEQUAL PEQUAL BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL. TREE STAKING - ON SLOPE - EXISTING IN-SITU SOIL WARNING SIGNS SHALL BE MADE OF DURABLE WEATHERPROOF MATERIAL. NO TRESPASSING 2. LETTERS SHALL BE 3" HIGH MINIMUM, LEARLY LEGIBLE, AND SPACED AS TREE PROTECTION AREA 3. SIGNS ARE TO BE PLACED NO PROHIBIDO ENTRAR GREATER THAN LOO FT. ON CENTER. ZONA PROTECTORA PARA 4. PLACE SIGN AT EACH END OF LINEAR TREE PROTECTION AREAS AND 100 LOS ARBOLES FT. ON-CENTER THEREAFTER. 5. FOR TREE PROTECTION AREAS LESS SIGN DETAIL THAN 100 FT. IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER AREA. NO SCALE 6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. (133 LB/LF STEEL) MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. WEATHERPROOF SIGN AS 8. ADDITIONAL SIGNS MAY BE REQUIRED SHOWN ABOVE; SEE NOTES FOR CONSTRUCTION AND BASED ON ACTUAL FIELD CONDITIONS. SPACING INFORMATION 8. BOTH ENGLISH AND SPANISH SHALL BE USED FOR THE SIGNS. ORANGE, UV RESISTANT HIGH-TENSILE STRENGTH POLY BARRICADE FABRIC 10'-0" O.C. MAX. Tree Protection Area Do Not Enter GRADE SUBGRADE

INSTALL TREE PROTECTION FENCE & SIGNAGE PRIOR TO CALLING FOR THE INITIAL

NTS

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. WHEN SHRUBS AND GROUNDCOVER ARE PLANTED IN MASSES, ENTIRE BED SHALL BE EXCAVATED AND TILLED WITH SOIL AMENDMENTS PER SPECIFICATIONS. ROOTBALL. ½ - ⅓ ABOVE GRADE ACCORDING TO SPECIES AND DRAINAGE. CONSULT LANDSCAPE ARCHITECT. 3" LAYER OF SETTLED MULCH. -4" HIGH X 8" WIDE ROUND - TOPPED NO MORE THAN 1" OF MULCH SOIL BERM ABOVE ROOT BALL ON TOP OF ROOT BALL. (SEE SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SPECIFICATIONS FOR MULCH). SHALL BEGIN AT ROOT BALL FINISHED GRADE. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING SLOPE SIDES OF ROOT HOLE HAS BEEN BACKFILLED, POUR LOOSENED SOIL. BALL WATER AROUND THE ROOT BALL TO

2x ROOTBALL

DIAMETER

SHRUB - EXISTING IN-SITU SOIL

LOOSENED SOIL.

ROOT BALL RESTS

ON EXISTING OR

RECOMPACTED SOIL.

DIG AND TURN THE SOIL TO

REDUCE THE COMPACTION TO

THE AREA AND DEPTH SHOWN.

NTS

SETTLE THE SOIL.

SCARIFIED SOIL.

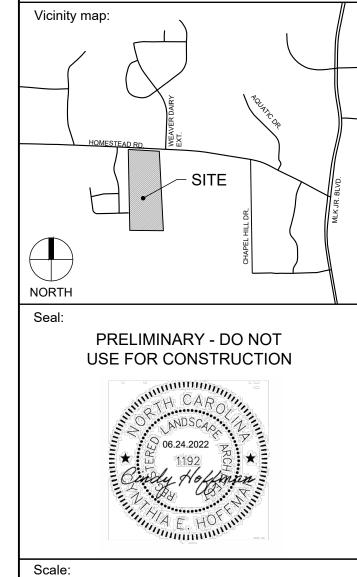
BOTTOM OF ROOT BALL RESTS ON

EXISTING OR RECOMPACTED SOIL.

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Client:



SCALE: AS NOTED

Project:

HOMESTEAD ROAD **TOWNHOMES**

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PERMIT			

No. Date Description

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Title:

PLANTING & SOILS **DETAILS**

Project number: C22033 Sheet #: Issued Date: 06.24.2022

Drawn by:

Approved by:

PLANTING NOTES:

- 1. DO NOT STAKE TREES EXCEPT WHERE SPECIFIED BY LANDSCAPE ARCHITECT. STAKING IS REQUIRED FOR TREES PLANTED ON SLOPES.
- 2. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
- 3. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- 4. FOR FIELD GROWN TREES, CUT BURLAP, ROPE AND WIRE BASKET AWAY FROM TOP AND SIDES OF ROOT BALL.
- 5. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- 6. THE PLANTING PROCESS IS SIMILAR FOR DECIDUOUS AND EVERGREEN
- 7. DO NOT WRAP TRUNK; MARK NORTH SIDE OF TREE IN THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
- 8. WIDTH OF PLANTING HOLE IS 3X ROOT BALL AT THE SURFACE, SLOPING TO 2X THE ROOT BALL DIAMETER AT THE DEPTH OF THE ROOT BALL.
- 9. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO TOP 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.

- 10. PERFORM PERCOLATION TEST FOR EACH TREE PIT TO CONFIRM THAT WATER DRAINS OUT OF THE SOIL. PROVIDE GRAVEL SUMP FILTER FABRIC & VENT PIPE IF DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS. INCLUDE ALL SUMPS IN BASE BID. SHOULD SUMPS NOT BE NECESSARY AFTER PERCOLATION TEST, PROVIDE CHANGE ORDER DEDUCT TO
- 11. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER BREAKING DOWN THE SIDES WITH A SHOVEL CAN ELIMINATE GLAZING AND CREATE THE PREFERRED SLOPING SIDE.
- 12. TREES SHALL HAVE SINGLE LEADERS. TREES WITH 2 LEADERS WILL BE REJECTED.
- 13. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.
- 14. PROVIDE GATOR BAGS FOR ALL TREES WHERE IRRIGATION IS NOT PROVIDED.