CONDITIONAL ZONING APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
(919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9789302139 and 9789302349 Date: 8/26/2021

Section A: Project Information

Project Name:	Aspen Chapel Hill - Student Housing		
Property Address:	E Longview St and MLK Jr Blvd	Zip Code:	27514
Use Groups (A, B, and/or C):	A	Existing Zoning District:	NC and R-3
Project Description:	Student Housing multifamily development with approximately 102 units		

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name:	McAdams; Derick Blankenship				
Address:	One Glenwood Avenue, Suite 201				
City:	Raleigh	State:	NC	Zip Code:	27603
Phone:	919. 823. 4300	Email:	blankenship@mcadamsco.com		

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Date: 08/26/21

Owner/Contract Purchaser Information:

☐ **Owner** ☒ **Contract Purchaser**

Name:	York Acquisitions,LLC; David Helfrich				
Address:	8008 Corporate Center Drive, Suite #201				
City:	Charlotte	State:	NC	Zip Code:	28226
Phone:	704.274.2221	Email:	dhelfrich@ahpliving.com		

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Date: 08/25/21

Click here for application submittal instructions.

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.

Section A: Project Information

Use Type: *(check/list all that apply)*

☐ Office/Institutional ☒ Residential ☐ Mixed-Use ☐ Other: _____

Overlay District: *(check all that apply)*

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	80,455	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	8,046	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	88,501	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: *(check all those that apply)*

☐ Jordan Buffer ☒ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance	**Total (sq. ft.)**
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	87,555
Area of Land Disturbance within RCD	7,716
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Impervious Surface Area (ISA)	18,095	18,095	42,253	42,253
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	20.4%	20.4%	max 50%	max 50%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	n/a	n/a	n/a	n/a

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	2	2	1	1
Number of Floors	1	1	6	6
Recreational Space	0	0	8,000 sf	8,000 sf

Residential Space				
Dimensional Unit (sq. ft.)	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Floor Area (all floors – heated and unheated)	0	0	124,500	124,500
Total Square Footage of All Units	0	0	124,500	124,500
Total Square Footage of Affordable Units	0	0	tbd	tbd
Total Residential Density	0	0	60 du/ac	60 du/ac
Number of Dwelling Units	0	0	112	112
Number of Affordable Dwelling Units	0	0	tbd	tbd
Number of Single Bedroom Units	0	0	25	25
Number of Two Bedroom Units	0	0	28	28
Number of Three Bedroom Units	0	0	18 3BR / 41 4BR	18 3BR / 41 4BR

Non-Residential Space *(Gross Floor Area in Square Feet)*					
Use Type	**Existing**	**Proposed**	**Uses**	**Existing**	**Proposed**
Commercial	18,095	0			
Restaurant	0	0	**# of Seats**	0	0
Government	0	0			
Institutional	0	0			
Medical	0	0			
Office	0	0			
Hotel	0	0	**# of Rooms**	0	0
Industrial	0	0			
Place of Worship	0	0	**# of Seats**	0	0
Other	0	0			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	20'	n/a	15' (Longview); 20' (MLK)
	Interior (neighboring property lines)	6'	n/a	10
	Solar (northern property line)	8'	n/a	10
Height (maximum)	Primary	60'	75'	81'
	Secondary	39'	75'	81'
Streets	Frontages	40'	40'	40'
	Widths			

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Longview St	45		2	☒ Yes	☒ Yes
MLK Jr Blvd	100		5	☒ Yes	☒ Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	**Dimensions**	**Surface**	**Handicapped Ramps**
Longview St	5'	Concrete	☒ Yes ☐ No ☐ N/A
MLK Jr Blvd	5'	Concrete	☒ Yes ☐ No ☐ N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	173	218	67
Handicap Spaces	3	7	3
Total Spaces	176	225	70
Loading Spaces	0	0	0
Bicycle Spaces	28	n/a	38
Surface Type	parking deck, concrete		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	10	10	☐ Yes	☐ Yes
South	15	15	☐ Yes	☐ Yes
East	20	20	☐ Yes	☐ Yes
West	10	10	☐ Yes	☐ Yes

Section I: Land Use Intensity

Existing Zoning District:
Proposed Zoning Change *(if any)*:

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	**Floor Area Ratio (FAR)**	**Recreation Space Ratio (RSR)**	**Low Density Residential (0.24)**	**High Density Residential (0.50)**	**Non-Residential (0.70)**	**Maximum Floor Area (MFA) = FAR x GLA**	**Minimum Recreation Space (MSR) = RSR x GLA**
R-6	.303	.050		.50		26,815	4,425
						(proposed) 168,152	
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:

Water	☒ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☒ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☒ Underground	☐ Above Ground		
Telephone	☒ Underground	☐ Above Ground		
Solid Waste	☒ Town	☐ Private		

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at planning@townofchapelhill.org.

x	**Application fee** (including Engineering Review fee) (refer to fee schedule)	Amount Paid $ 58,192.70
x	**Pre-application meeting** –with appropriate staff	
x	**Digital Files –** provide digital files of all plans and documents	
x	**Recorded Plat or Deed of Property**	
x	**Project Fact Sheet**	
x	**Traffic Impact Statement** – completed by Town's consultant (or exemption)	
x	**Description of Public Art Proposal,** if applicable	
x	**Statement of Justification**	
x	**Response to Community Design Commission and Town Council Concept Plan comments, if applicable**	
x	**Affordable Housing Proposal, if applicable**	
x	**Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan**	
x	**Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)	
x	**Mailing fee for above mailing list (mailing fee is double due to 2 mailings)**	Amount Paid $ 1,186
x	**Written Narrative describing the proposal, including proposed land uses and proposed conditions**	
x	**Resource Conservation District, Floodplain, & Jordan Buffers Determination** – necessary for all submittals	
x	**Jurisdictional Wetland Determination – if applicable**	
n/a	**Resource Conservation District Encroachment Exemption or Variance (determined by Planning)**	
n/a	**Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)**	
n/a	**Reduced Site Plan Set (reduced to 8.5" x 11")**	

Stormwater Impact Statement (1 copy to be submitted)

a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
b) Description of land uses and area (in square footage)
c) Existing and proposed impervious surface area in square feet for all subareas and project area
d) Ground cover and uses information
e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
f) Time of concentration calculations and assumptions
g) Topography (2-foot contours)
h) Pertinent on-site and off-site drainage conditions
i) Upstream and/or downstream volumes
j) Discharges and velocities
k) Backwater elevations and effects on existing drainage conveyance facilities
l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
m) Water quality volume calculations
n) Drainage areas and sub-areas delineated
o) Peak discharge calculations and rates (1, 2, and 25-year storms)
p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
q) Volume calculations and documentation of retention for 2-year storm

r) 85% TSS removal for post-development stormwater runoff
s) Nutrient loading calculations
t) BMP sizing calculations
u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

a) Project name, applicant, contact information, location, PIN, & legend
b) Dedicated open space, parks, greenways
c) Overlay Districts, if applicable
d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
f) 1,000' notification boundary

Existing Conditions Plan

a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
b) Location of all existing structures and uses
c) Existing property line and right-of-way lines
d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
e) Nearest fire hydrants
f) Nearest bus shelters and transit facilities
g) Existing topography at minimum 2-foot intervals and finished grade
h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Detailed Site Plan

a) Existing and proposed building locations
b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
d) Location of existing and proposed fire hydrants
e) Location and dimension of all vehicle entrances, exits, and drives
f) Dimensioned street cross-sections and rights-of-way widths
g) Pavement and curb & gutter construction details
h) Dimensioned sidewalk and tree lawn cross sections
i) Proposed transit improvements including bus pull-off and/or bus shelter
j) Required landscape buffers (or proposed alternate/modified buffers)
k) Required recreation area/space (including written statement of recreation plans)
l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
m) Construction parking, staging, storage area, and construction trailer location
n) Sight distance triangles at intersections
o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
p) Easements
q) Clearing and construction limits
r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

a) Topography (2-foot contours)
b) Existing drainage conditions
c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
d) Proposed drainage and stormwater conditions
e) Drainage conveyance system (piping)
f) Roof drains
g) Easements
h) BMP plans, dimensions, details, and cross-sections
i) Planting and stabilization plans and specifications

Landscape Protection Plan

a) Rare, specimen, and significant tree survey within 50 feet of construction area
b) Rare and specimen tree critical root zones
c) Rare and specimen trees proposed to be removed
d) Certified arborist tree evaluation, if applicable
e) Significant tree stand survey
f) Clearing limit line
g) Proposed tree protection/silt fence location
h) Pre-construction/demolition conference note
i) Landscape protection supervisor note
j) Existing and proposed tree canopy calculations, if applicable

Planting Plan

a) Dimensioned and labeled perimeter buffers
b) Off-site buffer easement, if applicable
c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement

Steep Slope Plan

a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
b) Show and quantify areas of disturbance in each slope category
c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

a) Topography (2-foot contours)
b) Limits of Disturbance
c) Pertinent off-site drainage features
d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

a) Public right-of-way existing conditions plan
b) Streetscape demolition plan
c) Streetscape proposed improvement plan
d) Streetscape proposed utility plan and details
e) Streetscape proposed pavement/sidewalk details
f) Streetscape proposed furnishing details
g) Streetscape proposed lighting detail

Solid Waste Plan

a) Preliminary Solid Waste Management Plan
b) Existing and proposed dumpster pads
c) Proposed dumpster pad layout design
d) Proposed heavy duty pavement locations and pavement construction detail
e) Preliminary shared dumpster agreement, if applicable

Construction Management Plan

a) Construction trailer location
b) Location of construction personnel parking and construction equipment parking
c) Location and size of staging and materials storage area
d) Description of emergency vehicle access to and around project site during construction
e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

a) Description of how project will be 20% more energy efficient than ASHRAE standards
b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
c) Participation in NC GreenPower program
d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

March 16, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Aspen Heights Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF JUSTIFICATION

The proposed zoning brings the subject parcels into greater conformance with the Town's Comprehensive Plan. The property is currently zoned NC and R-3, and R-6 zoning is requested to fulfill the themes and goals of the comprehensive plan elaborated on below. Falling within the South Martin Luther King Jr Boulevard Focus Area, Sub-Area C which the parcels fall under specifically call for multifamily residential, which the current zoning districts do now allow. Statements below further support the case for the requested R-6 zoning district.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

The AHP multifamily student housing submittal is proposed in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration.

THEME 1: A PLACE FOR EVERYONE

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. Chapel Hill is home to the University of North Carolina at Chapel Hill and the UNC Health Care System, both of which continue to grow and bring more people to the area as it thrives in education, creativity, and innovation. As noted within the Project Narrative, with the continued increase in university enrollment each year, there is a need for more housing options for students, especially in close proximity to campus (like the subject location). A new student housing project will contribute to the range of housing options for future UNC-Chapel Hill students and residents in a location that further contributes to other Town goals as noted below.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

A goal of Theme 2 is to promote a safe, vibrant and connected community as well as foster success of local businesses. By providing an additional ~112 units at a location in close proximity to the downtown area and university, future residents will be closely connected to their surroundings and encouraged to support local businesses. A high-density residential development at this location provides many students with safe walking and biking routes to various destinations.

THEME 3: GETTING AROUND

AHP's proposal not only offers students more walking and biking options around Town and to campus given its location but is also connected to a future BRT route on Martin Luther King Jr Blvd. Nearby BRT and a potential multi-use path fronting MLK will contribute to providing a sustainable transportation system that accommodates and encourages alternative modes of getting around. Furthermore, a reduction in required parking has been requested to encourage use of buses, walking, and biking. As noted previously, this site location affords AHP the unique opportunity to partner with the Town as needed to serve as quality stewards of the broader BRT initiative to support both dense and suburban development. This project supports the initiative to create a connected community by linking neighborhoods through various means of transportation.

THEME 4: GOOD PLACES, NEW SPACES

This proposal addresses many of the goals falling under Theme 4, specifically contributing to the joint Town/University development strategy that aligns initiatives for transportation, housing, and environmental protection. Its density contributes to a range of neighborhood types as Chapel Hill evolves. While this project provides dense student housing at a prime location for utilizing alternative modes of transportation, the subject site also has an environmental component, which protects important natural habitats on the northern portion of the property. Additionally, there is a potential opportunity for public space along Martin Luther King Jr Blvd to engage BRT riders and activate the gateway corridor with a beneficial public use.

THEME 5: NURTURING OUR COMMUNITY

This project protects and maintains environmentally sensitive areas on the northern end of the property. The density on site is concentrated towards the intersection of MLK and Longview, while the remaining northern portion of the site contains streams that will retain riparian buffers for protection. Furthermore, as this project supports pedestrian activity, biking, and use of public transportation, it addresses the sustainability and environmental goals of the Town, including reducing carbon footprint and improving air quality.

THEME 6: TOWN AND GOWN COLLABORATION

AHP's multifamily student housing proposal seeks to provide housing for students that is safe, sound, and accessible. In addition to its location along a major corridor within a half-mile from campus, the subject project also promotes easy access for students and residents to health care centers, public services, and creates a platform for more active lifestyle opportunities. The project will include indoor and outdoor amenities and connections to a potential multi-use path connecting areas of the Town.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

AHP's multifamily student housing project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials and a modern design to provide a meaningful presence on MLK and thoughtful transitions to properties along the subject site's boundaries. Parking will be

provided in an efficient, single level parking deck that fits under the building, which allows this property to provide higher density and more housing opportunities with less environmental impact.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided from East Longview Street, and internally provided via the proposed parking deck. Pedestrian connections will be provided to East Longview Street, MLK, and throughout the property. Fire access shall be provided in accordance with code requirements.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,
MCADAMS

Jessie Hardesty

Jessie Hardesty
Planner, Planning + Design

To:	**Town of Chapel Hill Planning Department**
From:	**Applicant - Aspen Chapel Hill (Project #21-060)**
Date:	**August 26th, 2021 // Revised November 19th, 2021 and April 13th, 2022**
Re:	**Affordable Housing Proposal – CZP Application Submittal**

Objective

The purpose of this memorandum is to outline the Applicant's proposal for the Affordable Housing component of a proposed student housing project consisting of approximately 112 units located in the northwest quadrant of the MLK Jr. Boulevard and Longview Street intersection (Aspen Chapel Hill – Project #21-060) in the Town of Chapel Hill (the "Project").

Background & Approach

The Applicant has reviewed the Inclusionary Zoning Ordinance (Section 3.10) in detail and allowed the intention of this ordinance in conjunction with the Comprehensive Plan, feedback from the affordable housing proposal included in the Concept Plan submittal, and conversations with the Town's Housing and Community Department (collectively the "Contributing Parties"), to be the focal guide for the this Affordable Housing Proposal that seeks to maximize the capability of the Project to contribute to the town's affordable housing objectives while also considering the economic limitations of the Project.

The Applicant's understanding of the aggregated direction from the Contributing Parties is that there is consensus recognizing the Project's unique standing as a purpose-built student housing community to provide a creative housing approach that will help advance the Town's desire to add affordable units to the Town's inventory of affordable housing. More specifically, the Applicant understands it to be recognized by the Contributing Parties that the nature of the Project as a purpose-built student housing community with a tenant base predominately comprised of undergraduate students, and corresponding lifestyles, is not necessarily conducive with those of non-dependent professionals.

Applicant's Proposed Affordable Housing Component

The Applicant proposes the following to be considered:

1) *Fee In Lieu:*

   A contribution equivalent to $45,000/unit applied to the Affordable Units (as defined below). Such contribution shall be made to the Town's Affordable Housing Fund.

To help immediately align a portion of this contribution with the Town's preference for additional affordable units and based on the conversations with CASA, the Applicant understands there is a need for $500,000 in matching funds to help facilitate the implementation of the 2200 Homestead Road affordable housing project. Additionally, it is the Applicant's understanding that the timing of when the $500,000 contribution will be needed coincides with when the Applicant is tentatively projected to begin construction of the Project.

Or

2) *Rental Housing Affordable Dwelling Units:*

Upon receipt of a certificate of occupancy and for a period of 30 years thereafter the Project shall provide 14 units (the "Affordable Units") of the Project's 112 units as Affordable resulting in 14.3% of the market rate units being affordable. Affordable shall mean 4, or 29%, of the Affordable Units are affordable for households earning 80% or less of the AMI and the remaining 10, or 71%, of the Affordable Units are affordable for households earning 65% or less of the AMI. AMI shall be calculated using the HUD Metropolitan Fair Market Rent/Income Limits Area for Durham-Chapel Hill, NC.

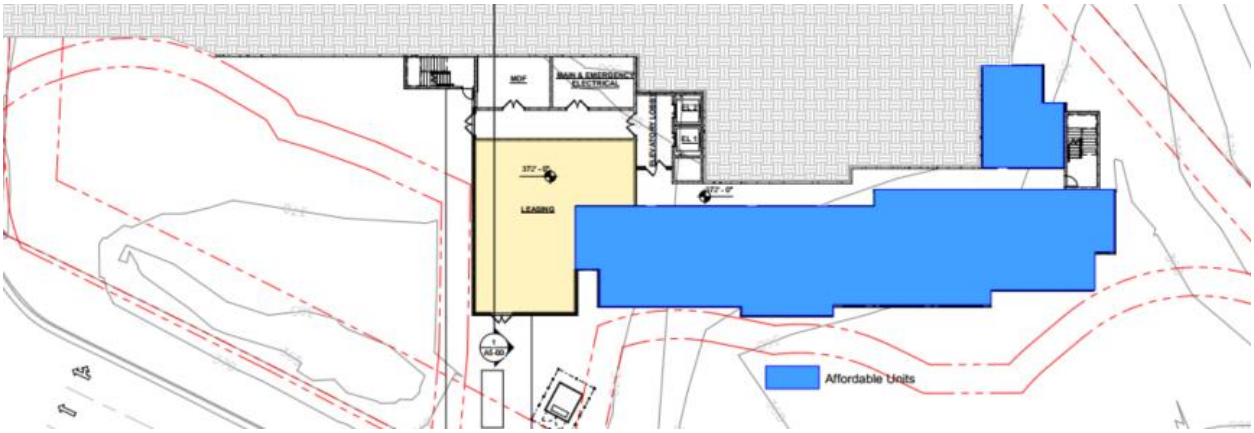
Provided the unique challenges posed by the Project's tenant base being predominantly undergraduate students, the Applicant proposes positioning the Affordable Units in the Project to allow for nuisance reduction, overall convenience and access to amenities and transit, as well as a conventional unit mix targeted to young professionals.

As such, the Affordable Units shall be comprised of 6 studio units, 4 one-bedroom units, and 4 two-bedroom units and shall be located on the first two floors of the Project facing MLK Jr Blvd and in accordance with the locations noted on Exhibit A. As demonstrated on Exhibit A the location of the Affordable Units is limited in space. While this area of the building is a more conducive environment for the Affordable Units the space constraints limit the number of affordable units provided resulting in 14.3% of the market rate units being affordable instead of 15%. However, the Applicant has offset the reduction in affordable units by providing an increased number of affordable units at the 65% AMI rent threshold.

Furthermore, at no additional charge, the Affordable Units will have one dedicated parking space per unit within the Project's parking structure and will have access to the Project's managed internet service which provides wired and wireless access points in each unit as well as the common areas. Typical speeds for the managed internet service at Applicant's projects provide internet speeds of at least 1GB to each unit.

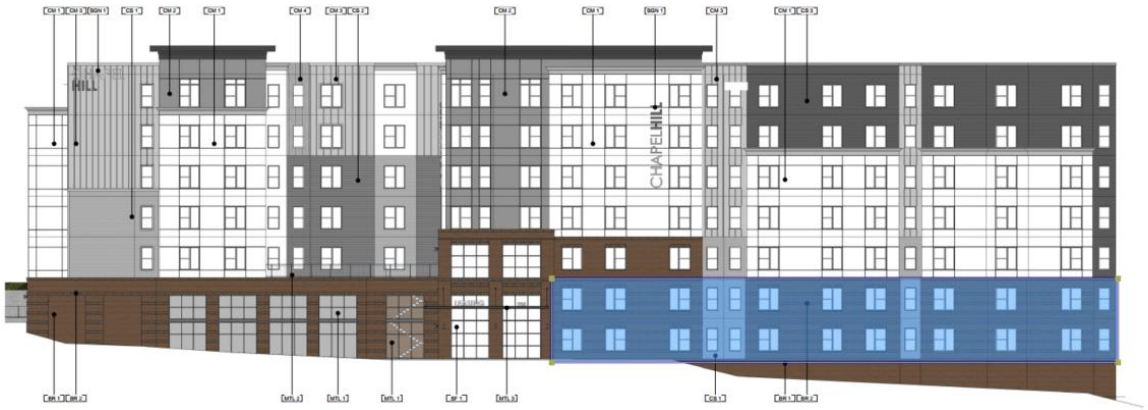
Exhibit A

Floor 1



Floor 2

MLK Jr Boulevard Elevation



ASPEN CHAPEL HILL - STUDENT HOUSING

201 EAST LONGVIEW STREET

CHAPEL HILL, NORTH CAROLINA, 27516

CONDITIONAL ZONING PERMIT

TOWN OF CHAPEL HILL PROJECT NUMBER: 21-060

PROJECT NUMBER: AHP-20020

DATE: AUGUST 26, 2021

REVISED DATE: NOVEMBER 23, 2021

REVISED DATE: APRIL 12, 2022

REVISED DATE: JUNE 29, 2022

NOTE: A RECOMBINATION PLAT WILL BE REQUIRED PRIOR TO ZONING COMPLIANCE PERMIT ISSUANCE TO ELIMINATE THE EXISTING LOT LINE LOCATED WITHIN THE BUILDING FOOTPRINT. PLAT WILL ALSO DEDICATE ANY ADDITIONAL RIGHT OF WAY REQUIRED AS PART OF THE CONDITIONAL ZONING PLAN.

SITE DATA

PIN	9789302139/9789302349	
SITE AREA	80,455 SF / 1.85 AC	
GROSS LAND AREA	80,455 SF + 10%(80,455 SF) = 88,501 SF / 2.03 AC	
ZONING	EXISTING	NC & R-3
	PROPOSED	R-6-CZD
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE	
WATERSHED PROTECTION	UNPROTECTED	
EXISTING USE	N/A	
PROPOSED USE	RESIDENTIAL	
IMPERVIOUS	EXISTING	0.41 AC (20.2%)
	MAX ALLOWED	1.015 AC (50.0%)
	PROPOSED	0.97 AC (47.8%)
UNITS	STUDIO 1 BEDROOM 2BEDROOM 3 BEDROOM 4 BEDROOM	15 UNITS 10 UNITS 28 UNITS 18 UNITS 41 UNITS
		TOTAL: 112 UNITS
VEHICULAR PARKING	REQUIRED	173 SPACES
	PROPOSED	70 TOTAL SPACES, (10 COMPACT) *SEE MODIFICATION REQUEST FOR PARKING REDUCTION*
ACCESSIBLE PARKING	REQUIRED	6 SPACES PER CODE REQUIRED PARKING, *PRIOR TO MODIFICATION REQUEST*
	PROPOSED	3 TOTAL SPACES, (1 VAN) *PROVIDED PER PARKING MODIFICATION REQUEST*
BIKE PARKING	REQUIRED	28 SPACES (80% LONG TERM, 20% SHORT TERM)
	PROPOSED	38 SPACES (LONG TERM)
MAXIMUM BUILDING HEIGHT	REQUIRED	60' (PRIMARY), 39' (SECONDARY)
	PROPOSED	69'11.5"' (PRIMARY), 57'5.5"' (SECONDARY)
RECREATION SPACE	REQUIRED	4,425 SF
	PROPOSED	8,000 SF
SETBACKS	REQUIRED	STREET = 20 FT MIN = N/A MAX INTERIOR = 6 FT SOLAR = 8 FT
	PROPOSED	STREET = 15 FT (LONGVIEW), 20 FT (MLK) MIN = N/A MAX INTERIOR = 10 FT SOLAR = 10 FT
DISTURBED AREA	2.01 AC	

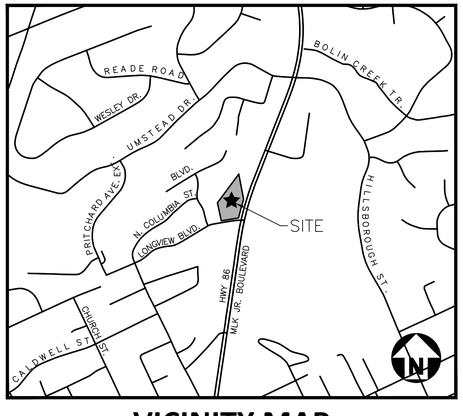
RESOURCE CONSERVATION DISTRICT IMPACTS

RESOURCE CONSERVATION DISTRICT, RCD, TOTAL AREA	27,392 SF, 0.63 AC
EXISTING IMPERVIOUS WITHIN RCD	3,292 SF, 0.08 AC
PROPOSED IMPERVIOUS WITHIN RCD	2,483 SF, 0.06 AC
*NET REDUCTION OF IMPERVIOUS IN RCD	809 SF, 0.02 AC
PROPOSED LAND DISTURBANCE WITHIN RCD	7,716 SF, 0.18 AC

NOTE: ONLY LAND DISTURBANCE HAS BEEN QUANTIFIED, REMEDIATION THROUGH MANUAL HAND TOOLS AND OR CHEMICAL TREATMENT IS NOT BEING COUNTED AS DISTURBED AREA

STEEP SLOPES MODIFICATION REQUEST

SINCE THERE WILL BE A PROJECT DISTURBANCE OF MORE THAN 25% OF SLOPES OF AREAS WITH EXISTING 4:1 SLOPES (25%) OR STEEPER, A STEEP SLOPES MODIFICATION REQUEST HAS BEEN PROVIDED WITH THIS PLAN SUBMITTAL.



VICINITY MAP

N.T.S.

Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SHEET INDEX

MCADAMS

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PROJECT DIRECTORY

NORTH CAROLINA PROFESSIONAL SEAL 046723 ENGINEER DERICK C. BLANKENSHIP NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	11.23.2021	RESPONSE TO ToCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS

CONDITIONAL ZONING PERMIT DRAWINGS FOR:

ASPEN CHAPEL HILL STUDENT HOUSING
CHAPEL HILL, NORTH CAROLINA, 27516
ToCH PROJECT NUMBER: 21-060
PROJECT NUMBER: AHP-20020

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AHP-AHP-20020\04-Production\Engineering\CZP\Current Drawings\AHP20020-CS1.dwg, 6/29/2022 10:01:47 AM, Derick Blankenship

ORANGE COUNTY SOLID WASTE STANDARD PLAN NOTES (CONSTRUCTION WASTE):

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY SW ENFORCEMENT OFFICER AT 919-968-2788 TO ARRANGE FOR THE ASSESSMENT.
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.

LANDSCAPE PROTECTION NOTES:

1. PLAN SHOWS RARE AND SPECIMEN TREES IN ACCORDANCE WITH THE ORDINANCE THAT WAS IN EFFECT AT THE TIME OF APPROVAL.
2. LANDSCAPING ON EAST SIDE OF SITE ALONG THE ALTERNATIVE BUFFER SHALL BE COORDINATED TO PRESERVE EXISTING TREES AS MUCH AS POSSIBLE. PROPOSED PLANTINGS IN BUFFER MAY ENCROACH BEYOND "TREE PROTECTION" FENCE. CONFLICTS BETWEEN PROPOSED PLANTINGS AND EXISTING TREES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLLERS THAT ACTIVATE THE SYSTEM ACCORDING TO A DESIRED FREQUENCY AND DURATION, AND SHALL ALSO BE EQUIPPED WITH RAIN OR SOIL MOISTURE SENSORS THAT WILL PREVENT IRRIGATION DURING PERIODS OF RAINFALL OR WHEN THERE IS SUFFICIENT MOISTURE IN THE GROUND FOR PLANT HEALTH AND SURVIVAL IN ACCORDANCE WITH THE LOCAL GOVERNMENT WATER CONSERVATION ORDINANCES.

PAVEMENT MARKING/SIGNAGE NOTES:

1. ALL SIGNAGE SHALL BE COORDINATED WITH THE TOWN OF CHAPEL HILL.
2. ALL SIGNAGE SHALL MEET MUTCD STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE SHALL MEET NCDOT PEDESTRIAN SAFETY SPECIFICATIONS.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
5. ALL SIGNS SHALL BE PRISMATIC AND ADHERE TO THE MINIMAL RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST VERSION OF THE MUTCD.
6. ALL PAVEMENT MARKINGS ON PUBLIC STREETS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE 2012 NCDOT DETAILS (1205.01~1205.12)
7. SIGN DESIGNS FOR STREET NAME SIGNS SHALL BE APPROVED BY TRANSPORTATION/ENGINEERING DEPARTMENT STAFF TO ENSURE COMPLIANCE WITH MUTCD SPECIFICATIONS. DESIGNS MUST BE APPROVED BY TOWN STAFF PRIOR TO ACCEPTANCE OF STREETS OR ISSUANCE OF 1ST CO.
8. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPOPER LETTER HEIGHTS, AND RETROREFLECTIVITY.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES 7 DAYS PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.
3. GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC PROPERTIES AFFECTED BY THE PROPOSED ROAD CLOSURES IF REQUIRED TO ENSURE CONTINUOUS ACCESS TO THE AFFECTED PROPERTIES.
4. SETBACKS ARE PROPOSED UNDER THE PLANNED DEVELOPMENT HOUSING PROVISION OF THE LUMO AND ARE NOTED ON THIS SHEET.
5. ALL PARKING SHOWN SPACE MARKINGS SHALL BE PER THE TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
6. MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
7. WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
8. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS AND SPECIFICATIONS.
9. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
11. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
12. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
14. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL ENGINEERING DEPARTMENT, ORANGE COUNTY SOIL AND EROSION DEPARTMENT, ENGINEER, AND OWNER/REPRESENTATIVE.
15. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
16. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.
17. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE REPAVED/RESURFACED.
18. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.
19. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.
21. EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY TIMMONS. EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND THE BEST AVAILABLE RECORDS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
22. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
23. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE EACH STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP.
24. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION PLUS 2 FEET.
25. A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED, REQUIRING ALL LINES TO BE BURIED SURROUNDING STRUCTURES.
26. BACK WASH WATER FROM THE POOL SHALL DISCHARGE INTO THE SANITARY SEWER SYSTEM, NOT STORM SEWER, AND SHALL NOT EXCEED 50 GALLONS PER MINUTE.
27. CONTRACTOR TO CONTACT THE CHAPEL HILL STORMWATER MANAGEMENT DIVISION AT 919-969-7246 TO SCHEDULE SITE INSPECTION AT LEAST TEN (10) DAYS IN ADVANCE OF REQUESTING THE CERTIFICATE OF OCCUPANCY.
28. IMPROVEMENTS, STRUCTURES, FIXTURES, SIGNS, TABLES, CHAIRS, PLANTERS, OR ANY OTHER OBJECT SHALL NOT BE PLACED IN SIDEWALK AREAS FOR ANY PERIOD OF TIME.
29. FLOOR DRAINS FROM THE ROOFED PARKING AREA AND HVAC CONDENSATE SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
30. ANY ROOF DRAINS OR OTHER PLUMBING INTENDED TO DISCHARGE TO THE STORM SEWER SYSTEM NOT SHOWN ON THE APPROVED PLANS ARE NOT APPROVED. ANY DISCHARGE DIRECTED TO THE STORM SEWER SYSTEM THAT IS NOT APPROVED WILL NEED TO APPROVAL FROM THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION.
31. THE NORTH CAROLINA DEPARTMENT OF INSURANCE SHALL REVIEW AND APPOVE ANY PROJECTS LISTED IN TABLE 104.1 OF THE NORTH CAROLINA ADMINISTRATION AND POLICIES CODE BEFORE THE TOWN OF CHAPEL HILL WILL BEGIN ITS BUIDILNG PERMIT REVIEW.
32. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP, IN ACCORDANCE WITH ARTICLE 230.2(A) OF THE 2017 NORTH CAROLINA ELECTRICAL CODE.
33. CURB AND GUTTER AND ATLEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE PLACED PRIOR TO THE START OF CONSTRUCTION.
34. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES, RAMPS, CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO THE AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AND TOWN STANDARD.

A. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH NCBC 2018 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION. SIGNAGE SHALL BE PLACES IN ACCORDANCE WITH NCBC 2018 REQUIREMENTS, MUTCD AND ACC A 117.1.

   B. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 EDITION. CROSS SLOPE LIMITED TO 2%. CALL TOWN OF CHAPEL HILL BUILDING INSPECTIONS OFFICE FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.

   C. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.

35. FINAL LOCATION OF GAS LINE INSTALLED BY DOMINION ENERGY TO BE VERIFIED IN FIELD PRIOR TO THE INSTALLATION OF ANY FURNISHINGS REQUIRING GAS CONNECTIONS, INCLUDING BUT NOT LIMITED TO FIRE PITS, FIRE TABLES AND OUTDOOR GRILLING STATIONS. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY, LANDSCAPE ARCHITECT, ARCHITECT AND OWNER FOR CONNECTIONS TO GAS LINE. CONNECTIONS TO BE PROVIDED BY A LICENSED GAS FITTER/TECHNICIAN AND SHALL CONFIRM TO ALL LOCAL AND STATE REGULATIONS.

GRADING & STORM DRAINAGE NOTES:

1. CONTRACTOR SHALL NOTIFY NC 811 (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NC 811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOIL AND EROSION CONTROL OFFICER, TOWN OF CHAPEL HILL STORM WATER MANAGEMENT DIVISION, AND OWNER'S REP/ENGINEER.
3. CONTRACTOR TO CONTACT MICHAEL WRIGHT WITH THE TOWN OF CHAPEL HILL AT 919-969-5084 TO POST EROSION CONTROL BOND PRIOR TO ANY LAND DISTURBANCE.
4. GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
5. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED TOWN OF CHAPEL HILL STANDARDS.
6. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED PRIOR TO PAVING THAT DOES NOT DRAIN PROPERLY.
8. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN
9. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. PIPE SPECIFIED AS RCP MAY BE SUBSTITUTED IF APPROVED BY THE TOWN OF CHAPEL HILL WITH APPROVED MATERIALS PER THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS OUTSIDE OF PUBLIC RIGHT OF WAY AND EASEMENTS. ALL BEDDING FOR ALTERNATE MATERIALS SHALL CONFORM TO NCDOT, AASHTO AND ASTM SPECIFICATIONS.
12. THE MINIMUM PIPE SIZE WITHIN A PUBLIC RIGHT-OF-WAY IS 15".
13. FOR ALL PIPE OUTLETS 60" AND GREATER (SINGLE) AND 36" (MULTIPLE) HEADWALLS/ENDWALLS SHALL BE USED AND A 4' HIGH BLACK POLY COATED CHAIN LINK FENCE PLACED OVER THE WALL.
14. FOR NPDES PERMIT COMPLIANCE: ALL SLOPES 3:1 AND STEEPER MUST BE STABILIZED WITHIN 7 DAYS, ALL OTHER AREAS MUST BE STABILIZED WITHIN 14 DAYS.
15. ALL STORM PIPE SPECIFIED AS REINFORCED CONCRETE (RCP) SHALL BE MINIMUM CLASS III PIPE.
16. ALL STORM PIPE SHALL BE LAID AT LEAST 10' HORIZONTALLY OR 18" VERTICALLY FROM ANY WATER MAIN AND 24" VERTICALLY FROM ANY SEWER MAIN. REFER TO NCAC 02T RULES FOR EXEMPTIONS.
17. GEOTEXTILE FABRIC OR APPROVED EQUIVALENT ARE REQUIRED AT ALL DISSIPATOR PADS.

FIRE DEPARTMENT NOTES:

1. SITE SHALL COMPLY WITH THE LATEST NATIONAL BUILDING AND FIRE CODES.
2. FUNCTIONAL FIRE PROTECTION SHALL BE PROVIDED PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIALS ON THE SITE.
3. FIRE ACCESS ROUTE SHALL HAVE A MINIMUM RADIUS OF 28' (FACE OF CURB) TO ALLOW FIRE APPARATUS ACCESS THROUGH SITE (IFC 503.2.4).
4. ANY GATES ACROSS FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 20', BE OF SWINGING OR SLIDING TYPE AND HAVE AN EMERGENCY MEANS OF OPERATION. ALL GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYED AND MUST BE CAPABLE OF BEING OPERATED MY ONE PERSON. ALL GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL375 AND ASTM F2200.
5. ALL PORTIONS OF THE FIRST FLOOR OF THE BUILDING MUST BE WITHIN 150' OF THE FIRE ACCESS ROUTE (IFC 503.1.1)
6. BUILDING ADDRESSES SHALL BE PLACED ON BOTH SIDES OF THE BUILDING ON A CLEARLY VISIBLE PLACARD FOR LOCATION PURPOSES.
7. ALL FIRE TRUCK ACCESSIBLE ROUTES SHALL BE RATED FOR 80,000 LB AND HAVE A MINIMUM CLEAR WIDTH OF 26' (IFC 503.2.1).
8. FIRE RISER ROOM SHALL BE EQUIPPED WITH AN EXTERNAL LOCK BOX.
9. RISER ROOM SHALL HAVE ADEQUATE DRAINAGE FOR EMERGENCY RPZ DISCHARGE.
10. PRIVATE FIRE SERVICE MAINS AND APPURTENCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, NC FPC 507.2.1.
11. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
12. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
13. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANCE AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
14. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

ORANGE WATER AND SEWER AUTHORITY UTILITY NOTES:

1. STANDARDS AND SPECIFICATIONS - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS LATEST REVISED EDITION.
2. PRECONSTRUCTION CONFERENCE - A PRECONSTRUCTION CONFERENCE WITH THE OWASA CONSTRUCTION INSPECTOR IS REQUIRED BEFORE BEGINNING ANY UTILITY CONSTRUCTION.
3. PROJECT ACCEPTANCE - IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA CONSTRUCTION INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS:
   - ENGINEER'S CERTIFICATION OF PUBLIC SEWER - ORIGINAL DOCUMENT
   - ENGINEER'S CERTIFICATION OF PUBLIC WATER - ORIGINAL DOCUMENT
   - ASSET LETTER - ORIGINAL DOCUMENT
   - LETTER OF DEDICATION - ORIGINAL DOCUMENT
   - AS BUILT DRAWINGS (INCLUDING 1"=100' SCALE SITE PLAN) AS BUILTS OF SEWER CONSTRUCTION SUBJECT TO REVIEW AND APPROVAL BY NCDENR DIVISION OF WATER QUALITY.
   - MANHOLE DATA SHEETS
   - RECORDED PLAT
   - ORIGINAL RECORDED WATER AND SEWER DEEDS OF EASEMENT - PREPARED USING OWASA'S STANDARD FORM.
4. SEWER STATEMENT - SEWER LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A MECHANICAL PLUG AT THE FIRST MANHOLE UPSTREAM FROM THE POINT OF CONNECTION. PLUG SHALL BE PLACED IN THE OUTLET CONNECTION AND SECURED WITH STEEL CABLE. PLUG SHALL REMAIN IN PLACE UNTIL ACCEPTANCE OF LINES BY OWASA. WATER, STONE, DIRT, OR ANY OTHER DEBRIS SHALL NOT BE ALLOWED TO ENTER THE OWASA SANITARY SEWER SYSTEM DURING FLUSHING OPERATIONS OR AT ANY OTHER TIME. CONSTRUCTION TAKING PLACE IN THE VICINITY OF ANY EXISTING OWASA SEWER LINES OR MANHOLES SHALL NOT CAUSE ANY INFLOW OF SURFACE WATER OR DEBRIS TO ENTER THE REMAIN ACCESSIBLE AT ALL TIMES. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED TO THE OWASA SANITARY SEWER SYSTEM AND FINES IMPOSED BY THE STATE OF NORTH CAROLINA DIVISION OF WATER QUALITY DUE TO SEWER SPILLS OR OVERFLOWS.
5. SEWER SERVICES - SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR OWASA SEWER EASEMENTS MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FROM THE TAP UP TO AND INCLUDING THE FIRST CLEAN-OUT. EXCEPT FOR DEAD END MANHOLES, ALL 4" INCH SEWER SERVICES MUST BE TAPPED INTO THE SEWER MAIN. ALL 6" SERVICES MUST BE CONNECTED TO A MANHOLE. CLEANOUTS SHALL BE SPACED NO MORE THAN 75 FEET APART. CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
6. BLOCKING AND RODDING - RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS IN ADDITION TO RODDING AND BLOCKING.
7. EXISTING VALVES - CONTRACTOR RESPONSIBLE FOR VERIFYING THAT EXISTING VALVE AT THE POINT OF CONNECTION TO THE OWASA SYSTEM IS ADEQUATE FOR PERFORMING AND PASSING HYDROSTATIC PRESSURE AND LEAKAGE TEST. CONTRACTOR, AT HIS EXPENSE, MAY OPTIONALLY REPLACE VALVE OR INSTALL A NEW VALVE FOR THE PURPOSE OF PERFORMING A PRESSURE TEAT FOR NEW MAIN INSTALLATION. IF CONTRACTOR ELECTS TO PRESSURE TEST AGAINST EXISTING VALVE, CONTRACTOR ACCEPTS RESPONSIBILITY FOR ENSURING PASSING PRESSURE TEST IN ACCORDANCE WITH OWASA REQUIREMENTS. IN ANY CASE, NO CLAIM WHATSOEVER SHALL BE MADE AGAINST OWASA FOR FAILURE OF PRESSURE TEST. EXISTING WATER VALVES SHALL BE OPERATED BY OWASA PERSONNEL ONLY. VALVES THAT SEPARATE PURITY APPROVED WATER AND UNAPPROVED WATER ARE TO REMAIN CLOSED AT ALL TIMES. VALVES MAY BE TEMPORARILY OPENED FOR LOADING AND FLUSHING BY THE OWASA INSPECTOR ONLY.
8. DECHLORINATION REQUIREMENTS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEUTRALIZATION OF CHLORINATED WATER AT THE POINT OF DISCHARGE FROM THE MAIN BEING TESTED. THIS SHALL OCCUR FOLLOWING CHLORINATED TO DISINFECT A MAIN OR ANY OTHER TIME WHEN ELEVATED LEVELS OF CHLORINE COULD POTENTIALLY BE DISCHARGED INTO THE ENVIRONMENT BY THE CONTRACTOR. AT THE TIME THE DISINFECTION AND PURITY TESTING PROCEDURES ARE DISCUSSED WITH THE OWASA CONSTRUCTION INSPECTOR, THE PROCEDURE FOR DECHLORINATION WILL BE COVERED. ABSOLUTELY NO FLUSHING, DISINFECTION, OR PURITY SAMPLING IS TO TAKE PLACE WITHOUT PRIOR APPROVAL OF A SAMPLING PLAN BY THE OWASA INSPECTOR.
9. DEWATERING OF THE POOL SHALL NOT DISCHARGE INTO STORM SYSTEM UNLESS DE-CHLORINATED PRIOR TO DEWATERING.
10. PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICIES, STANDARDS, AND SPECIFICATIONS ONLY. ALL OTHER MATTERS PERTAINING TO THIS PROJECT ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. OWASA APPROVAL DOES NOT PRECLUDE THE DEVELOPER, PROJECT ENGINEER, CONTRACTOR, OR OTHER AGENTS OR PARTIES ACTING ON THEIR BEHALF FROM FULL COMPLIANCE WITH OWASA CURRENT STANDARDS, SPECIFICATIONS, AND PROCEDURES OR FROM COMPLYING WITH ANY AND ALL STATUES, RULES, REGULATIONS, AND ORDINANCES WHICH MAY BE IMPOSED BY OTHER GOVERNMENT AGENCIES (LOCAL, STATE, AND FEDERAL) WHICH MAY HAVE JURISDICTION. VIOLATIONS WILL RESULT IN THE OWASA PROJECT APPROVAL BEING RESCINDED.
11. CONTACT NC 811 (811 OR 1-800-632-4949) AND OWASA (919-968-4421) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION TO HAVE EXISTING UTILITIES LOCATED.
12. DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE. A GREASE INTERCEPTOR SHALL BE PROVIDED WHEN IN THE OPINION OF OWASA IT IS NECESSARY FOR THE PROPER HANDLING OF WASTEWATER CONTAINING EXCESSIVE AMOUNTS OF GREASE. ALL INTERCEPTION UNITS MUST BE OF THE TYPE AND CAPACITY WHICH IS CERTIFIED BY THE PROJECT ENGINEER AS MEETING THE REQUIREMENTS OF OWASA.
13. BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
14. DOMESTIC SERVICE TO INCLUDE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
15. FIRE SERVICE TO INCLUDE RPDA BACKFLOW DEVICE.
16. FIRE PROTECTION SYSTEMS - PRESSURE TESTING, CHLORINATION, AND PURITY TESTING SHALL BE COMPLETED BEFORE THE INSTALLATION OF THE RPDA UNIT.
17. REMOTE READ-OUT DEVICES - RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER TO BE PURCHASED FROM OWASA AND INSTALLED BY THE CONTRACTOR. CONTACT THE OWASA CONSTRUCTION INSPECTOR FOR DETAILS OF THIS INSTALLATION.
18. FOR FIRE SERVICE BACKFLOW DEVICES, USE A DOUBLE CHECK DETECTOR, REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE DEVICE IN AN INTERNAL RISER ROOM WITH EXTERNAL ACCESS. CLEARANCES SHALL COMPLY WITH THE OWASA CROSS CONNECTION CONTROL ORDINANCES AND MANUAL. ACCESS TO RISER ROOM FROM OUTSIDE SHALL INCLUDE PROVISIONS FOR THE FIRE DEPARTMENT SUCH AS A KNOX BOX.
19. ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING IN AN ABOVE GROUND LOCATION ADJACENT TO THE OUTSIDE WALL WHERE THE WATERLINE ENTERS THE BUILDING.
20. FOR IRRIGATION SERVICE BACKFLOW DEVICE, USE A REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE IRRIGATION DEVICE INSIDE AN ABOVE GROUND HOT BOX.
21. UNDERGROUND VAULTS FOR METERS SHALL BE DRAINED BY PVC SCHEDULE 40 DRAINS TO DAYLIGHT INTO SLOPES. CONNECTION TO STORM STRUCTURES IS ONLY ALLOWED WITH THE CONSENT OF OWASA. DRAIN SIZES SHALL BE 2" DIAMETER FOR METERS OR DEVICES LESS THAN 2" AND SHALL BE 4" DIAMETER FOR DEVICES OVER 2".
22. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND PROPER GEOTECHNICAL INFORMATION FOR SOIL LOADING.
23. IF HYDRAULIC ELEVATORS ARE USED THE SUMP MUST BE PLUMBED TO SANITARY SEWER LINES.
24. FIRE HYDRANTS MUST BE FULLY FUNCTIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ON TO THE SITE.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\AHP\AHP-20020\04-Production\Engineering\CZP\Current Drawings\AHP20020-N1.dwg, 6/29/2022 10:02:00 AM, Derick Blankenship

McADAMS

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PHONE: 561.257.0833

ASPEN CHAPEL HILL STUDENT HOUSING

CONDITIONAL ZONING PERMIT

201 EAST LONGVIEW STREET
CHAPEL HILL, NORTH CAROLINA

046723
DERICK C. BLANKENSHIP

REVISIONS

N0.	DATE	
1	11.23.2021	RESPONSE TO ToCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 28. 2022	RESPONSE TO TOCH COMMENTS

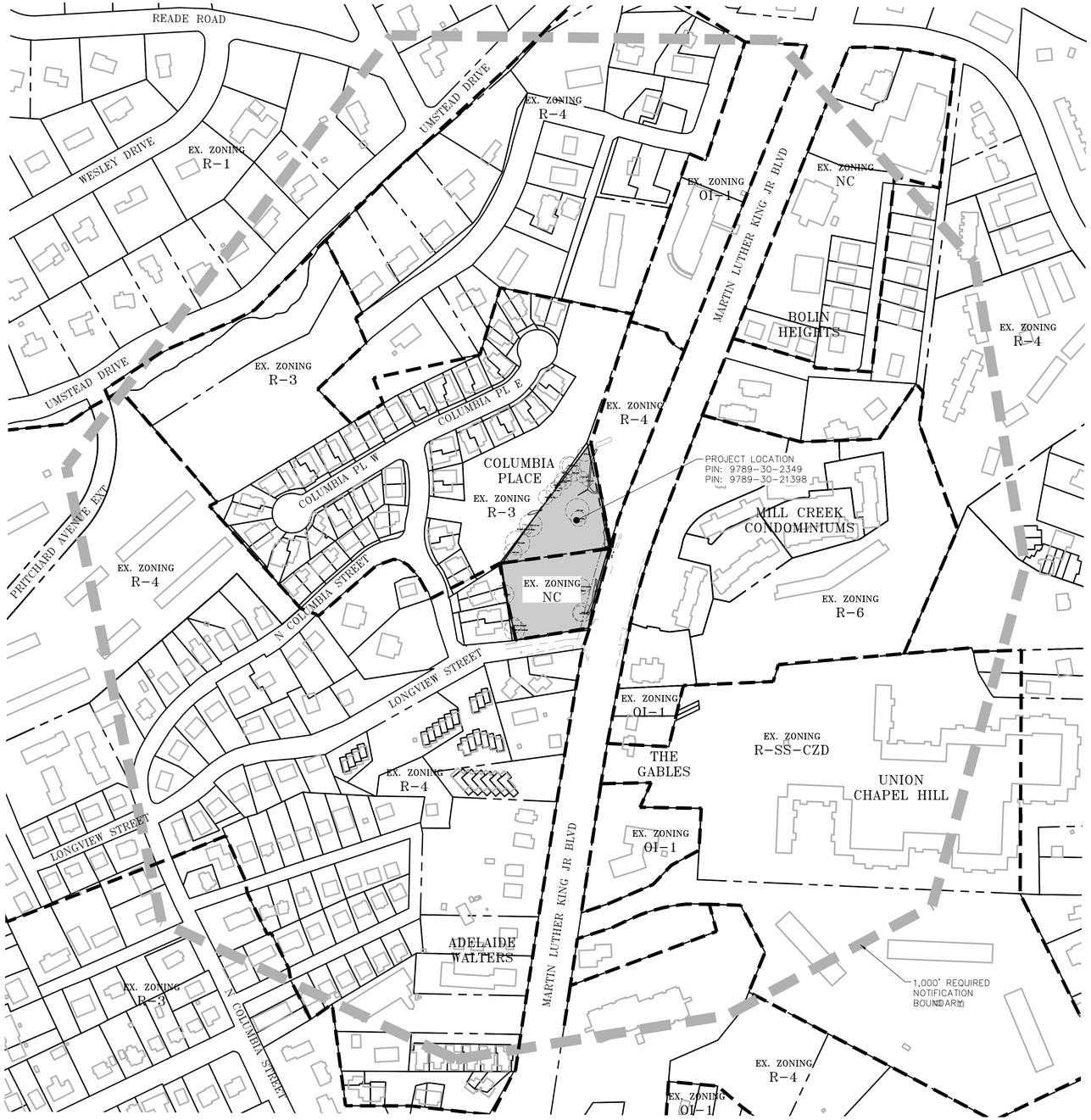
PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-N1
CHECKED BY	
DRAWN BY	
SCALE	N/A
DATE	03.18.2022

SHEET

PROJECT NOTES

C0.00



GENERAL NOTES

1. PIN'S AND PROPERTY INFORMATION FROM CHAPEL HILL/ORANGE COUNTY GIS.
2. BOUNDARY FROM ALTA SURVEY BY THE JOHN R. MCADAMS COMPANY COMPLETED 08/14/2020.

LEGEND

- 1,000' REQUIRED NOTIFICATION BOUNDARY
- PROJECT AREA
- APPROXIMATE ZONING DISTRICT LINE (INFORMATION FROM TOWN OF CHAPEL HILL GIS)

GRAPHIC SCALE
0 75 150 300
1 inch = 150 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-AM1
CHECKED BY	
DRAWN BY	DCB
SCALE	1" = 150'
DATE	03.18.2022

SHEET

AREA MAP

C0.01

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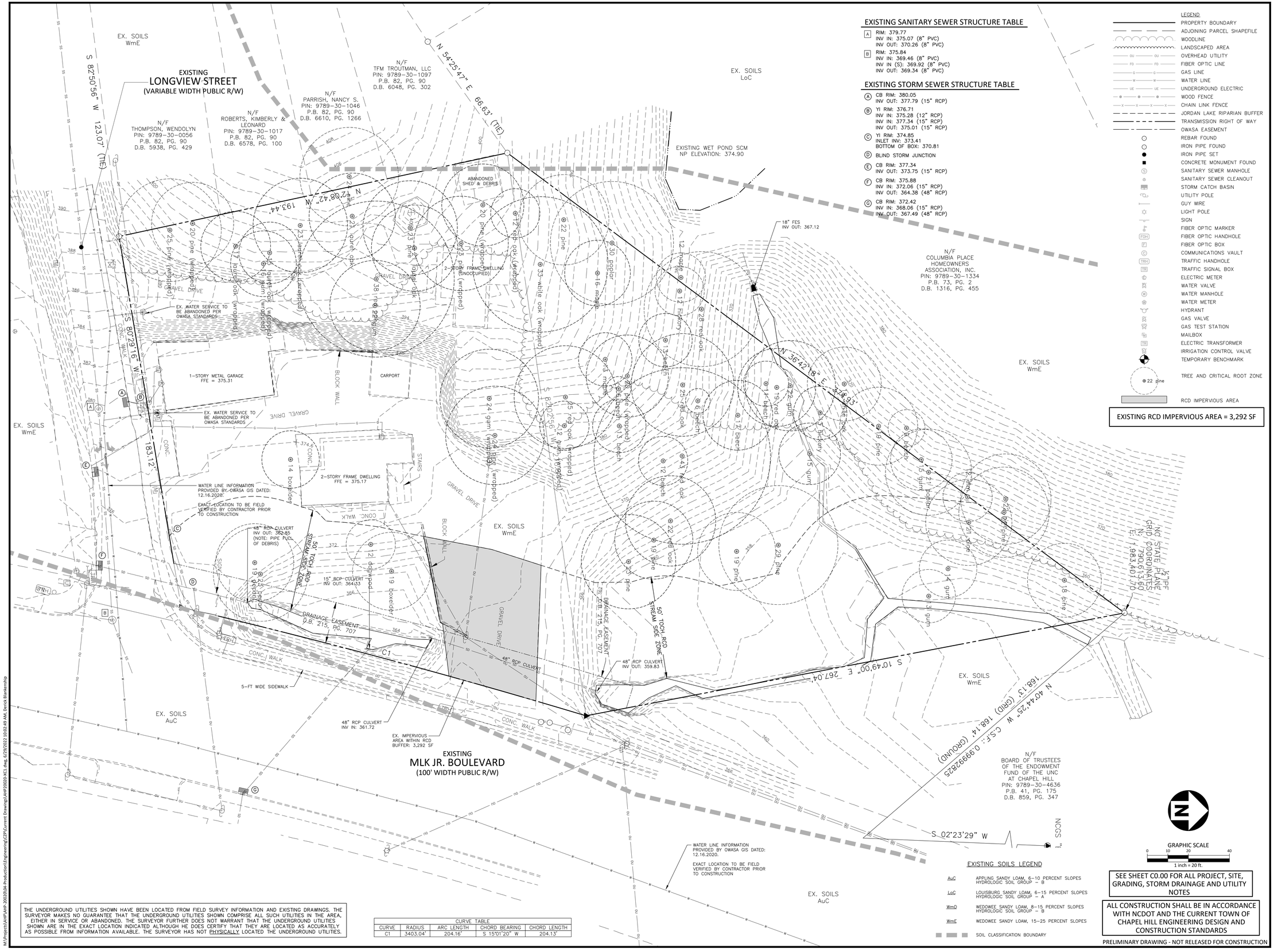

EXISTING SANITARY SEWER STRUCTURE TABLE

- (A) RIM: 379.77
  INV IN: 375.07 (8" PVC)
  INV OUT: 370.26 (8" PVC)
- (B) RIM: 375.84
  INV IN: 369.46 (8" PVC)
  INV IN (S): 369.92 (8" PVC)
  INV OUT: 369.34 (8" PVC)

EXISTING STORM SEWER STRUCTURE TABLE

- (A) CB RIM: 380.05
  INV OUT: 377.79 (15" RCP)
- (B) YI RIM: 376.71
  INV IN: 375.28 (12" RCP)
  INV IN: 377.34 (15" RCP)
  INV OUT: 375.01 (15" RCP)
- (C) YI RIM: 374.85
  INLET INV: 373.41
  BOTTOM OF BOX: 370.81
- (D) BLIND STORM JUNCTION
- (E) CB RIM: 377.34
  INV OUT: 373.75 (15" RCP)
- (F) CB RIM: 375.88
  INV IN: 372.06 (15" RCP)
  INV OUT: 364.38 (48" RCP)
- (G) CB RIM: 372.42
  INV IN: 368.06 (15" RCP)
  INV OUT: 367.49 (48" RCP)

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PARCEL SHAPEFILE
- WOODLINE
- LANDSCAPED AREA
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- WOOD FENCE
- CHAIN LINK FENCE
- JORDAN LAKE RIPARIAN BUFFER
- TRANSMISSION RIGHT OF WAY
- OWASA EASEMENT
- REBAR FOUND
- IRON PIPE FOUND
- IRON PIPE SET
- CONCRETE MONUMENT FOUND
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM CATCH BASIN
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- FIBER OPTIC MARKER
- FIBER OPTIC HANDHOLE
- FIBER OPTIC BOX
- COMMUNICATIONS VAULT
- TRAFFIC HANDHOLE
- TRAFFIC SIGNAL BOX
- ELECTRIC METER
- WATER VALVE
- WATER MANHOLE
- WATER METER
- HYDRANT
- GAS VALVE
- GAS TEST STATION
- MAILBOX
- ELECTRIC TRANSFORMER
- IRRIGATION CONTROL VALVE
- TEMPORARY BENCHMARK
- TREE AND CRITICAL ROOT ZONE (e.g. 22 pine)
- RCD IMPERVIOUS AREA

EXISTING RCD IMPERVIOUS AREA = 3,292 SF

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3403.04'	204.16'	S 15°01'20" W	204.13'

EXISTING SOILS LEGEND

- AuC — APPLING SANDY LOAM, 6–10 PERCENT SLOPES HYDROLOGIC SOIL GROUP = B
- LoC — LOUISBURG SANDY LOAM, 6–15 PERCENT SLOPES HYDROLOGIC SOIL GROUP = A
- WmD — WEDOWEE SANDY LOAM, 8–15 PERCENT SLOPES HYDROLOGIC SOIL GROUP = B
- WmE — WEDOWEE SANDY LOAM, 15–25 PERCENT SLOPES
- SOIL CLASSIFICATION BOUNDARY

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NORTH CAROLINA PROFESSIONAL SEAL 046723 ENGINEER DERICK C. BLANKENSHIP — NOT FOR CONSTRUCTION

REVISIONS

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3	06. 28. 2022	RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-XC1
CHECKED BY	
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

SHEET

EXISTING CONDITIONS

C1.00

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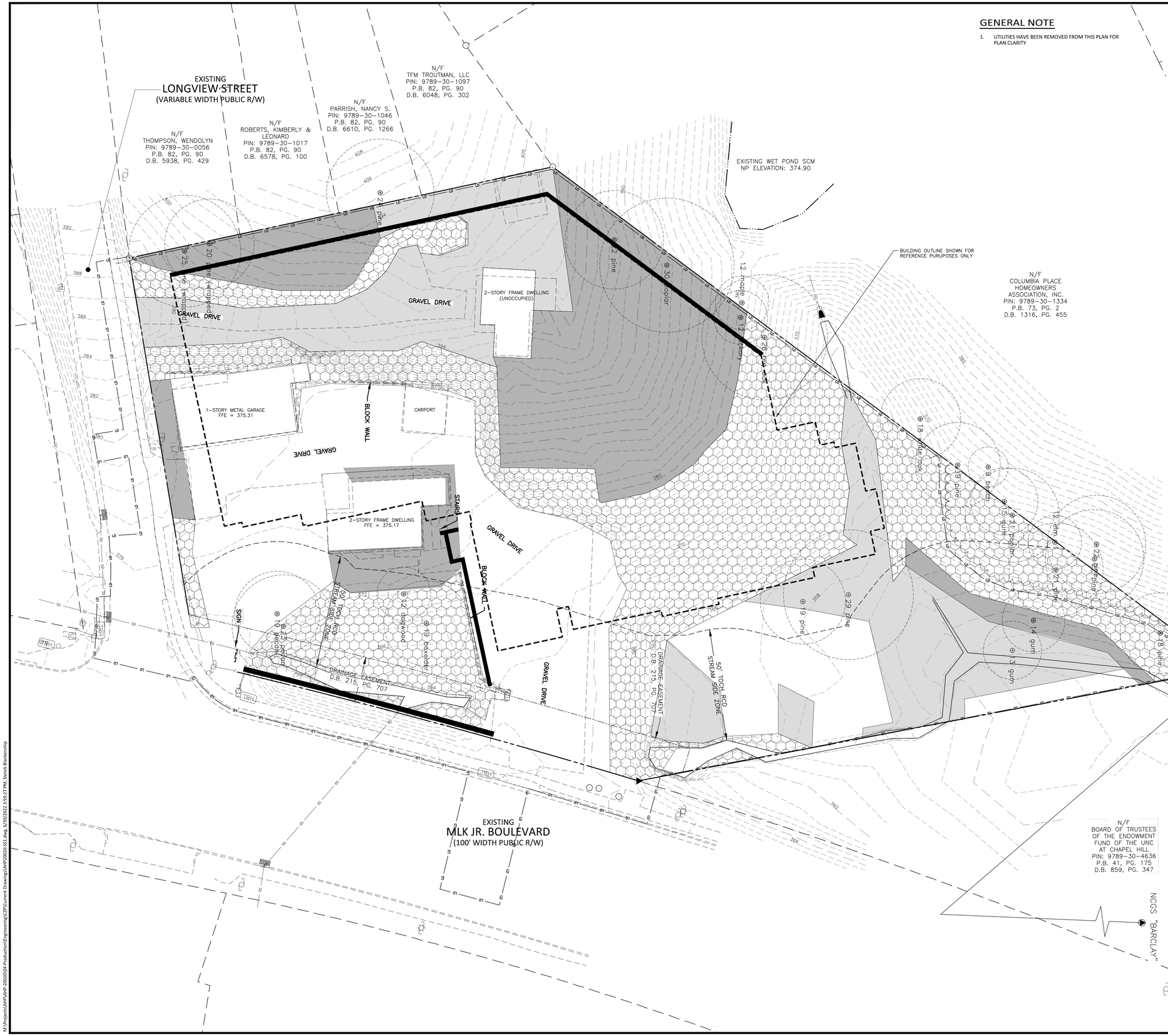

GENERAL NOTE

1. UTILITIES HAVE BEEN REMOVED FROM THIS PLAN FOR PLAN CLARITY

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PARCEL SHAPEFILE
- WOODLINE
- LANDSCAPED AREA
- OVERHEAD UTILITY
- FIBER OPTIC LINE
- GAS LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- WOOD FENCE
- CHAIN LINK FENCE
- JORDAN LAKE RIPARIAN BUFFER
- TRANSMISSION RIGHT OF WAY
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- REBAR FOUND
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- SANITARY SEWER CLEANOUT
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- ELECTRIC METER
- WATER VALVE
- WATER MANHOLE
- WATER METER
- HYDRANT
- GAS VALVE
- GAS TEST STATION
- MAILBOX
- ELECTRIC TRANSFORMER
- IRRIGATION CONTROL VALVE
- TEMPORARY BENCHMARK

EXISTING STEEP SLOPE LEGEND

- SLOPES 0% – 10% (0.55 AC, 0.44 AC DISTURBED)
- SLOPES 10% – 15% (0.33 AC, 0.20 AC DISTURBED)
- SLOPES 15% – 25% (0.36 AC, 0.32 AC DISTURBED)
- SLOPES >25% (0.61 AC, 0.36 AC DISTURBED)

STEEP SLOPES > 25% IMPACTED BY THE CONSTRUCTION OF THIS DEVELOPMENT:
15,681 SF, 0.36 AC

PERCENT OF EXISTING SLOPES > 25% IMPACTED BY THIS DEVELOPMENT: 59.02%

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

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FILENAME	AHP20020-SS1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

SHEET

STEEP SLOPE PLAN

C1.01

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AASHTO INTERSECTION SIGHT DISTANCE SUMMARY

STOP SIGN CONTROL - LEFT & RIGHT TURNS FROM MINOR STREET (PASSENGER CAR)

Project Name: Aspen Chapel Hill - Student Housing
Project Number: AHP-20020
Date: 08.05.2021
Calculated By: KST

No.	Minor Street Name	Major Street Name	Design Speed of Major Street (mph)	Approach grade of minor street (%)	Number of Lanes to Cross (Left Turn)	Left Turn		Right Turn	
						Turn Time Gap (sec.)	Intersection Sight Distance (ft.)*	Turn Time Gap (sec.)	Intersection Sight Distance (ft.)*
1	Driveway	Longview St	25	-10.00	1	**7.5**	**280**	**6.5**	**240**

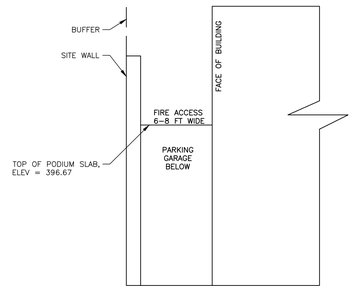
1) Signalized intersions do not require left turn sight distance.
2) Right-in / Right-out intersections do not require left turn sight distance.

** Intersection Sight Distance from Formula 9 -1 from AASHTO Geometric Design of Highways and Streets, 2004*

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

PERIMETER FIRE ACCESS DETAIL



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PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-S1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

SHEET

SITE PLAN

C2.00

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

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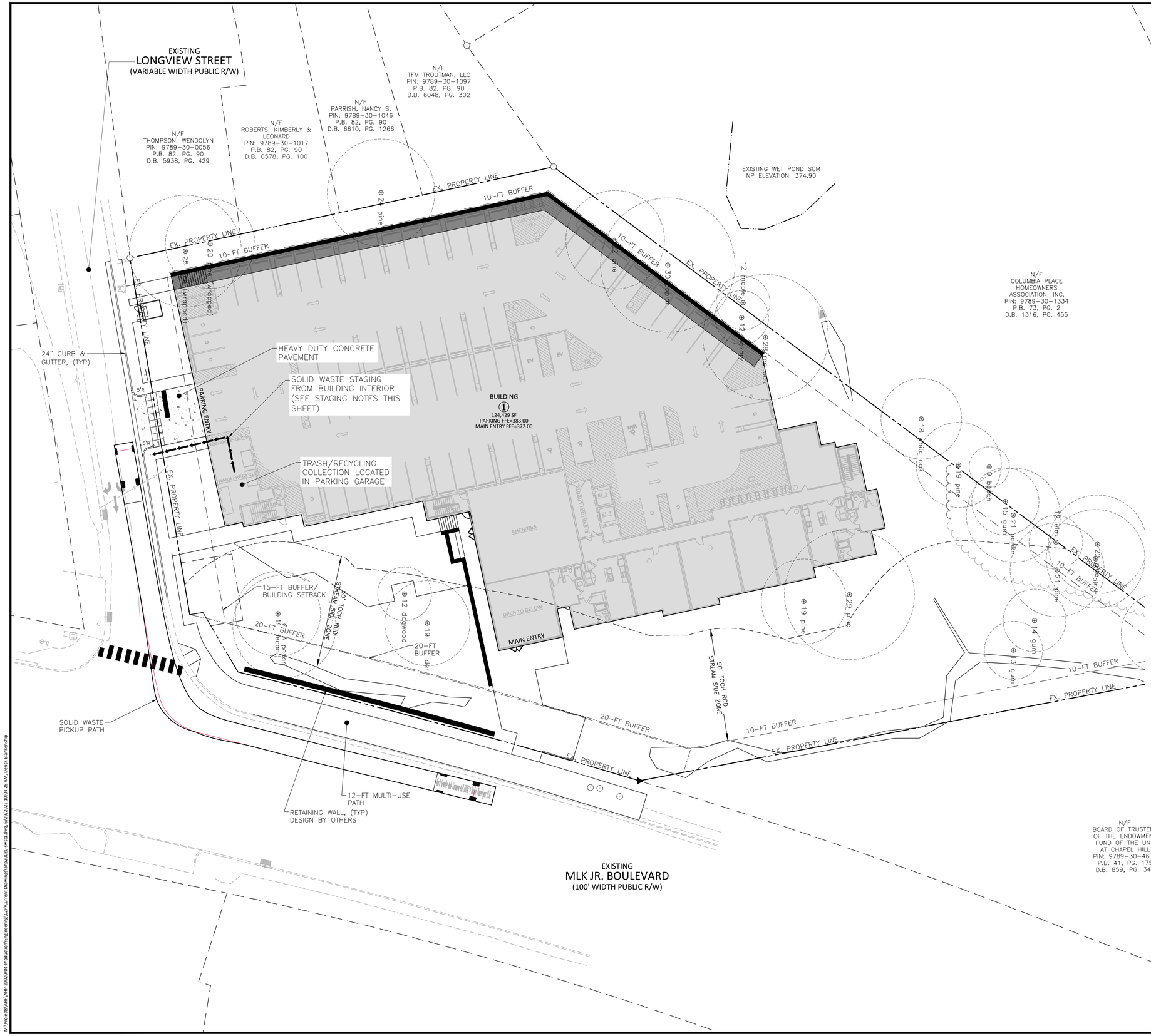
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



RECYCLING NOTES

1. THE DETAILS OF THESE PLANS WILL BE FURTHER ELABORATED IN THE ZCP STAGE AND WORKED THROUGH WITH ORANGE COUNTY OCSW AND TOWN OF CHAPEL HILL PUBLIC WORKS SANITATION DIVISION.
2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS FOR RECYCLING AS THAT PROVIDED BY ORANGE COUNTY.
3. COUNTY FEES FOR RECYCLING ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
4. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

SOLID WASTE AND RECYCLING NOTES

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
6. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
7. THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
8. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
9. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:)

   9.1.1. GLASS (CLEAR, BROWN AND GREEN)
   9.1.2. PLASTIC
   9.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
   9.1.4. METAL CANS
   9.1.5. CARDBOARD
10. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.
11. HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C8.00. THESE SECTIONS APPLY UNLESS AN APPROVED GEOTECHNICAL ENGINEER HAS DESIGN SPECIFIC FOR THIS PROJECT

STAGING NOTES

1. OWNER'S PROPERTY MANAGEMENT TO WORK WITH PRIVATE WASTE MANAGEMENT SERVICE FOR CURB SIDE PICKUP. WASTE TO BE BROUGHT TO CURB ALONG LONGVIEW BY BUILDING STAFF.

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Durham, NC 27713

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CONDITIONAL ZONING PERMIT
201 EAST LONGVIEW STREET
CHAPEL HILL, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046723 DERICK C. BLANKENSHIP
NOT FOR CONSTRUCTION UNLESS SIGNED AND DATED

REVISIONS

NO.	DATE	
1	11.23.2021	RESPONSE TO ToCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 28. 2022	RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-SWST1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

SHEET

SOLID WASTE PLAN

C2.10

EXISTING
LONGVIEW STREET
(VARIABLE WIDTH PUBLIC R/W)

N/F
THOMPSON, WENDOLYN
PIN: 9789-30-0056
P.B. 82, PG. 90
D.B. 5938, PG. 429

N/F
ROBERTS, KIMBERLY & LEONARD
PIN: 9789-30-1017
P.B. 82, PG. 90
D.B. 6578, PG. 100

N/F
PARRISH, NANCY S.
PIN: 9789-30-1046
P.B. 82, PG. 90
D.B. 6610, PG. 1266

N/F
TFM TROUTMAN, LLC
PIN: 9789-30-1097
P.B. 82, PG. 90
D.B. 6048, PG. 302

RETAINING WALL
(DESIGN BY OTHERS)

EX. PROPERTY LINE

10-FT BUFFER

FIRE ACCESS PATH ATOP PODIUM SLAB ELEV=396.67

TW: 398.00
BW: 396.00

EXISTING WET POND SCM
NP ELEVATION: 374.90

CONCRETE WATER QUALITY & DETENTION VAULT (SEE SHEET C9.00 FOR MORE INFORMATION)

TW: 402.00
BW: 396.00

TW: 404.00
BW: 396.00

TW: 398.00
BW: 396.00

TW: 394.00
BW: 390.00

SILT/TREE PROTECTION COMBINATION FENCE, (TYP)

LIMITS OF DISTURBANCE, (TYP)

TW: 396.00
BW: 390.00

TW: 396.00
BW: 380.00

STORMFILTER MANHOLE VAULT
(SEE SHEET C9.00 FOR MORE INFORMATION)

JUNCTION BOX (TYP)

CONCRETE YARD INLET

N/F
COLUMBIA PLACE HOMEOWNERS ASSOCIATION, INC.
PIN: 9789-30-1334
P.B. 73, PG. 2
D.B. 1316, PG. 455

LIMITS OF DISTURBANCE, (TYP)

BUILDING
1
124,429 SF
FFE=372.00 (MAIN ENTRY)
FFE=383.00 (GARAGE ENTRY)

GARAGE ENTRY EL: 383.00

9.2% AVG. EX SLOPE

15' BUFFER/ BUILDING SETBACK

TREES TO REMAIN IN PLACE AND BE PROTECTED THROUGHOUT CONSTRUCTION

OWASA UTILITY EASEMENT

CATCH BASIN (TYP.)

RCP STORM DRAIN (TYP.)

TW: 376.00
BW: 374.00

STAIR ENTRY EL: 376.00

AMENITY ENTRY EL: 372.00

TW: 372.00
BW: 370.00

SILT FENCE, (TYP)

RETAINING WALL
(DESIGN BY OTHERS)

OPEN TO BELOW

MAIN ENTRY EL: 372.00

50' TOCH RCD STREAM SIDE ZONE

20-FT BUFFER

10-FT BUFFER

TW: 371.85
BW: 370.00

TREE TO REMAIN (TYP)

SILT FENCE OUTLET, (TYP)

HEADWALL, (TYP)

LIMITS OF DISTURBANCE, (TYP)

DOGHOUSE JUNCTION BOX ON EXISTING STORM DRAIN LINE

TW: 374.50
BW: 374.00

RETAINING WALL
(DESIGN BY OTHERS)

2.7% EX. SLOPE

TW: 374.00
BW: 364.00

TW: 373.00
BW: 364.00

TW: 371.75
BW: 370.00

PROPOSED CULVERT REPLACEMENT

N/F
BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF THE UNC AT CHAPEL HILL
PIN: 9789-30-4636
P.B. 41, PG. 175
D.B. 859, PG. 347

EXISTING
MLK JR. BOULEVARD
(100' WIDTH PUBLIC R/W)

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD — RD — RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP — TP — TP — TREE PROTECTION FENCE
- LD — LD — LIMITS OF DISTURBANCE
- OU — OU — OVERHEAD POWER LINES
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

LIMITS OF DISTURBANCE = 86,727 SF, 2.01 AC
EXISTING IMPERVIOUS = 17,880 SF, 0.41 AC
PROPOSED IMPERVIOUS = 42,253 SF, 0.97 AC

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

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CONDITIONAL ZONING PERMIT
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046723 DERICK C. BLANKENSHIP NOT FOR CONSTRUCTION

REVISIONS

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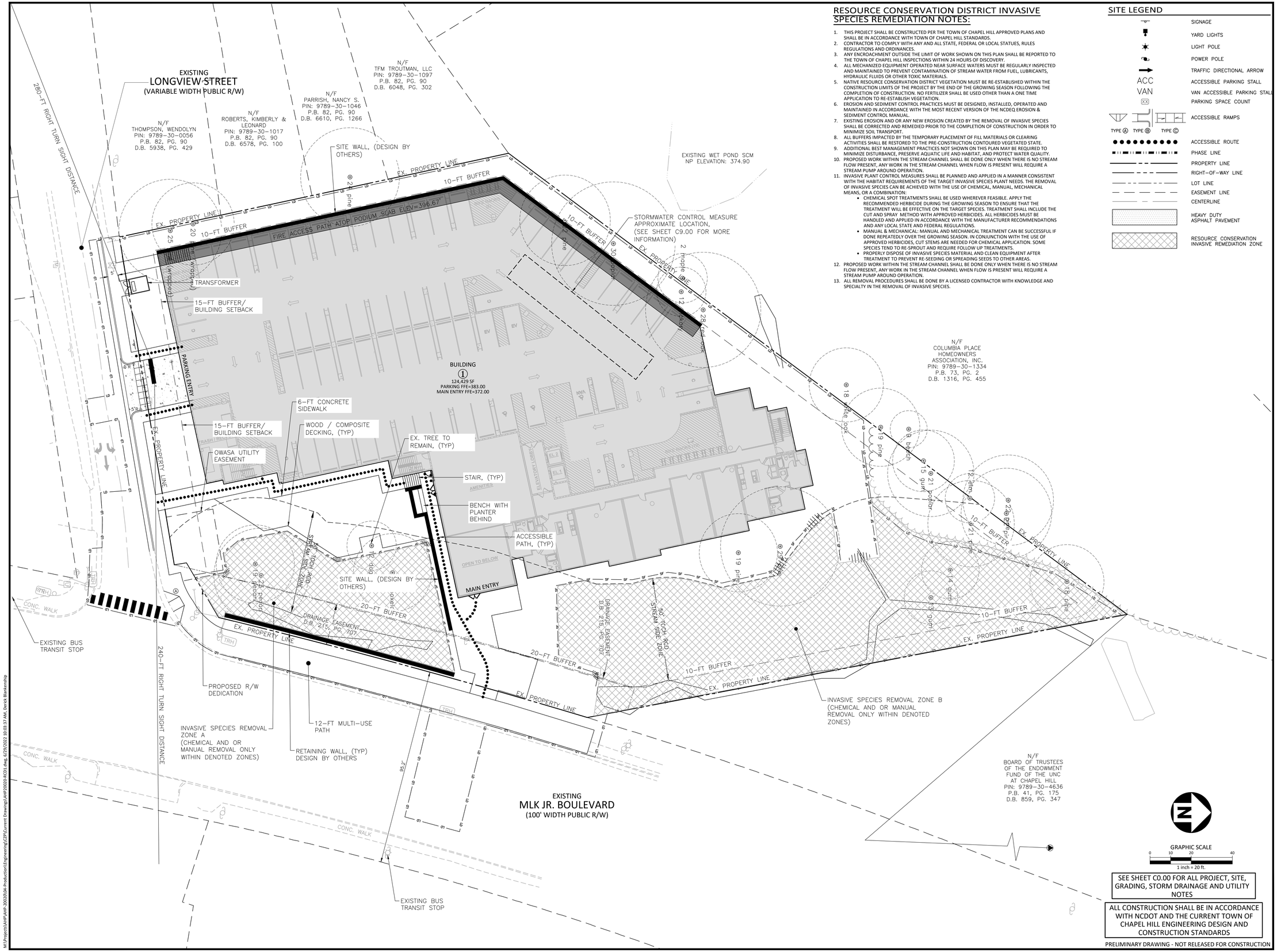
PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-G1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

SHEET

GRADING AND STORM DRAINAGE PLAN

C3.00



RESOURCE CONSERVATION DISTRICT INVASIVE SPECIES REMEDIATION NOTES:

1. THIS PROJECT SHALL BE CONSTRUCTED PER THE TOWN OF CHAPEL HILL APPROVED PLANS AND SHALL BE IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS.
2. CONTRACTOR TO COMPLY WITH ANY AND ALL STATE, FEDERAL OR LOCAL STATUES, RULES REGULATIONS AND ORDINANCES.
3. ANY ENCROACHMENT OUTSIDE THE LIMIT OF WORK SHOWN ON THIS PLAN SHALL BE REPORTED TO THE TOWN OF CHAPEL HILL INSPECTIONS WITHIN 24 HOURS OF DISCOVERY.
4. ALL MECHANIZED EQUIPMENT OPERATED NEAR SURFACE WATERS MUST BE REGULARLY INSPECTED AND MAINTAINED TO PREVENT CONTAMINATION OF STREAM WATER FROM FUEL, LUBRICANTS, HYDRAULIC FLUIDS OR OTHER TOXIC MATERIALS.
5. NATIVE RESOURCE CONSERVATION DISTRICT VEGETATION MUST BE RE-ESTABLISHED WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT BY THE END OF THE GROWING SEASON FOLLOWING THE COMPLETION OF CONSTRUCTION. NO FERTILIZER SHALL BE USED OTHER THAN A ONE TIME APPLICATION TO RE-ESTABLISH VEGETATION.
6. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE DESIGNED, INSTALLED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE NCDEQ EROSION & SEDIMENT CONTROL MANUAL.
7. EXISTING EROSION AND OR ANY NEW EROSION CREATED BY THE REMOVAL OF INVASIVE SPECIES SHALL BE CORRECTED AND REMEDIED PRIOR TO THE COMPLETION OF CONSTRUCTION IN ORDER TO MINIMIZE SOIL TRANSPORT.
8. ALL BUFFERS IMPACTED BY THE TEMPORARY PLACEMENT OF FILL MATERIALS OR CLEARING ACTIVITIES SHALL BE RESTORED TO THE PRE-CONSTRUCTION CONTOURED VEGETATED STATE.
9. ADDITIONAL BEST MANAGEMENT PRACTICES NOT SHOWN ON THIS PLAN MAY BE REQUIRED TO MINIMIZE DISTURBANCE, PRESERVE AQUATIC LIFE AND HABITAT, AND PROTECT WATER QUALITY.
10. PROPOSED WORK WITHIN THE STREAM CHANNEL SHALL BE DONE ONLY WHEN THERE IS NO STREAM FLOW PRESENT, ANY WORK IN THE STREAM CHANNEL WHEN FLOW IS PRESENT WILL REQUIRE A STREAM PUMP AROUND OPERATION.
11. INVASIVE PLANT CONTROL MEASURES SHALL BE PLANNED AND APPLIED IN A MANNER CONSISTENT WITH THE HABITAT REQUIREMENTS OF THE TARGET INVASIVE SPECIES PLANT NEEDS. THE REMOVAL OF INVASIVE SPECIES CAN BE ACHIEVED WITH THE USE OF CHEMICAL, MANUAL, MECHANICAL MEANS, OR A COMBINATION:
    - CHEMICAL SPOT TREATMENTS SHALL BE USED WHEREVER FEASIBLE. APPLY THE RECOMMENDED HERBICIDE DURING THE GROWING SEASON TO ENSURE THAT THE TREATMENT WILL BE EFFECTIVE ON THE TARGET SPECIES. TREATMENT SHALL INCLUDE THE CUT AND SPRAY METHOD WITH APPROVED HERBICIDES. ALL HERBICIDES MUST BE HANDLED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS AND ANY LOCAL STATE AND FEDERAL REGULATIONS.
    - MANUAL & MECHANICAL: MANUAL AND MECHANICAL TREATMENT CAN BE SUCCESSFUL IF DONE REPEATEDLY OVER THE GROWING SEASON. IN CONJUNCTION WITH THE USE OF APPROVED HERBICIDES, CUT STEMS ARE NEEDED FOR CHEMICAL APPLICATION. SOME SPECIES TEND TO RE-SPROUT AND REQUIRE FOLLOW UP TREATMENTS.
    - PROPERLY DISPOSE OF INVASIVE SPECIES MATERIAL AND CLEAN EQUIPMENT AFTER TREATMENT TO PREVENT RE-SEEDING OR SPREADING SEEDS TO OTHER AREAS.
12. PROPOSED WORK WITHIN THE STREAM CHANNEL SHALL BE DONE ONLY WHEN THERE IS NO STREAM FLOW PRESENT, ANY WORK IN THE STREAM CHANNEL WHEN FLOW IS PRESENT WILL REQUIRE A STREAM PUMP AROUND OPERATION.
13. ALL REMOVAL PROCEDURES SHALL BE DONE BY A LICENSED CONTRACTOR WITH KNOWLEDGE AND SPECIALTY IN THE REMOVAL OF INVASIVE SPECIES.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- TYPE A / TYPE B / TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- RESOURCE CONSERVATION INVASIVE REMEDIATION ZONE

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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NORTH CAROLINA PROFESSIONAL SEAL 046723 ENGINEER DUSTIN C. BLANKENSHIP — NOT FOR CONSTRUCTION

REVISIONS

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3	06. 28. 2022	RESPONSE TO TOCH COMMENTS

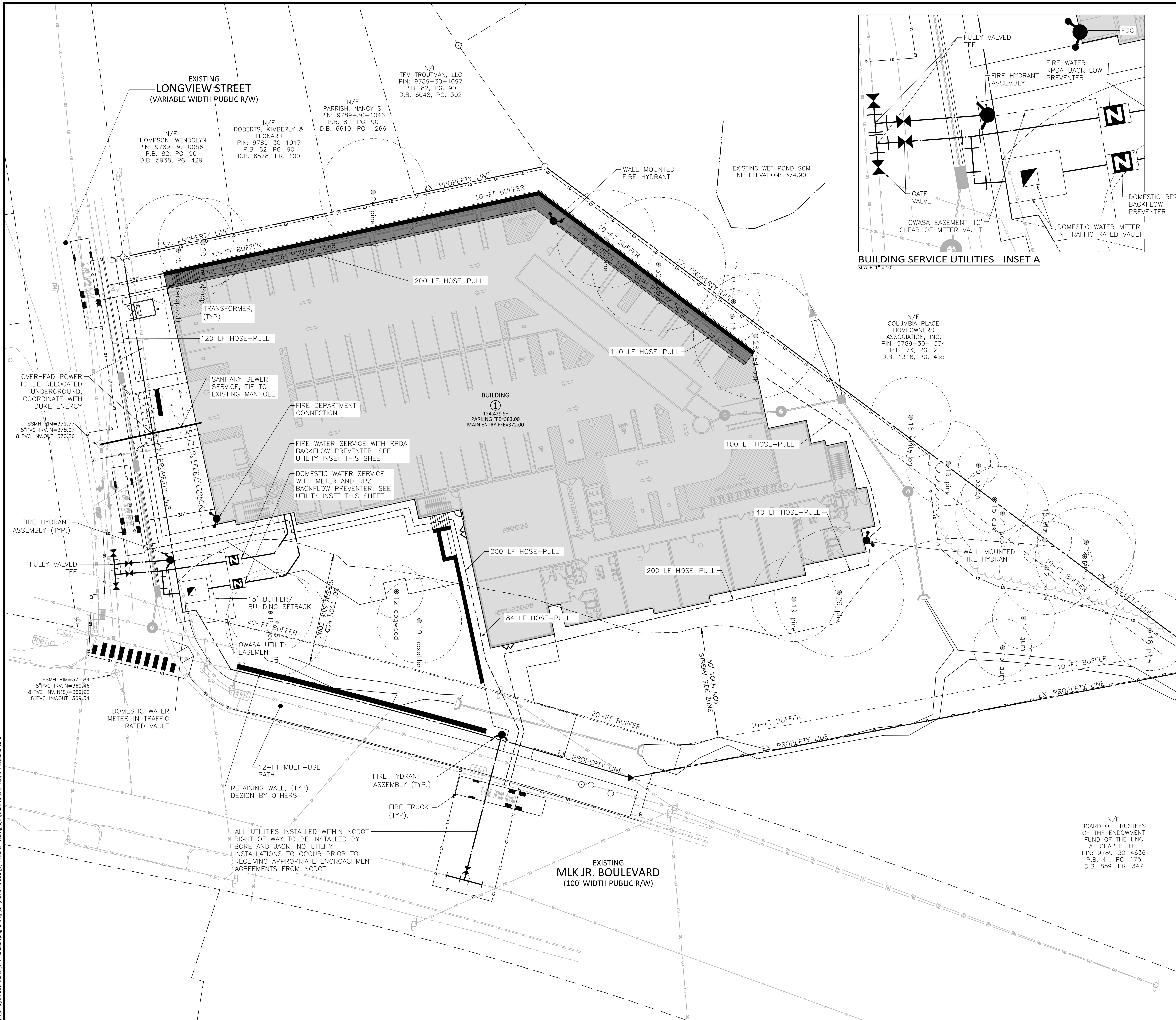
PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-RCD1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

SHEET

RESOURCE CONSERVATION REMEDIATION PLAN

C3.10



EXISTING
LONGVIEW STREET
(VARIABLE WIDTH PUBLIC R/W)
N/F THOMPSON, WENDOLYN PIN: 9789-30-0056 P.B. 82, PG. 90 D.B. 5938, PG. 429
N/F ROBERTS, KIMBERLY & LEONARD PIN: 9789-30-1017 P.B. 82, PG. 90 D.B. 6578, PG. 100
N/F PARRISH, NANCY S. PIN: 9789-30-1046 P.B. 82, PG. 90 D.B. 6610, PG. 1266
N/F TFM TROUTMAN, LLC PIN: 9789-30-1097 P.B. 82, PG. 90 D.B. 6048, PG. 302
WALL MOUNTED FIRE HYDRANT
EXISTING WET POND SCM NP ELEVATION: 374.90
EX. PROPERTY LINE
10-FT BUFFER
FIRE ACCESS PATH ATOP PODIUM SLAB
200 LF HOSE-PULL
TRANSFORMER, (TYP)
120 LF HOSE-PULL
110 LF HOSE-PULL
N/F COLUMBIA PLACE HOMEOWNERS ASSOCIATION, INC. PIN: 9789-30-1334 P.B. 73, PG. 2 D.B. 1316, PG. 455
OVERHEAD POWER TO BE RELOCATED UNDERGROUND, COORDINATE WITH DUKE ENERGY
SSMH RIM=379.77 8"PVC INV.IN=375.07 8"PVC INV.OUT=370.26
SANITARY SEWER SERVICE, TIE TO EXISTING MANHOLE
FIRE DEPARTMENT CONNECTION
BUILDING 1 124,429 SF PARKING FFE=383.00 MAIN ENTRY FFE=372.00
FIRE WATER SERVICE WITH RPDA BACKFLOW PREVENTER, SEE UTILITY INSET THIS SHEET
DOMESTIC WATER SERVICE WITH METER AND RPZ BACKFLOW PREVENTER, SEE UTILITY INSET THIS SHEET
100 LF HOSE-PULL
40 LF HOSE-PULL
FIRE HYDRANT ASSEMBLY (TYP.)
FULLY VALVED TEE
200 LF HOSE-PULL
200 LF HOSE-PULL
WALL MOUNTED FIRE HYDRANT
15' BUFFER/ BUILDING SETBACK
20-FT BUFFER
OWASA UTILITY EASEMENT
50' TOCH RCD STREAM SIDE ZONE
84 LF HOSE-PULL
SSMH RIM=375.84 8"PVC INV.IN=369.46 8"PVC INV.IN(S)=369.92 8"PVC INV.OUT=369.34
DOMESTIC WATER METER IN TRAFFIC RATED VAULT
12-FT MULTI-USE PATH
RETAINING WALL, (TYP) DESIGN BY OTHERS
FIRE HYDRANT ASSEMBLY (TYP.)
FIRE TRUCK, (TYP).
ALL UTILITIES INSTALLED WITHIN NCDOT RIGHT OF WAY TO BE INSTALLED BY BORE AND JACK. NO UTILITY INSTALLATIONS TO OCCUR PRIOR TO RECEIVING APPROPRIATE ENCROACHMENT AGREEMENTS FROM NCDOT.
EXISTING
MLK JR. BOULEVARD
(100' WIDTH PUBLIC R/W)
N/F BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF THE UNC AT CHAPEL HILL PIN: 9789-30-4636 P.B. 41, PG. 175 D.B. 859, PG. 347
FULLY VALVED TEE
FDC
FIRE HYDRANT ASSEMBLY
FIRE WATER RPDA BACKFLOW PREVENTER
GATE VALVE
OWASA EASEMENT 10' CLEAR OF METER VAULT
DOMESTIC WATER METER IN TRAFFIC RATED VAULT
DOMESTIC RPZ BACKFLOW PREVENTER
BUILDING SERVICE UTILITIES - INSET A
SCALE: 1" = 10'
GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

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

AERIAL FIRE ACCESS TO BE PROVIDED ALONG LONGVIEW STREET

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NOT FOR CONSTRUCTION

REVISIONS

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3	06. 28. 2022	RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

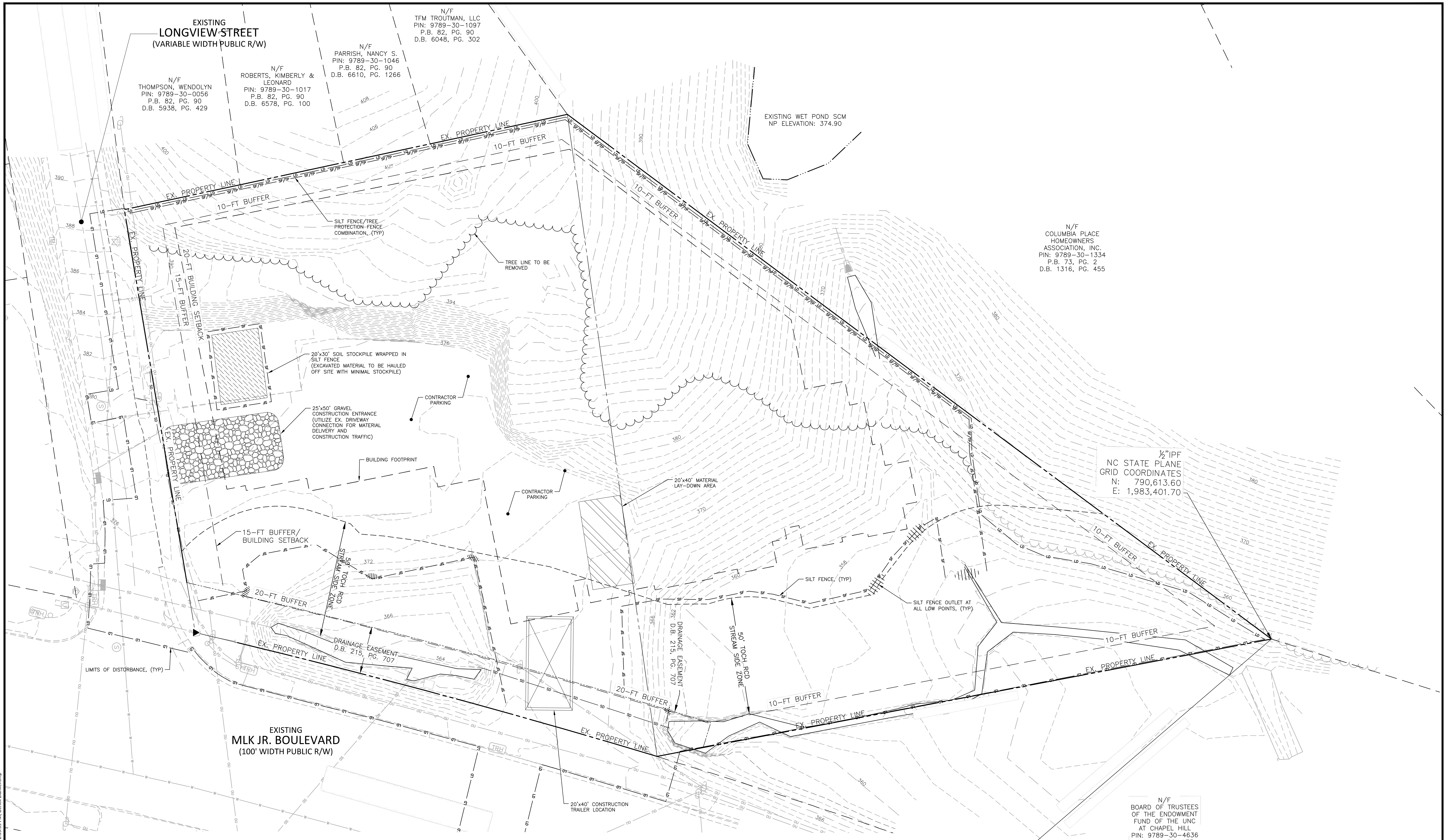
PROJECT NO.	AHP-20020
FILENAME	AHP20020-U1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

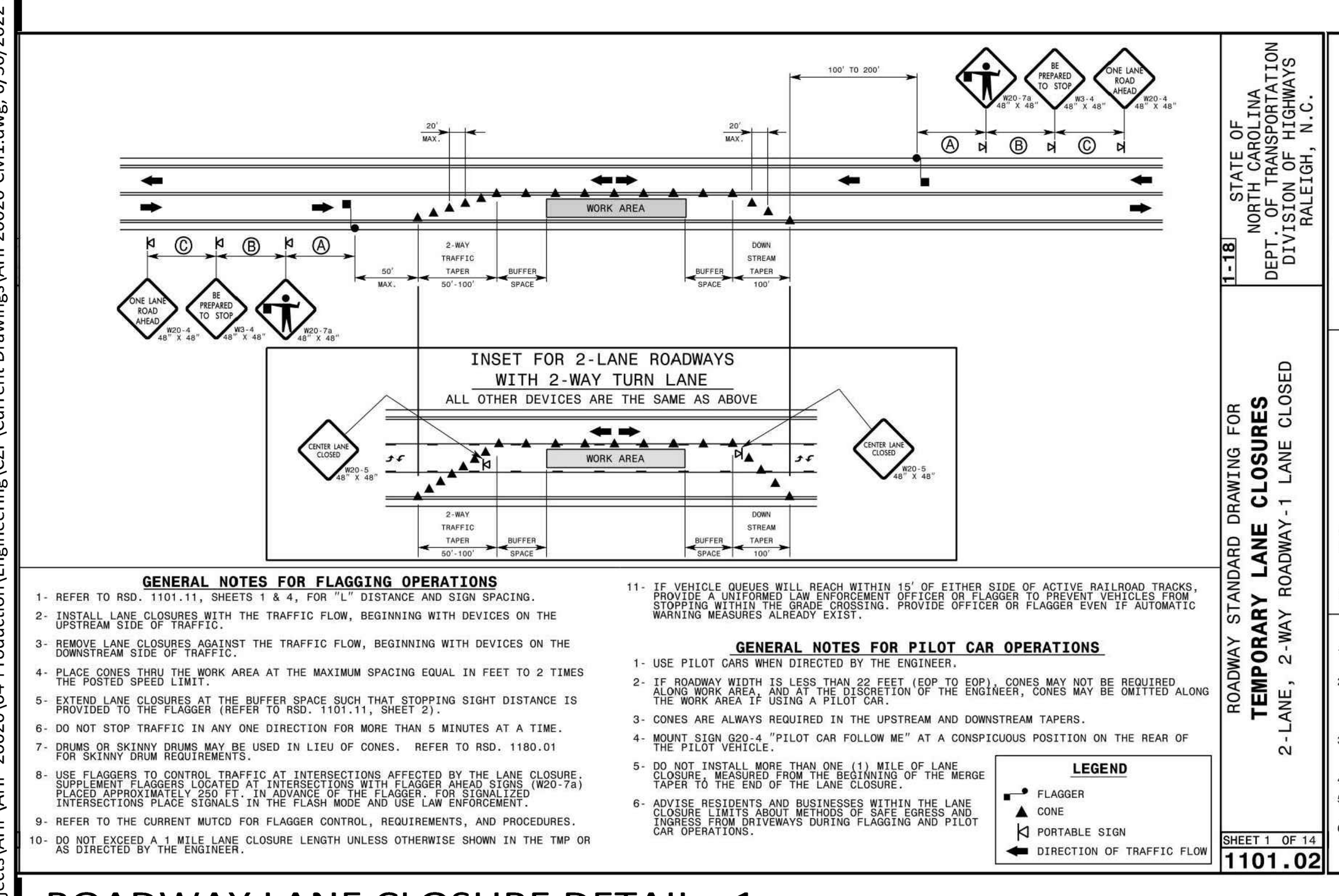
SHEET

UTILITY PLAN

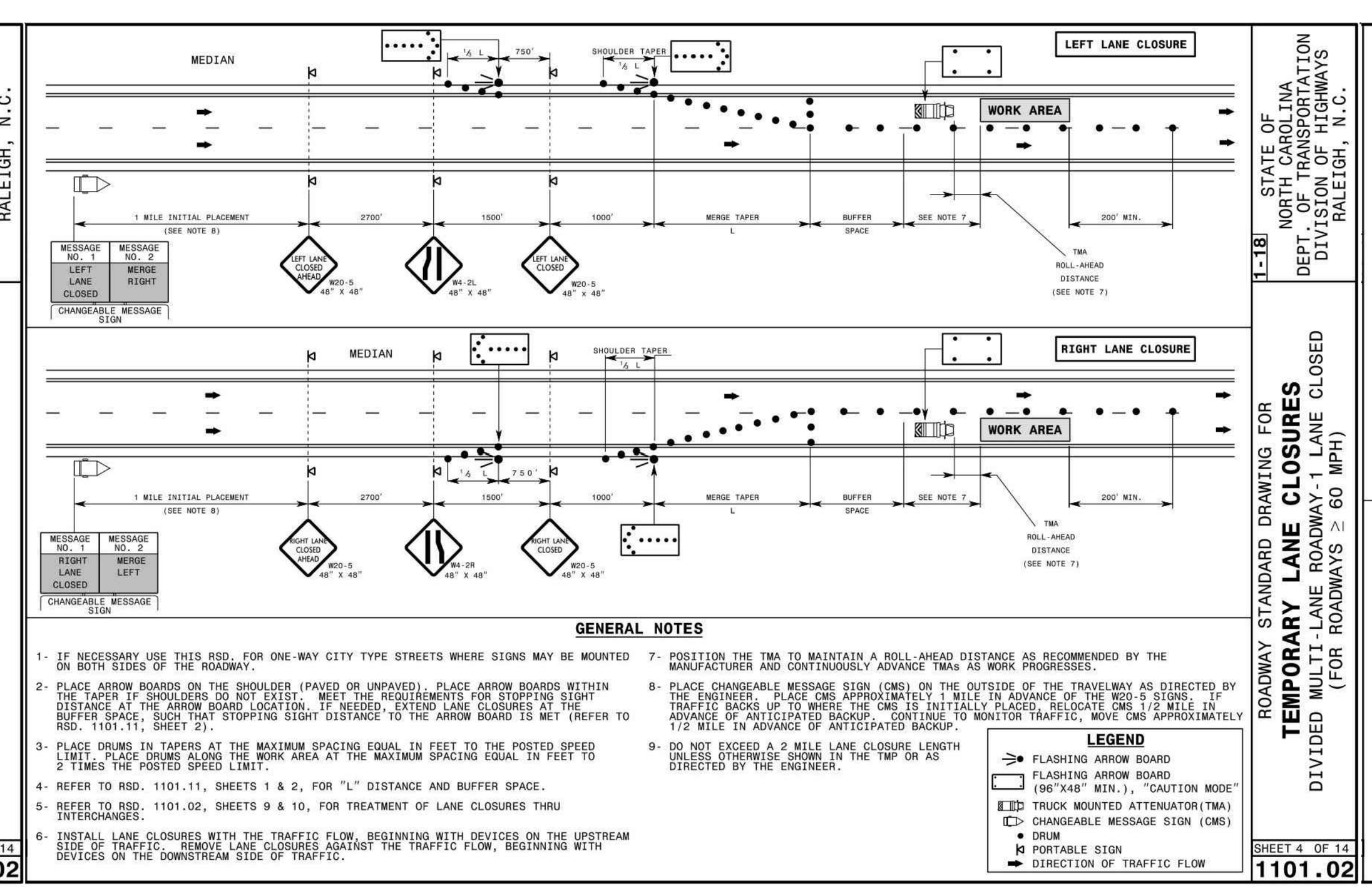
C4.00

M:\Projects\AHP\AHP-20020\04-Production\Engineering\C2P\Current Drawings\AHP20020-U1.dwg, 6/29/2022 10:05:14 AM, Derick Blankenship

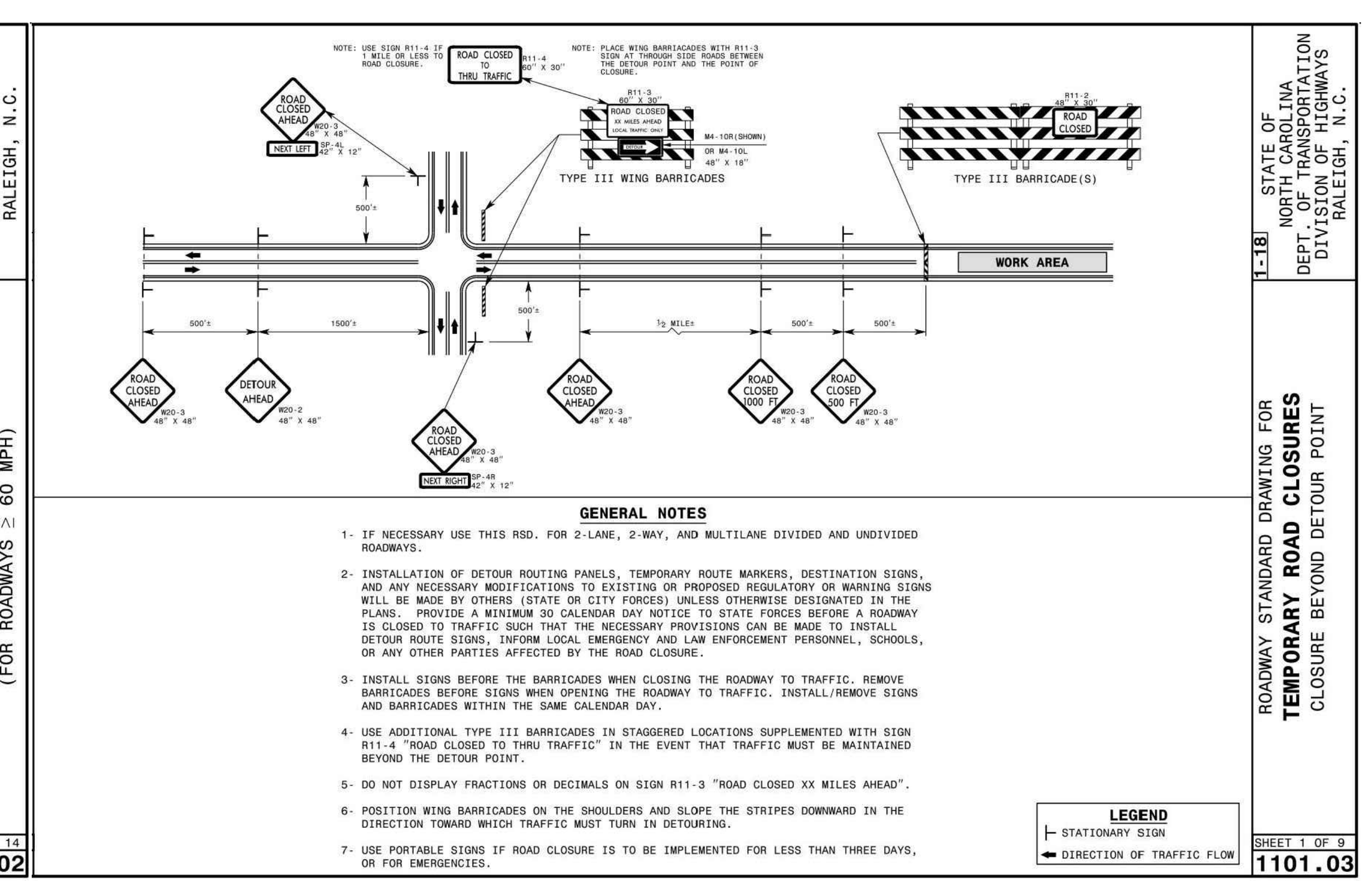




ROADWAY LANE CLOSURE DETAIL - 1



ROADWAY LANE CLOSURE DETAIL - 2



ROADWAY LANE CLOSURE DETAIL - 3

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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PHONE: 561.257.0833

ASPEN CHAPEL HILL STUDENT HOUSING

CONDITIONAL ZONING PERMIT
201 EAST LONGVIEW STREET
CHAPEL HILL, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 046723 ENGINEER D. C. BLANKENSHIP — PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	11.23.2021	RESPONSE TO ToCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

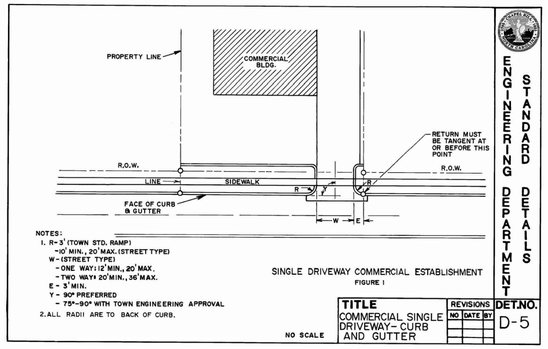
PROJECT NO.	AHP-20020
FILENAME	AHP20020-CM1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

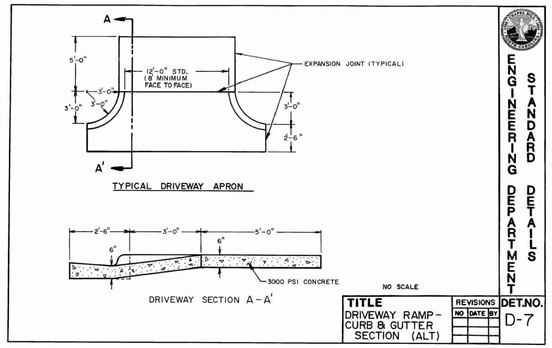
SHEET

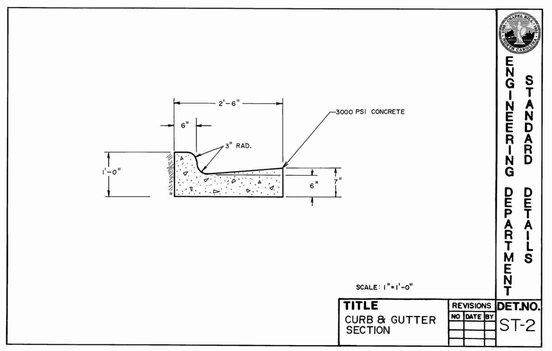
CONSTRUCTION AND TRANSPORTATION MANAGEMENT PLAN

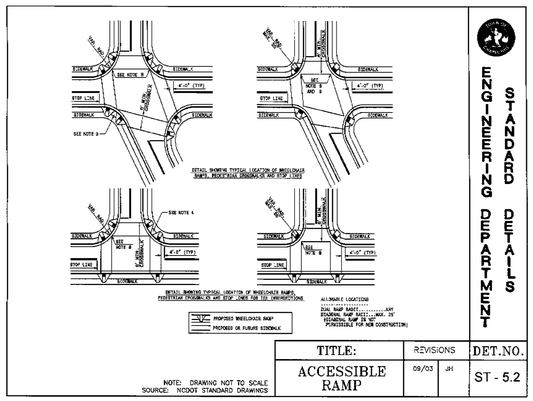
C7.00

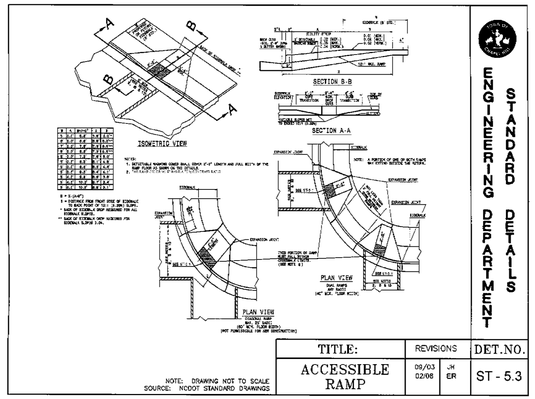
M:\Projects\AHP\AHP-20020\AA-Production\Engineering\CZP\Current Drawings\AHP20020-CM1.dwg, 6/30/2022 2:55:39 PM, Derick Blankenship

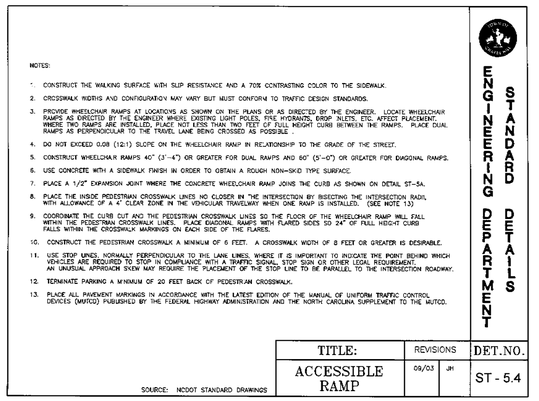




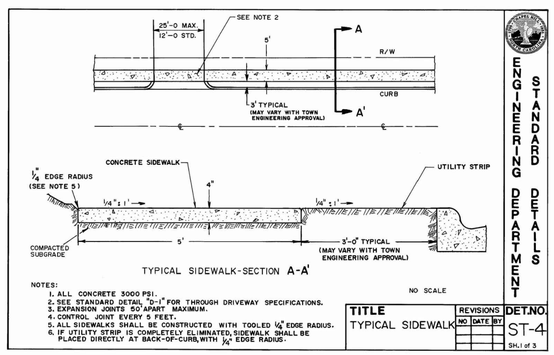







NOTES:

1. CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
2. CROSSWALK WIDTHS AND CONFIGURATION MAY VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT. WHERE TWO RAMPS ARE INSTALLED, PLACE NOT LESS THAN TWO FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS PERPENDICULAR TO THE TRAVEL LANE BEING CROSSED AS POSSIBLE .
4. DO NOT EXCEED 0.08 (12:1) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
5. CONSTRUCT WHEELCHAIR RAMPS 4.0' (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
6. USE CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
7. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AS SHOWN ON DETAIL ST-5A.
8. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADII, WITH ALLOWANCE OF A 4' CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED. (SEE NOTE 13)
9. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
10. CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 8 FEET OR GREATER IS DESIRABLE.
11. USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL, STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTION ROADWAY.
12. TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
13. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.



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2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 28. 2022	RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-D1
CHECKED BY	DCB
DRAWN BY	KST
SCALE	1" = 30'
DATE	03.18.2022

SHEET

SITE DETAILS

C8.00

STORMWATER CONTROL MEASURE 'A' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
2. PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BACKFILL, THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATION AREA FOR THE UNDERGROUND SCM WITHIN THIS AREA TO ASSESS WHETHER SUITABLE SOILS EXIST AT THE SUBGRADE LEVEL. IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE UNDERGROUND SCM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE.
3. THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
4. PRIOR TO PLACING STORMFILTER CARTRIDGES WITHIN THE UNDERGROUND SYSTEM , THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER). IF THE CONTRACTOR DECIDES TO PLACE THE STORMFILTER CARTRIDGES PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE/REPLACE, AS NECESSARY, THE COMPONENTS NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE STORMFILTER CARTRIDGES NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.
5. ONCE CONSTRUCTED, THE STORMFILTER CARTRIDGES SHALL NOT RECEIVE STORMWATER RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE UNDERGROUND SYSTEM HAS BEEN COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETE.
6. ALL COMPONENTS OF THE UNDERGROUND SCM SYSTEM (STORMFILTER MANHOLE, CONCRETE VAULT, JOINT / RISER CONNECTIONS, ENDCAPS, ACCESS MANHOLES, ETC.) SHALL BE DESIGNED BY OTHERS. ANY VARIATIONS OR CHANGES MADE FROM THESE SPECIFICATIONS AND DRAWINGS DURING THE ORDERING AND/ OR INSTALLATION OF ALL COMPONENTS MUST BE APPROVED BY THE DESIGN ENGINEER. THE STRUCTURAL DESIGN OF THE UNDERGROUND SCM, ALONG WITH ITS ASSUMPTIONS, IS ALSO BY OTHERS. THE JOHN R. McADAMS COMPANY, INC. AND ITS EMPLOYEES ASSUME NO LIABILITY WITH RESPECT TO ANY ASPECT OF THE STRUCTURAL DESIGN FOR THE UNDERGROUND SCM SYSTEM.
7. ALL PIPE / RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE UNDERGROUND SCM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
8. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE UNDERGROUND SCM SYSTEM SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. DURING PLACEMENT OF FILL WITHIN THIS AREA (OR OTHER AREAS AS NECESSARY), THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVIDE SUCH DURING ENGINEER WALK-THROUGH/INSPECTION.
10. ALL PIPE PENETRATIONS THROUGH A CONCRETE STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTIGHT USING NON-SHRINK CEMENTIOUS GROUT.
11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

STORMWATER MANAGEMENT SYSTEM MATERIAL SPECIFICATIONS

1. THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM IS TO BE DESIGNED BY OTHERS. ANY CHANGES TO THE PLANS SHALL BE PROVIDED TO THE DESIGN ENGINEER FOR REVIEW. PRIOR TO INSTALLATION, SHOP DRAWINGS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO THE DESIGN ENGINEER AND TO THE TOWN OF CHAPEL HILL FOR REVIEW.
2. FILTER CARTRIDGES SHALL BE CONTECH STORMFILTERS WITH PHOSPHOSORB MEDIA. INSTALLATION OF THE STORMWATER DEVICE SHALL BE PER THE MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
3. ACCESS RISERS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS. ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE STORMWATER MANAGEMENT SYSTEM.
4. THE 24"Ø DIP OUTLET BARREL OF THE DETENTION SYSTEM SHALL BE CLASS 350 DIP, MEETING THE REQUIREMENTS OF ASTM A716. THE PIPE JOINTS SHALL BE LOCKING JOINTS PER ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53 STANDARDS.
5. THE CONTRACTOR SHALL INSTALL THE STORMFILTER SYSTEM PER MANUFACTURERS' SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIER(S) STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
6. COVER AND REVIEW OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE MANUFACTURER.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

FOUNDATION NOTES

1. ONCE THE EXCAVATION IS COMPLETE AND PRIOR TO INSTALLATION OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM, THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE BEARING CAPACITY OF THE UNDERLYING SOILS TO SERVE AS A FOUNDATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF THE ONSITE GEOTECHNICAL ENGINEER DEEMS THE FOUNDATION SOILS AS UNSUITABLE, THEN THE UNSUITABLE MATERIAL SHOULD BE REMOVED DOWN TO A SUITABLE DEPTH AND THEN BUILT BACK UP TO THE CORRECT ELEVATION WITH A COMPACTED BACKFILL MATERIAL THAT IS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE APPROVED BACKFILL MATERIAL SHOULD HAVE A GRADATION THAT WILL NOT ALLOW THE MIGRATION OF FINES, WHICH COULD CAUSE SETTLEMENT OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF NECESSARY, A GEOTEXTILE FABRIC CAN BE USED TO SEPARATE THE UNDERLYING SOILS AND THE BACKFILL MATERIAL. THIS GEOTEXTILE FABRIC (IF USED) IS TO BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER.
2. PLEASE NOTE THAT IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE EXCAVATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE.
3. THE FOUNDATION SUBGRADE SHALL BE GRADED TO A UNIFORM OR SLIGHTLY SLOPING GRADE PRIOR TO PLACEMENT OF THE BEDDING MATERIAL. IF THE FOUNDATION SUBGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME DURING CONSTRUCTION, THEN IT SHOULD BE GRADED TO A SLIGHT SLOPE SUCH THAT SATURATION OF THE SUBGRADE DOES NOT OCCUR.
4. THE BEDDING MATERIAL FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER. TYPICALLY, A WELL-GRADED GRANULAR MATERIAL WILL BE USED FOR THE BEDDING. PLEASE NOTE THAT IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. ENGINEERED FABRIC, STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.
5. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE DETENTION SYSTEMS AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR WATER TO ESCAPE.
6. THE ONSITE GEOTECHNICAL ENGINEER SHALL DETERMINE IF FOUNDATION DRAINS ARE REQUIRED FOR THE UNDERGROUND SCM SYSTEM. THE DESIGN ENGINEER SHALL BE NOTIFIED FOLLOWING THIS DETERMINATION. IF REQUIRED, THE FOUNDATION DRAINS ARE TO BE DESIGNED ENTIRELY BY THE ONSITE GEOTECHINCAL ENGINEER. THE FOUNDATION DRAIN SYSTEMS SHALL TIE TO THE NEAREST STORM SEWER INLET / JUNCTION BOX WITH INVERT LOWER THAN THE INVERT OF THE FOUNDATION DRAIN. FOUNDATION DRAIN SYSTEM SHALL NOT TIE INTO THE UNDERGROUND SCM AT ANY POINT.

BEDDING NOTES

1. THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
2. THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FOUR SIDES) WITH A NON-WOVEN GEO-TEXTILE (GEOTEX 401 OR APPROVED EQUIVALENT). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
3. THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB, OR CLEAN GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUDING STONES, FROZEN LUMPS, ROOTS, AND OTHER FOREIGN MATERIAL.
4. PREPARE THE SUBGRADE PER THE ONSITE GEOTECHNICAL ENGINEER'S DIRECTION (APPROXIMATELY 5-6" BELOW GRADE ON WHICH SLAB WILL SET). THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM PLACEMENT OF THE SAND FILTER.
5. THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

BACKFILL MATERIAL NOTES

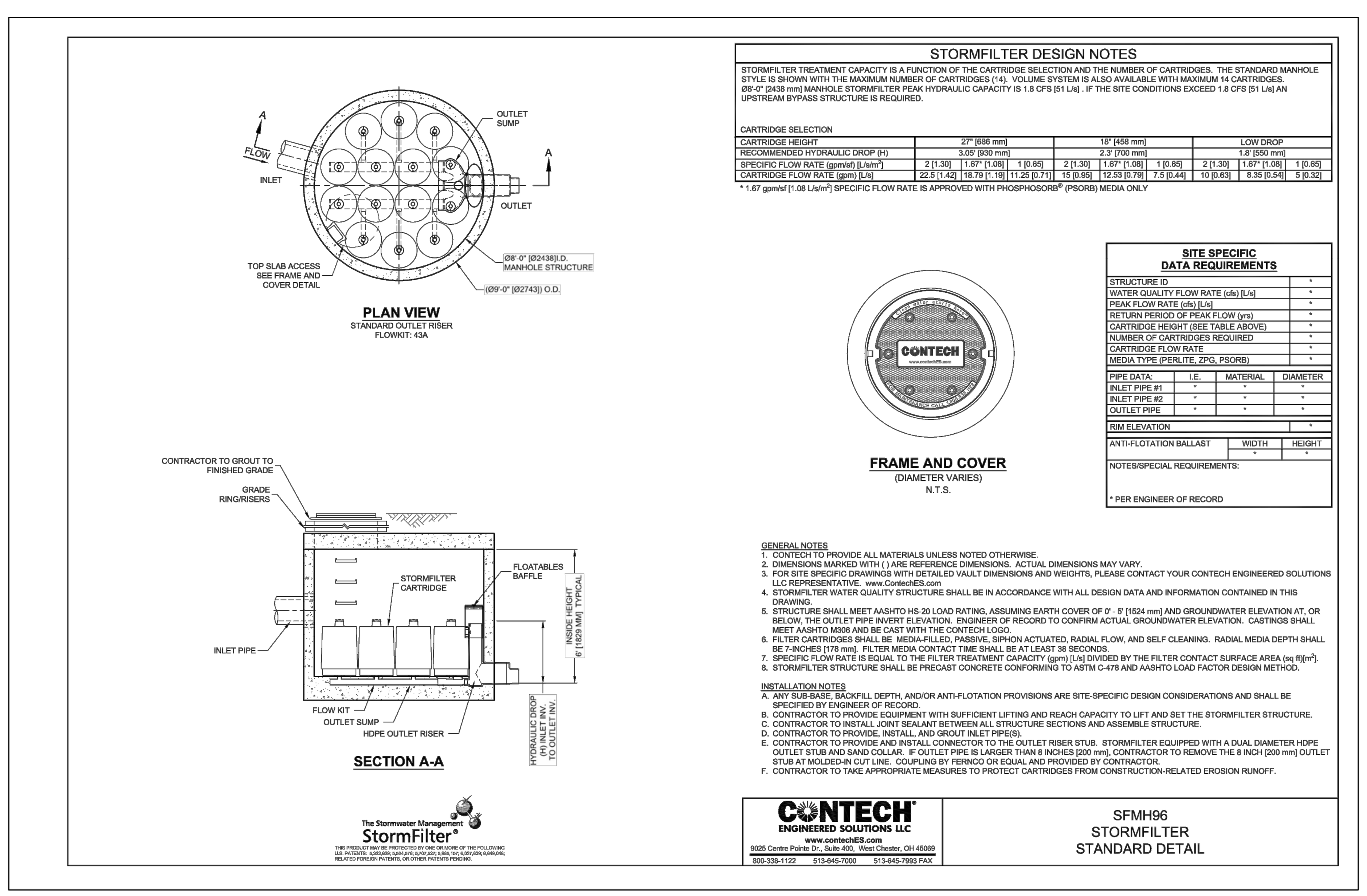
1. THE ON-SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE STORMWATER MANAGEMENT SYSTEM.
2. THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARD SPOTS WITHIN THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOIDS.
3. HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFILL MATERIAL.
4. THE BACKFILL MATERIAL SHOULD BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-D698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN +/- TWO PERCENT OF ITS OPTIMUM MOISTURE CONTENT.
5. ANY MATERIAL STOCKPILING ON TOP OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE APPROVED BY THE STRUCTURAL DESIGN ENGINEER OR DETENTION SYSTEM MANUFACTURER.

UNDERGROUND VAULT CONSTRUCTION NOTES

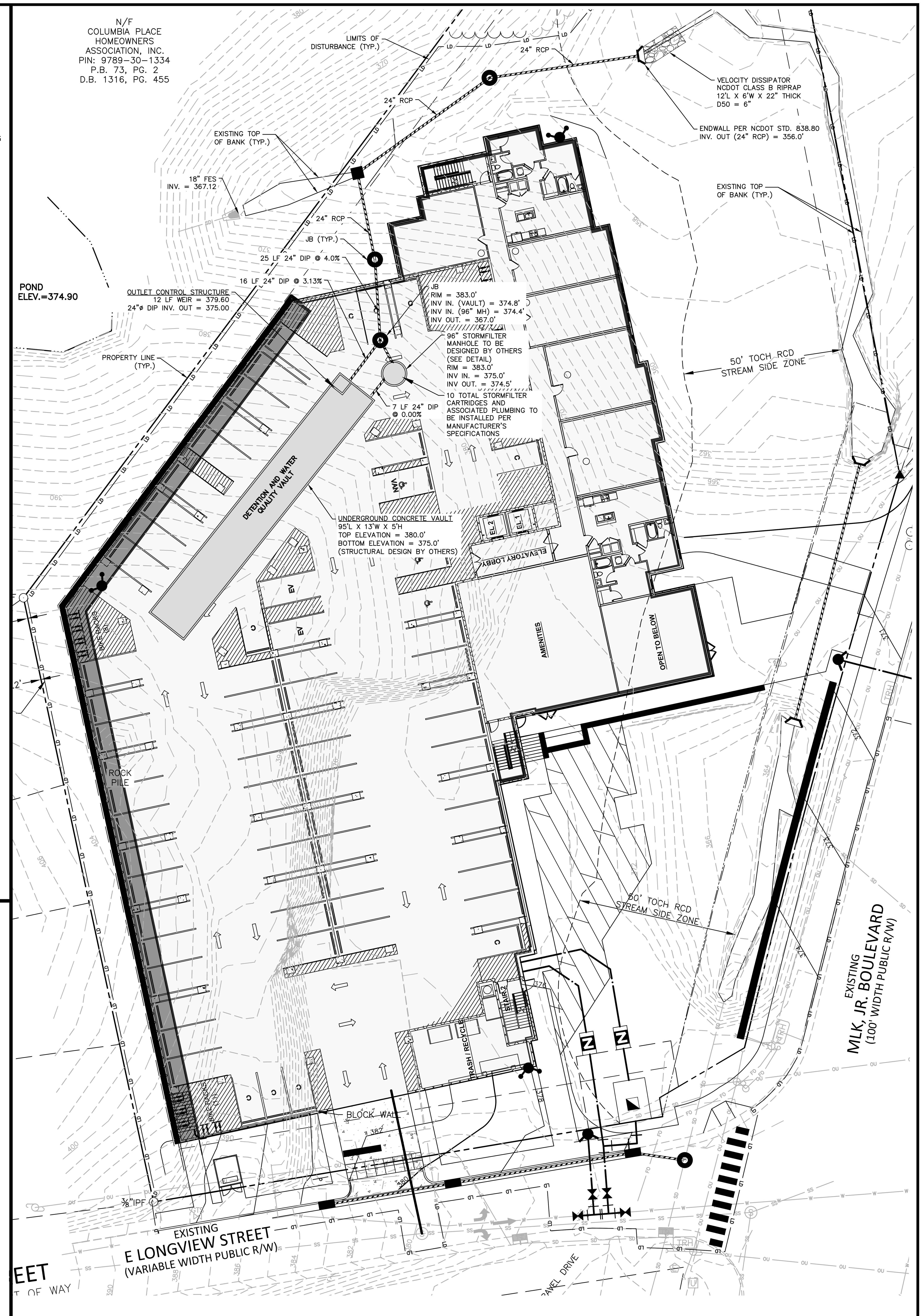
1. UNDERGROUND VAULT CONFIGURATION IS TO BE DESIGNED AND PROVIDED BY OTHERS.
2. ABSOLUTELY NO RUNOFF SHALL ENTER THE UNDERGROUND VAULT UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
3. MANHOLE ACCESS SHALL BE PROVIDED FOR THE UNDERGROUND VAULT. MANHOLES SHALL BE IN COMPLIANCE WITH TOWN OF CHAPEL HILL STANDARD DETAILS BUT SHALL BE A MINIMUM OF 24 INCHES IN DIAMETER TO COMPLY WITH OSHA CONFINED SPACE REQUIREMENTS (OR MINIMUM OSHA REQUIREMENTS APPLICABLE AT TIME OF CONSTRUCTION). CONTRACTOR SHALL PROVIDE ACCESS LADDERS FOR ACCESS BELOW ALL MANHOLES. MANHOLE COVERS SHALL ALLOW FOR PROPER VENTILATION.

SYSTEM TESTING NOTES

1. PRIOR TO PLACEMENT OF THE BACKFILL MATERIAL AND STORM FILTER CARTRIDGES, CONTRACTOR SHALL TEST FOR WATER TIGHTNESS. ENTRANCES AND EXITS SHALL BE PLUGGED AND THE SYSTEM COMPLETELY FILLED WITH WATER TO DEMONSTRATE WATER TIGHTNESS. WATER TIGHTNESS MEANS NO SIGNIFICANT FOR A PERIOD OF 24 HOURS. SIGNIFICANT LEAKAGE TO BE DETERMINED BY THE CERTIFYING ENGINEER. CONTRACTOR SHALL CALL AND SCHEDULE THE FIELD TESTING OF THE SYSTEM (WATER-TIGHTNESS) WITH THE ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE TEST. THE CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE ENGINEER VERIFYING THE WATER TIGHTNESS OF THE STORMWATER VAULT.



STORMFILTER MANHOLE
N.T.S.



STORMWATER CONTROL MEASURE 'A' PLAN VIEW
1" = 20'

GRAPHIC SCALE
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ASPEN CHAPEL HILL STUDENT HOUSING
CONDITIONAL ZONING PERMIT
201 EAST LONGVIEW STREET
CHAPEL HILL, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 47257 KATHERINE E. GARCIA
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	11.23.2021	RESPONSE TO ToCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS

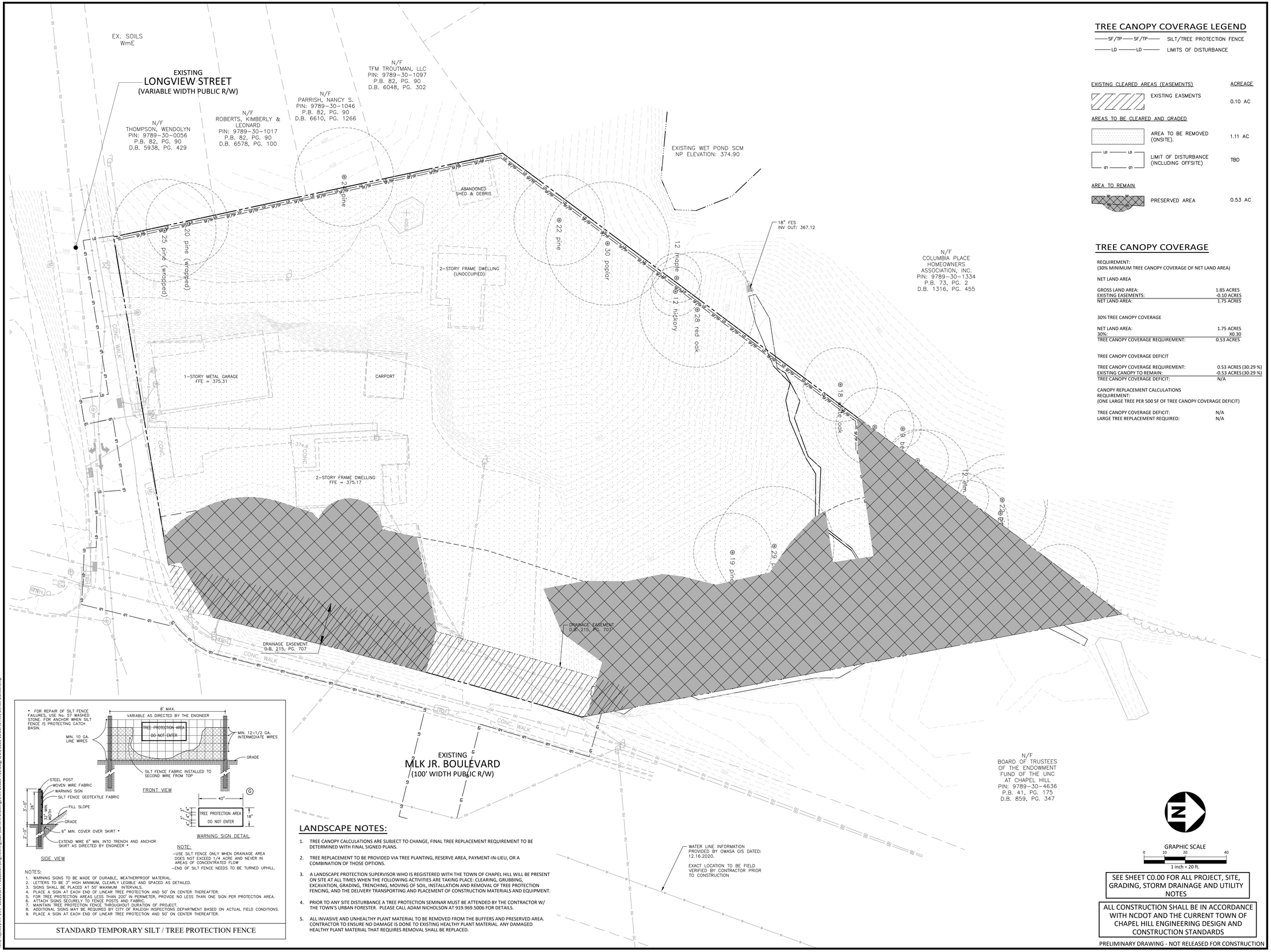
PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-SW
CHECKED BY	KEG
DRAWN BY	KEG
SCALE	1"=20'
DATE	03.18.2022

SHEET

STORMWATER CONTROL MEASURE 'A' PLAN VIEW

C9.00



TREE CANOPY COVERAGE LEGEND

SF/TP — SF/TP — SILT/TREE PROTECTION FENCE

LD — LD — LIMITS OF DISTURBANCE

EXISTING CLEARED AREAS (EASEMENTS)		ACREAGE
	EXISTING EASMENTS	0.10 AC
AREAS TO BE CLEARED AND GRADED		
	AREA TO BE REMOVED (ONSITE).	1.11 AC
LD — LD / GT — GT	LIMIT OF DISTURBANCE (INCLUDING OFFSITE)	TBD
AREA TO REMAIN		
TP SF / SF TP	PRESERVED AREA	0.53 AC

TREE CANOPY COVERAGE

REQUIREMENT:
(30% MINIMUM TREE CANOPY COVERAGE OF NET LAND AREA)

NET LAND AREA

GROSS LAND AREA:	1.85 ACRES
EXISTING EASEMENTS:	-0.10 ACRES
NET LAND AREA:	1.75 ACRES

30% TREE CANOPY COVERAGE

NET LAND AREA:	1.75 ACRES
30%:	X0.30
TREE CANOPY COVERAGE REQUIREMENT:	0.53 ACRES

TREE CANOPY COVERAGE DEFICIT

TREE CANOPY COVERAGE REQUIREMENT:	0.53 ACRES (30.29 %)
EXISTING CANOPY TO REMAIN:	-0.53 ACRES (30.29 %)
TREE CANOPY COVERAGE DEFICIT:	N/A

CANOPY REPLACEMENT CALCULATIONS
REQUIREMENT:
(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT)

TREE CANOPY COVERAGE DEFICIT:	N/A
LARGE TREE REPLACEMENT REQUIRED:	N/A

NOTES:
1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
4. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
8. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH INSPECTIONS DEPARTMENT BASED ON ACTUAL FIELD CONDITIONS.
9. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.

STANDARD TEMPORARY SILT / TREE PROTECTION FENCE

LANDSCAPE NOTES:

1. TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL SIGNED PLANS.
2. TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.
3. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
4. PRIOR TO ANY SITE DISTURBANCE A TREE PROTECTION SEMINAR MUST BE ATTENDED BY THE CONTRACTOR W/ THE TOWN'S URBAN FORESTER. PLEASE CALL ADAM NICHOLSON AT 919.969.5006 FOR DETAILS.
5. ALL INVASIVE AND UNHEALTHY PLANT MATERIAL TO BE REMOVED FROM THE BUFFERS AND PRESERVED AREA. CONTRACTOR TO ENSURE NO DAMAGE IS DONE TO EXISTING HEALTHY PLANT MATERIAL. ANY DAMAGED HEALTHY PLANT MATERIAL THAT REQUIRES REMOVAL SHALL BE REPLACED.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

phone 919. 361. 5000
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CLIENT

YORK ACQUISITIONS, LLC
8008 CORPORATE CENTER DRIVE, SUITE 201
CHARLOTTE, NORTH CAROLINA 28226
PHONE: 561.257.0833

ASPEN CHAPEL HILL STUDENT HOUSING

CONDITIONAL ZONING PERMIT
201 EAST LONGVIEW STREET
CHAPEL HILL, NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 2027 CARA RUNGE DONOHUE NOT FOR CONSTRUCTION PRELIMINARY

REVISIONS

NO.	DATE	
1	11.23.2021	RESPONSE TO ToCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 28. 2022	RESPONSE TO TOCH COMMENTS

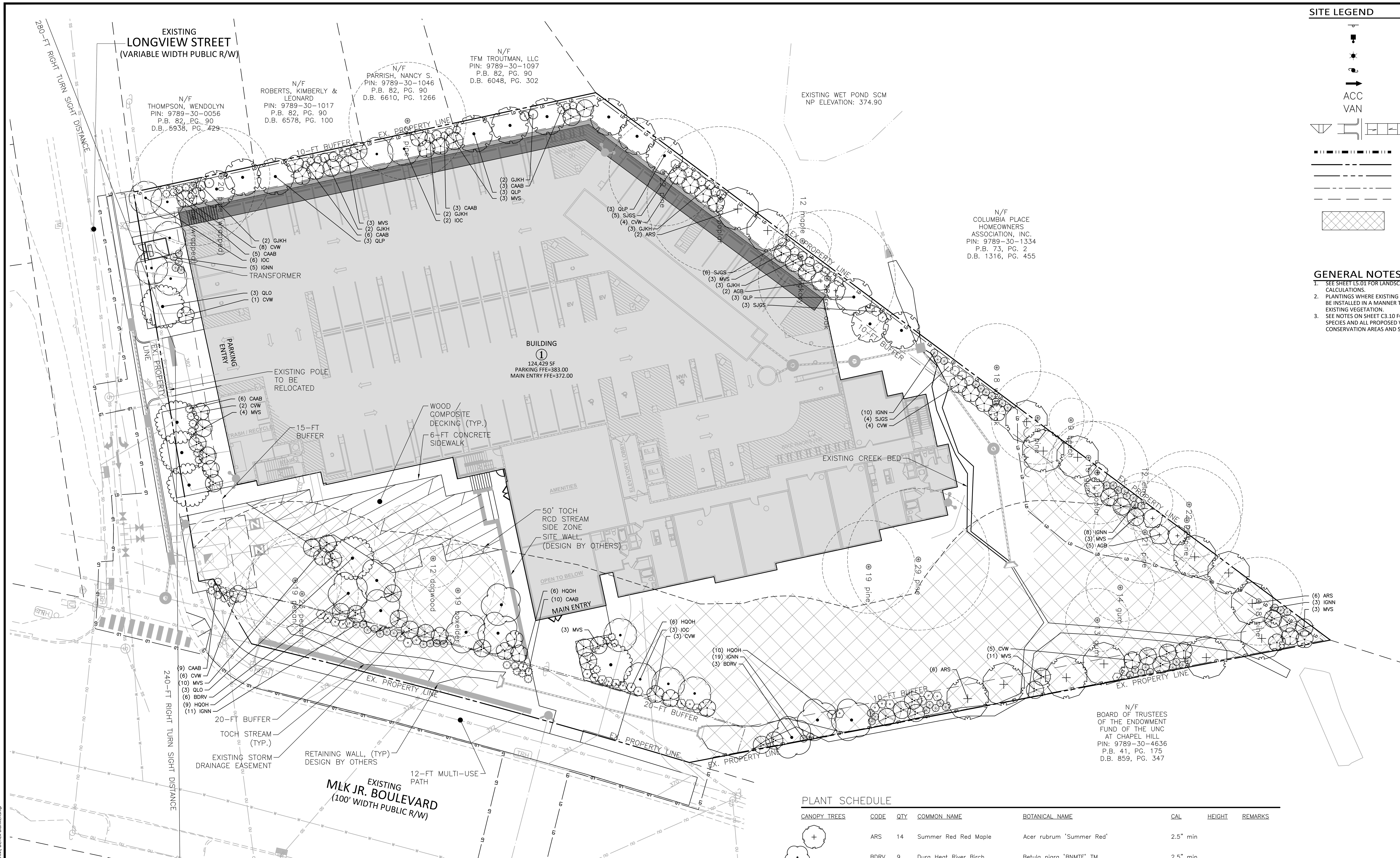
PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-TC1
CHECKED BY	AMR
DRAWN BY	ALM
SCALE	1" = 20'
DATE	03.18.2022

SHEET

LANDSCAPE PROTECTION & TREE COVERAGE PLAN

L1.00



SITE LEGEND

Symbol	Description
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	TREE PRESERVATION AREA

GENERAL NOTES:

1. SEE SHEET L5.01 FOR LANDSCAPE DETAILS, NOTES, AND CALCULATIONS.
2. PLANTINGS WHERE EXISTING VEGETATION IS PRESENT SHALL BE INSTALLED IN A MANNER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
3. SEE NOTES ON SHEET C3.10 FOR TREATMENT OF INVASIVE SPECIES AND ALL PROPOSED WORK WITHIN THE TREE CONSERVATION AREAS AND STREAM BUFFERS.

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	ARS	14	Summer Red Red Maple	Acer rubrum 'Summer Red'	2.5" min		
	BDRV	9	Dura Heat River Birch	Betula nigra 'BNMTF' TM	2.5" min		
	IOC	11	American Holly	Ilex opaca	2.5" min		
	QLO	6	Overcup Oak	Quercus lyrata	2.5" min		
	QLP	12	Regal Prince Oak	Quercus robur x bicolor 'Long' TM	2.5" min		
UNDERSTORY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	AGB	7	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	1.5" min		
	CVW	33	White Fringetree	Chionanthus virginicus	1.5" min		
	MVS	43	Sweet Bay	Magnolia virginiana	–	8' min	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HEIGHT	SPACING	REMARKS
	CAAB	42	American Beautyberry	Callicarpa americana	24" min		
	GJKH	14	Kleim's Hardy Gardenia	Gardenia jasminoides 'Kleim's Hardy'	18" min		
	HQOH	31	Oakleaf Hydrangea	Hydrangea quercifolia	24" min		
	IGNN	56	Nigra Inkberry	Ilex glabra 'Nigra'	24" min		
	SJGS	18	Spirea	Spiraea japonica 'Goldmound'	24" min		

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CHAPEL HILL, NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT — PRELIMINARY NOT FOR CONSTRUCTION — MARK RUNGE DONOHOE — 2027

REVISIONS

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PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-LS1
CHECKED BY	SRD
DRAWN BY	ALM
SCALE	1" = 20'
DATE	03.18.2022

SHEET

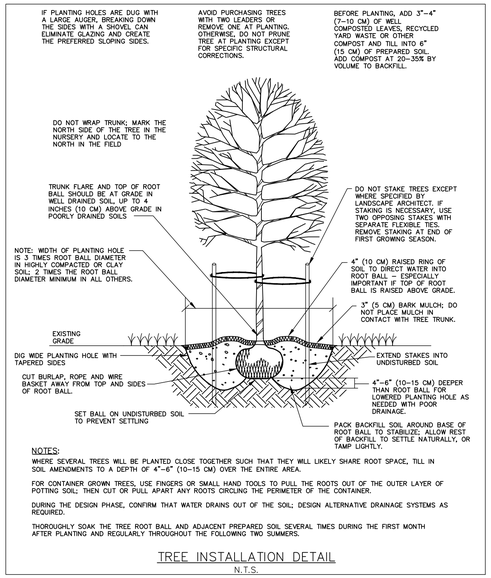
LANDSCAPE PLAN

L5.00

M:\Projects\AHP\AHP-20020\04-Production\Engineering\CZP\Current Drawings\AHP20020-LS1.dwg, 6/29/2022 10:07:21 AM, Derick Blankenship

LANDSCAPE NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 8 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
30. ALL TREES TO BE LIMBED TO A HEIGHT OF 8' FROM FINISH GRADE WITHIN SIGHT DISTANCE TRIANGLES.



NOTES:

WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4"-6" (10-15 CM) OVER THE ENTIRE AREA.

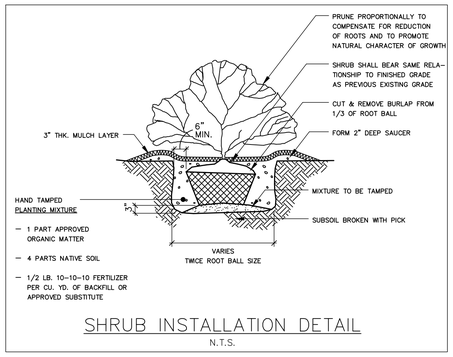
FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.

THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

TREE INSTALLATION DETAIL

N.T.S.



SHRUB INSTALLATION DETAIL

N.T.S.

LANDSCAPE CALCULATIONS

BUFFER CALCULATIONS

MLK BOULEVARD, 20' TYPE 'B' BUFFER
REQUIREMENT:
(6 LARGE TREES, 8 SMALL TREES, 15 SHRUBS / 100 LF)

SITE FRONTAGE:	204'
TOTAL LINEAR FOOTAGE:	204'
LARGE TREES REQUIRED:	13
LARGE TREES PROVIDED:	13
SMALL TREES REQUIRED:	17
SMALL TREES PROVIDED:	17
SHRUBS REQUIRED:	31
SHRUBS PROVIDED:	39

LONGVIEW STREET, 15' TYPE 'B' BUFFER
REQUIREMENT:
(6 LARGE TREES, 8 SMALL TREES, 15 SHRUBS / 100 LF)

SITE FRONTAGE:	182'
RIGHT-OF-WAY/ACCESS:	-32'
TOTAL LINEAR FOOTAGE:	150'
LARGE TREES REQUIRED:	9
LARGE TREES PROVIDED:	9
SMALL TREES REQUIRED:	12
SMALL TREES PROVIDED:	12
SHRUBS REQUIRED:	23
SHRUBS PROVIDED:	23

SOUTHWEST PROPERTY BOUNDARY, 10' TYPE 'B' BUFFER
REQUIREMENT:
(4 LARGE TREES, 7 SMALL TREES, 12 SHRUBS / 100 LF)

TOTAL LINEAR FOOTAGE:	193'
LARGE TREES REQUIRED:	8
LARGE TREES PROVIDED:	8
SMALL TREES REQUIRED:	14
SMALL TREES PROVIDED:	14
SHRUBS REQUIRED:	24
SHRUBS PROVIDED:	25

NORTHWEST PROPERTY BOUNDARY, 10' TYPE 'B' BUFFER
REQUIREMENT:
(4 LARGE TREES, 7 SMALL TREES, 12 SHRUBS / 100 LF)

TOTAL LINEAR FOOTAGE:	345'
LARGE TREES REQUIRED:	14
LARGE TREES PROVIDED:	14
SMALL TREES REQUIRED:	25
SMALL TREES PROVIDED:	25
SHRUBS REQUIRED:	42
SHRUBS PROVIDED:	45

NORTHEAST PROPERTY BOUNDARY, 10' TYPE 'B' BUFFER
REQUIREMENT:
(4 LARGE TREES, 7 SMALL TREES, 12 SHRUBS / 100 LF)

TOTAL LINEAR FOOTAGE:	220'
LARGE TREES REQUIRED:	9
LARGE TREES PROVIDED:	9
SMALL TREES REQUIRED:	16
SMALL TREES PROVIDED:	16
SHRUBS REQUIRED:	27
SHRUBS PROVIDED:	29

CANOPY REPLACEMENT CALCULATIONS
REQUIREMENT:
(ONE LARGE TREE PER 500 SF OF TREE CANOPY COVERAGE DEFICIT)

TREE CANOPY COVERAGE DEFICIT:	-
LARGE TREES REQUIRED:	0
LARGE TREES PROVIDED:	0

LANDSCAPE CALCULATION NOTES:

1. SEE SHEET L1.00 LANDSCAPE PROTECTION & TREE COVERAGE PLAN FOR SITE TREE CANOPY COVERAGE CALCULATIONS.
2. TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL SIGNED PLANS.
3. TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.
4. EXISTING VEGETATION WITHIN BUFFERS SHALL BE RETAINED AND MAINTAINED WHENEVER POSSIBLE SO AS TO PERMIT SUCH VEGETATION TO BUFFER AND SCREENING REQUIREMENTS. EXISTING VEGETATION MUST BE APPROVED BY THE TOWN OF CHAPEL HILL.
5. ALL INVASIVE AND UNHEALTHY PLANT MATERIAL TO BE REMOVED FROM THE BUFFERS AND PRESERVED AREA. CONTRACTOR TO ENSURE NO DAMAGE IS DONE TO EXISTING HEALTHY PLANT MATERIAL. ANY DAMAGED HEALTHY PLANT MATERIAL THAT REQUIRES REMOVAL SHALL BE REPLACED.

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NORTH CAROLINA PRELIMINARY NOT FOR CONSTRUCTION 2021 CHERA RUNGE DONOHOE

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PLAN INFORMATION

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FILENAME	AHP20020-LS1
CHECKED BY	SRD
DRAWN BY	ALM
SCALE	1" = 20'
DATE	03.18.2022

SHEET

LANDSCAPE NOTES AND DETAILS

L5.01

ASPEN HEIGHTS: MLK JR BLVD: OPTION 2

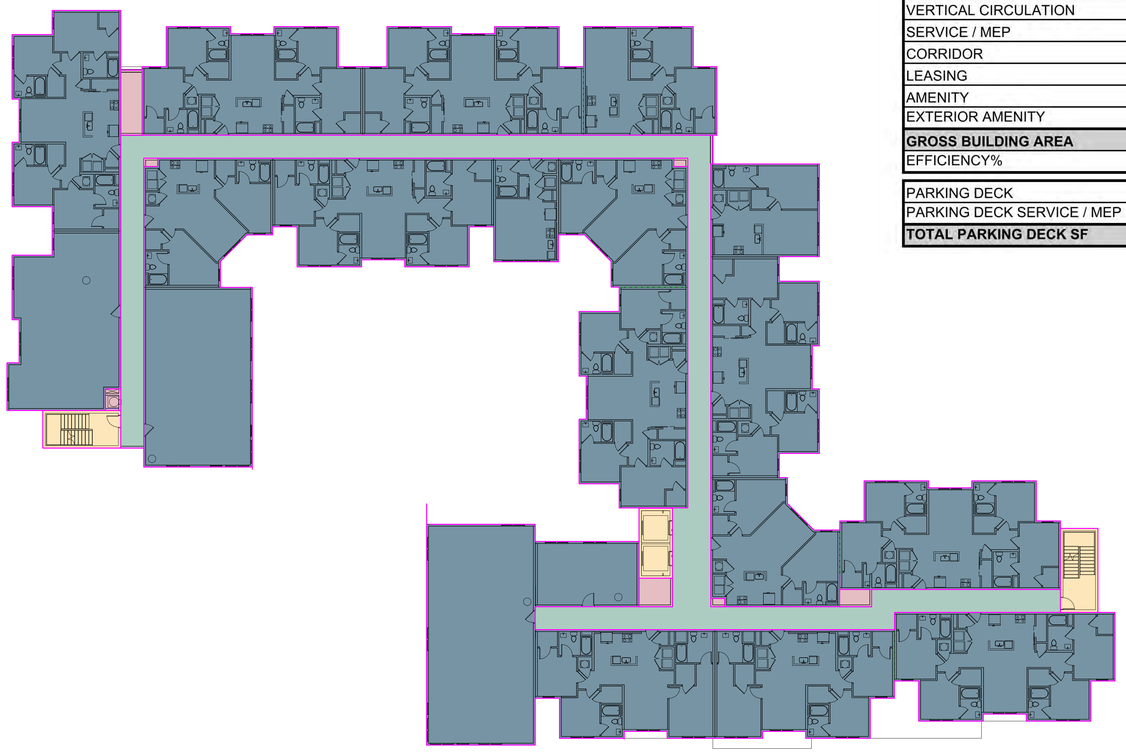
DATE: 8/24/2021

UNIT MIX					BUILDING 1000							TOTAL				8/24/2021	
UNIT TYPE	DESCRIPTION	AREA			B1	1	2	3	4	5	6	TOTAL UNITS	TOTAL BEDS	TOTAL AREA		%	
		HEATED*	BALCONY	GROSS**										HEATED*	GROSS*	UNITS	BEDS
STUDIO UNITS																	
S1	STUDIO	457 SF	0 SF	457 SF			1	1	1	1	1	5	5	2,284 SF	2,284 SF	4.46%	1.67%
S2	STUDIO	458 SF	0 SF	458 SF				1	1	1	1	4	4	1,832 SF	1,832 SF	3.57%	1.34%
S3	STUDIO	538 SF	SF	538 SF	2	2						4	4	2,152 SF	2,152 SF	3.57%	1.34%
S4	STUDIO	589 SF	0 SF	589 SF	1	1						2	2	1,179 SF	1,179 SF	1.79%	0.67%
	TOTALS											**15**	**15**	**7,447**	**7,447**	**13.39%**	**5.02%**
1 BEDROOM UNITS																	
A1	1 BEDROOM / 1 BATH	685 SF	0 SF	685 SF			1	1	1	1	1	5	5	3,424 SF	3,424 SF	4.46%	1.67%
A2	1 BEDROOM / 1 BATH	679 SF	0 SF	679 SF							1	1	1	679 SF	679 SF	0.89%	0.33%
A3	1 BEDROOM / 1 BATH	721 SF	0 SF	721 SF	2	2						4	4	2,885 SF	2,885 SF	3.57%	1.34%
	TOTALS											**10**	**10**	**6,988**	**6,988**	**8.93%**	**3.34%**
2 BEDROOM UNITS																	
B1	2 BEDROOM / 2 BATH	920 SF	0 SF	920 SF	2	2	1	1	1	1		8	16	7,361 SF	7,361 SF	7.14%	5.35%
B2	2 BEDROOM / 2 BATH	961 SF	0 SF	961 SF			3	3	3	3	3	15	30	14,416 SF	14,416 SF	13.39%	10.03%
B3	2 BEDROOM / 2 BATH	849 SF	0 SF	849 SF							3	3	6	2,546 SF	2,546 SF	2.68%	2.01%
B4	2 BEDROOM / 2 BATH	1,021 SF	0 SF	1,021 SF			1					1	2	1,021 SF	1,021 SF	0.89%	0.67%
B5	2 BEDROOM / 2 BATH	878 SF	0 SF	878 SF							1	1	2	878 SF	878 SF	0.89%	0.67%
	TOTALS											**28**	**56**	**26,221**	**26,221**	**25.00%**	**18.73%**
3 BEDROOM UNITS																	
C1	3 BEDROOM / 3 BATH	1,239 SF	0 SF	1,239 SF			2	2	2	2	2	10	30	12,386 SF	12,386 SF	8.93%	10.03%
C1A	3 BEDROOM / 3 BATH	1,227 SF	0 SF	1,227 SF			1	1	1	1		4	12	4,907 SF	4,907 SF	3.57%	4.01%
C2	3 BEDROOM / 3 BATH	1,327 SF	0 SF	1,327 SF				1	1	1	1	4	12	5,308 SF	5,308 SF	3.57%	4.01%
	TOTALS											**18**	**54**	**22,601**	**22,601**	**16.07%**	**18.06%**
4 BEDROOM UNITS																	
D1	4 BEDROOM / 4 BATH	1,477 SF	0 SF	1,477 SF			8	8	8	8	5	37	148	54,647 SF	54,647 SF	33.04%	49.50%
D2	4 BEDROOM / 4 BATH	1,632 SF	0 SF	1,632 SF				1	1	1	1	4	16	6,526 SF	6,526 SF	3.57%	5.35%
	TOTALS											**41**	**164**	**61,173**	**61,173**	**36.61%**	**54.85%**
TOTAL UNITS					**7**	**7**	**18**	**20**	**20**	**20**	**20**	**112**	**299**	**124,429 SF**	**124,429 SF**	**100.00%**	**100.00%**
												UNIT AVERAGE		**1,111 SF**			
BEDS					**9**	**9**	**53**	**59**	**59**	**59**	**51**	**BED AVERAGE**		**416 SF**			

* HEATED AREA IS CALCULATED FROM EXTERIOR FACE OF STUD

** GROSS AREA INCLUDES HEATED AREA PLUS BALCONY (BALCONY IS CALCULATED FROM EXTERIOR FACE OF WALL TO EXTERIOR FACE OF BALCONY STRUCTURE)

	LEVEL B1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	BUILDING TOTALS
RESIDENTIAL - NET RENTABLE	3,959	3,959	21,504	23,905	23,905	23,905	21,429	122,567
VERTICAL CIRCULATION	565	752	755	559	559	559	559	4,306
SERVICE / MEP	767	748	377	385	385	385	385	3,430
CORRIDOR	1,493	1,224	3,162	2,961	2,961	2,961	2,961	17,722
LEASING	1,706							1,706
AMENITY		1,940	2,197					4,137
EXTERIOR AMENITY			5,831					5,831
GROSS BUILDING AREA	**8,490**	**8,623**	**33,826**	**27,809**	**27,809**	**27,809**	**25,333**	**159,699**
EFFICIENCY%	47%	46%	64%	86%	86%	86%	85%	77%
PARKING DECK		28,387						28,387
PARKING DECK SERVICE / MEP								-
TOTAL PARKING DECK SF	**-**	**28,387**	**-**	**-**	**-**	**-**	**-**	**28,387**



1 TYPICAL RESIDENTIAL LEVEL AREA DIAGRAM

1/16" = 1'-0"

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1 OVERALL SITE PLAN
1" = 20'-0"

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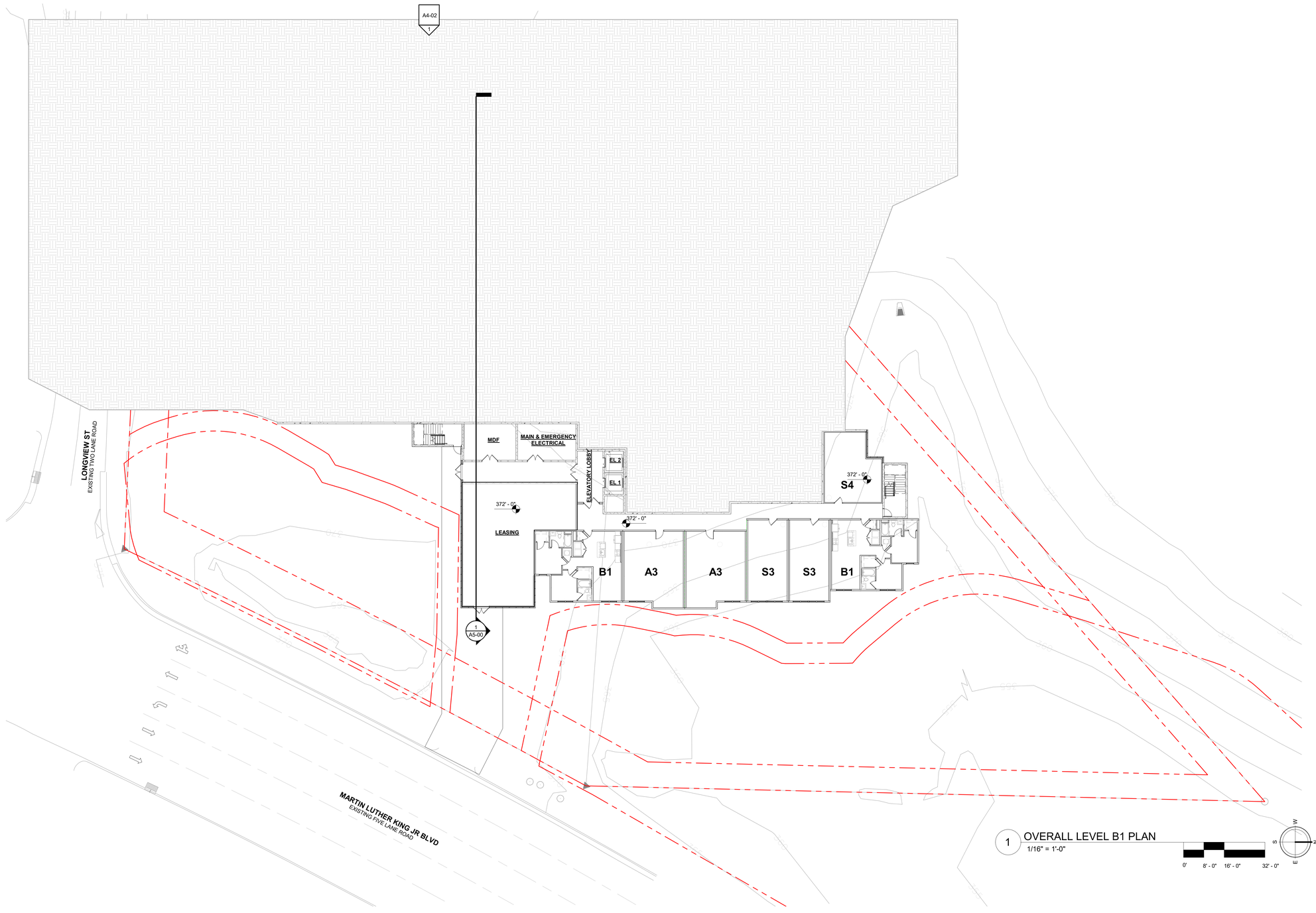

1 OVERALL LEVEL B1 PLAN
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0"

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OVERALL LEVEL B1 PLAN

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VEHICULAR PARKING COUNT LEGEND										BICYCLE PARKING COUNTS		
PARKING DECK LEVEL	STANDARD (PROVIDED)	COMPACT (PROVIDED)	STANDARD EV (PROVIDED)	FUTURE EV	ACCESSIBLE SPACES				TOTAL SPACES PROVIDED	BICYCLES REQ. (PER ZONING ARTICLE 5.9)	BICYCLES REQ. (PER NGBS)	BICYCLES PROVIDED
					TOTAL (PROVIDED)	EV-VAN	VAN	STANDARD				
LEVEL 1	55	10 (14%)	2 (2.9%)	TBD	3	TBD	1	2	70	1 PER (4) UNITS = 28	1 PER (3) UNITS = 38	38

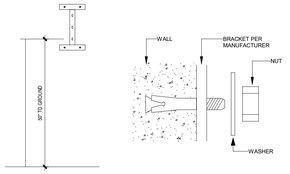
INTERIOR AMENITY AREA								
TYPE	LEVEL B1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	BUILDING TOTALS
LEASING	1,706 SF							1,706 SF
AMENITY (TBD)		1,940 SF	2,197 SF					4,137 SF
TOTALS	1,706 SF	1940 SF	2197 SF	0 SF	0 SF	0 SF	0 SF	5,843 SF

EXTERIOR AMENITY AREA								
TYPE	LEVEL B1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	BUILDING TOTALS
POOL COURTYARD			5,831 SF	SF	SF	SF	SF	5,831 SF

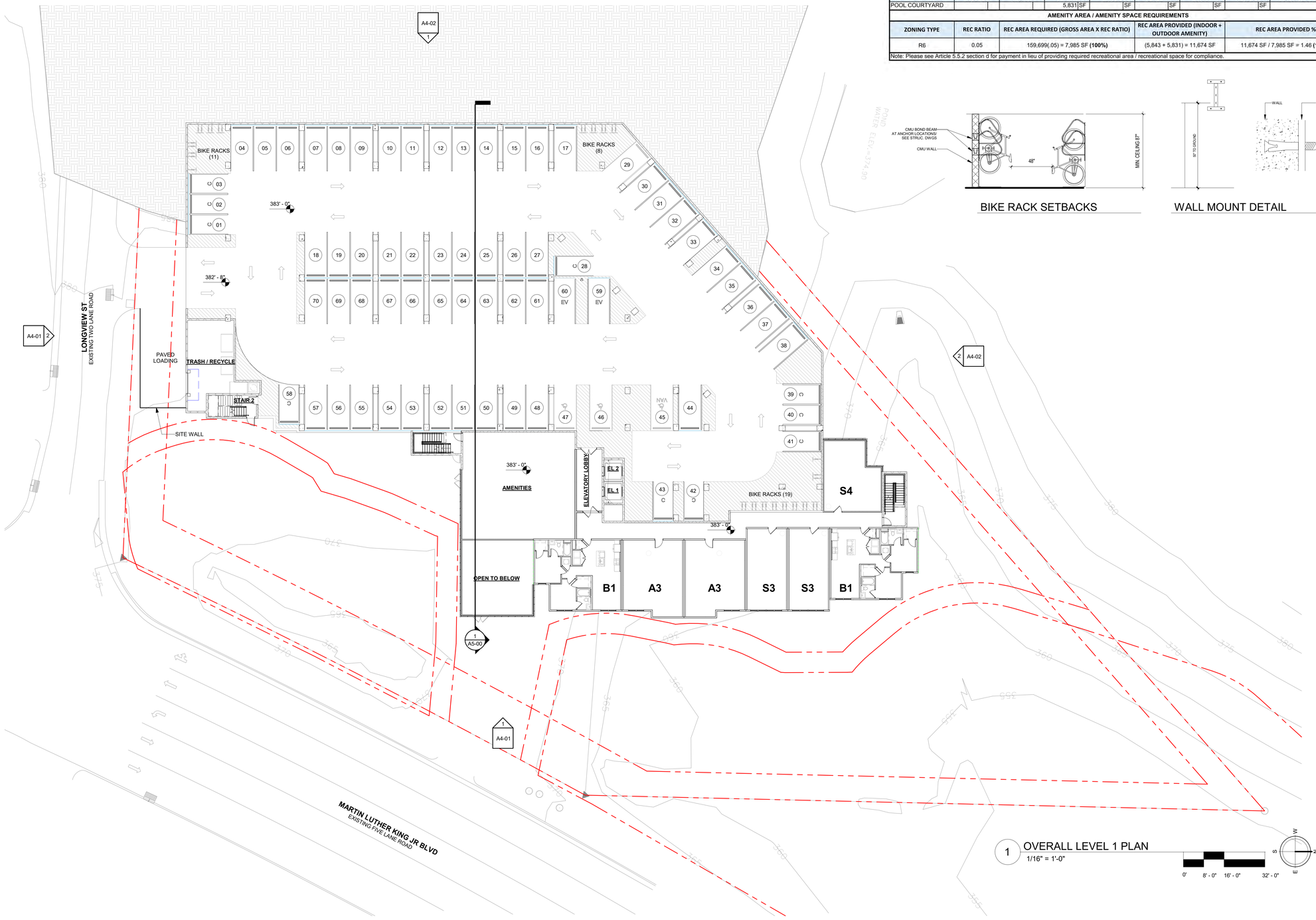
AMENITY AREA / AMENITY SPACE REQUIREMENTS				
ZONING TYPE	REC RATIO	REC AREA REQUIRED (GROSS AREA X REC RATIO)	REC AREA PROVIDED (INDOOR + OUTDOOR AMENITY)	REC AREA PROVIDED %
R6	0.05	159,699(.05) = 7,985 SF **(100%)**	(5,843 + 5,831) = 11,674 SF	11,674 SF / 7,985 SF = 1.46 **(146%)**

Note: Please see Article 5.5.2 section d for payment in lieu of providing required recreational area / recreational space for compliance.

BIKE RACK SETBACKS



WALL MOUNT DETAIL



1 OVERALL LEVEL 1 PLAN
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0"

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OVERALL LEVEL 1 PLAN

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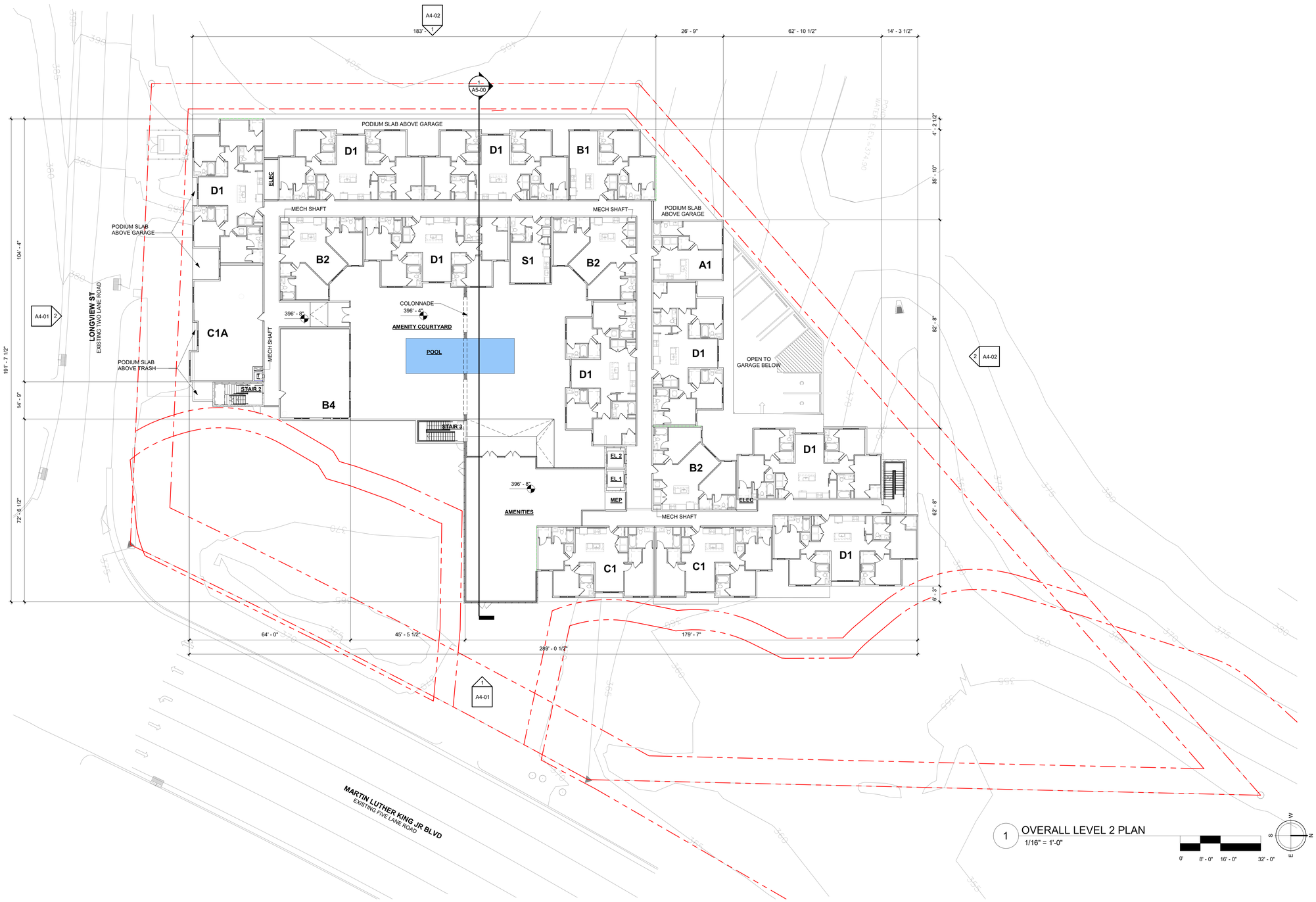

1 OVERALL LEVEL 2 PLAN
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0"

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OVERALL LEVEL 2 PLAN

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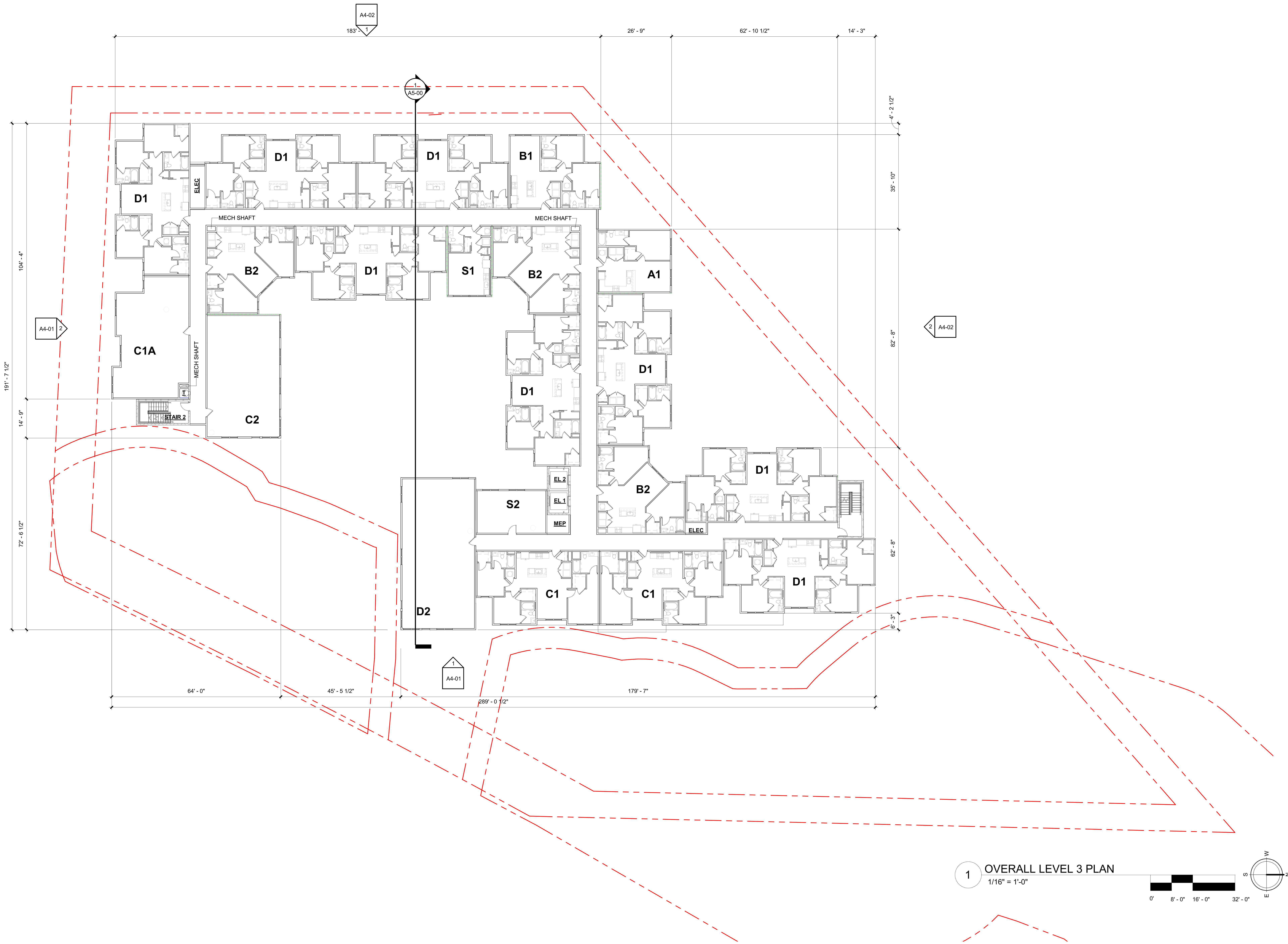

1 OVERALL LEVEL 3 PLAN
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0"

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OVERALL LEVEL 3 PLAN

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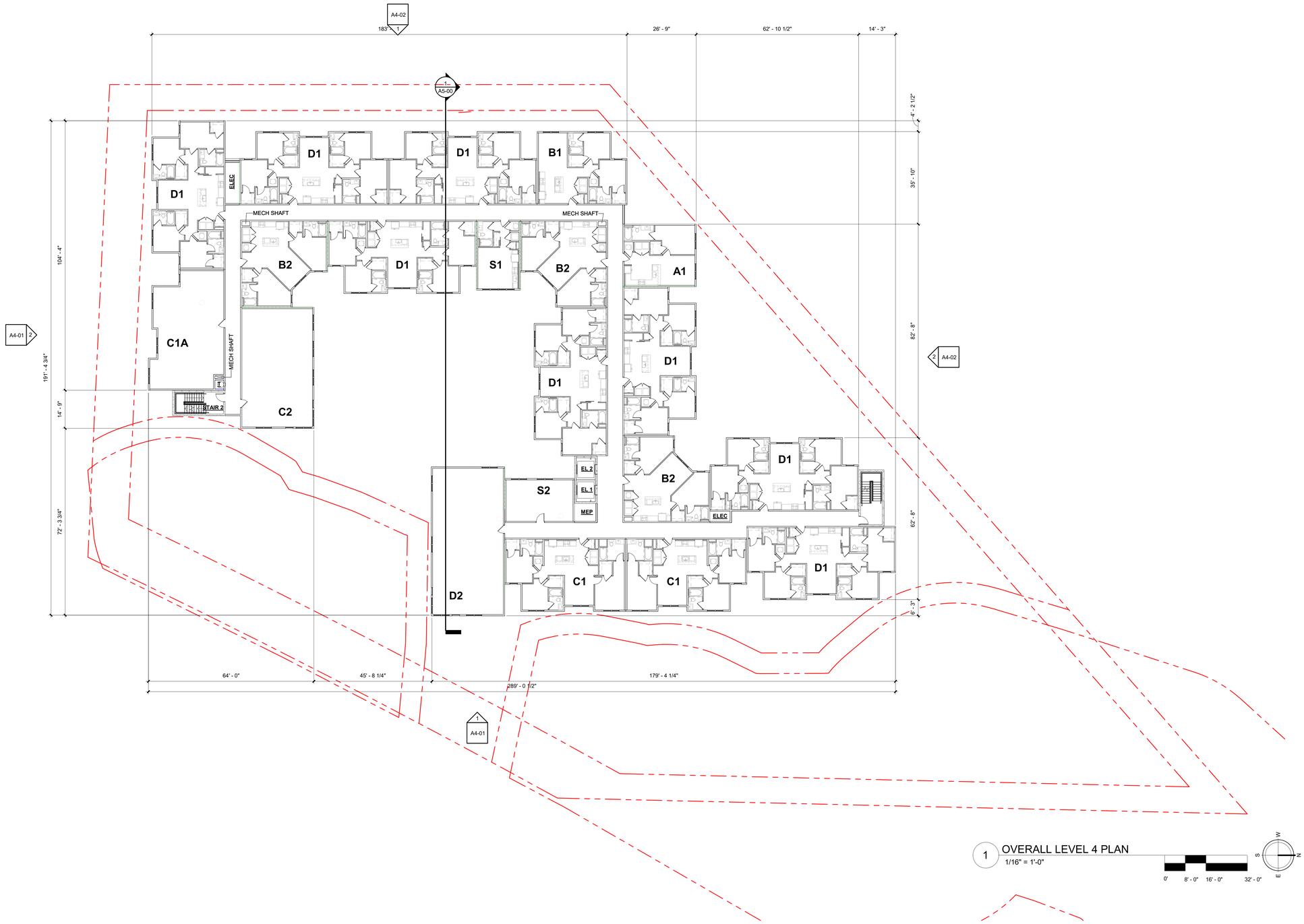

1 OVERALL LEVEL 4 PLAN
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0"

W S N E

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OVERALL LEVEL 4 PLAN

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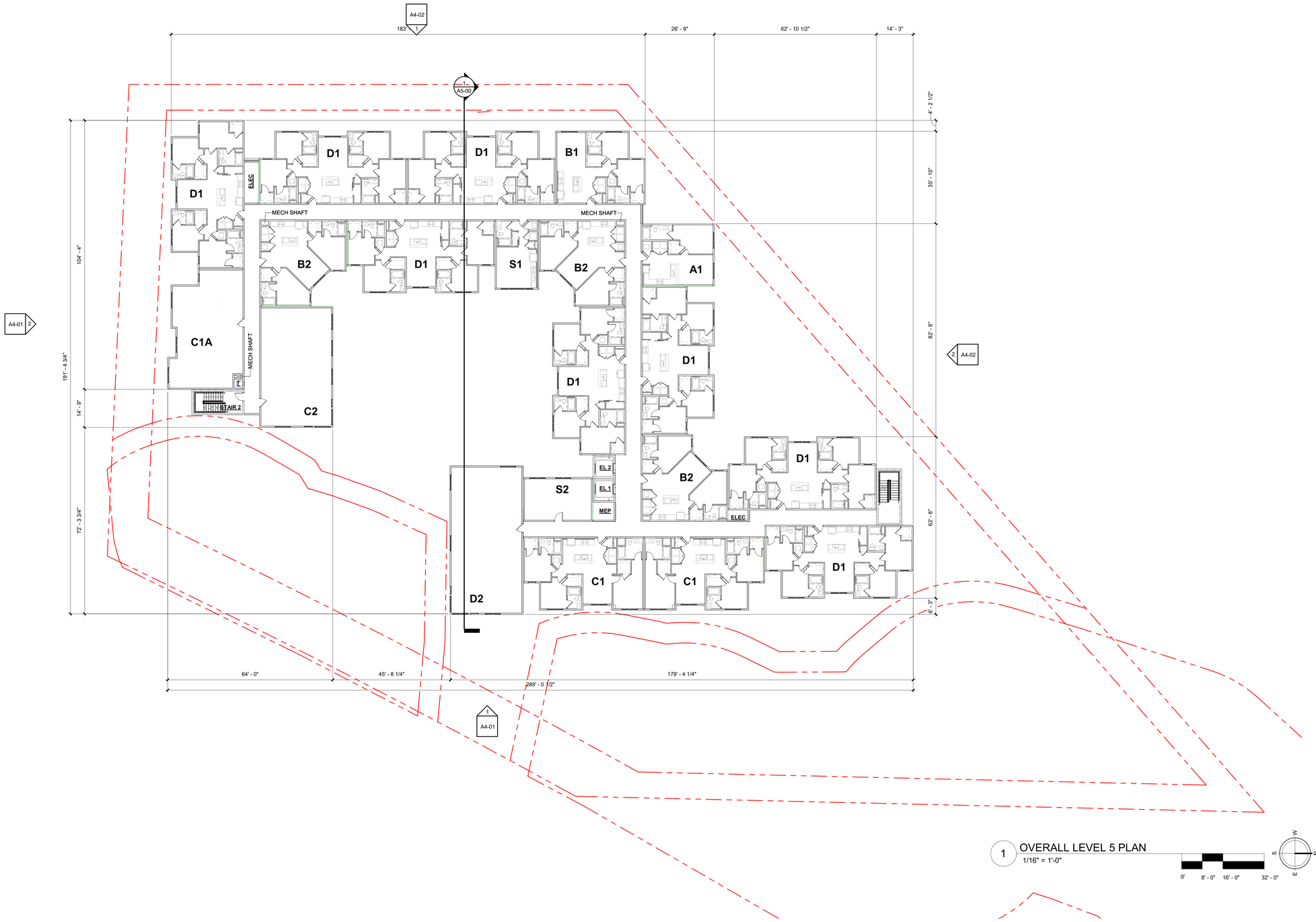

1 OVERALL LEVEL 5 PLAN
1/16" = 1'-0"

0' 8' - 0" 16' - 0" 32' - 0"

W S N E

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OVERALL LEVEL 5 PLAN

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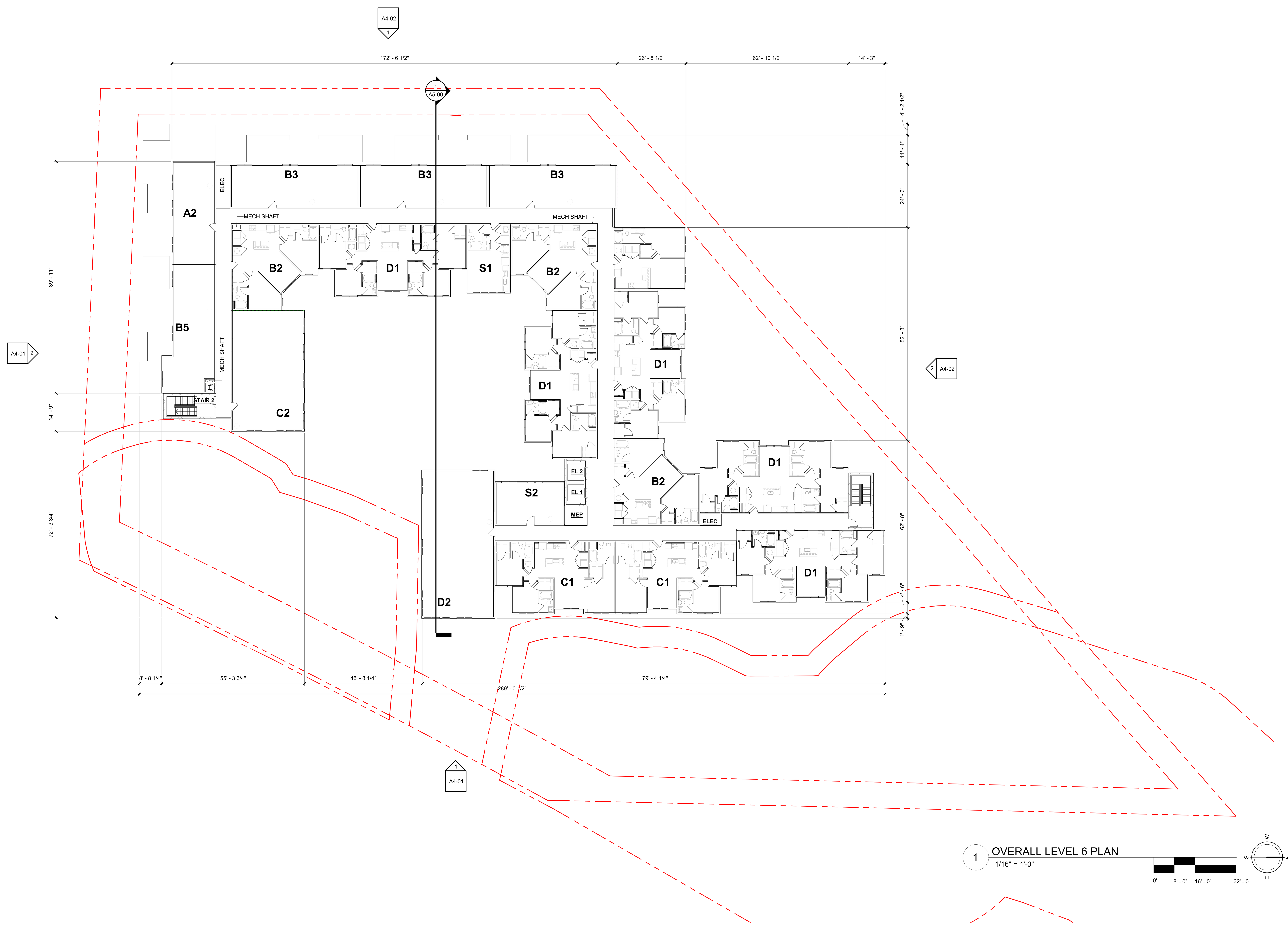

1 OVERALL LEVEL 6 PLAN
1/16" = 1'-0"

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OVERALL LEVEL 6 PLAN

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FINISH SCHEDULE			
CM 1	CEMENTITIOUS PANEL W/ REVEAL (WHITE)	BR 1	BRICK 1
CM 2	CEMENTITIOUS PANEL W/ REVEAL (MEDIUM GRAY)	BR 2	BRICK 2
CM 3	CEMENTITIOUS BOARD & BATTEN (LIGHT GRAY)	MTL 1	METAL SCREEN
CM 4	CEMENTITIOUS BOARD & BATTEN (MEDIUM GRAY)	MTL 2	METAL RAILING
CS 1	CEMENTITIOUS LAP SIDING (LIGHT GRAY)	MTL 3	METAL AWNING (WITH METAL SIGNAGE)
CS 2	CEMENTITIOUS LAP SIDING (MEDIUM GRAY)	SGN 1	SIGNAGE
CS 3	CEMENTITIOUS LAP SIDING (DARK GRAY)	SF 1	STOREFRONT

MEAN FINISH GRADE CALCULATIONS		
LEVEL 1 - TOP OF FOUNDATION	LEVEL B1 - TOP OF FOUNDATION	MEAN FINISHED GRADE
383'-0"	372'-0"	383'-0" + 372'-0" /2 = **377'-6"**

2 WEST ELEVATION
3/32" = 1'-0"

1 SOUTH ELEVATION
3/32" = 1'-0"

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FINISH SCHEDULE			
CM 1	CEMENTITIOUS PANEL W/ REVEAL (WHITE)	BR 1	BRICK 1
CM 2	CEMENTITIOUS PANEL W/ REVEAL (MEDIUM GRAY)	BR 2	BRICK 2
CM 3	CEMENTITIOUS BOARD & BATTEN (LIGHT GRAY)	MTL 1	METAL SCREEN
CM 4	CEMENTITIOUS BOARD & BATTEN (MEDIUM GRAY)	MTL 2	METAL RAILING
CS 1	CEMENTITIOUS LAP SIDING (LIGHT GRAY)	MTL 3	METAL AWNING (WITH METAL SIGNAGE)
CS 2	CEMENTITIOUS LAP SIDING (MEDIUM GRAY)	SGN 1	SIGNAGE
CS 3	CEMENTITIOUS LAP SIDING (DARK GRAY)	SF 1	STOREFRONT

MEAN FINISH GRADE CALCULATIONS		
LEVEL 1 - TOP OF FOUNDATION	LEVEL B1 - TOP OF FOUNDATION	MEAN FINISHED GRADE
383'-0"	372'-0"	383'-0" + 372'-0" /2 = **377'-6"**

2 EAST ELEVATION

3/32" = 1'-0"

1 NORTH ELEVATION

3/32" = 1'-0"

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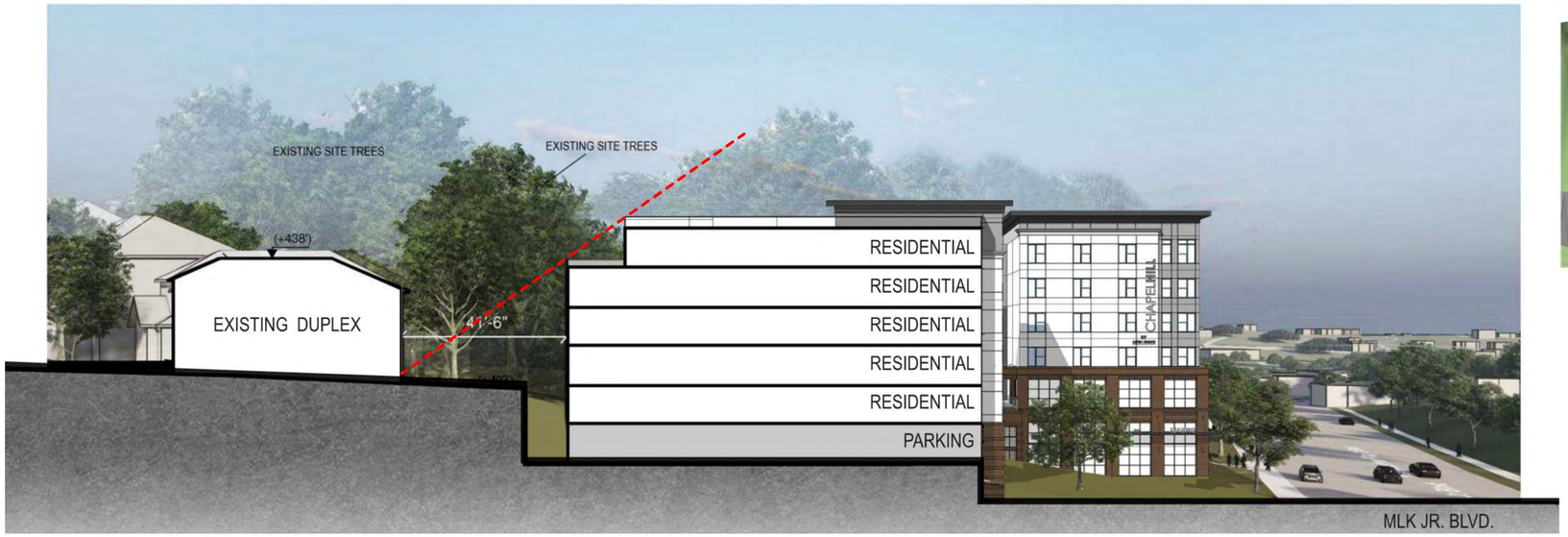

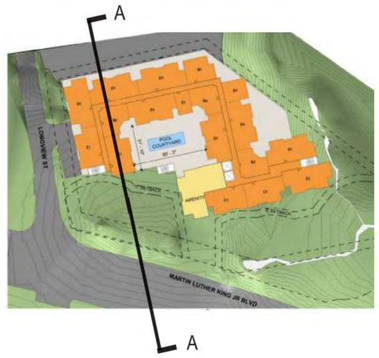

4 CONTEXT SECTION EXHIBIT
3/8" = 1'-0"

3 CONTEXT VIEW 02
3/32" = 1'-0"

2 CONTEXT VIEW 01
3/32" = 1'-0"

1 SW PERSPECTIVE
3/8" = 1'-0"

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1 CONCEPTUAL BUILDING SECTION
1/8" = 1'-0"

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ASPEN STUDENT HOUSING

TRANSPORTATION IMPACT ANALYSIS - DRAFT

EXECUTIVE SUMMARY

Prepared for:

The Town of Chapel Hill
Public Works Department - Engineering

Prepared by:

HNTB North Carolina, PC

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Suite 200
Raleigh, NC 27609

NCBELS License #: C-1554

November 2021

ASPEN STUDENT HOUSING

TRANSPORTATION IMPACT ANALYSIS - DRAFT

EXECUTIVE SUMMARY

Prepared for:

The Town of Chapel Hill
Public Works Department - Engineering

Prepared by:

HNTB North Carolina, PC

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Raleigh, NC 27609

NCBELS License #: C-1554

November 2021

EXECUTIVE SUMMARY - DRAFT

Project Overview

A residential development known as Aspen Student Housing, located at the intersection of Longview Street and NC 86 (Martin Luther King Jr. Boulevard), is being proposed in Chapel Hill. The project proposes to construct a new residential multi-story building featuring 109 units (approximately 300 beds) on two existing parcels in the northwest quadrant of the intersection. **Figure ES-1** shows the general location of the site. The project is anticipated to be fully complete by 2024. This report analyzes the complete build-out scenario for the year 2025 (one year after anticipated completion), the no-build scenario for 2025, as well as 2021 existing year traffic conditions.

The proposed preliminary site plan shows one vehicular access point along Longview Street. This access driveway will serve a proposed two-story on-site parking deck. **Figure ES-2** displays the preliminary concept plan of the Aspen Student Housing and nearby land uses and roadways. The project is expected to provide approximately 125 parking spaces in the on-site parking garage.

Study Area Summary

This report analyzes and presents the transportation impacts that the Aspen Student Housing development will have on the following intersections in the project study area:

- NC 86 (Martin Luther King Jr. Boulevard) and Umstead Drive / Hillsborough Street
- NC 86 (Martin Luther King Jr. Boulevard) and Longview Street / Mill Creek Apartments Driveway
- NC 86 (Martin Luther King Jr. Boulevard) and North Street / N. Columbia Street
- Longview Street and Proposed Site Full Access Driveway

The site is located north of downtown Chapel Hill along NC 86 (Martin Luther King, Jr. Boulevard) in the northwest quadrant of its intersection with Longview Street. The study area contains two signalized intersections along NC 86. NC 86 is a major arterial facility providing connectivity between the UNC Main Campus/downtown area, north Chapel Hill, and the region. Remaining study area network roadways are either collector streets or local neighborhood access streets. The existing study area transportation network features numerous bus routes and connected sidewalks and bicycle facilities.

Site Traffic Generation

With the addition of new peak hour trips during the weekday AM, noon, and PM peak hours, there are potential site traffic impacts to the study area intersections. **Table ES-1** shows the site trip generation details, with generation rates and methodologies taken from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, Version 10* and was compared with existing driveway traffic counts at similar student housing developments along the NC 86 corridor in the site vicinity.

Table ES-1. Weekday Vehicle Trip Generation Summary

Trip Generation Statistic	Daily			AM Peak Hour			Noon Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Off-Campus Student Housing – Less Than ½ Mile From Campus (ITE LUC 225)	482	482	964	14	21	35	22	29	51	37	38	75

Background Traffic

Background traffic growth for the 2025 analysis year is expected to come from two sources - ambient regional traffic growth and specific development-related traffic growth. Based on existing information, three Town-approved development projects (Aura, E. Rosemary Street Parking Deck and Office Building, W. Rosemary Street Hotel) in or near the project study area are expected to background traffic growth by the 2025 analysis year. All remaining estimated traffic growth in the area is assumed to occur due to overall region-wide ambient growth and a continuing rebound of traffic activity affected by COVID 19. To account for this, an ambient area-wide traffic growth percentage of 2.0 percent per year was applied to existing traffic volumes based on information from the historic daily traffic growth patterns in the project study (NCDOT and Town daily traffic information) and comparison of current 2021 traffic count data to pre-COVID conditions.

Impact Analysis

Peak Hour Intersection Traffic Simulation Level-of-Service (LOS_S)

Study results indicate existing traffic operations at all study area intersections are acceptable during the AM and noon weekday peak hours but drop to a LOS_S F for one study area intersection in the 2021 PM peak hour. 2025 build-out year+1 background traffic growth impacts are mitigated by Town of Chapel Hill planned and committed transportation improvement projects. The addition of peak hour site-generated trips to the projected 2025 background traffic volumes, do not cause any additional study area intersections to experience deficient traffic operations in any peak hour. A summary of the traffic operations for each intersection, related to vehicular delays (intersection average as a whole if signalized, critical movement if stop-controlled) and the corresponding simulation Level-of-Service (LOS_S) is shown in **Table ES-2.**

Table ES-2. LOS and Delay (Seconds/Vehicle) Summary

Intersections	Peak Hour	2021 Existing		2025 No-Build		2025 Build		2025 Mitigated	
		LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
NC 86 (Martin Luther King, Jr. Blvd) & Umstead Drive / Hillsborough Street	AM	A	9.9	A	9.4	A	9.8	N/A	N/A
	NOON	B	12.5	B	12.1	B	11.9	N/A	N/A
	PM	B	19.2	C	21.2	B	19.9	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) & Longview Street / Mill Creek Apartments Driveway	AM	A	6.2	A	6.2	A	6.9	N/A	N/A
	NOON	A	6.1	A	5.1	A	6.5	N/A	N/A
	PM	A	7.6	A	8.2	A	9.8	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) & N. Columbia Street / North Street	AM	B*	13.1*	A	8.2	A	8.1	N/A	N/A
	NOON	E*	46.1*	B	16.0	B	16.0	N/A	N/A
	PM	***F****	***137.2****	B	10.3	B	10.1	N/A	N/A
Longview Street & Proposed Site Driveway	AM	N/A	N/A	N/A	N/A	B	12.5	N/A	N/A
	NOON	N/A	N/A	N/A	N/A	B	11.7	N/A	N/A
	PM	N/A	N/A	N/A	N/A	C	19.1	N/A	N/A

N/A – Not Applicable or No Improvements Necessary
BOLD/ITALICS – Critical Movement or Overall Intersection Requires Mitigation Per Town TIA Guidelines
* - Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

Access Analysis

Vehicular site access is to be accommodated via one proposed site driveway connection to Longview Street located approximately 100 feet from the signalized intersection of NC 86 and Longview Street. Driveway throat length as shown on the proposed site concept plan (approximately 50 feet) should not

impede vehicular operations in the immediate vicinity of the driveway connection with the external street system. Driveway distance from the signalized intersection at Longview Street and NC 86 (Martin Luther King Jr. Boulevard) is acceptable (100 feet), based on recommendations of 100 foot minimum corner clearance as set forth in the 2003 *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and 50 foot minimum along local streets as required in the 2017 *Town of Chapel Hill Public Works Engineering Design Manual*. Individual driveway spacing between the site driveway and adjacent driveways meets the 50 foot minimum driveway spacing requirement in the Town Design Manual.

Crash Analysis

Data from the NCDOT Traffic Safety Unit TEAAS software database was compiled for the recent five-year period for the study area intersection of Longview Street and NC 86 adjacent to the site and for the NC 86 corridor in the study area. Crash rates for the NC 86 corridor indicates that the frequency of crashes for the facility are generally lower than North Carolina statewide average for similar facilities. Crashes are generally clustered at high volume intersections, with some crashes occurring at existing mid-block pedestrian crossings and private driveway intersections along the corridor. The signalized intersection of NC 86 and Longview Street adjacent to the site experienced only three crashes in the five year period.

Other Transportation-Related Analyses

Other transportation-related analyses relevant to the 2001 Town of Chapel Hill Guidelines for the preparation of Traffic Impact Studies were completed as appropriate. The following topics listed in **Table ES-3** are germane to the scope of this study.

Table ES-3. Other Transportation-Related Analyses

Analysis	Comment
Long-Range Daily Volume-Capacity Analysis	Since the proposed site is expected to add less than 1,000 new daily trips to the study area network, no long-range planning-level analyses of daily traffic impacts were conducted for this study. Existing daily traffic volumes on NC 86 are approximately 16,000 and its daily roadway capacity is approximately 40,000 vehicles.
Turn Lane Storage Requirements	Storage bay lengths at study area intersections were analyzed using TransModeler to generate estimated maximum queue lengths for the 2025 Build Scenario. In most cases, existing storage for turn lanes is adequate in the project study area, and can be managed with signal timing adjustments, if necessary. Extending existing or proposed future turn lane storage may require additional right-of-way to construct and was not analyzed for this study.
Appropriateness of Acceleration/ Deceleration Lanes	Given the proposed location and configuration of the site driveway, and the lane geometrics, traffic patterns and posted speeds on Longview Street and NC 86, no special acceleration or deceleration lanes are required due to the proposed Aspen Student Housing development.
Pedestrian and Bicycle Analysis	Existing pedestrian access and connectivity is excellent through the study area. Continuous sidewalk and intersections with crosswalks/pedestrian signals are present throughout the downtown Chapel Hill area. Designated bicycle “sharrow” lanes are present on NC 86 along the site frontage.
Public Transportation Analysis	Public transportation service to the site is excellent, with on-street bus stops located less than 200 feet away from the site on either side of NC 86 and multiple bus routes serving the study area.

Mitigation Measures/Recommendations

Planned Improvements

The Town *North-South Corridor Bus Rapid Transit (NSBRT)* project includes additional transit amenities for the NC 86 corridor through the study area, as well as potential cross-section widening and reallocation

for dedicated transit lanes. Since final design details are not complete, the changes associated with this project were not explicitly considered to be complete for the purposes of this study.

There are no NCDOT improvement projects for study area roadway facilities within the analysis year time frame of 2021-2025.

Background Committed Improvements
The *E. Rosemary Street Parking Deck and Office Building Transportation Impact Analysis* (HNTB, November 2021) lists the following as necessary improvements for that study which have specific impacts on study area intersections (details on page 32, and Appendix A – Figures 16 & 16A):

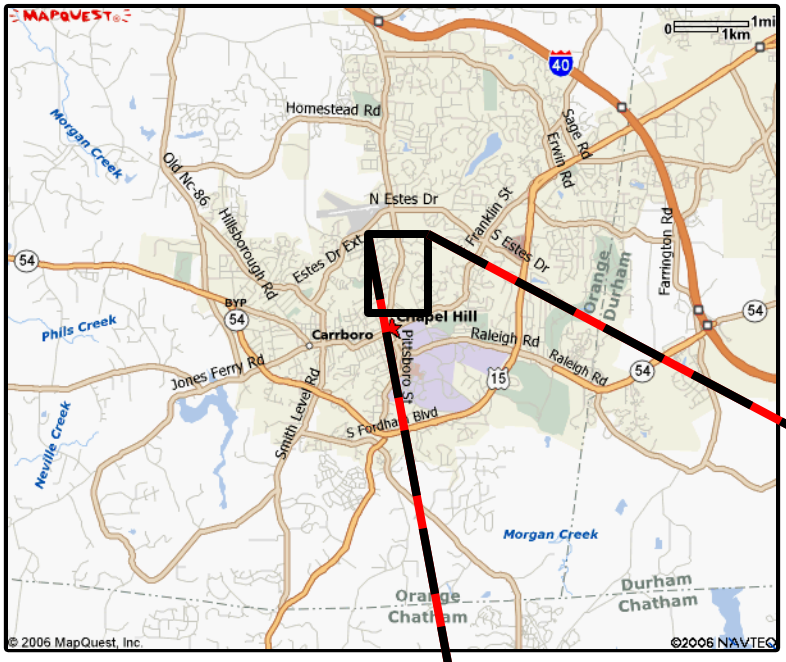
- At the NC 86 intersection with North Street/Martin Luther King Jr. Boulevard - to reduce projected queues along North Street westbound that would include parking deck egress traffic, provide a right-turn bay (making the westbound approach a stop-controlled shared left-turn/through lane and right-turn lane) with at least 50 feet of vehicle storage is recommended to reduce overall approach delays and queues at this location. The currently skewed minor street intersection approaches for North Street and Martin Luther King Jr. Boulevard should be realigned to better align through movements. Monitor the intersection for signalization if operational or safety issues result from the additional traffic produced by the parking deck/office building.

These committed improvements are shown on **Figure ES-3**. It was assumed that a traffic signal would be installed at this location by the 2025 future analysis year in all scenarios. There are no other known background committed improvements at study area intersections from any of the other background traffic generators analyzed in this report.

Applicant Committed Improvements
Based on the preliminary site concept plans and supporting development information provided, there are no external transportation-related improvements proposed adjacent to the Aspen Student Housing – other than the addition of the proposed access driveway along the Longview Street and provision of internal sidewalk connecting to the NC 86 existing sidewalk along the site frontage.

Necessary Improvements
Based on the 2025 design year peak hour intersection capacity analyses, no study area intersections expected to be over capacity (overall LOS_S E or F) in any of the three weekday peak hours studied in this report.

- One recommended improvement shown in **Figure ES-3**, unrelated to intersection capacity analysis Level-of-Service results, but related to potential queue spillback issues on minor street approaches (eastbound Longview Street and eastbound Umstead Drive at the signalized intersections with NC 86 (Martin Luther King, Jr. Boulevard), would be to monitor operations at these intersections and adjust coordinated signal timings, particularly in the 2025 PM peak hour, to allow more green time to these signal phases to reduce potential queuing issues.

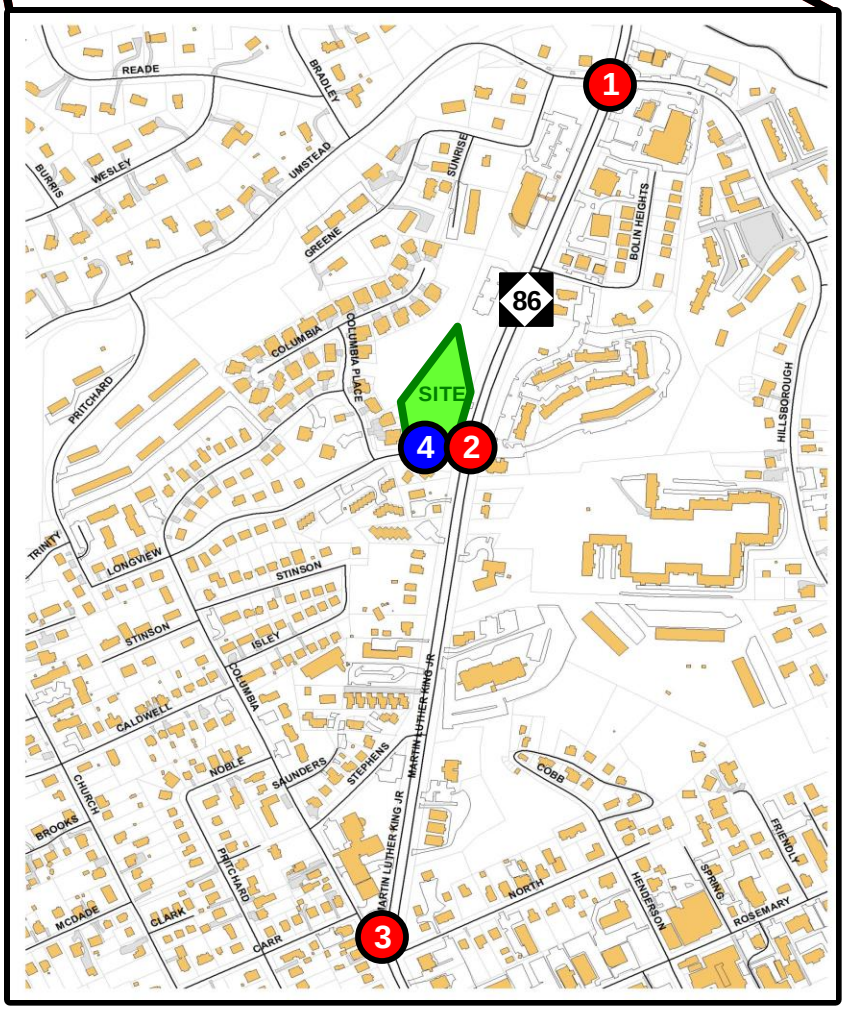


LEGEND

- = Existing Building Footprint
- = Existing Study Area Intersection
- = Proposed New Full Access Site Driveway
- = Proposed Site Parcel

N

NOT TO SCALE



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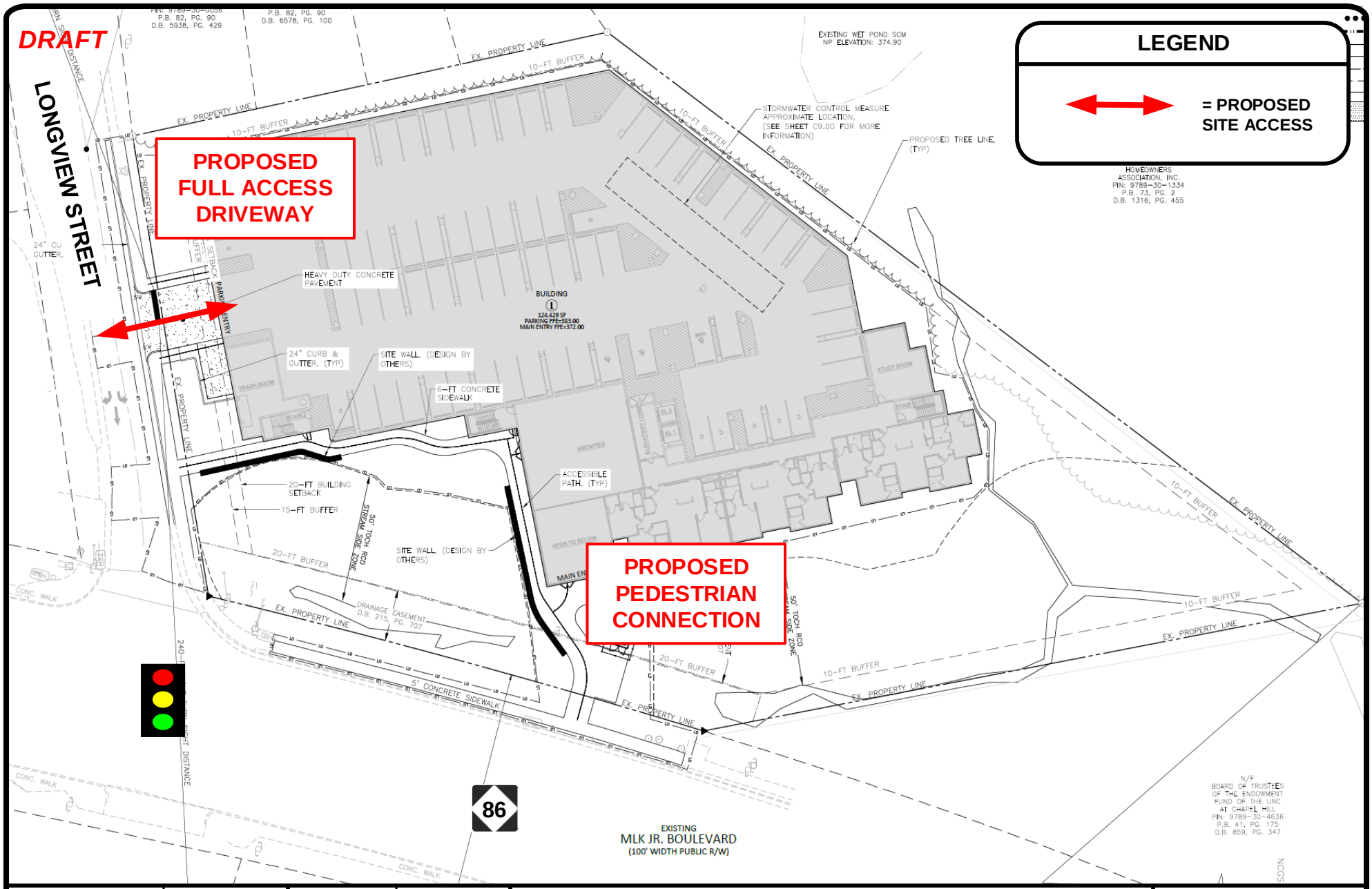
HNTB / TOWN OF CHAPEL HILL	**Aspen Student Housing** **Transportation Impact Analysis**	**DATE:** November 2021
	PROJECT STUDY AREA MAP	**FIGURE ES-1**



HNTB

TOWN OF CHAPEL HILL

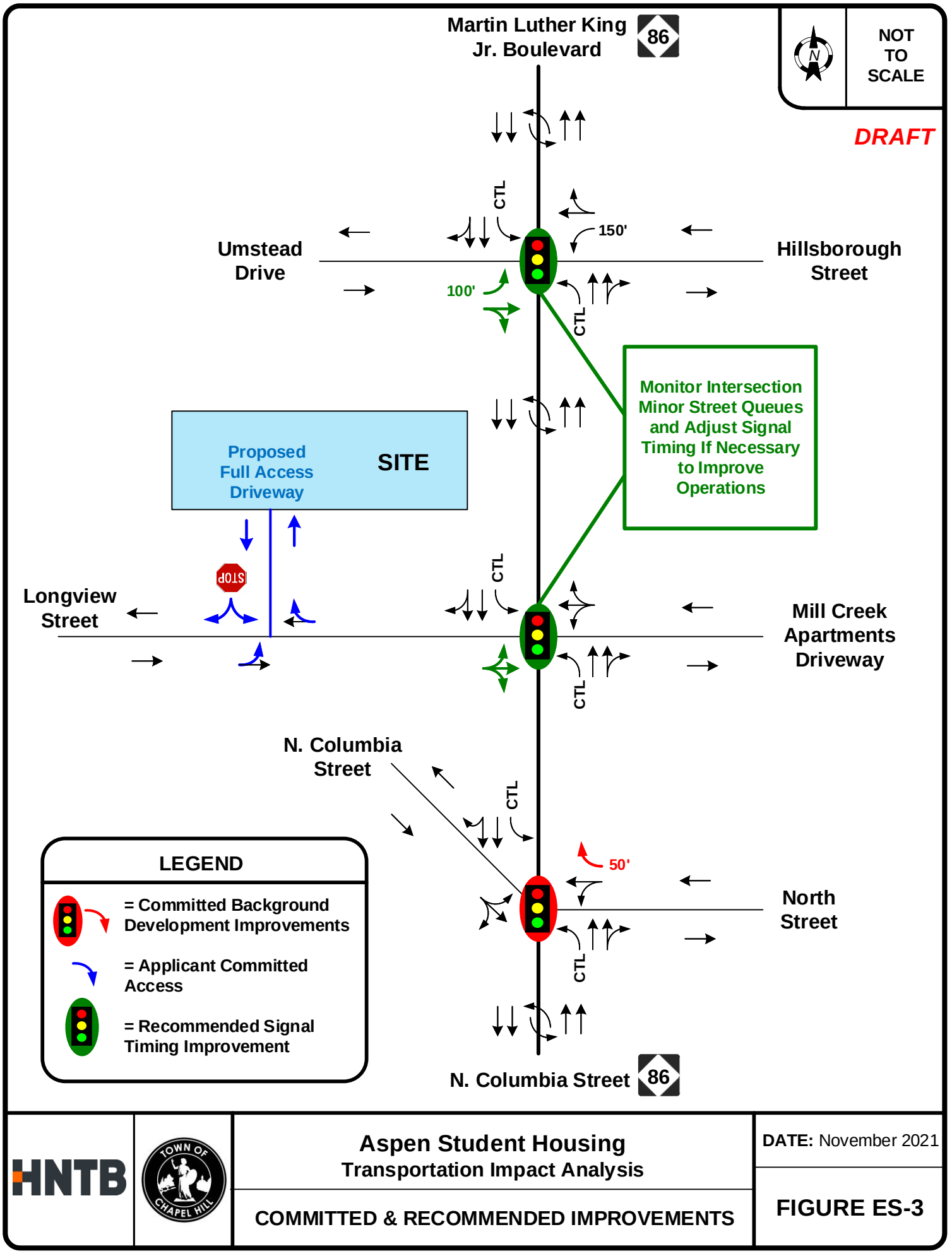
NOT TO SCALE

Aspen Student Housing
Transportation Impact Analysis

PRELIMINARY SITE PLAN

DATE: November 2021

FIGURE ES-2



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TOWN OF CHAPEL HILL

Aspen Student Housing
Transportation Impact Analysis

DATE: November 2021

COMMITTED & RECOMMENDED IMPROVEMENTS

FIGURE ES-3