

TOWN OF CHAPEL HILL

CONCEPT PLAN PROPOSAL

Applicant Information

Name: William Mullin
Address: 750 SOUTH MERRITT MILL ROAD
City: CHAPEL HILL State: NC Zip: 27516
Phone (Work): (919) 967-8211 FAX: (919) 969-2474 E-Mail: bmullin@chccs.k12.nc.us

Property Owner Information (included as attachment if more than one owner)

Name: ORANGE COUNTY Phone (919) 245-2650
Address: 200 SOUTH CAMERON STREET
City: HILLSBOROUGH State: NC Zip: 27278

Development Information

Name of Development: CHCCS ELEMENTARY SCHOOL # 11
Tax Map: 784 Block: 5 Lot(s): 3 Parcel ID #: 9788181797
Address/Location: 400 CALDWELL STREET
Existing Zoning: R-3 New Zoning District if Rezoning Proposed R-6
Proposed Size of Development (Acres / Square Feet): 7.89 / 343,688
Permitted / Proposed Floor Area (Square Feet): ± 100,000 / ± 100,000
Minimum # Parking Spaces Required: NA #Proposed 84
Proposed Number of Dwelling Units: 1 # Units per Acre 0.127
Existing / Proposed Impervious Surface Area (Square Feet): 91991 / 145220
Is this Concept Plan subject to additional review by Town Council? YES

Fee \$311

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature:  Date: Oct. 15, 2008

Presentations must be kept under 15 minutes as required by Town Council

Chapel Hill – Carrboro City Schools Elementary School # 11

Concept Plan Application to the Town of Chapel Hill

Developer's Program

The program for the facility is to provide a new elementary school for 585 students planned as approximately 100,000 square feet of building area. This area includes classrooms and support space for Pre-kindergarten through Fifth grades. Several of the support areas will also be utilized by the public including, but not limited to, the multi-purpose room or gymnasium, cafeteria, and media center. The facility will be designed to provide after hours access and parking adjacent to these spaces.

The outdoor facilities to support the school will consist of playgrounds, open play field area, service access for the kitchen/cafeteria, vehicle parking including car drop off with stacking area, and bus turn around and drop off area. Given the limited acreage of the site and considering the Resource Conservation District on the West side around the stream, the facility will be designed with multiple floor levels. The owner desires as much site area be reserved for play space and open green space as possible. Parking will be placed to limit interrupting contiguous play space.

The facility is to be designed as a sustainable project and will be pursuing the highest level of LEED certification possible within the project scope. The building placement and orientation optimizes daylighting for academic classrooms. Site planning and installations will be environmentally sensitive. For example, rainwater collection will be used for some irrigation and to flush toilets within the building. This system along with water conserving fixtures will reduce the water use substantially. The design team will maximize energy savings through the selection and design of building systems. System and material selections will all be considered in this effort. Recycling and air quality measures will be incorporated in the construction process.

The goal of the project is to provide the highest quality educational space for the students and staff within the project parameters.

Statement of Compliance

The proposed project consists of a new elementary school campus constructed as a re-development of an existing site within the Northside neighborhood in Chapel Hill. The neighborhood enjoys a strong sense of history and identity, and has been designated a Neighborhood Conservation District (NCD) by the Town Council. Accordingly, land development within the Northside neighborhood is regulated not only by general Town ordinances, but also by the adopted Design Guidelines for the Northside NCD.

The subject property is currently used in a fairly intensive non-residential manner, under an existing Special Use Permit. Re-development of this site as an elementary school will not introduce a new non-residential site into the neighborhood; but will replace existing governmental and child care land uses with a more community-oriented use, providing important new elements of neighborhood support and identity.

Neighborhood Conservation District Design Guidelines

The Northside Design Guidelines appear to primarily anticipate residential development on small lots, rather than the type of development proposed. Many of the specific criteria, such as those referencing houses or homes, clearly do not apply to an elementary school facility. However, some criteria, such as lighting standards and landscaping guidance, can be reasonably incorporated into the project design. The Applicant proposes to apply the appropriate neighborhood design criteria to the new school facility, in a manner that will maintain or enhance the neighborhood's distinctive character, while meeting community expectations for an environmentally-responsible public school facility.

The new building will be placed so that the public entry faces Caldwell Street, while maintaining proper orientation to optimize solar energy benefits. Both adjoining streets will have sidewalks and pedestrian connectivity to the building. The number of vehicle parking spaces will be minimized, and located in two separate areas rather than in a larger centralized lot. Consistent with the design guidelines for the Northside neighborhood, parking spaces will be located to the sides of the building rather than the front. New landscaping and lighting improvements will be designed to comply with Town standards, using the principles outlined in the design guidelines regarding safety and visual appeal.

Town Ordinance Requirements

Except for the overriding Northside NCD design guidelines, the necessary modifications to certain prescribed LUMO regulations, and any specific SUP conditions that may be applied, the project will comply with all applicable Town zoning regulations and design standards. These include, but are not limited to, regulations and policies relative to streams, Resource Conservation District, steep slopes, tree preservation, erosion and sedimentation control, rainwater management, solid waste management, parking, and utilities.

Environmental Responsibility

The proposed elementary school will include substantial energy efficiency measures, exceeding conventional standards for such structures, and exceeding current Town ordinance requirements. Program elements such as active and passive solar energy features, daylighting measures, and rainwater re-use will be considered and incorporated as appropriate into building and site design. The Applicant intends that the new school facility will be able to achieve a high level of LEED certification upon completion and final documentation.

Zoning Amendment

In order to accommodate the practical floor area requirements for the new school, the project will require a Zoning Atlas amendment. The Applicant proposes that the property be re-zoned from the current R-3 district to the R-6 district. This amendment would maintain a residential zoning designation but allow sufficient floor area for the intended purpose.

Special Use Permit and Modifications to Regulations

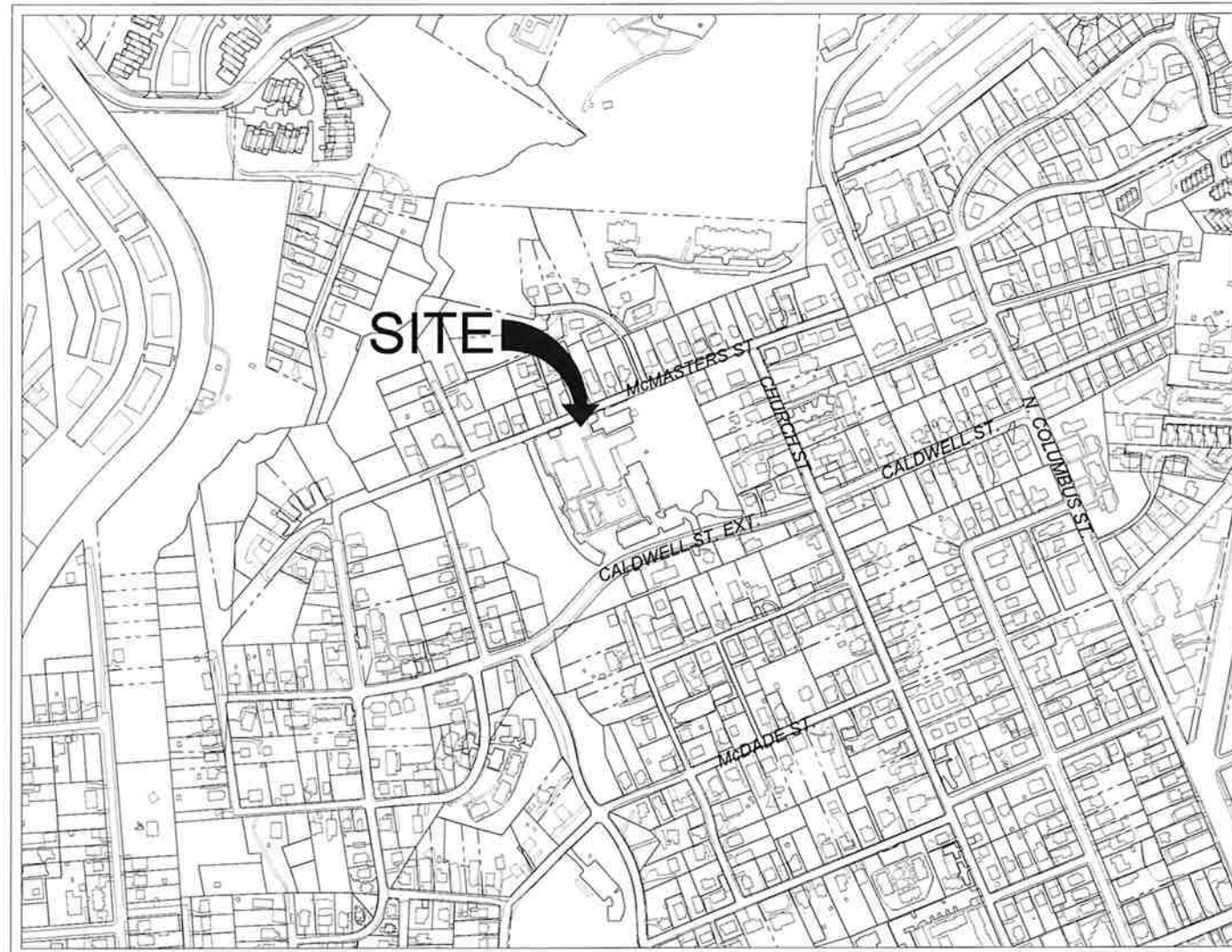
The project will be subject to the higher standards of review associated with the Special Use Permit (SUP) process. In conjunction with the SUP application, the Applicant will request appropriate modifications to the prescribed LUMO standards and Northside NCD design guidelines, as allowed by LUMO Section 4.5.6. The requested modifications will include increasing the secondary (maximum) building height, and, for a small portion of the building, decreasing the additional building setback for building heights above the primary height limit.

The Applicant has studied numerous configuration options for the site, taking into account the required program elements and relationships, including the quantity and quality of open space. In order to satisfy the project objectives on this relatively small site, the building must be a multi-story structure, with three levels for a significant portion of the building footprint. In addition, an angled building orientation is required to achieve optimum solar benefit. The practical combination of these criteria creates non-typical building height and setback conditions, which will require special consideration. The careful and selective modification of these prescribed regulations will allow the flexibility to provide a better project design than would otherwise be achieved.

CHAPEL HILL CARRBORO CITY SCHOOLS ELEMENTARY SCHOOL #11

CONCEPT PLAN PROPOSAL - CHAPEL HILL, NC
DATE: OCTOBER 15, 2008

SHEET INDEX



VICINITY MAP

TITLE:

SHEET NUMBER

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CONCEPTUAL PLAN

CONCEPTUAL PLAN	CP-12
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TOTAL NUMBER OF SHEETS INCLUDED IN SHEET = 13

CHAPEL HILL CARRBORO CITY SCHOOLS ELEMENTARY SCHOOL #11		CP-0
COVER SHEET	SCALE: N.T.S.	
	DATE: 10-15-2008	
MOSELEYARCHITECTS A PROFESSIONAL CORPORATION		

**CHAPEL HILL - CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL # 11**

CONCEPT PLAN APPLICATION TO THE TOWN OF CHAPEL HILL

DEVELOPER'S PROGRAM

THE PROGRAM FOR THE FACILITY IS TO PROVIDE A NEW ELEMENTARY SCHOOL FOR 585 STUDENTS PLANNED AS APPROXIMATELY 100,000 SQUARE FEET OF BUILDING AREA. THIS AREA INCLUDES CLASSROOMS AND SUPPORT SPACE FOR PRE-KINDERGARTEN THROUGH FIFTH GRADES. SEVERAL OF THE SUPPORT AREAS WILL ALSO BE UTILIZED BY THE PUBLIC INCLUDING, BUT NOT LIMITED TO, THE MULTI-PURPOSE ROOM OR GYMNASIUM, CAFETERIA, AND MEDIA CENTER. THE FACILITY WILL BE DESIGNED TO PROVIDE AFTER HOURS ACCESS AND PARKING ADJACENT TO THESE SPACES.

THE OUTDOOR FACILITIES TO SUPPORT THE SCHOOL WILL CONSIST OF PLAYGROUNDS, OPEN PLAY FIELD AREA, SERVICE ACCESS FOR THE KITCHEN/CAFETERIA, VEHICLE PARKING INCLUDING CAR DROP OFF WITH STACKING AREA, AND BUS TURN AROUND AND DROP OFF AREA. GIVEN THE LIMITED ACREAGE OF THE SITE AND CONSIDERING THE RESOURCE CONSERVATION DISTRICT ON THE WEST SIDE AROUND THE STREAM, THE FACILITY WILL BE DESIGNED WITH MULTIPLE FLOOR LEVELS. THE OWNER DESIRES AS MUCH SITE AREA BE RESERVED FOR PLAY SPACE AND OPEN GREEN SPACE AS POSSIBLE. PARKING WILL BE PLACED TO LIMIT INTERRUPTING CONTIGUOUS PLAY SPACE.

THE FACILITY IS TO BE DESIGNED AS A SUSTAINABLE PROJECT AND WILL BE PURSUING THE HIGHEST LEVEL OF LEED CERTIFICATION POSSIBLE WITHIN THE PROJECT SCOPE. THE BUILDING PLACEMENT AND ORIENTATION OPTIMIZES DAYLIGHTING FOR ACADEMIC CLASSROOMS. SITE PLANNING AND INSTALLATIONS WILL BE ENVIRONMENTALLY SENSITIVE. FOR EXAMPLE, RAINWATER COLLECTION WILL BE USED FOR SOME IRRIGATION AND TO FLUSH TOILETS WITHIN THE BUILDING. THIS SYSTEM ALONG WITH WATER CONSERVING FIXTURES WILL REDUCE THE WATER USE SUBSTANTIALLY. THE DESIGN TEAM WILL MAXIMIZE ENERGY SAVINGS THROUGH THE SELECTION AND DESIGN OF BUILDING SYSTEMS. SYSTEM AND MATERIAL SELECTIONS WILL ALL BE CONSIDERED IN THIS EFFORT. RECYCLING AND AIR QUALITY MEASURES WILL BE INCORPORATED IN THE CONSTRUCTION PROCESS.

THE GOAL OF THE PROJECT IS TO PROVIDE THE HIGHEST QUALITY EDUCATIONAL SPACE FOR THE STUDENTS AND STAFF WITHIN THE PROJECT PARAMETERS.

STATEMENT OF COMPLIANCE

THE PROPOSED PROJECT CONSISTS OF A NEW ELEMENTARY SCHOOL CAMPUS CONSTRUCTED AS A RE-DEVELOPMENT OF AN EXISTING SITE WITHIN THE NORTHSIDE NEIGHBORHOOD IN CHAPEL HILL. THE NEIGHBORHOOD ENJOYS A STRONG SENSE OF HISTORY AND IDENTITY, AND HAS BEEN DESIGNATED A NEIGHBORHOOD CONSERVATION DISTRICT (NCD) BY THE TOWN COUNCIL. ACCORDINGLY, LAND DEVELOPMENT WITHIN THE NORTHSIDE NEIGHBORHOOD IS REGULATED NOT ONLY BY GENERAL TOWN ORDINANCES, BUT ALSO BY THE ADOPTED DESIGN GUIDELINES FOR THE NORTHSIDE NCD.

THE SUBJECT PROPERTY IS CURRENTLY USED IN A FAIRLY INTENSIVE NON-RESIDENTIAL MANNER, UNDER AN EXISTING SPECIAL USE PERMIT. RE-DEVELOPMENT OF THIS SITE AS AN ELEMENTARY SCHOOL WILL NOT INTRODUCE A NEW NON-RESIDENTIAL SITE INTO THE NEIGHBORHOOD; BUT WILL REPLACE EXISTING GOVERNMENTAL AND CHILD CARE LAND USES WITH A MORE COMMUNITY-ORIENTED USE, PROVIDING IMPORTANT NEW ELEMENTS OF NEIGHBORHOOD SUPPORT AND IDENTITY.

NEIGHBORHOOD CONSERVATION DISTRICT DESIGN GUIDELINES

THE NORTHSIDE DESIGN GUIDELINES APPEAR TO PRIMARILY ANTICIPATE RESIDENTIAL DEVELOPMENT ON SMALL LOTS, RATHER THAN THE TYPE OF DEVELOPMENT PROPOSED. MANY OF THE SPECIFIC CRITERIA, SUCH AS THOSE REFERENCING HOUSES OR HOMES, CLEARLY DO NOT APPLY TO AN ELEMENTARY SCHOOL FACILITY. HOWEVER, SOME CRITERIA, SUCH AS LIGHTING STANDARDS AND LANDSCAPING GUIDANCE, CAN BE REASONABLY INCORPORATED INTO THE PROJECT DESIGN. THE APPLICANT PROPOSES TO APPLY THE APPROPRIATE NEIGHBORHOOD DESIGN CRITERIA TO THE NEW SCHOOL FACILITY, IN A MANNER THAT WILL MAINTAIN OR ENHANCE THE NEIGHBORHOOD'S DISTINCTIVE CHARACTER, WHILE MEETING COMMUNITY EXPECTATIONS FOR AN ENVIRONMENTALLY-RESPONSIBLE PUBLIC SCHOOL FACILITY.

THE NEW BUILDING WILL BE PLACED SO THAT THE PUBLIC ENTRY FACES CALDWELL STREET, WHILE MAINTAINING PROPER ORIENTATION TO OPTIMIZE SOLAR ENERGY BENEFITS. BOTH ADJOINING STREETS WILL HAVE SIDEWALKS AND PEDESTRIAN CONNECTIVITY TO THE BUILDING. THE NUMBER OF VEHICLE PARKING SPACES WILL BE MINIMIZED, AND LOCATED IN TWO SEPARATE AREAS RATHER THAN IN A LARGER CENTRALIZED LOT. CONSISTENT WITH THE DESIGN GUIDELINES FOR THE NORTHSIDE NEIGHBORHOOD, PARKING SPACES WILL BE LOCATED TO THE SIDES OF THE BUILDING RATHER THAN THE FRONT. NEW LANDSCAPING AND LIGHTING IMPROVEMENTS WILL BE DESIGNED TO COMPLY WITH TOWN STANDARDS, USING THE PRINCIPLES OUTLINED IN THE DESIGN GUIDELINES REGARDING SAFETY AND VISUAL APPEAL.

STATEMENT OF COMPLIANCE CONTINUED:

TOWN ORDINANCE REQUIREMENTS

EXCEPT FOR THE OVERRIDING NORTHSIDE NCD DESIGN GUIDELINES, THE NECESSARY MODIFICATIONS TO CERTAIN PRESCRIBED LUMO REGULATIONS, AND ANY SPECIFIC SUP CONDITIONS THAT MAY BE APPLIED, THE PROJECT WILL COMPLY WITH ALL APPLICABLE TOWN ZONING REGULATIONS AND DESIGN STANDARDS. THESE INCLUDE, BUT ARE NOT LIMITED TO, REGULATIONS AND POLICIES RELATIVE TO STREAMS, RESOURCE CONSERVATION DISTRICT, STEEP SLOPES, TREE PRESERVATION, EROSION AND SEDIMENTATION CONTROL, RAINWATER MANAGEMENT, SOLID WASTE MANAGEMENT, PARKING, AND UTILITIES.

ENVIRONMENTAL RESPONSIBILITY

THE PROPOSED ELEMENTARY SCHOOL WILL INCLUDE SUBSTANTIAL ENERGY EFFICIENCY MEASURES, EXCEEDING CONVENTIONAL STANDARDS FOR SUCH STRUCTURES, AND EXCEEDING CURRENT TOWN ORDINANCE REQUIREMENTS. PROGRAM ELEMENTS SUCH AS ACTIVE AND PASSIVE SOLAR ENERGY FEATURES, DAYLIGHTING MEASURES, AND RAINWATER RE-USE WILL BE CONSIDERED AND INCORPORATED AS APPROPRIATE INTO BUILDING AND SITE DESIGN. THE APPLICANT INTENDS THAT THE NEW SCHOOL FACILITY WILL BE ABLE TO ACHIEVE A HIGH LEVEL OF LEED CERTIFICATION UPON COMPLETION AND FINAL DOCUMENTATION.

ZONING AMENDMENT

IN ORDER TO ACCOMMODATE THE PRACTICAL FLOOR AREA REQUIREMENTS FOR THE NEW SCHOOL, THE PROJECT WILL REQUIRE A ZONING ATLAS AMENDMENT. THE APPLICANT PROPOSES THAT THE PROPERTY BE RE-ZONED FROM THE CURRENT R-3 DISTRICT TO THE R-6 DISTRICT. THIS AMENDMENT WOULD MAINTAIN A RESIDENTIAL ZONING DESIGNATION BUT ALLOW SUFFICIENT FLOOR AREA FOR THE INTENDED PURPOSE.

SPECIAL USE PERMIT AND MODIFICATIONS TO REGULATIONS

THE PROJECT WILL BE SUBJECT TO THE HIGHER STANDARDS OF REVIEW ASSOCIATED WITH THE SPECIAL USE PERMIT (SUP) PROCESS. IN CONJUNCTION WITH THE SUP APPLICATION, THE APPLICANT WILL REQUEST APPROPRIATE MODIFICATIONS TO THE PRESCRIBED LUMO STANDARDS AND NORTHSIDE NCD DESIGN GUIDELINES, AS ALLOWED BY LUMO SECTION 4.5.6. THE REQUESTED MODIFICATIONS WILL INCLUDE INCREASING THE SECONDARY (MAXIMUM) BUILDING HEIGHT, AND, FOR A SMALL PORTION OF THE BUILDING, DECREASING THE ADDITIONAL BUILDING SETBACK FOR BUILDING HEIGHTS ABOVE THE PRIMARY HEIGHT LIMIT.

THE APPLICANT HAS STUDIED NUMEROUS CONFIGURATION OPTIONS FOR THE SITE, TAKING INTO ACCOUNT THE REQUIRED PROGRAM ELEMENTS AND RELATIONSHIPS, INCLUDING THE QUANTITY AND QUALITY OF OPEN SPACE. IN ORDER TO SATISFY THE PROJECT OBJECTIVES ON THIS RELATIVELY SMALL SITE, THE BUILDING MUST BE A MULTI-STORY STRUCTURE, WITH THREE LEVELS FOR A SIGNIFICANT PORTION OF THE BUILDING FOOTPRINT. IN ADDITION, AN ANGLED BUILDING ORIENTATION IS REQUIRED TO ACHIEVE OPTIMUM SOLAR BENEFIT. THE PRACTICAL COMBINATION OF THESE CRITERIA CREATES NON-TYPICAL BUILDING HEIGHT AND SETBACK CONDITIONS, WHICH WILL REQUIRE SPECIAL CONSIDERATION. THE CAREFUL AND SELECTIVE MODIFICATION OF THESE PRESCRIBED REGULATIONS WILL ALLOW THE FLEXIBILITY TO PROVIDE A BETTER PROJECT DESIGN THAN WOULD OTHERWISE BE ACHIEVED.

CHAPEL HILL CARRBORO CITY SCHOOLS ELEMENTARY SCHOOL #11		CP-1
EXISTING CONDITIONS DEVELOPER'S PROGRAM & STATEMENT OF COMPLIANCE	SCALE: N.T.S. DATE: 10-15-2008	
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CHAPEL HILL CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #11

CP-2

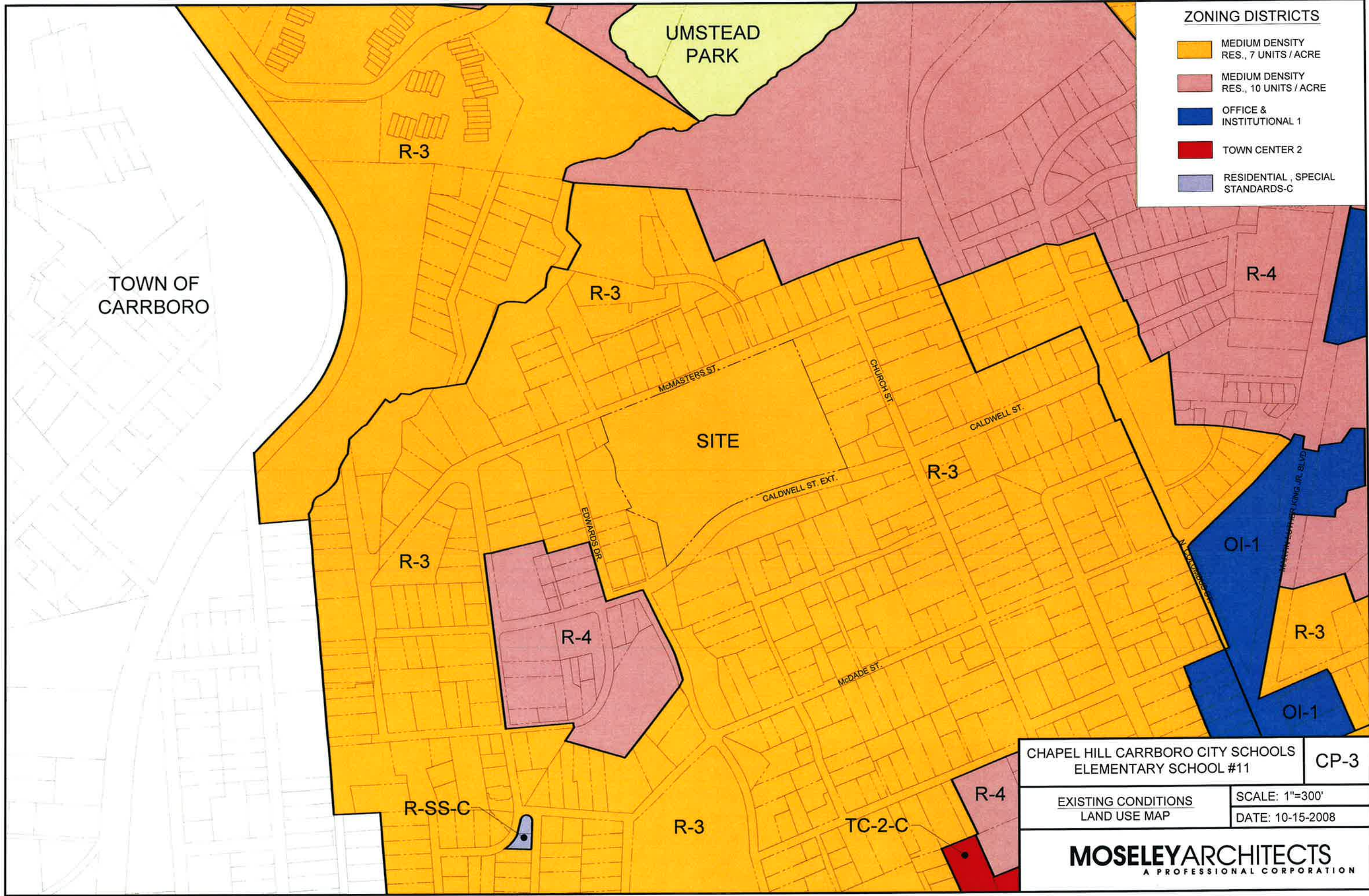
EXISTING CONDITIONS
LOCATION MAP

SCALE: 1"=300'
DATE: 10-15-2008

MOSELEYARCHITECTS
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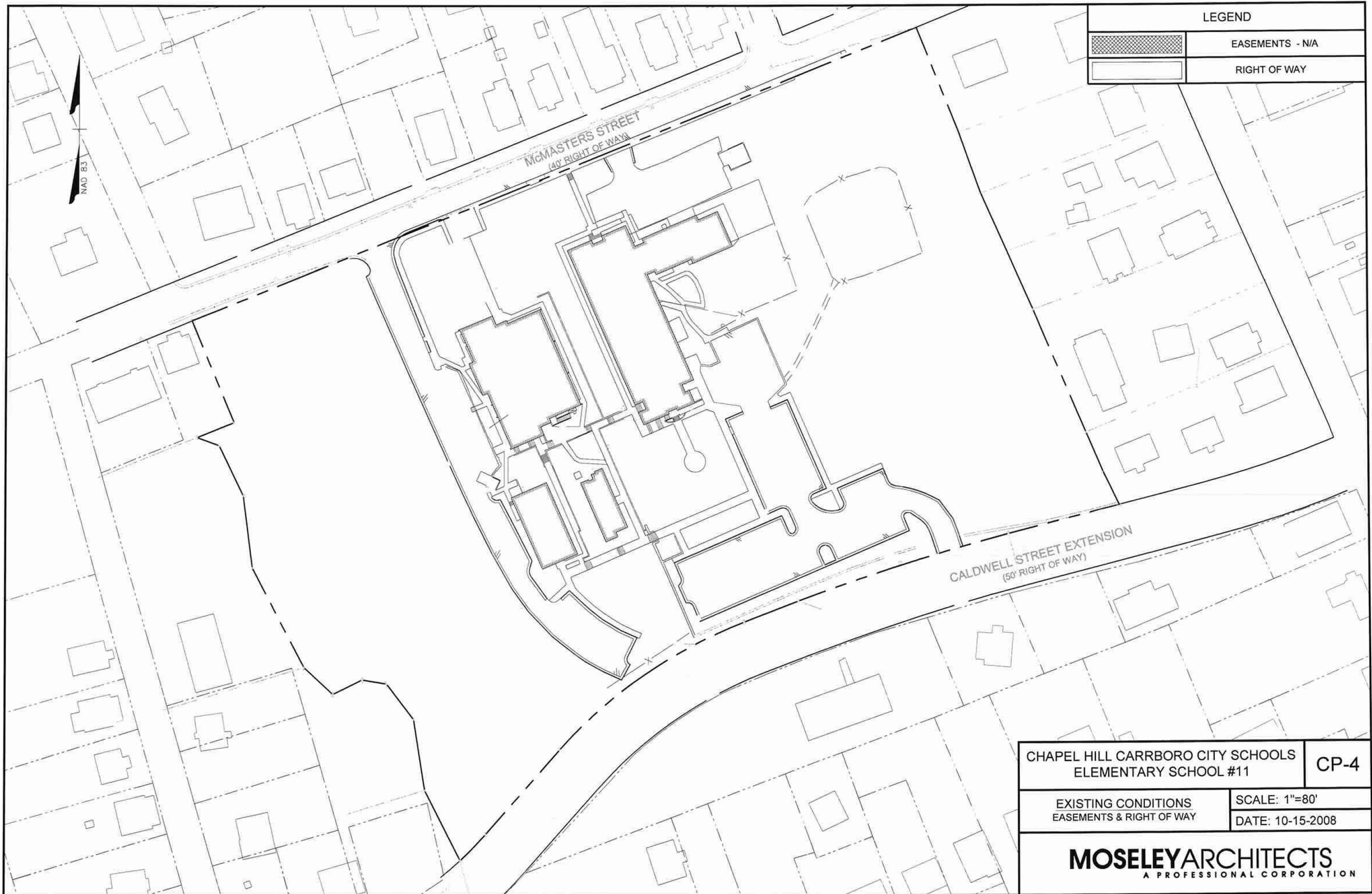
ZONING DISTRICTS

- MEDIUM DENSITY RES., 7 UNITS / ACRE
- MEDIUM DENSITY RES., 10 UNITS / ACRE
- OFFICE & INSTITUTIONAL 1
- TOWN CENTER 2
- RESIDENTIAL, SPECIAL STANDARDS-C





CHAPEL HILL CARRBORO CITY SCHOOLS ELEMENTARY SCHOOL #11		CP-3
EXISTING CONDITIONS LAND USE MAP	SCALE: 1"=300'	DATE: 10-15-2008

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LEGEND

	EASEMENTS - N/A
	RIGHT OF WAY

CHAPEL HILL CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #11

CP-4

EXISTING CONDITIONS
EASEMENTS & RIGHT OF WAY

SCALE: 1"=80'
DATE: 10-15-2008

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3 OF THE 4 TOTAL EXISTING BUILDINGS
ON SITE AND STONE RETAINING WALL



EXISTING SITE BUILDING
(TWO STORY)



McMASTERS STREET LOOKING EAST ALONG
NORTH PROPERTY LINE



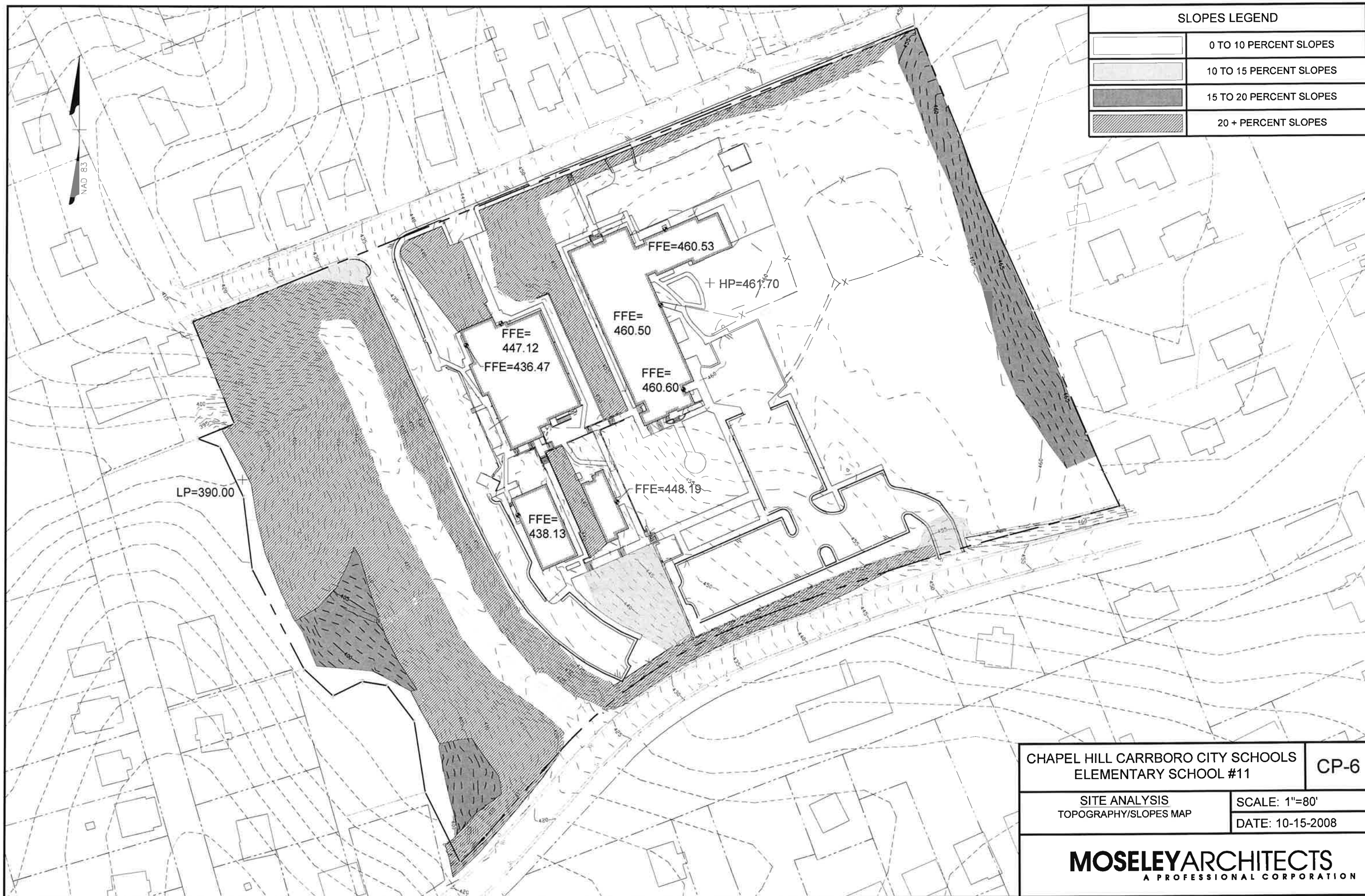
VIEW INTO SITE ALONG CALDWELL STREET
EXTENSION LOOKING NORTHWEST



MANY ADJACENT HOUSES ARE ONE
STORY RENTAL PROPERTIES



EXISTING CHAPEL HILL HOUSING AUTHORITY
(ACROSS CALDWELL ST. EXT.)



SLOPES LEGEND	
[White Box]	0 TO 10 PERCENT SLOPES
[Light Gray Box]	10 TO 15 PERCENT SLOPES
[Medium Gray Box]	15 TO 20 PERCENT SLOPES
[Hatched Box]	20 + PERCENT SLOPES

LP=390.00

FFE=447.12
FFE=436.47

FFE=438.13

FFE=460.50

FFE=460.60

FFE=460.53

HP=461.70

FFE=448.19

CHAPEL HILL CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #11

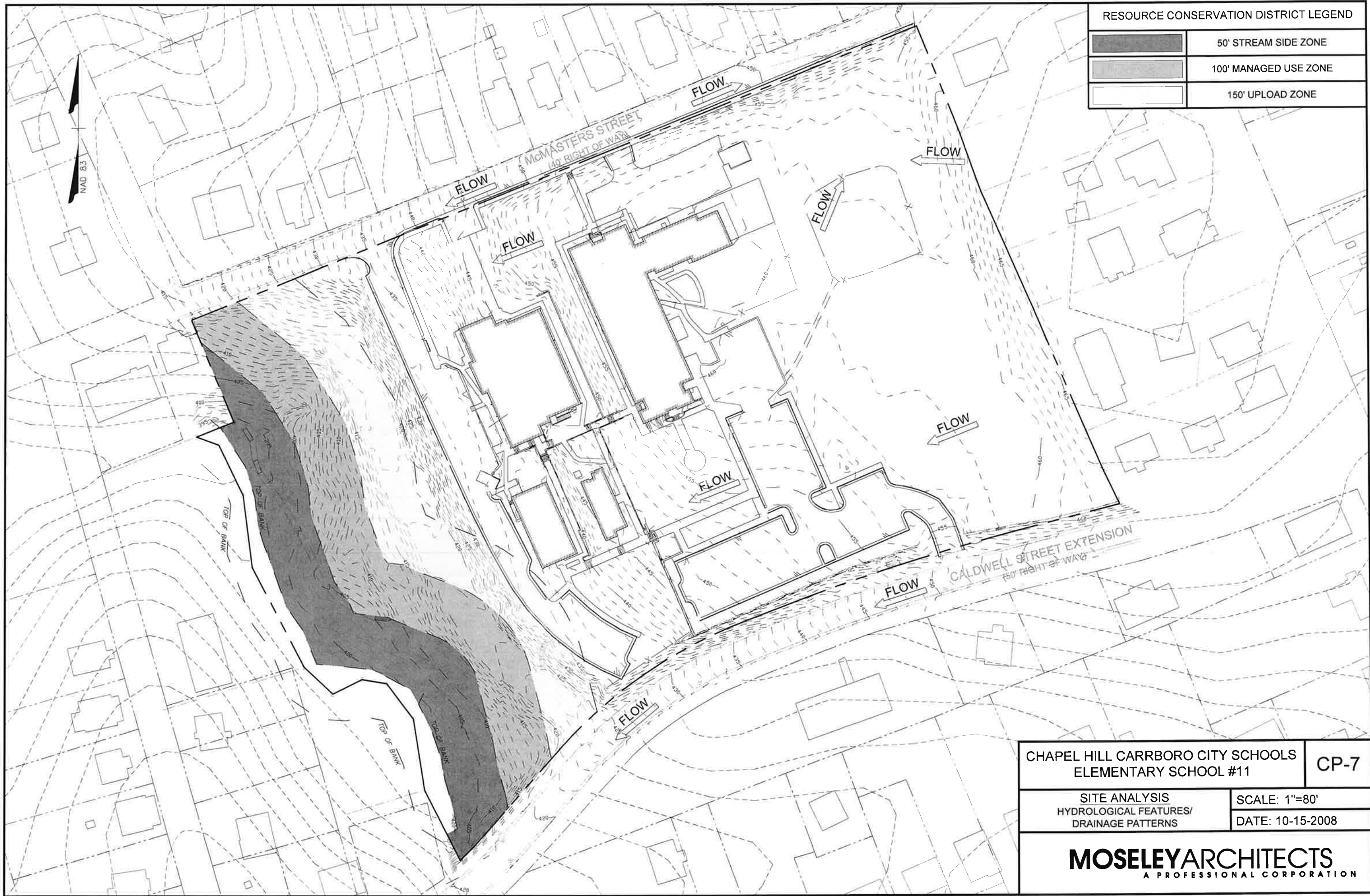
CP-6




SITE ANALYSIS
TOPOGRAPHY/SLOPES MAP

SCALE: 1"=80'

DATE: 10-15-2008

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RESOURCE CONSERVATION DISTRICT LEGEND	
	50' STREAM SIDE ZONE
	100' MANAGED USE ZONE
	150' UPLOAD ZONE

CHAPEL HILL CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #11

CP-7

SITE ANALYSIS
HYDROLOGICAL FEATURES/
DRAINAGE PATTERNS

SCALE: 1"=80'
DATE: 10-15-2008

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MAP UNIT LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
<i>AuC</i>	APPLING-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES
<i>IuB</i>	IREDELL-URBAN LAND COMPLEX, 1 TO 8 PERCENT SLOPES
<i>WmE</i>	WEDOWEE SANDY LOAM, 15 TO 25 PERCENT SLOPES



NOTE:
REFER TO TREE
LEGEND CP-9

CHAPEL HILL CARRBORO CITY SCHOOLS ELEMENTARY SCHOOL #11		CP-8
SITE ANALYSIS SOIL TYPES & VEGETATION		SCALE: 1"=80' DATE: 10-15-2008
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TREE SURVEY			
TREE TAG	SIZE	TYPE	REMARKS
T-1	18"	WILLOW OAK	STREET TREE, UNDER POWER LINES
T-2	15"	ATLANTIC WHITE CEDAR	CLOSE TO RETAINING WALL, UNDER POWER LINES
T-3	12"	WILLOW OAK	UNDER POWER LINES
T-4	12"	HACKBERRY	GOOD CONDITION
T-5	12"	WATER OAK	SPLITS AT 4 FEET
T-6	15"	HACKBERRY	GOOD CONDITION
T-7	12"	HACKBERRY	CLUSTER OF 7
T-8	18"	BLACK WALNUT	LIMBS OVER RESIDENTIAL HOUSE
T-9	23"	HACKBERRY	LIMBS OVER RESIDENTIAL HOUSE
T-10	18"	LOBLOLLY PINE	GOOD CONDITION
T-11	16"	SLIPPERY ELM	GOOD CONDITION
T-12	38"	PECAN	GOOD CONDITION
T-13	13"	WHITE ASH	TWISTED TRUNK
T-14	18"	LOBLOLLY PINE	GOOD CONDITION
T-15	18"	LOBLOLLY PINE	GOOD CONDITION
T-16	18"	LOBLOLLY PINE	GOOD CONDITION
T-17	18"	LOBLOLLY PINE	GOOD CONDITION
T-18	14"	LOBLOLLY PINE	GOOD CONDITION
T-19	16"	SWEETGUM	LOW LIMBS. SPLIT TRUNK
T-20	12"	SWEETGUM	GOOD CONDITION
T-21	13"	WILLOW OAK	LIMBS ON ONE SIDE
T-22	42"	SOUTHERN RED OAK	SIDE OF TREE IS DYING
T-23	29"	WHITE OAK	ADJACENT TO SIDEWALK & STREET
T-24	13"	BLACK WALNUT	ADJACENT TO WALL-POWER UNDER POWER LINES
T-25	14"	WILLOW OAK	GOOD CONDITION
T-26	15"	SLIPPERY ELM	UNDER POWER LINES
T-27	15"	MULBERRY	MULTI TRUNK 4-5 (POWER LINES-PORIONS DEAD-UNDER WALL)
T-28	12"	MULBERRY	GROWING OUT OF WALL (IN DECLINE)
T-29	18"	ELM	MULTI TRUNK (UNDER POWER LINES)
T-30	16"	WILLOW OAK	GOOD CONDITION
T-31	9"	REDBUD	TOP DYING
T-32	6"	ATLANTIC WHITE CEDAR	SPLIT TRUNK (2)
T-33	15"	MULBERRY	MULTI TRUNK (3)
T-34	9"	ELM	GREEN BERRIES
T-35	12"	ELM	WATER FROM PARKING LOT-ERODING ROOTS
T-36	12"	WHITE ASH	GOOD CONDITION
T-37	14"	HACKBERRY	ON STEEP SLOPE
T-38	9"	REDBUD	ON STEEP SLOPE
T-39	16"	LOBLOLLY PINE	GOOD CONDITION
T-40	12"	SWEETGUM	GOOD CONDITION
T-41	7"	SOURWOOD	NO TOP- POOR HEALTH
T-42	13"	ELM	GOOD CONDITION
T-43	33"	BLACK OAK	ON STEEP SLOPE
T-44	13"	AMERICAN BEECH	OAK OVER CROUDING
T-45	29"	SOUTHERN RED OAK	TOP OF STEEP SLOPE
T-46	12"	ELM	SPLIT AT 15'- ONE SIDE BROUEN
T-47	23"	WILLOW OAK	STREET TREE
T-48	17"	JAPANESE ZELCOVA	STREET TREE-SOME DEAD LIMBS
T-49	13"	JAPANESE ZELCOVA	STREET TREE
T-50	26"	WILLOW OAK	STREET TREE
T-51	15"	WILLOW OAK	GOOD CONDITION
T-52	12"	ELM	SPLIT TRUNK ONE SIDE CUT OUT
T-53	24"	WILLOW OAK	GOOD CONDITION
T-54	23"	WILLOW OAK	GOOD CONDITION
T-55	23"	WILLOW OAK	GOOD CONDITION
T-56	21"	WILLOW OAK	GOOD CONDITION
T-57	12"	SYCAMORE	GOOD CONDITION
T-58	15"	SYCAMORE	TWIN TRUNKS SPLITS AT 2'
T-59	17"	SYCAMORE	GOOD CONDITION
T-60	15"	SYCAMORE	GOOD CONDITION
T-61	15"	SYCAMORE	GOOD CONDITION

TREE SURVEY			
TREE TAG	SIZE	TYPE	REMARKS
T-62	15"	SYCAMORE	GOOD CONDITION
T-63	12"	TULIP POPLAR	ROOTS MAY BE CUT DUE TO SEWER INSTALL
T-64	19"	SWEETGUM	ROOTS MAY BE CUT DUE TO SEWER INSTALL
T-65	13"	SYCAMORE	GOOD CONDITION
T-66	19"	SOUTHERN RED OAK	GOOD CONDITION
T-67	14"	TULIP POPLAR	GOOD CONDITION
T-68	22"	TULIP POPLAR	GOOD CONDITION
T-69	16"	ELM	GOOD CONDITION
T-70	18"	LOBLOLLY PINE	GOOD CONDITION
T-71	22"	BLACK WALNUT	GOOD CONDITION
T-72	14"	RED MAPLE	GOOD CONDITION
T-73	12"	RED MAPLE	HOLLOW BASE
T-74	13"	SWEETGUM	GOOD CONDITION
T-75	8"	BLACK CHERRY	FLAKEY BARK
T-76	12"	ELM	COVERED IN IVY
T-77	15"	ELM	COVERED IN IVY
T-78	9"	EASTERN WHITE CEDAR	COVERED IN IVY
T-79	12"	SWEETGUM	SOME VINES IN TOP OF TREE
T-80	27"	WILLOW OAK	GOOD CONDITION
T-81	12"	WILLOW OAK	GOOD CONDITION
T-82	24"	ELM	CHECK PICTURE
T-83	32"-24"	WHITE OAK	SPLIT TREE (2)
T-84	(3)-24"	WHITE OAK	SPLIT TREE (4)
T-85	16"	SWEETGUM	ROOTS MAY BE CUT SEWER INSTALL
T-86	14"	SWEETGUM	ROOTS MAY BE CUT SEWER INSTALL
T-87	27"	TULIP POPLAR	ROOTS MAY BE CUT SEWER INSTALL (2) OF (3) ARE DEAD
T-88	19"	SWEETGUM	ROOTS MAY BE CUT DUE TO SEWER INSTALL
T-89	12"	SWEETGUM	ROOTS MAY BE CUT DUE TO SEWER INSTALL
T-90	18"	SWEETGUM	GOOD CONDITION
T-91	22"	WILLOW OAK	GOOD CONDITION
T-92	20"	LOBLOLLY PINE	GOOD CONDITION
T-93	19"	WILLOW OAK	GOOD CONDITION
T-94	16"	BLACK OAK	GOOD CONDITION
T-95	17"	WILLOW OAK	GOOD CONDITION
T-96	17"	WILLOW OAK	GOOD CONDITION
T-97	12"	ELM	GOOD CONDITION
T-98	12"	SWEETGUM	GOOD CONDITION
T-99	12"	SWEETGUM	GOOD CONDITION
T-100	19"	SYCAMORE	GOOD CONDITION
T-101	12"	SWEETGUM	GOOD CONDITION
T-102	48"	TULIP POPLAR	DEAD TREE IN FORK
T-103	16"	ELM	GOOD CONDITION
T-104	12"	ELM	GOOD CONDITION
T-105	22"	SWEETGUM	GOOD CONDITION
T-106	16"	SYCAMORE	GOOD CONDITION
T-107	20"	PIGNUT HICKORY	LARGE VINES- CLIMBING AND SUFFICATING
T-108	28"	TULIP POPLAR	LARGE VINES- SOME HAVE BEEN REMOVED
T-109	14"	ELM	GOOD CONDITION
T-110	32"	WHITE OAK	COVERED IN VINES
T-111	36"	TULIP POPLAR	LARGE VINES
T-112	44"	SOUTHERN RED OAK	LOTS OF LARGE VINES
T-113	15"	ELM	COVERED IN VINES
T-114	12"	WILLOW OAK	GOOD CONDITION
T-115	8"	BLACK CHERRY	GOOD CONDITION
T-116	13"	BLACK CHERRY	GOOD CONDITION
T-117	15"	BLACK CHERRY	GOOD CONDITION
T-118	14"	ELM	GOOD CONDITION
T-119	12"	ELM	SPLIT AND BROKEN AT 12'
T-120	36"	WILLOW OAK	GOOD CONDITION
T-121	12"	RED MAPLE	GOOD CONDITION
T-122	12"	SYCAMORE	GOOD CONDITION
T-123	18"	SYCAMORE	GOOD CONDITION
T-124	20"	RED OAK	FAIR CONDITION (ROOT MAY BE IN FOUNDATION)

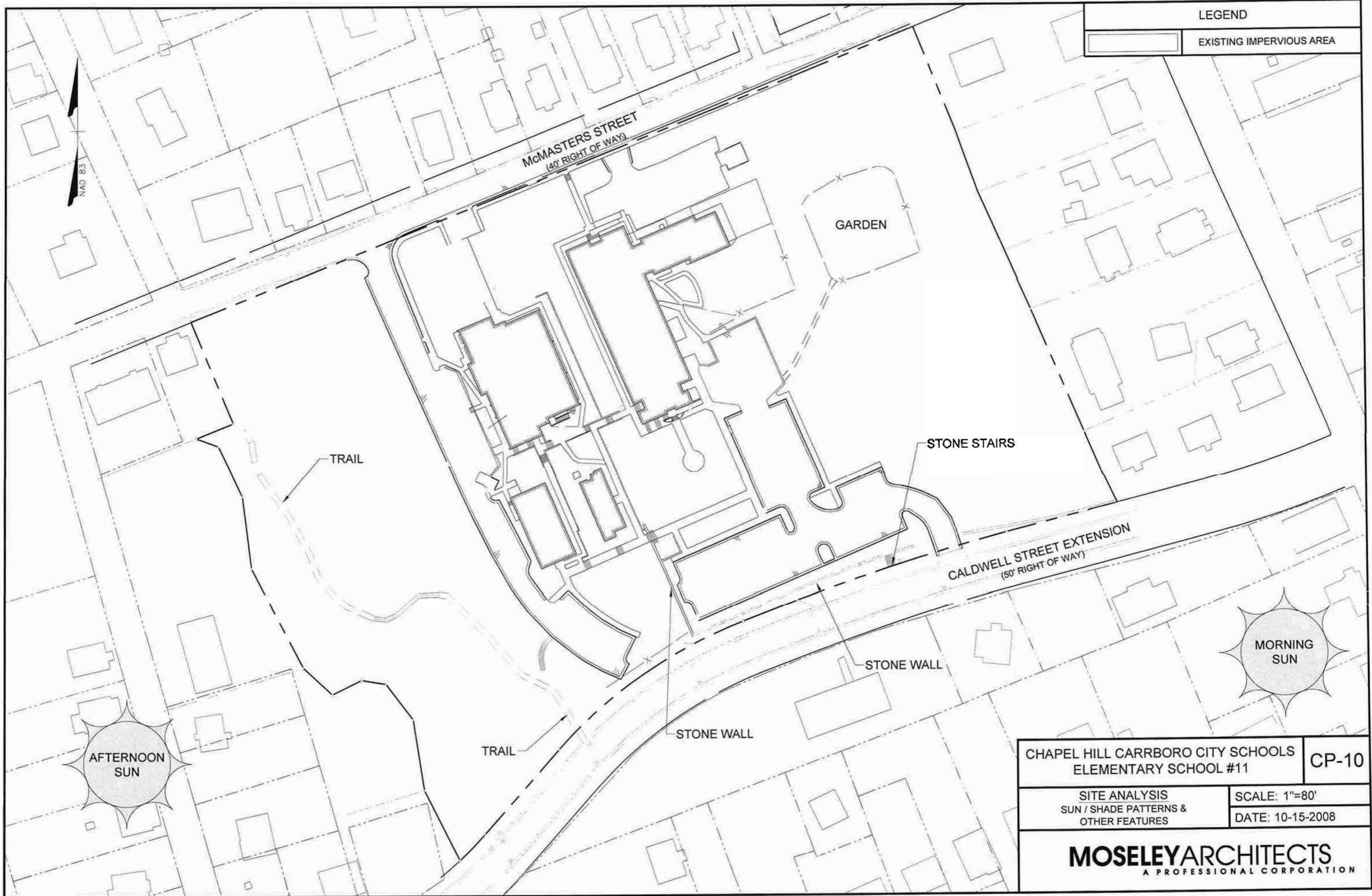
CHAPEL HILL CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #11

CP-9

SITE ANALYSIS
RARE & SPECIMEN TREE LEGEND

SCALE: N.T.S.
DATE: 10-15-2008

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LEGEND

EXISTING IMPERVIOUS AREA

McMASTERS STREET
(40' RIGHT OF WAY)

GARDEN

STONE STAIRS

CALDWELL STREET EXTENSION
(50' RIGHT OF WAY)

TRAIL

STONE WALL

STONE WALL

TRAIL

MORNING
SUN

AFTERNOON
SUN

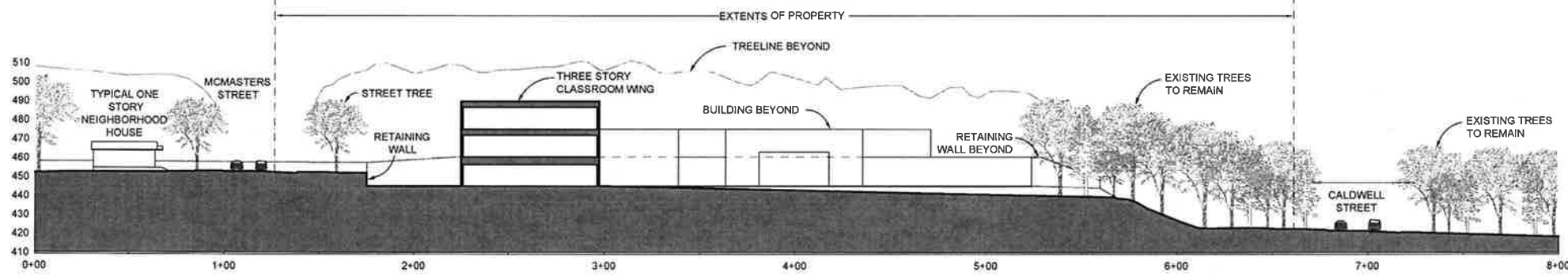
CHAPEL HILL CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #11

CP-10

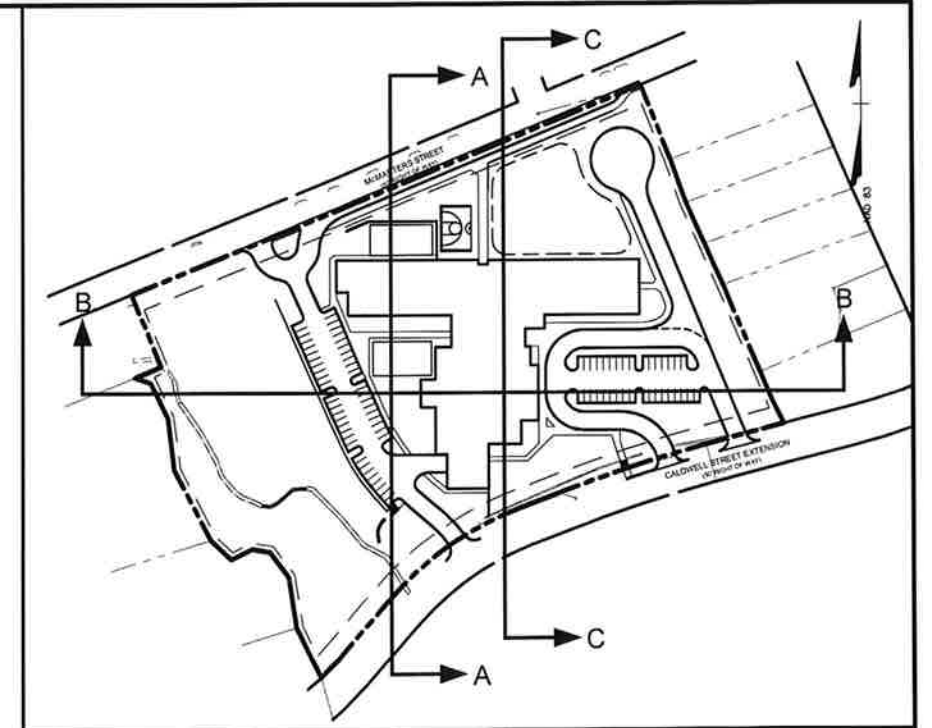
SITE ANALYSIS
SUN / SHADE PATTERNS &
OTHER FEATURES

SCALE: 1"=80'
DATE: 10-15-2008

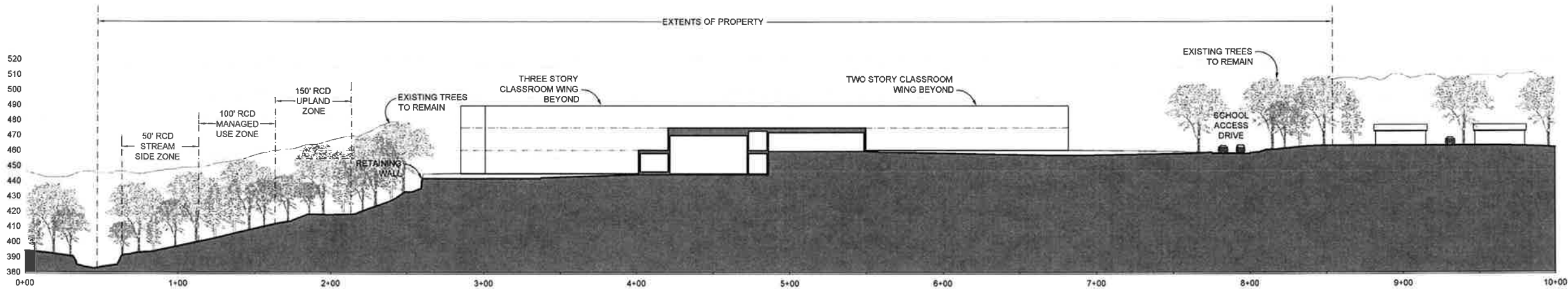
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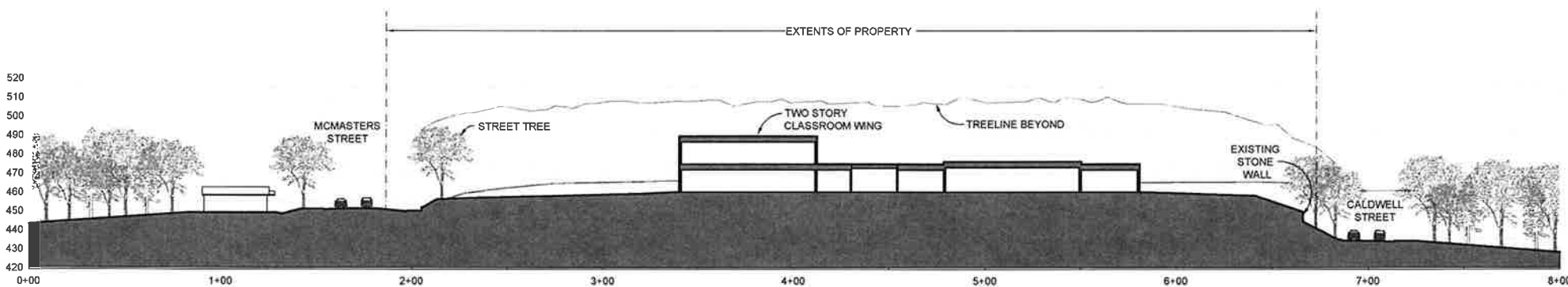
Section A



SCALE 1"=250'



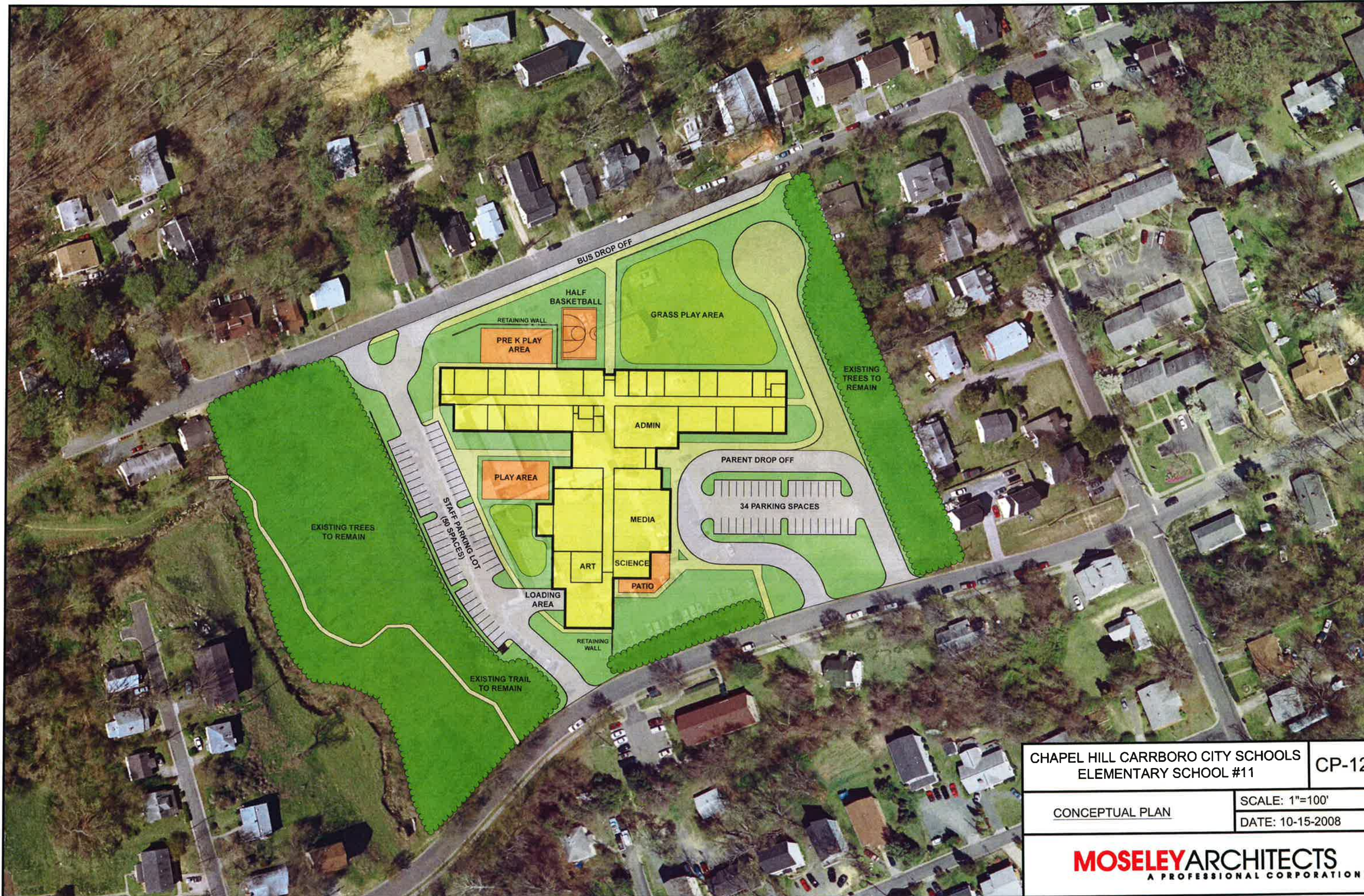
Section B



Section C

CHAPEL HILL CARRBORO CITY SCHOOLS ELEMENTARY SCHOOL #11		CP-11
SITE ANALYSIS CROSS SECTIONS		SCALE: 1"=80'
		DATE: 10-15-2008

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CHAPEL HILL CARRBORO CITY SCHOOLS
ELEMENTARY SCHOOL #11

CP-12

CONCEPTUAL PLAN

SCALE: 1"=100'

DATE: 10-15-2008

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