

Bradley Ridge

PRELIMINARY PLAT Chapel Hill, North Carolina

developers:

Millennium Commercial Properties, LLC
5011 Southpark Drive, Ste 200
Durham, North Carolina 27713
(919) 272-5700
ripley.inc@verizon.net

Habitat for Humanity Orange County NC Inc.
PO Box 459
Hillsborough NC 27278

owners:

Donald & Barbara Levine
120 Stoneridge Dr.
Chapel Hill, North Carolina 27514

Chapel Hill Residential Retirement Center, Inc.
750 Weaver Dairy Rd.
Chapel Hill, North Carolina 27514

Mitchell & Margaret King
7516 Sunrise Road
Chapel Hill, North Carolina 27514

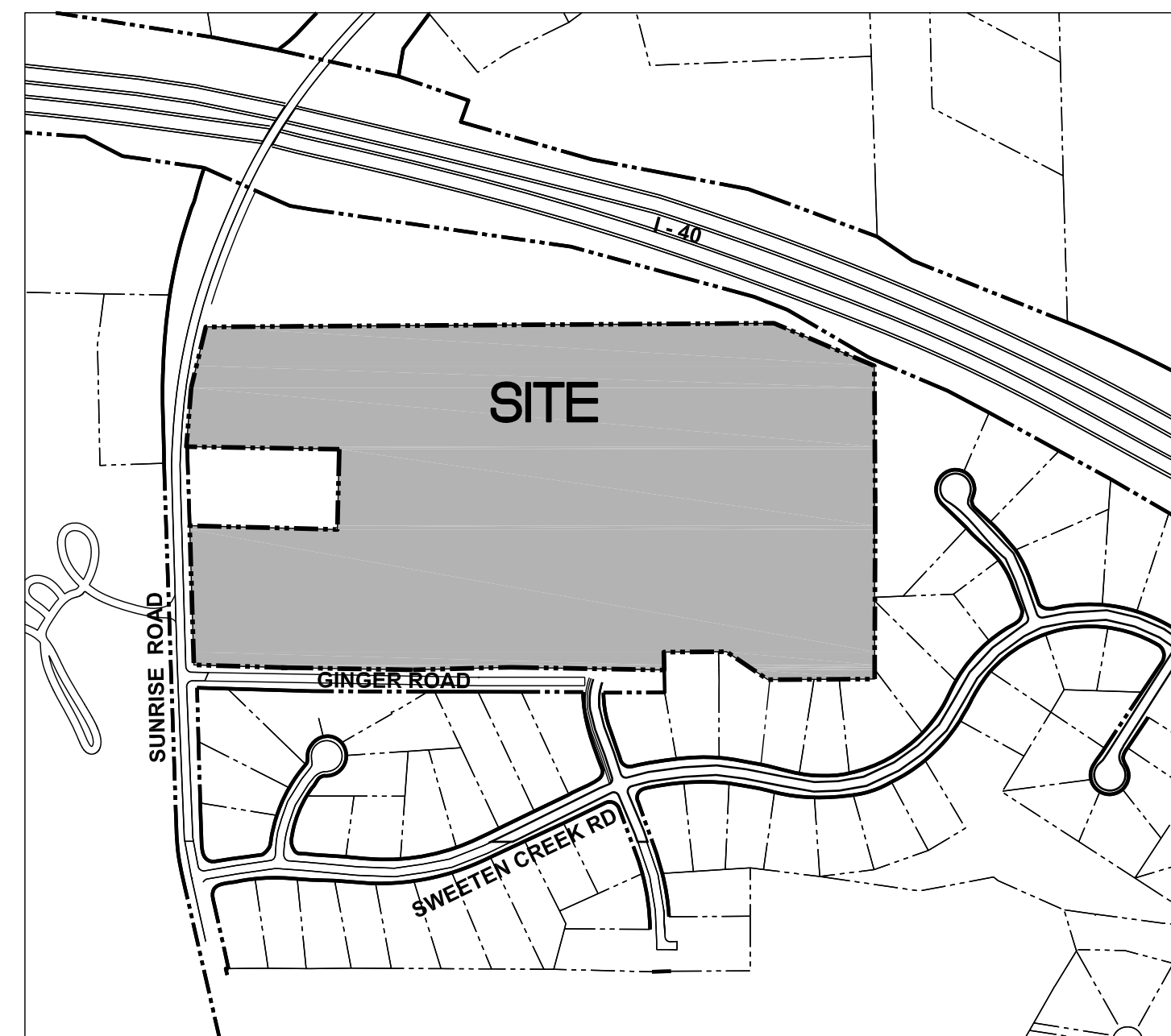
Anil Kumar Grover
318 E 15th St. Apt. 2F
New York, NY 10003-4005

Habitat for Humanity Orange County NC Inc.
PO Box 459
Hillsborough NC 27278

landscape architect:
Tony M. Tate Landscape Architecture P.A.
5011 Southpark Drive Suite 200
Durham, North Carolina 27713
(919) 484-8880
(919) 484-8881
tmt.la@verizon.net

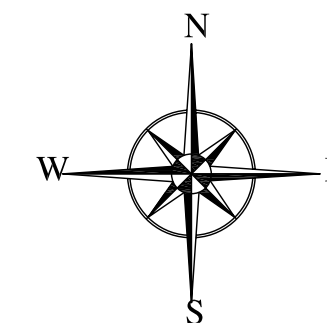
stormwater:
Mitchell-Westendorf, P.A.
1709 Legion Road, Suite 201
Chapel Hill, North Carolina 27517
(919) 932-4567
(919) 342-6314
warren@mitchellwestendorf.com

PIN 9890-06-5926, -6312, -3350, -0413
9880-96-7441
TAX MAP NUMBERS 7.17.19, .19C, .20, .21A & .22



VICINITY MAP

1"=400'



SUBMITTALS

1ST SUBMITTAL	07/05/07
2ND SUBMITTAL	10/03/07
3RD SUBMITTAL	01/14/08

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REVISIONS:
10/03/07

COVER
BRADLEY RIDGE

SCALE:
N/A

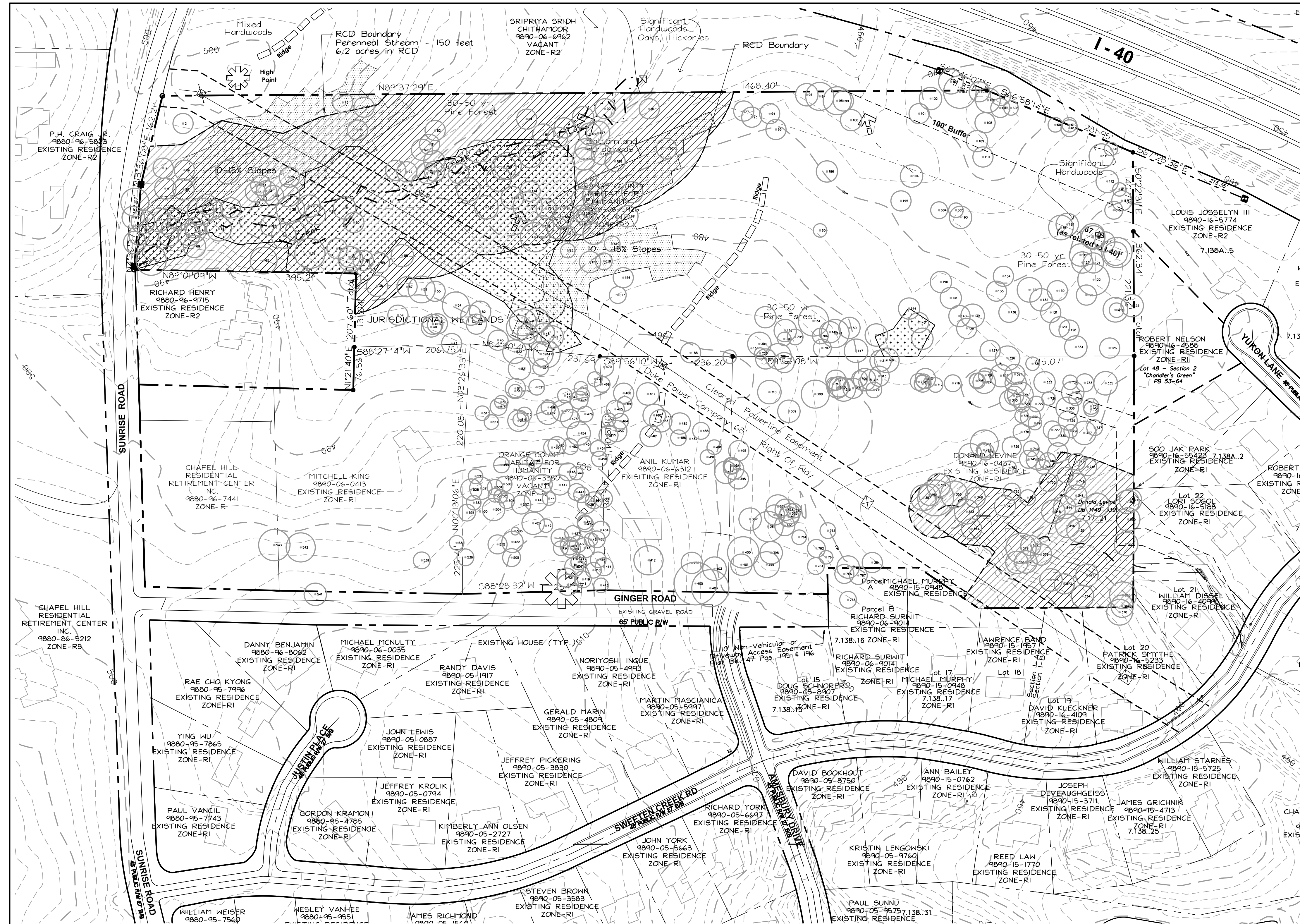
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JML

DATE:
07/05/07

SHEET

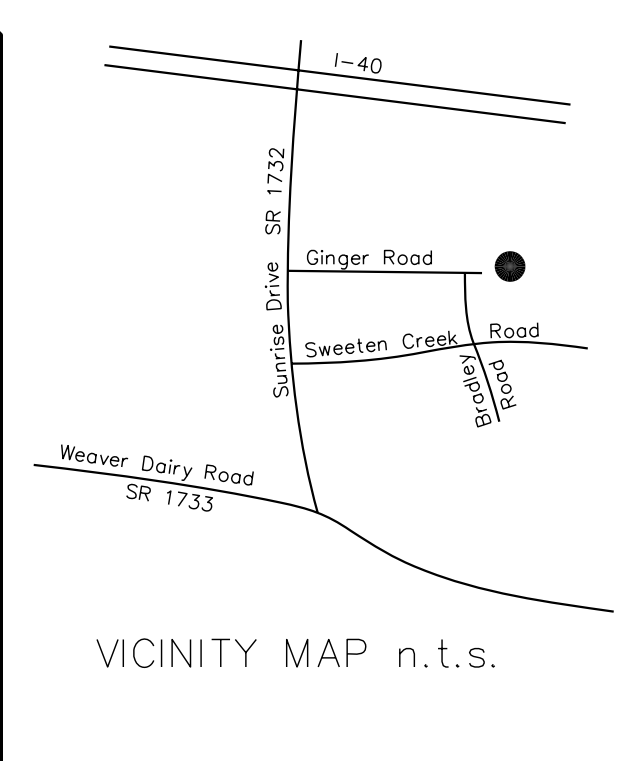
COVER

OF 9



NOTES:
 1. Soils for this site are made up of Appling Series soils. Appling soils consist of well drained, moderately permeable soils that formed in residuum weathered from acid igneous metamorphic rock. These soils are ridges and sides of ridges sloping from 2 to 10 percent.
 2. The existing vegetation on site consists of a pine and hardwood forest with trees 2" to 14" caliper.

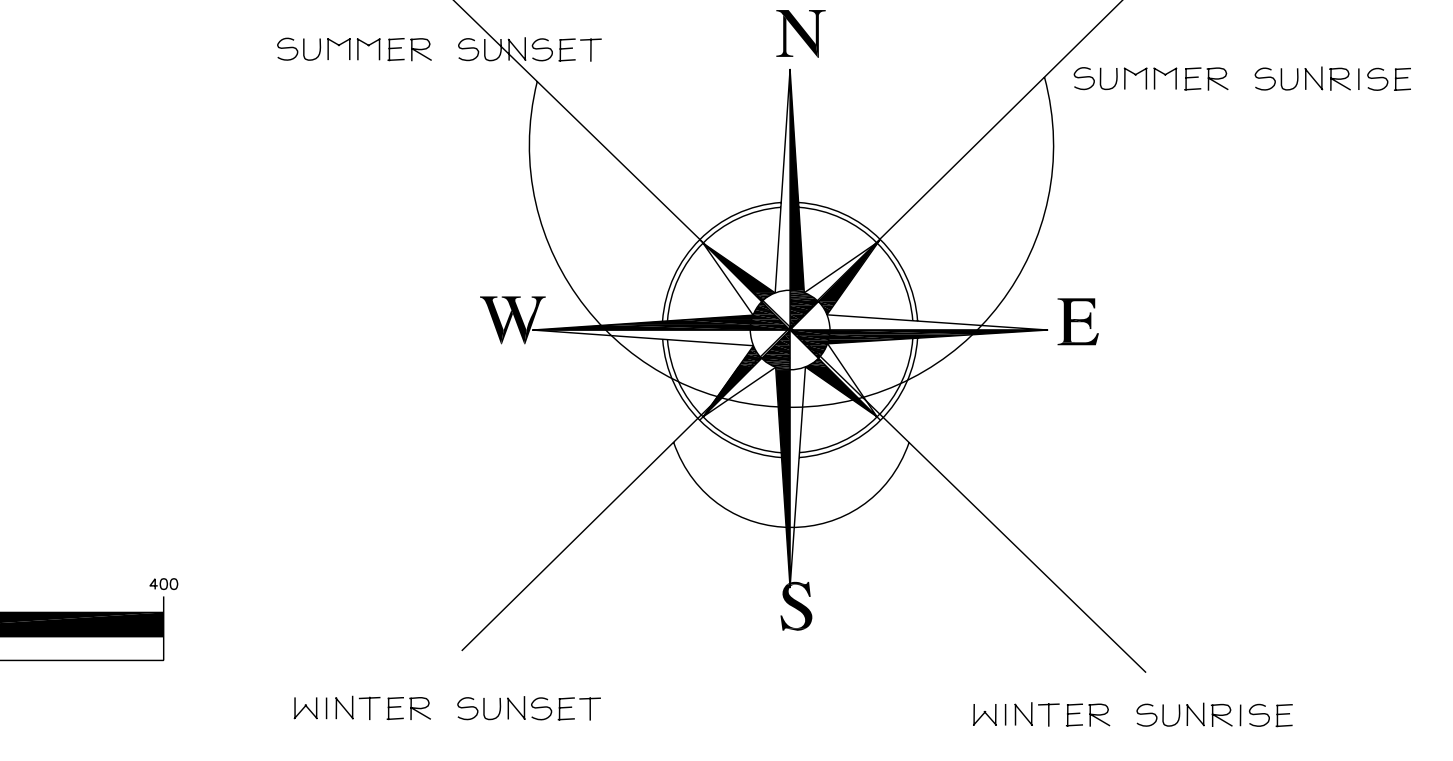
PRELIMINARY PLANS - NOT FOR CONSTRUCTION
 THIS NOTE WILL BE REMOVED UPON FINAL APPROVAL OF GOVERNMENTAL AGENCY APPROVING THE PLANS
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 THE CLIENT/DEVELOPER SHALL FULLY REVIEW AND UNDERSTAND THE INFORMATION DEPICTED ON THESE PLANS AND SHALL APPROVE THE RELEASE OF THESE PLANS TO BE SENT OUT FOR CONSTRUCTION.
 OWNER: _____ DATE: _____
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ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

BEFORE YOU DIG! CONTACT ONE-CALL CENTER 1-800-632-4949

GRAPHIC SCALE
 100 0 50 100 200 400
 (IN FEET)
 1 inch = 100 ft.



POINT #	DESCRIPTION
750	16"OAK
751	14"OAK
752	15"WILLOW OAK
753	12"OAK
754	15"MAPLE
755	13"MAPLE
760	13"MAPLE
761	13"MAPLE
762	16"GUM
763	14"OAK
764	15"MAPLE
765	12"OAK
766	17"GUM
767	16"GUM
768	15"GUM

POINT #	DESCRIPTION	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE
2	18"PINE	119	21"MAPLE	348	18"OAK
3	18"PINE	118	20"OAK	351	21"WILLOW OAK
4	19"OAK	120	19"OAK	353	22"MAPLE
6	21"PINE	121	18"OAK	354	18"OAK
7	21"PINE	122	28"OAK	355	24"PINE
8	20"PINE	123	18"PINE	356	32"MAPLE
9	25"PINE	124	22"OAK	357	23"PINE
10	18"GUM	125	20"OAK	358	19"PINE
11	20"OAK	126	18"PINE	359	21"PINE
12	18"PINE	127	20"PINE	360	21"OAK
13	18"GUM	128	18"PINE	361	25"OAK
14	19"GUM	129	18"PINE	362	21"OAK
15	24"POPLAR	130	18"PINE	363	20"OAK
16	18"PINE	131	18"GUM	365	21"WILLOW OAK
17	18"PINE	132	20"PINE	366	21"WILLOW OAK
18	18"PINE	133	22"PINE	368	24"OAK
19	18"PINE	134	18"PINE	369	20"OAK
20	19"PINE	135	18"PINE	370	23"OAK
21	21"PINE	136	18"PINE	371	20"OAK
22	18"PINE	137	18"MAPLE	373	18"PINE
23	18"PINE	138	18"PINE	374	20"OAK
24	18"PINE	139	21"PINE	375	20"OAK
25	18"PINE	140	19"PINE	376	19"OAK
26	18"PINE	141	19"PINE	377	18"OAK
27	20"PINE	142	19"PINE	378	27"MAPLE
28	25"PINE	143	18"OAK	379	20"GUM
29	20"PINE	144	19"MAPLE	380	20"OAK
30	18"MAPLE	145	20"OAK	384	18"PINE
31	18"MAPLE	146	22"MAPLE	385	20"PINE
32	27"PINE	147	21"PINE	388	27"OAK
33	22"PINE	148	25"OAK	389	18"PINE
34	18"PINE	149	19"OAK	390	18"PINE
35	19"PINE	150	19"OAK	391	18"PINE
36	18"PINE	151	27"OAK	392	18"GUM
37	19"PINE	152	20"OAK	393	19"PINE
38	19"PINE	153	19"OAK	394	21"PINE
39	18"PINE	154	21"OAK	395	18"PINE
40	18"PINE	155	18"GUM	396	18"PINE
41	18"PINE	156	18"OAK	397	20"MAPLE
42	18"PINE	157	19"OAK	398	20"MAPLE
43	18"PINE	158	19"PINE	399	23"MAPLE
44	18"PINE	159	18"PINE	400	28"POPLAR
45	18"PINE	160	20"PINE	401	19"PINE
46	18"PINE	161	18"PINE	403	21"MAPLE
47	22"PINE	162	18"PINE	404	33"MAPLE
48	19"MAPLE	163	18"PINE	405	38"MAPLE
49	20"PINE	164	20"PINE	406	19"MAPLE
50	24"PINE	165	19"PINE	412	26"WILLOW OAK
51	22"PINE	166	20"PINE	413	13"ASH
52	19"PINE	167	21"PINE	414	16"OAK
53	18"PINE	168	19"MAPLE	415	14"OAK
54	24"OAK	169	19"PINE	416	14"OAK
55	18"PINE	170	19"PINE	417	14"OAK
56	24"PINE	171	18"GUM	418	17"OAK
57	18"PINE	172	26"SYCAMORE	419	15"OAK
58	20"MAPLE	173	26"MAPLE	420	19"OAK
59	18"PINE	174	18"GUM	421	17"MAPLE
60	18"MAPLE	175	20"MAPLE	422	19"WILLOW OAK
61	20"MAPLE	176	22"MAPLE	423	20"WILLOW OAK
62	19"MAPLE	177	24"MAPLE	424	12"OAK
63	22"MAPLE	178	22"MAPLE	425	16"OAK
64	18"LOCUST	179	21"PINE	426	13"MAPLE
65	24"PINE	180	21"PINE	427	14"OAK
66	22"MAPLE	181	18"MAPLE	428	16"OAK
67	18"GUM	182	18"PINE	429	16"OAK
68	18"MAPLE	186	18"PINE	430	15"OAK
69	20"PINE	187	18"PINE	431	18"OAK
70	20"PINE	188	19"PINE	432	12"OAK
71	18"MAPLE	189	19"PINE	433	15"OAK
72	27"ASH	190	19"PINE	434	16"WILLOW OAK
73	18"PINE	191	22"MAPLE	436	14"ASH
74	18"MAPLE	192	20"MAPLE	437	13"OAK
75	18"PINE	193	20"PINE	438	16"GUM
76	18"PINE	194	20"PINE	439	15"OAK
77	18"PINE	195	18"PINE	440	15"ASH
78	19"PINE	196	19"PINE	441	16"OAK
79	19"PINE	197	18"PINE	442	14"WILLOW OAK
80	19"PINE	198	21"OAK	443	15"OAK
81	18"PINE	199	30"OAK	444	12"OAK
82	18"PINE	200	23"OAK	445	21"OAK
83	20"PINE	201	18"PINE	446	18"OAK
84	18"PINE	202	25"MAPLE	447	18"OAK
85	20"PINE	203	20"OAK	448	16"OAK
86	19"PINE	204	21"OAK	449	12"GUM
87	18"PINE	205	18"MAPLE	450	14"OAK
88	18"PINE	206	19"PINE	451	14"OAK
89	19"PINE	207	15"PINE	452	12"OAK
90	18"PINE	208	20"PINE	453	14"OAK
91	18"PINE	209	18"PINE	454	21"MAPLE
92	18"PINE	210	21"PINE	455	17"MAPLE
93	18"PINE	211	18"PINE	456	19"GUM
94	18"PINE	212	18"PINE	457	12"MAPLE
95	18"PINE	213	18"PINE	458	15"OAK
96	20"PINE	214	18"PINE	459	15"OAK
97	25"PINE	215	20"OAK	460	16"MAPLE
98	25"PINE	216	20"POPLAR	461	14"OAK
99	18"PINE	217	22"PINE	462	14"OAK
100	19"PINE	218	18"PINE	463	14"WILLOW OAK
101	18"PINE	219	18"PINE	464	17"MAPLE
102	20"OAK	220	23"MAPLE	465	16"GUM
103	29"OAK	221	19"OAK	466	18"OAK
104	22"OAK	222	18"OAK	467	14"OAK
105	18"OAK	223	19"PINE	468	20"OAK
106	22"OAK	224	20"PINE	469	14"GUM
107	18"OAK	225	21"OAK	470	17"MAPLE
108	18"PINE	226	20"PINE	471	13"WILLOW OAK
109	19"PINE	227	20"OAK	472	12"OAK
110	18"PINE	228	19"OAK	473	12"OAK
111	22"POPLAR	229	18"MAPLE	474	16"OAK
112	20"POPLAR	230	18"MAPLE	475	13"OAK
113	18"PINE	231	19"PINE	476	14"OAK
114	27"OAK	232	20"PINE	477	19"POPLAR
115	21"MAPLE	233	21"PINE	478	17"OAK
116	18"OAK	234	20"PINE	479	24"MAPLE
117	22"OAK	235	21"MAPLE	480	19"PINE
		236	21"WILLOW OAK	481	19"OAK
		237	19"OAK	482	20"OAK
		238		483	20"GUM



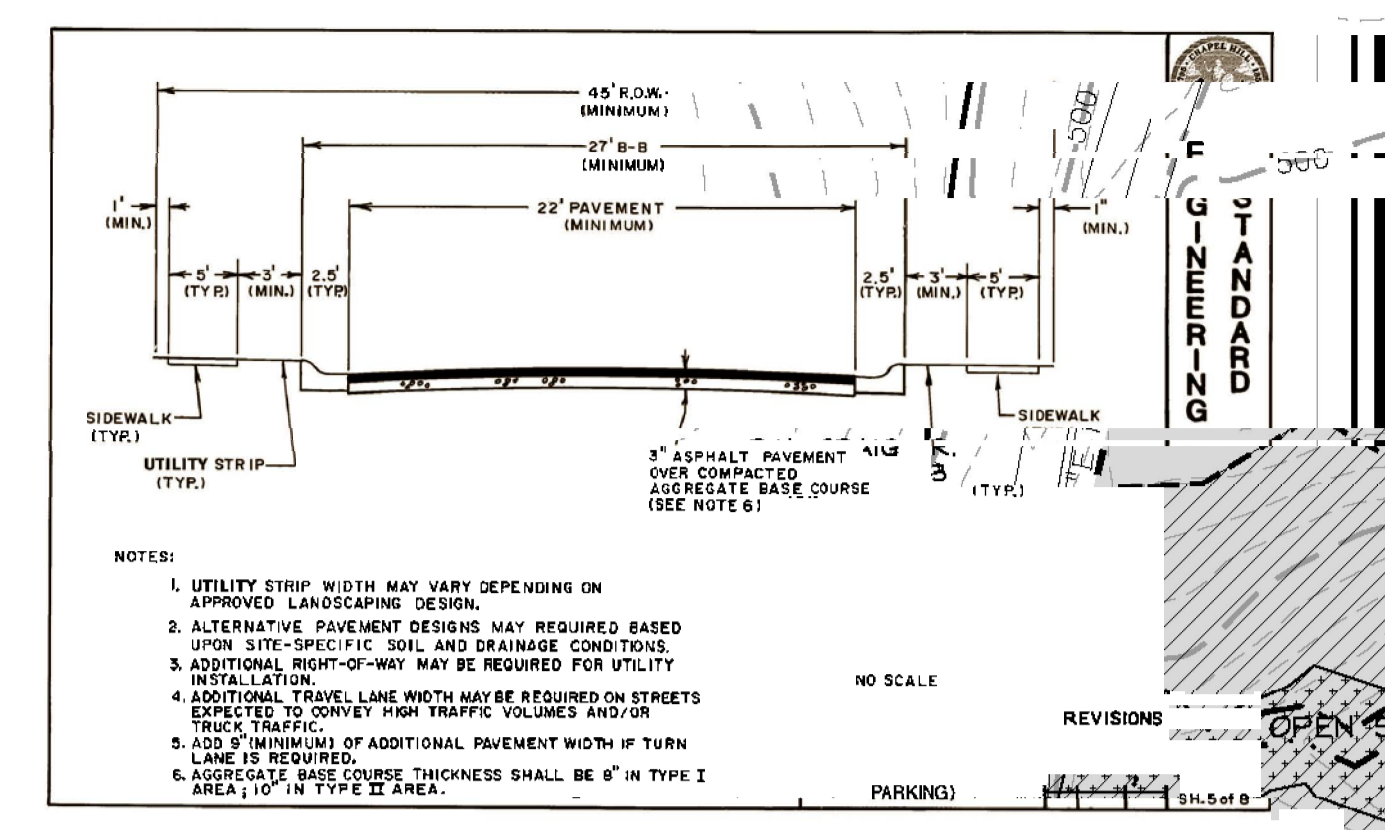
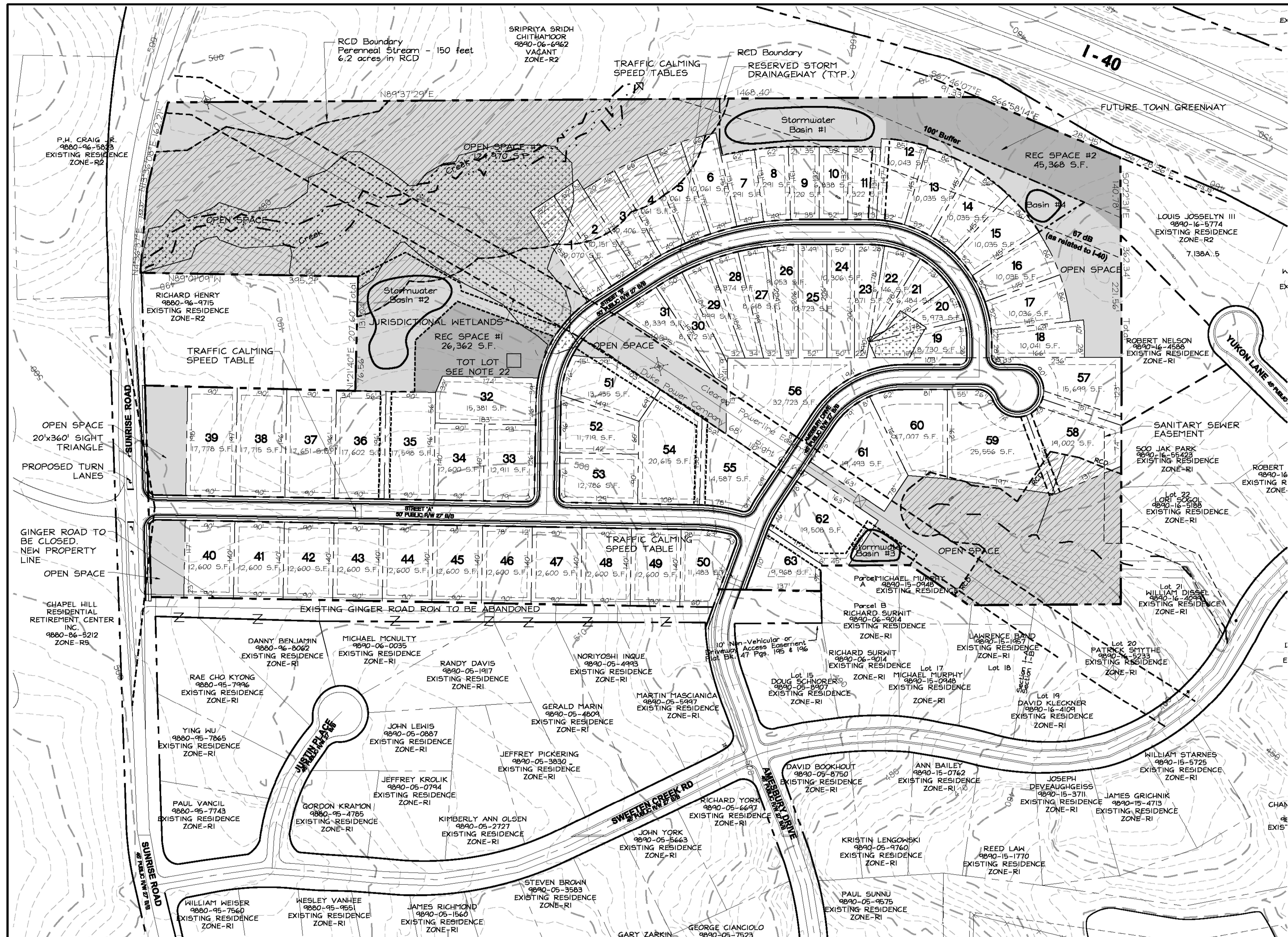
TONY M. TATE
 Landscape Architecture, PA
 5011 Southpark Drive, Suite 300, Durham, NC 27713
 Telephone: (919) 484-8888 Fax: (919) 484-8881
 3125A Timberlyne Drive, Mebane, NC 27052
 email: info@tonymtate.com

REVISIONS:
 10/03/07

EXISTING CONDITIONS/TREE SURVEY
BRADLEY RIDGE
 Millennium Commercial Properties, LLC
 5011 SOUTH PARK DRIVE, SUITE 300 DURHAM, NC 27713

SCALE:
 1"=100'
 DRAWN BY:
 JML
 DATE:
 07/05/07
 SHEET

L-1
 OF 9



LEGEND

- OPEN SPACE (to be dedicated to H.O.A.)
- RECREATION AREA
- RCD
- WETLANDS
- STEEP SLOPES

NET LAND AREA	33.82 AC
CURRENT ZONING	R-2
PROPOSED USE	SINGLE FAMILY
TOTAL UNITS	62
AFFORDABLE LOTS	LOTS 1-3 L
MINIMUM LOT SIZE	5,500 S.F.
AVERAGE LOT SIZE	12,271 S.F.C
MAXIMUM BUILDING HEIGHT	29 FT
RECREATION SPACE PROVIDED	1.65 AC
IMPERVIOUS SURFACE AREA (24.0%)	LINE 353,600 S.F.
PIN #	9890-06-5928, -6312, -3350, -041E
TAX MAP #S	07.17.19, .19C, .20, .21A & .22

IMPERVIOUS AREA (approximate)		RESIDENTIAL RETIREMENT CENTER INC.	
Maximum impervious surface area allowed		9890-06-5212 ZONE-R5	
STREETS	88,510 S.F.	2.03 AC	(6.0%)
SIDEWALKS	28,248 S.F.	0.80 AC	(1.8%)
63 LOTS (3,791 s/lot)	238,842 S.F.	5.48 AC	(16.2%)
TOTAL	353,600 S.F.	8.12 AC	(24.0%)

RECREATION SPACE			
REQUIRED RECREATION AREA	RECREATION AREA BY TOTAL NET ACREAGE	33.82 AC X 0.12 =	4.06 AC
LOT REDUCTION ACREAGE DUE TO CLUSTERED LOTS 7-11, 19-23, 28-31			0.87 AC
TOTAL RECREATION AREA REQUIRED			4.93 AC

PROVIDED RECREATION SPACE ON PLANS			
REMAINDER TO PAID FEE-IN-LIEU			
RECREATION SPACE 1	26,362 S.F.	0.81 AC	
RECREATION SPACE 2	45,368 S.F.	1.04 AC	
TOTAL	71,730 S.F.	1.65 AC	(4.87%)

NOTES:

1. Existing water, and sewer information taken from plans by Mitchell Westendorf PA.
2. All work shall conform to standard specifications for water distribution and wastewater collection systems of the Orange Water and Sewer Authority.
3. All water services shall be installed in strict accordance with the N.C. Plumbing Code latest edition.
4. All sewer services shall be installed in strict accordance with the N.C. Plumbing Code latest edition.
5. Erosion control measures shall be shown at ZCP drawings. Should any of those devices be removed for any reason, additional devices may be required.
6. Back flow prevention is required on all fire sprinkler systems and domestic water lines.
7. All joints from the tap to the meter box shall be 2" type K hard drawn copper with silver solder joints. Use 2" NRS resilient seat gate valve.
8. All taps shall be made by OWSA after the tapping fees have been paid and the work scheduled in advance with OWSA's Operations Department. All materials must be on site, trenches open with shoring in place, and traffic control devices in place for OWSA to make the tap.
9. Remote read device to be located on outside of building (location acceptable to OWSA) Master Meter M1B-01 5/8" x 3/4" Detector Meter (reads in gallons) Dialog Electronics and Read Pad.
10. 4" Sanitary Sewer Pipe within OWSA easement shall be ductile iron pipe. PVC may be used once service is outside of the OWSA easement.
11. Detail construction plans to be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
12. Open space to be owned by the Homeowners Association.
13. Prior to any construction activity on the site, the applicant will hold a pre-demolition and pre-construction conference with the County's Solid Waste staff.
14. By Orange County Ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled.
15. By Orange County Ordinance, all haulers of construction waste must be properly licensed.
16. Applicant will be petitioning the Council requesting removal of the eastern portion of Ginger Rd.

17. All proposed utility lines shall be placed underground.
18. A solid waste management plan shall be submitted to Solid Waste staff and approved prior to issuance of a Zoning Compliance Permit.
19. Prior to issuance of Zoning Compliance Permit, provide a street sign, on-street parking, and pavement marking plan for approval by the Town Manager. The signs and street markings shall be installed by the applicant prior to issuance of a Certificate of Occupancy.
20. As-builts for building footprints, parking lots, street improvements, storm drainage systems and all other existing or proposed impervious surfaces shall be provided at construction drawing phase. shall be installed by the applicant prior to issuance of a Certificate of Occupancy.
21. Applicant shall provide a payment-in-lieu of \$5,000 for a traffic signal at the Weaver Dairy Road and Sunrise Road intersection prior to issuance of a Zoning Compliance Permit.
22. Tot lot playground must be approved by the Town Manager of Chapel Hill prior to the 1st C.O.
23. Prior to any demolition or construction activity on the site the applicant will hold a deconstruction assessment conference with the County's Solid Waste staff concerning buildings to be removed from this site.
24. By Orange County Ordinance, clean wood waste, scrap metal, and corrugated cardboard, all present in construction waste, must be recycled.
25. By Orange County Ordinance, all haulers of construction waste must be properly licensed.
26. Prior to any demolition or construction activity on the site, the applicant will hold a pre-demolition/pre-construction conference with the County's Solid Waste staff. This may be the same meeting held with other development officials.
27. Prior to the issuance of a Certificate of Occupancy, the applicant provide certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88.

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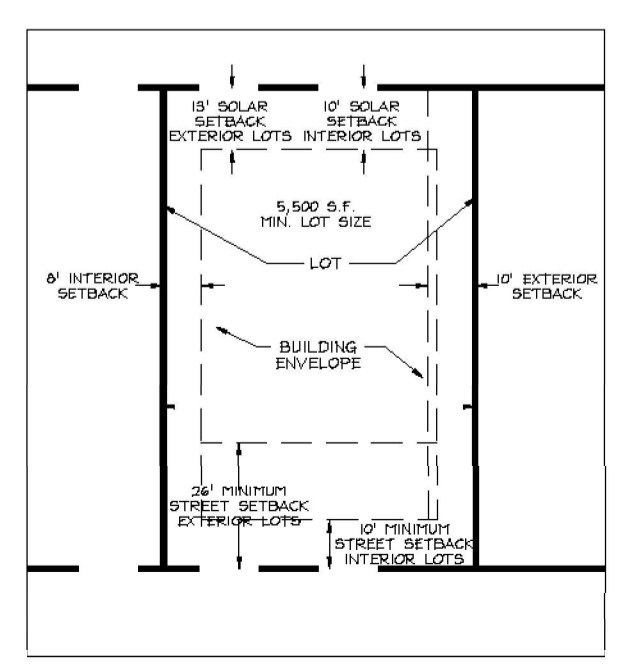
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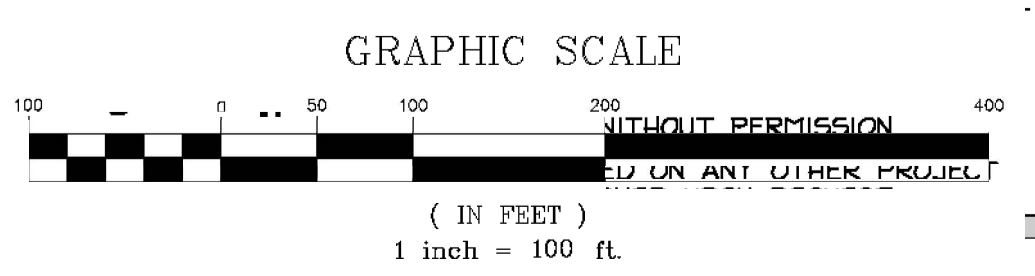
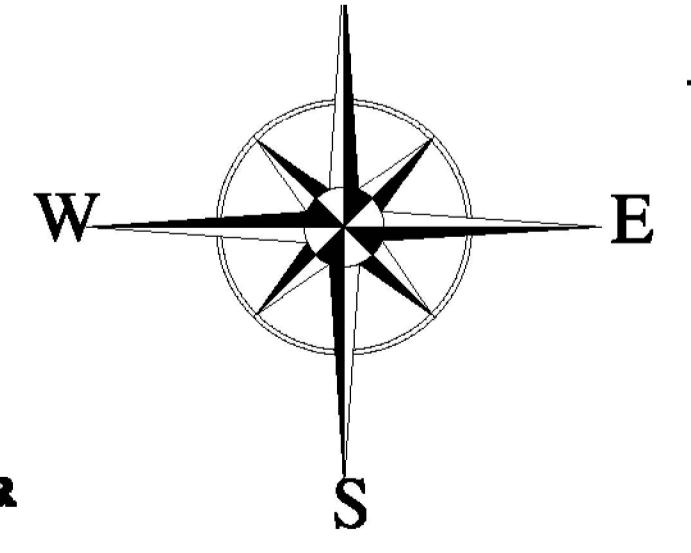
OWNER: _____ DATE: _____

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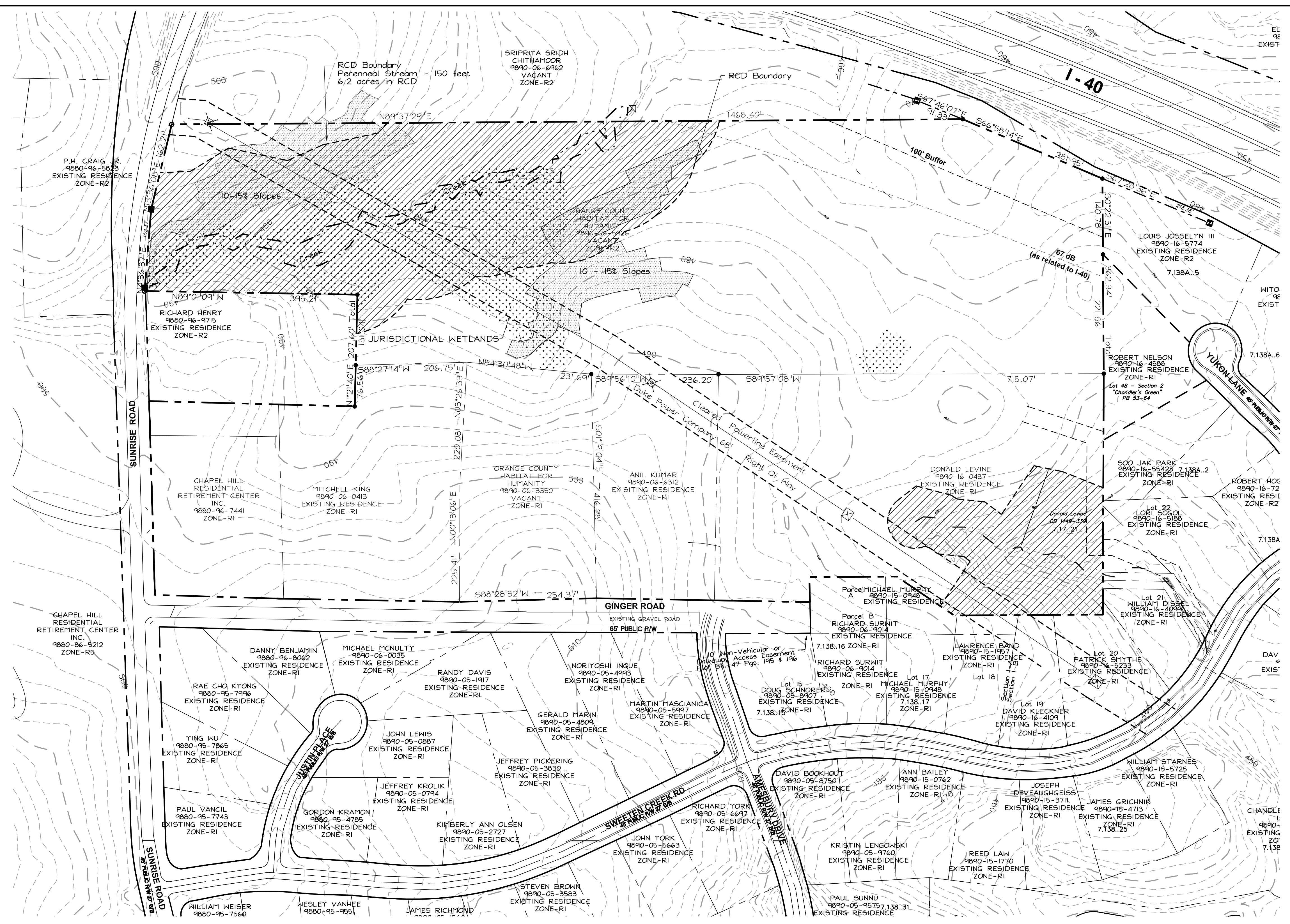
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TYPICAL LOT LAYOUT
SCALE: 1"=40'



- NC ES:
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- SCALE:
1"=100'
- DRAWN BY:
JML
- DATE:
07/03/07
- SHEET
- pre-constructor
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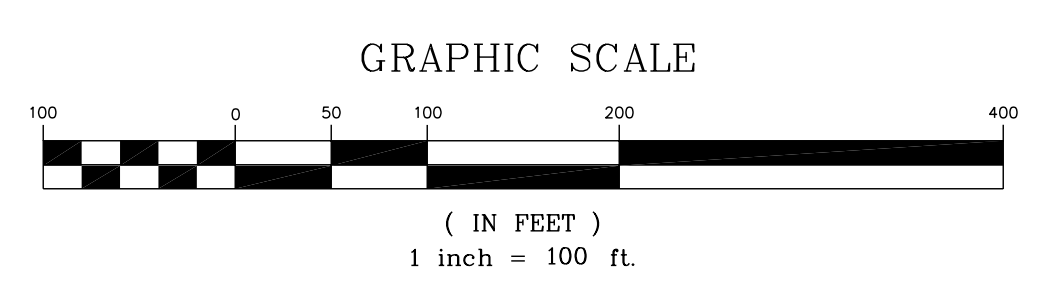
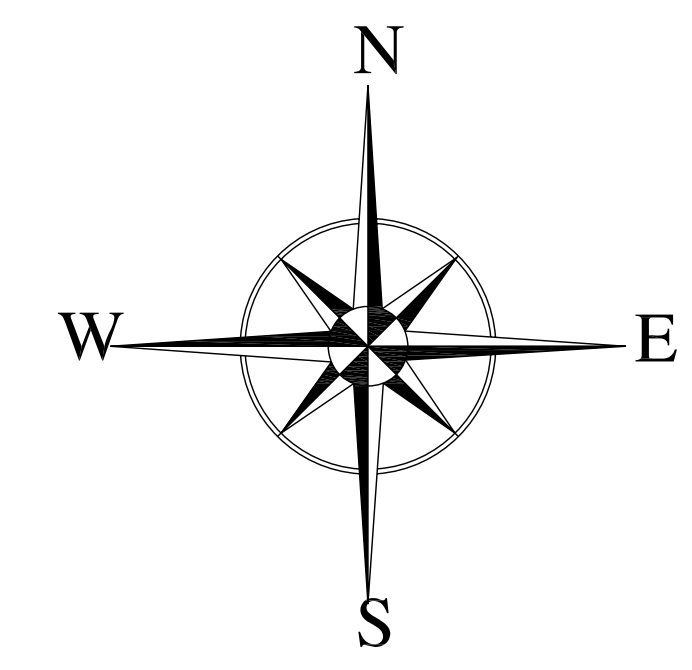


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OWNER: _____ DATE: _____

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REVISIONS:

SLOPE ANALYSIS
BRADLEY RIDGE
Millennium Commercial Properties, LLC
5011 SOUTHPARK DRIVE, SUITE 200 DURHAM, NC 27713

SCALE:
1"=100'
DRAWN BY:
JML
DATE:
07/05/07
SHEET

Z-1
OF 9



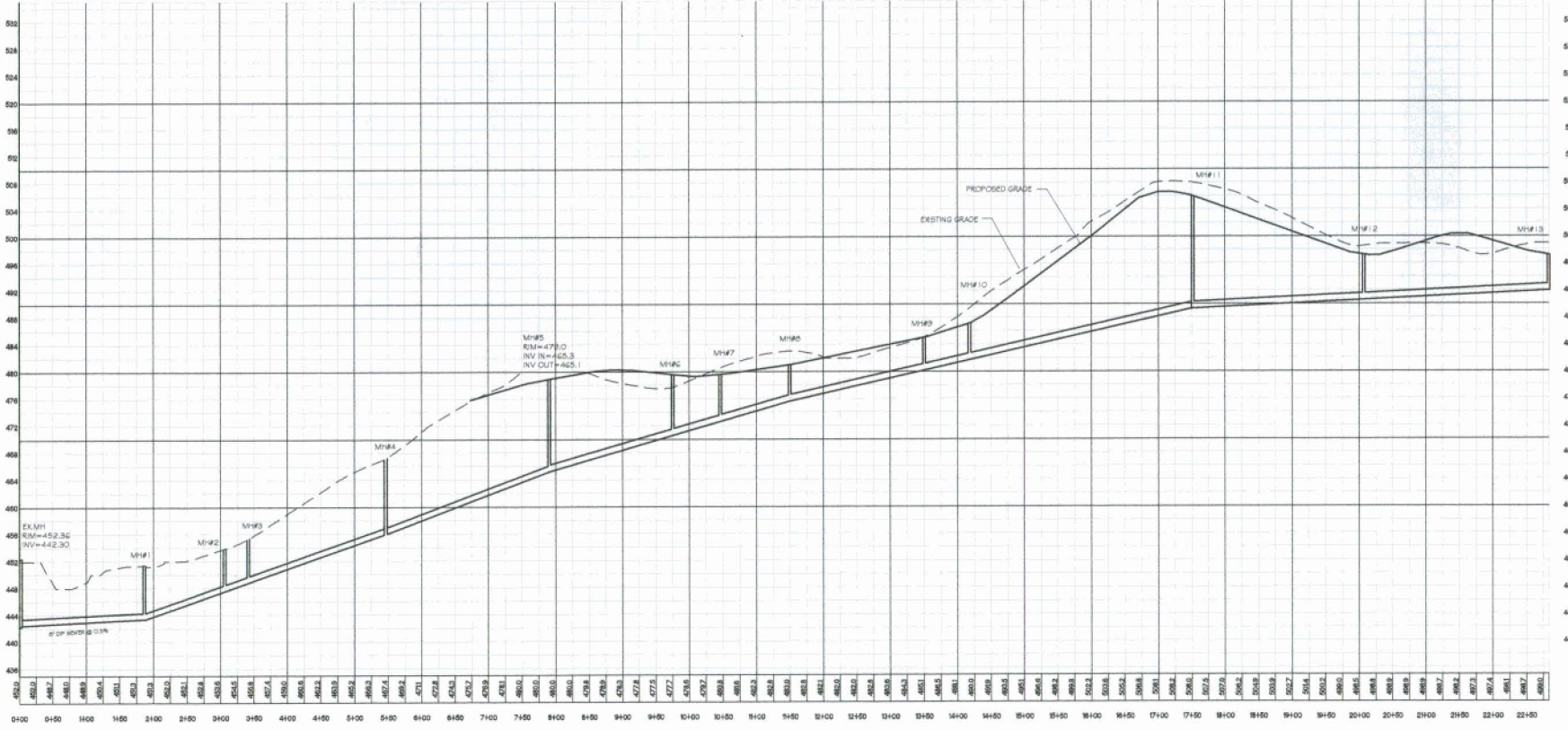
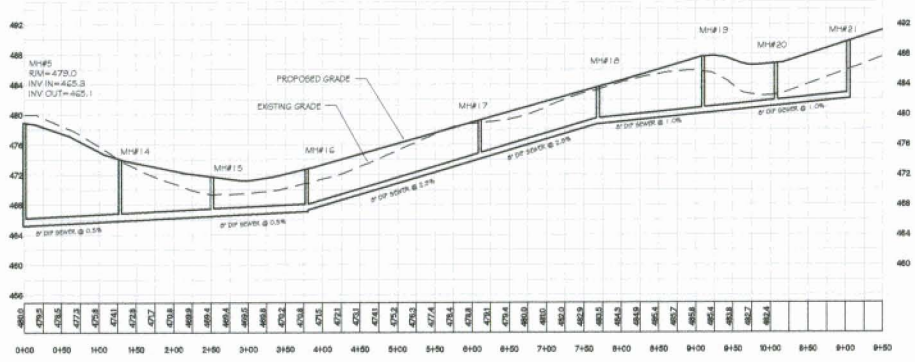
REVISIONS:
Jan. 11, 2008

SANITARY SEWER PROFILE (PRELIM.)
BRADLEY RIDGE
Millstream Commercial Properties, LLC
5011 SOUTHPARK DRIVE, SUITE 300 DURHAM, NC 27713

SCALE:
1"=80'

DRAWN BY:
WDM

DATE:



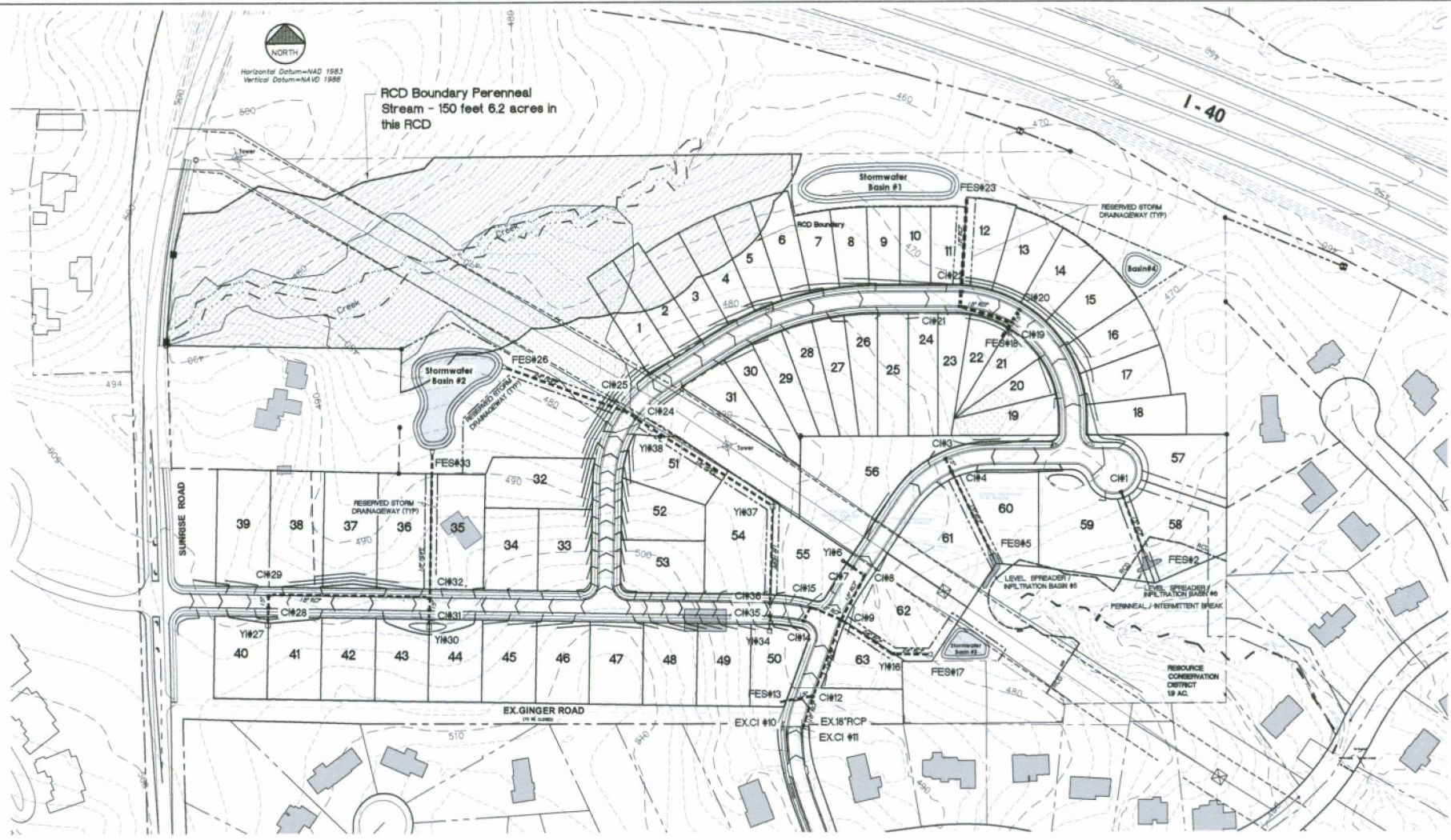


REVISIONS:
July 5, 2007
Jan. 11, 2008

GRADING AND STORMDRAINAGE PLAN
BRADLEY RIDGE
Millennium Commercial Properties, LLC
501 S. SOUTHPARK DRIVE, SUITE 200 DURHAM, NC 27713

SCALE:
1"=80'
DRAWN BY:
WDM
DATE:

SHEET
C-2
OF 6

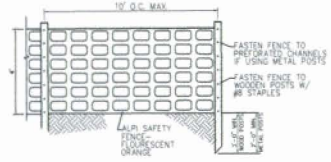


RCD Boundary Perennial Stream - 150 feet 6.2 acres in this RCD

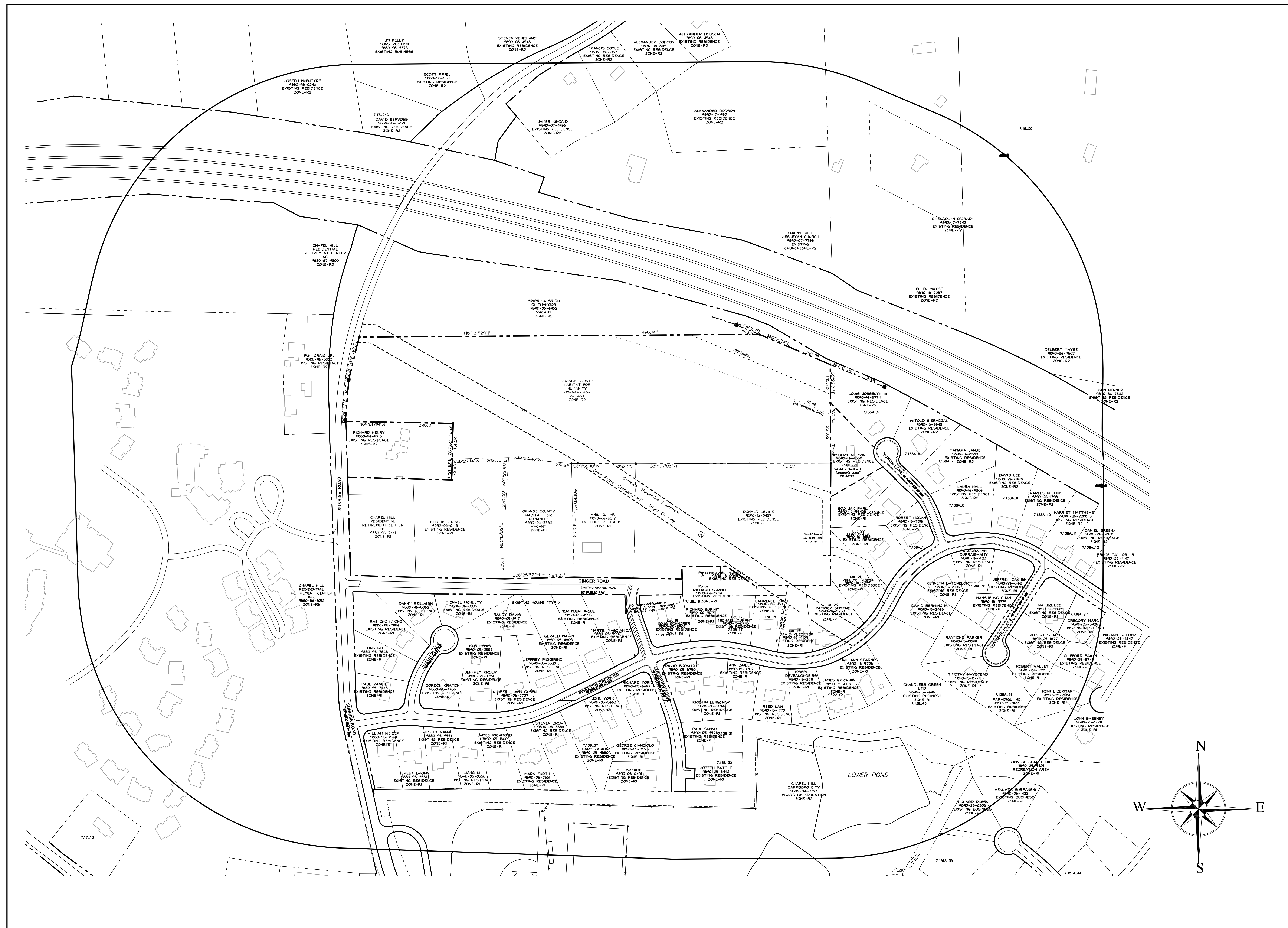
NORTH
Horizontal Datum=NAD 1983
Vertical Datum=NAD 1988

LANDSCAPE PROTECTION NOTES

1. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN'S URBAN FORESTER AND THE COUNTY'S SOLID WASTE STAFF.
2. PRIOR TO ANY BUILDING DEMOLITION, TREE PROTECTION FENCING MUST BE
3. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL MUST BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATING, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
4. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
5. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE ANY SOIL OUTSIDE THE LIMIT OF WORK.
6. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.



Tree Protection Fence



REVISIONS:
10/03/07

AREA MAP
BRADLEY GREEN
Millennium Commercial Properties, LLC
5011 SOUTHPARK DRIVE, SUITE 200 DURHAM, NC 27713

SCALE:
1"=150'
DRAWN BY:
JML
DATE:
07/05/07

SHEET
AM
OF 9

