



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

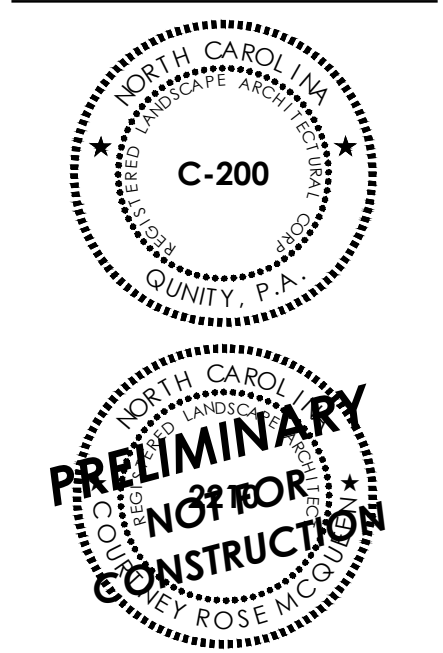
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

LONGLEAF TRACE

1708-1712 LEGION ROAD
CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS



Existing Grade - Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	10.00%	Green
2	10.00%	15.00%	Yellow
3	15.00%	20.00%	Orange
4	20.00%	25.00%	Red

DEVELOPMENT SUMMARY:

SITE SUMMARY
GROSS LAND AREA: 141,093 SF (3.24 AC)
PROJECT AREA: 95,483 SF (2.19 AC)
AREA OF DISTURBANCE ONSITE: 95,483 SF (2.19 AC)
AREA OF DISTURBANCE OFFSITE: 3,550 SF (0.08 AC)
TOTAL AREA OF DISTURBANCE: 99,033 SF (2.27 AC)
EXISTING ZONING: R-2/R-4
PROPOSED ZONING: RCP-CZD
EXISTING USE: RESIDENTIAL
PROPOSED USE: MULTI-FAMILY
WATERSHED: LOWER BOOKER CREEK
RIVER BASIN: CAPE FEAR
CITY LIMIT: INSIDE
TIER: SUBURBAN

LOT SUMMARY
MAXIMUM BUILDING HEIGHT: 60'
TOTAL MAX. UNITS: 48
REQUIRED STREET YARD SETBACK: 10'
PROPOSED STREET YARD SETBACK: 10'
REQUIRED SIDE SETBACK: 0'
PROPOSED SIDE SETBACK: 0'
REQUIRED REAR SETBACK: 0'
PROPOSED REAR SETBACK: 0'

BUILDING SUMMARY
EXISTING BUILDING AREA: 3,135 SF
PROPOSED BUILDING AREA: 62,000 SF

PARKING SUMMARY
REQUIRED PARKING (EXISTING ZONING): 61 SPACES
REQUIRED PARKING (PROPOSED ZONING): 51 SPACES
TOTAL REQUIRED PARKING (PROPOSED ZONING): 51 SPACES

HC PARKING PROVIDED: 10 SPACES
STANDARD PARKING PROVIDED (9' X 18'): 41 SPACES
TOTAL PARKING PROVIDED: 51 SPACES
BIKE PARKING (12 REQUIRED): 12 SPACES

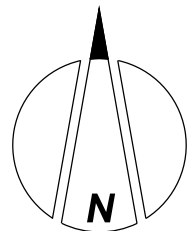
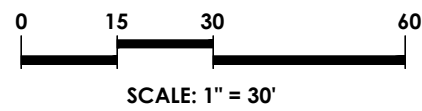
IMPERVIOUS SUMMARY
TOTAL AREA: 141,093 SF (3.24 AC)
MAXIMUM ALLOWABLE IMPERVIOUS AREA: 98,765 SF (2.26 AC) (70%)
EXISTING IMPERVIOUS AREA: 3,135 SF (0.07 AC)
TOTAL PROPOSED IMPERVIOUS AREA: 51,817 SF (1.18 AC) (36.5%)
STREETS / PARKING LOTS: 23,806 SF (0.54 AC) (17%)
SIDEWALK / BUILDING: 23,011 SF (0.53 AC) (16%)
IMPERVIOUS RESERVE: 5,000 SF (0.11 AC) (3.5%)

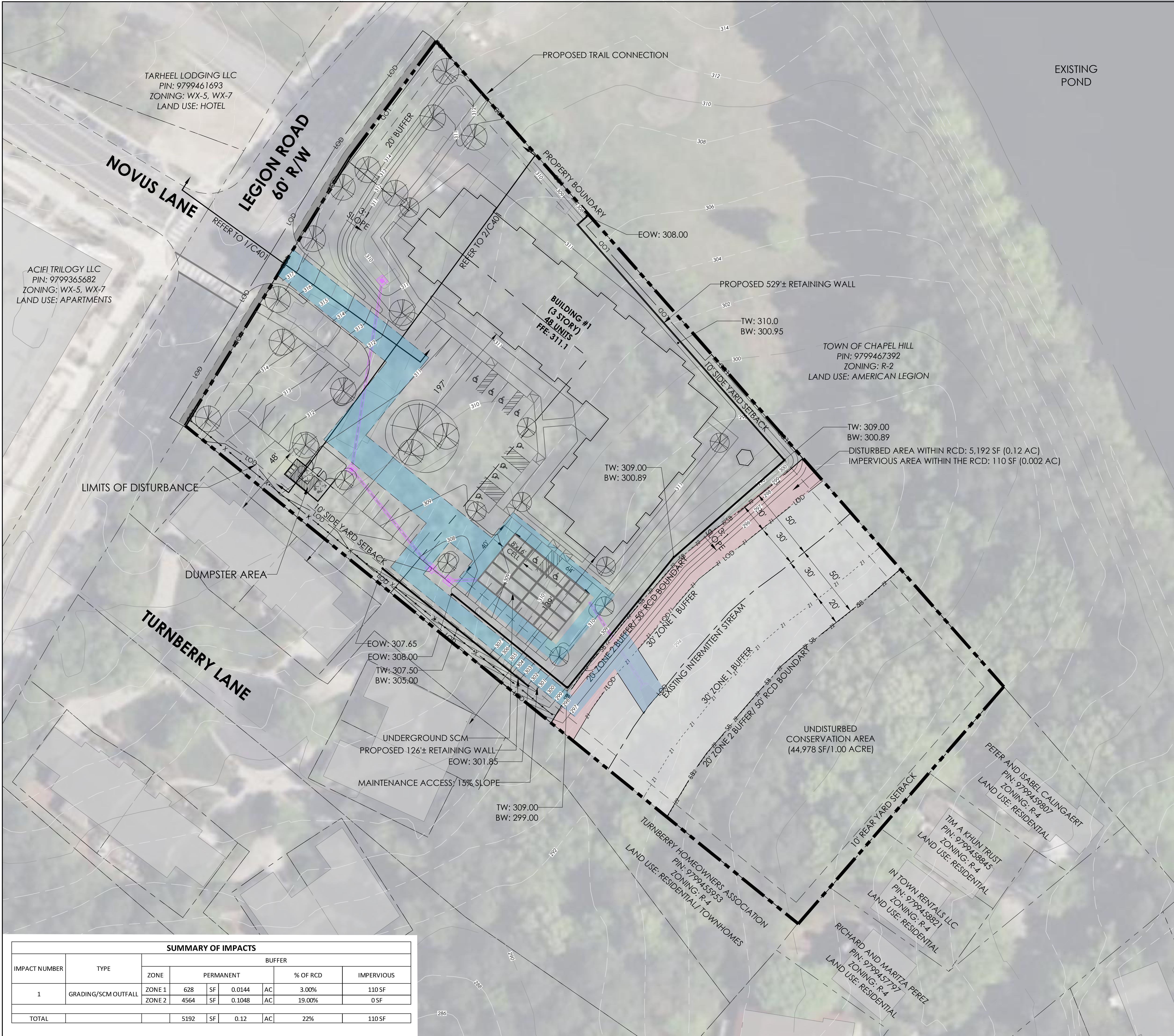
TREE COVERAGE SUMMARY
REQUIRED TREE COVERAGE / OPEN SPACE: 47,010 SF (30%)
PROPOSED TREE COVERAGE / OPEN SPACE: 47,010 SF (30%)

OPEN SPACE SUMMARY
REQUIRED OPEN SPACE AREA: 7,056 SF (5%)
PROPOSED OPEN SPACE AREA: 7,056 SF (5%)

1 EXISTING CONDITIONS

C002 SCALE: 1"= 30'





- GENERAL GRADING/DRAINAGE NOTES:
- PRIOR TO CONSTRUCTION OF THE PROPOSED STORM DRAINS, VERIFY ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF CONNECTIONS TO BOTH EXISTING AND PROPOSED STORM SYSTEM. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.
 - ALL STORM DRAINAGE LINES SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
 - INSTALL TREE PROTECTION FENCING AT THE SAME TIME AS THE EROSION CONTROL MEASURES. MAINTAIN UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETED.
 - LOCATE TREE PROTECTION MEASURES SO THAT THEY MAINTAIN A 6 FOOT RADIUS AROUND A TREE OR THE STRIPPING OF TOPSOIL, MAKE A CLEAN, SHARP, VERTICAL CUT AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. INSTALL THE TREE PROTECTION FENCING ON THE SIDE FARTHEST AWAY FROM THE TREE TRUNKS.
 - NO STORAGE OF MATERIALS, FILL OR EQUIPMENT SHALL BE ALLOWED WITHIN THE PROTECTED AREA. POST NO TRESPASSING SIGNS ON THE PROTECTION FENCING.
 - AT THE START OF GRADING INVOLVING THE LOWERING OF THE EXISTING GRADE AROUND A TREE OR THE STRIPPING OF TOPSOIL, MAKE A CLEAN, SHARP, VERTICAL CUT AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. INSTALL THE TREE PROTECTION FENCING ON THE SIDE FARTHEST AWAY FROM THE TREE TRUNKS.
 - ALL DISTURBED PERVIOUS AREAS WILL BE SEEDED, STRAWED, AND/OR MULCHED PER CHAPEL HILL REQUIREMENTS. PLANTING PLAN AND DETAILS TO BE PROVIDED AT SITE PLAN.

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LEGEND

---	BUILDING SETBACK
---	LIMITS OF DISTURBANCE
---	LOD
---	INTERMITTENT STREAM CENTERLINE
---	SB
---	50' STREAM BUFFER
---	30' ZONE 1 BUFFER
---	20' ZONE 2 BUFFER
---	PROPERTY LINE
---	PROPOSED RETAINING WALL
---	SCM ACCESS AND MAINTENANCE EASEMENT

GRADING AND DRAINAGE PLAN

1 C400 SCALE: 1"=30'

0 15 30 60 SCALE: 1"=30'

N

SUMMARY OF IMPACTS								
IMPACT NUMBER	TYPE	BUFFER						
		ZONE	PERMANENT			% OF RCD	IMPERVIOUS	
1	GRADING/SCM OUTFALL	ZONE 1	628	SF	0.0144	AC	3.00%	110 SF
		ZONE 2	4564	SF	0.1048	AC	19.00%	0 SF
TOTAL			5192	SF	0.12	AC	22%	110 SF



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GRADING & DRAINAGE



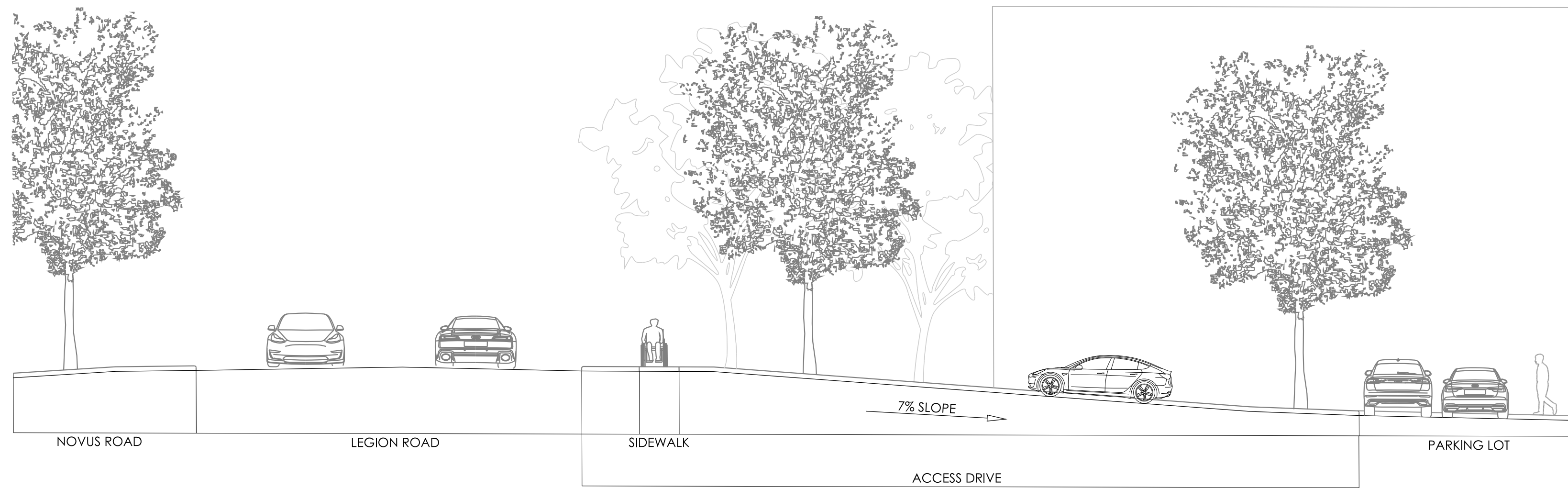
TOWNSHIP PUBLIC WORKS DEPARTMENT APPROVED
ENGINEERING: _____ DATE: _____
STORM WATER: _____ DATE: _____
TRANSPORTATION: _____ DATE: _____
811 - CALL BEFORE YOU DIG
DRAWN BY: MAT CHECKED BY: NDA
DATE: 02-14-2024
PROJECT NO.: 2404
SHEET NO.: C400

CONCEPT SKETCH

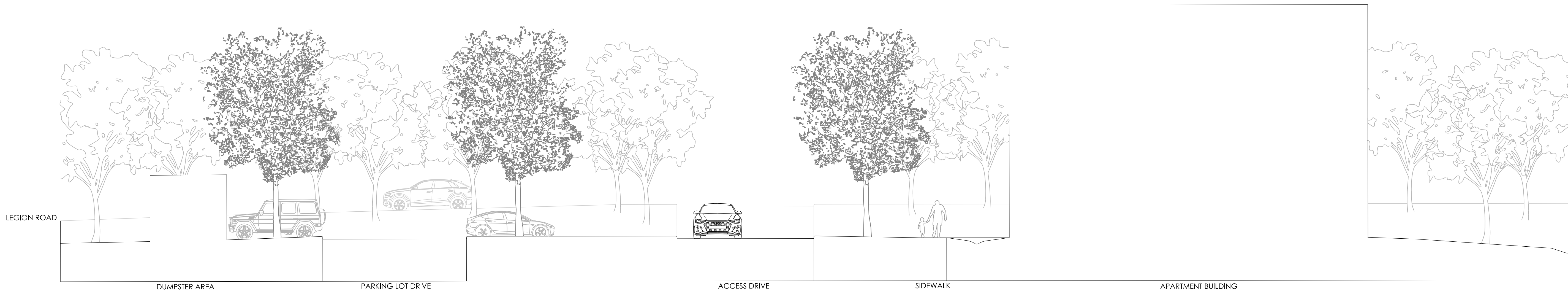
LONGLEAF TRACE

1708-1712 LEGION ROAD
CHAPEL HILL, NORTH CAROLINA

SECTION
ELEVATIONS



1 ACCESS DRIVE SECTION LOOKING NORTHEAST
C401 SCALE: 1"=10' 0 5 10 20
SCALE: 1" = 10'



2 ACCESS DRIVE SECTION LOOKING WEST
C401 SCALE: 1"=10' 0 5 10 20
SCALE: 1" = 10'

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