



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

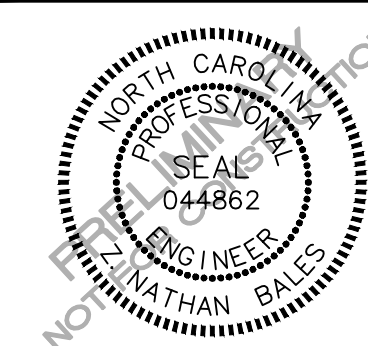
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TRINISC RESIDENTIAL GROUP
110 CORCORAN STREET, 5TH FLOOR
DURHAM, NORTH CAROLINA, 27701
PHONE: 919. 884. 7395

AURA
CONDITIONAL ZONING PERMIT
NORTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA, 27516



REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	TRG-20000
FILENAME	TRG20000-OAU1
CHECKED BY	ZNB
DRAWN BY	CJ
SCALE	1"=50'
DATE	09.24.2020

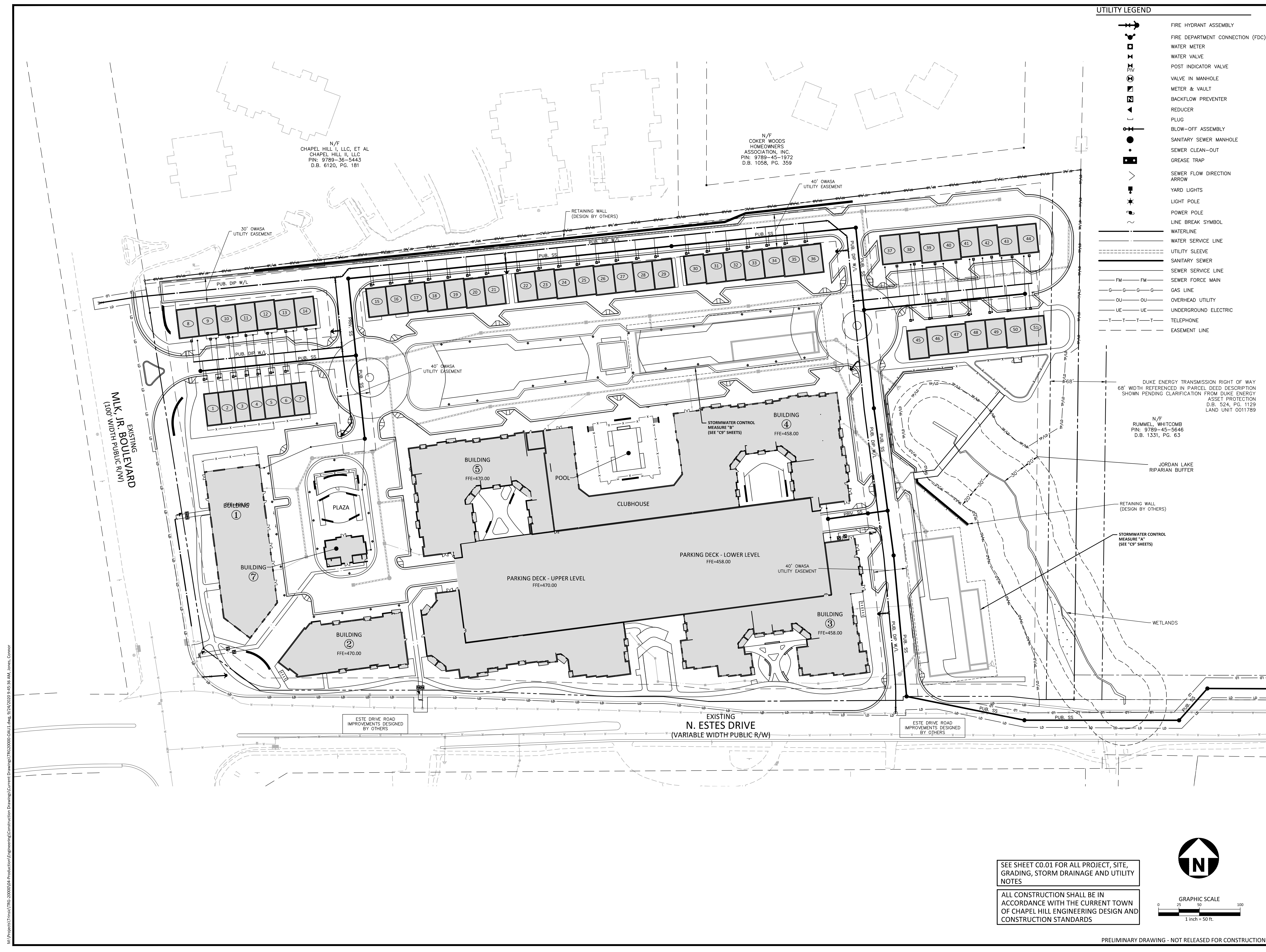
SHEET

OVERALL UTILITY PLAN

C4.00

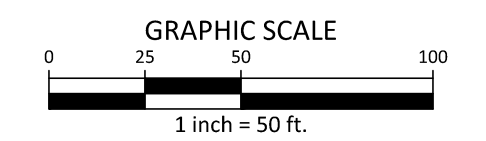
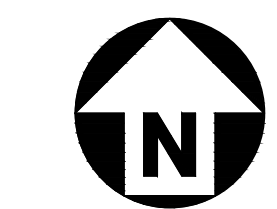
UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE



SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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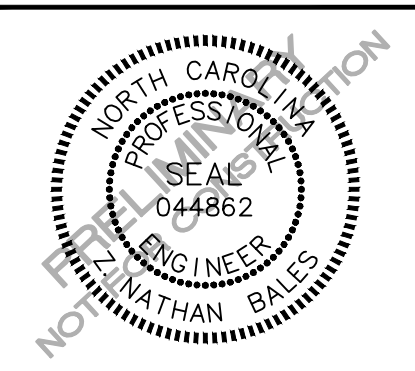
The John R. McAdams Company, Inc.
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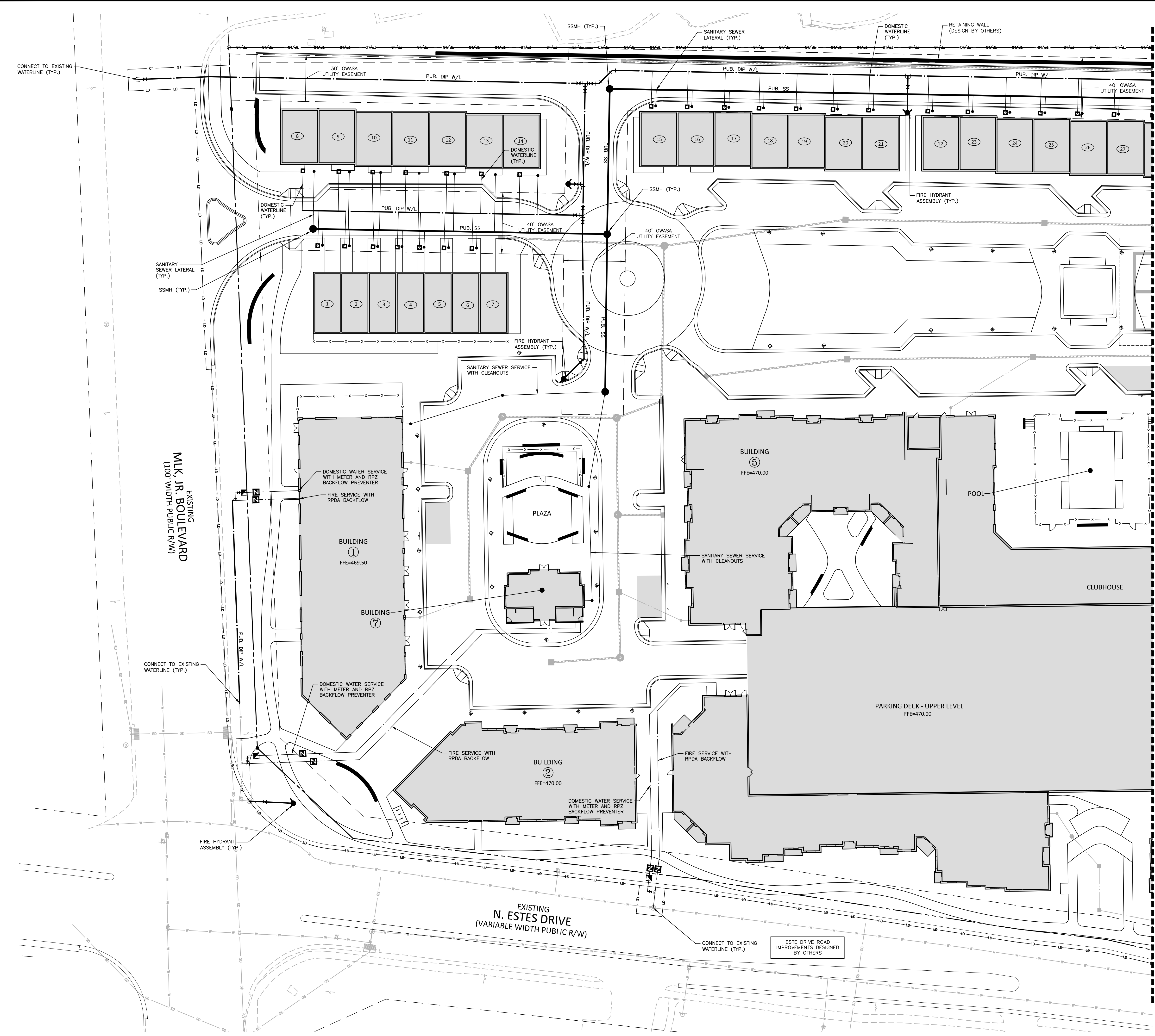
AURA
CONDITIONAL ZONING PERMIT
NORTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA, 27516



UTILITY LEGEND

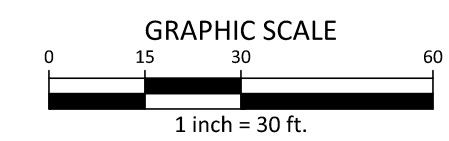
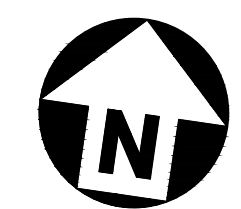
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	FIRE DEPARTMENT CONNECTION (FDC)
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	VALVE IN MANHOLE
	METER & VAULT
	BACKFLOW PREVENTER
	REDUCER
	PLUG
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	SEWER CLEAN-OUT
	GREASE TRAP
	SEWER FLOW DIRECTION ARROW
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	SEWER SERVICE LINE
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	GAS LINE
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	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE

MATCH LINE - SEE SHEET C4.02



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	TRG-20000
FILENAME	TRG20000-U1
CHECKED BY	ZNB
DRAWN BY	CJ
SCALE	1"=30'
DATE	09.24.2020

SHEET

UTILITY PLAN - AREA A

C4.01

M:\Projects\Trinisc\TRG-20000\04-Production\Engineering\Construction Drawings\TRG20000-U1.dwg, 9/24/2020 8:36:37 AM, boris, Concor



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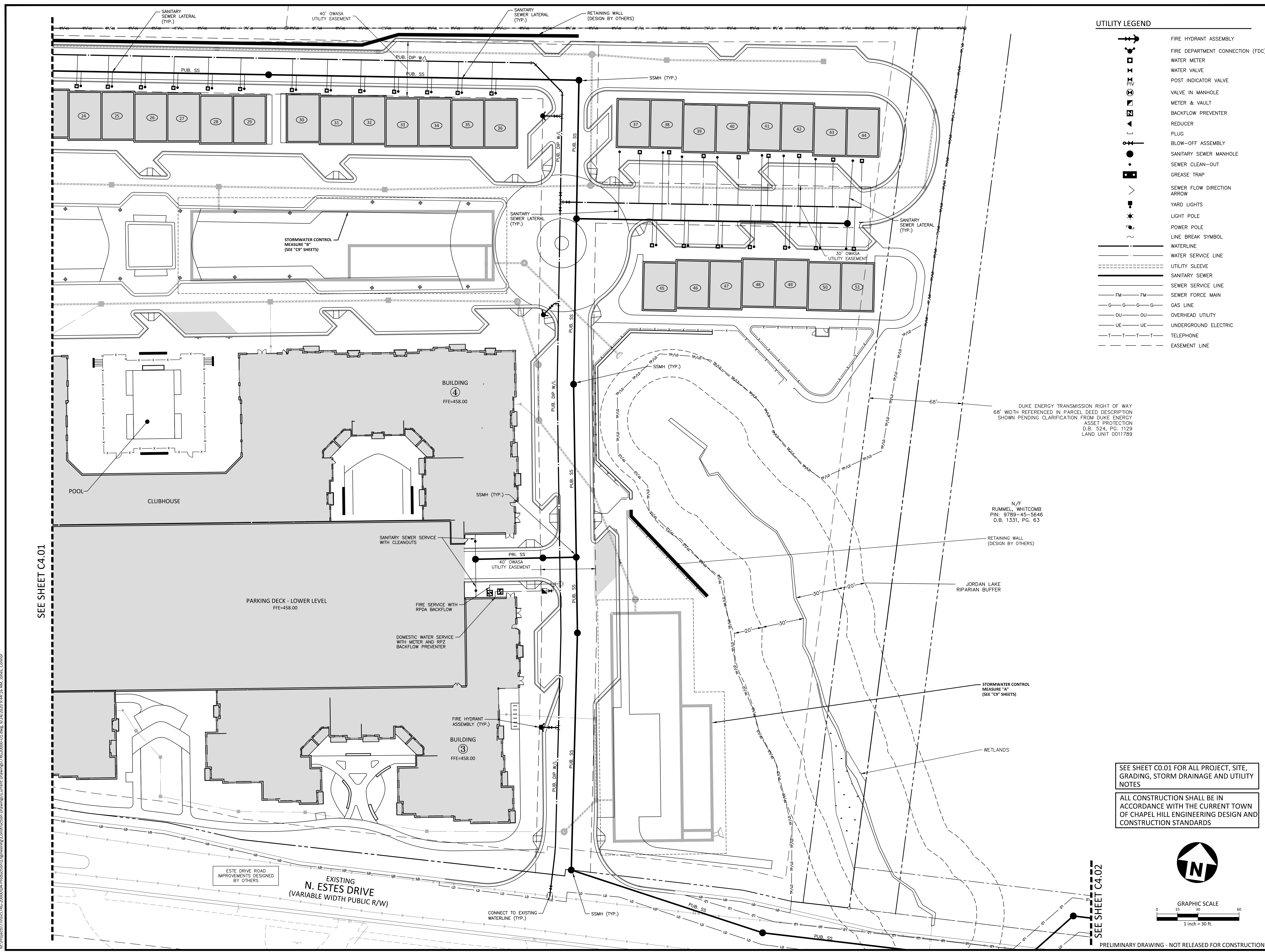
TRINISC RESIDENTIAL GROUP
110 CORCORAN STREET, 5TH FLOOR
DURHAM, NORTH CAROLINA, 27701
PHONE: 919. 884. 7395

AURA
CONDITIONAL ZONING PERMIT
NORTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA, 27516



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
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- EASEMENT LINE



DUKE ENERGY TRANSMISSION RIGHT OF WAY
68' WIDTH REFERENCED IN PARCEL DEED DESCRIPTION
SHOWN PENDING CLARIFICATION FROM DUKE ENERGY
ASSET PROTECTION
D.B. 524, PG. 1129
LAND UNIT 0011789

N/F
RUMMEL, WHITCOMB
PIN: 9789-45-5646
D.B. 1331, PG. 63

RETAINING WALL
(DESIGN BY OTHERS)

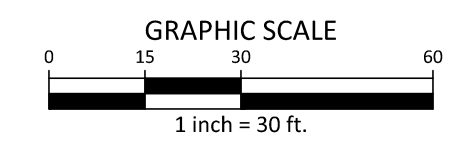
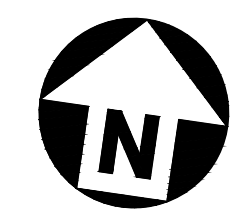
JORDAN LAKE
RIPARIAN BUFFER

STORMWATER CONTROL
MEASURE "A"
(SEE "C9" SHEETS)

WETLANDS

SEE SHEET C0.01 FOR ALL PROJECT, SITE,
GRADING, STORM DRAINAGE AND UTILITY
NOTES

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OF CHAPEL HILL ENGINEERING DESIGN AND
CONSTRUCTION STANDARDS



SEE SHEET C4.02

SEE SHEET C4.01

ESTE DRIVE ROAD
IMPROVEMENTS DESIGNED
BY OTHERS

EXISTING
N. ESTES DRIVE
(VARIABLE WIDTH PUBLIC R/W)

CONNECT TO EXISTING
WATERLINE (TYP.)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	TRG-20000
FILENAME	TRG20000-01
CHECKED BY	ZNB
DRAWN BY	CJ
SCALE	1"=30'
DATE	09.24.2020

SHEET

UTILITY PLAN - AREA B

C4.02



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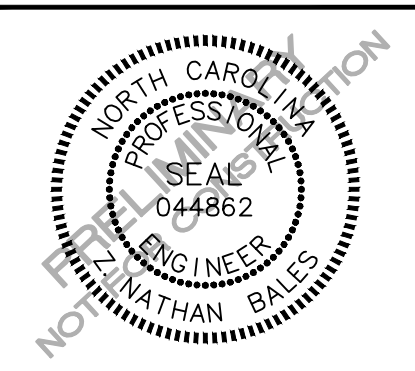
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REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

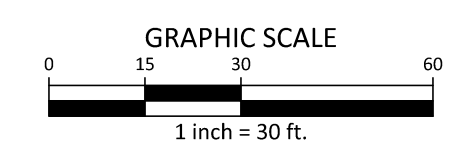
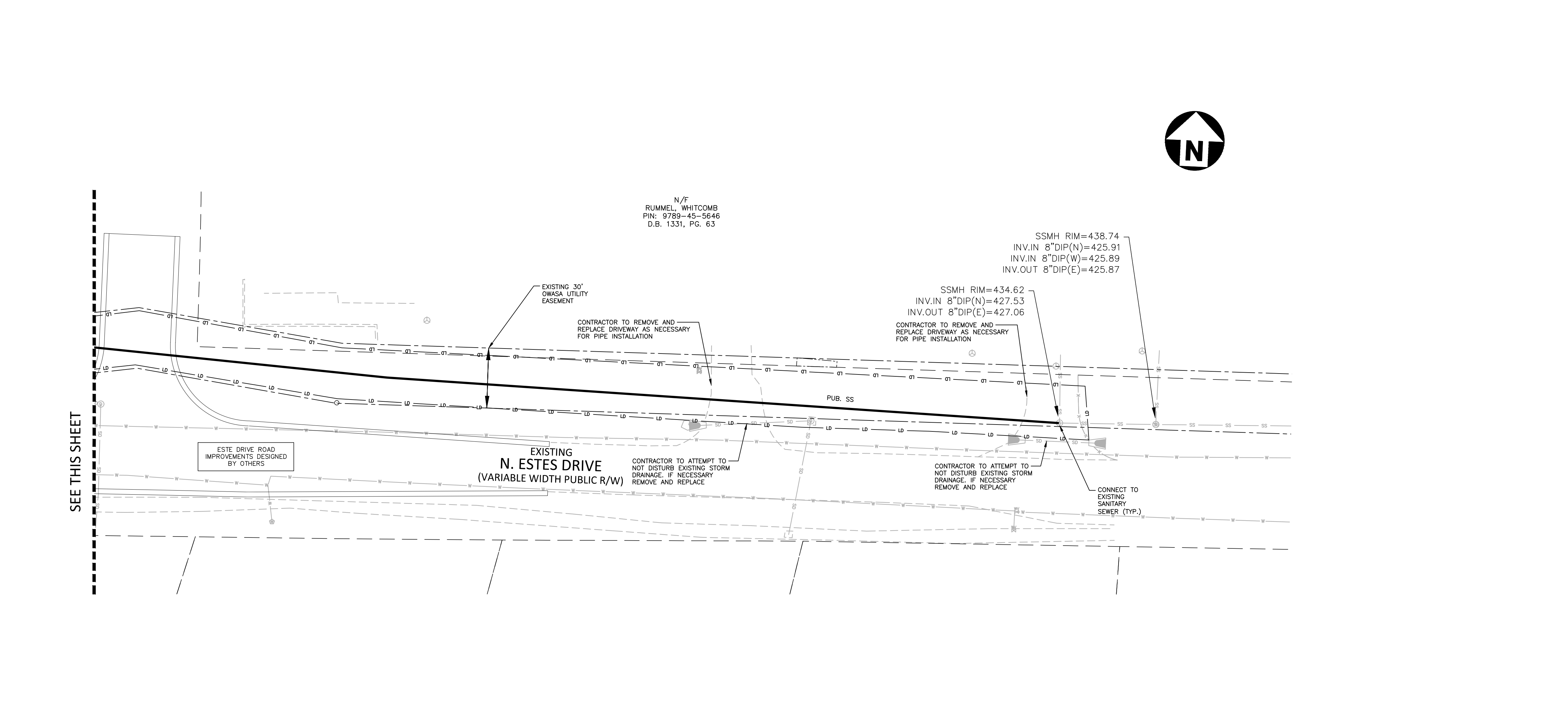
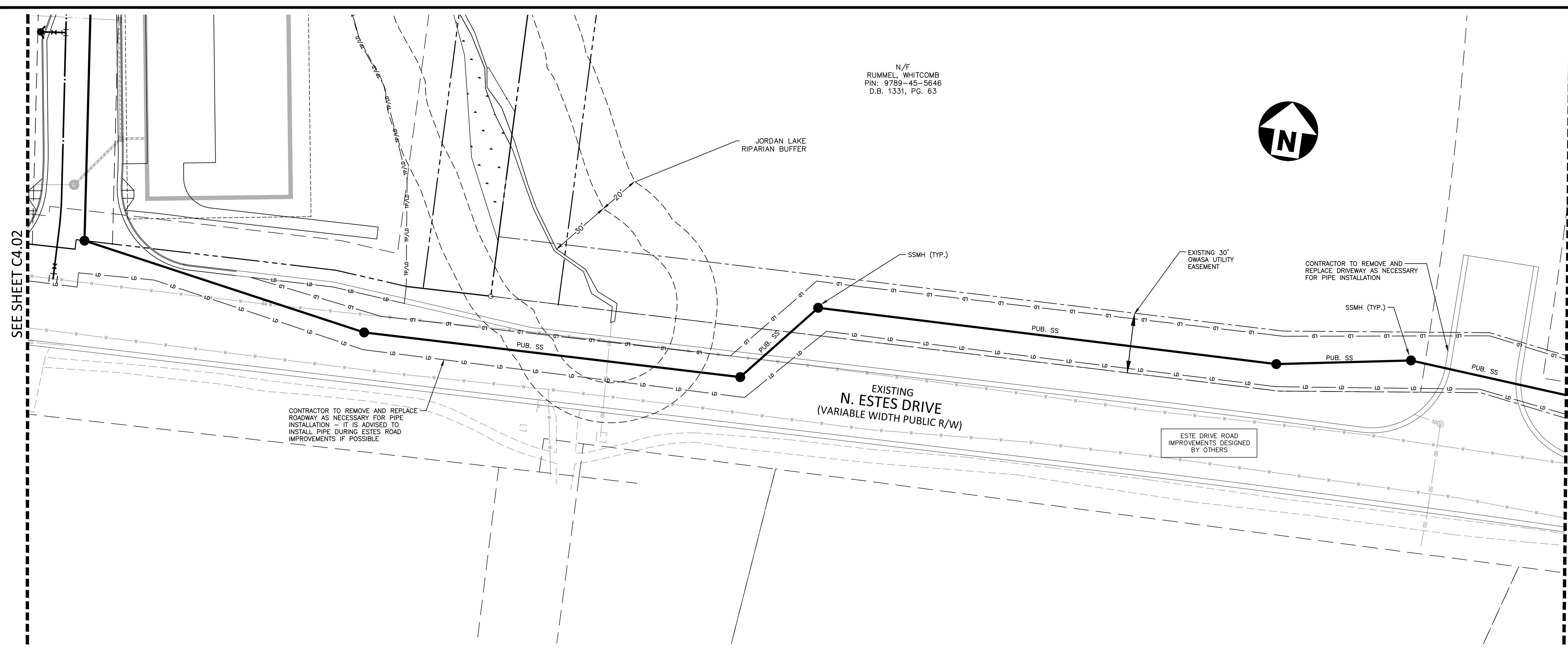
PROJECT NO.	TRG-20000
FILENAME	TRG20000-U1
CHECKED BY	ZNB
DRAWN BY	CJ
SCALE	1"=30'
DATE	09.24.2020

SHEET
UTILITY PLAN - AREA C

C4.03

UTILITY LEGEND

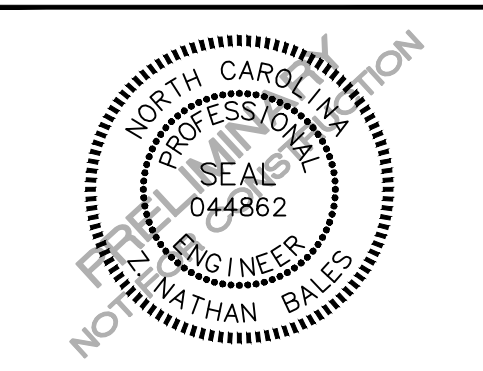
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	WATER METER
	WATER VALVE
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	TELEPHONE
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REVISIONS

NO.	DATE	REVISION DESCRIPTION

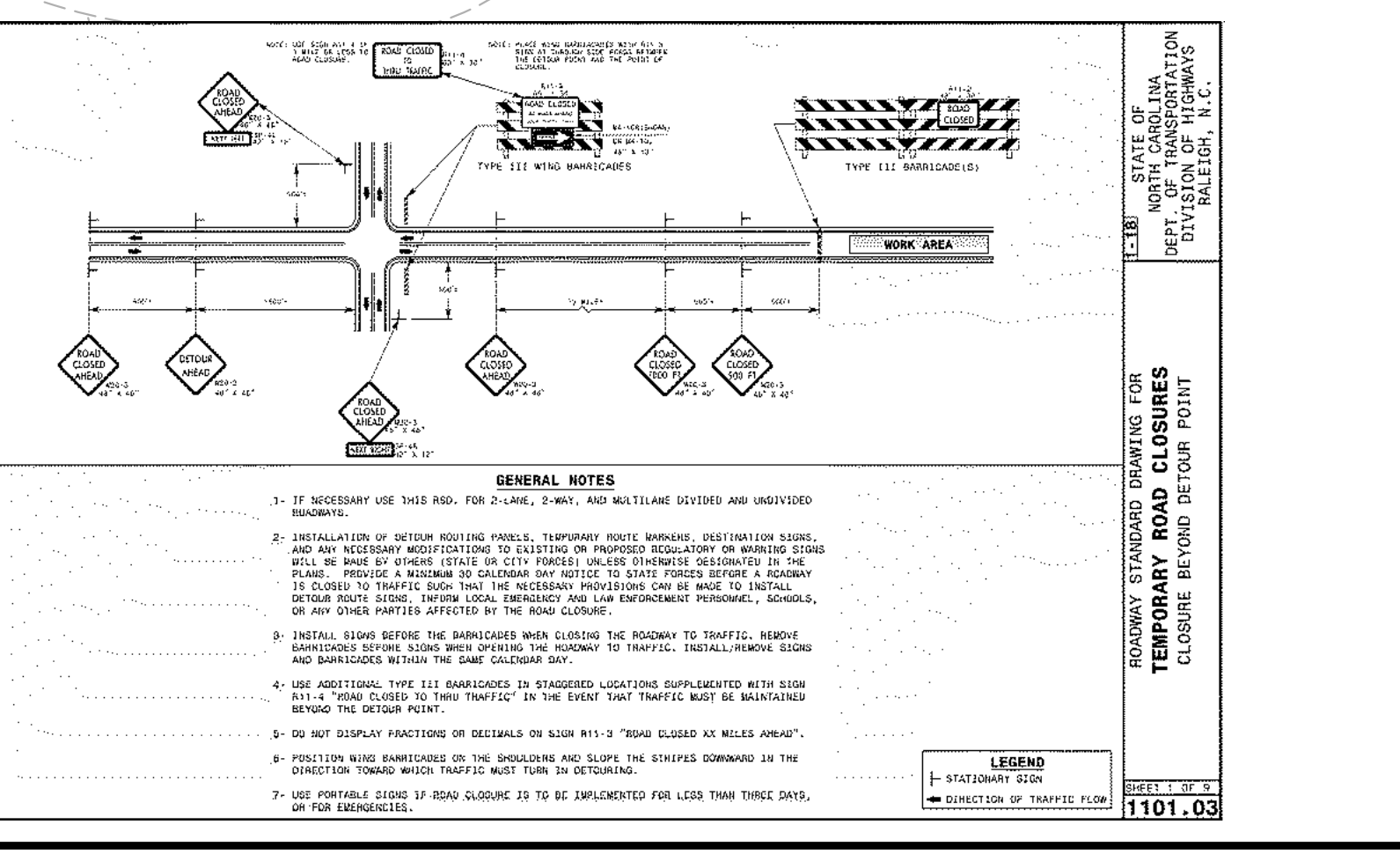
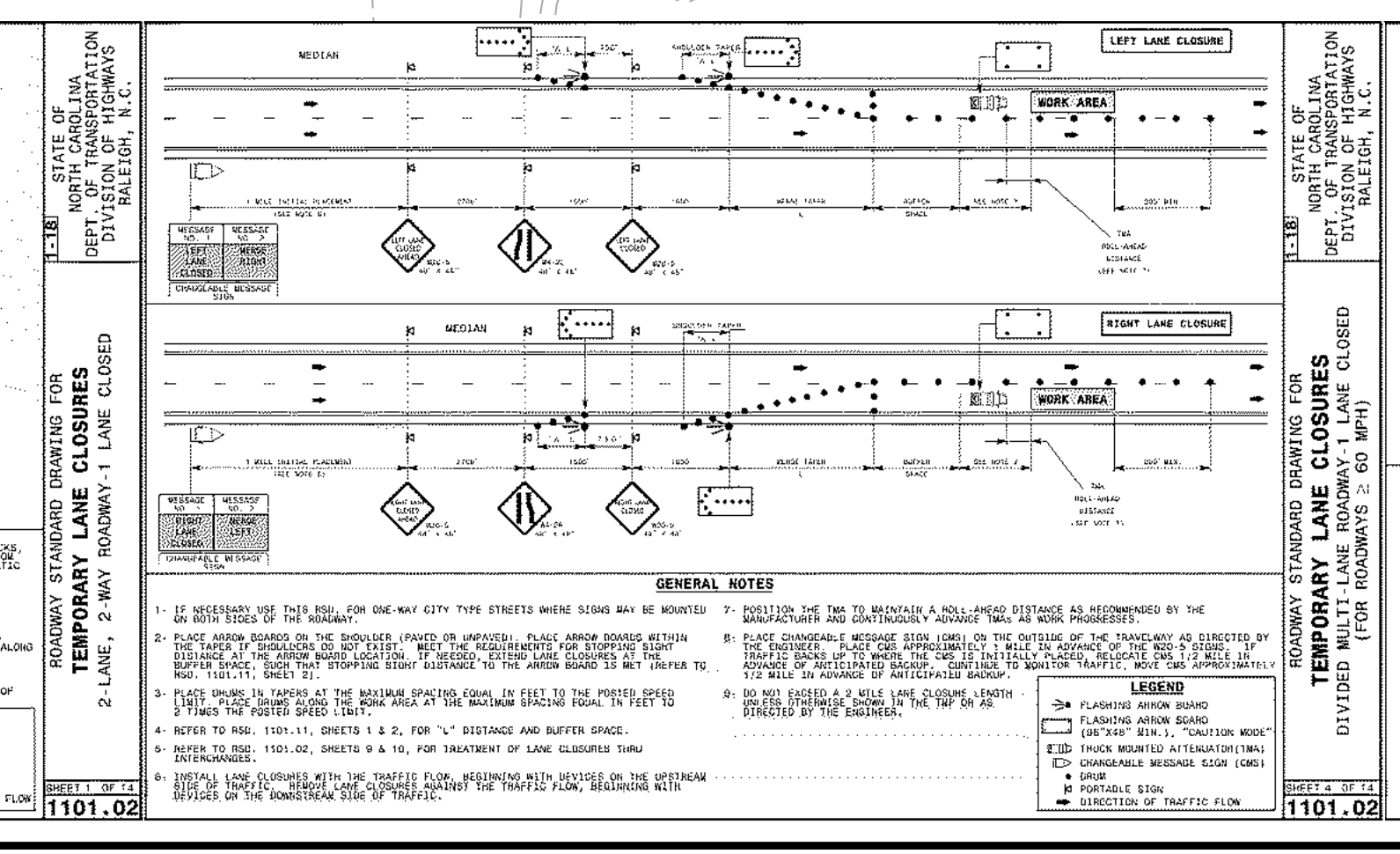
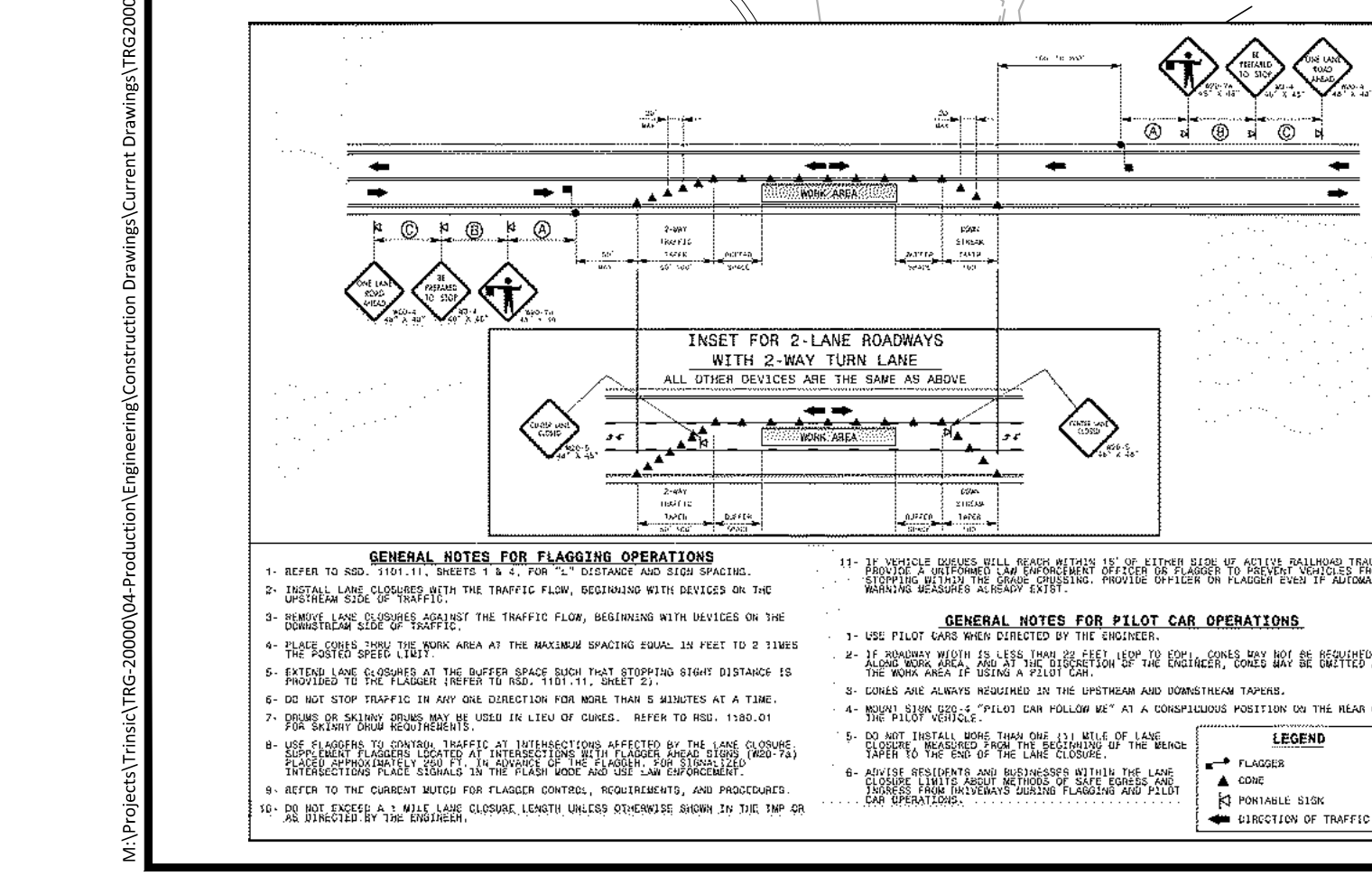
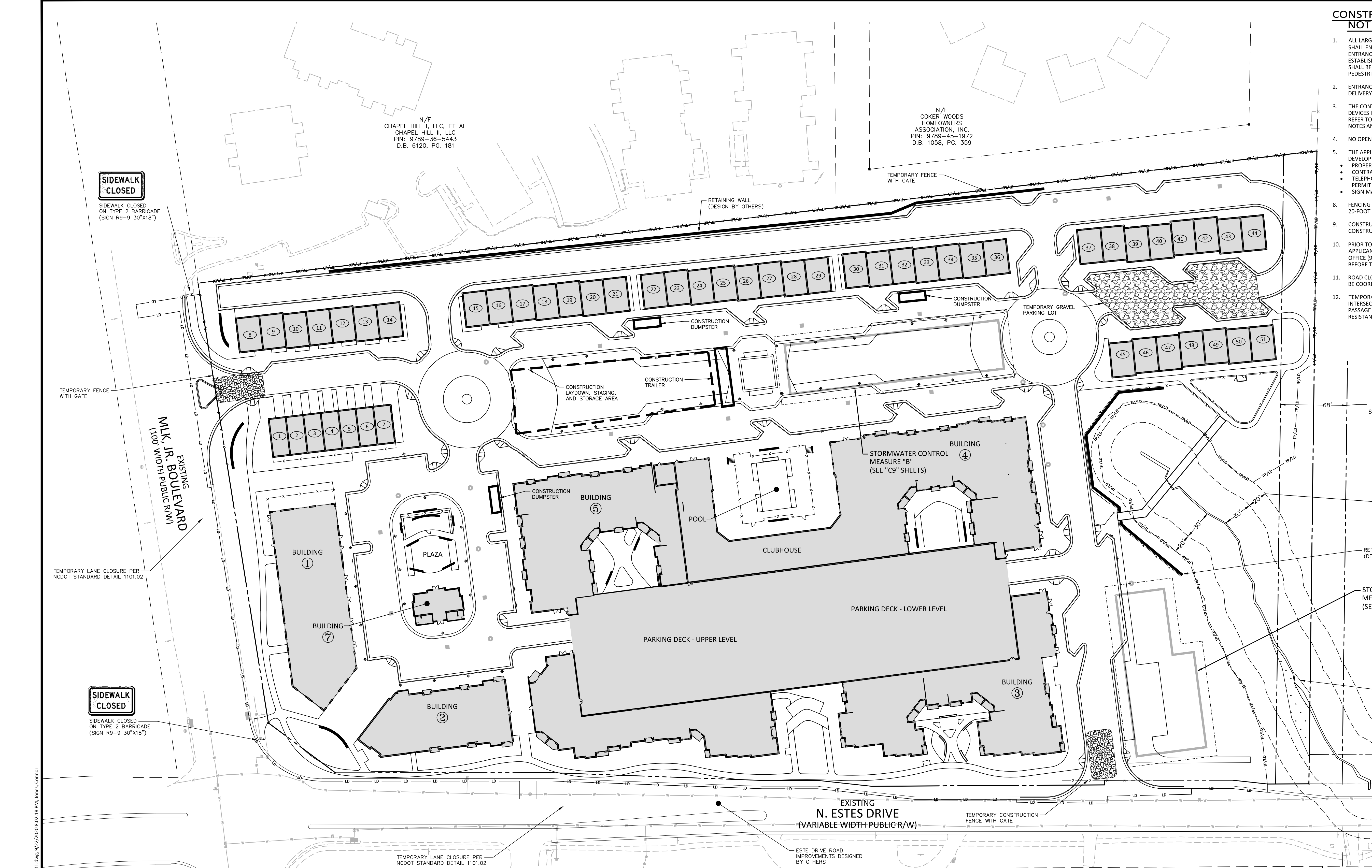
PLAN INFORMATION

PROJECT NO.	TRG-20000
FILENAME	TRG20000-CM1
CHECKED BY	ZNB
DRAWN BY	CJ
SCALE	1"=50'
DATE	09.24.2020

CONSTRUCTION MANAGEMENT PLAN
C7.00

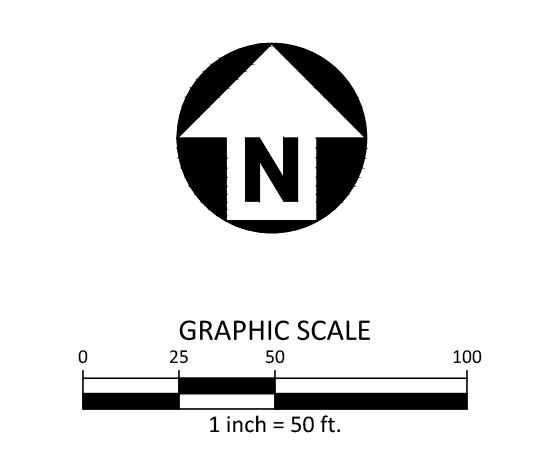
CONSTRUCTION MANAGEMENT NOTES:

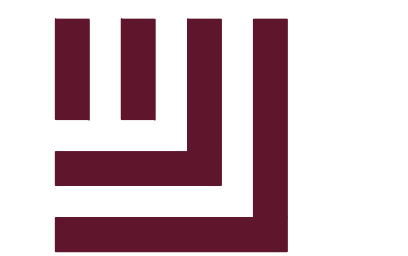
- ALL LARGE TRUCKS AS RELATED TO VEHICULAR CONSTRUCTION TRAFFIC SHALL ENTER/LEAVE THE SITE THROUGH THE TEMPORARY CONSTRUCTION ENTRANCES & EXITS AS SHOWN ON THIS PLAN. LANE CLOSURES SHALL BE ESTABLISHED AS SHOWN ON THIS PLAN AND CONSTRUCTION PERSONNEL SHALL BE IN ATTENDANCE TO MANAGE AND DIRECT VEHICULAR AND PEDESTRIAN TRAFFIC.
- ENTRANCE AND EXIT GATES SHALL BE CLOSED UNLESS CONSTRUCTION OR DELIVERY VEHICLES ARE ENTERING OR EXITING THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PROVIDE WORK ZONE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH ALL APPLICABLE MCDOT STANDARDS. REFER TO THE TRAFFIC AND PEDESTRIAN CONTROL PLAN FOR SPECIFIC NOTES AND DETAILS.
- NO OPEN BURNING SHALL BE PERMITTED.
- THE APPLICANT SHALL POST A CONSTRUCTION SIGN ON THE DEVELOPMENT SITE THAT LISTS THE FOLLOWING:
 - PROPERTY OWNER'S REPRESENTATIVE & TELEPHONE NUMBER
 - CONTRACTOR'S REPRESENTATIVE & TELEPHONE NUMBER
 - TELEPHONE NUMBER FOR REGULATORY INFO AT TIME OF BUILDING PERMIT
 - SIGN MAY BE A MAXIMUM OF 32 SF AND A MAXIMUM HEIGHT OF 8 FT.
- FENCING AROUND PROJECT SHALL INCLUDE ACCESS GATES WITH A 20-FOOT SWING OR SLIDE MOTION.
- CONSTRUCTION FENCE SHALL BE MODIFIED AS REQUIRED DURING CONSTRUCTION PHASING FOR PEDESTRIAN CIRCULATION.
- PRIOR TO ANY TRAFFIC LANE AND/OR SIDEWALK CLOSURES, THE APPLICANT SHALL CONTACT THE CHAPEL HILL TRAFFIC ENGINEERING OFFICE (919-969-5096 OR 919-969-5100) AT LEAST 5 WORKING DAYS BEFORE THE PROPOSED WORK TO APPLY FOR A LAND CLOSURE PERMIT.
- ROAD CLOSURES ON PUBLIC STREETS WILL BE PERMITTED BETWEEN MUST BE COORDINATED WITH AND APPROVED BY THE TOWN OF CHAPEL HILL.
- TEMPORARY STREET ROAD SIGNS ARE REQUIRED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADS ALLOWS FOR THE PASSAGE OF VEHICLES. SIGNS SHALL BE OF APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.



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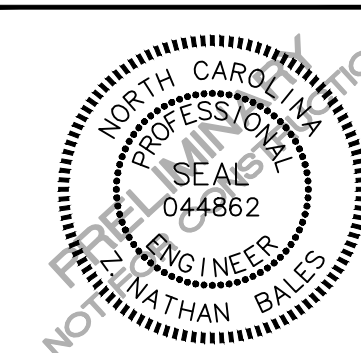
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PHONE: 919. 884. 7395

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CHAPEL HILL, NORTH CAROLINA, 27516



REVISIONS

NO. DATE REVISION DESCRIPTION

PLAN INFORMATION

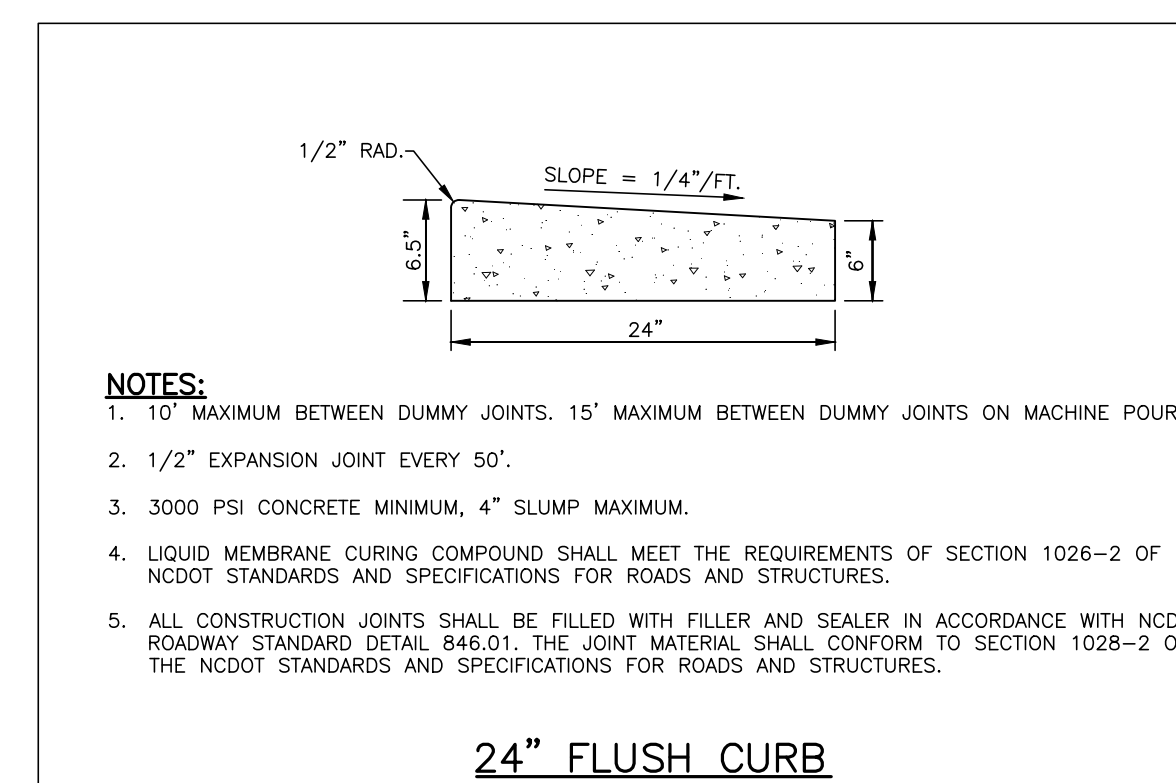
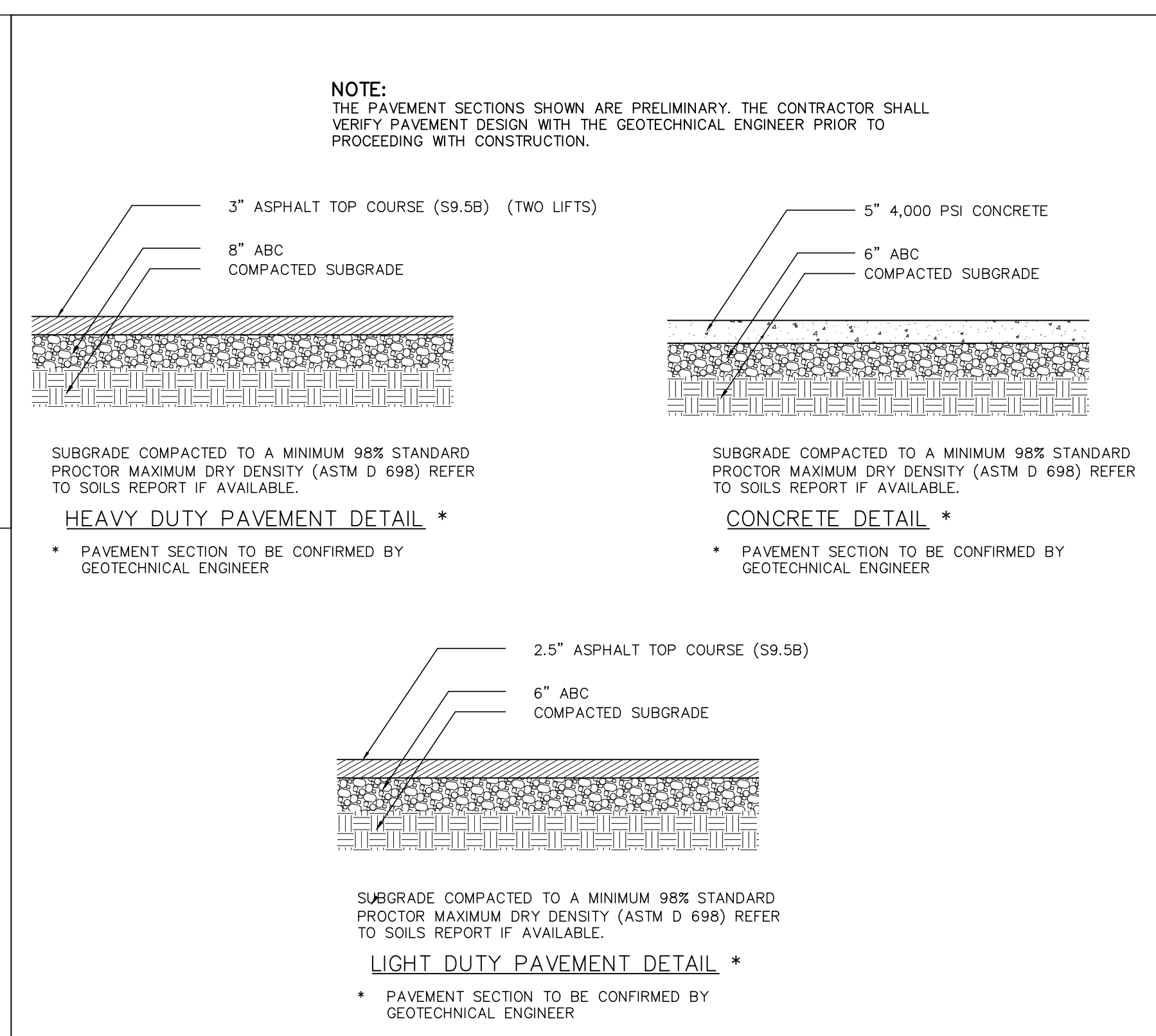
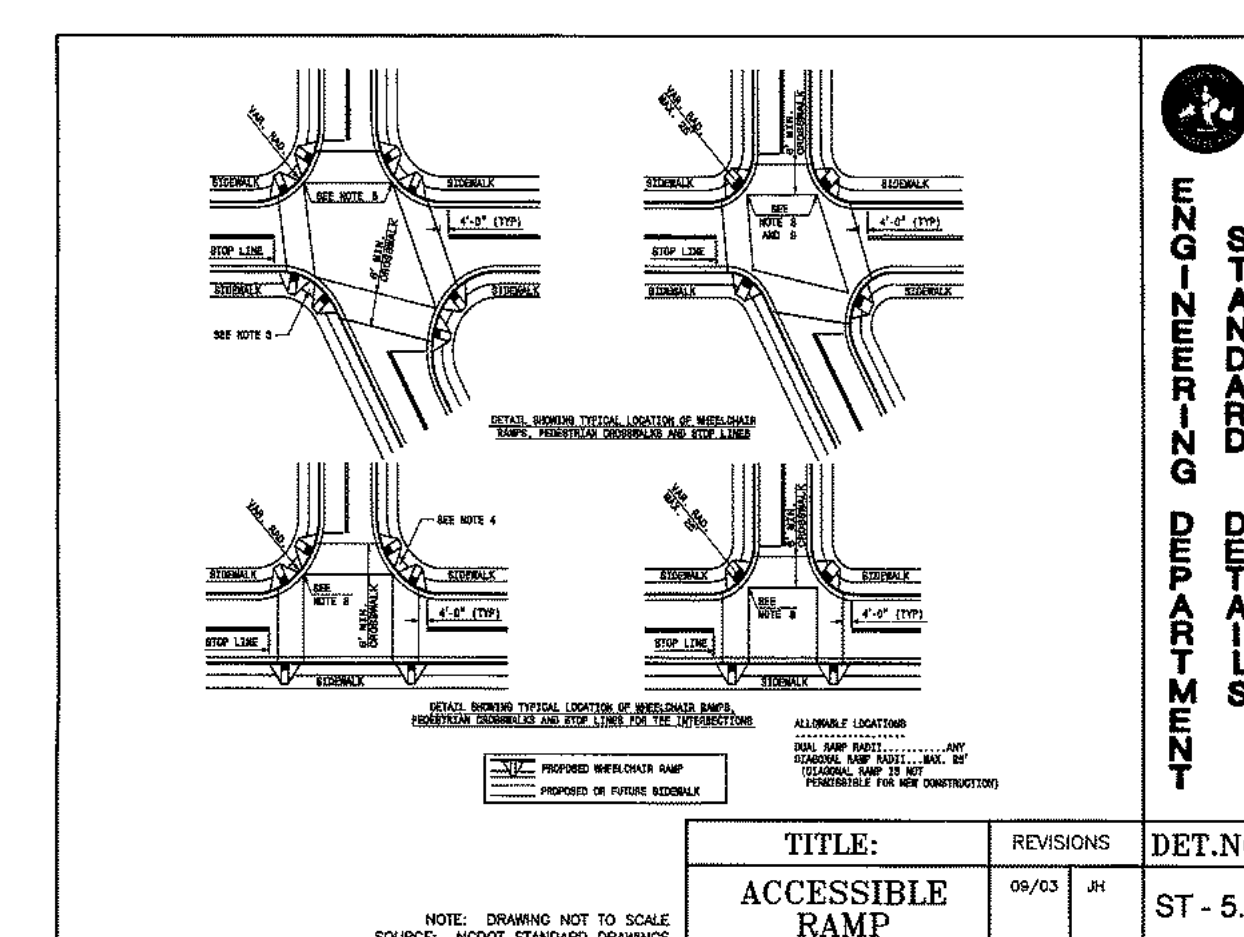
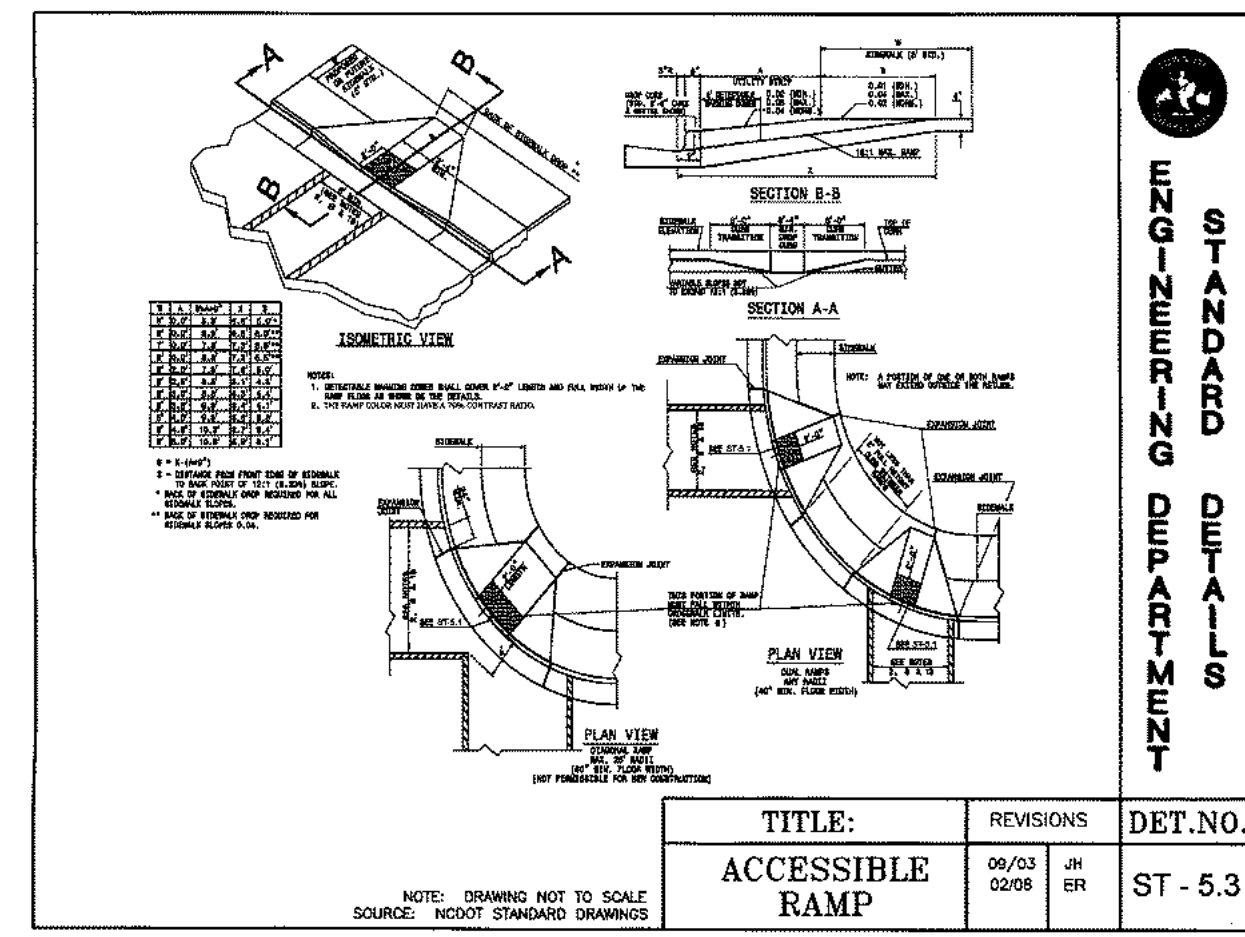
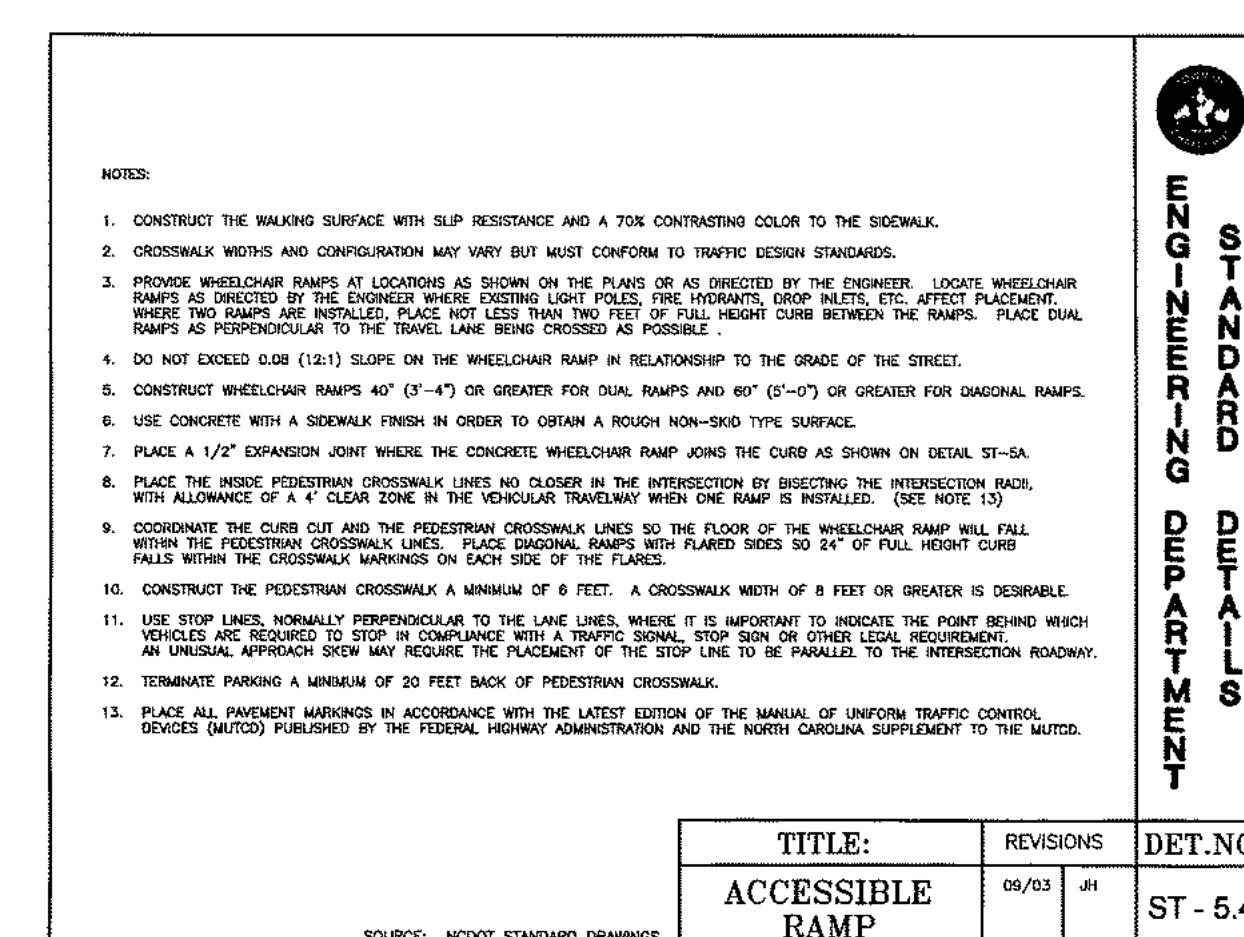
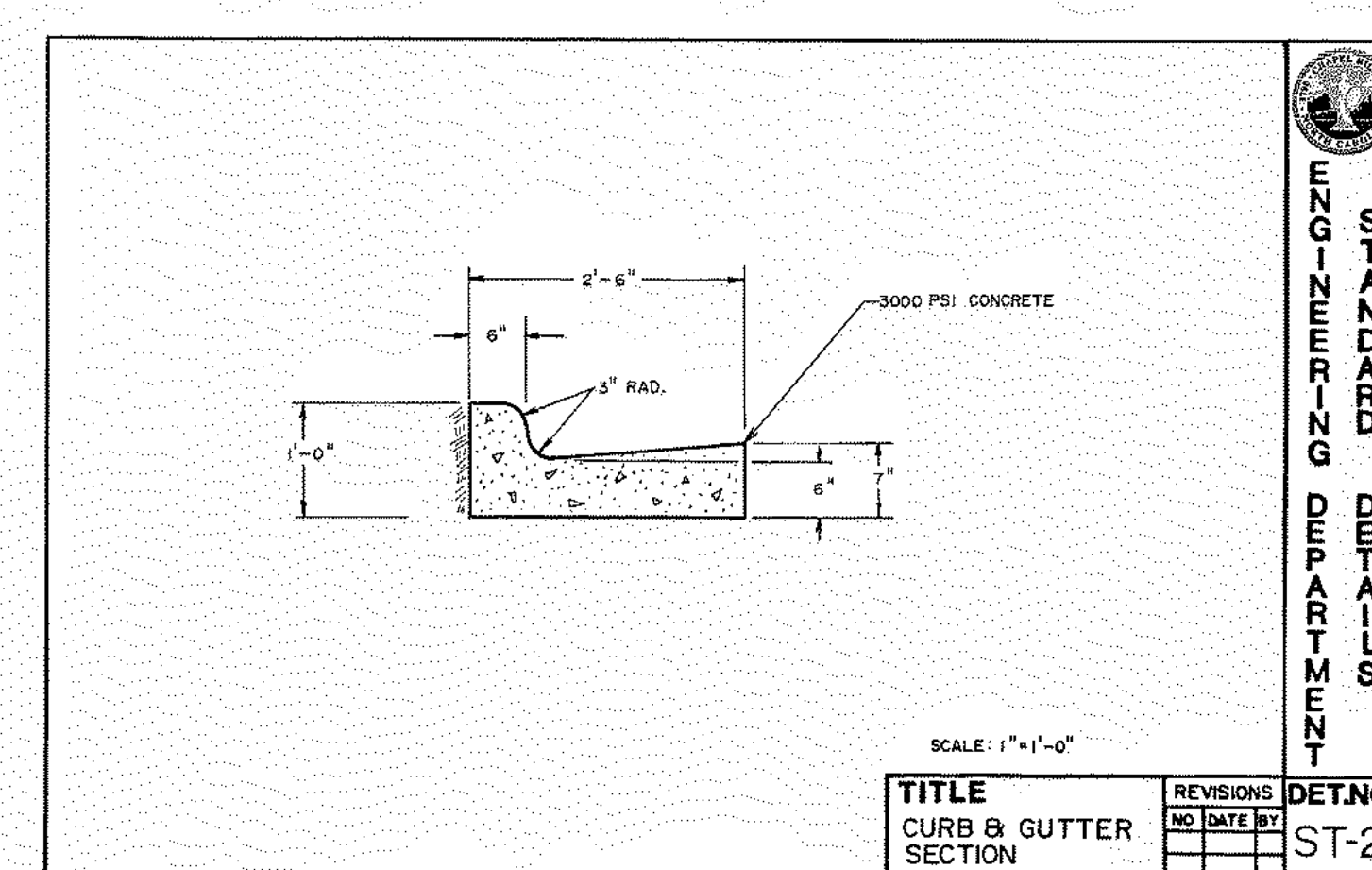
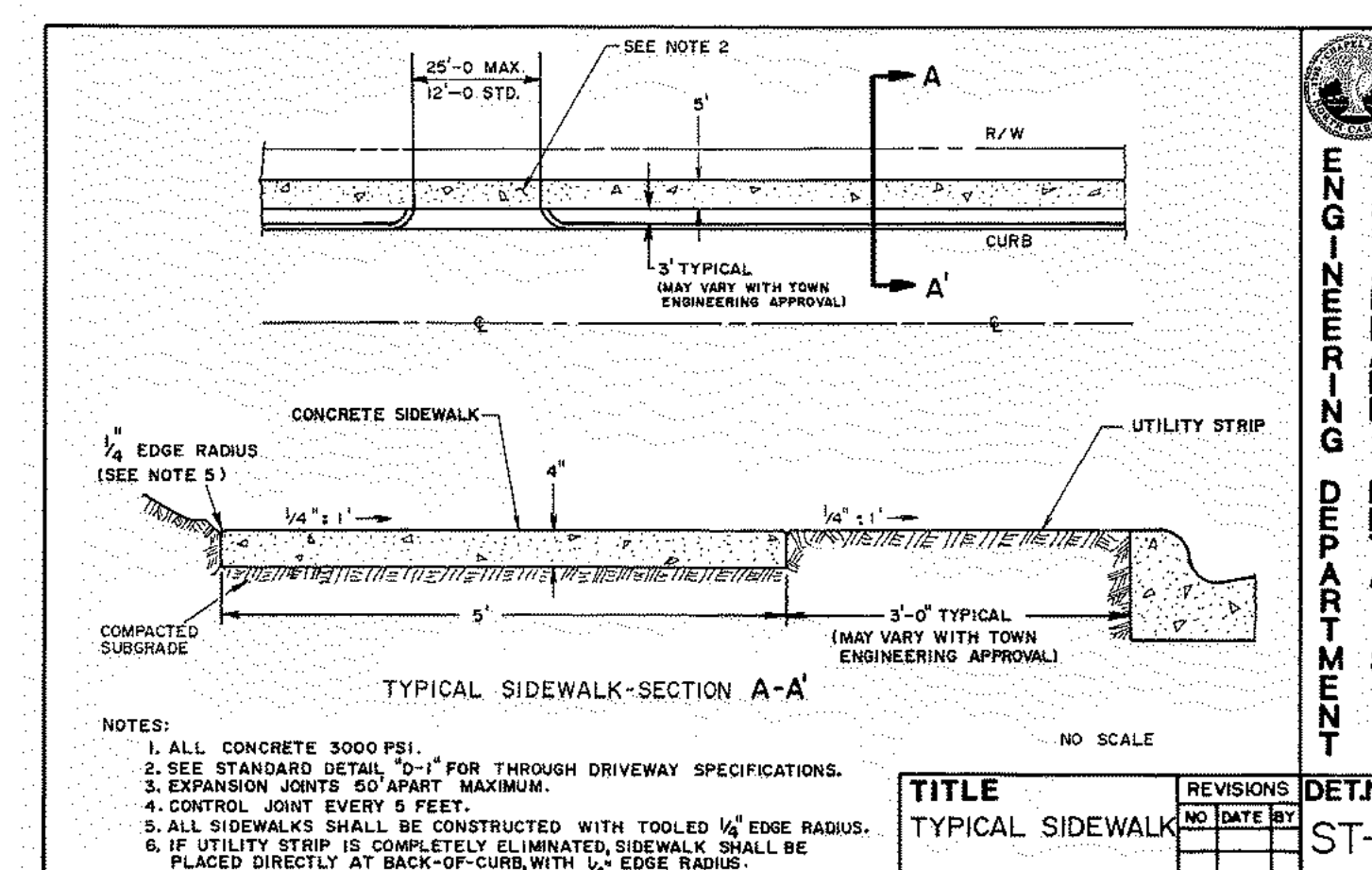
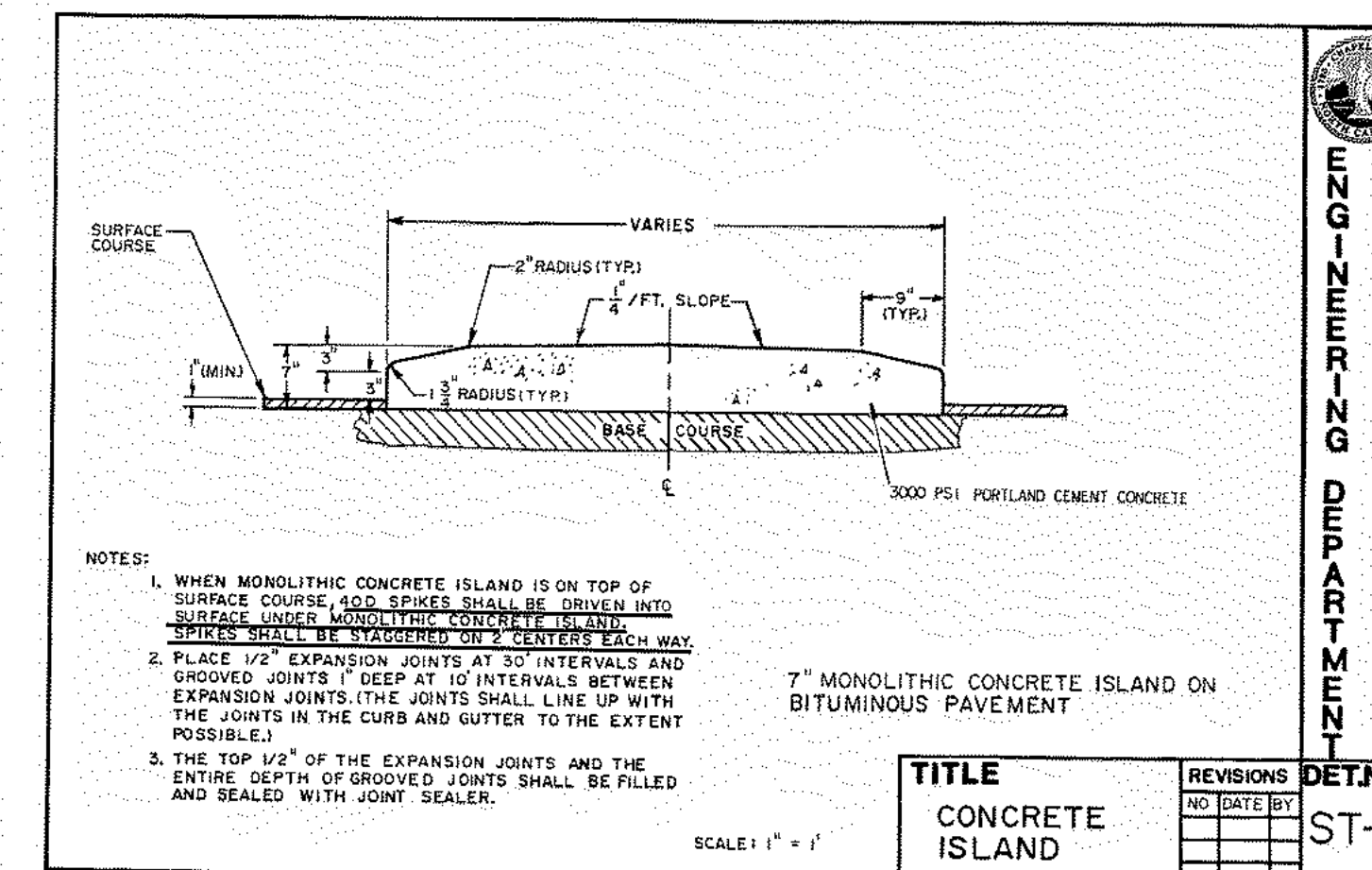
PROJECT NO. TRG-20000
FILENAME TRG20000-D1
CHECKED BY ZNB
DRAWN BY CJJ
SCALE N/A
DATE 09.24.2020

SHEET

SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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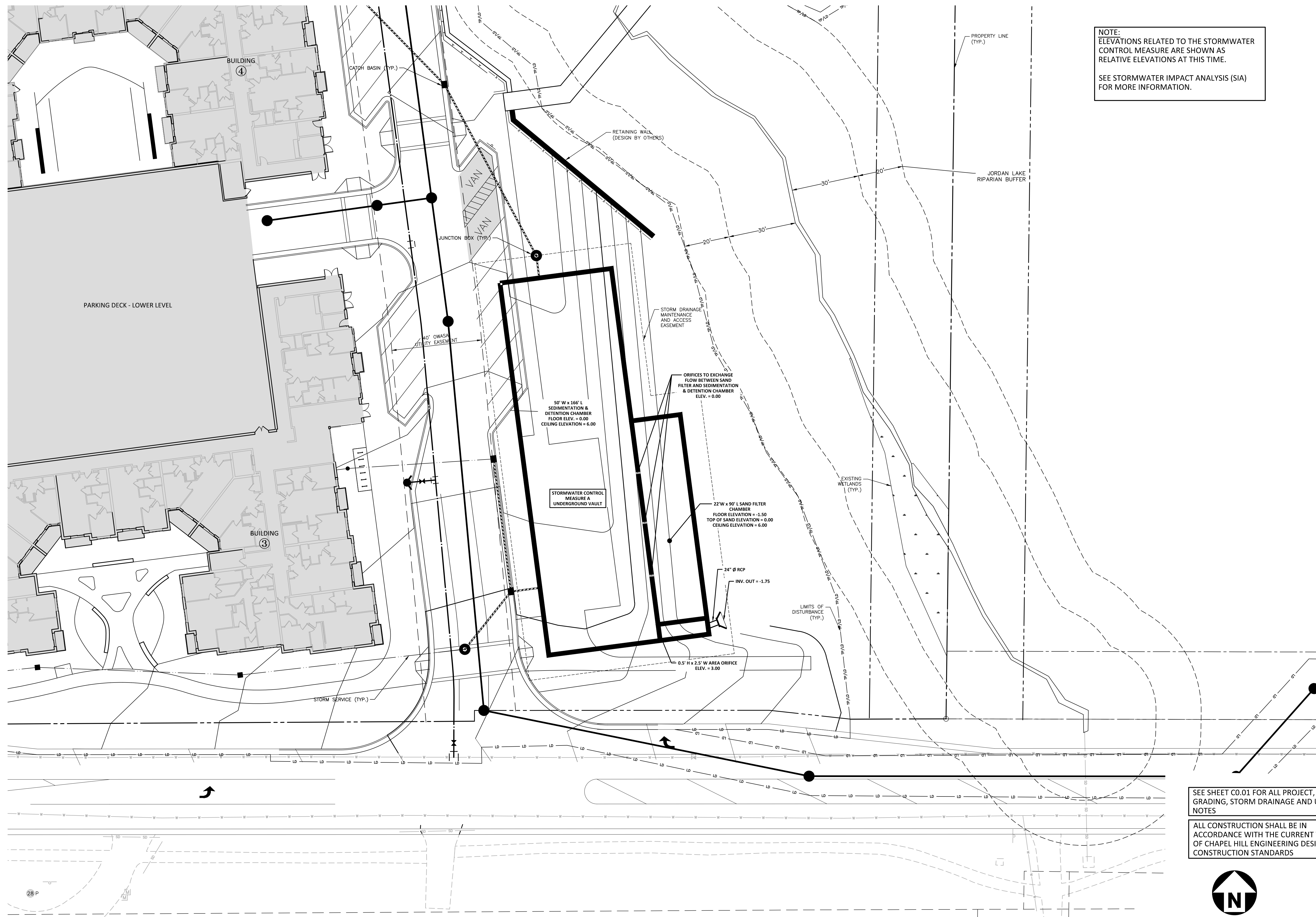
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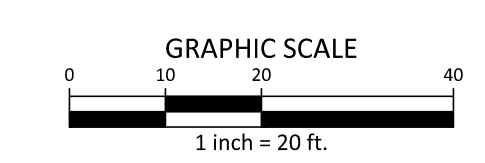


NOTE:
ELEVATIONS RELATED TO THE STORMWATER CONTROL MEASURE ARE SHOWN AS RELATIVE ELEVATIONS AT THIS TIME.

SEE STORMWATER IMPACT ANALYSIS (SIA) FOR MORE INFORMATION.

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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UNDERGROUND SAND FILTER & DETENTION SYSTEM 'A' PLAN VIEW
1" = 20'

REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	TRG-20000
FILENAME	TRG20000-SWA
CHECKED BY	DCW
DRAWN BY	LK
SCALE	1"=20'
DATE	09.24.2020

SHEET

STORMWATER CONTROL MEASURE 'A' PLAN VIEW

C9.00A

M:\Projects\Trinisis\TRG-20000\04-Production\Water Resources\CPV\Current Drawings\TRG20000 - SWA.dwg, 9/23/2020 4:34:23 PM, klabrich, Lauren



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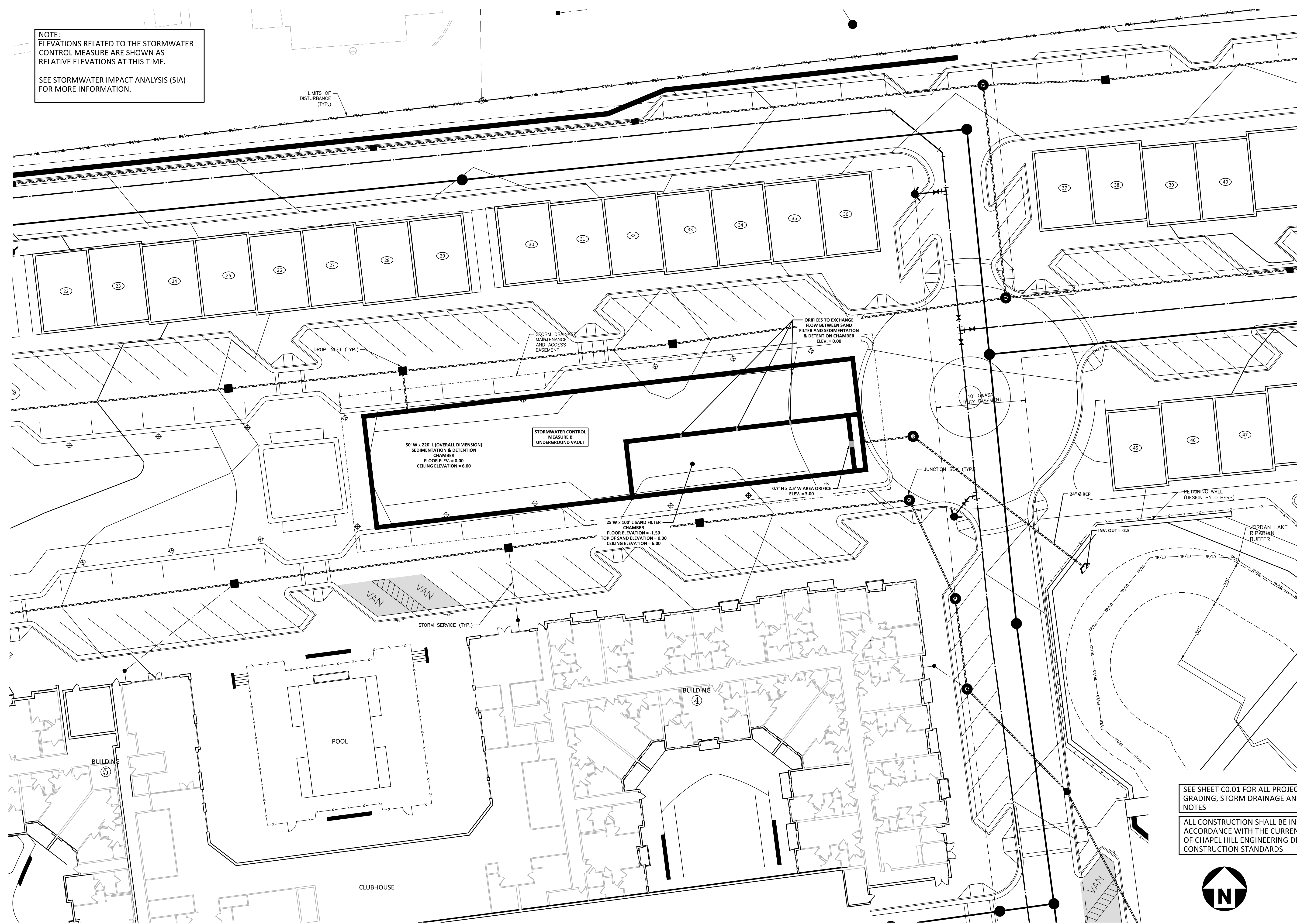
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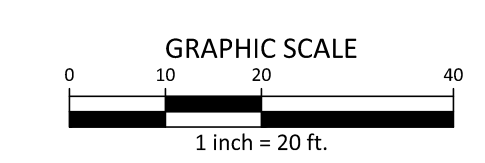
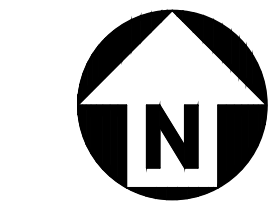
NOTE:
ELEVATIONS RELATED TO THE STORMWATER
CONTROL MEASURE ARE SHOWN AS
RELATIVE ELEVATIONS AT THIS TIME.

SEE STORMWATER IMPACT ANALYSIS (SIA)
FOR MORE INFORMATION.



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UNDERGROUND SAND FILTER & DETENTION SYSTEM 'B' PLAN VIEW
1" = 20'

REVISIONS

NO.	DATE	REVISION DESCRIPTION

PLAN INFORMATION

PROJECT NO.	TRG-20000
FILENAME	TRG20000-SWB
CHECKED BY	DCW
DRAWN BY	LK
SCALE	1"=20'
DATE	09.24.2020

SHEET

**STORMWATER CONTROL
MEASURE 'A' PLAN VIEW**

C9.00B

M:\Projects\Trinis\TRG-20000\04-Production\Water Resources\CPV\Current Drawings\TRG20000 - SWM B.dwg, 9/24/2020 9:53:45 AM, tabrich, Lauren



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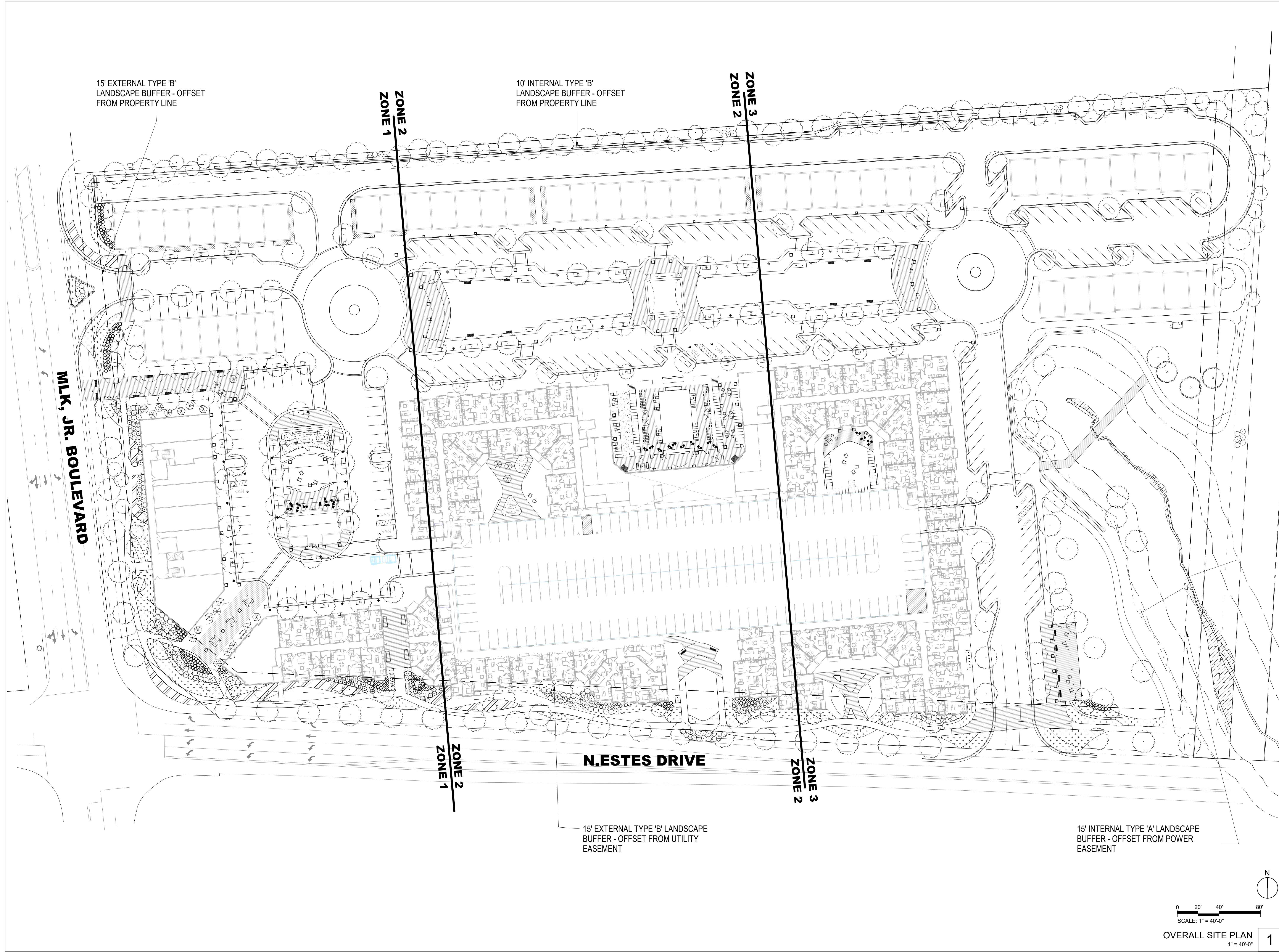
AURA
CONDITIONAL ZONING PERMIT
NORTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA, 27516

REVISIONS

PLAN INFORMATION

PROJECT NO.: Author

SCALE: 1" = 40'-0"
DATE: 09/24/2020



15' EXTERNAL TYPE 'B'
LANDSCAPE BUFFER - OFFSET
FROM PROPERTY LINE

10' INTERNAL TYPE 'B'
LANDSCAPE BUFFER - OFFSET
FROM PROPERTY LINE

ZONE 2
ZONE 1

ZONE 3
ZONE 2

MLK, JR. BOULEVARD

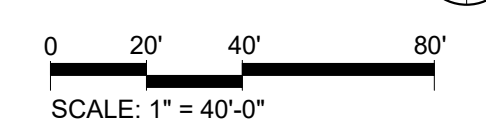
N. ESTES DRIVE

ZONE 2
ZONE 1

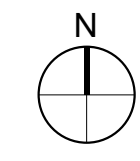
ZONE 3
ZONE 2

15' EXTERNAL TYPE 'B' LANDSCAPE
BUFFER - OFFSET FROM UTILITY
EASEMENT

15' INTERNAL TYPE 'A' LANDSCAPE
BUFFER - OFFSET FROM POWER
EASEMENT



SCALE: 1" = 40'-0"
OVERALL SITE PLAN





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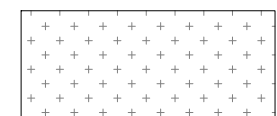
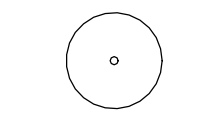
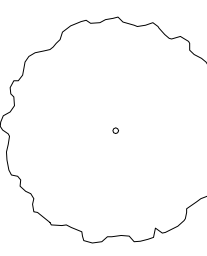
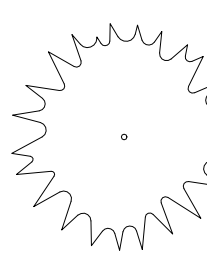
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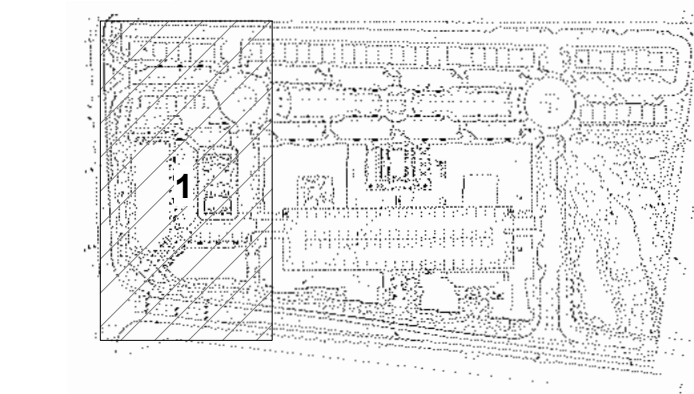
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DATE: 09/24/2020

L1.01

PLANTING PLAN LEGEND

-  GROUND COVER
-  GROUND COVER
-  SHRUB
-  ORNAMENTAL TREES
-  EVERGREEN TREES

PLANTING PLAN KEY NOTES



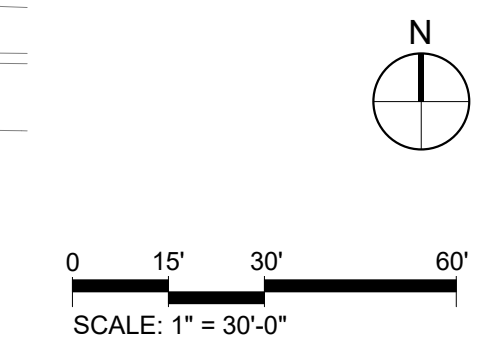
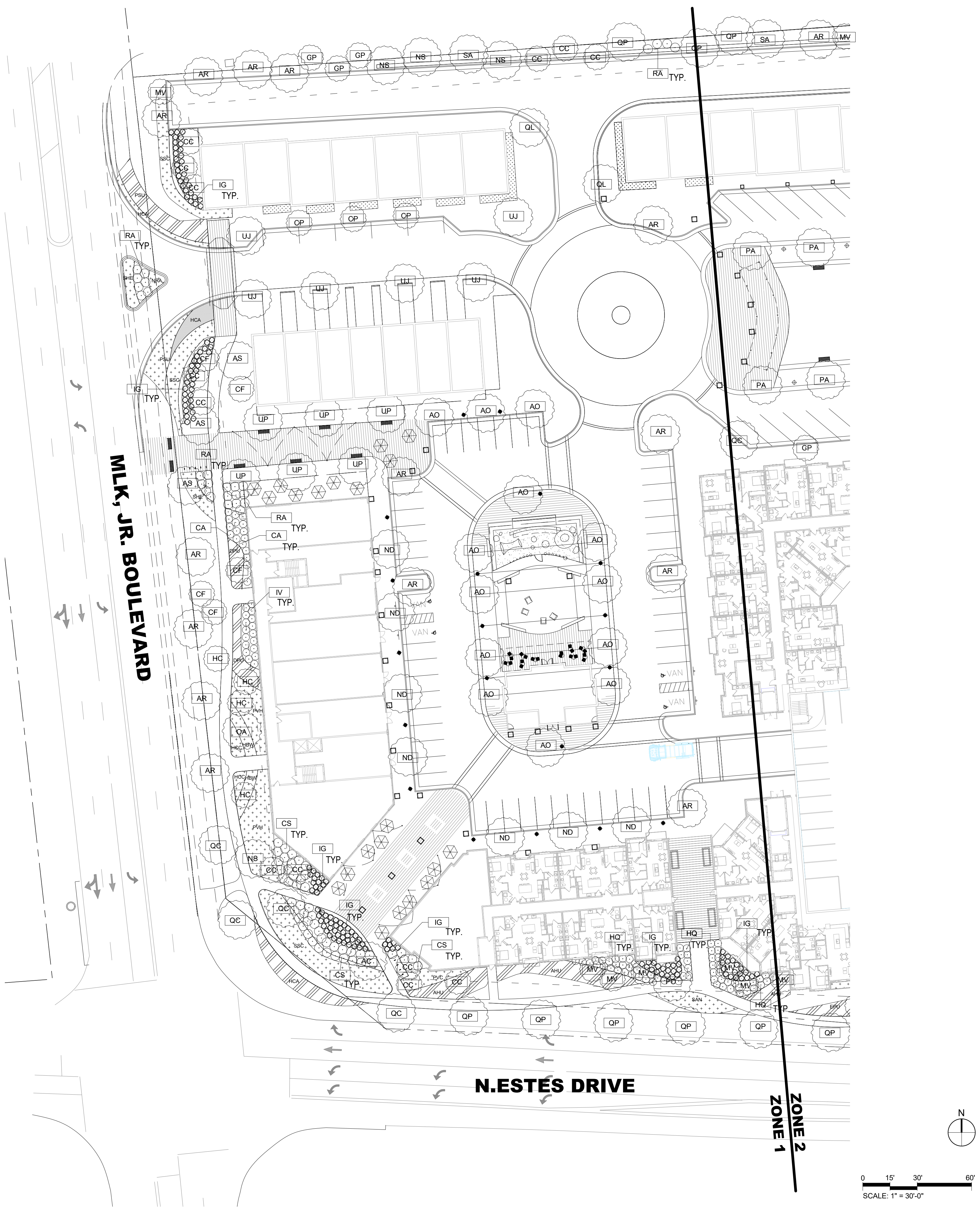
KEY PLAN

Tree + Shrub Planting Schedule

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE + ROOT	COMMENTS
AR	22	Acer rubrum 'Franksred'	Red Sunset Maple	3" Cal. / B+B	
AO	13	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	
AS	3	Acer saccharum	Sugar Maple	3" Cal.	
AP	3	Aesculus pavia	Red Buckeye	8' Ht.	
AC	8	Amelanchier canadensis	Serviceberry	8' Ht.	
BN	3	Betula nigra 'Cully's Improved'	River Birch	10' Ht.	
CP	14	Carpinus caroliniana	American Hornbeam	8' Ht.	
CC	21	Cercis canadensis	Eastern Redbud	8' Ht.	
CA	17	Clethra alnifolia 'Crystalina'	Sugarina Crystalina Summersweet	#5	
CF	6	Cornus florida	Flowering Dogwood	8' Ht.	
CS	82	Cornus sericea	Red Twig Dogwood	#5	
HC	5	Halesia caroliniana	Red Buckeye	8' Ht.	
HQ	70	Hydrangea quercifolia	Oakleaf Hydrangea	#3	
IG	195	Ilex glabra	Inkberry	#3	
IW	30	Ilex verticillata	Winterberry	#3	
IV	17	Itea virginica	Virginia Sweetpire	#3	
LS	3	Liquidambar styraciflua	Sweetgum	3" Cal.	
MV	22	Magnolia virginiana	Southern Magnolia	3" Cal.	
NS	6	Nyssa sylvatica	Blackgum	3" Cal.	
ND	7	Nyssa sylvatica 'David Odum'	Columnar Blackgum	2.5" Cal.	
OV	6	Ostrya virginiana	Hop Hornbeam	2.5" Cal.	
OA	2	Oxydendron arboreum	Sourwood	2.5" Cal.	
PO	8	Platanus occidentalis	American Sycamore	3" Cal.	
PA	12	Platanus x acerifolia 'Exclamation'	London Planetree	3" Cal.	
PL	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	#3	
QA	3	Quercus alba	White Oak	3" Cal.	
QC	13	Quercus coccinea	Scarlet Oak	3" Cal.	
QF	9	Quercus falcata	Southern Red Oak	3" Cal.	
QP	15	Quercus pagoda	Cherrybark Oak	3" Cal.	
QL	18	Quercus phellos	Willow Oak	3" Cal.	
QS	14	Quercus shumardii	Shumard Oak	3" Cal.	
RA	44	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#3	
SA	4	Sassafras albidum	Sassafras	2.5" Cal.	
TD	3	Taxodium distichum	Bald Cypress	8' Ht.	
TA	5	Tilia americana	American Linden	3" Cal.	
UJ	6	Ulmus americana 'Jefferson'	Jefferson American Elm	3" Cal.	
UP	6	Ulmus americana 'Princeton'	Princeton American Elm	3" Cal.	
VD	22	Viburnum davidii	David Viburnum	#5	

Herbaceous Planting Schedule

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE + ROOT	COMMENTS
AHU		Amsonia hubrichtii	Bluestar	#1 Cont.	18" O.C.
CLA		Chasmanthium latifolium	Northern Sea Oats	#1 Cont.	24" O.C.
DFU		Dennstaedtia punctilobula	Hayscented Fern	#1 Cont.	12" O.C.
EPJ		Echinacea purpurea 'Pow Wow'	Wild Berry Coneflower	#1 Cont.	18" O.C.
ESP		Eragrostis spectabilis	Purple Lovegrass	#1 Cont.	24" O.C.
HCC		Heuchera 'Cherry Cola'	Cherry Cola Coral Bells	#1 Cont.	18" O.C.
HBW		Heuchera villosa f. purpurea 'Bronze Wave'	Bronze Wave Coral Bells	#1 Cont.	18" O.C.
HCA		Hypericum calycinum	Aaron's Beard	#1 Cont.	18" O.C.
JC		Juniperus conferta	Shore Juniper	#3 Cont.	3" O.C.
NRA		Nepeta racemosa	Eastern Catmint	#1 Cont.	18" O.C.
PVC		Panicum virgatum 'Cape Breeze'	Cape Breeze Switchgrass	#1 Cont.	30" O.C.
PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Switchgrass	#1 Cont.	30" O.C.
PVS		Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	#1 Cont.	30" O.C.
PSU		Phlox subulata	Moss Phlox	#1 Cont.	18" O.C.
SSC		Schizachyrium scoparium	Little Bluestem	#1 Cont.	24" O.C.
SAN		Sisyrinchium angustifolium	Blue-Eyed Grass	#1 Cont.	12" O.C.
SDA		Solidago 'Dansolliem'	Little Lemon Goldenrod	#1 Cont.	18" O.C.
SHE		Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	24" O.C.
VC		Viburnum cassinoides	Lil Ditty Witherod Viburnum	#3 Cont.	24" O.C.



SITE PLAN ZONE 1
1" = 30'-0"

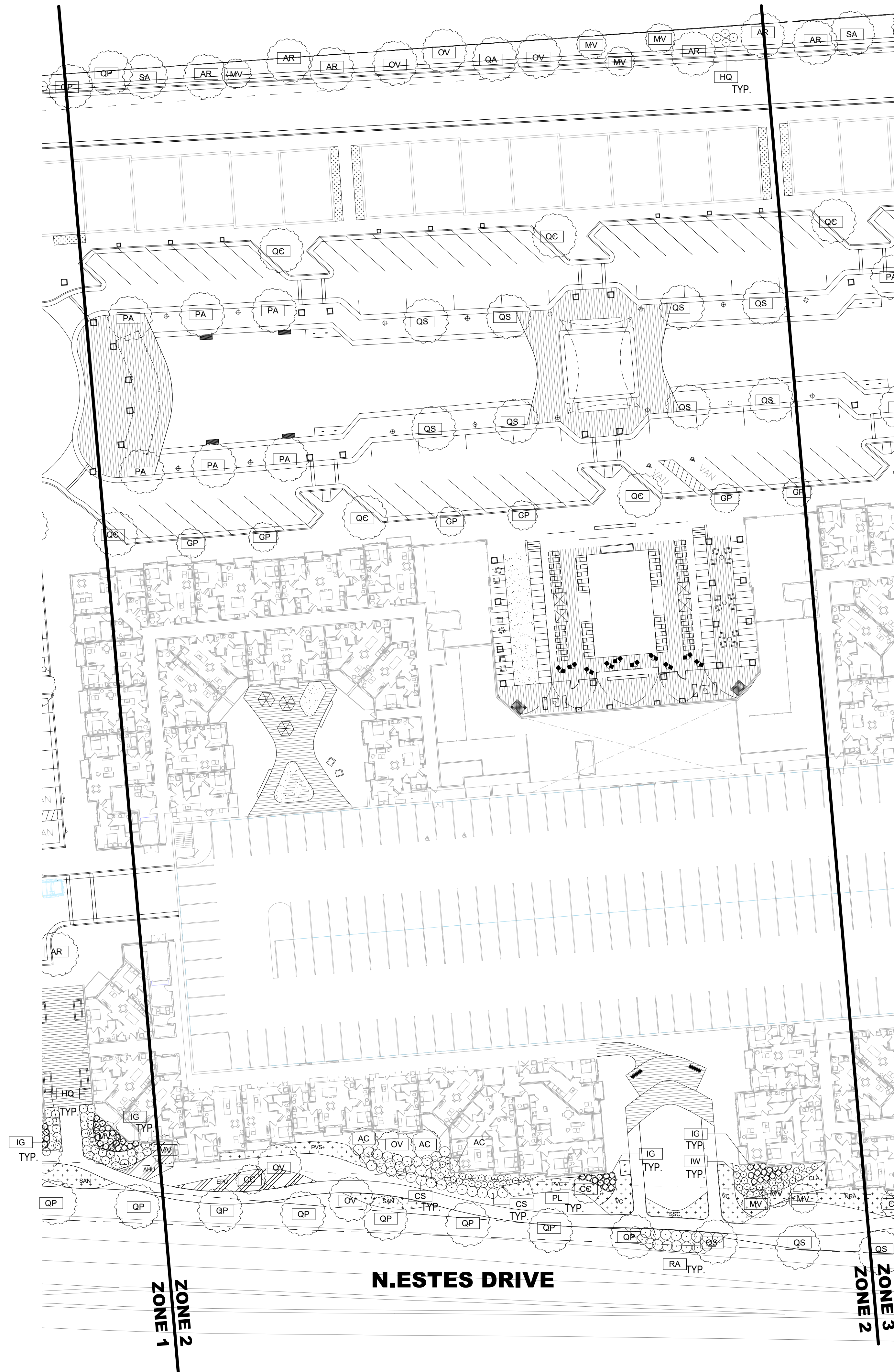
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Tree + Shrub Planting Schedule

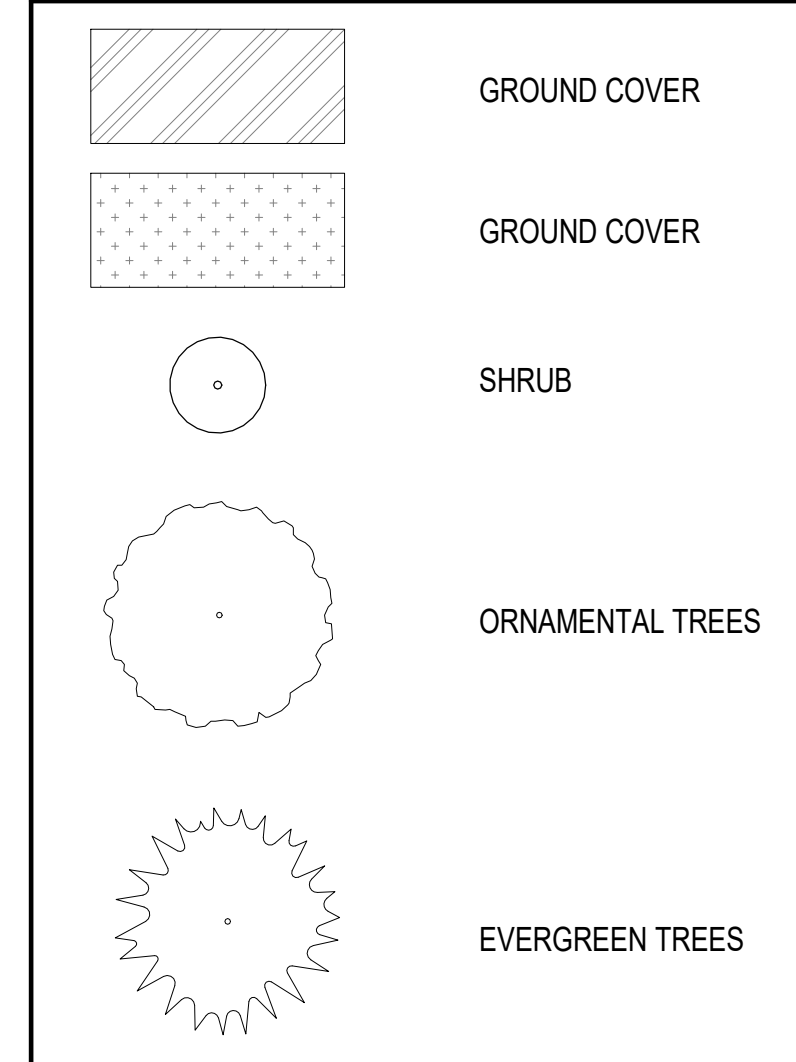
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AS	3	Acer saccharum	Sugar Maple	3" Cal.	
AP	3	Aesculus pavia	Red Buckeye	8' Ht.	
AC	8	Amelanchier canadensis	Serviceberry	8' Ht.	
BN	3	Betula nigra 'Cully's Improved'	River Birch	10' Ht.	
CP	14	Carpinus caroliniana	American Hornbeam	8' Ht.	
CC	21	Cercis canadensis	Eastern Redbud	8' Ht.	
CA	17	Clethra alnifolia 'Crystalina'	Sugarina Crystalina Summersweet	#5	
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HQ	70	Hydrangea quercifolia	Oakleaf Hydrangea	#3	
IG	195	Ilex glabra	Inkberry	#3	
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IV	17	Itea virginica	Virginia Sweetspire	#3	
LS	3	Liquidambar styraciflua	Sweetgum	3" Cal.	
MV	22	Magnolia virginiana	Southern Magnolia		
NS	6	Nyssa sylvatica	Blackgum	3" Cal.	
ND	7	Nyssa sylvatica 'David Odom'	Columnar Blackgum	2.5" Cal.	
OV	6	Ostrya virginiana	Hop Hornbeam	2.5" Cal.	
OA	2	Oxydendron arboreum	Sourwood	2.5" Cal.	
PO	8	Platanus occidentalis	American Sycamore	3" Cal.	
PA	12	Platanus x acerifolia 'Exclamation'	London Planetree	3" Cal.	
PL	28	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	#3	
QA	3	Quercus alba	White Oak	3" Cal.	
QC	13	Quercus coccinea	Scarlet Oak	3" Cal.	
QF	9	Quercus falcata	Southern Red Oak	3" Cal.	
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QL	18	Quercus phellos	Willow Oak	3" Cal.	
QS	14	Quercus shumardii	Shumard Oak	3" Cal.	
RA	44	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	#3	
SA	4	Sassafras albidum	Sassafras	2.5" Cal.	
TD	3	Taxodium distichum	Bald Cypress	8' Ht.	
TA	5	Tilia americana	American Linden	3" Cal.	
UJ	6	Ulmus americana 'Jefferson'	Jefferson American Elm	3" Cal.	
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EPU		Echinacea purpurea 'Pow Wow'	Wild Berry Coneflower	#1 Cont.	18" O.C.
ESP		Eragrostis spectabilis	Purple Lovegrass	#1 Cont.	24" O.C.
HCC		Heuchera 'Cherry Cola'	Cherry Cola Coral Bells	#1 Cont.	18" O.C.
HBW		Heuchera villosa f. purpurea 'Bronze Wave'	Bronze Wave Coral Bells	#1 Cont.	18" O.C.
HCA		Hypericum calycinum	Aaron's Beard	#1 Cont.	18" O.C.
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NRA		Nepeta racemosa	Eastern Catmint	#1 Cont.	18" O.C.
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PVS		Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	#1 Cont.	30" O.C.
FSU		Phlox subulata	Moss Phlox	#1 Cont.	18" O.C.
SSC		Schizachyrium scoparium	Little Bluestem	#1 Cont.	24" O.C.
SAN		Sisyrinchium angustifolium	Blue-Eyed Grass	#1 Cont.	12" O.C.
SDA		Solidago 'Dansolitem'	Little Lemon Goldenrod	#1 Cont.	18" O.C.
SHE		Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	24" O.C.
VC		Viburnum cassinoides	Li Ditty Witherod Viburnum	#3 Cont.	24" O.C.



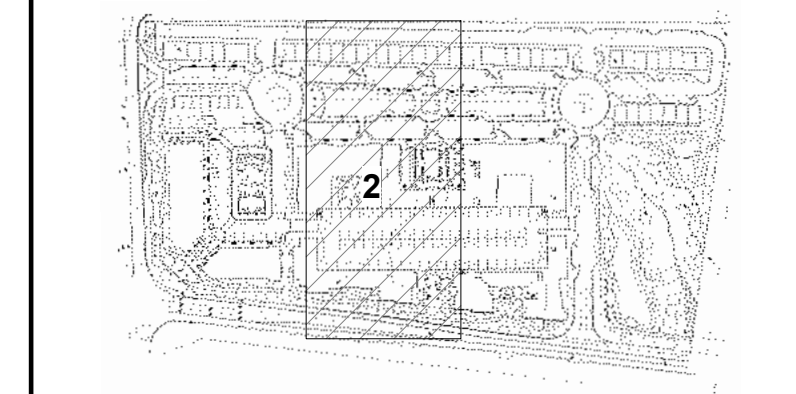
PLANTING PLAN LEGEND



PLANTING PLAN KEY NOTES

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SITE PLAN ZONE 2
1" = 30'-0"

KEY PLAN



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REVISIONS

PLAN INFORMATION

PROJECT NO.: Author

SCALE: As indicated
DATE: 09/24/2020

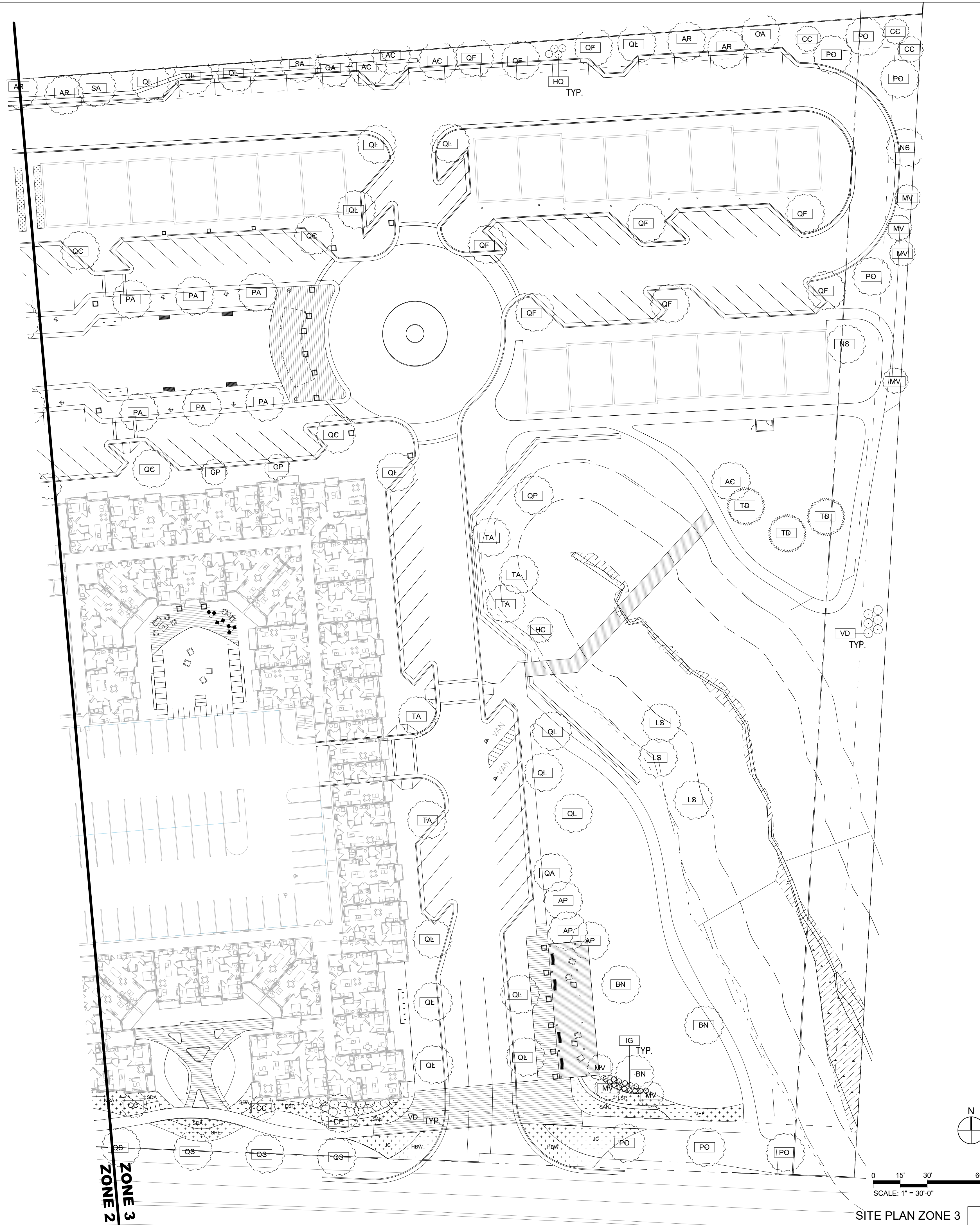
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Tree + Shrub Planting Schedule

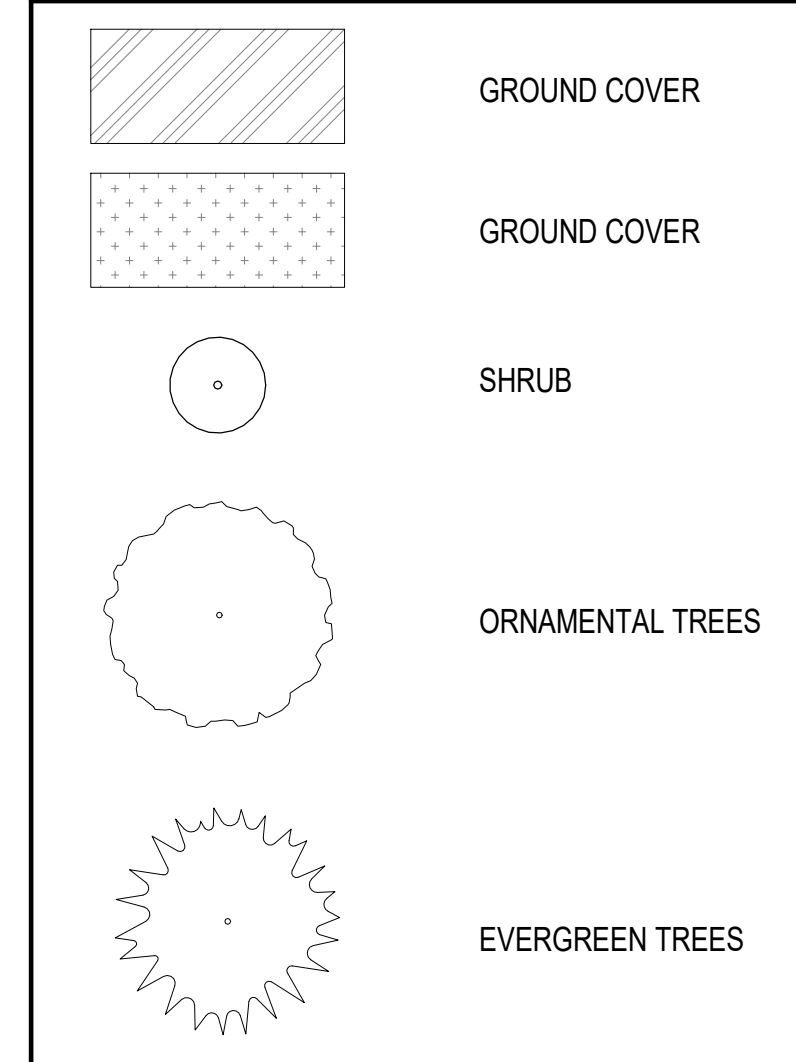
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HBW		Heuchera villosa f. 'purpurea 'Bronze Wave'	Bronze Wave Coral Bells	#1 Cont.	18" O.C.
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PLANTING PLAN LEGEND



PLANTING PLAN KEY NOTES

PLANTING PLAN KEY NOTES



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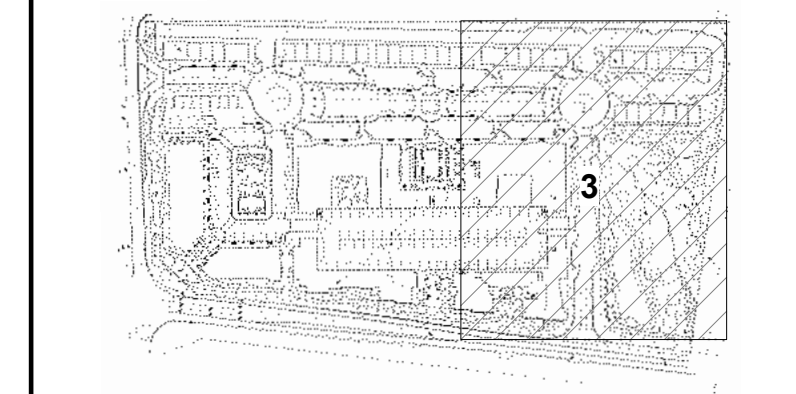
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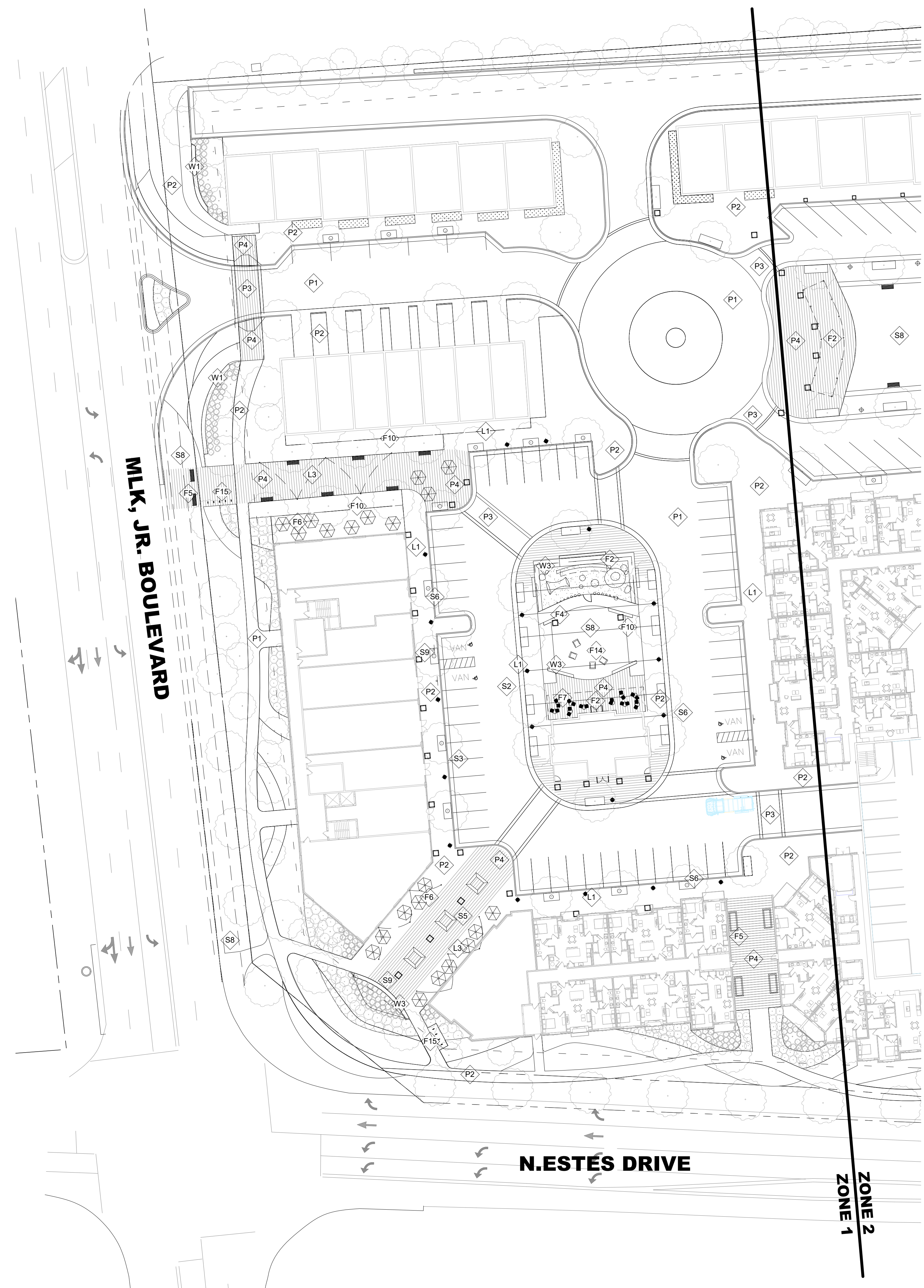
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 DATE: 09/24/2020



KEY PLAN

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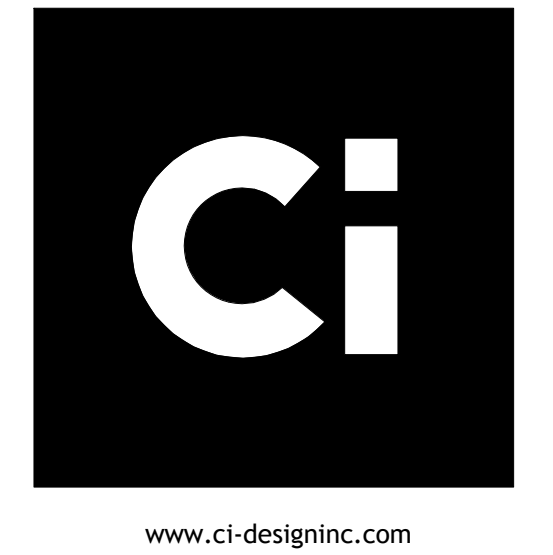
SITE PLAN ZONE 3
 1" = 30'-0"



STREETSCAPE PLAN LEGEND

STREETSCAPE PLAN KEY NOTES

F1	STAGE STRUCTURE.
F2	PERGOLA/SHADE STRUCTURE.
F4	PLAY SCULPTURE/EQUIPMENT.
F5	BENCH SEATING.
F6	UMBRELLA TABLE + CHAIRS.
F7	DINING TABLE + CHAIRS.
F8	SOFT SEATING.
F9	LOUNGE CHAIRS.
F10	ORNAMENTAL FENCE.
F11	POOL CABANA.
F12	FIRE PIT.
F13	GRILLS.
F14	ADIRONDACK CHAIRS.
F15	BIKE RACK.
L1	PEDESTRIAN POLE LIGHT.
L3	STRING LIGHTING.
P1	ASPHALT PAVING.
P2	CONCRETE PAVING.
P3	CROSSWALK UNIT PAVING.
P4	PLAZA UNIT PAVING.
P5	DECKING.
P7	ARTIFICIAL TURF.
S2	STREET/CANOPY TREE.
S3	STREET/COLUMNAR TREE.
S5	TREE PLANTER.
S6	TREE GRATE.
S8	LAWN.
S9	PLANTER POTS.
S10	BOCCE LAWN.
S11	GRASS MOUND.
W1	STONE ENTRY WALL.
W2	SITE STAIR.
W3	SEAT WALL.



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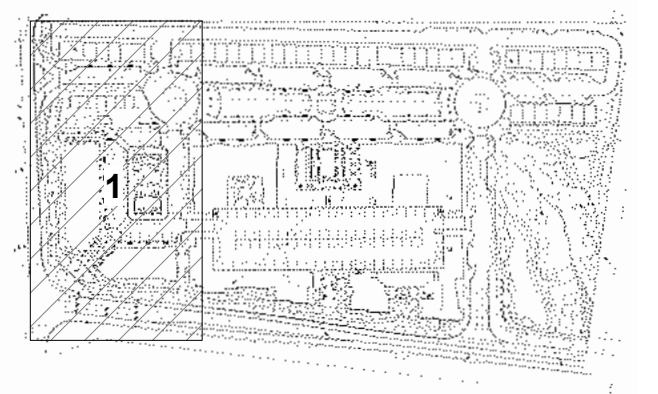
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SITE PLAN ZONE 1 - HARDSCAPE
 1" = 30'-0"

1

KEY PLAN

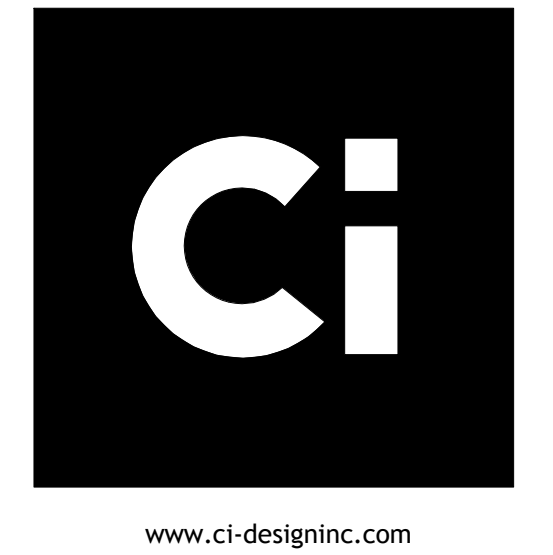
L1.04



STREETSCAPE PLAN LEGEND

STREETSCAPE PLAN KEY NOTES

F1	STAGE STRUCTURE.
F2	PERGOLA/SHADE STRUCTURE.
F4	PLAY SCULPTURE/EQUIPMENT.
F5	BENCH SEATING.
F6	UMBRELLA TABLE + CHAIRS.
F7	DINING TABLE + CHAIRS.
F8	SOFT SEATING.
F9	LOUNGE CHAIRS.
F10	ORNAMENTAL FENCE.
F11	POOL CABANA.
F12	FIRE PIT.
F13	GRILLS.
F14	ADIRONDACK CHAIRS.
F15	BIKE RACK.
L1	PEDESTRIAN POLE LIGHT.
L3	STRING LIGHTING.
P1	ASPHALT PAVING.
P2	CONCRETE PAVING.
P3	CROSSWALK UNIT PAVING.
P4	PLAZA UNIT PAVING.
P5	DECKING.
P7	ARTIFICIAL TURF.
S2	STREET/CANOPY TREE.
S3	STREET/COLUMNAR TREE.
S5	TREE PLANTER.
S6	TREE GRATE.
S8	LAWN.
S9	PLANTER POTS.
S10	BOCCE LAWN.
S11	GRASS MOUND.
W1	STONE ENTRY WALL.
W2	SITE STAIR.
W3	SEAT WALL.



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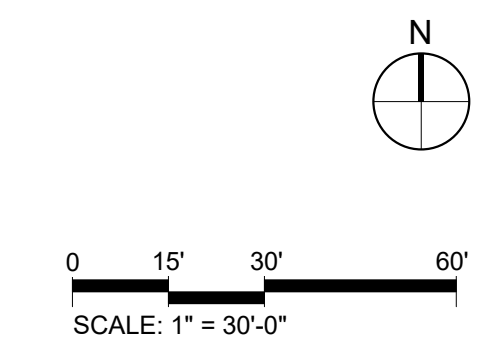
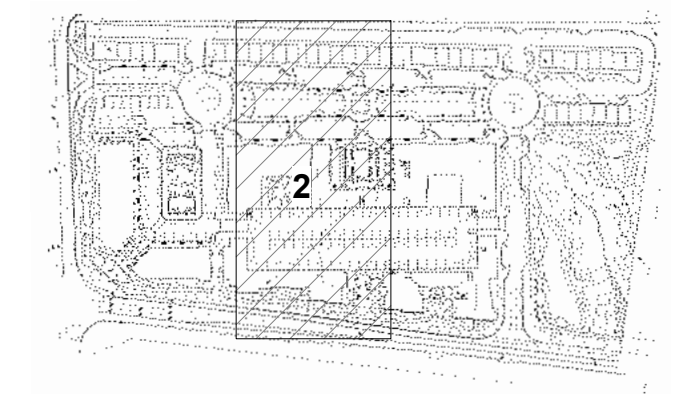
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REVISIONS

PLAN INFORMATION

PROJECT NO.: Author

SCALE: As indicated
 DATE: 09/24/2020

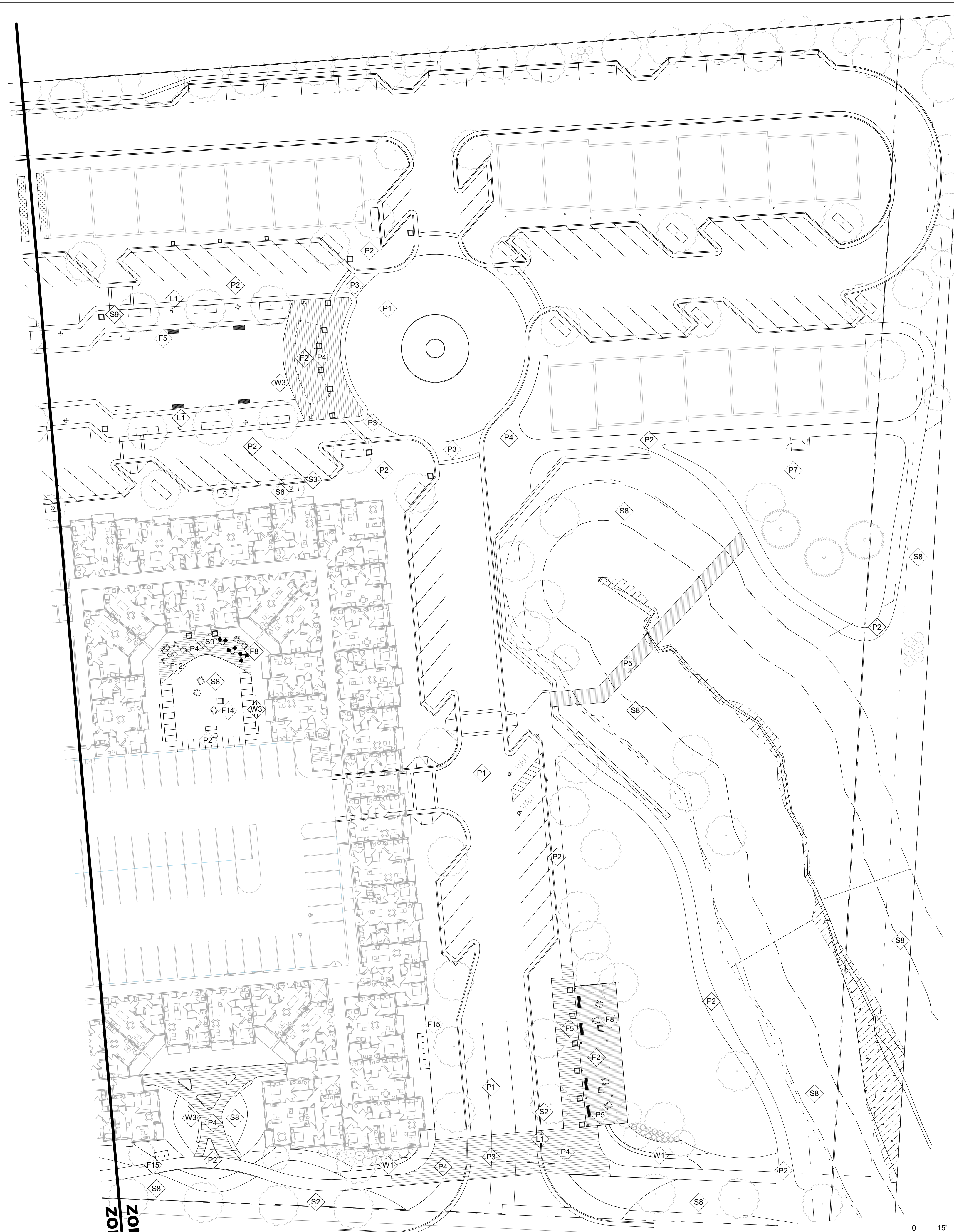


SITE PLAN ZONE 2 - HARDSCAPE
 1" = 30'-0"

1

KEY PLAN

L1.05



STREETSCAPE PLAN LEGEND

STREETSCAPE PLAN KEY NOTES

F1	STAGE STRUCTURE.
F2	PERGOLA/SHADE STRUCTURE.
F4	PLAY SCULPTURE/EQUIPMENT.
F5	BENCH SEATING.
F6	UMBRELLA TABLE + CHAIRS.
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P1	ASPHALT PAVING.
P2	CONCRETE PAVING.
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S10	BOCCE LAWN.
S11	GRASS MOUND.
W1	STONE ENTRY WALL.
W2	SITE STAIR.
W3	SEAT WALL.



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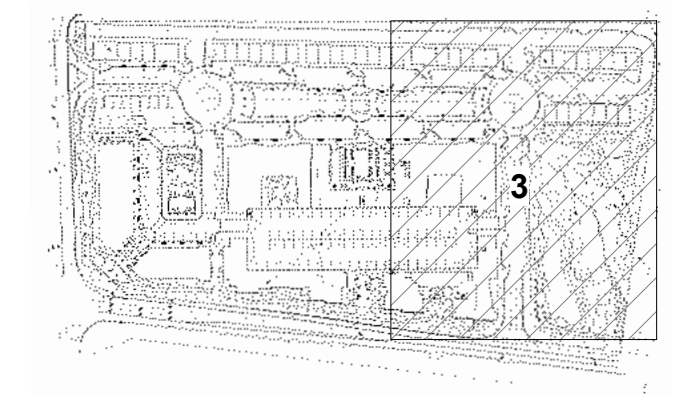
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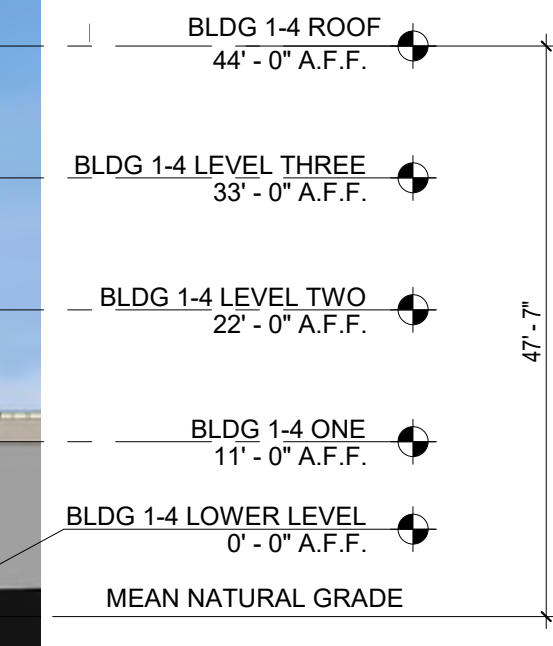
SITE PLAN ZONE 3 -HARDSCAPE
 1" = 30'-0"

1 KEY PLAN

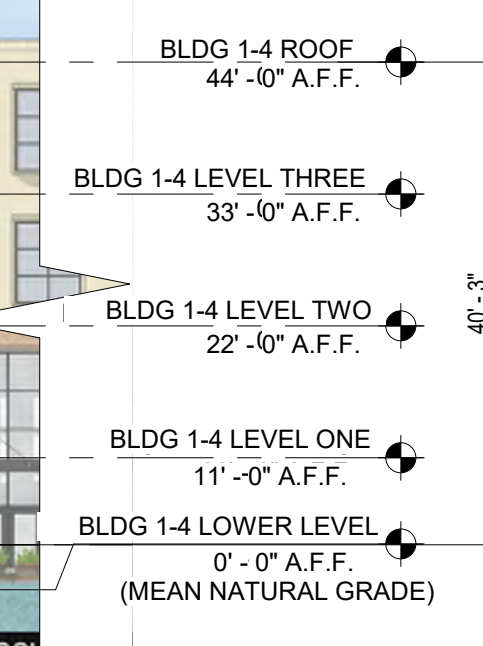
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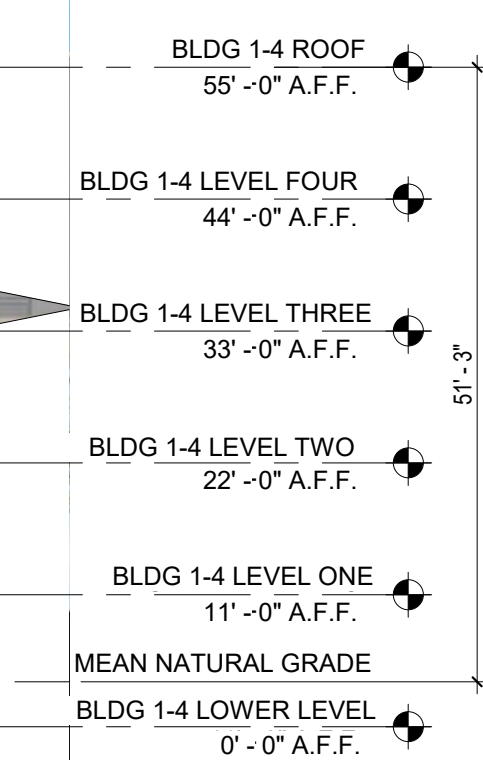
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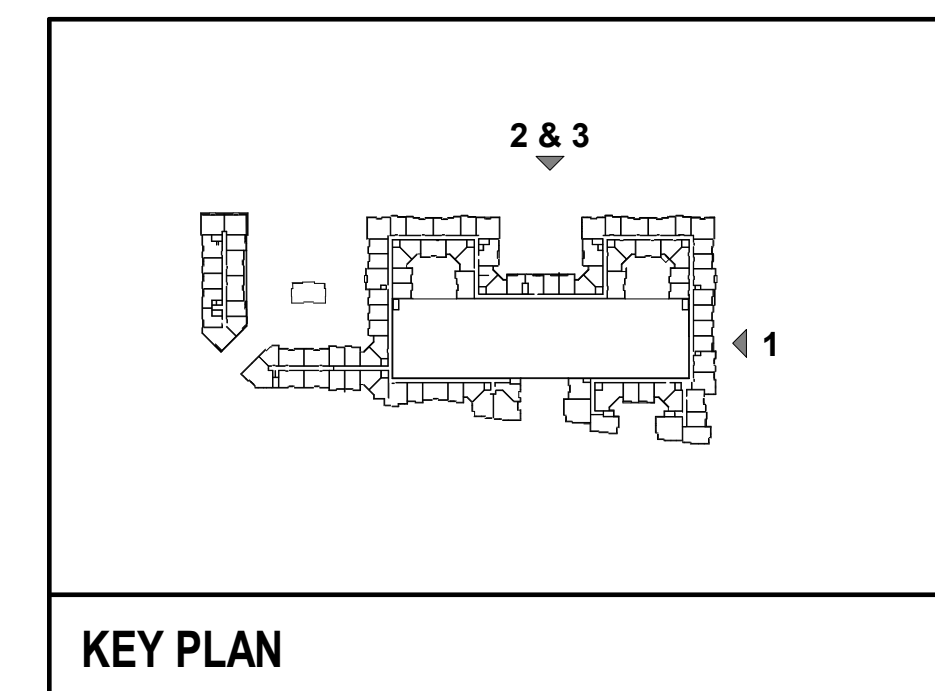
BUILDING 1 - EAST ELEVATION
1/16" = 1'-0" 1



BUILDING 1 - NORTH ELEVATION 1
1/16" = 1'-0" 2



BUILDING 1 - NORTH ELEVATION 2
1/16" = 1'-0" 3



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BUILDING 5 - EAST ELEVATION
1/16" = 1'-0" 1



BUILDING 5 - WEST ELEVATION
1/16" = 1'-0" 2

BLDG 5 ROOF
49'-0" A.F.F.
BLDG 5 LEVEL THREE
38'-0" A.F.F.
BLDG 5 LEVEL TWO
27'-0" A.F.F.
BLDG 5 LEVEL ONE
16'-0" A.F.F.
BLDG 5 LOWER LEVEL
0'-0" A.F.F.
(MEAN NATURAL GRADE)

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BUILDING 6 - EAST ELEVATION
1/16" = 1'-0" 3



BUILDING 6 - NORTH ELEVATION
1/16" = 1'-0" 4



BUILDING 6 - SOUTH ELEVATION
1/16" = 1'-0" 5

BLDG 6 ROOF
14'-0" A.F.F.
BLDG 6 LOWER LEVEL
0'-0" A.F.F.
(MEAN NATURAL GRADE)



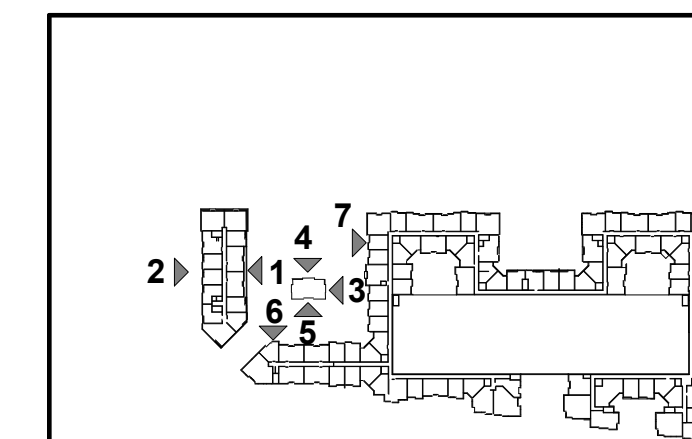
BUILDING 1 - PLAZA NORTH
1/16" = 1'-0" 6

BLDG 1-4 ROOF
44'-0" A.F.F.
BLDG 1-4 LEVEL THREE
33'-0" A.F.F.
BLDG 1-4 LEVEL TWO
22'-0" A.F.F.
BLDG 1-4 LEVEL ONE
11'-0" A.F.F.
BLDG 1-4 LOWER LEVEL
0'-0" A.F.F.
(MEAN NATURAL GRADE)



BUILDING 1 - WEST ELEVATION
1/16" = 1'-0" 7

BLDG 1-4 ROOF
44'-0" A.F.F.
BLDG 1-4 LEVEL THREE
33'-0" A.F.F.
BLDG 1-4 LEVEL TWO
22'-0" A.F.F.
BLDG 1-4 LEVEL ONE
11'-0" A.F.F.
BLDG 1-4 LOWER LEVEL
0'-0" A.F.F.
(MEAN NATURAL GRADE)



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BUILDING 1 - SOUTH ELEVATION 2
1/16" = 1'-0" 1



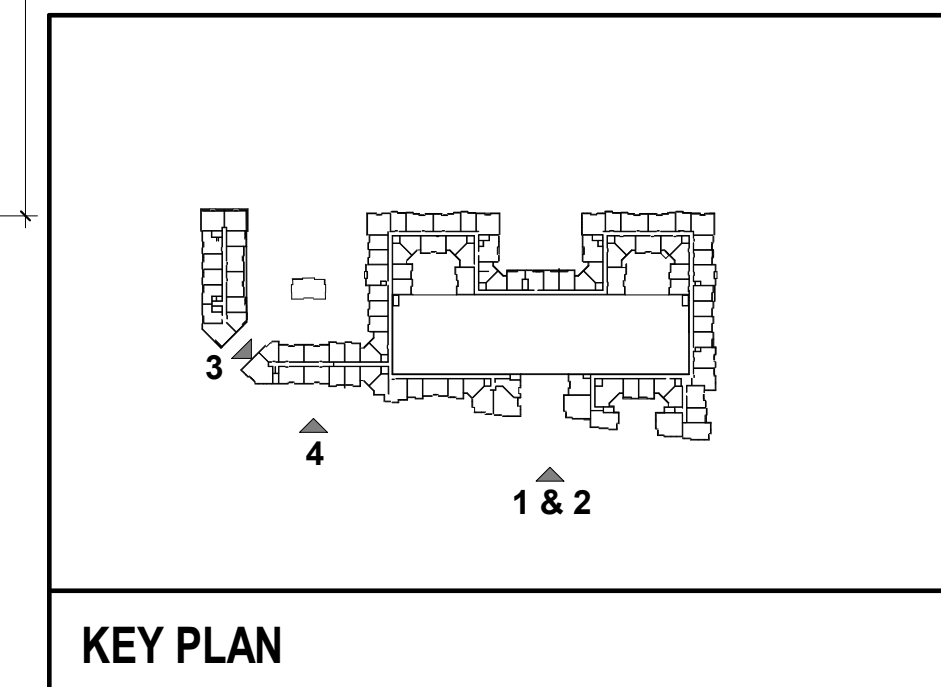
BUILDING 1 - SOUTH ELEVATION 1
1/16" = 1'-0" 2



BUILDING 1 - PLAZA WEST
1/16" = 1'-0" 3



BUILDING 1 - PLAZA SOUTH
1/16" = 1'-0" 4



KEY PLAN

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