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TOLL BROTHERS APARTMENT LIVING
1140 VIRGINIA DR
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PHONE: 202.577.6491



**BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NORTH CAROLINA, 27517**

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11/21/2022	1ST ROUND COMMENTS

PLAN INFORMATION

PROJECT NO.: P200798

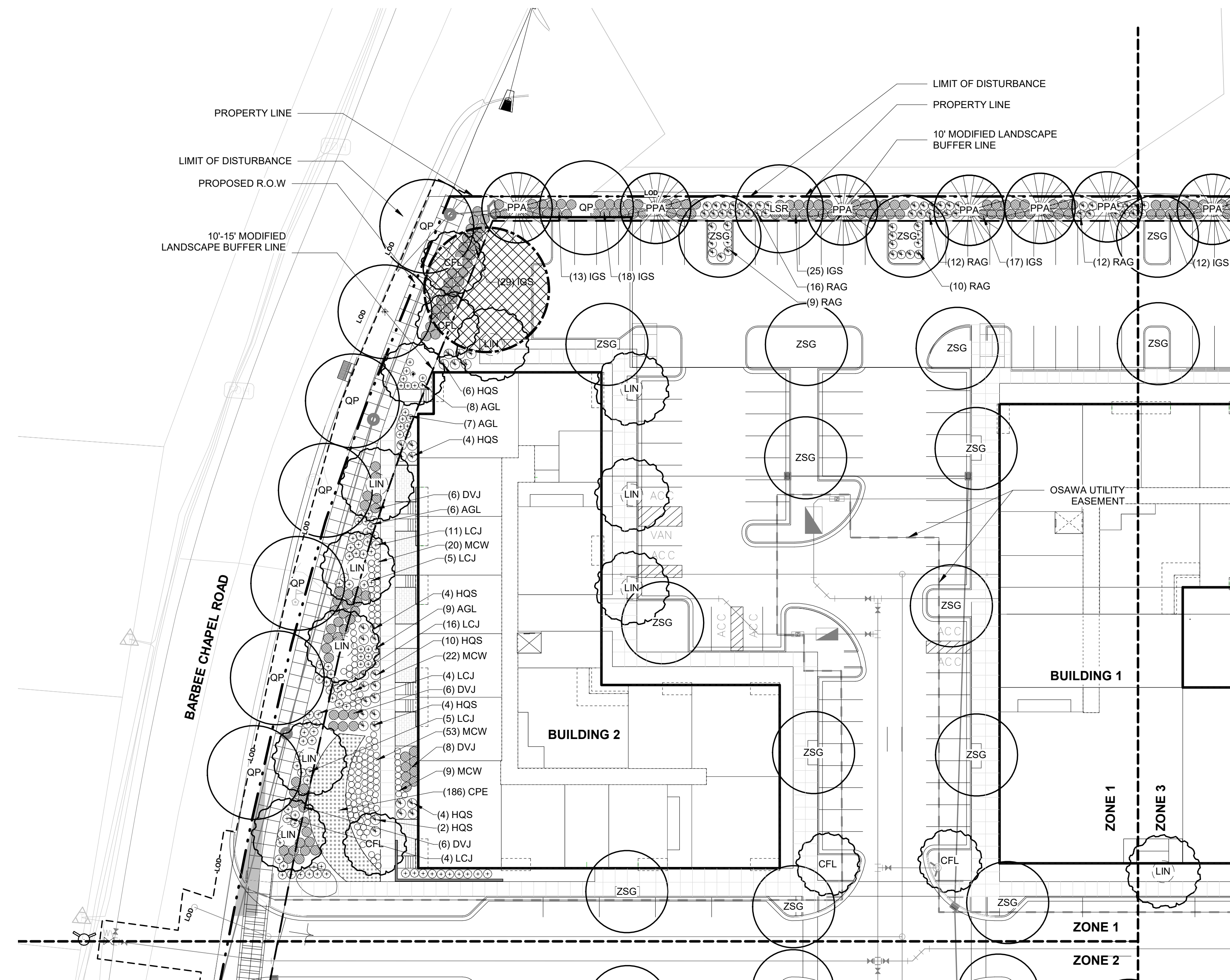
SCALE: AS INDICATED
DATE: 09/29/2022

PLANTING PLAN ZONE 01

L1.01

LEGEND

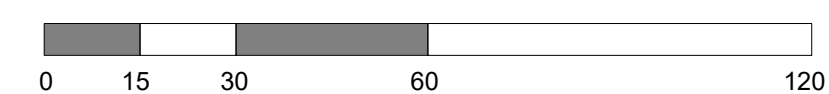
- LOD --- LIMITS OF DISTURBANCE
- - - TP - - - TREE PROTECTION FENCE
- P.L. --- PROPERTY LINE
- CANOPY TREES
- UNDERSTORY TREES
- EVERGREEN TREES
- EXISTING TREES TO BE PRESERVED



TREE SCHEDULE-KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
CANOPY TREES			
CBF	Carpinus betulus 'Fastigiata'	European Hornbeam	3" Cal
LSR	Liquidambar styraciflua 'Rotundiloba'	Seedless Sweetgum	3" Cal
QAL	Quercus alba	White Oak	4" Cal
QFA	Quercus falcata	Southern Red Oak	3" Cal
QNI	Quercus nigra	Water Oak	3" Cal
QP	Quercus phello	Willow Oak	4" Cal
ZSG	Zelkova serrata 'Green Vase'	Green Vase Zelkova	4" Cal
EVERGREEN TREES			
PPA	Pinus palustris	Longleaf Pine	2.5" Cal
PTA	Pinus taeda	Loblolly Pine	2.5" Cal
UNDERSTORY TREES			
CFL	Cornus florida	Flowering Dogwood	2.5" Cal
LIN	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	3" Cal
Grand total			

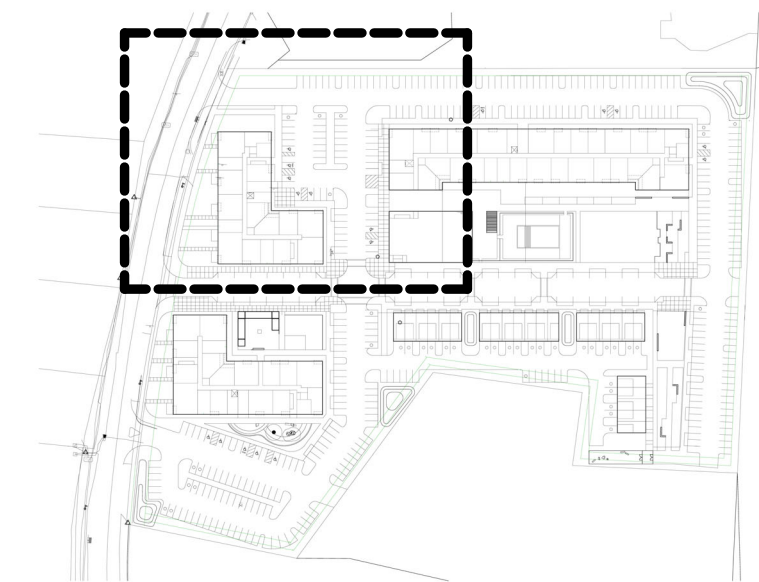
SHRUB & ORNAMENTAL GRASS SCHEDULE-KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
ORNAMENTAL GRASS			
MCW	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	#3
SHRUB			
AGL	Abelia x grandiflora 'Little Richard'	Little Richard Abelia	#3
CAH	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	#3
CSA	Cornus sericea 'Arctic Fire'	Red Twig Dogwood	#3
DVJ	Distylium x 'Vintage Jade'	Vintage Jade Evergreen Witch Hazel	#3
HQS	Hydrangea quercifolia 'Sike's Dwarf'	Dwarf Oakleaf Hydrangea	#5
HQU	Hydrangea quercifolia	Oakleaf Hydrangea	#3
IGS	Ilex glabra 'Shamrock'	Inkberry Holly	#3
IVE	Ilex verticillata	Winterberry Holly	#3
LCJ	Loropetalum chinense 'Jazz Hands White'	White Chinese Fringe Flower	#5
RAG	Rhus aromatica 'Grow-low'	Dwarf Sumac 'Gro-low'	#3
TMD	Taxus x media 'Densifomis'	Dense Yew	#3

PERENNIAL SCHEDULE - KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
CCD	Carex cherokeensis	Cherokee Sedge	#1
CPE	Carex pensylvanica	Sedge	#1



PLANTING PLAN ZONE 01
SCALE: 1" = 30'-0"

1



KEY PLAN



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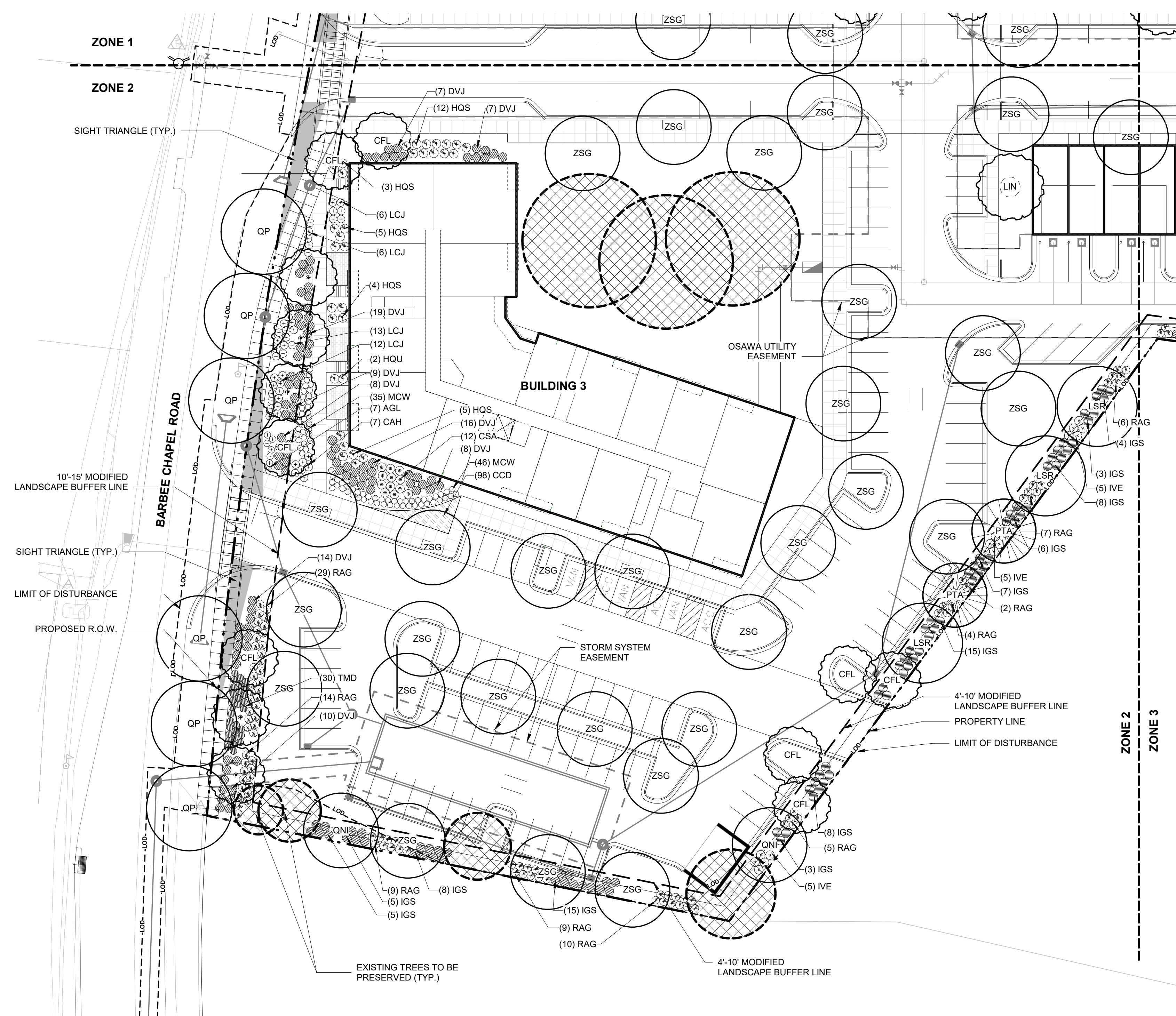
PLANTING PLAN ZONE 2

L1.02

TREE SCHEDULE-KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
CANOPY TREES			
CBF	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	3" Cal
LSR	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Seedless Sweetgum	3" Cal
QAL	<i>Quercus alba</i>	White Oak	4" Cal
QFA	<i>Quercus falcata</i>	Southern Red Oak	3" Cal
QNI	<i>Quercus nigra</i>	Water Oak	3" Cal
QP	<i>Quercus phellos</i>	Willow Oak	4" Cal
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	4" Cal
EVERGREEN TREES			
PPA	<i>Pinus palustris</i>	Longleaf Pine	2.5" Cal
PTA	<i>Pinus taeda</i>	Loblolly Pine	2.5" Cal
UNDERSTORY TREES			
CFL	<i>Cornus florida</i>	Flowering Dogwood	2.5" Cal
LIN	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez'	Natchez Crape Myrtle	3" Cal
Grand total			

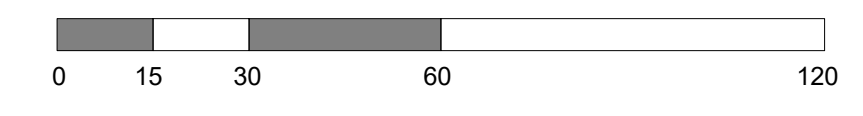
SHRUB & ORNAMENTAL GRASS SCHEDULE-KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
ORNAMENTAL GRASS			
MCW	<i>Muhlenbergia capillaris</i> 'White Cloud'	White Cloud Muhly Grass	#3
SHRUB			
AGL	<i>Abelia x grandiflora</i> 'Little Richard'	Little Richard Abelia	#3
CAH	<i>Clethra alnifolia</i> 'Hummingbird'	Sweet Pepperbush	#3
CSA	<i>Cornus sericea</i> 'Arctic Fire'	Red Twig Dogwood	#3
DVJ	<i>Distylium x 'Vintage Jade'</i>	Vintage Jade Evergreen Witch Hazel	#3
HQS	<i>Hydrangea quercifolia</i> 'Sike's Dwarf'	Dwarf Oakleaf Hydrangea	#5
HQU	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#3
IGS	<i>Ilex glabra</i> 'Shamrock'	Inkberry Holly	#3
IVE	<i>Ilex verticillata</i>	Winterberry Holly	#3
LCJ	<i>Loropetalum chinense</i> 'Jazz Hands White'	White Chinese Fringe Flower	#5
RAG	<i>Rhus aromatica</i> 'Grow-low'	Dwarf Sumac 'Gro-low'	#3
TMD	<i>Taxus x media</i> 'Densiflora'	Dense Yew	#3

PERENNIAL SCHEDULE - KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
CCD	<i>Carex cherokeensis</i>	Cherokee Sedge	#1
CPE	<i>Carex pensylvanica</i>	Sedge	#1

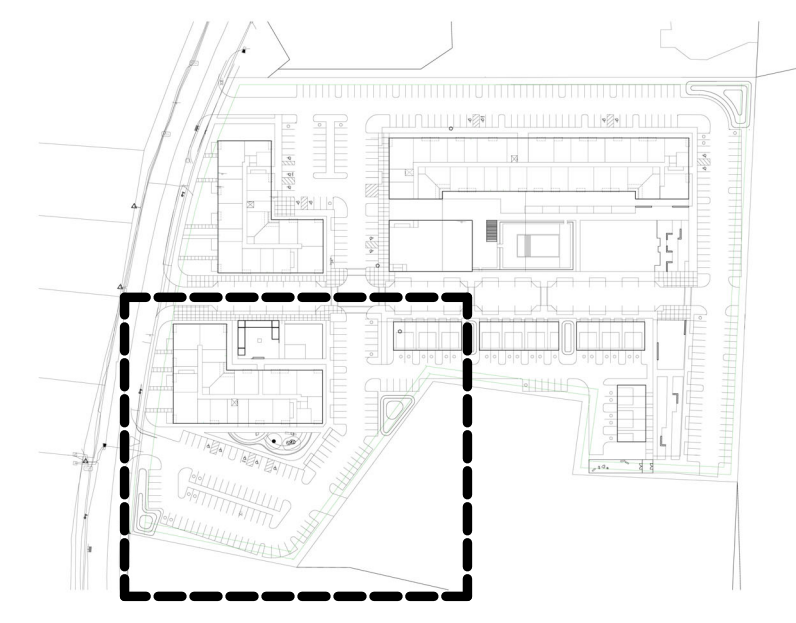


LEGEND

- LOD --- LIMITS OF DISTURBANCE
- - - TP - - - TREE PROTECTION FENCE
- P.L. --- PROPERTY LINE
- (*) CANOPY TREES
- (o) UNDERSTORY TREES
- (*) EVERGREEN TREES
- (*) EXISTING TREES TO BE PRESERVED



PLANTING PLAN ZONE 02
SCALE: 1" = 30'-0"

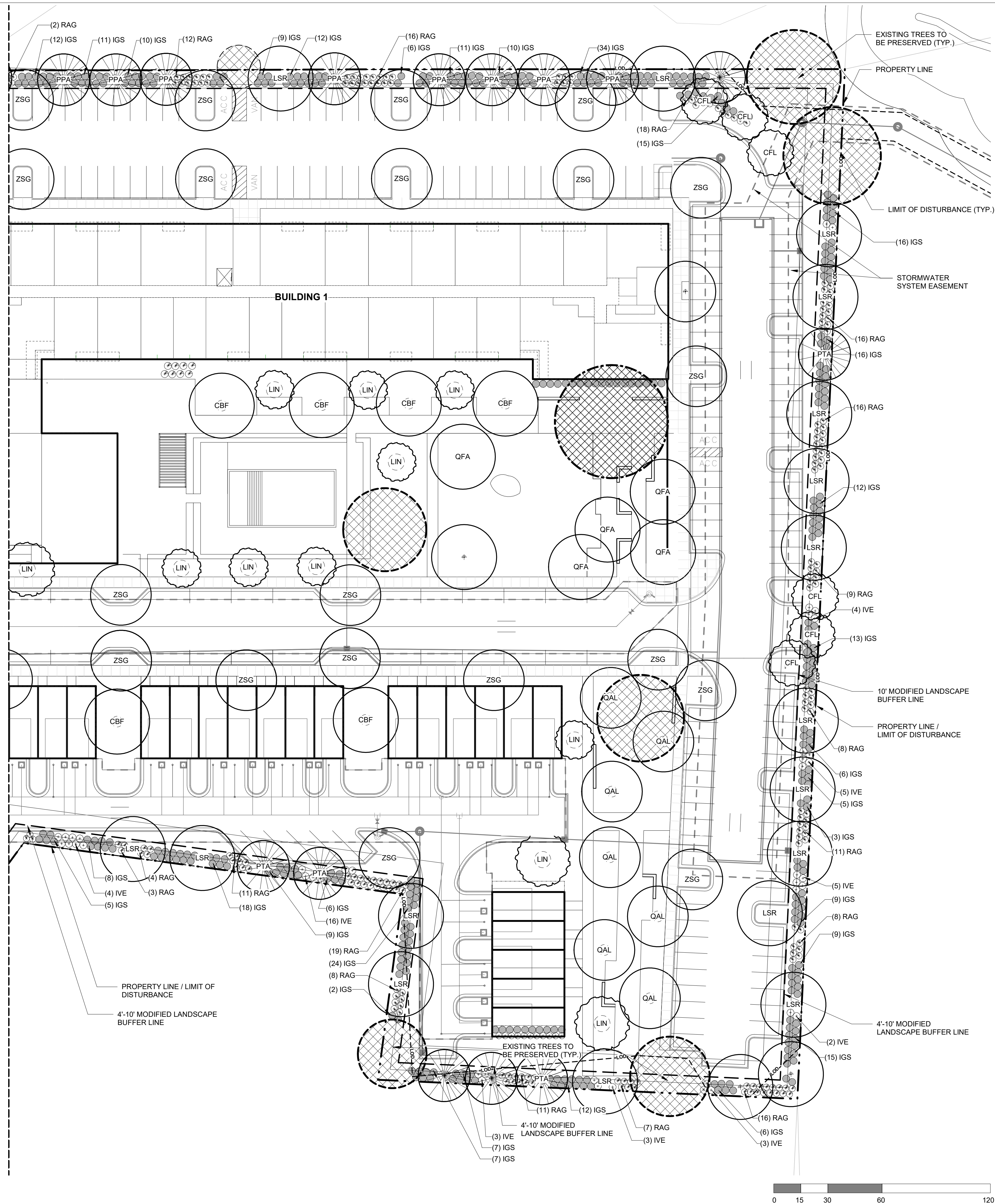


KEY PLAN

TREE SCHEDULE-KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
CANOPY TREES			
CBF	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	3" Cal
LSR	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Seedless Sweetgum	3" Cal
QAL	<i>Quercus alba</i>	White Oak	4" Cal
QFA	<i>Quercus falcata</i>	Southern Red Oak	3" Cal
QNI	<i>Quercus nigra</i>	Water Oak	3" Cal
QP	<i>Quercus phellos</i>	Willow Oak	4" Cal
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	4" Cal
EVERGREEN TREES			
PPA	<i>Pinus palustris</i>	Longleaf Pine	2.5" Cal
PTA	<i>Pinus taeda</i>	Loblolly Pine	2.5" Cal
UNDERSTORY TREES			
CFL	<i>Cornus florida</i>	Flowering Dogwood	2.5" Cal
LIN	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez'	Natchez Crape Myrtle	3" Cal
Grand total			

SHRUB & ORNAMENTAL GRASS SCHEDULE-KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
ORNAMENTAL GRASS			
MCW	<i>Muhlenbergia capillaris</i> 'White Cloud'	White Cloud Muhly Grass	#3
SHRUB			
AGL	<i>Abelia x grandiflora</i> 'Little Richard'	Little Richard Abelia	#3
CAH	<i>Clethra alnifolia</i> 'Hummingbird'	Sweet Pepperbush	#3
CSA	<i>Cornus sericea</i> 'Arctic Fire'	Red Twig Dogwood	#3
DVJ	<i>Distylium</i> x 'Vintage Jade'	Vintage Jade Evergreen Witch Hazel	#3
HQS	<i>Hydrangea quercifolia</i> 'Sike's Dwarf'	Dwarf Oakleaf Hydrangea	#5
HOU	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#3
IGS	<i>Ilex glabra</i> 'Shamrock'	Inkberry Holly	#3
IVE	<i>Ilex verticillata</i>	Winterberry Holly	#3
LCJ	<i>Loropetalum chinense</i> 'Jazz Hands White'	White Chinese Fringe Flower	#5
RAG	<i>Rhus aromatica</i> 'Grow-low'	Dwarf Sumac 'Gro-low'	#3
TMD	<i>Taxus x media</i> 'Densiflora'	Dense Yew	#3

PERENNIAL SCHEDULE - KEY			
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE
CCD	<i>Carex cherokeensis</i>	Cherokee Sedge	#1
CPE	<i>Carex pensylvanica</i>	Sedge	#1



LEGEND

- LOD --- LIMITS OF DISTURBANCE
- - - TP - - - TREE PROTECTION FENCE
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- CANOPY TREES
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 CONDITIONAL ZONING PERMIT
 DRAWINGS
 5101 BARBEE CHAPEL RD
 CHAPEL HILL, NORTH CAROLINA, 27517**

REVISIONS

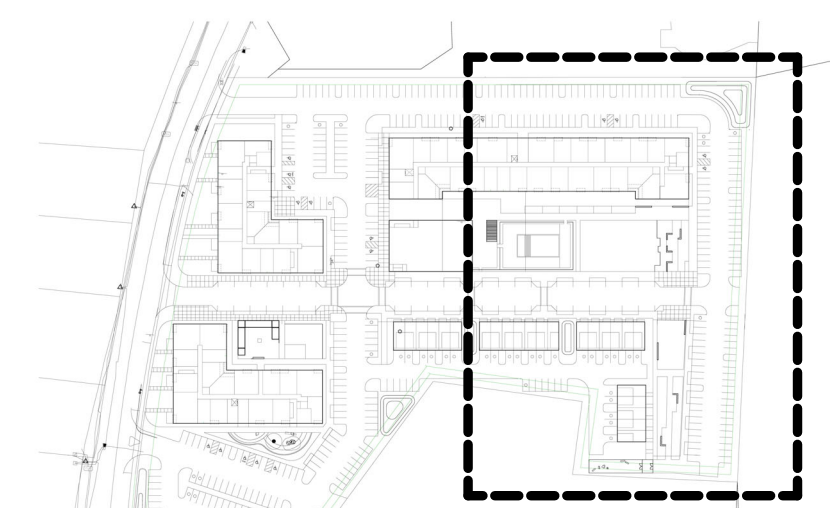
NO.	DATE	REVISION DESCRIPTION
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PLAN INFORMATION
 PROJECT NO.: P200798

SCALE: AS INDICATED
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PLANTING PLAN ZONE 03

L1.03





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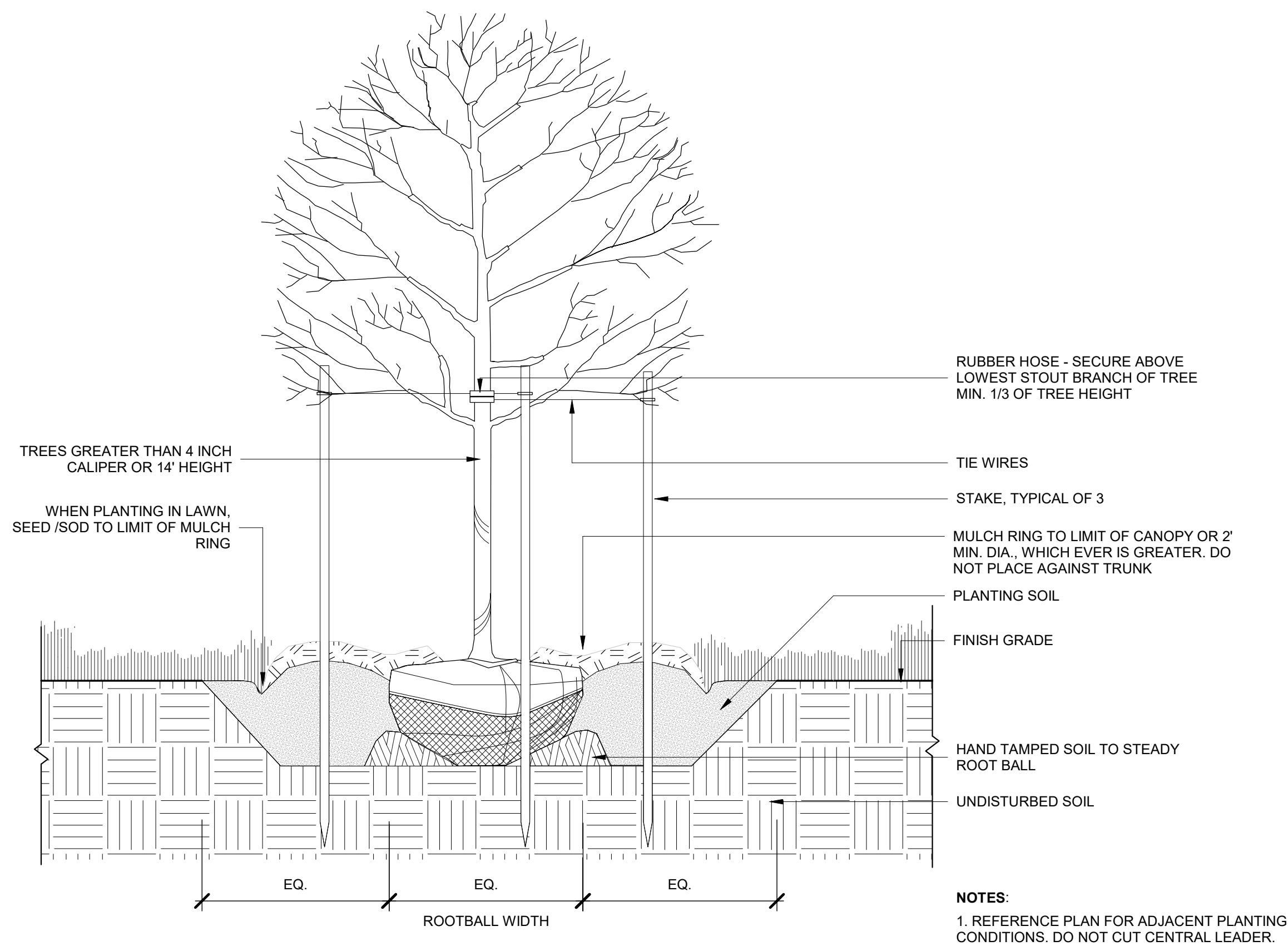
BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
 CHAPEL HILL, NORTH CAROLINA, 27517

TREE SCHEDULE					
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
CANOPY TREES					
CBF	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	3" Cal	B&B	Limb lowest branch to 7'-0"
LSR	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Seedless Sweetgum	3" Cal	B&B	Limb lowest branch to 7'-0"
QAL	<i>Quercus alba</i>	White Oak	4" Cal	B&B	Limb lowest branch to 7'-0"
QFA	<i>Quercus falcata</i>	Southern Red Oak	3" Cal	B&B	Limb lowest branch to 7'-0"
QNI	<i>Quercus nigra</i>	Water Oak	3" Cal	B&B	Limb lowest branch to 7'-0"
QP	<i>Quercus phellos</i>	Willow Oak	4" Cal	B&B	Limb lowest branch to 7'-0"
ZSG	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	4" Cal	B&B	Limb lowest branch to 7'-0"
EVERGREEN TREES					
PPA	<i>Pinus palustris</i>	Longleaf Pine	2.5" Cal	B&B	
PTA	<i>Pinus taeda</i>	Loblolly Pine	2.5" Cal	B&B	
UNDERSTORY TREES					
CFL	<i>Cornus florida</i>	Flowering Dogwood	2.5" Cal	B&B	
LIN	<i>Lagerstroemia indica</i> x <i>fauriei</i>	Natchez Crape Myrtle	3" Cal	B&B	
Grand total					

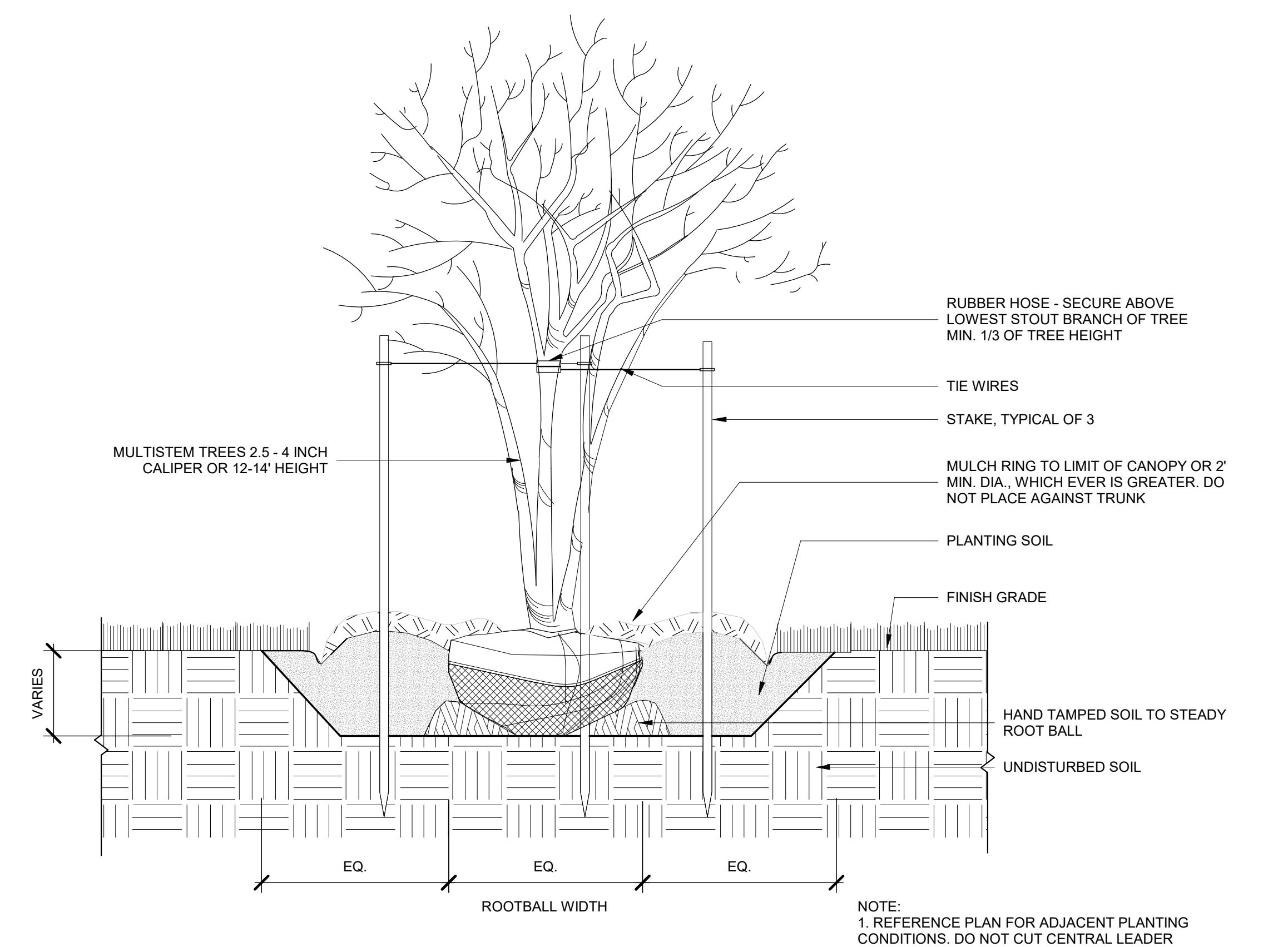
SHRUB & ORNAMENTAL GRASS SCHEDULE				
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
SHRUB				
AGL	<i>Abelia x grandiflora</i> 'Little Richard'	Little Richard Abelia	#3	36" o.c.
CAH	<i>Clethra alnifolia</i> 'Hummingbird'	Sweet Pepperbush	#3	36" o.c.
CSA	<i>Cornus sericea</i> 'Arctic Fire'	Red Twig Dogwood	#3	36" o.c.
DVJ	<i>Distylium</i> x 'Vintage Jade'	Vintage Jade Evergreen Witch Hazel	#3	48" o.c.
HQS	<i>Hydrangea quercifolia</i> 'Sike's Dwarf'	Dwarf Oakleaf Hydrangea	#5	30" o.c.
HQU	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	#3	48" o.c.
IGS	<i>Ilex glabra</i> 'Shamrock'	Inkberry Holly	#3	36" o.c.
IVE	<i>Ilex verticillata</i>	Winterberry Holly	#3	48" o.c.
LCJ	<i>Loropetalum chinense</i> 'Jazz Hands White'	White Chinese Fringe Flower	#5	36" o.c.
RAG	<i>Rhus aromatica</i> 'Grow-low'	Dwarf Sumac 'Gro-low'	#3	48" o.c.
TMD	<i>Taxus x media</i> 'Densiformis'	Dense Yew	#3	48" o.c.

When selecting shrub species, a minimum of 50% of the total number of required shrubs should be evergreen.

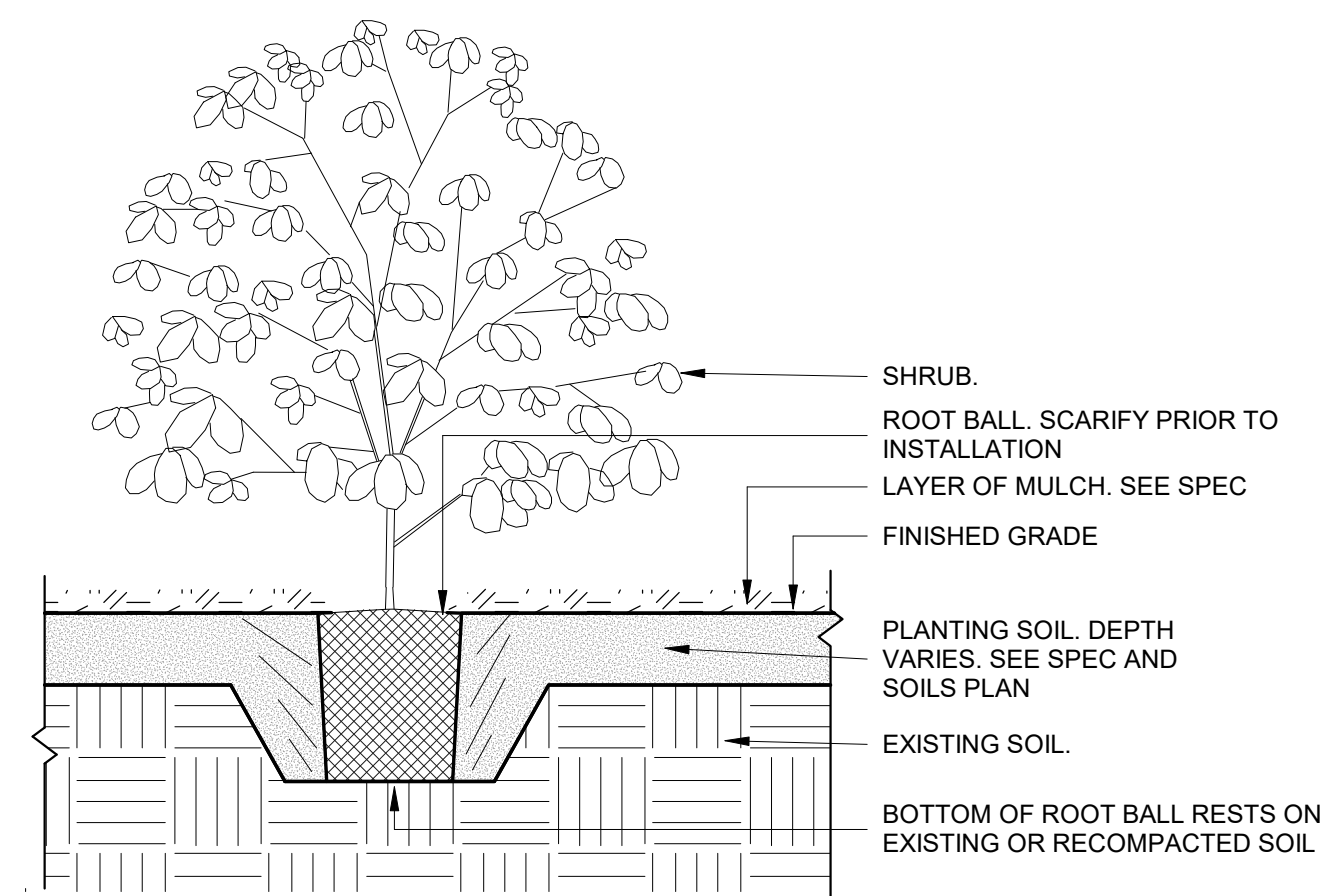
PERENNIAL SCHEDULE				
PLANT ID	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING INCHES
CCD	<i>Carex cherokeensis</i>	Cherokee Sedge	#1	18
CPE	<i>Carex pensylvanica</i>	Sedge	#1	18



SHADE TREE PLANTING
 SCALE: 3/4" = 1'-0"
3



ORNAMENTAL TREE PLANTING
 SCALE: 3/4" = 1'-0"
1



SHRUB PLANTING DETAIL
 SCALE: 3/4" = 1'-0"
2

REVISIONS

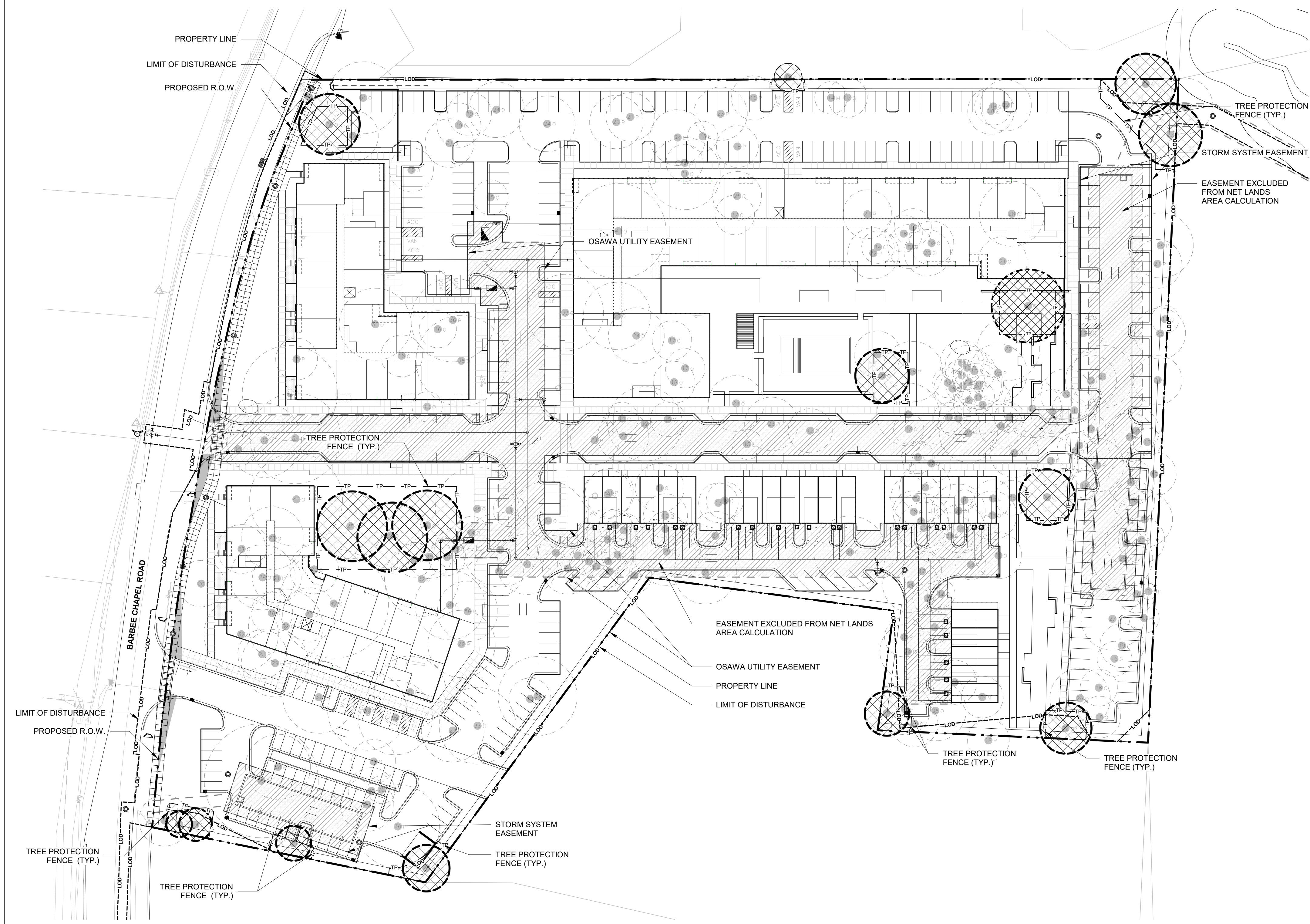
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PLAN INFORMATION

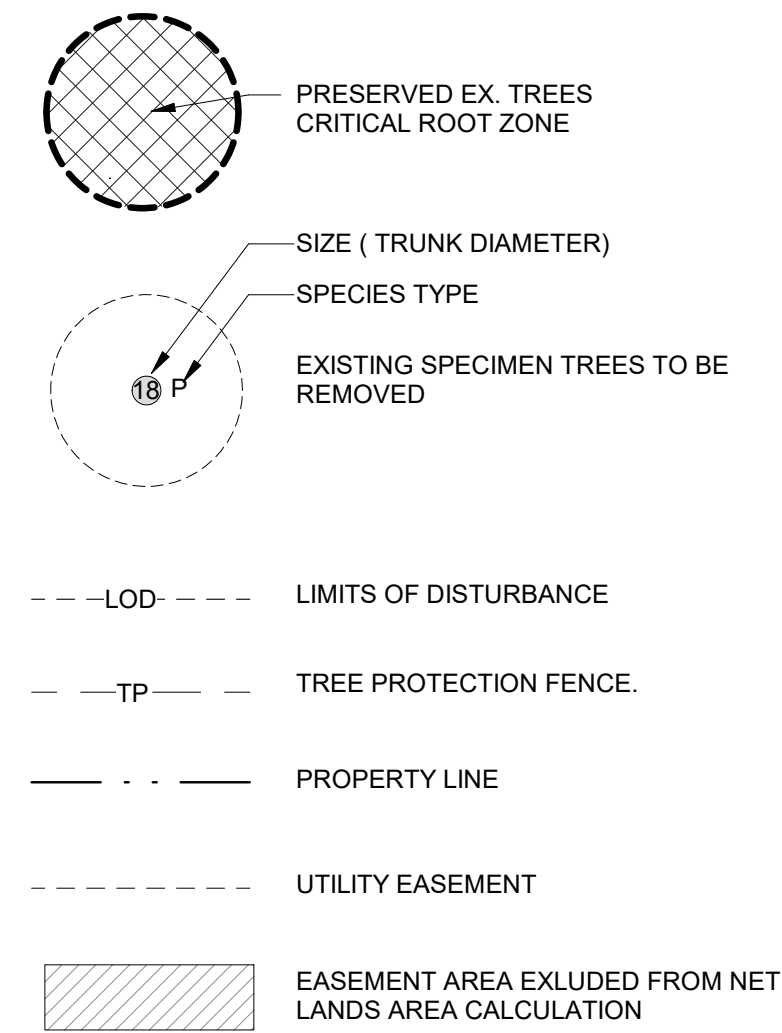
PROJECT NO.: P200798

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 DATE: 09/29/2022

PLANTING DETAILS AND
PLANTING SCHEDULE
L1.04



LEGEND



EXISTING TREE LEGEND

- A ASH
- B BEECH
- C CEDAR
- E ELM
- G SWEET GUM
- H HICKORY
- M MAPLE
- O OAK
- P PINE

- RARE TREES (refer to LUMO Section 5.7.6) - 0
- SIGNIFICANT TREE STANDS - NONE (refer to Tree Evaluation Report)
- SPECIMEN TREES (refer to LUMO Section 5.7.6) - 240
- SPECIMEN TREES TO BE PROTECTED - 16
- SPECIMEN TREES TO BE REMOVED - 224

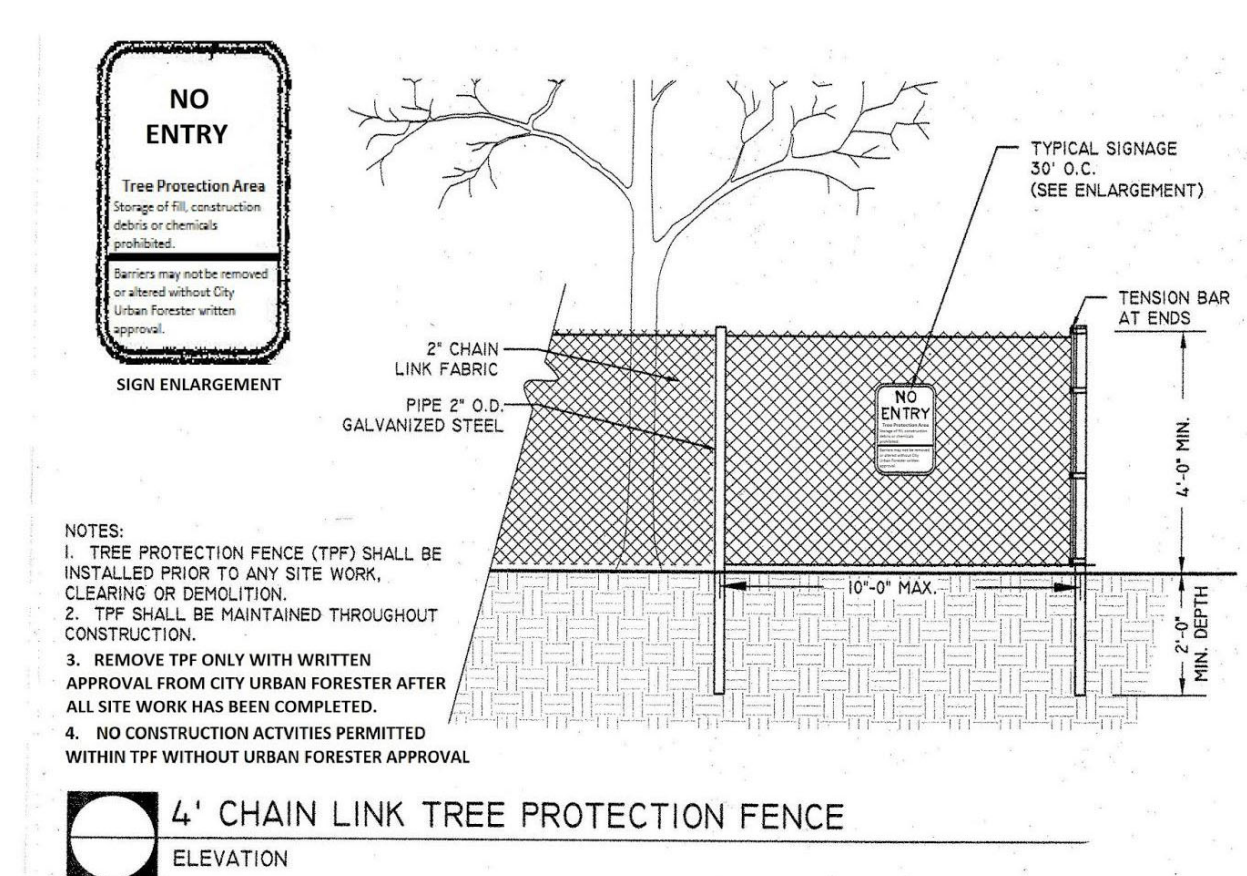
- LOT SIZE - 455,841 SQF
- NET LOT SIZE (excl. easements and ROWs) - 380,454 SQF
- 30% REQUIRED TREE CANOPY COVERAGE (Multi-Family Residential) - 114,136 SQF
- AREA OF EXISTING CANOPY PROTECTED - 26,934 SQF
- CANOPY DEFICIT - 87,202 SQF

- REPLACEMENT TREES REQUIRED (as per LUMO Section 5.7.2(c)) - 175
- REPLACEMENT TREES PROPOSED -
Proposed Canopy Trees: 180
Credits on Trees over 4" Cal (refer to LUMO Section 5.7.2 (c)): 0
Total: 180

NOTES:

1. Protective fencing, fences, or other equally effective measures as determined by the town manager, shall be used to protect areas identified on an approved landscape protection plan during demolition and construction activity. Protective fencing shall be installed according to town standards. Field adjustments may be allowed subject to prior approval by the town manager. All land disturbing activity, storage of equipment, building material, soil, and other debris shall be kept outside the protected areas.
2. Landscaping activities taking place after the removal of protective fencing shall be accomplished with light machinery or hand labor and in accordance with the town's landscaping standards and specifications. This requirement should be noted on the plans.
3. Prior to the commencement of any activities requiring a zoning compliance permit, a pre-construction conference with the town's urban forester or landscape architect shall take place to review procedures for protection and management of all protected landscape elements identified on the landscape protection plan.
4. On-site supervision. For all development other than that related to single-family and two-family dwellings on individual zoning lots, the following on-site supervision is required:
 - i. The applicant shall designate as landscape protection supervisors one or more persons who have completed instruction in landscape protection procedures with the town.
 - ii. It shall be the duty of the landscape protection supervisor to ensure the protection of new or existing landscape elements, as defined in the landscape protection plan. The approved landscape protection supervisor shall supervise all site work to assure that development activity conforms to provisions of the approved landscape protection plan. At least one (1) identified landscape protection supervisor shall be present on the development site at all times when activity that could damage or disturb soil and adjacent landscape elements occurs such as:
 - Clearing and grubbing;
 - Any excavation, grading, trenching or moving of soil;
 - Removal, installation, or maintenance of all landscape elements and landscape protection devices; or
 - Delivery, transporting, and placement of construction materials and equipment on site.

TREE PROTECTION PLAN
SCALE: 1" = 50'-0" **1**



TREE PROTECTION FENCE DETAIL
SCALE: 3/16" = 1'-0" **2**



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TREE PROTECTION PLAN

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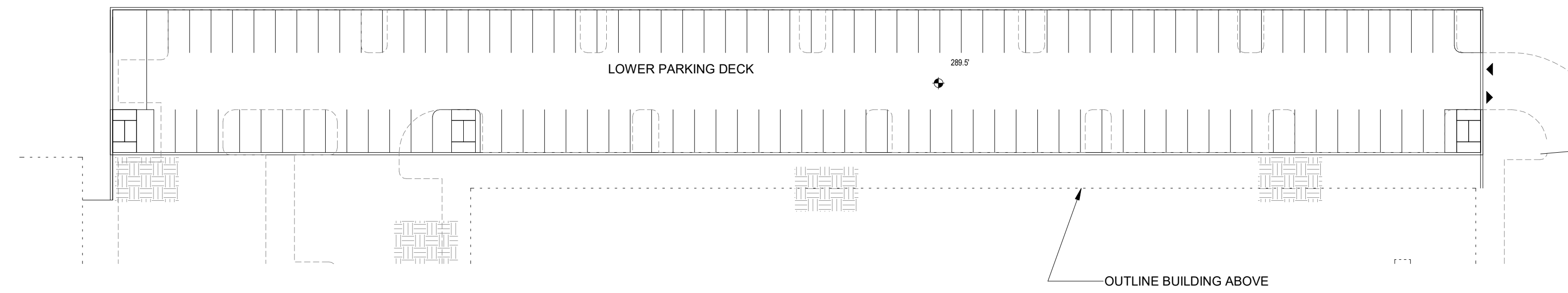
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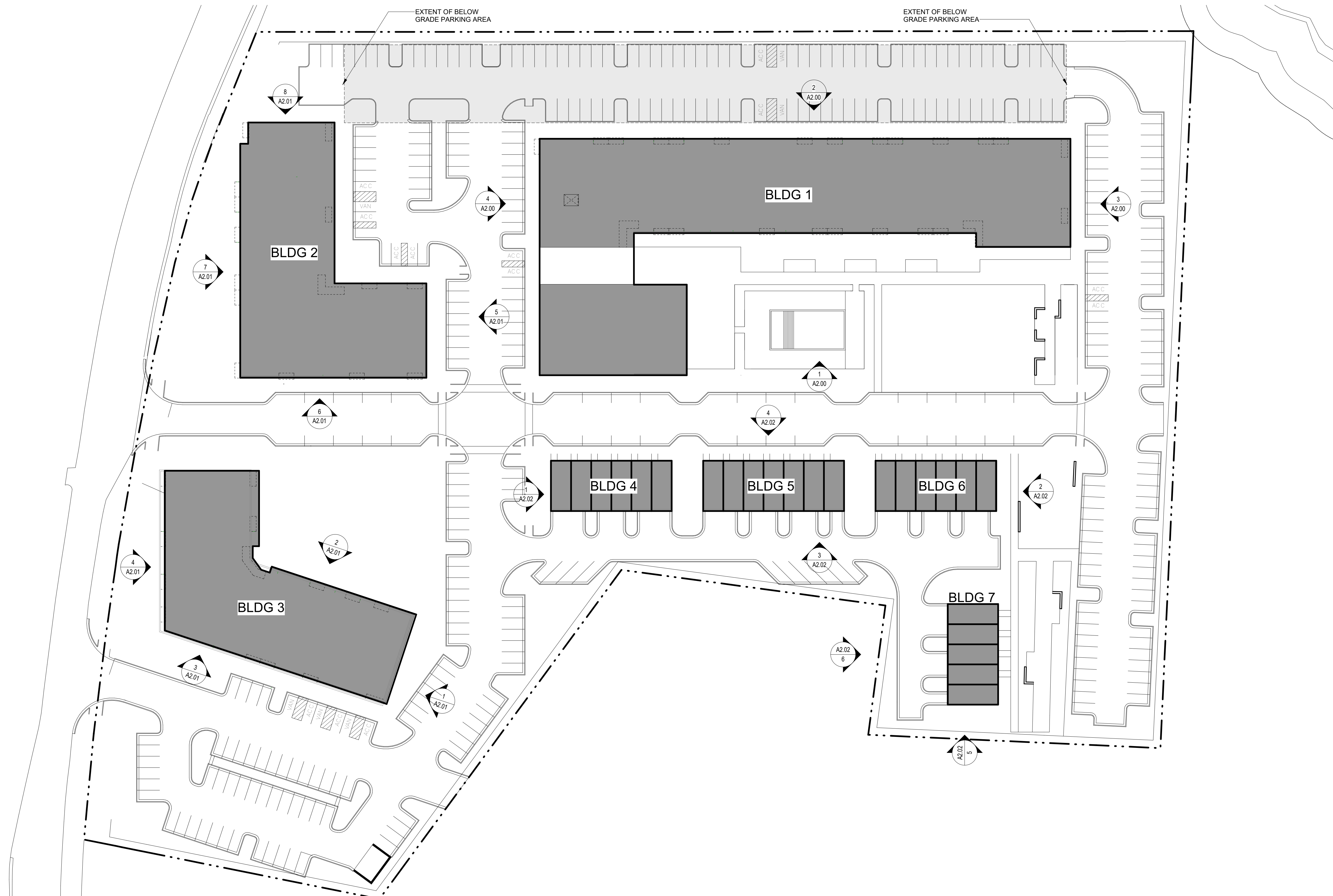
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**SITE PLAN
 A1.00**



BASEMENT LEVEL 2
 SCALE: 1" = 40'-0"



ILLUSTRATIVE SITE PLAN
 REF DRAWING: 1 / A2.00 SCALE: 1" = 40'-0"



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BARBEE CHAPEL APARTMENTS
CONDITIONAL ZONING PERMIT
DRAWINGS
5101 BARBEE CHAPEL RD
 CHAPEL HILL, NORTH CAROLINA, 27517

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11/21/2022	REVISED PER 1ST CZP COMMENTS

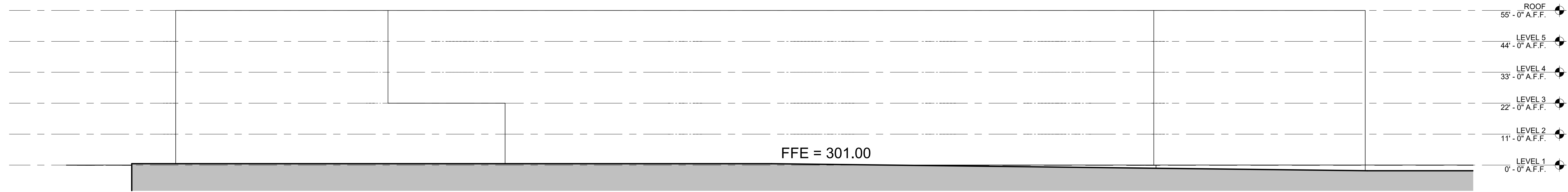
PLAN INFORMATION

PROJECT NO.: P200798

SCALE: AS INDICATED
 DATE: 09.29.2022

BUILDING ELEVATIONS

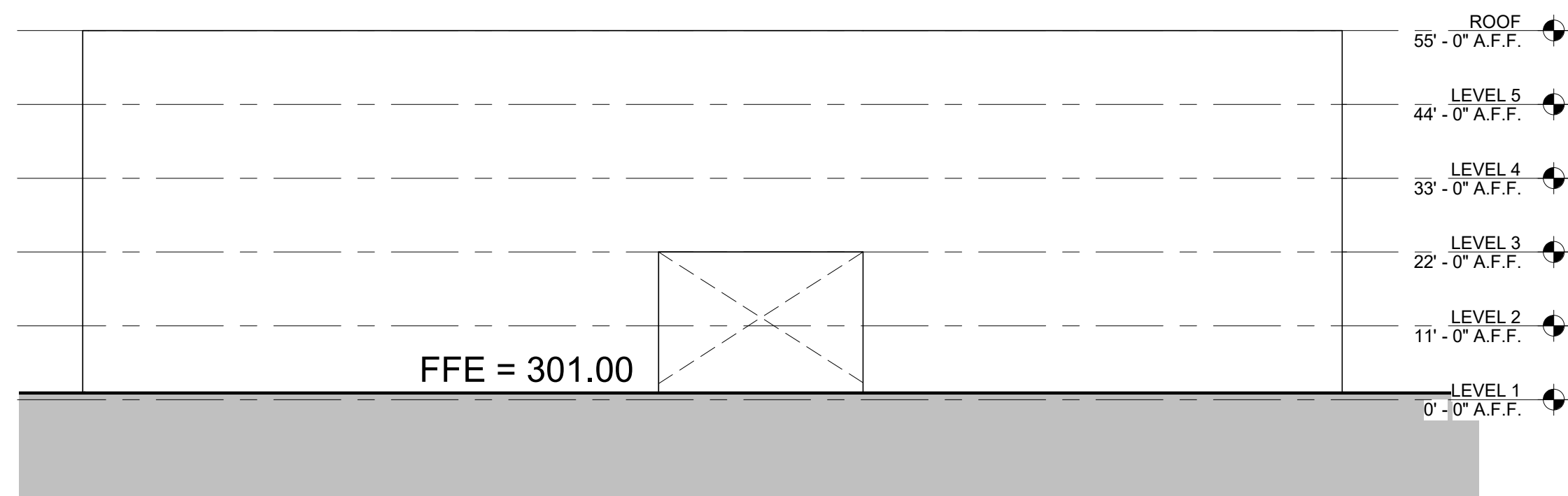
A2.00



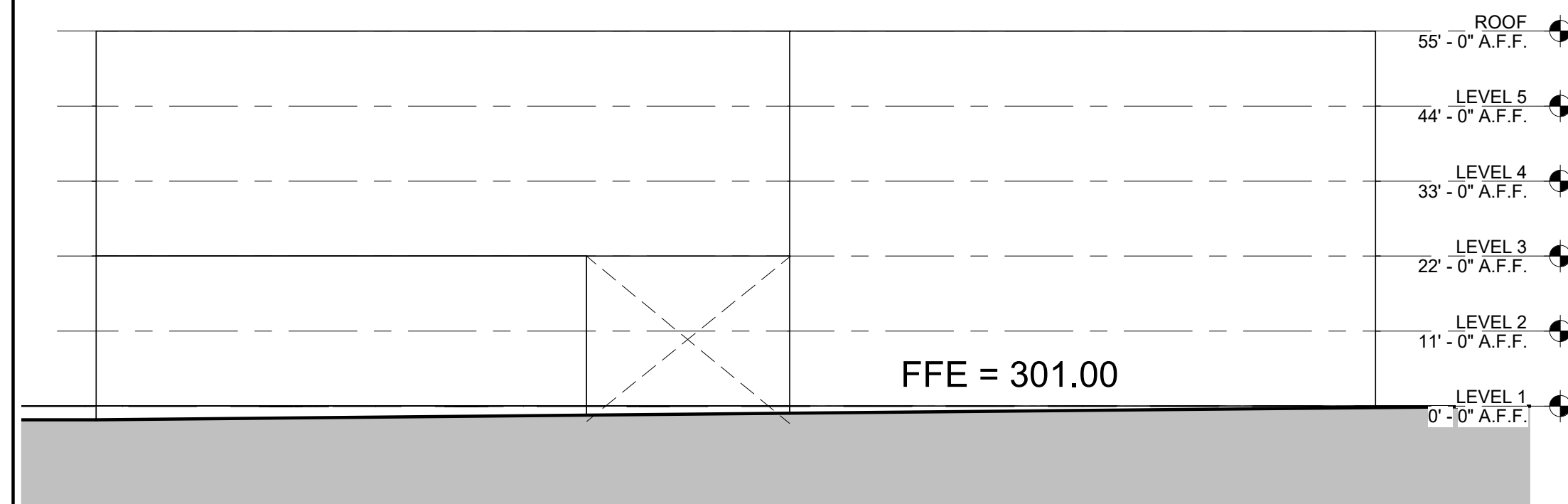
BLDG 1- SOUTH ELEV 1
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



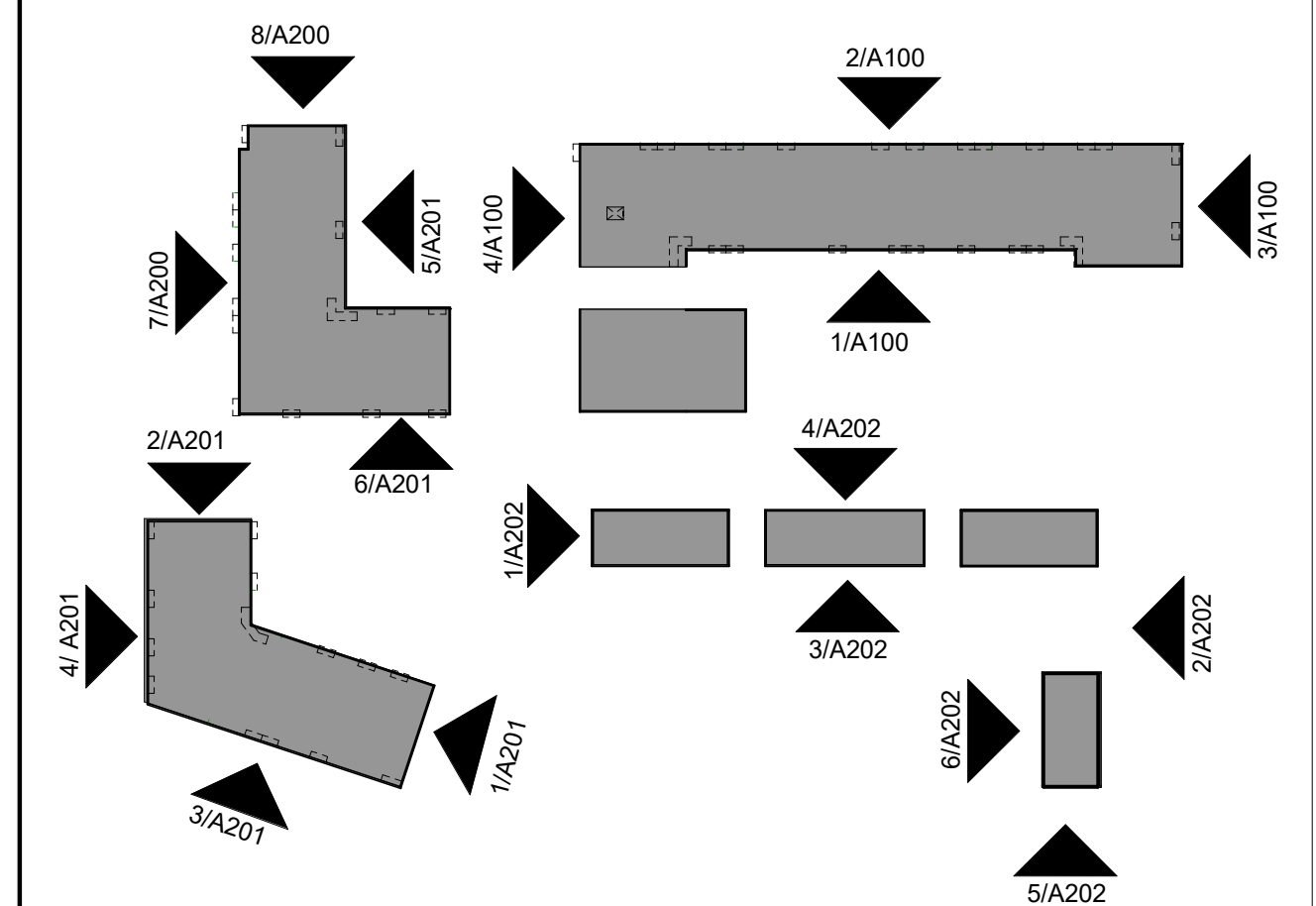
BLDG 1 - NORTH ELEV 2
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



BLDG 1- WEST ELEV 4
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



BLDG 1 - EAST ELEV 3
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



KEY PLAN 0
 REF DRAWING: 1 / A2.02 SCALE: 1" = 15'96"



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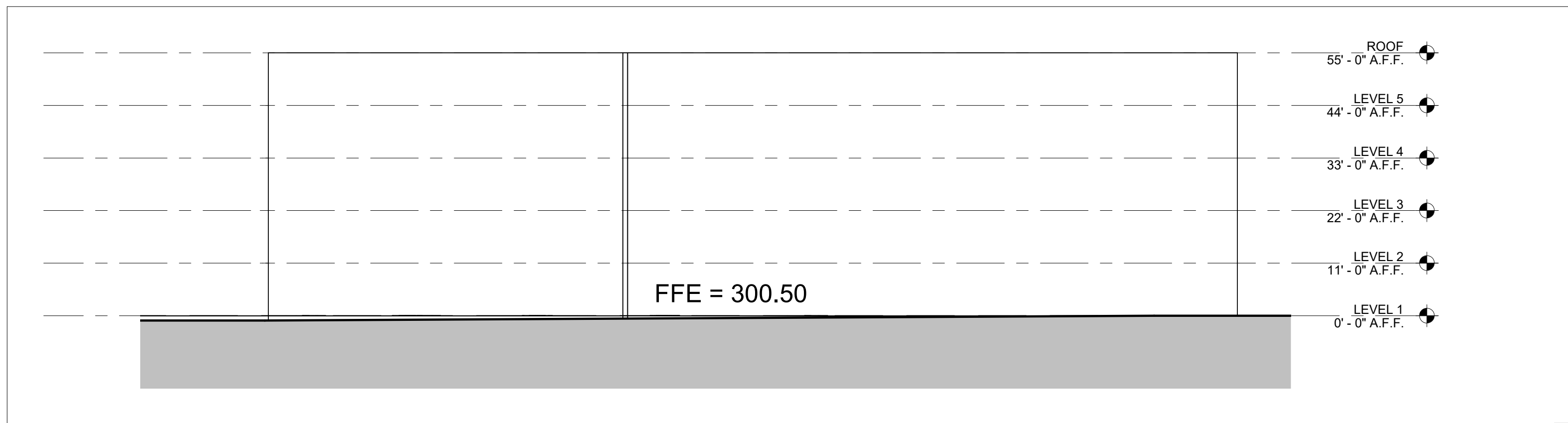
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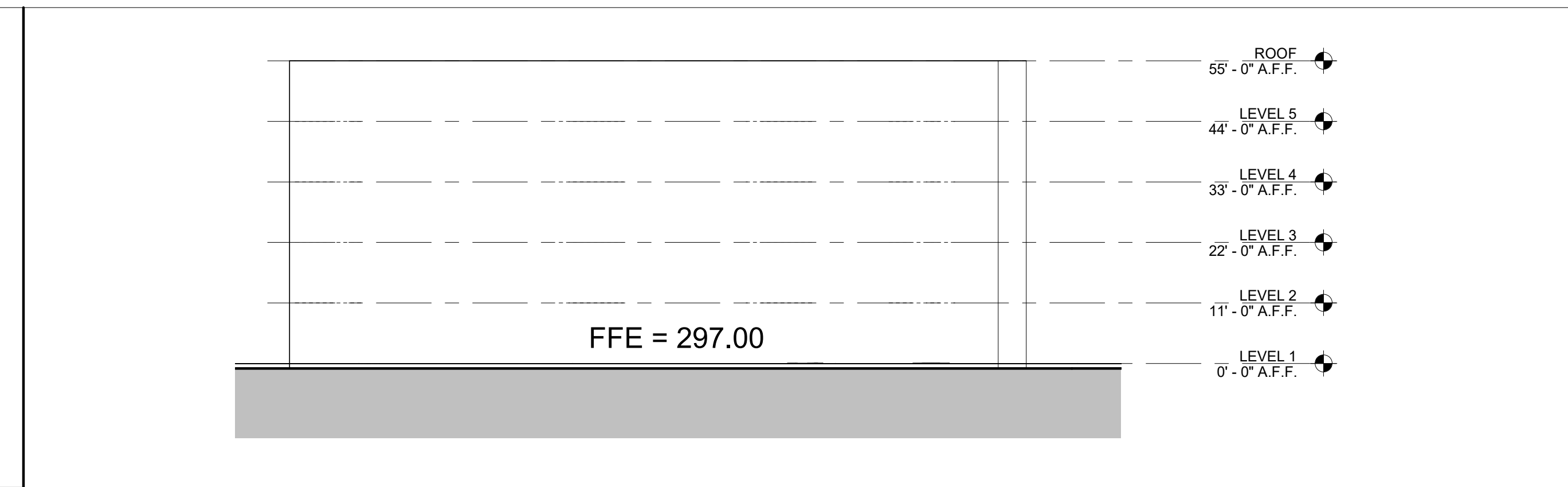
BUILDING ELEVATIONS

A2.01



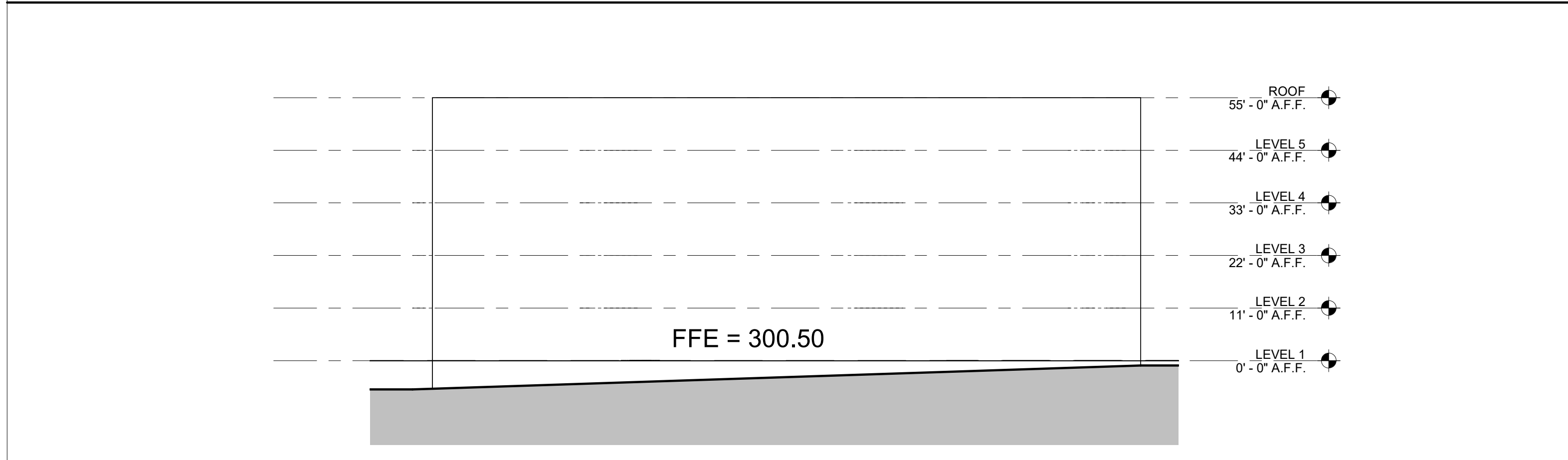
BLDG 2 - EAST ELEV
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"

5



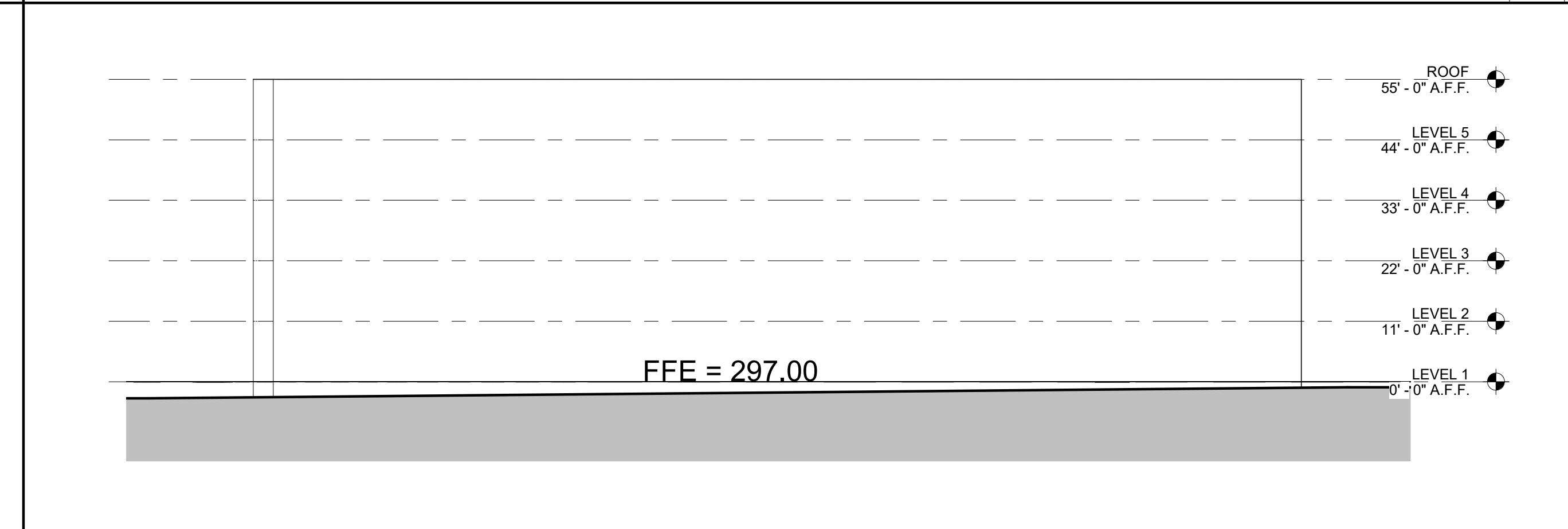
BLDG 3 - WEST ELEV
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"

4



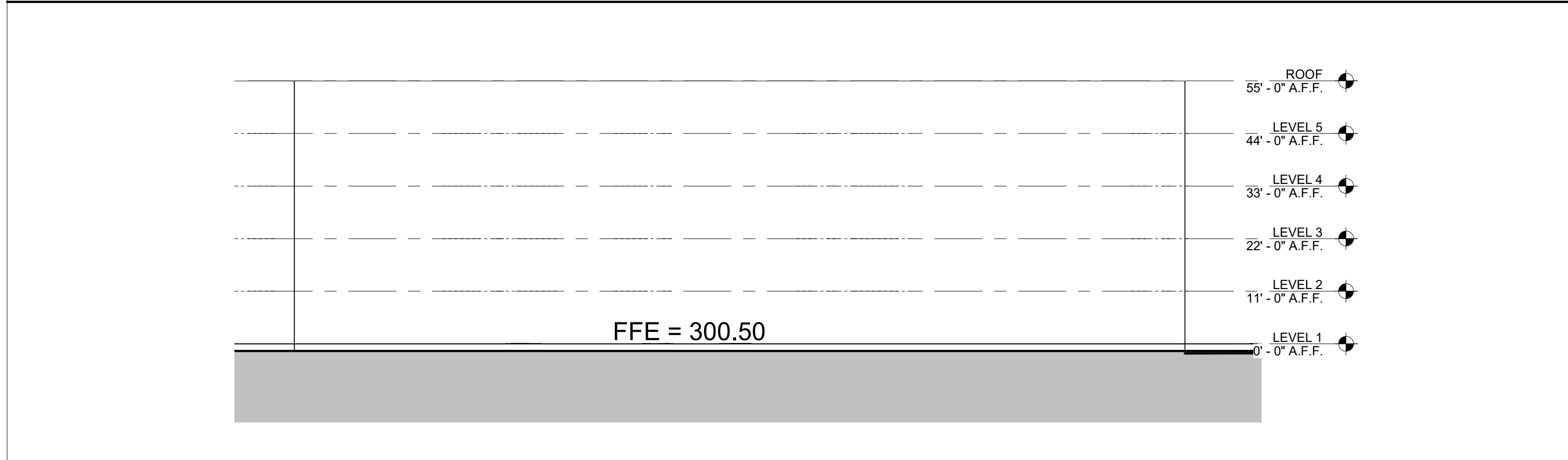
BLDG 2 - SOUTH ELEV
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6



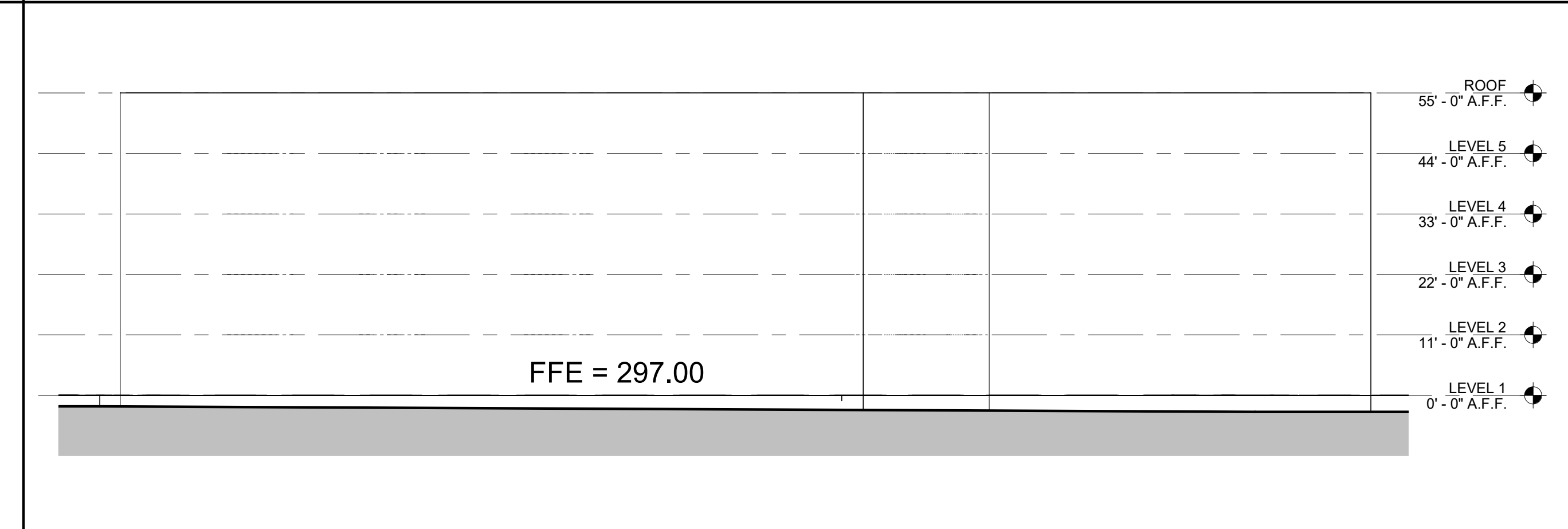
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 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"

3



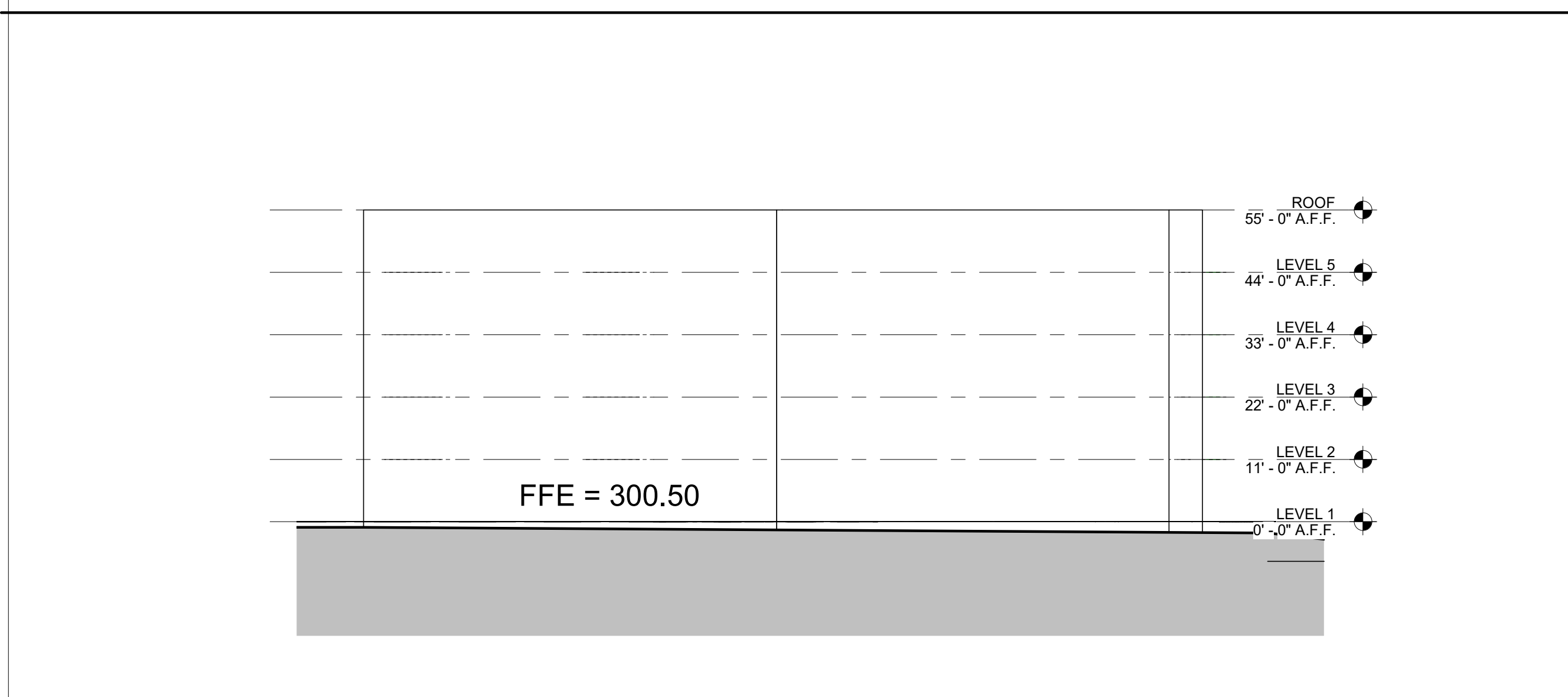
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 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"

7



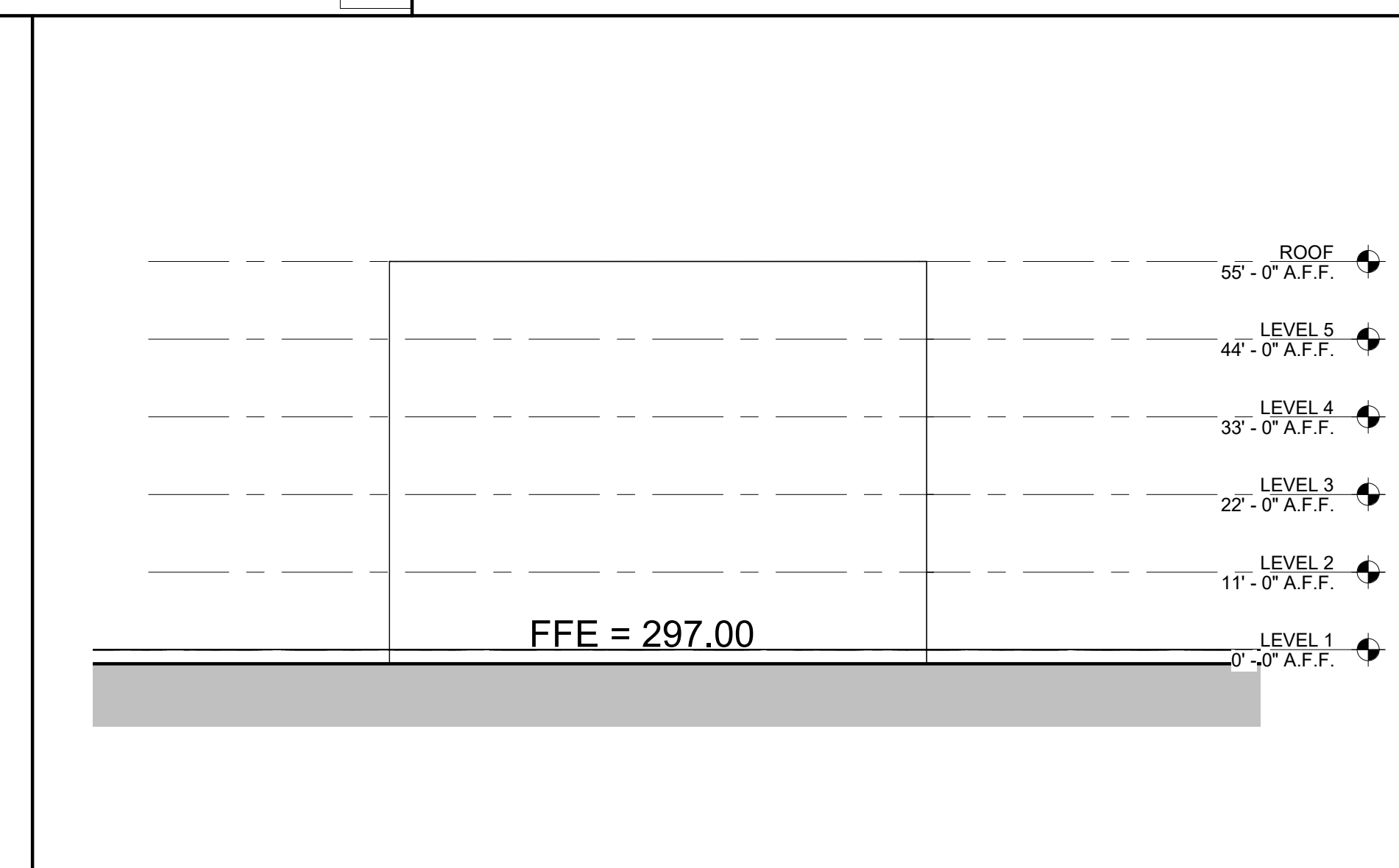
BLDG 3 - NORTH ELEV
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"

2



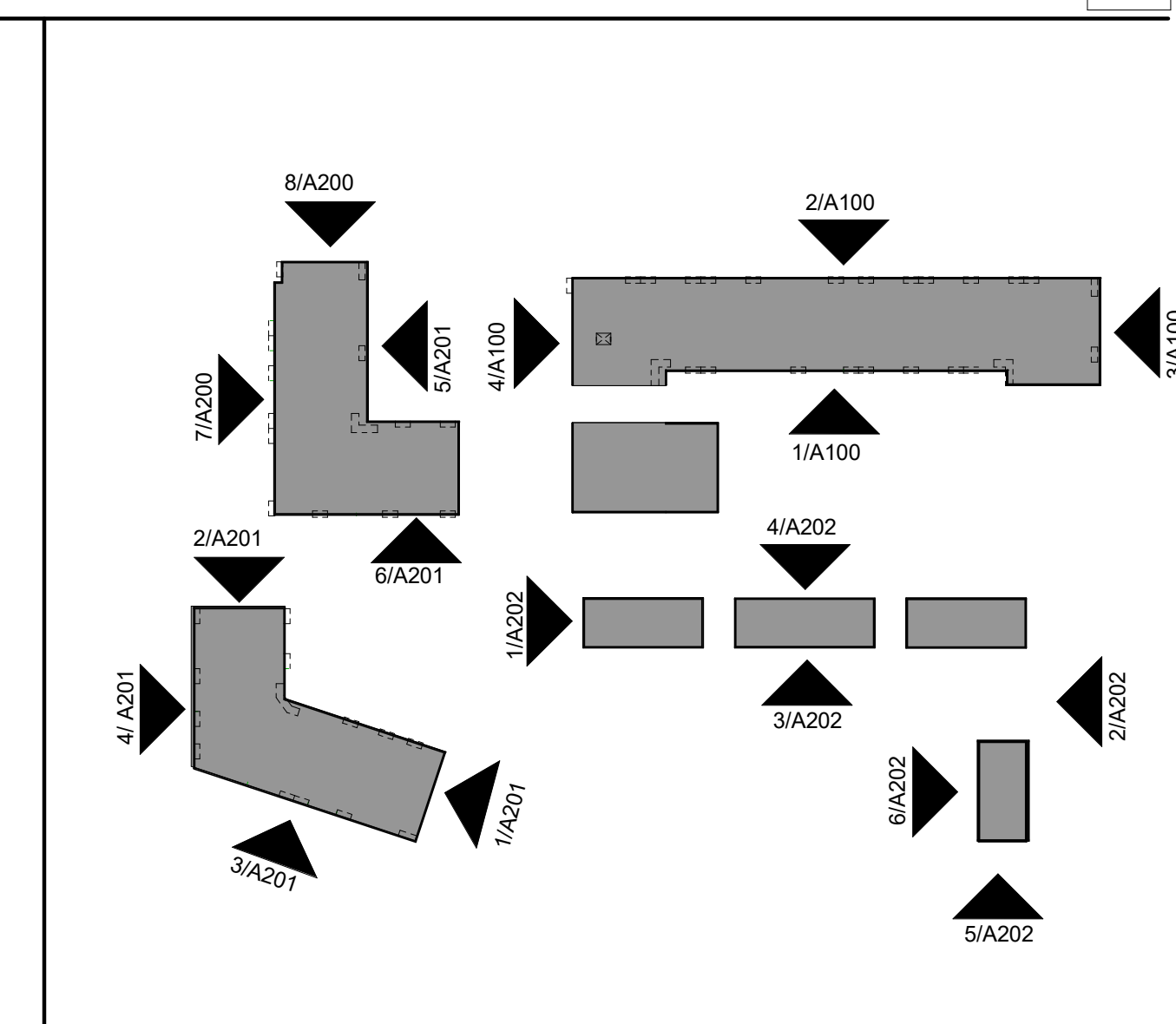
BLDG 2 - NORTH ELEV
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"

8



BLDG 3 - EAST ELEV
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"

1



KEY PLAN
 REF DRAWING: 1 / A2.00 SCALE: 1" = 15'6"

0



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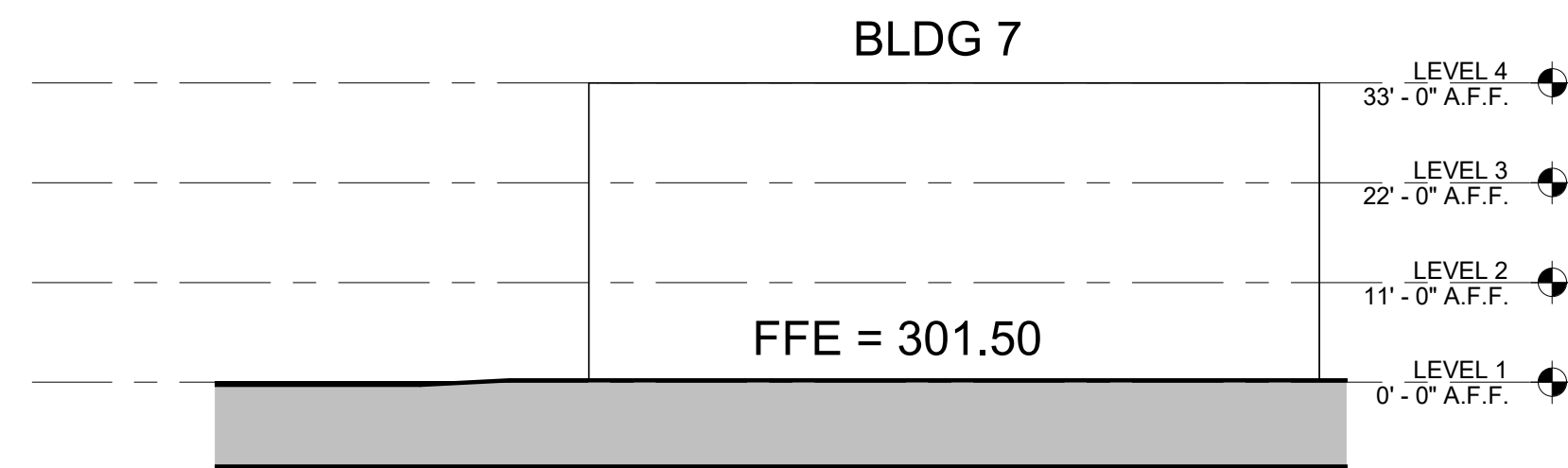
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CLIENT

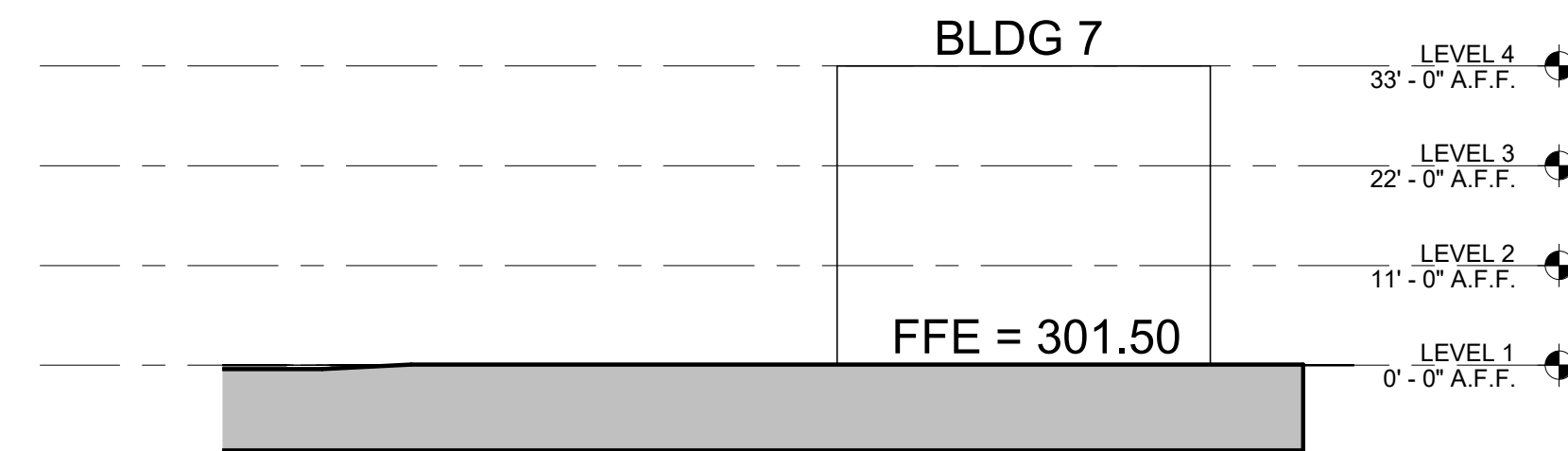
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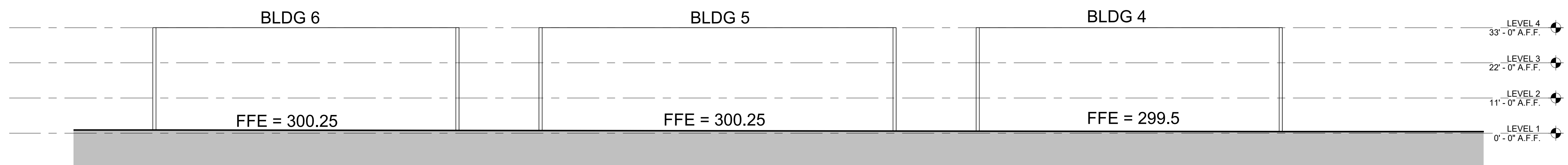
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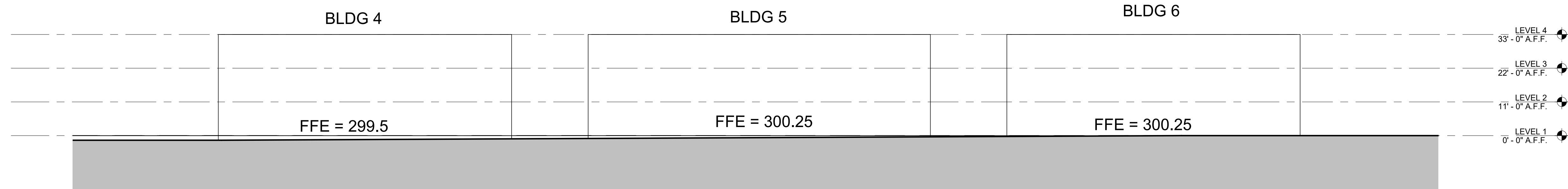
TOWNHOMES- WEST ELEVATION 6
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



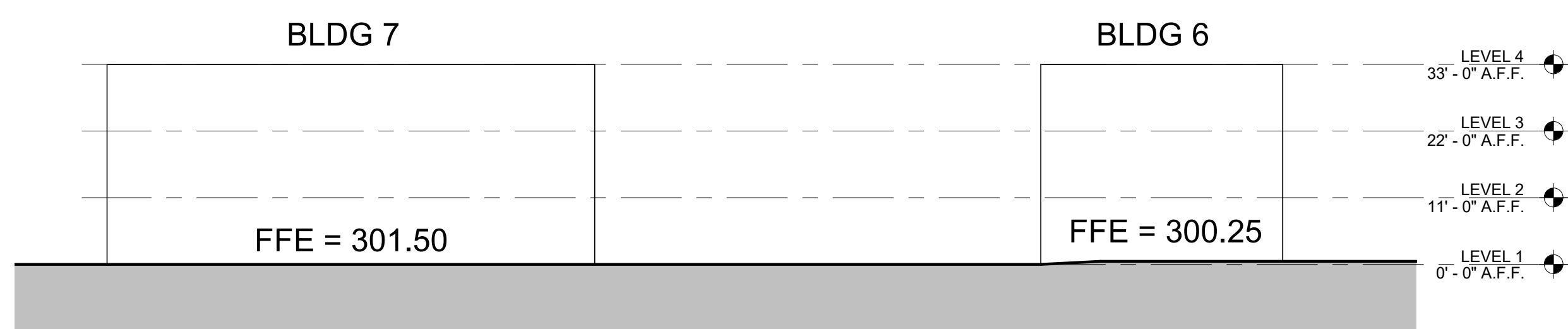
TOWNHOMES- SOUTH ELEVATION 5
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



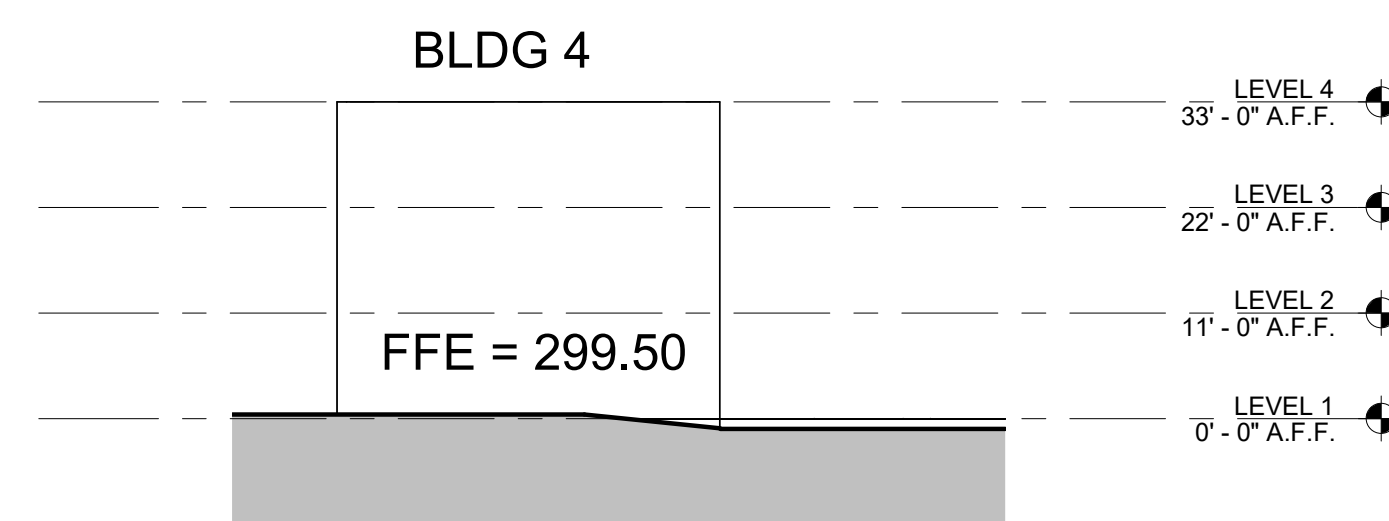
TOWNHOMES- NORTH ELEV 4
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



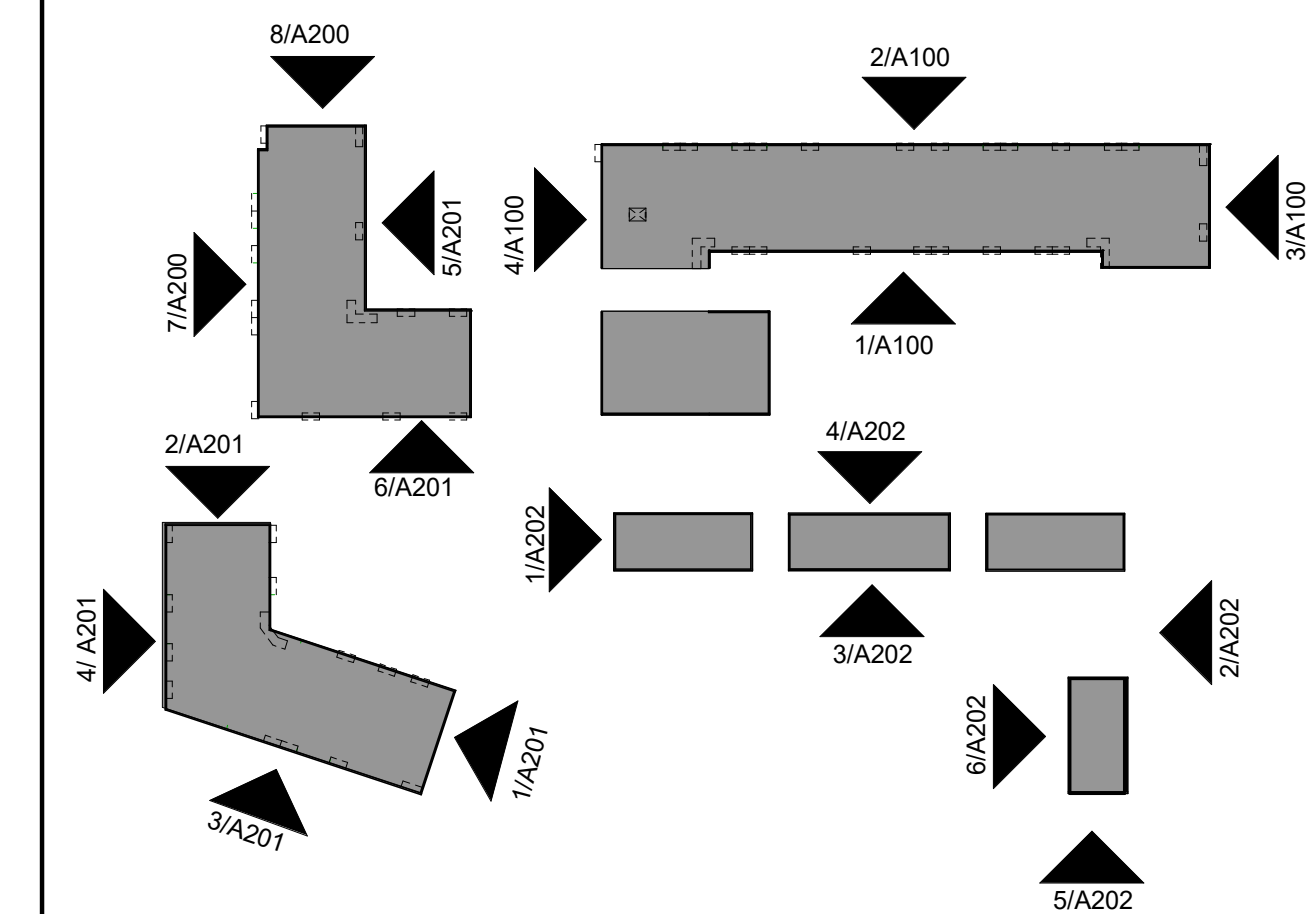
TOWNHOMES - SOUTH ELEV 3
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



TOWNHOMES- EAST ELEV 2
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



TOWNHOMES - WEST ELEV 1
 REF DRAWING: 1 / A1.00 SCALE: 1" = 20'-0"



KEY PLAN 0
 REF DRAWING: 1 / A2.00 SCALE: 1" = 15'96"

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TOWNHOME ELEVATIONS

A2.02