

# 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@mcadamsc.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 ZONING

TOWN OF CHAPEL HILL

Planning Department

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.



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**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



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**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
<b>Setbacks (minimum)</b>	Street	20'	n/a	15' (Longview); 20' (MLK)
	Interior (neighboring property lines)	6'	n/a	10
	Solar (northern property line)	8'	n/a	10
<b>Height (maximum)</b>	Primary	60'	75'	81'
	Secondary	39'	75'	81'
<b>Streets</b>	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	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
MLK Jr Blvd	100		5	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
MLK Jr Blvd	5'	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	15	15	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East	20	20	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West	10	10	<input type="checkbox"/> Yes	<input type="checkbox"/> 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	
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

**Section J: Utility Service**

Check all that apply:

<b>Water</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Telephone</b>	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

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](mailto:planning@townofchapelhill.org).

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

**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



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- 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





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Planning and Development Services**

**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



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Planning and Development Services**

**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



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Planning and Development Services**

**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  
Planner, Planning + Design



**To: Town of Chapel Hill Planning Department**

**From: Applicant - Aspen Chapel Hill (Project #21-060)**

**Date: August 26<sup>th</sup>, 2021 // Revised November 19<sup>th</sup>, 2021, April 13<sup>th</sup>, 2022, August 18<sup>th</sup>, 2022, and September 8<sup>th</sup>, 2022**

**Re: Affordable Housing Proposal – CZP Application Submittal**

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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 this Affordable Housing Proposal. The proposal 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 a recognition that the Project has a unique challenge 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, but that a strong community with both students and low income adult residents could be achieved with the assistance of a highly specialized affordable housing manager.

Following a series of conversations with Town staff and Council members, two options are proposed as an affordable housing commitment to be decided on my Town Council:

Applicant's Proposed Affordable Housing Component

The Applicant proposes the following to be considered:

1) *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.

Or

2) *Investment in Chapel Hill Affordable Housing Stock:*

A contribution equivalent to \$71,000/unit applied to the Affordable Units (as defined below). Such contribution shall be made to the Town's Affordable Housing Fund. This would amount to either (a) a \$1 million contribution to the Town of Chapel Hill's Affordable Housing Fund, or (b) a \$1 million dollar investment in a dedicated affordable housing project, with an added commitment to provide development services to the project team where helpful.



More specifically regarding option (b), Applicant has had advanced discussions regarding a partnership with local non-profit EMPOWERment, Inc.'s Executive Director Delores Bailey to provide \$1,000,000 in seed funding to initiate the development and construction of Peach Apartments Phase II, EMPOWERment's second project delivering affordable units to the Chapel Hill community. Phase II will be modeled after the recently funded Phase I and will consist of 12-15 affordable units targeted toward Chapel Hill residents meeting the 30-60% AMI threshold.

To accelerate funding and construction of Phase II, Aspen Heights would act as a development partner and investor on the project, providing technical development expertise in addition to an investment of \$1,000,000. EMPOWERment would retain control of key decisions in the development, but Aspen Heights will use its development resources and consultant relationships to aid in moving the project to completion as quickly as possible. Aspen Heights would receive no revenue from this project, as this investment would be fully targeted at providing affordable units for Chapel Hill residents.

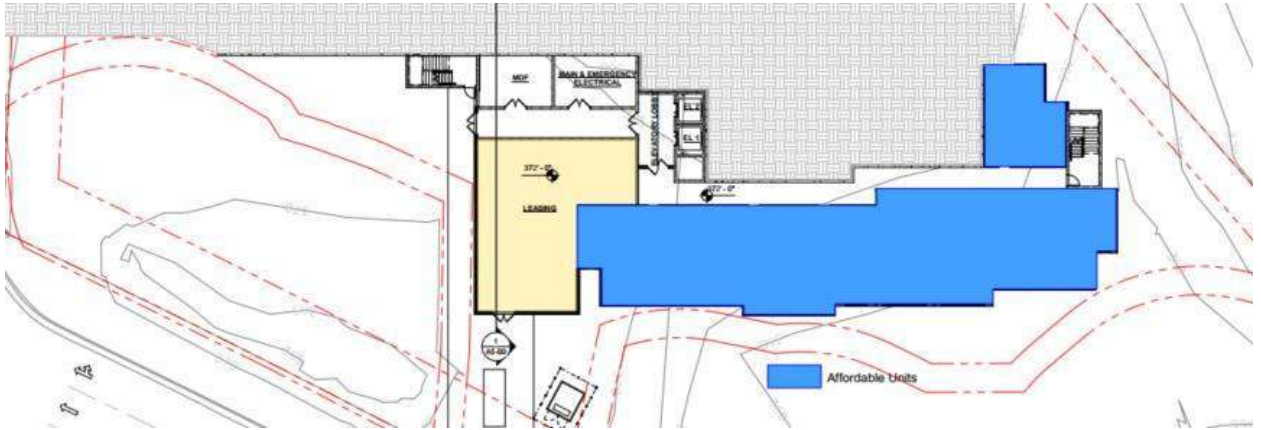
With an expected total project budget of approximately \$5 million for Phase II, Aspen Heights' initial "seed" investment of \$1 million would comprise roughly 20% of project funding and, along with the development of Phase I, act as "proof of concept" to attract the outstanding funding.

It is Applicant's understanding from conversations with Town staff that this partnership could pose challenges for the Town, so Applicant is also open to directing the \$1 million investment directly into the Town Affordable Housing fund, should that be Council and Staff preference. Applicant's goal is to reach the affordable housing offering that best aligns with the Town of Chapel Hill's goals.

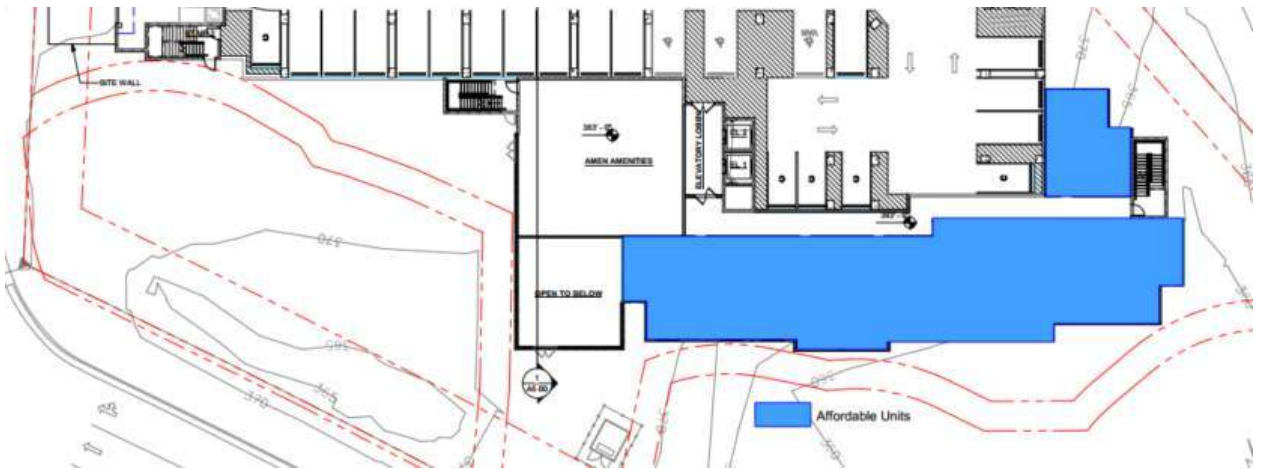
Additionally, in either investment option within #2, the 14 units otherwise noted as Affordable units in #1 above will be restricted to non-student tenants and will increase the supply of conventional multifamily units in Chapel Hill. These 14 units are comprised of a unit mix that is appealing to non-student renters and would therefore be an appealing addition to Chapel Hill's multifamily housing stock.

Exhibit A

Floor 1

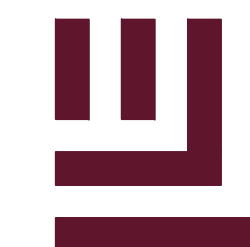


Floor 2



MLK Jr Boulevard Elevation





McADAMS

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Durham, NC 27713

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

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CONTACT

SEAN GLEASON, PE - PROJECT MANAGER  
gleason@mcadamsco.com  
DERICK BLANKENSHIP, PE - ASSISTANT P.M.  
blankenship@mcadamsco.com

CLIENT

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

PROJECT DIRECTORY

# 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

REVISED DATE: AUGUST 16, 2022

REVISED DATE: NOVEMBER 16, 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.

THE TOWN OF CHAPEL HILL REQUESTS A PAYMENT IN LIEU BE MADE TO THE TOWN BY THE DEVELOPER FOR THE AMOUNT OF \$100,000. THIS PAYMENT IN LIEU IS USED TO REPLACE THE NEED TO CONSTRUCT THE BUS RAPID TRANSIT (BRT) IMPROVEMENTS ALONG THE FRONTAGE OF THIS PROJECTS DEVELOPMENT.

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	1.421 AC (70.0%)
	PROPOSED	0.97 AC (47.8%), MAXIMUM OF 50%
UNITS	STUDIO	15 UNITS
	1 BEDROOM	10 UNITS
	2 BEDROOM	28 UNITS
	3 BEDROOM	18 UNITS
	4 BEDROOM	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	60 SPACES
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.

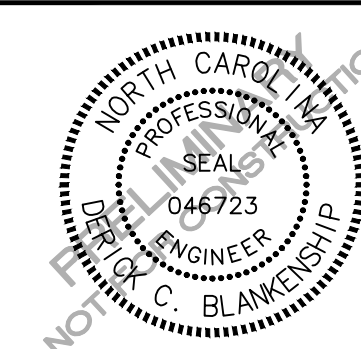
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES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

SHEET INDEX

C0.00	PROJECT NOTES
C0.01	AREA MAP
C1.00	EXISTING CONDITIONS
C1.01	STEEP SLOPES PLAN
C2.00	SITE PLAN
C2.10	SOLID WASTE PLAN
C3.00	GRADING PLAN
C3.10	RESOURCE CONSERVATION DISTRICT REMEDIATION PLAN
C4.00	UTILITY PLAN
C7.00	CONSTRUCTION AND TRANSPORTATION MANAGEMENT PLAN
C8.00	SITE DETAILS
C9.00	STORMWATER CONTROL MEASURE "A" PLAN VIEW
L1.00	LANDSCAPE PROTECTION & TREE COVERAGE PLAN
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE NOTES & DETAILS

ARCHITECTURAL

SP-00	UNIT MATRIX
SP-01	ARCHITECTURAL SITE PLAN
A0-00	OVERALL LEVEL B1 PLAN
A0-01	OVERALL LEVEL 1 PLAN
A0-02	OVERALL LEVEL 2 PLAN
A0-03	OVERALL LEVEL 3 PLAN
A0-04	OVERALL LEVEL 4 PLAN
A0-05	OVERALL LEVEL 5 PLAN
A0-06	OVERALL LEVEL 6 PLAN
A4-01	ELEVATIONS
A4-02	ELEVATIONS
A4-03	3D AXON VIEWS
A5-00	CONCEPT SECTION



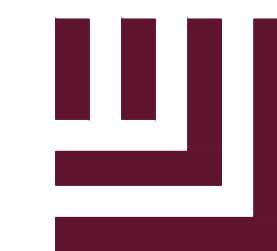
REVISIONS

NO.	DATE	DESCRIPTION
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





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**CLIENT**

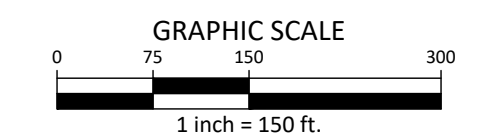
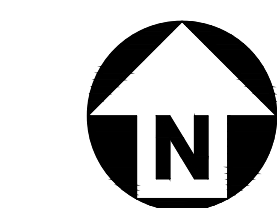
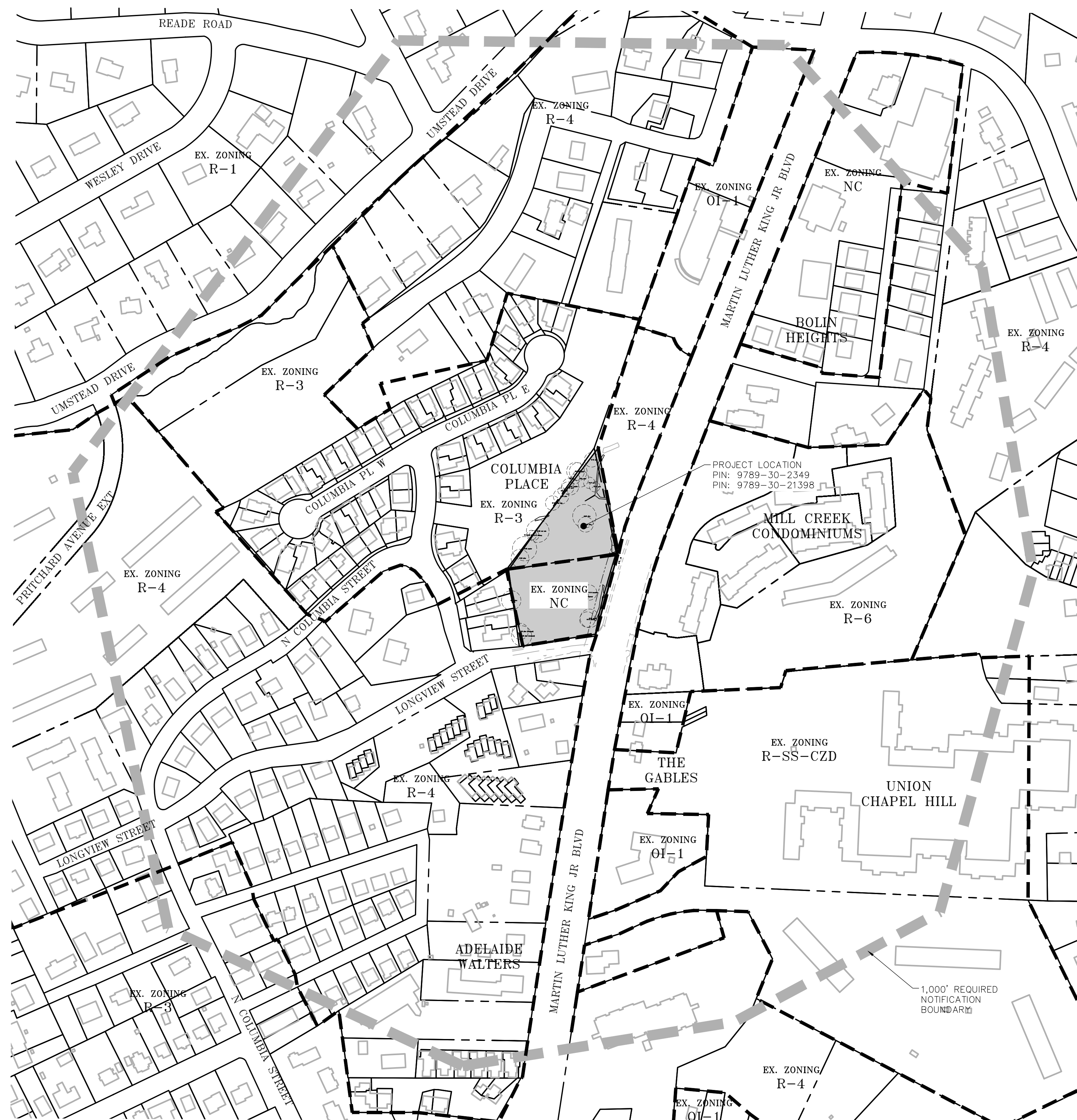
YORK ACQUISITIONS, LLC  
8008 CORPORATE CENTER DRIVE, SUITE 201  
CHARLOTTE, NORTH CAROLINA 28226  
PHONE: 561.257.0833

**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)



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

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



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2	04.12.2022	RESPONSE TO TOCH COMMENTS
3	06.29.2022	RESPONSE TO TOCH COMMENTS

**PLAN INFORMATION**

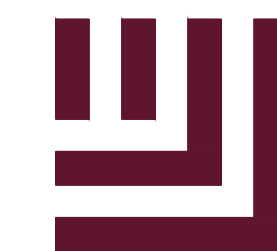
PROJECT NO.	AHP-20020
FILENAME	AHP20020-AM1
CHECKED BY	
DRAWN BY	DCB
SCALE	1" = 150'
DATE	03.18.2022

**SHEET**

**AREA MAP**

**C0.01**

M:\Projects\AHP\AHP-20020\04-Production\Engineering\CZFV\Current Drawings\Jhp2020-am1.dwg, 8/17/2022 9:08:13 AM, Dnick Blankenship



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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

**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
- RCD IMPERVIOUS AREA

EXISTING RCD IMPERVIOUS AREA = 3,292 SF

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

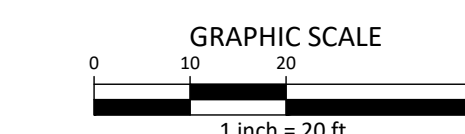
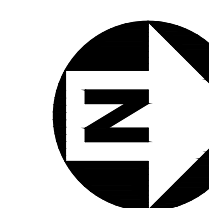
A	CB RIM: 380.05 INV OUT: 377.79 (15" RCP)
B	Y1 RIM: 376.71 INV IN: 375.28 (12" RCP) INV IN: 377.34 (15" RCP) INV OUT: 375.01 (15" RCP)
C	Y1 RIM: 374.85 INLET INV: 373.41 BOTTOM OF BOX: 370.81
D	BLIND STORM JUNCTION
E	CB RIM: 377.34 INV OUT: 373.75 (15" RCP)
F	CB RIM: 375.88 INV IN: 372.06 (15" RCP) INV OUT: 364.38 (48" RCP)
G	CB RIM: 372.42 INV IN: 368.06 (15" RCP) INV OUT: 367.49 (48" RCP)

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

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 SOILS LEGEND

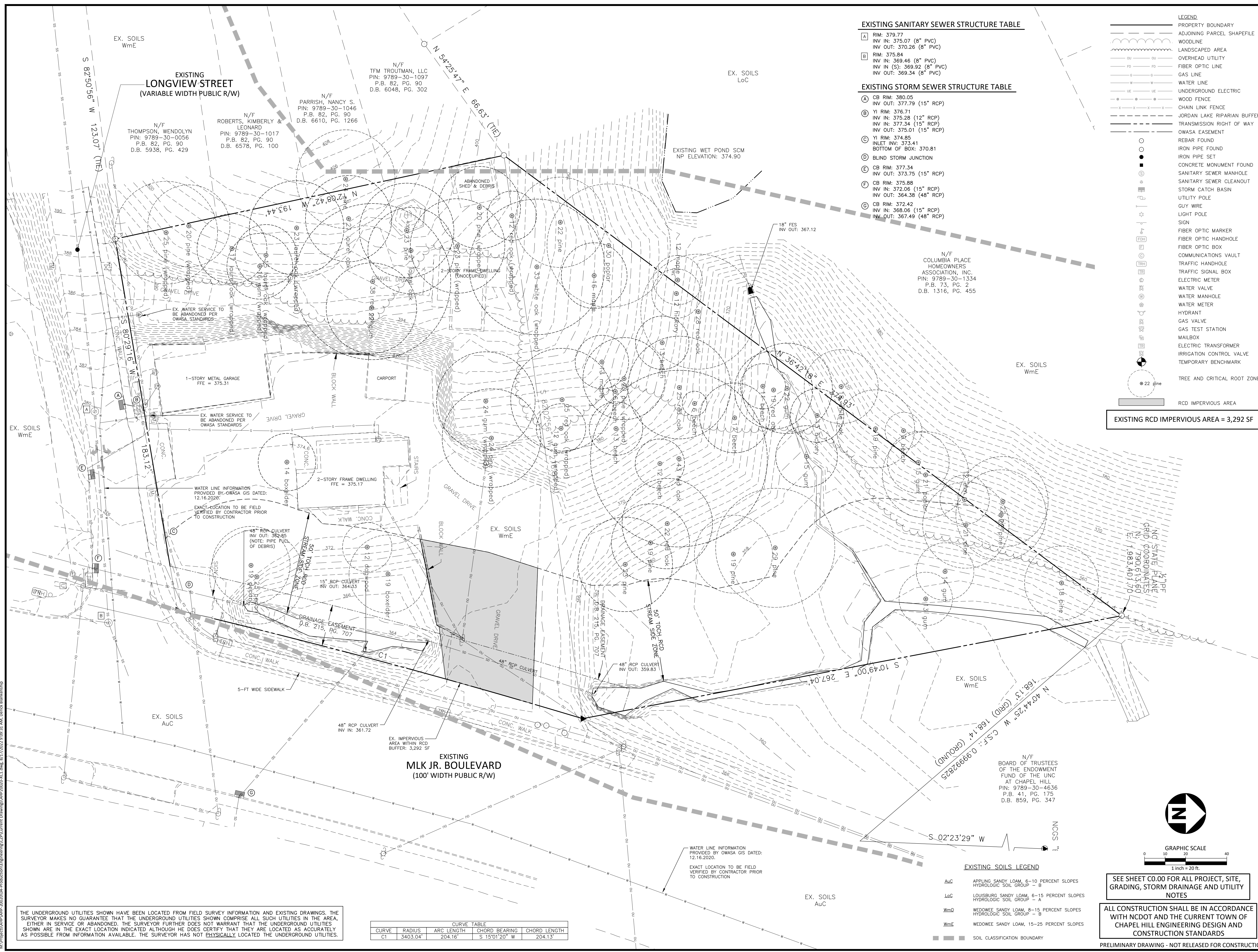
AuG	APPLING SANDY LOAM, 6-10 PERCENT SLOPES HYDROLOGIC SOIL GROUP - B
LoC	LOUISBURG SANDY LOAM, 6-15 PERCENT SLOPES HYDROLOGIC SOIL GROUP - A
WmD	WEDOWEE SANDY LOAM, 8-15 PERCENT SLOPES HYDROLOGIC SOIL GROUP - B
WmE	WEDOWEE SANDY LOAM, 15-25 PERCENT SLOPES
	SOIL CLASSIFICATION BOUNDARY



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

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CHAPEL HILL ENGINEERING DESIGN AND  
CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

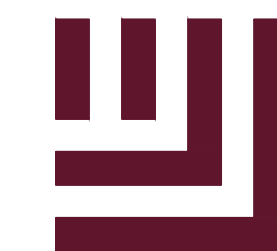


CURVE TABLE

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

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.

M:\Projects\AHP\AHP-20020\04-Production\Drawings\AHP20020-XC1.dwg, 8/17/2022 9:09:31 AM, Derrick Blamner



**McADAMS**

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

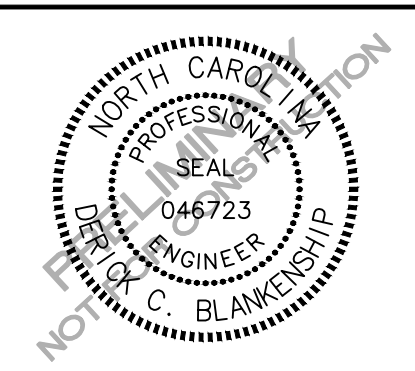
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fax 919. 361. 2269  
license number: C-0293, C-187

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CHAPEL HILL, NORTH CAROLINA**



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1	11.23.2021	RESPONSE TO TOCH COMMENTS
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3	06.29.2022	RESPONSE TO TOCH COMMENTS

**PLAN INFORMATION**

PROJECT NO. AHP-20020  
 FILENAME AHP20020-SS1  
 CHECKED BY DCB  
 DRAWN BY DCB  
 SCALE 1" = 20'  
 DATE 03.18.2022

**SHEET**

**STEEP SLOPE PLAN**

**C1.01**

**GENERAL NOTE**

- UTILITIES HAVE BEEN REMOVED FROM THIS PLAN FOR PLAN CLARITY

**LEGEND**

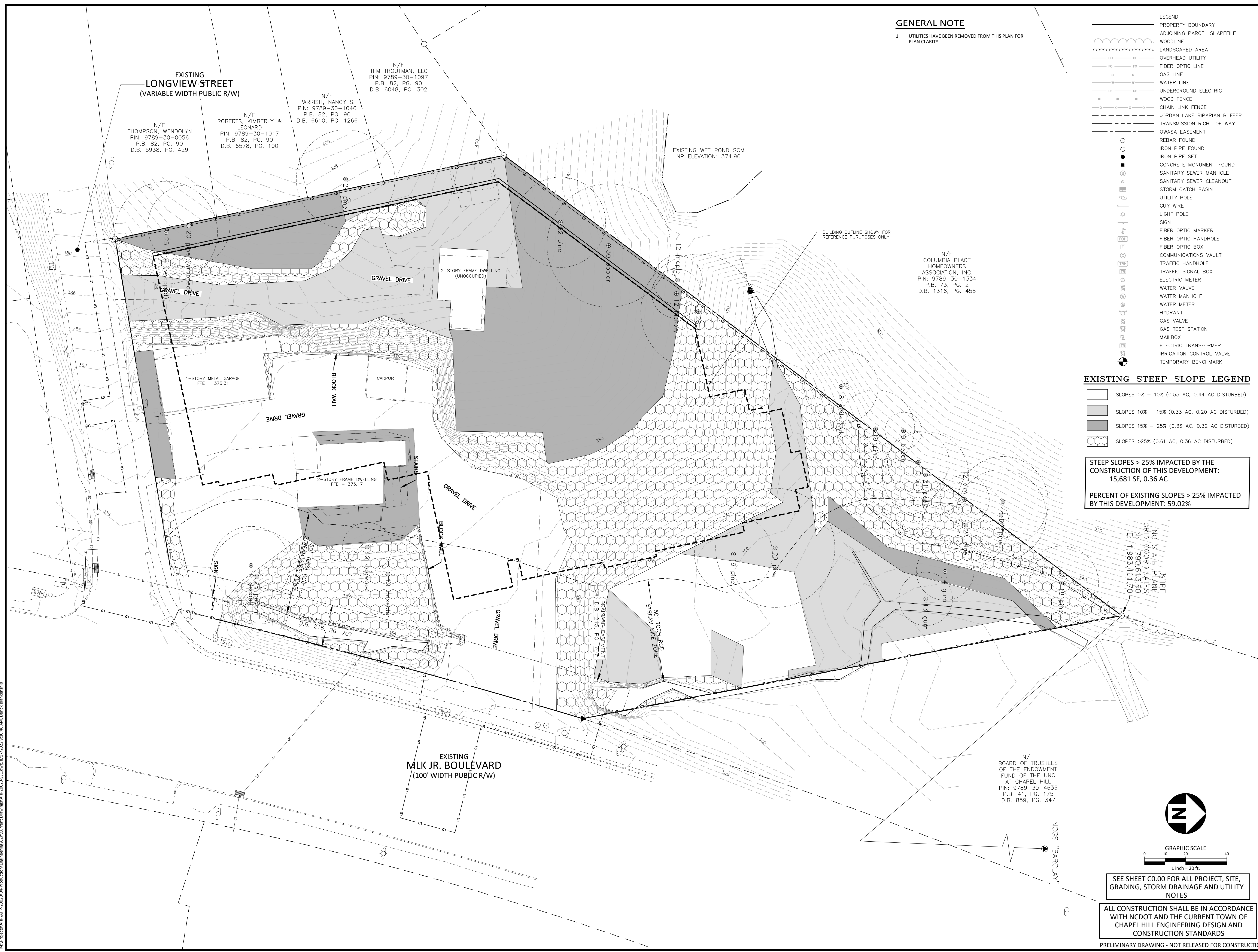
	PROPERTY BOUNDARY
	ADJOINING PARCEL SHAPEFILE WOODLINE
	LANDSCAPED AREA
	OVERHEAD UTILITY
	FIBER OPTIC LINE
	GAS LINE
	WATER LINE
	UNDERGROUND ELECTRIC
	WOOD FENCE
	CHAIN LINK FENCE
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	TRANSMISSION RIGHT OF WAY
	OWASA EASEMENT
	REBAR FOUND
	IRON PIPE FOUND
	IRON PIPE SET
	CONCRETE MONUMENT FOUND
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
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	GUY WIRE
	LIGHT POLE
	SIGN
	FIBER OPTIC MARKER
	FIBER OPTIC HANDHOLE
	FIBER OPTIC BOX
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	TRAFFIC HANDHOLE
	TRAFFIC SIGNAL BOX
	ELECTRIC METER
	WATER VALVE
	WATER MANHOLE
	WATER METER
	HYDRANT
	GAS VALVE
	GAS 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%



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

EXISTING WET POND SCM  
NP ELEVATION: 374.90

BUILDING OUTLINE SHOWN FOR REFERENCE PURPOSES ONLY

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

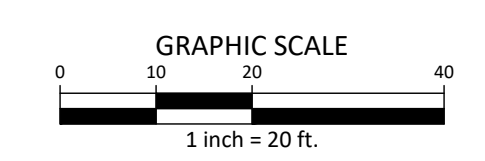
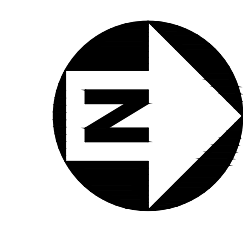
1-STORY METAL GARAGE  
FFE = 375.31

2-STORY FRAME DWELLING (UNOCCUPIED)

2-STORY FRAME DWELLING  
FFE = 375.17

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



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

M:\Projects\AHP\AHP-20020\04-Production\Drawings\AHP20020-SS1.dwg, 8/17/2022 9:10:46 AM, Derrick Blankenship

**AASHTO INTERSECTION SIGHT DISTANCE SUMMARY**  
**STOP SIGN CONTROL - LEFT & RIGHT TURNS FROM MINOR STREET (PASSENGER CAR)**

Project Name: Aspen Chapel Hill - Student Housing Date: 08.05.2021  
 Project Number: AHP-20020 AHP-20020 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.) <sup>1</sup>	Turn Time Gap (sec.)	Intersection Sight Distance (ft.) <sup>2</sup>
1	Driveway	Longview St	25	-10.00	1	7.5	280	6.5	240

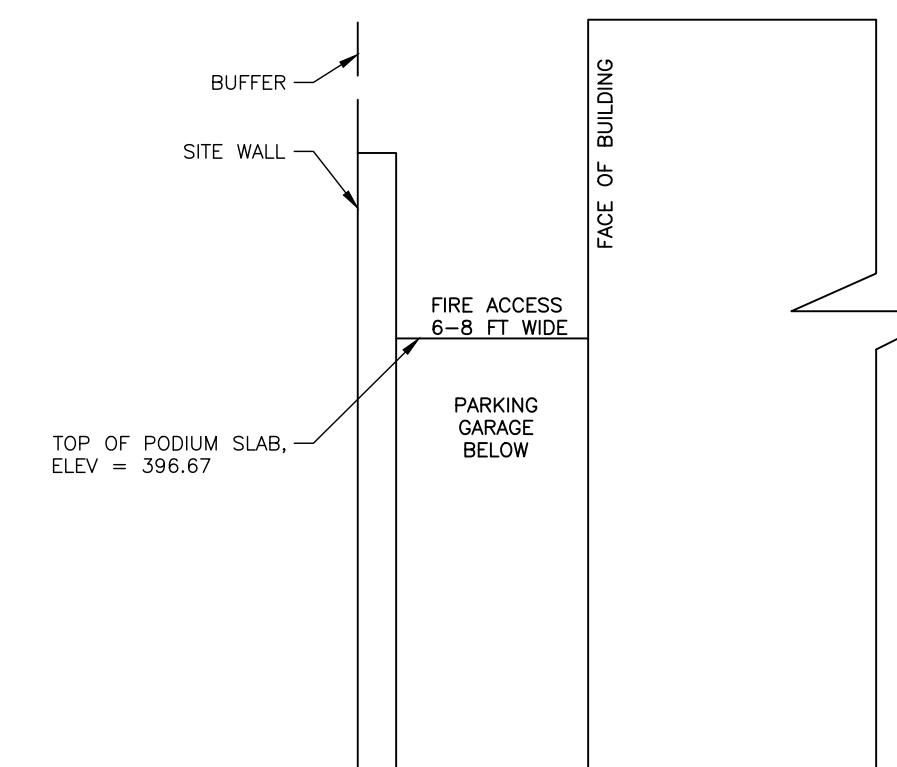
1) Signalized intersections do not require left turn sight distance.  
 2) Right-in / Right-out intersections do not require left turn sight distance.

\* Intersection Sight Distance from Formula 9-1.1 from AASHTO Geometric Design of Highways and Streets, 2004

**SITE LEGEND**

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

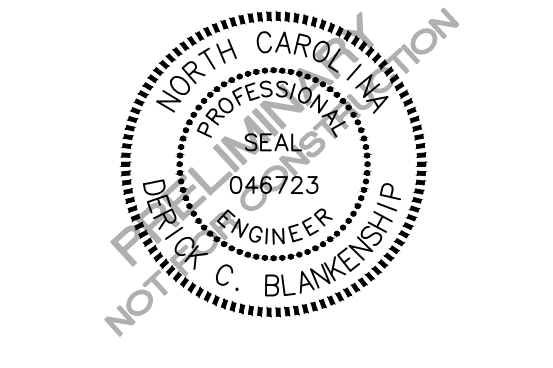
**PERIMETER FIRE ACCESS DETAIL**



**McADAMS**  
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 2905 Meridian Parkway  
 Durham, NC 27713  
 phone 919. 361. 5000  
 fax 919. 361. 2269  
 license number: C-0293, C-187  
 www.mcadamsco.com

**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**



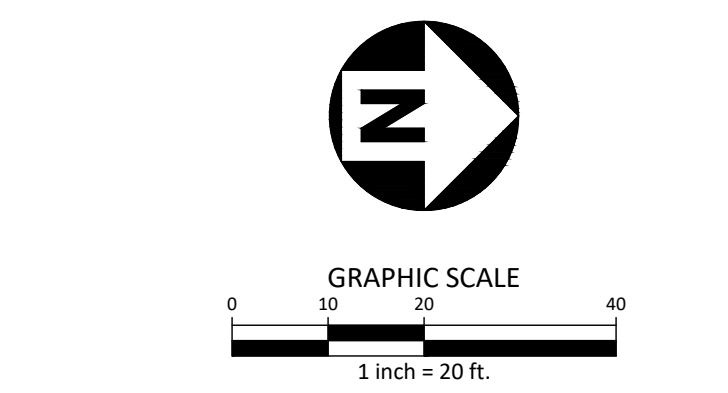
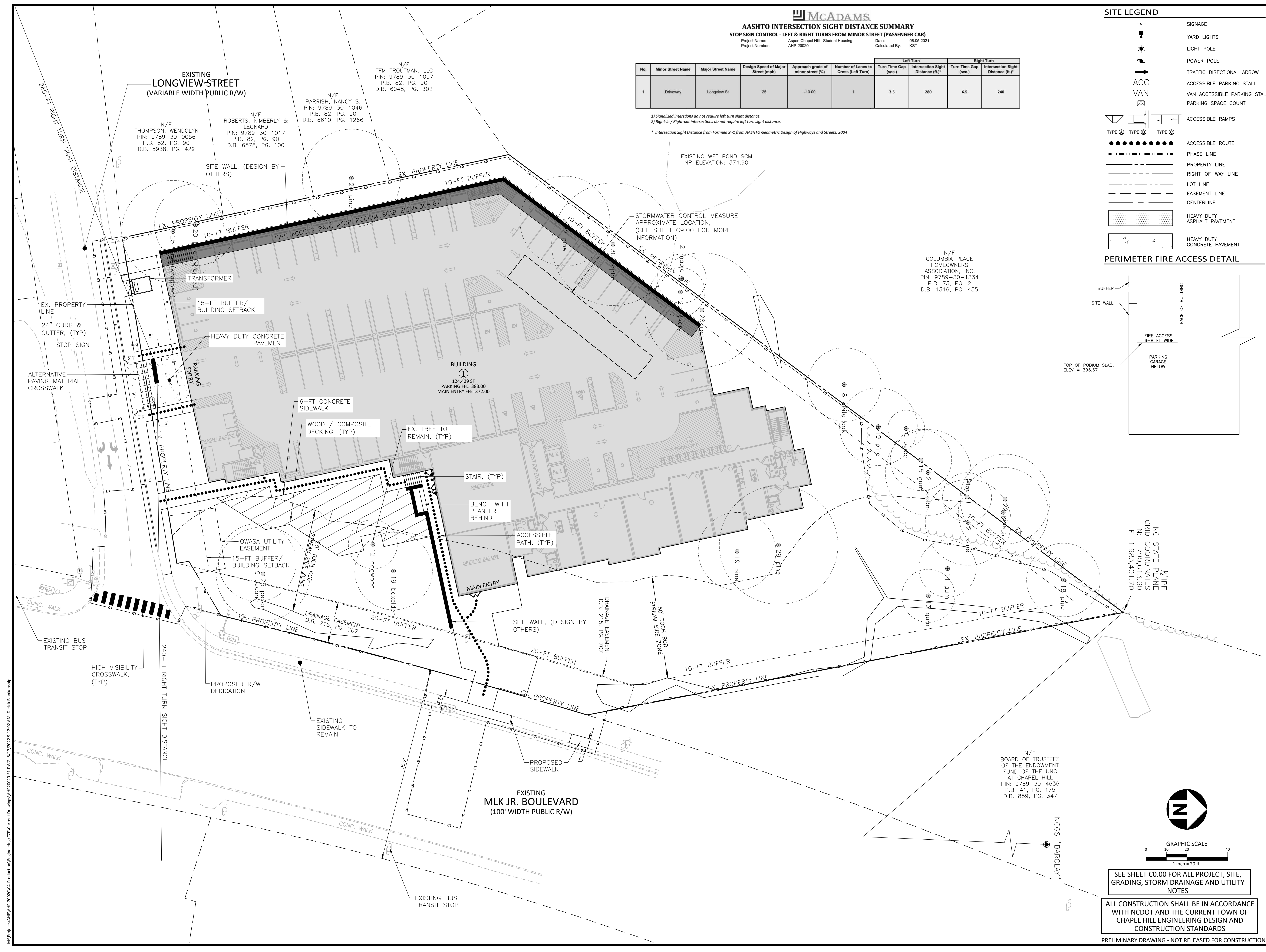
**REVISIONS**

NO.	DATE	DESCRIPTION
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-S1  
 CHECKED BY DCB  
 DRAWN BY DCB  
 SCALE 1" = 20'  
 DATE 03.18.2022

**SHEET**  
**C2.00**  
**SITE PLAN**



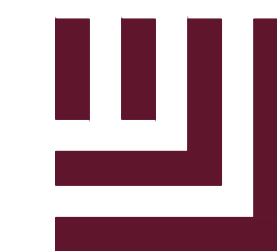
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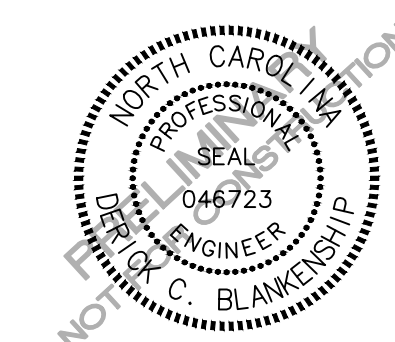
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 FILENAME AHP20020-SWST1  
 CHECKED BY DCB  
 DRAWN BY DCB  
 SCALE 1" = 20'  
 DATE 03.18.2022

SHEET

SOLID WASTE PLAN

C2.10

RECYCLING NOTES

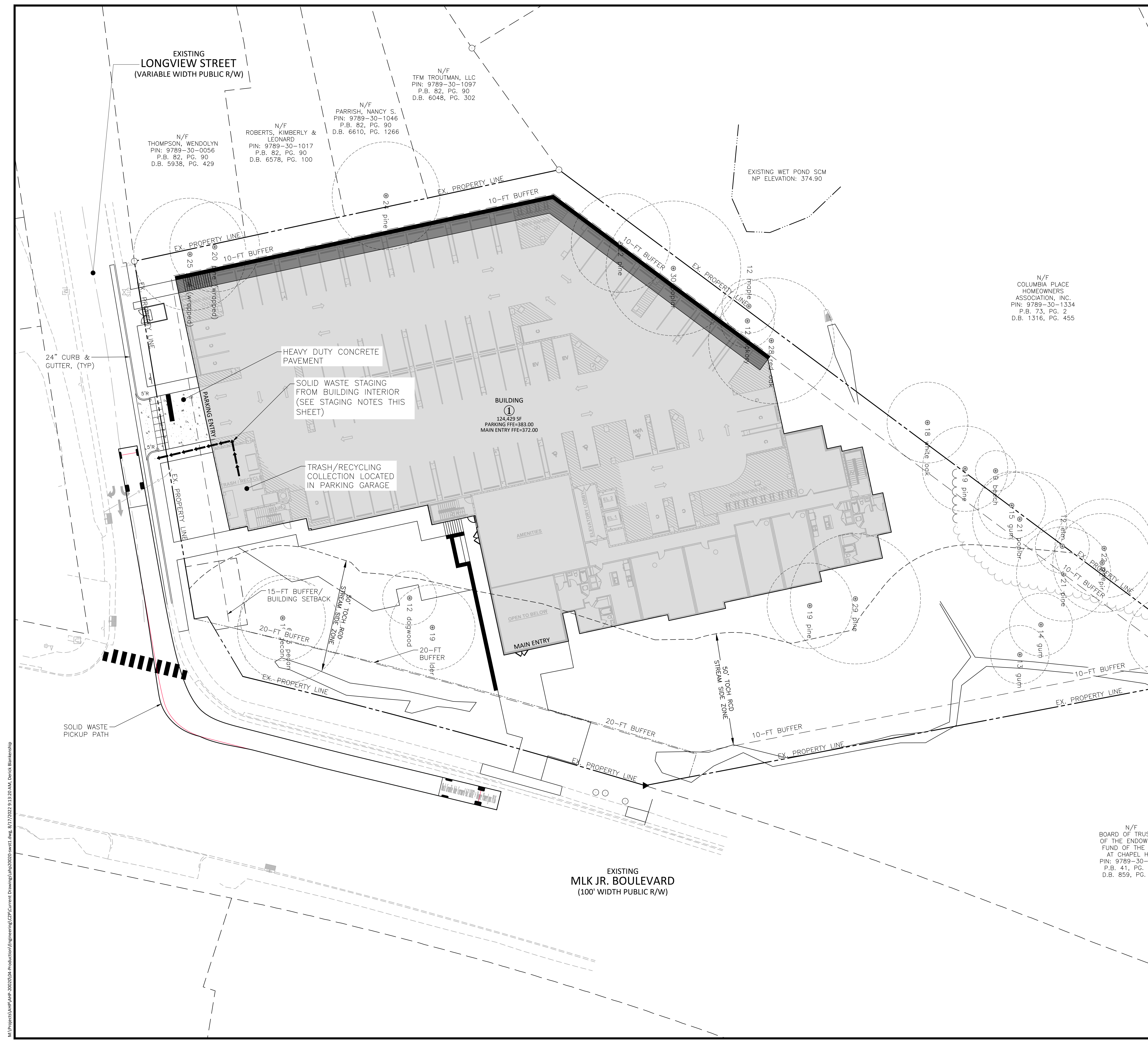
- THE DETAILS OF THESE PLANS WILL BE FURTHER ELABORATED IN THE ZCP STAGE AND WORKED THROUGH WITH ORANGE COUNTY OCWS AND TOWN OF CHAPEL HILL PUBLIC WORKS SANITATION DIVISION.
- APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS FOR RECYCLING AS THAT PROVIDED BY ORANGE COUNTY.
- COUNTY FEES FOR RECYCLING ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
- 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

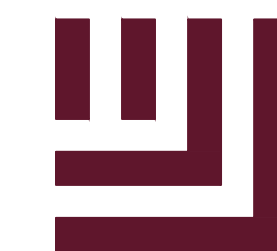
- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- 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.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- 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
- ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.
- 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

- 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.



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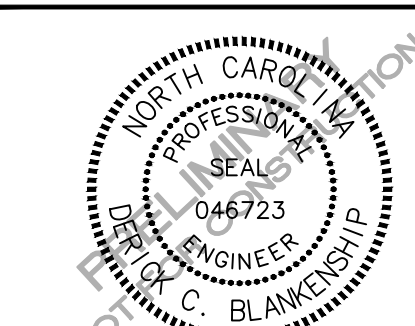
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PLAN INFORMATION

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 DRAWN BY DCB  
 SCALE 1" = 20'  
 DATE 03.18.2022

SHEET

GRADING AND STORM DRAINAGE PLAN

C3.00

GRADING LEGEND

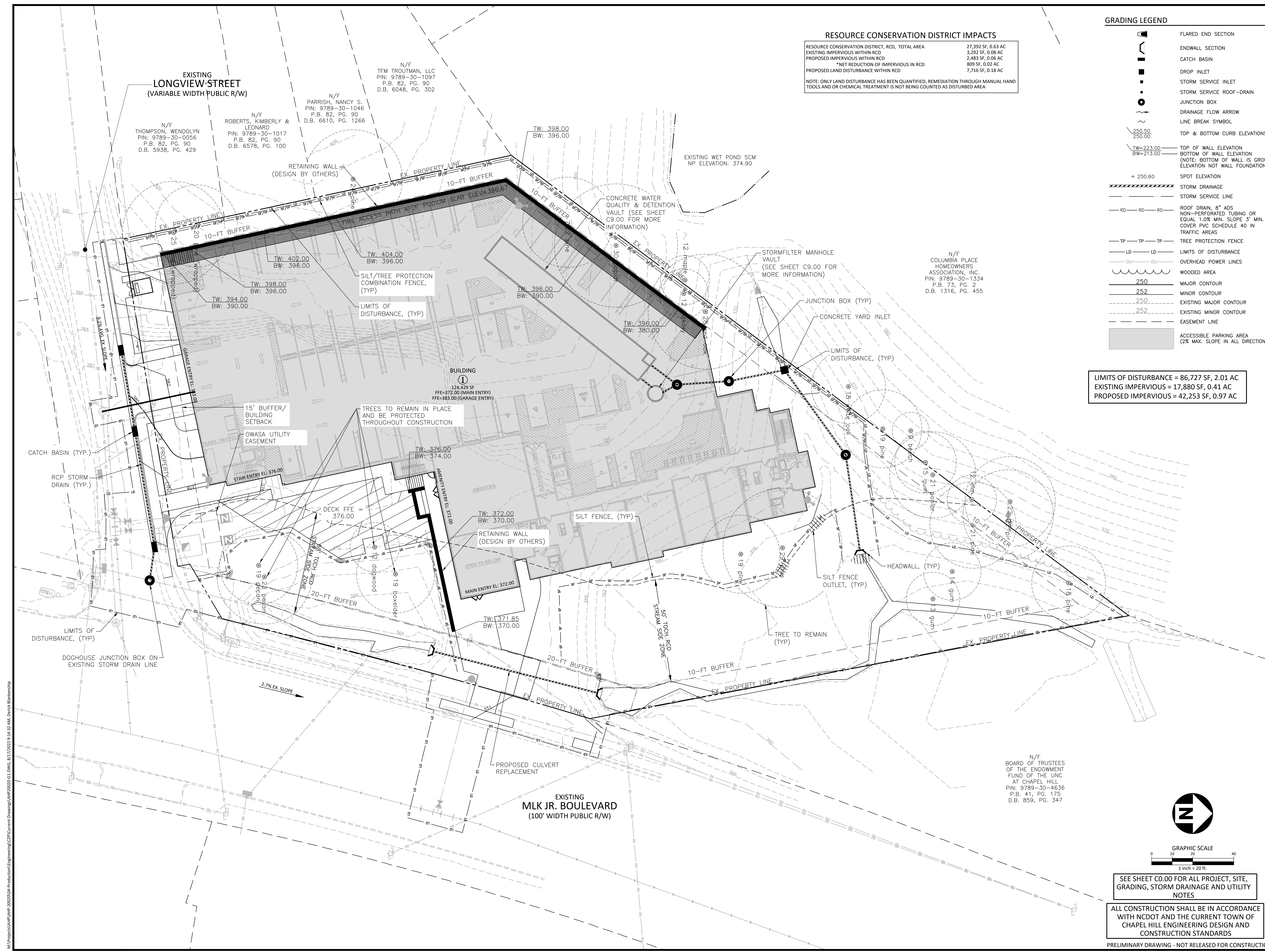
- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-RAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- TOP & BOTTOM CURB ELEVATIONS
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION  
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- ROOF DRAIN, 8" ADS  
NON-PERFORATED TUBING OR  
EQUAL 1.0% MIN. SLOPE 3' MIN.  
COVER PVC SCHEDULE 40 IN  
TRAFFIC AREAS
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- OVERHEAD POWER LINES
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- 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

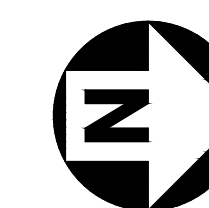
RESOURCE CONSERVATION DISTRICT IMPACTS

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



N/F  
 BOARD OF TRUSTEES  
 OF THE ENDOWMENT  
 FUND OF THE UNC  
 AT CHAPEL HILL  
 PIN: 9789-30-4636  
 P.B. 41, PG. 175  
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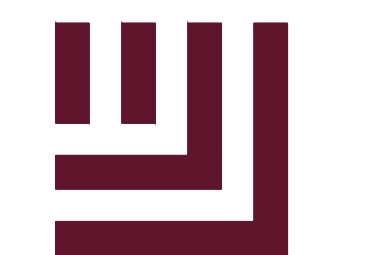
GRAPHIC SCALE  
 0 10 20 40  
 1 inch = 20 ft.

SEE SHEET C0.00 FOR ALL PROJECT, SITE,  
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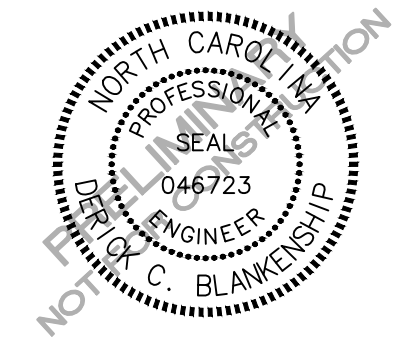
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**PLAN INFORMATION**

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

**RESOURCE CONSERVATION  
REMEDATION PLAN**

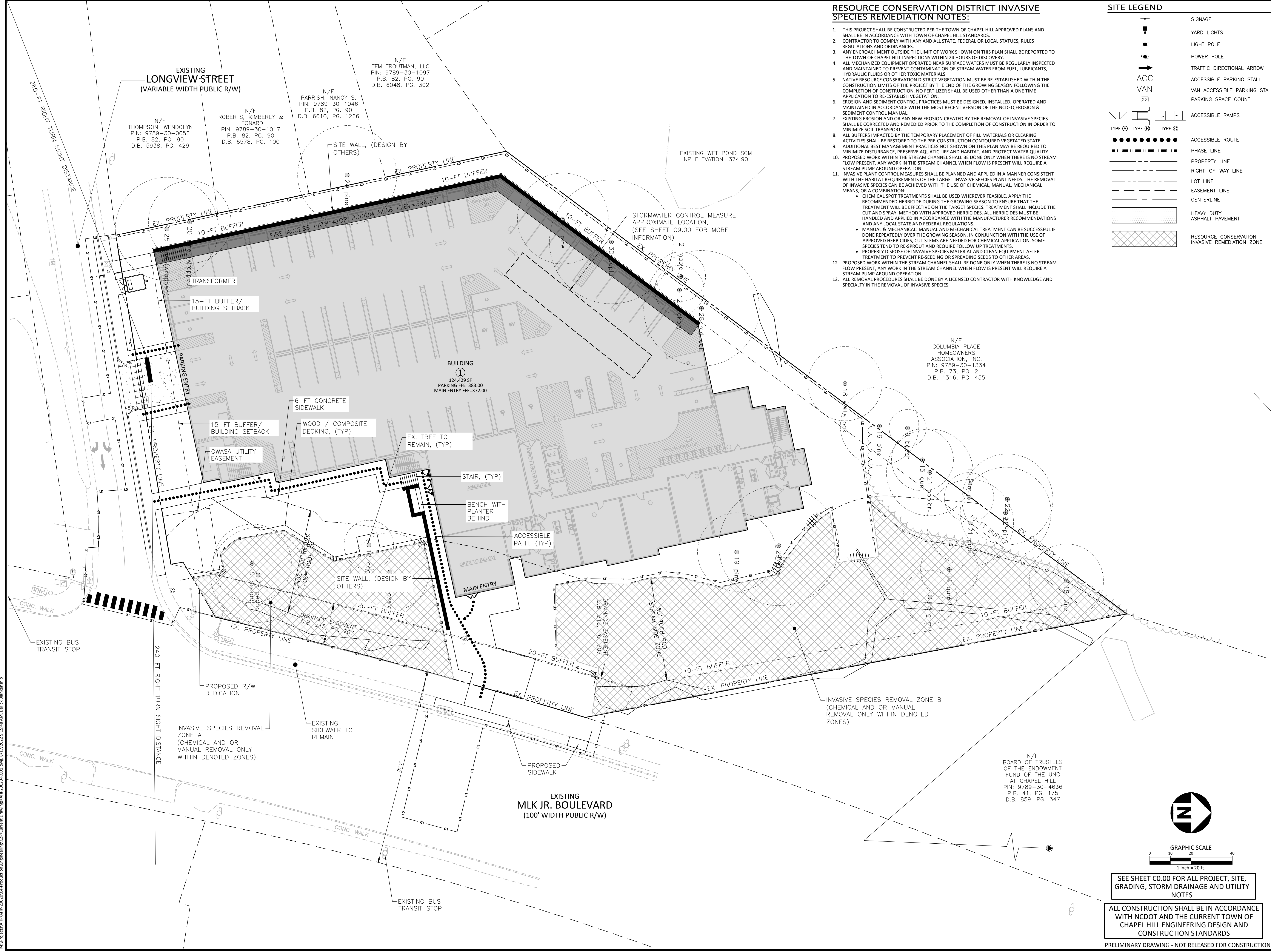
**C3.10**

**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 STATUTES, 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 INSPECTORS 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 NCEQ EROSION & SEDIMENT CONTROL MANUAL.
7. EXISTING EROSION AND OR ANY NEW EROSION CREATED BY THE REMOVAL OF INVASIVE SPECIES SHALL BE CORRECTED AND REMEDIATED 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
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- RESOURCE CONSERVATION DISTRICT INVASIVE REMEDIATION ZONE

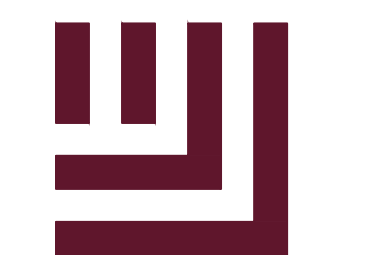


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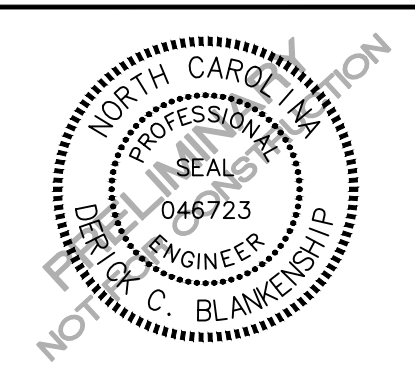
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**PLAN INFORMATION**

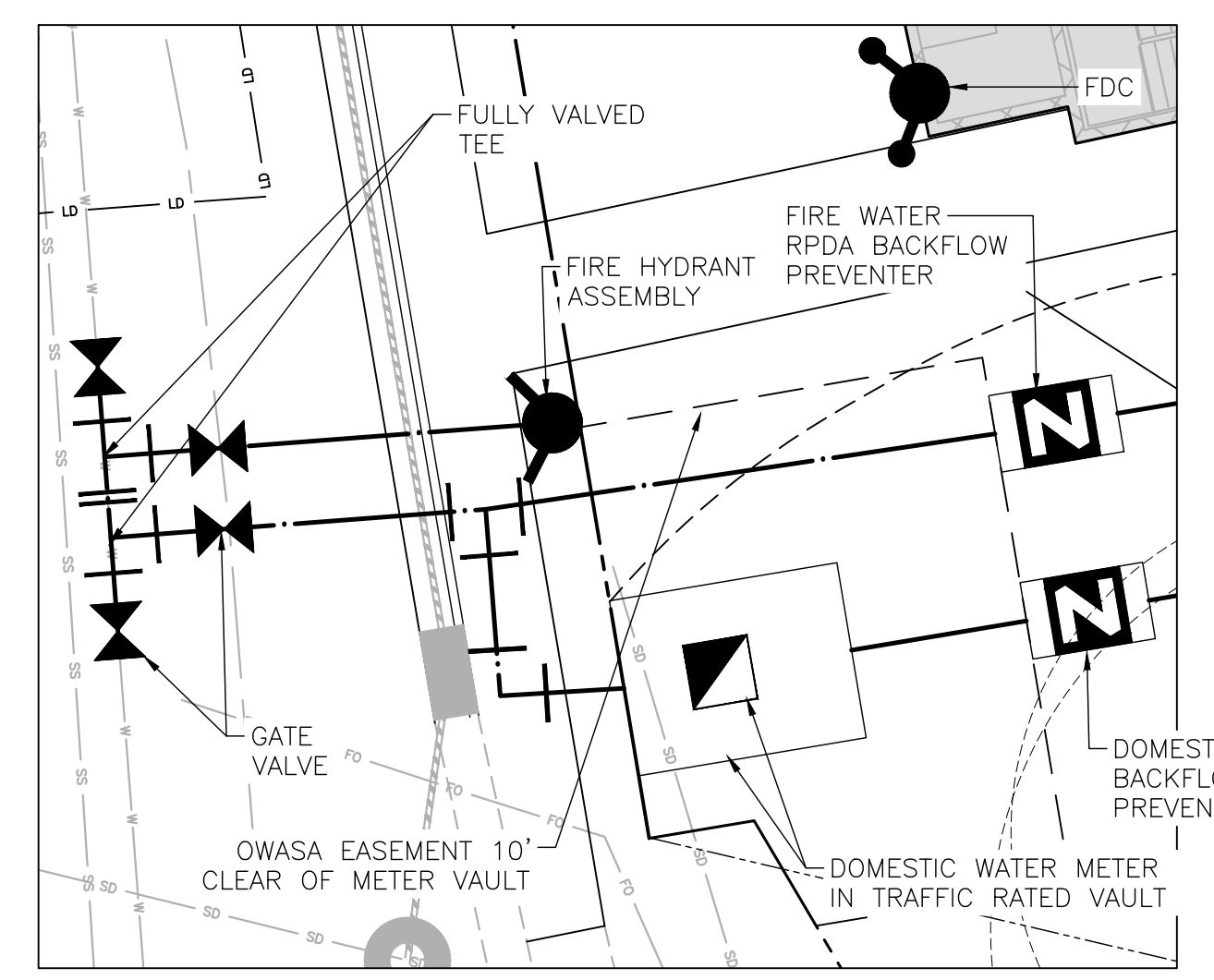
PROJECT NO.	AHP-20020
FILENAME	AHP20020-U1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022

**UTILITY PLAN**

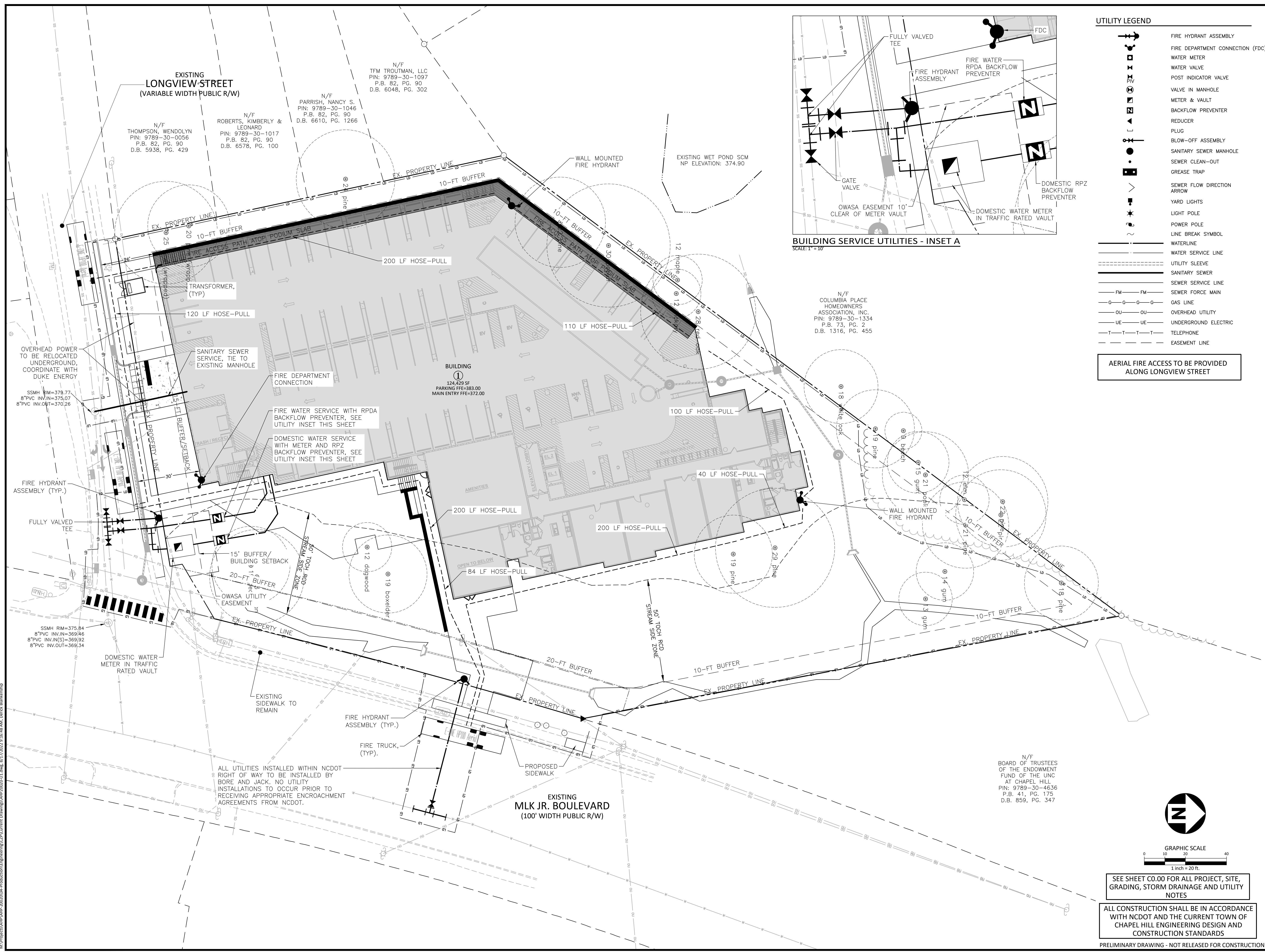
**C4.00**

**UTILITY LEGEND**

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



**BUILDING SERVICE UTILITIES - INSET A**  
SCALE: 1" = 10'



AERIAL FIRE ACCESS TO BE PROVIDED ALONG LONGVIEW STREET

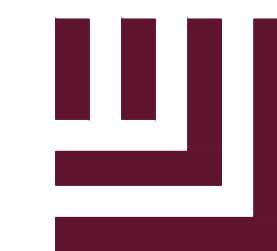
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**SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES**

**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

M:\Projects\AHP\AHP-20020\04-Production\Engineering\CZF\Current Drawings\AHP20020-U1.dwg, 8/17/2022 9:15:48 AM, Daniel Blankenship



McADAMS

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

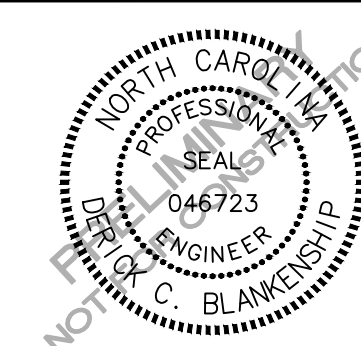
phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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



REVISIONS

NO.	DATE	DESCRIPTION
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

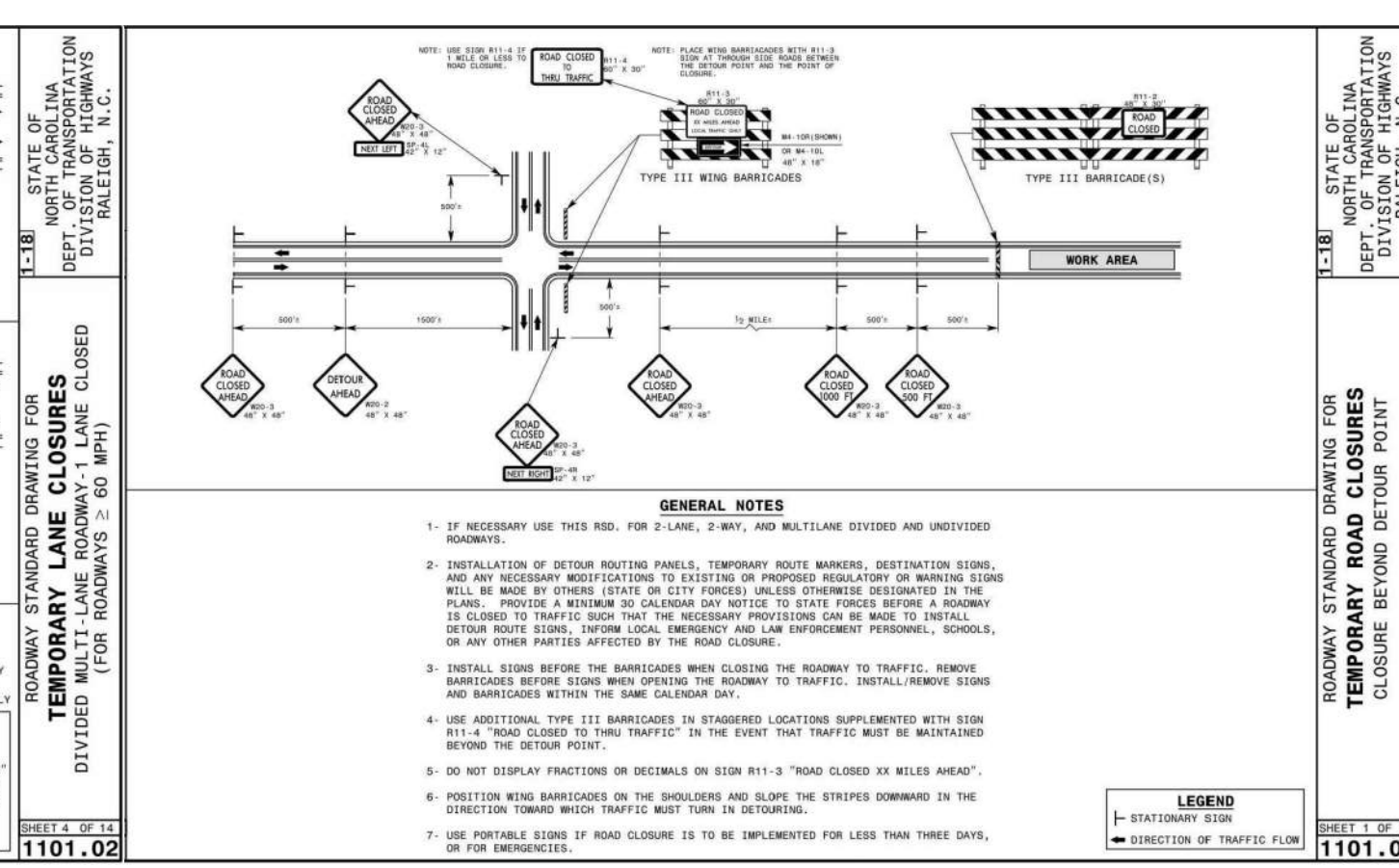
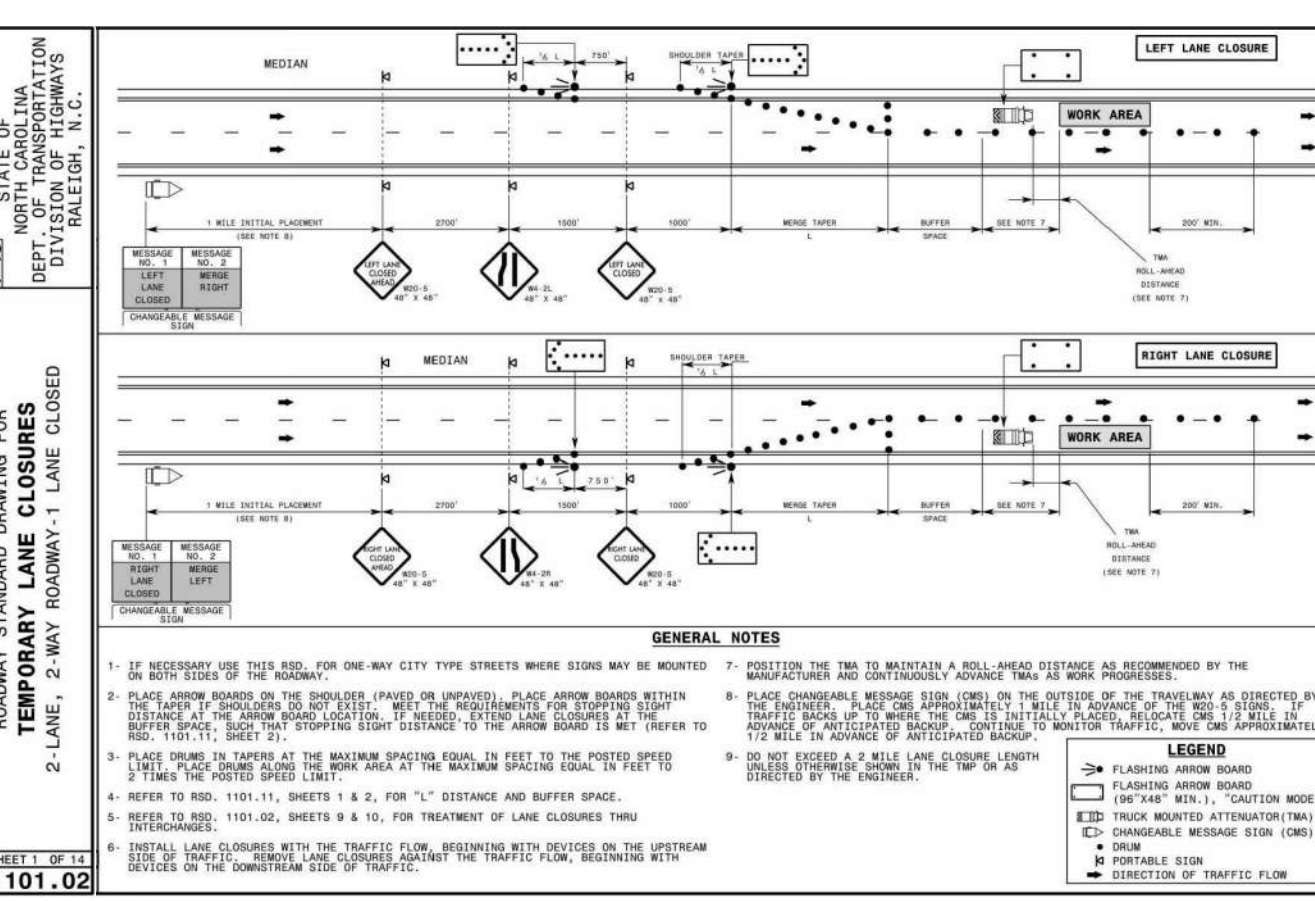
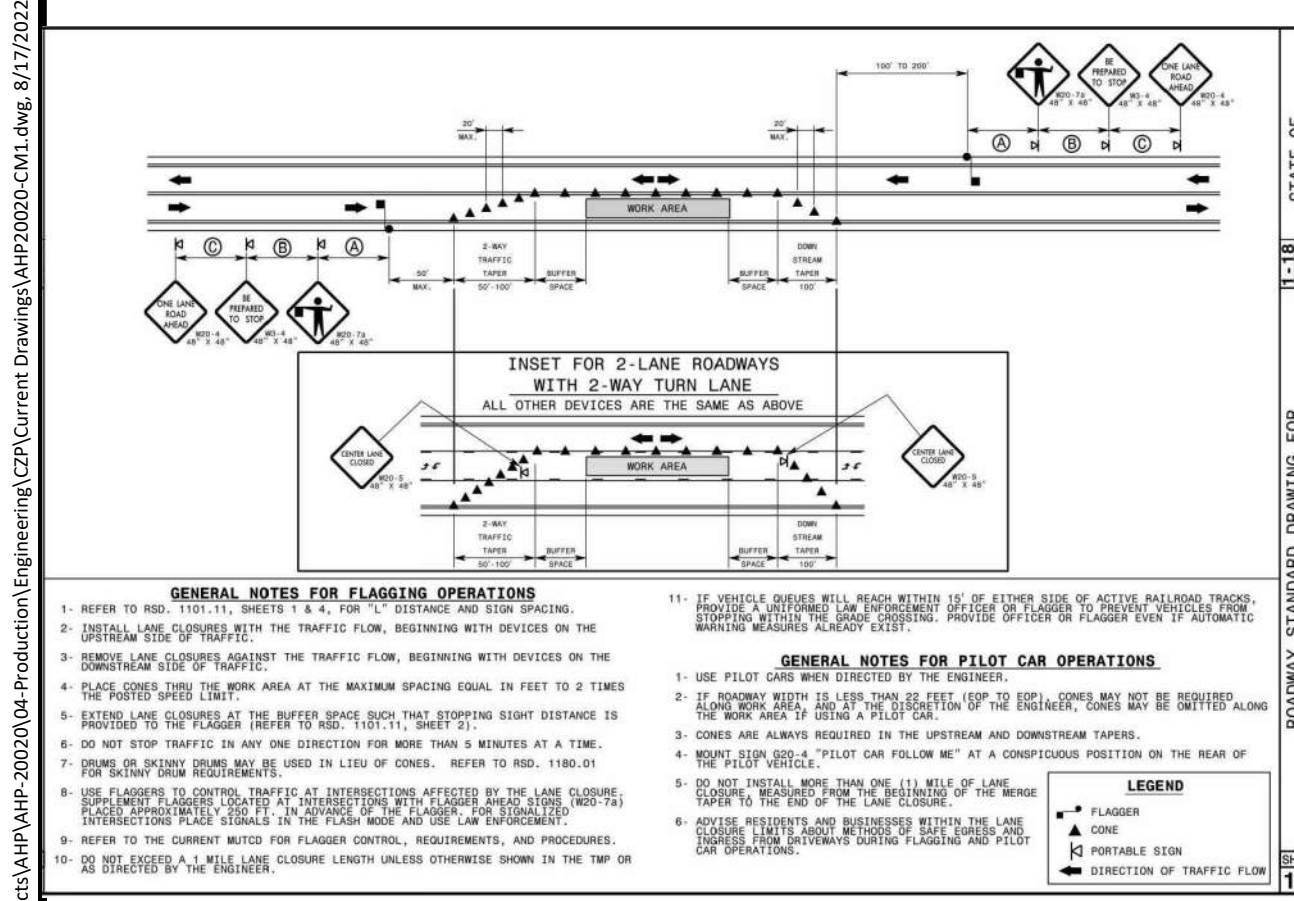
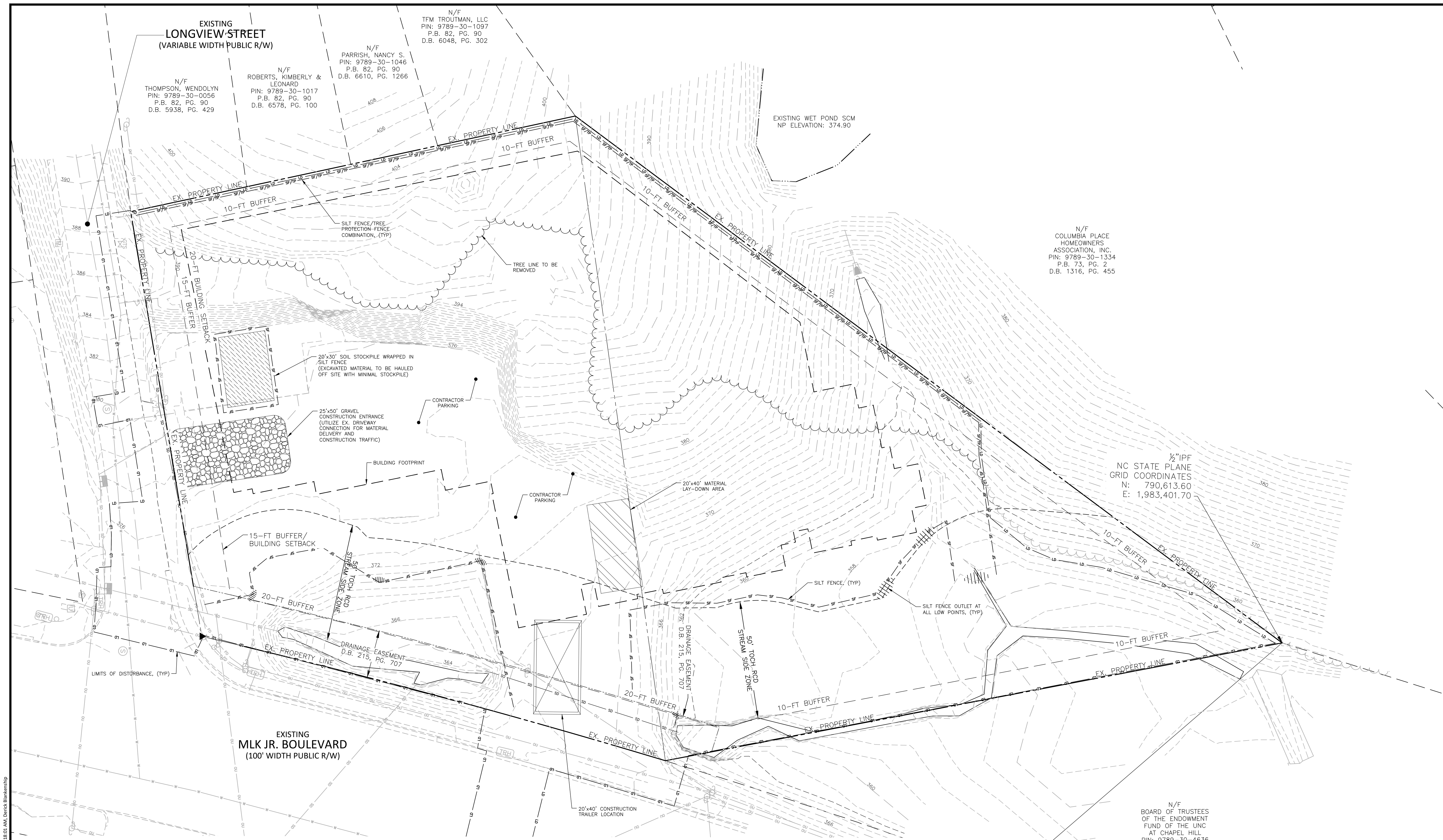
SHEET

CONSTRUCTION AND  
TRANSPORTATION  
MANAGEMENT PLAN  
C7.00

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

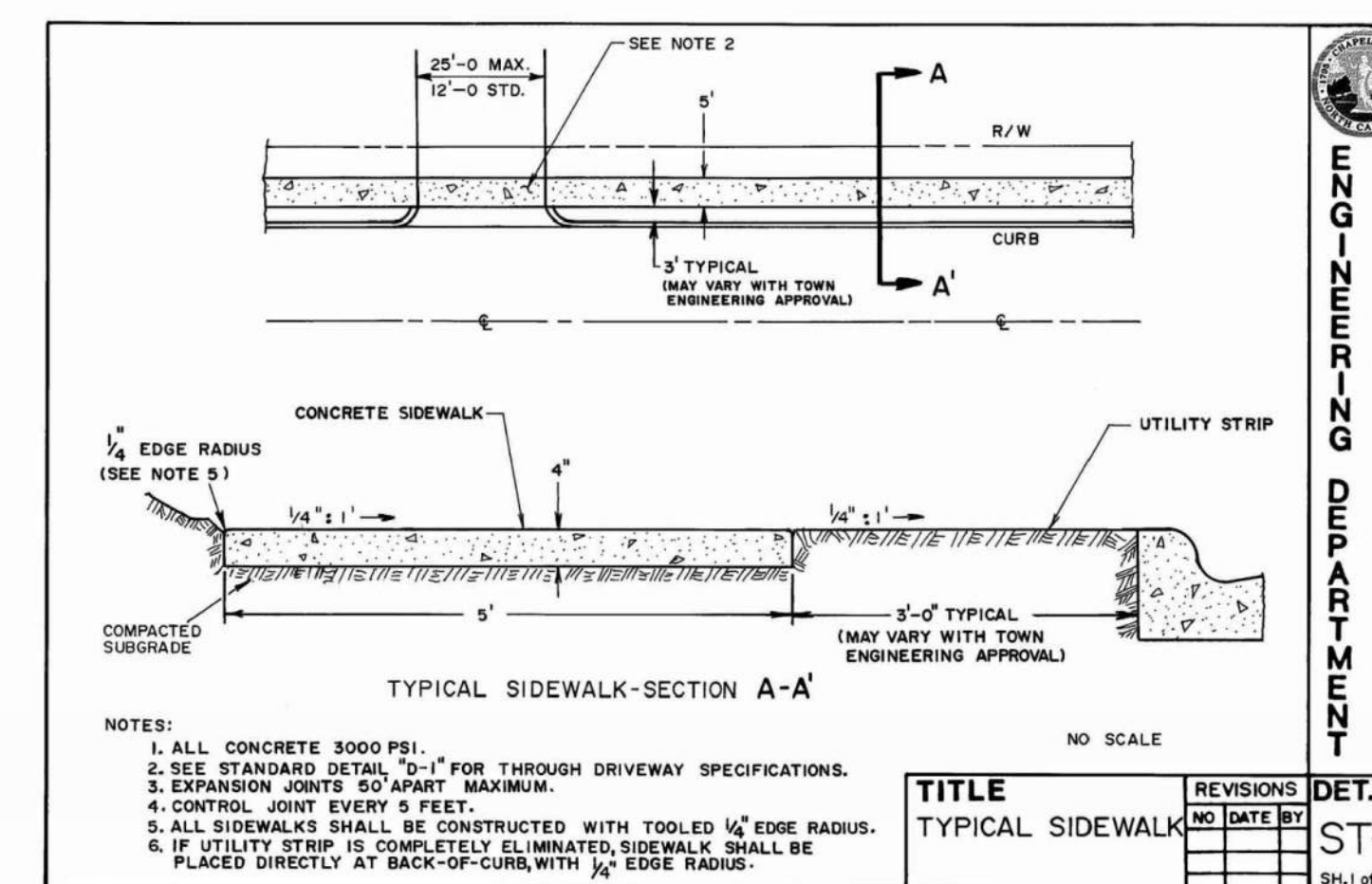
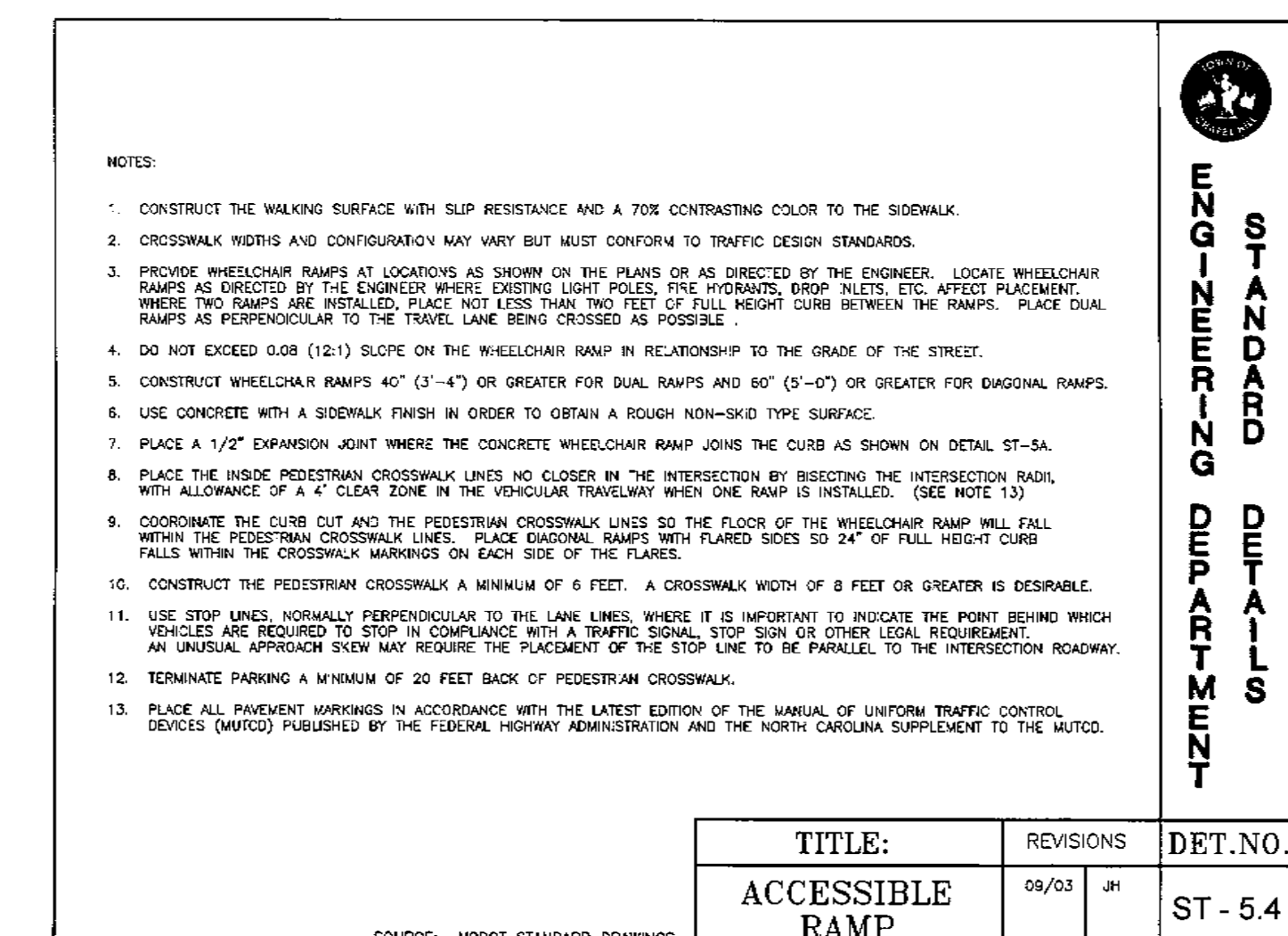
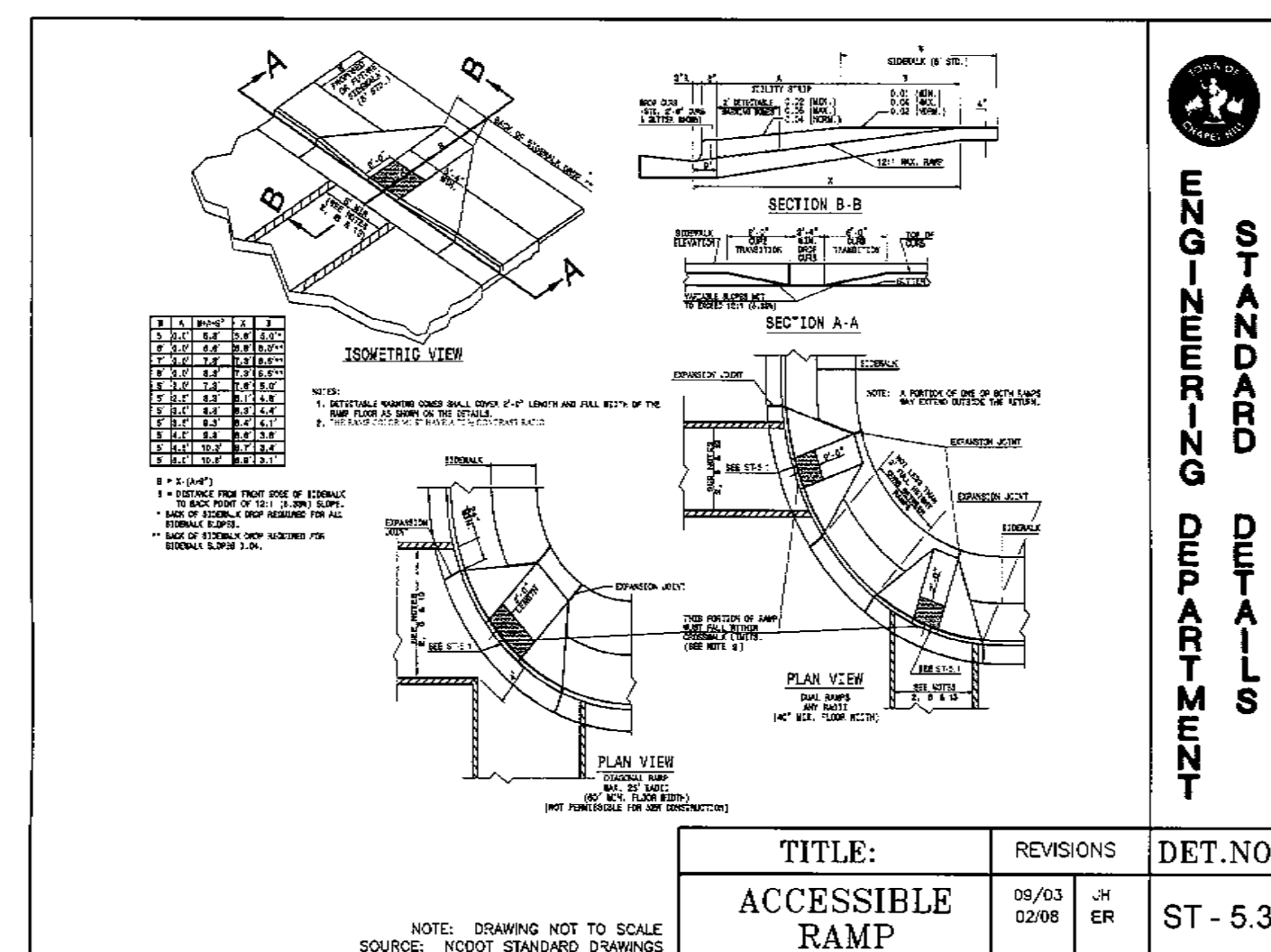
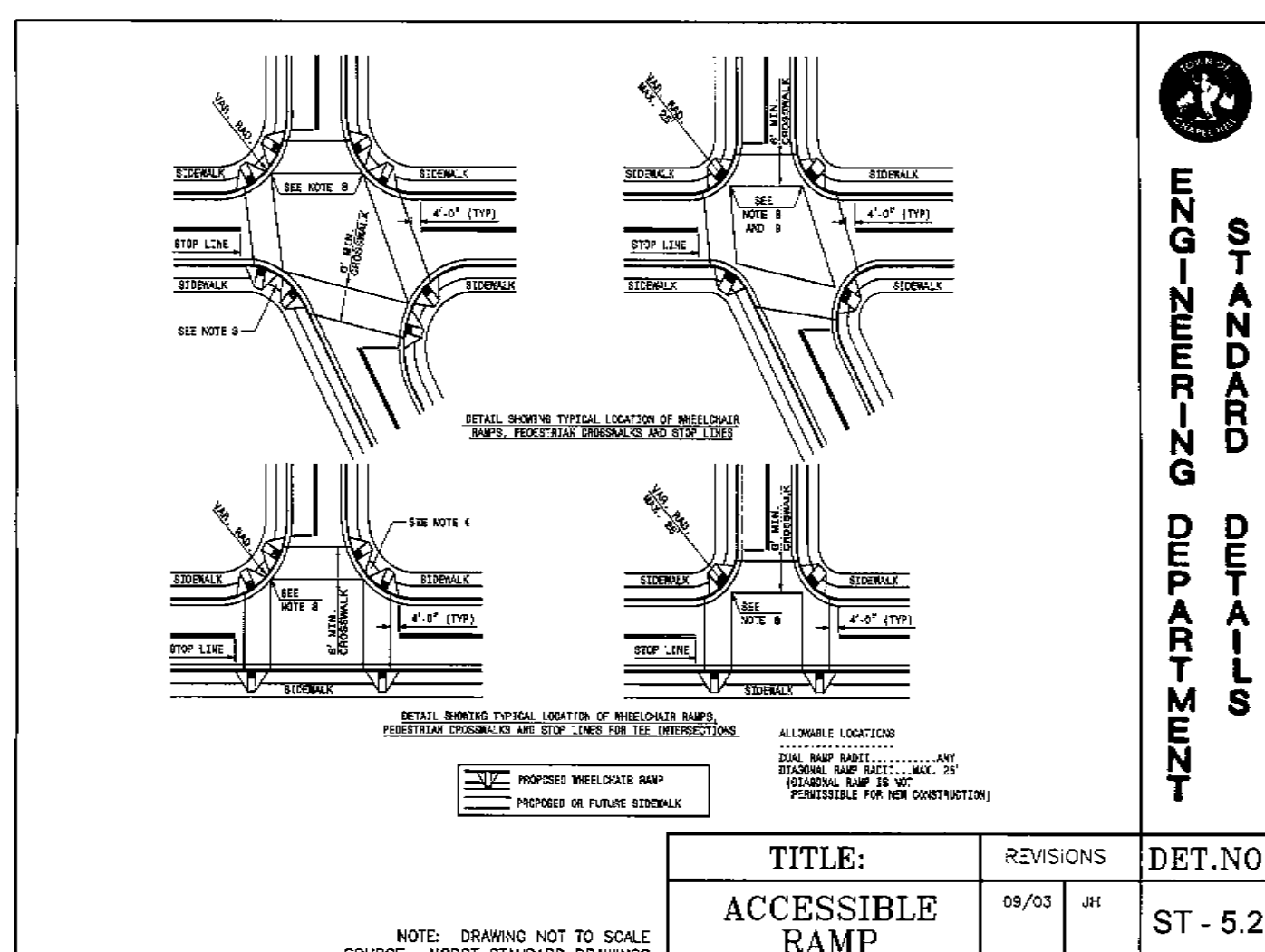
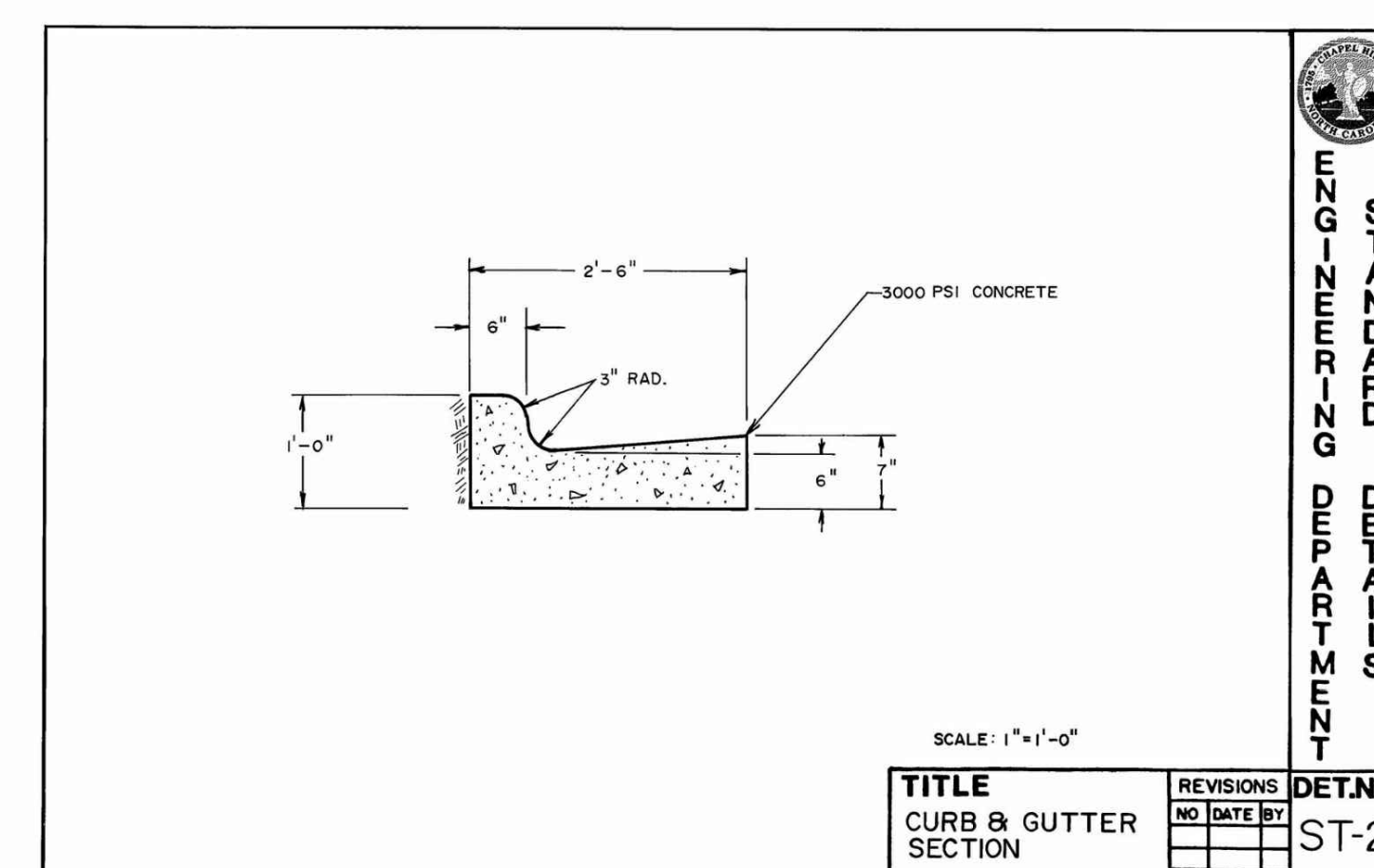
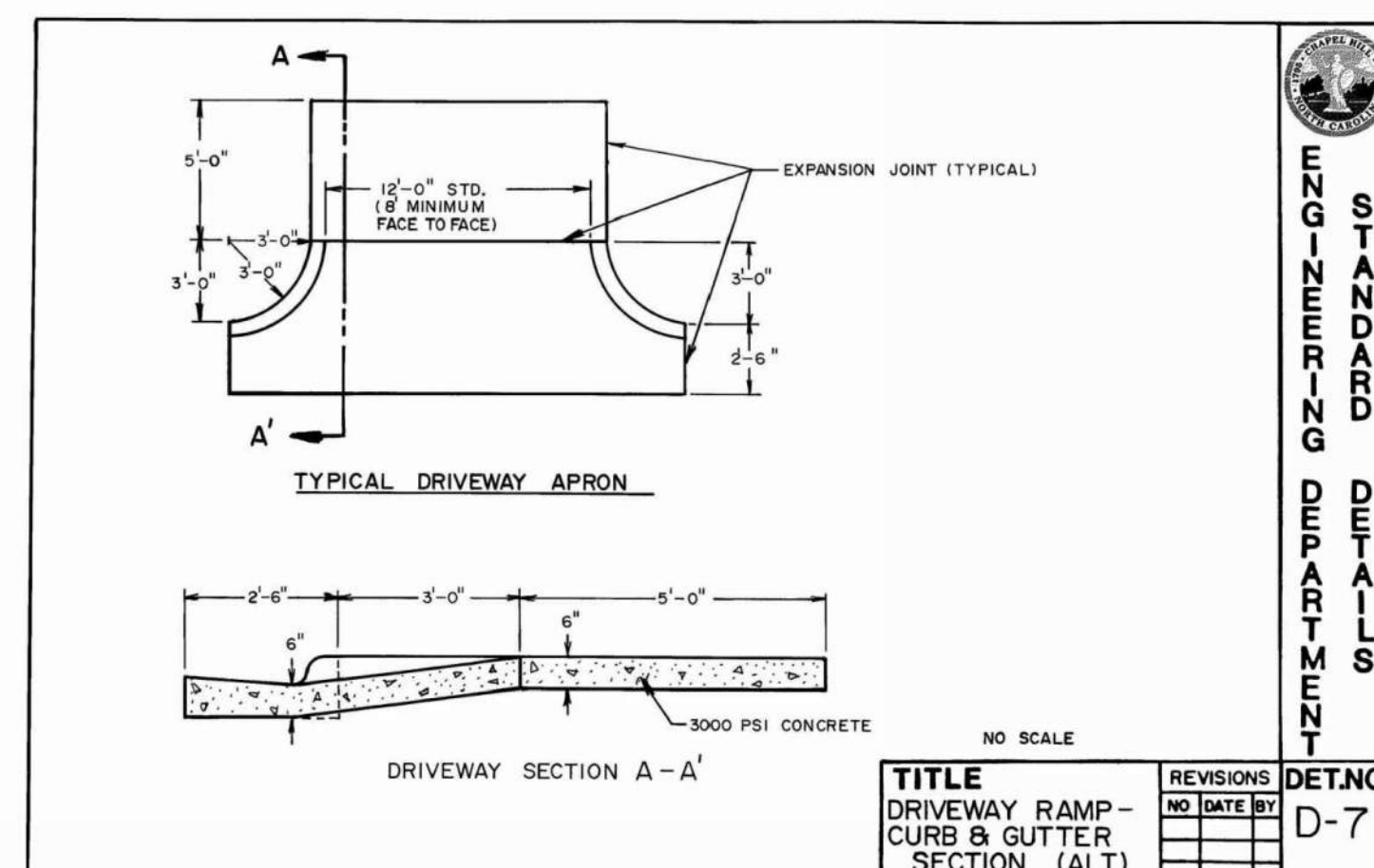
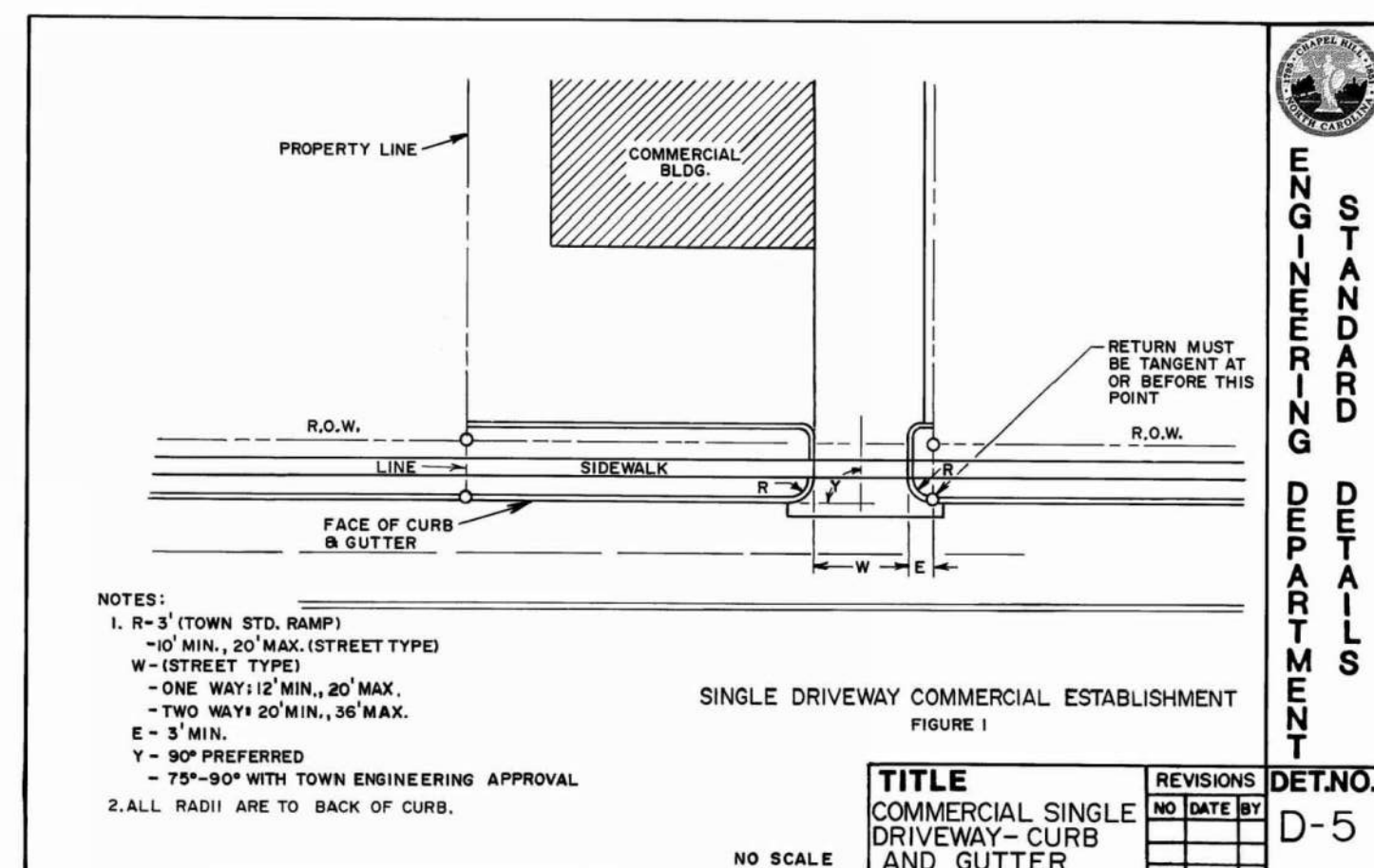
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REVISIONS

NO.	DATE	RESPONSE TO TOCH COMMENTS
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2	04.12.2022	RESPONSE TO TOCH COMMENTS
3	06.29.2022	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

- PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
- PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BACKFILL, THE ON-SITE 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.
- THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION.
- PRIOR TO PLACING STORMFILTER CARTRIDGES WITHIN THE UNDERGROUND SYSTEM, THE CONTRACTOR SHALL REQUEST AN ON-SITE 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL PIPE PENETRATIONS THROUGH A CONCRETE STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTIGHT USING NON-SHRINK CEMENTITIOUS GROUT.
- 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

- 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.
- FILTER CARTRIDGES SHALL BE CONTECH STORMFILTERS WITH PHOSPHOSORB MEDIA. INSTALLATION OF THE STORMWATER DEVICE SHALL BE PER THE MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
- 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.
- 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.
- THE CONTRACTOR SHALL INSTALL THE STORMFILTER SYSTEM PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIER(S) STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
- COVER AND REVIEW OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE MANUFACTURER.

## STATEMENT OF RESPONSIBILITY

- 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

- ONCE THE EXCAVATION IS COMPLETE AND PRIOR TO INSTALLATION OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM, THE ON-SITE GEOTECHNICAL ENGINEER SHALL VERIFY THE BEARING CAPACITY OF THE UNDERLYING SOILS TO SERVE AS A FOUNDATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF THE ON-SITE 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 ON-SITE 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.
- 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.
- 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.
- 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. THEN THE APPROPRIATE MEASURES (E.G. ENGINEERED FABRIC, STIFF GEOTEXTILE, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.
- 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.
- THE ON-SITE 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 ON-SITE GEOTECHNICAL 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

- THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
- 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 ON-SITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.
- 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.
- PREPARE THE SUBGRADE PER THE ON-SITE 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.
- THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.
- IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOTEXTILE, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

## BACKFILL MATERIAL NOTES

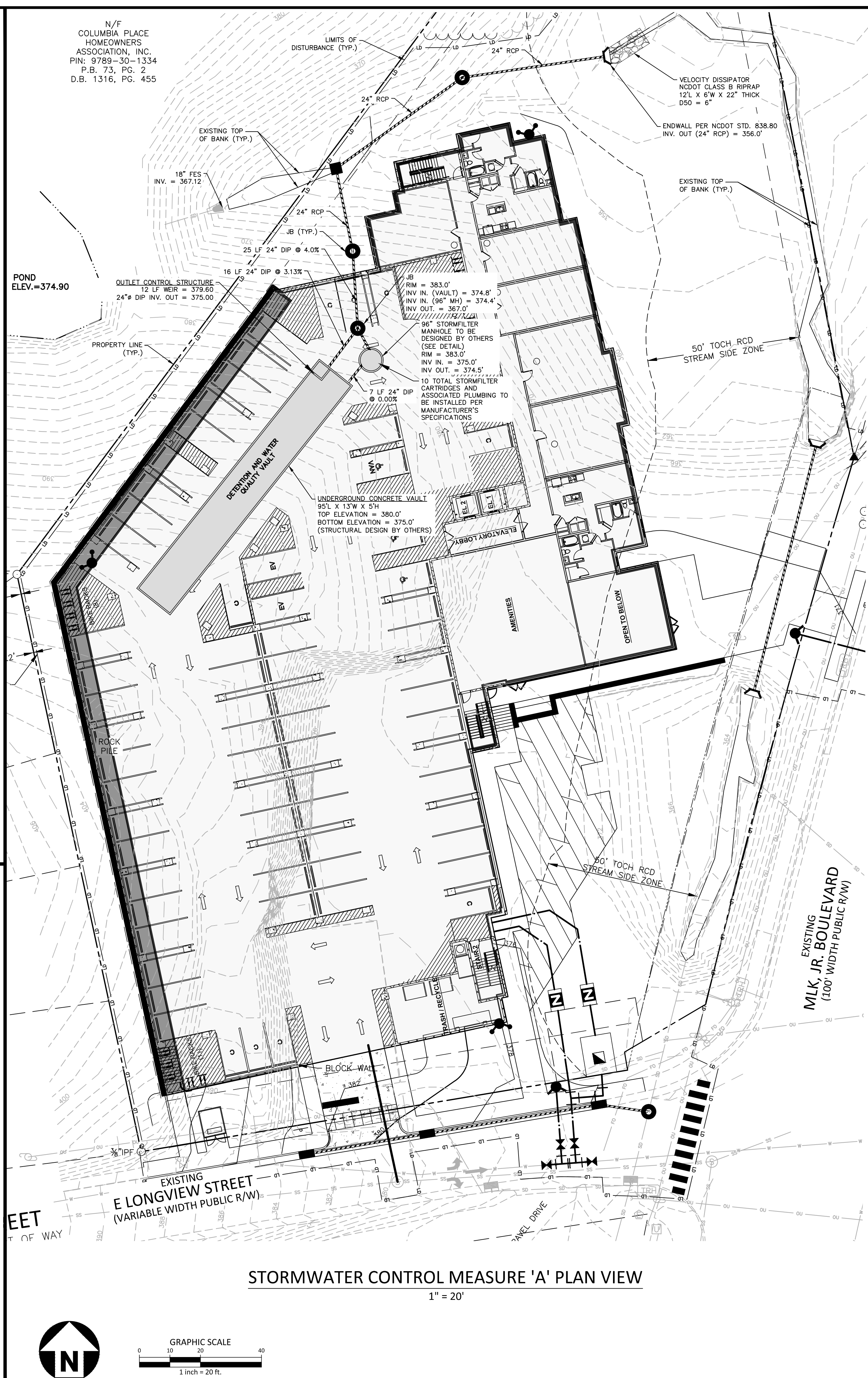
- THE ON-SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE STORMWATER MANAGEMENT SYSTEM.
- THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARD SPOTS WITHIN THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOIDS.
- HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFILL MATERIAL.
- 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.
- 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

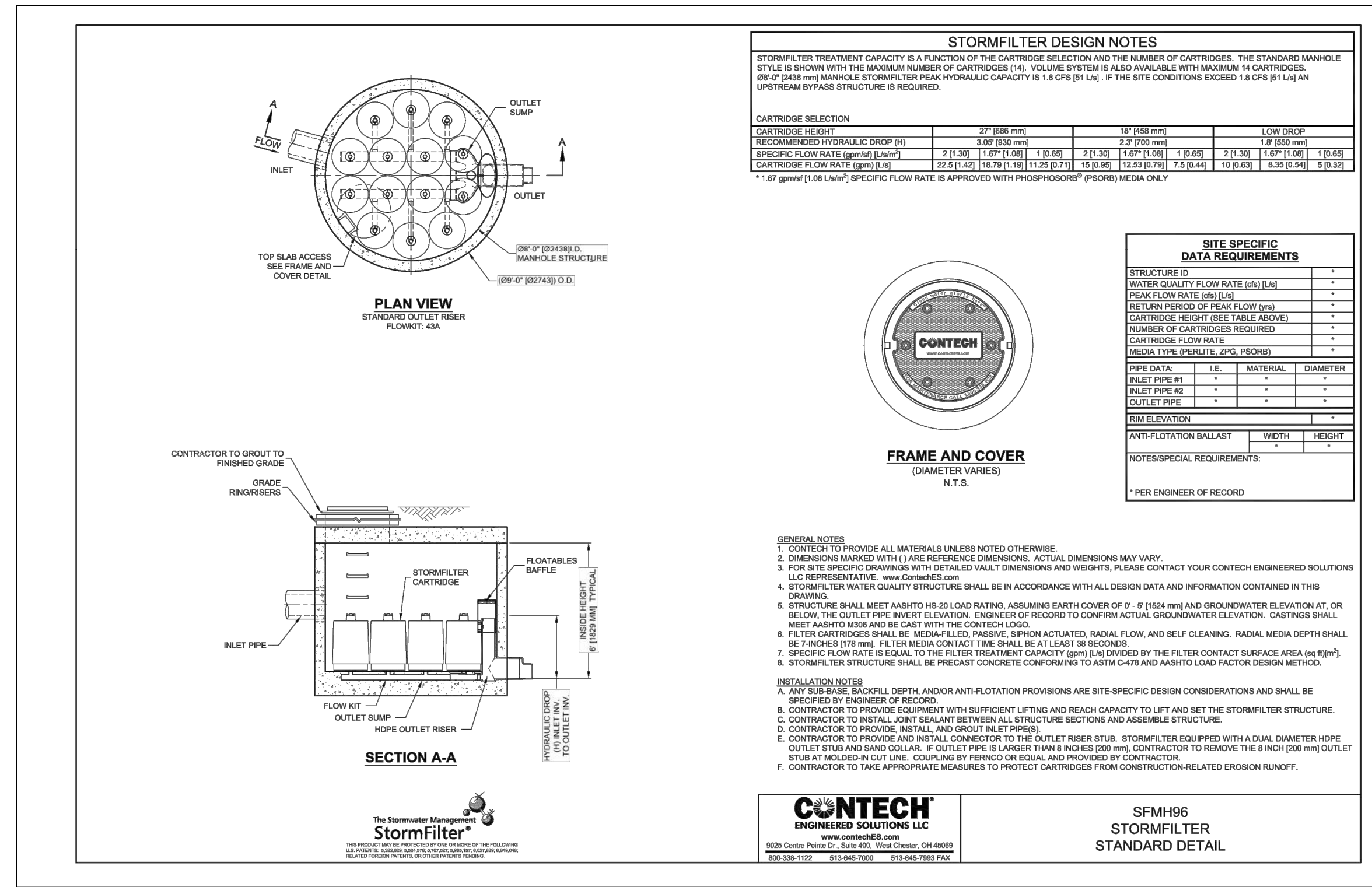
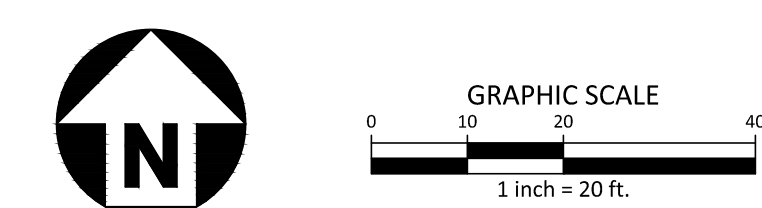
- UNDERGROUND VAULT CONFIGURATION IS TO BE DESIGNED AND PROVIDED BY OTHERS.
- ABSOLUTELY NO RUNOFF SHALL ENTER THE UNDERGROUND VAULT UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
- MANHOLE ACCESS SHALL BE PROVIDED FOR THE UNDERGROUND VAULT. MANHOLES SHALL BE IN COMPLIANCE WITH TOWN OF CHAPEL 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

- 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 FLOW 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.



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



STORMFILTER MANHOLE  
N.T.S.

**CONTECH**  
ENGINEERING SOLUTIONS LLC  
www.contech.com  
908-288-1122 908-288-1220 908-288-1221 908-288-1222 FAX

SFMH96  
STORMFILTER  
STANDARD DETAIL

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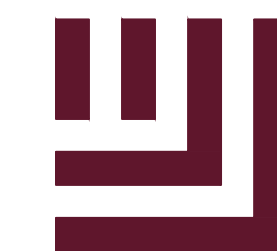
PROFESSIONAL SEAL  
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
EXPIRES 12/31/2025  
MELVIN E. ORJALA

**REVISIONS**

NO.	DATE	RESPONSE TO TOCH COMMENTS
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

**HEET**  
**STORMWATER CONTROL MEASURE 'A' PLAN VIEW**  
**C9.00**



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Durham, NC 27713

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license number: C-0293, C-187

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CHARLOTTE, NORTH CAROLINA 28226  
PHONE: 561.257.0833

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



**REVISIONS**

NO.	DATE	DESCRIPTION
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3	06.29.2022	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**

**TREE CANOPY COVERAGE LEGEND**

SF/TP — SF/TP — SILT/TREE PROTECTION FENCE  
 LD — LD — LIMITS OF DISTURBANCE

**EXISTING CLEARED AREAS (EASEMENTS)**

EXISTING EASEMENTS 0.10 AC

**AREAS TO BE CLEARED AND GRADED**

AREA TO BE REMOVED (ONSITE) 1.11 AC  
 LIMIT OF DISTURBANCE (INCLUDING OFFSITE) TBD

**AREA TO REMAIN**

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**

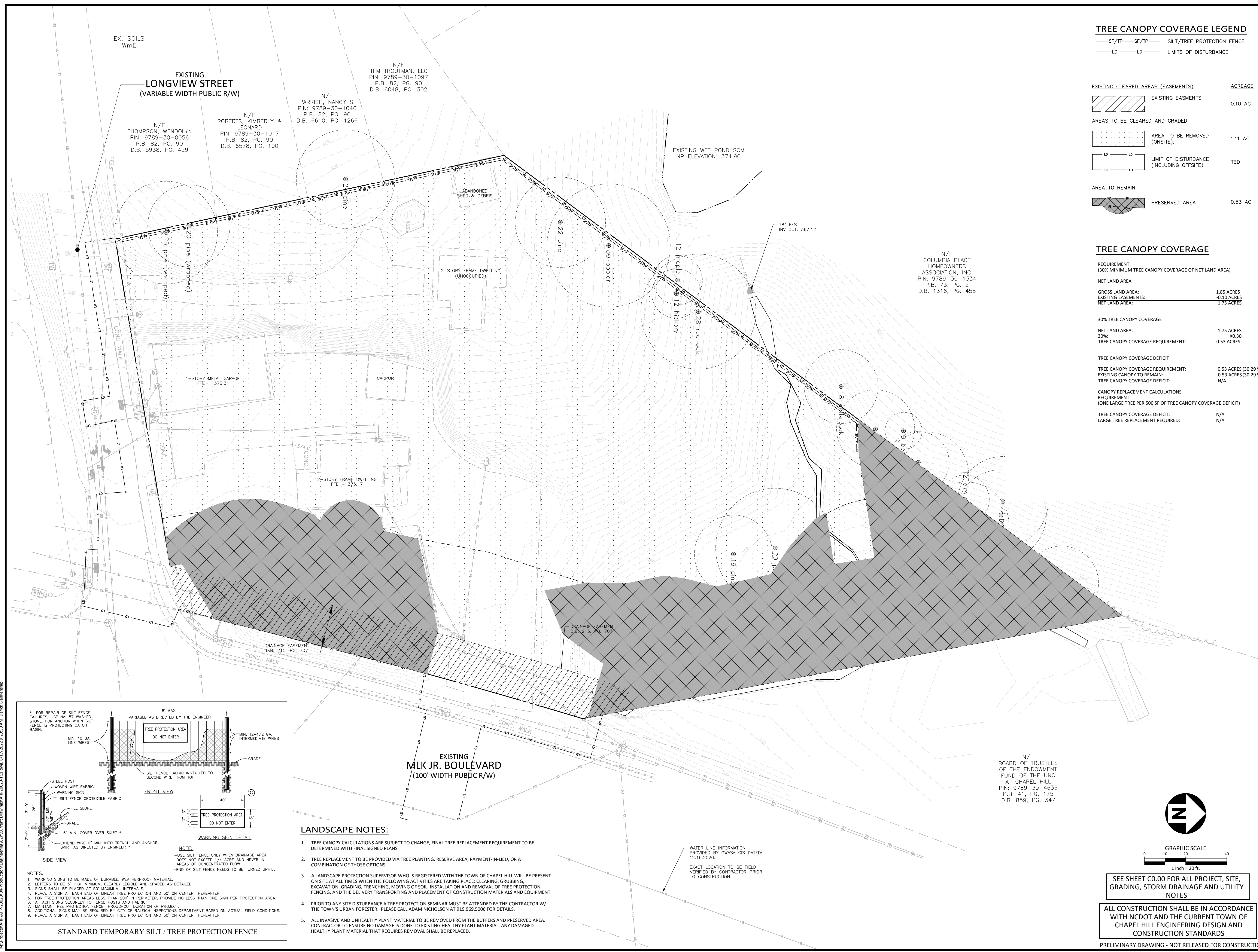
NET LAND AREA: 1.75 ACRES  
 30%: X0.30  
 TREE CANOPY COVERAGE REQUIREMENT: 0.53 ACRES

**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



EX. SOILS WmE

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

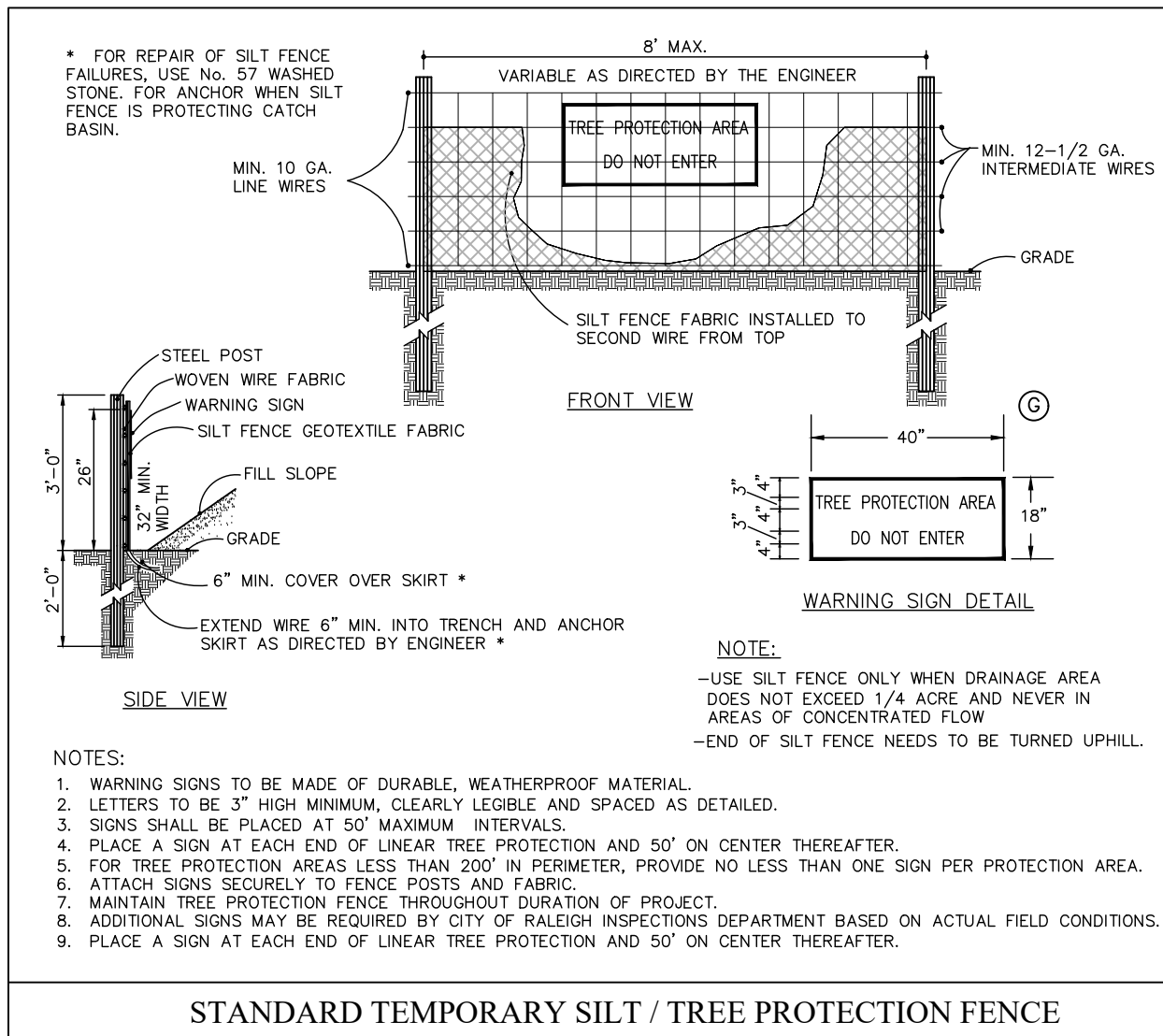
N/F PARRISH, NANCY S.  
 PIN: 9789-30-1046  
 P.B. 82, PG. 90  
 D.B. 6610, PG. 1266

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

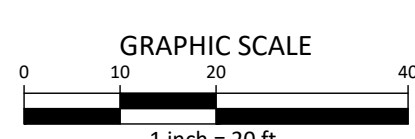
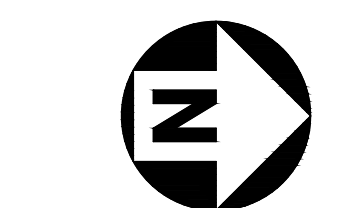
N/F COLUMBIA PLACE HOMEOWNERS ASSOCIATION, INC.  
 PIN: 9789-30-1334  
 P.B. 73, PG. 2  
 D.B. 1316, PG. 455

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



- LANDSCAPE NOTES:**
- TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL SIGNED PLANS.
  - TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.
  - 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.
  - 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.
  - 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.

WATER LINE INFORMATION PROVIDED BY OWASA GIS DATED: 12.16.2020.  
 EXACT LOCATION TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION



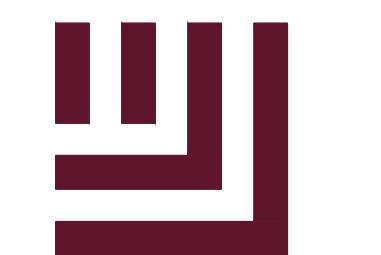
SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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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**McADAMS**

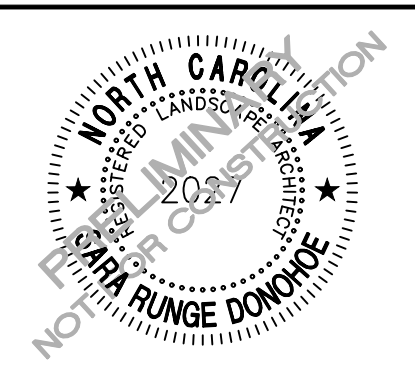
The John R. McAdams Company, Inc.  
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**CLIENT**  
YORK ACQUISITIONS, LLC  
8008 CORPORATE CENTER DRIVE, SUITE 201  
CHARLOTTE, NORTH CAROLINA 28226  
PHONE: 561.257.0833

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



**SITE LEGEND**

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

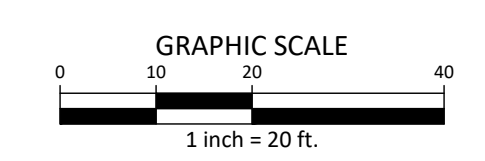
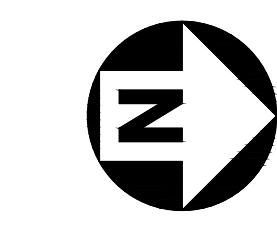
**GENERAL NOTES:**

- SEE SHEETS 01 FOR LANDSCAPE DETAILS, NOTES, AND CALCULATIONS.
- PLANTINGS WHERE EXISTING VEGETATION IS PRESENT SHALL BE INSTALLED IN A MANNER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
- 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		
	CWV	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	Klein's Hardy Gardenia	Gardenia jasminoides 'Klein's Hardy'	18" min		
	HQOH	31	Oakleaf Hydrangea	Hydrangea quercifolia	24" min		
	IGNN	56	Nigra Inkberry	Ilex glabra 'Nigra'	24" min		
	SJGS	18	Spiraea	Spiraea japonica 'Goldmound'	24" min		



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

**REVISIONS**

NO.	DATE	DESCRIPTION
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-LS1  
 CHECKED BY SRD  
 DRAWN BY ALM  
 SCALE 1" = 20'  
 DATE 03.18.2022

**SHEET**

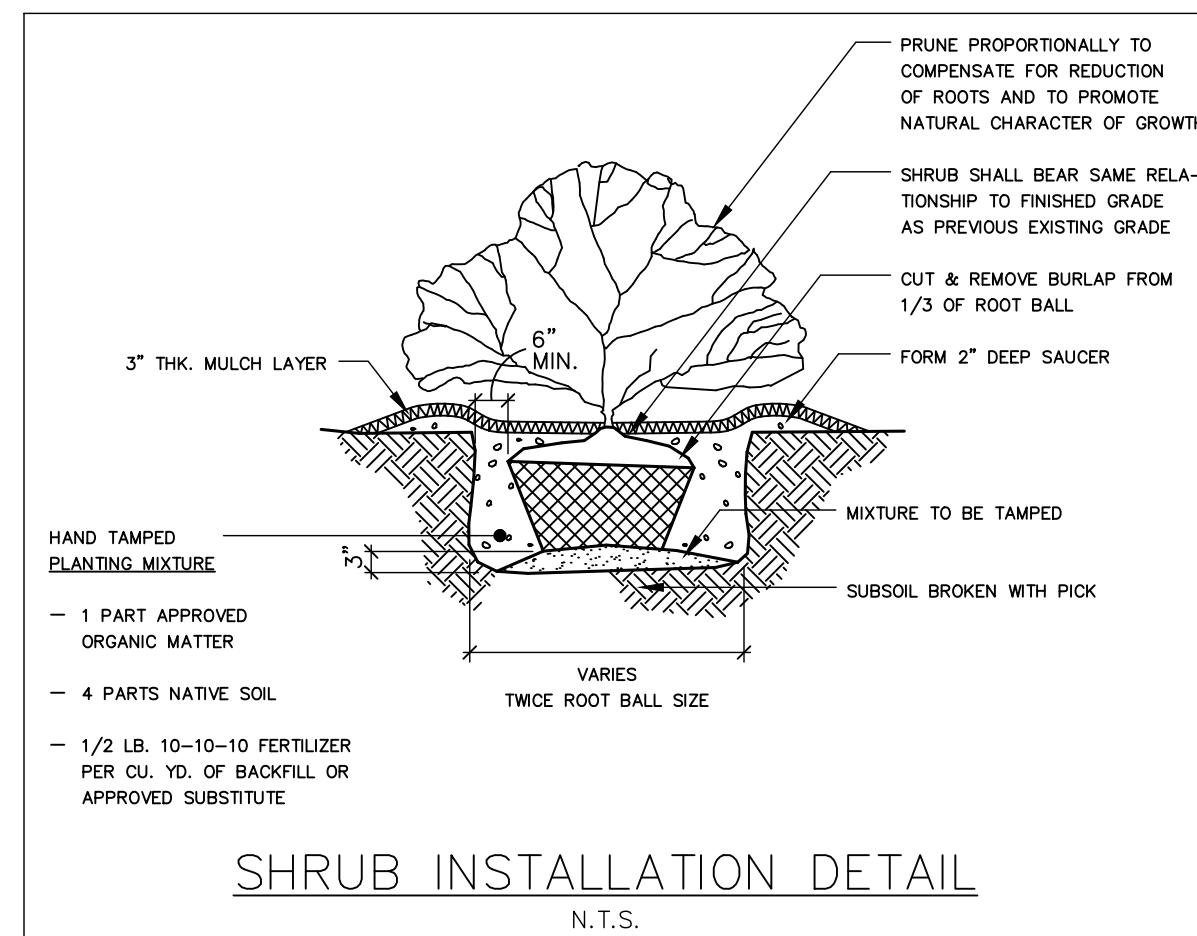
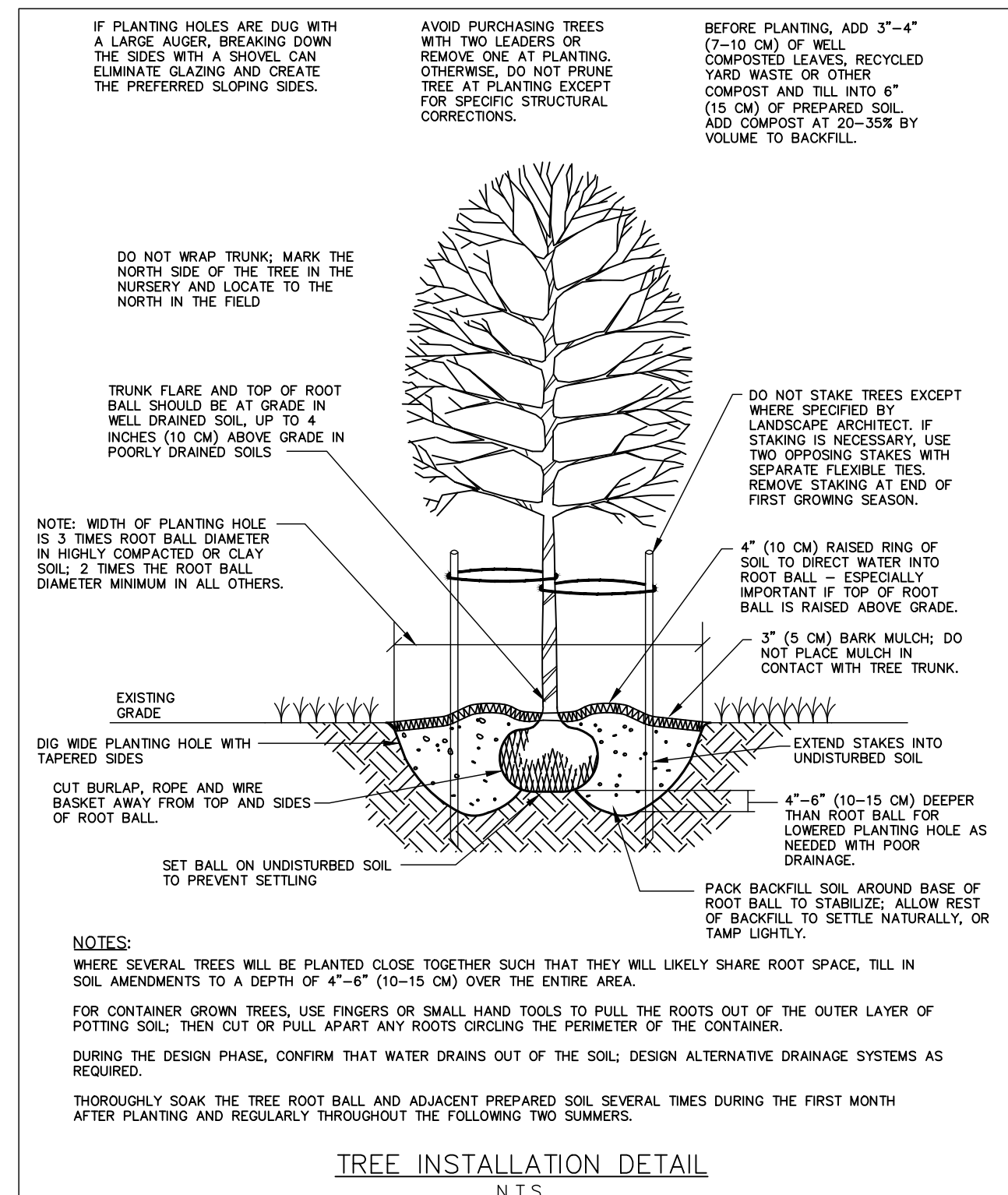
**LANDSCAPE PLAN**

**L5.00**

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**LANDSCAPE NOTES**

- 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.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- 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.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 8 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 THE 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.
- 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.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM 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.
- ALL TREES TO BE LIMBED TO A HEIGHT OF 8' FROM FINISH GRADE WITHIN SIGHT DISTANCE TRIANGLES.



**LANDSCAPE CALCULATIONS**

**BUFFER CALCULATIONS**

MLX 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)

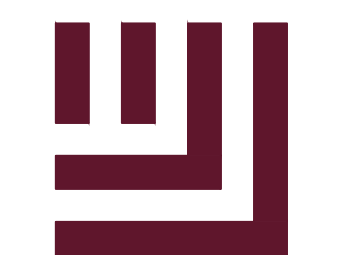
TOTAL LINEAR FOOTAGE: 220'  
 LARGE TREES REQUIRED: 9  
 LARGE TREES PROVIDED: 9  
 SMALL TREES REQUIRED: 16  
 SMALL TREES PROVIDED: 16  
 SHRUBS REQUIRED: 27  
 SHRUBS PROVIDED: 29

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:**

- SEE SHEET L1.00 LANDSCAPE PROTECTION & TREE COVERAGE PLAN FOR SITE TREE CANOPY COVERAGE CALCULATIONS.
- TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL SIGNED PLANS.
- TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA, PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.
- 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.
- 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.



**McADAMS**

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

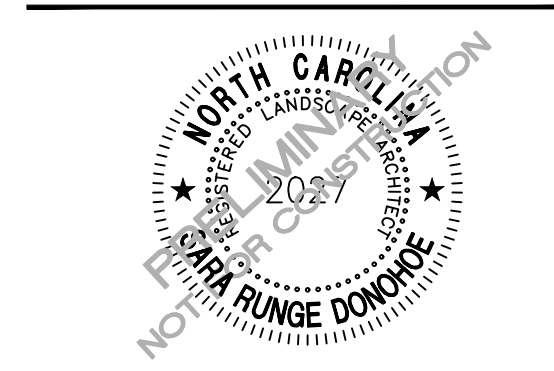
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 license number: C-0293, C-187

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



**REVISIONS**

NO.	DATE	RESPONSE TO TOCH COMMENTS
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-L51  
 CHECKED BY SRD  
 DRAWN BY ALM  
 SCALE 1" = 20'  
 DATE 03.18.2022

**SHEET**

**LANDSCAPE  
 NOTES AND DETAILS**

**L5.01**

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

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**ASPEN HEIGHTS: MLK JR BLVD: OPTION 2**

DATE: 8/24/2021



1280 HIGHTOWER TRAIL  
ATLANTA, GA 30350  
PHONE: 770.864.1035  
dwelldesignstudio.com

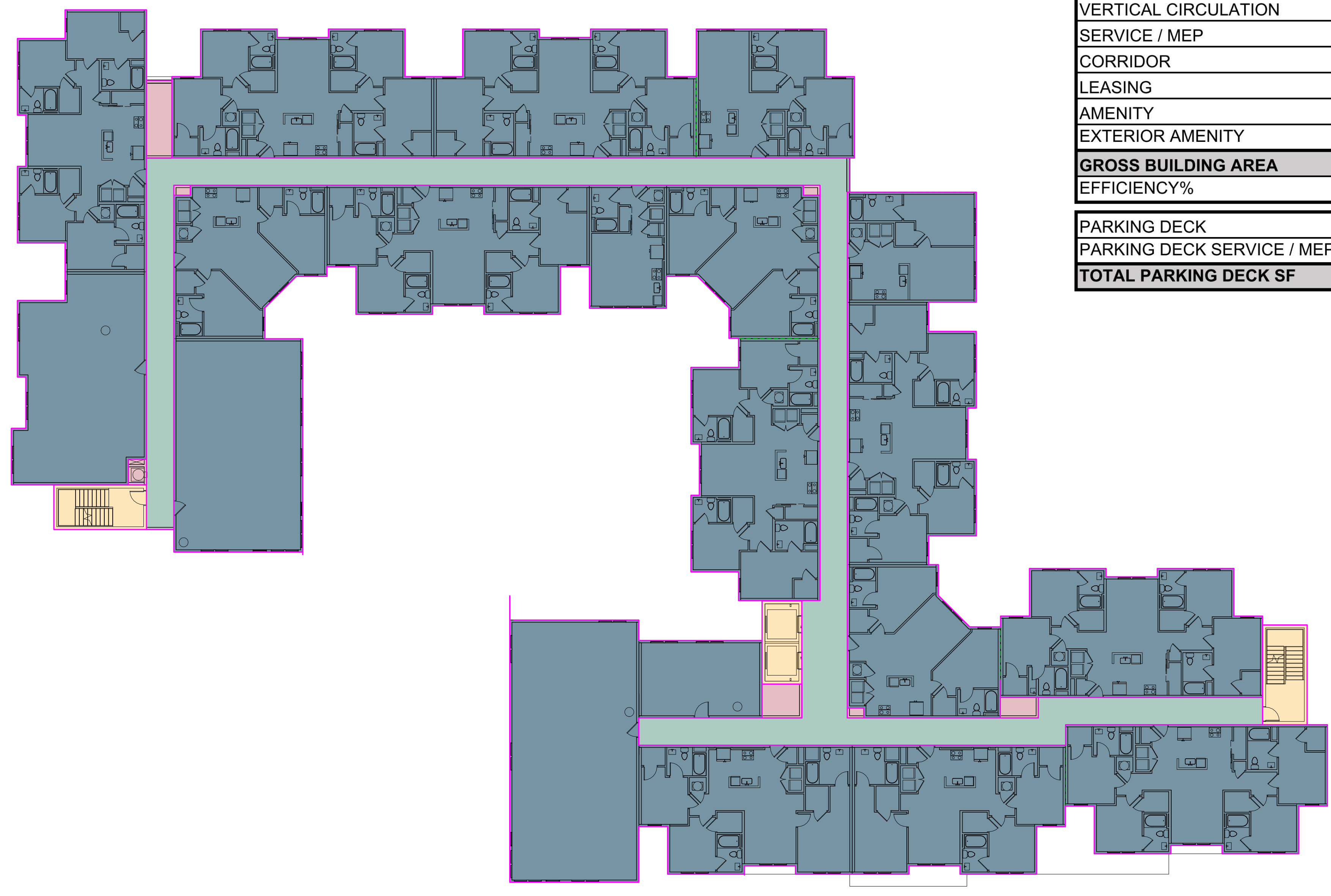
MLK JR BLVD  
CHAPEL HILL, NC



UNIT MIX		AREA			BUILDING 1000						TOTAL		TOTAL		8/24/2021		
UNIT TYPE	DESCRIPTION	HEATED*	BALCONY	GROSS**	B1	1	2	3	4	5	6	TOTAL UNITS	TOTAL BEDS	TOTAL AREA		%	
														HEATED*	GROSS*	UNITS	BEDS
<b>STUDIO UNITS</b>																	
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%
<b>TOTALS</b>												<b>15</b>	<b>15</b>	<b>7,447</b>	<b>7,447</b>	<b>13.39%</b>	<b>5.02%</b>
<b>1 BEDROOM UNITS</b>																	
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%
<b>TOTALS</b>												<b>10</b>	<b>10</b>	<b>6,988</b>	<b>6,988</b>	<b>8.93%</b>	<b>3.34%</b>
<b>2 BEDROOM UNITS</b>																	
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		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%
<b>TOTALS</b>												<b>28</b>	<b>56</b>	<b>26,221</b>	<b>26,221</b>	<b>25.00%</b>	<b>18.73%</b>
<b>3 BEDROOM UNITS</b>																	
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%
<b>TOTALS</b>												<b>18</b>	<b>54</b>	<b>22,601</b>	<b>22,601</b>	<b>16.07%</b>	<b>18.06%</b>
<b>4 BEDROOM UNITS</b>																	
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%
<b>TOTALS</b>												<b>41</b>	<b>164</b>	<b>61,173</b>	<b>61,173</b>	<b>36.61%</b>	<b>54.85%</b>
<b>TOTAL UNITS</b>					<b>7</b>	<b>7</b>	<b>18</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>112</b>	<b>299</b>	<b>124,429 SF</b>	<b>124,429 SF</b>	<b>100.00%</b>	<b>100.00%</b>
<b>UNIT AVERAGE</b>												<b>1,111 SF</b>					
<b>BEDS</b>					<b>9</b>	<b>9</b>	<b>53</b>	<b>59</b>	<b>59</b>	<b>59</b>	<b>51</b>	<b>BED AVERAGE</b>	<b>416 SF</b>				

\* 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
<b>GROSS BUILDING AREA</b>	<b>8,490</b>	<b>8,623</b>	<b>33,826</b>	<b>27,809</b>	<b>27,809</b>	<b>27,809</b>	<b>25,333</b>	<b>159,699</b>
EFFICIENCY%	47%	46%	64%	86%	86%	86%	85%	77%
PARKING DECK		28,387						28,387
PARKING DECK SERVICE / MEP								-
<b>TOTAL PARKING DECK SF</b>		<b>28,387</b>						<b>28,387</b>



- CORRIDOR
- RENTABLE - HEATED
- SERVICE / MEP
- VERTICAL CIRCULATION

1 TYPICAL RESIDENTIAL LEVEL AREA DIAGRAM  
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	ISSUED

REVISION	DATE	DESCRIPTION	REV

NO.	DATE	DESCRIPTION

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UNIT MATRIX

JOB NUMBER: 2127005  
DRAWN BY: Author CHECKED BY: Checker

SP-00

**MLK JR BLVD**  
CHAPEL HILL, NC

A DEVELOPMENT FOR  
**ASPEN  
HEIGHTS**  
— PARTNERS —

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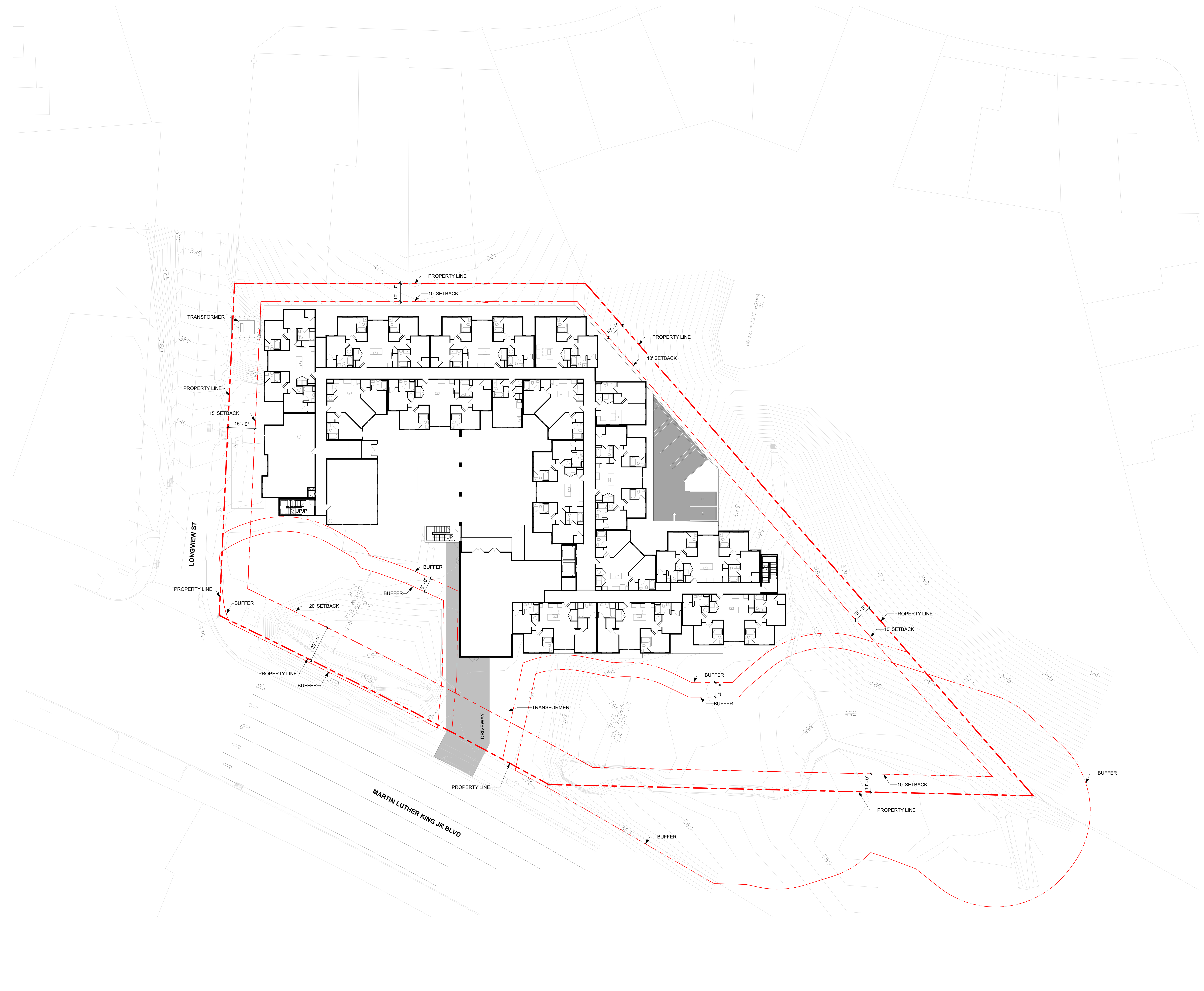
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**ARCHITECTURAL  
SITE PLAN**

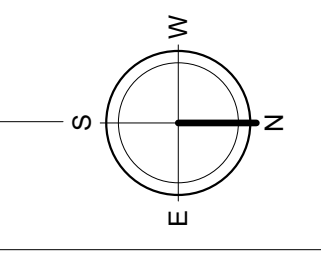
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**SP-01**



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



**MLK JR BLVD**  
CHAPEL HILL, NC

A DEVELOPMENT FOR  
**ASPEN  
HEIGHTS**  
— PARTNERS —

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

NO.	DESCRIPTION

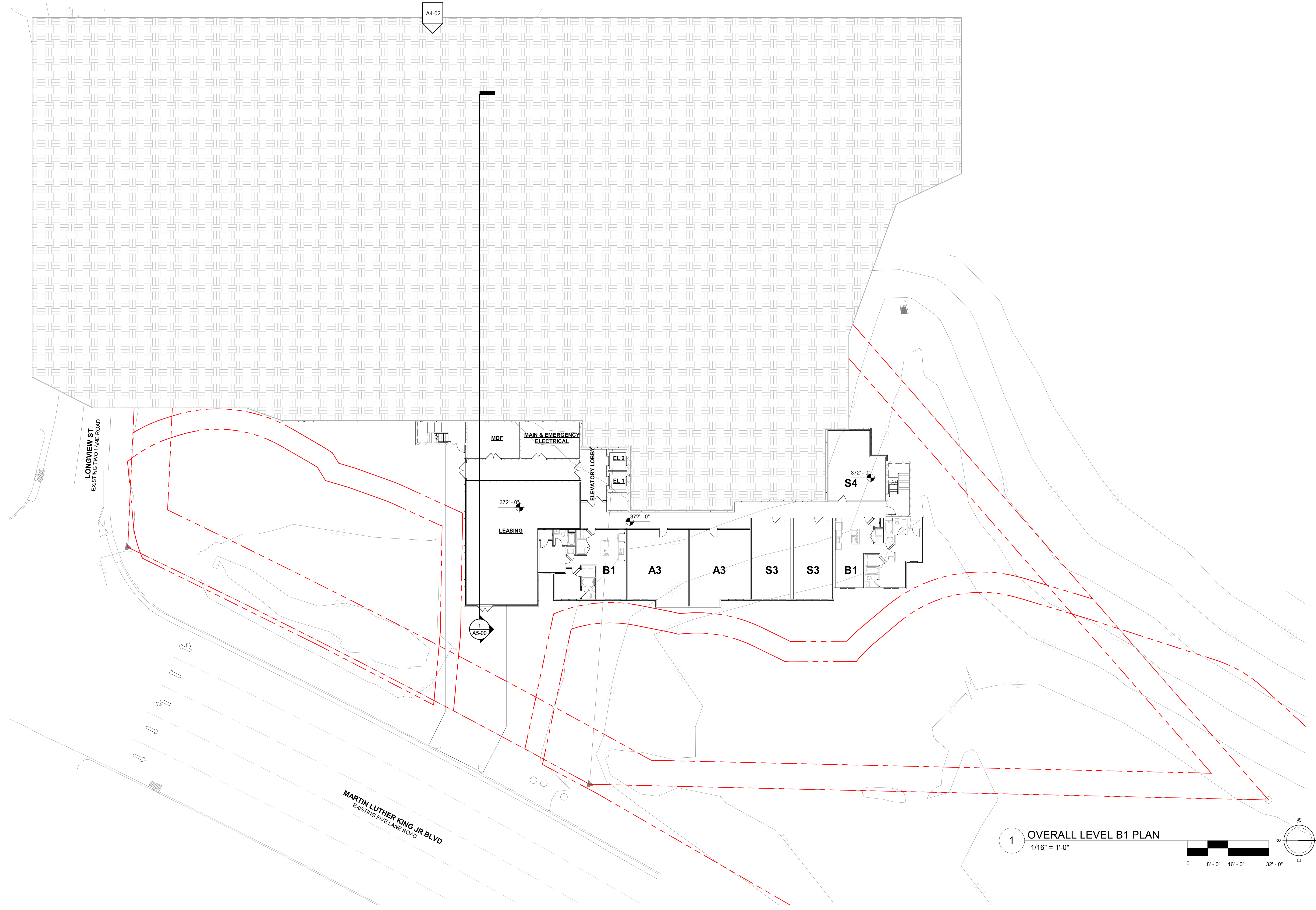
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**OVERALL  
LEVEL B1  
PLAN**

JOB NUMBER: 2127005  
DRAWN BY: Author  
CHECKED BY: Checker

**A0-00**



**1 OVERALL LEVEL B1 PLAN**  
1/16" = 1'-0"  
0' 8'-0" 16'-0" 32'-0"

PARKING DECK LEVEL	VEHICULAR PARKING COUNT LEGEND				ACCESSIBLE SPACES							BICYCLE PARKING COUNTS		
	STANDARD (PROVIDED)	COMPACT (PROVIDED)	STANDARD EV (PROVIDED)	FUTURE EV	TOTAL (PROVIDED)	EV-VAN	VAN	STANDARD	TOTAL SPACES PROVIDED	BICYCLES REQ. (PER ZONING ARTICLE 5.9)	BICYCLES REQ. (PER NGBS)	BICYCLES PROVIDED		
LEVEL 1	55	10 (14%)	2 (2.9%)	TBD	3	TBD	1	2	70	1 PER (4) UNITS = 28	1 PER (3) UNITS = 38	60		

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
<b>TOTALS</b>	<b>1,706 SF</b>	<b>1,940 SF</b>	<b>2,197 SF</b>	<b>0 SF</b>	<b>0 SF</b>	<b>0 SF</b>	<b>0 SF</b>	<b>5,843 SF</b>

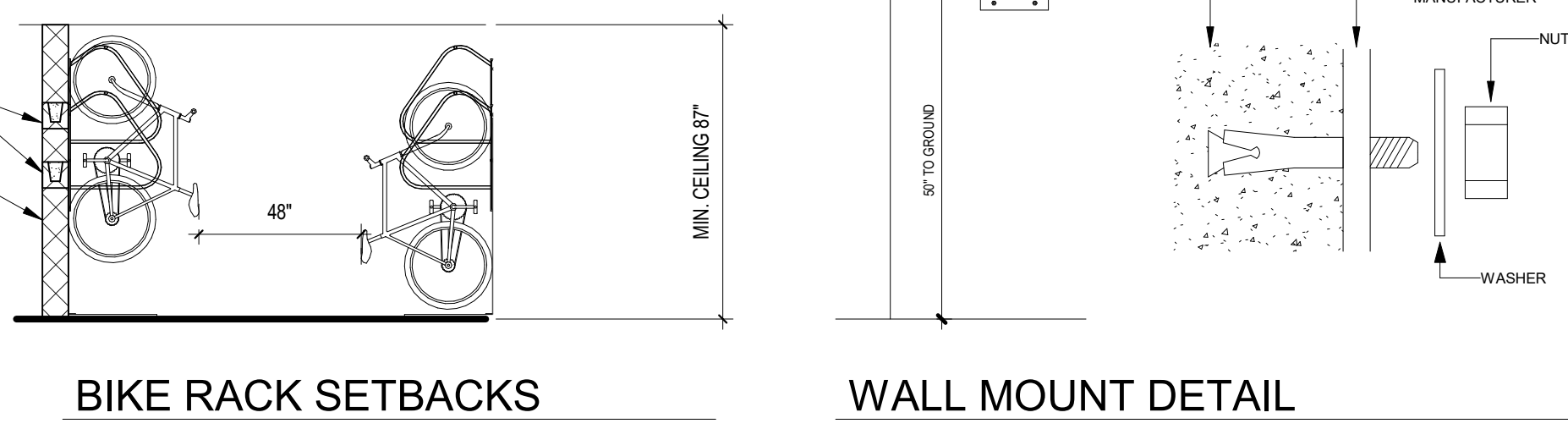
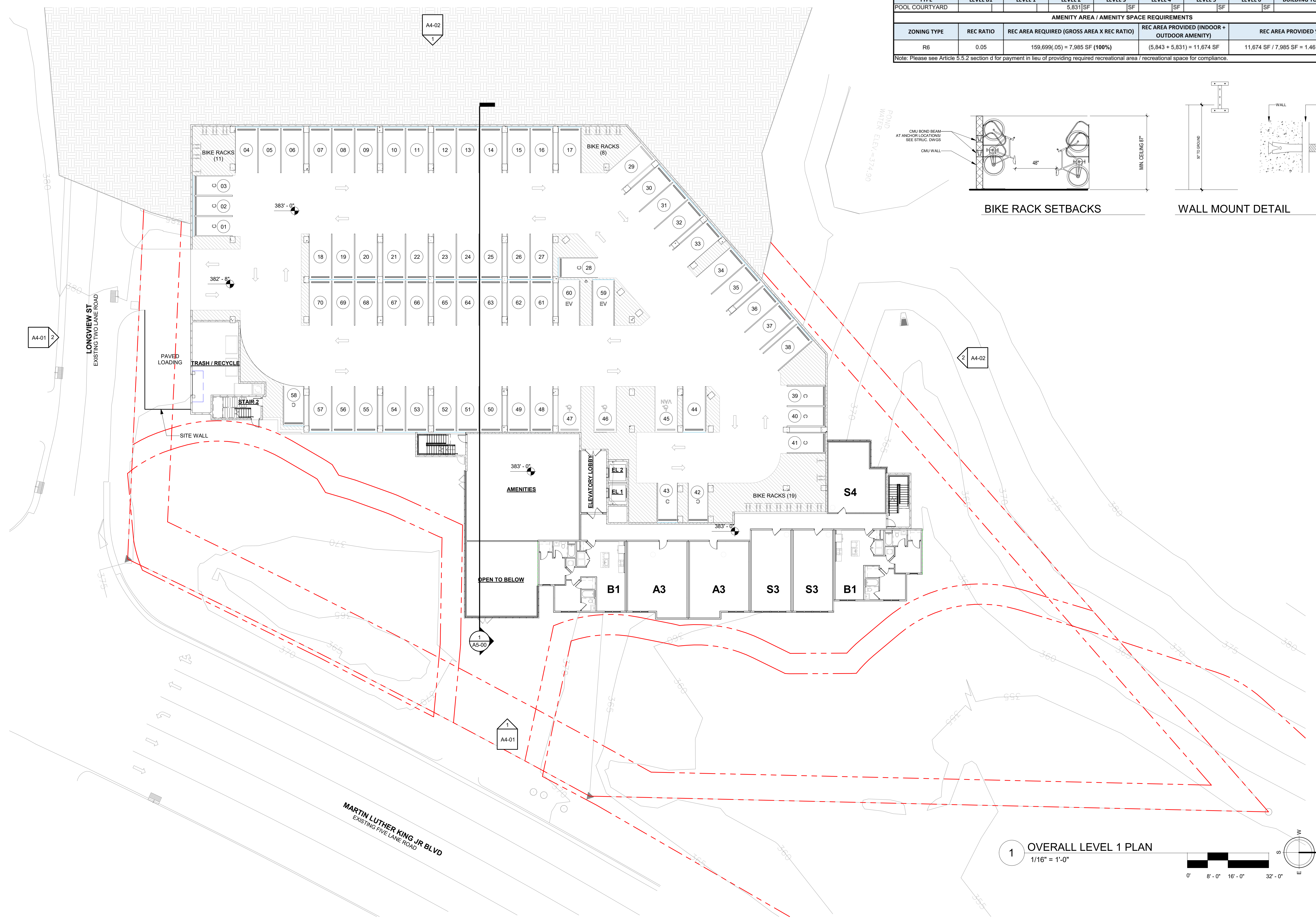
  

EXTERIOR AMENITY AREA								
TYPE	LEVEL B1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	BUILDING TOTALS
POOL COURTYARD			5,831 SF					5,831 SF

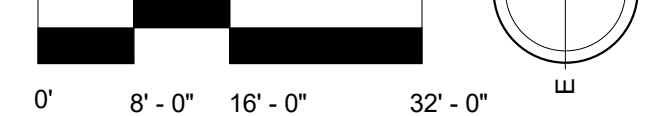
  

AMENITY AREA / AMENITY SPACE REQUIREMENTS				
ZONING TYPE	REC RATIO	REC AREA REQUIRED (GROSS AREA X REC RATIO)	REC AREA PROVIDED (INDOOR + OUTDOOR AMENITY)	REC AREA PROVIDED %
R6	0.05	159,699 (05) = 7,985 SF (100%)	(5,843 + 5,831) = 11,674 SF	11,674 SF / 7,985 SF = 1.46 (146%)

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



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



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OVERALL LEVEL 1 PLAN

JOB NUMBER: 2127005

DRAWN BY: Author  
CHECKED BY: Checker

A0-01

**MLK JR BLVD**  
CHAPEL HILL, NC

A DEVELOPMENT FOR  
**ASPEN  
HEIGHTS**  
— PARTNERS —

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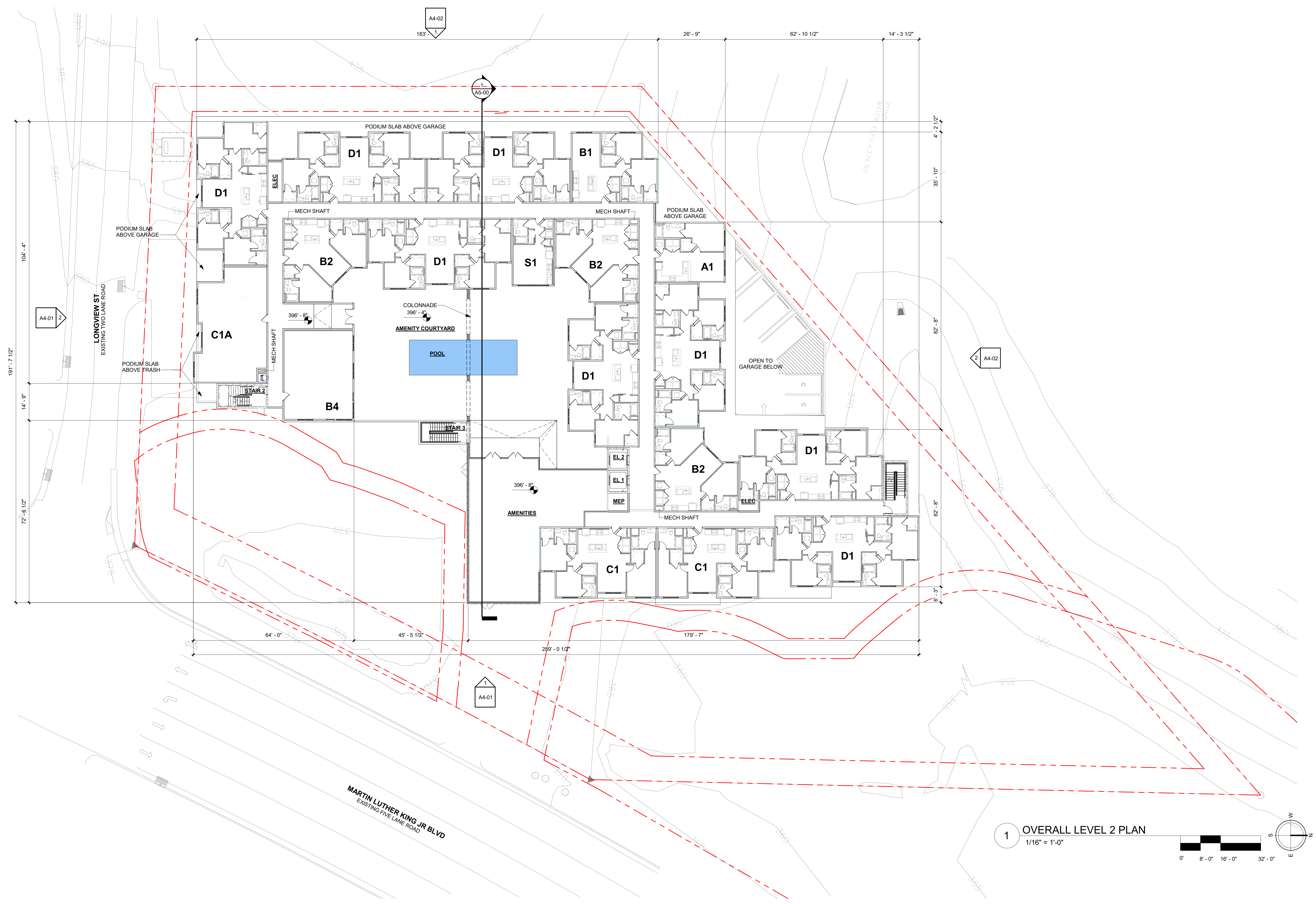
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**OVERALL  
LEVEL 2 PLAN**

JOB NUMBER: 2127005

DRAWN BY: Author  
CHECKED BY: Checker

**A0-02**



**1 OVERALL LEVEL 2 PLAN**  
1/16" = 1'-0"  
0' 8'-0" 16'-0" 32'-0"

**MLK JR BLVD**  
CHAPEL HILL, NC

A DEVELOPMENT FOR  
**ASPEN  
HEIGHTS**  
— PARTNERS —

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

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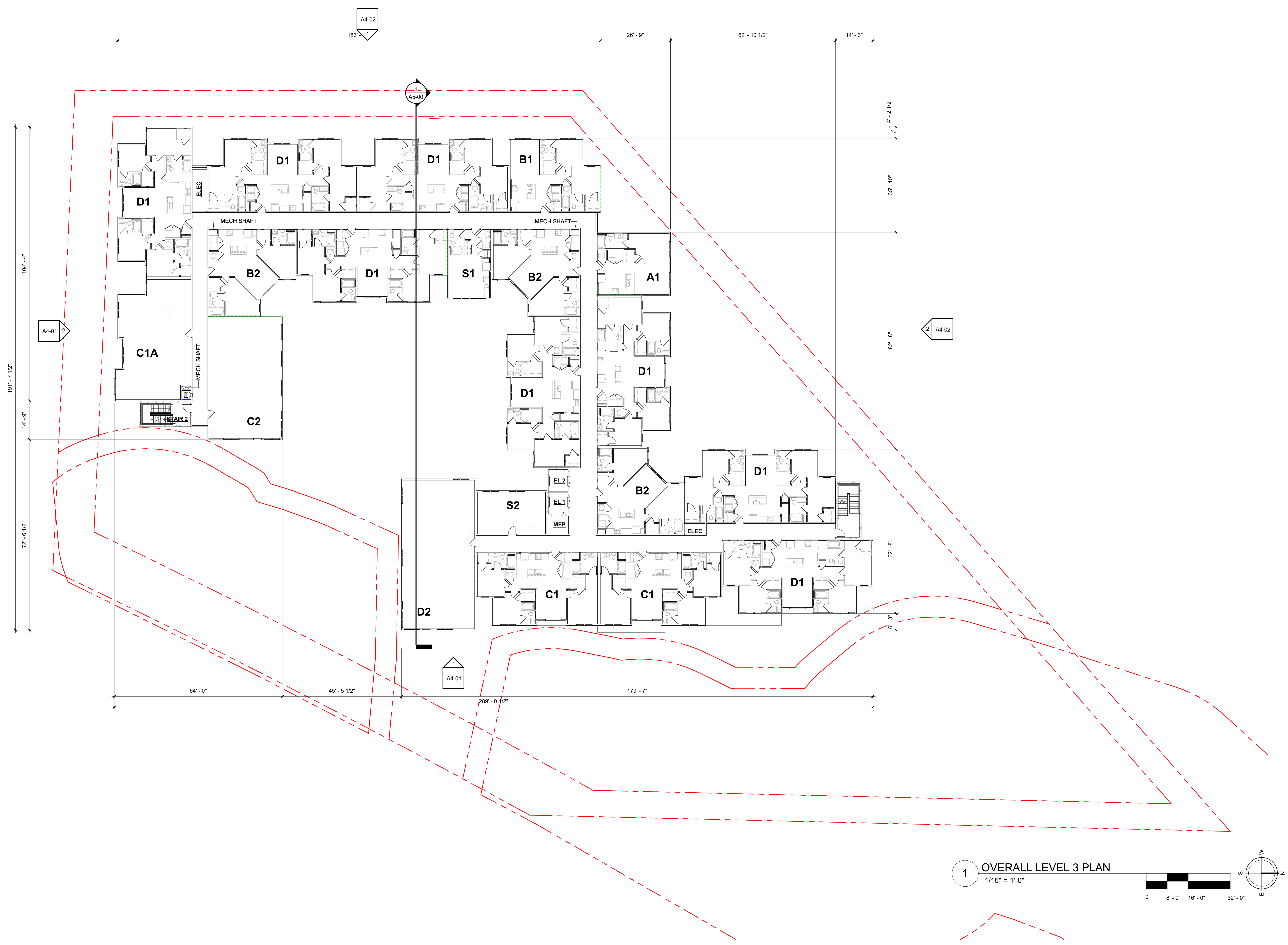
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OVERALL  
LEVEL 3 PLAN

JOB NUMBER: 2127005

DRAWN BY: Author  
CHECKED BY: Checker

**A0-03**



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



**MLK JR BLVD**  
 CHAPEL HILL, NC

A DEVELOPMENT FOR  
**ASPEN HEIGHTS**  
 PARTNERS

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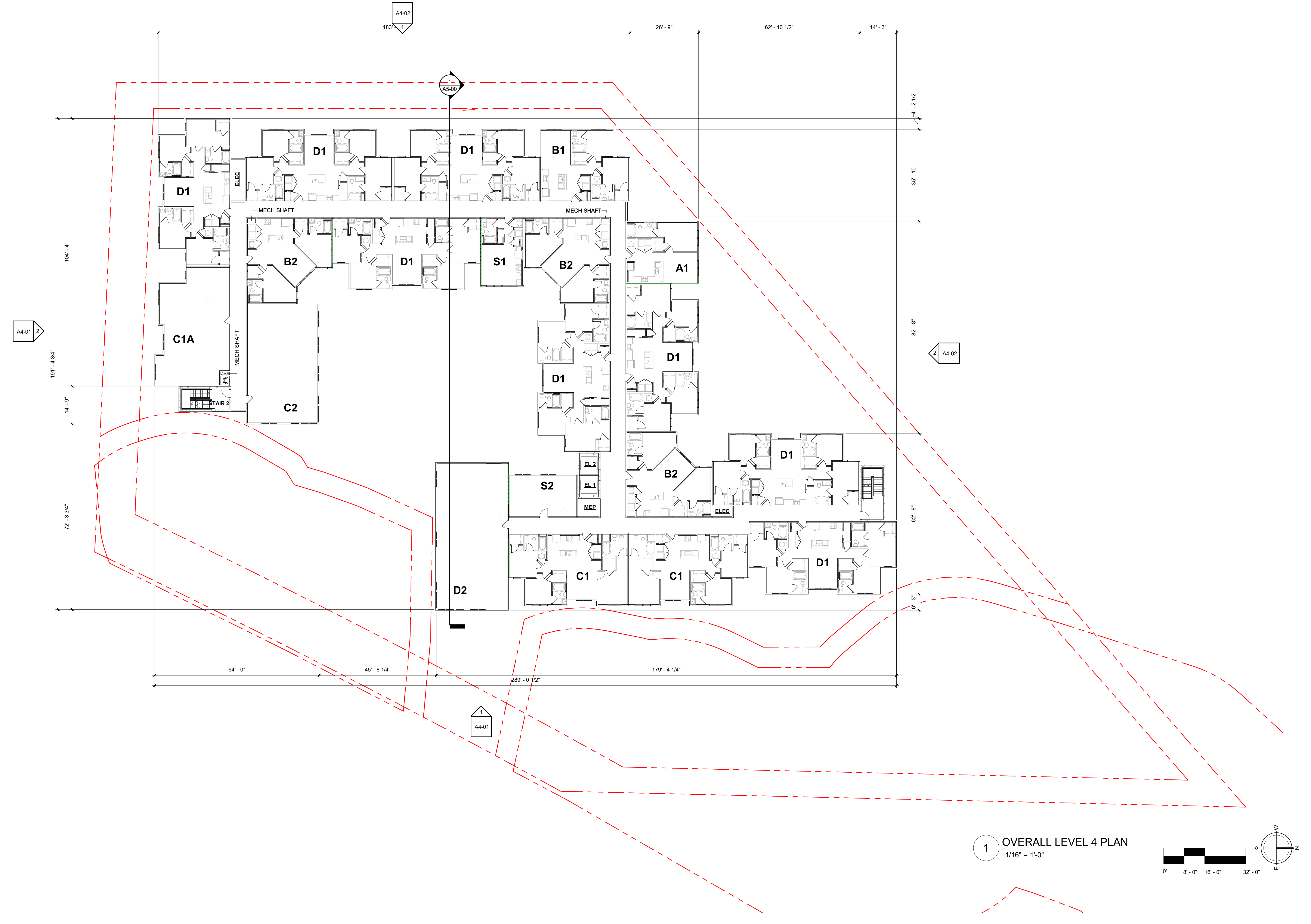
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PROJECT NAME:  
**OVERALL LEVEL 4 PLAN**

JOB NUMBER: 2127005

DRAWN BY: Author  
 CHECKED BY: Checker

**A0-04**



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

**MLK JR BLVD**  
 CHAPEL HILL, NC

A DEVELOPMENT FOR  
**ASPEN HEIGHTS**  
 PARTNERS

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REVISION	DATE	DESCRIPTION	REV

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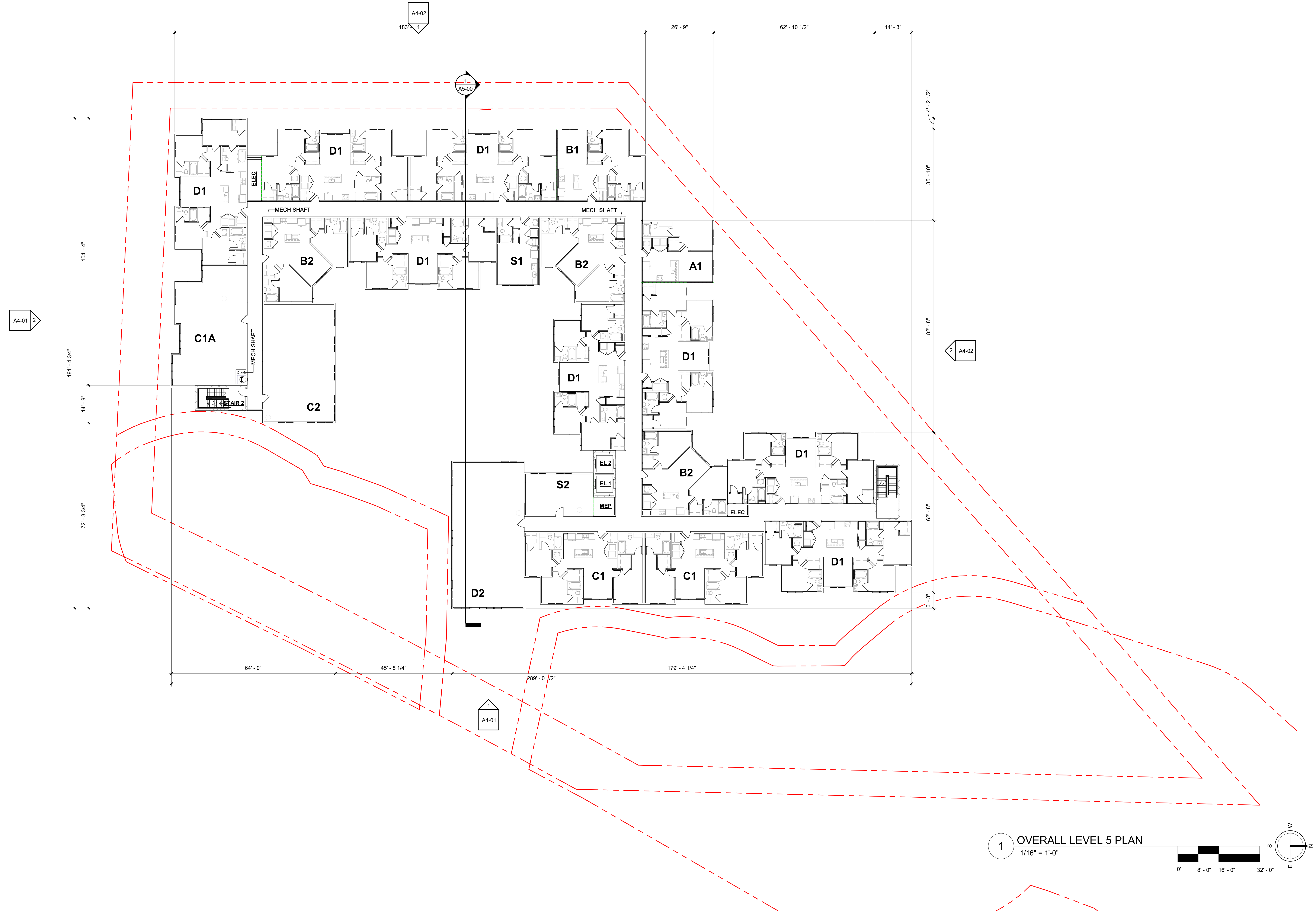
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**OVERALL LEVEL 5 PLAN**

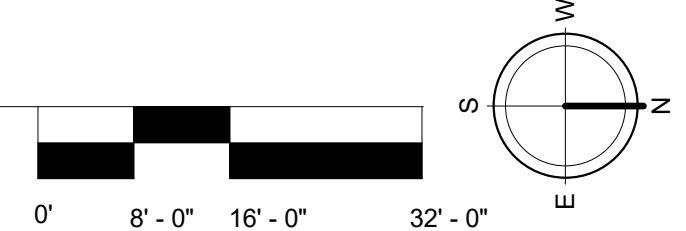
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**A0-05**



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



MLK JR BLVD  
CHAPEL HILL, NC

A DEVELOPMENT FOR  
**ASPEN  
HEIGHTS**  
— PARTNERS —

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SCALE: 1/16" = 1'-0"

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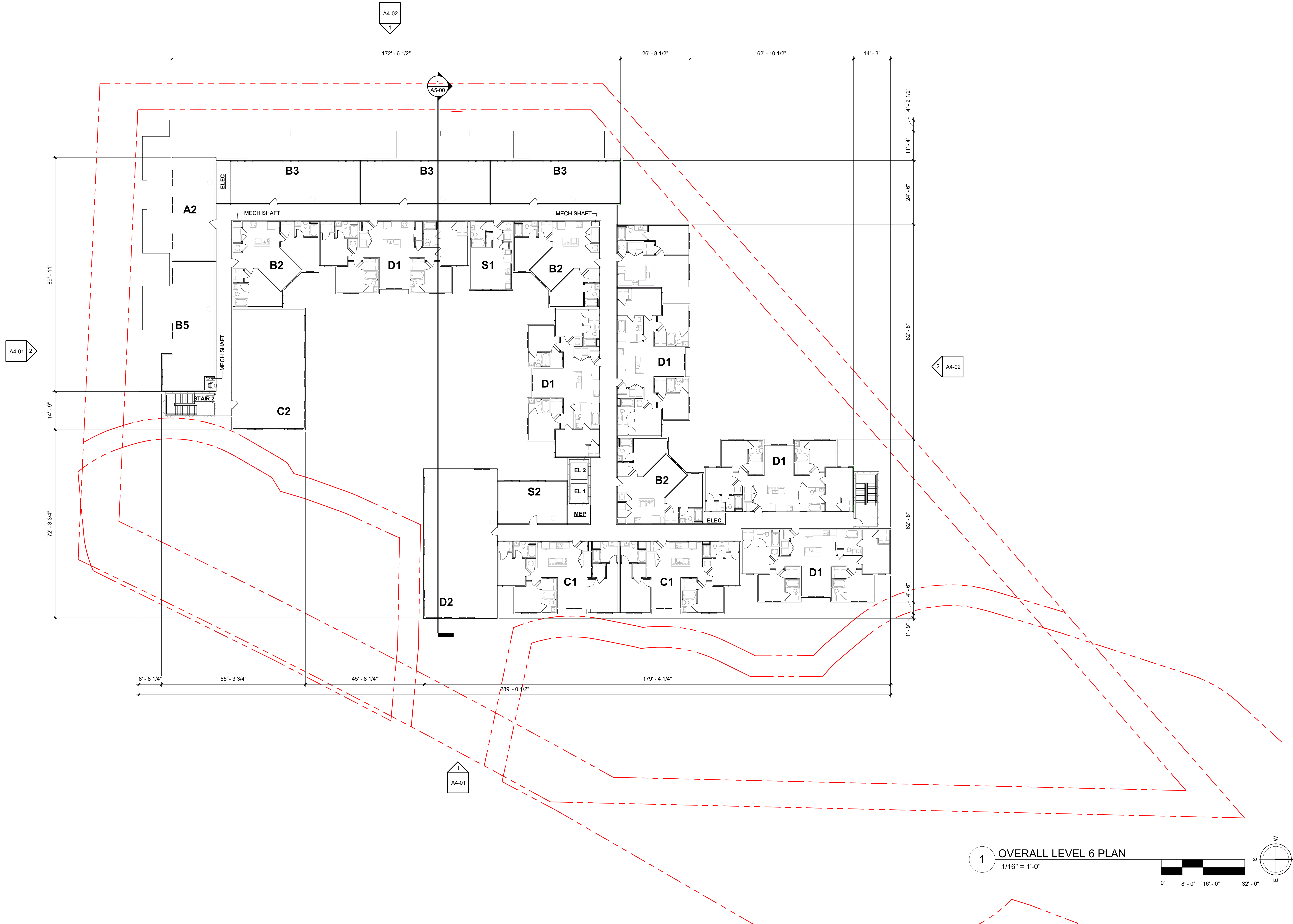
PROJECT NAME:

**OVERALL  
LEVEL 6 PLAN**

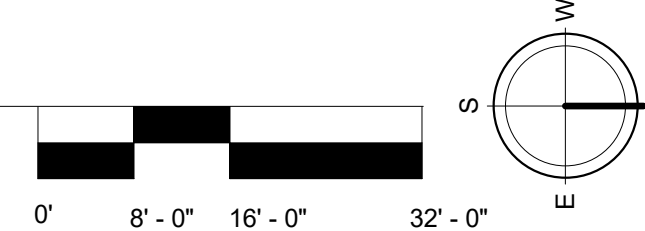
JOB NUMBER: 2127005

DRAWN BY: Author  
CHECKED BY: Checker

**A0-06**



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



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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REVISION	DATE	DESCRIPTION	REV

NO.	DESCRIPTION

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PROJECT NAME:  
**ELEVATIONS**

JOB NUMBER: 2127005  
DRAWN BY: Author  
CHECKED BY: Checker

**A4-01**

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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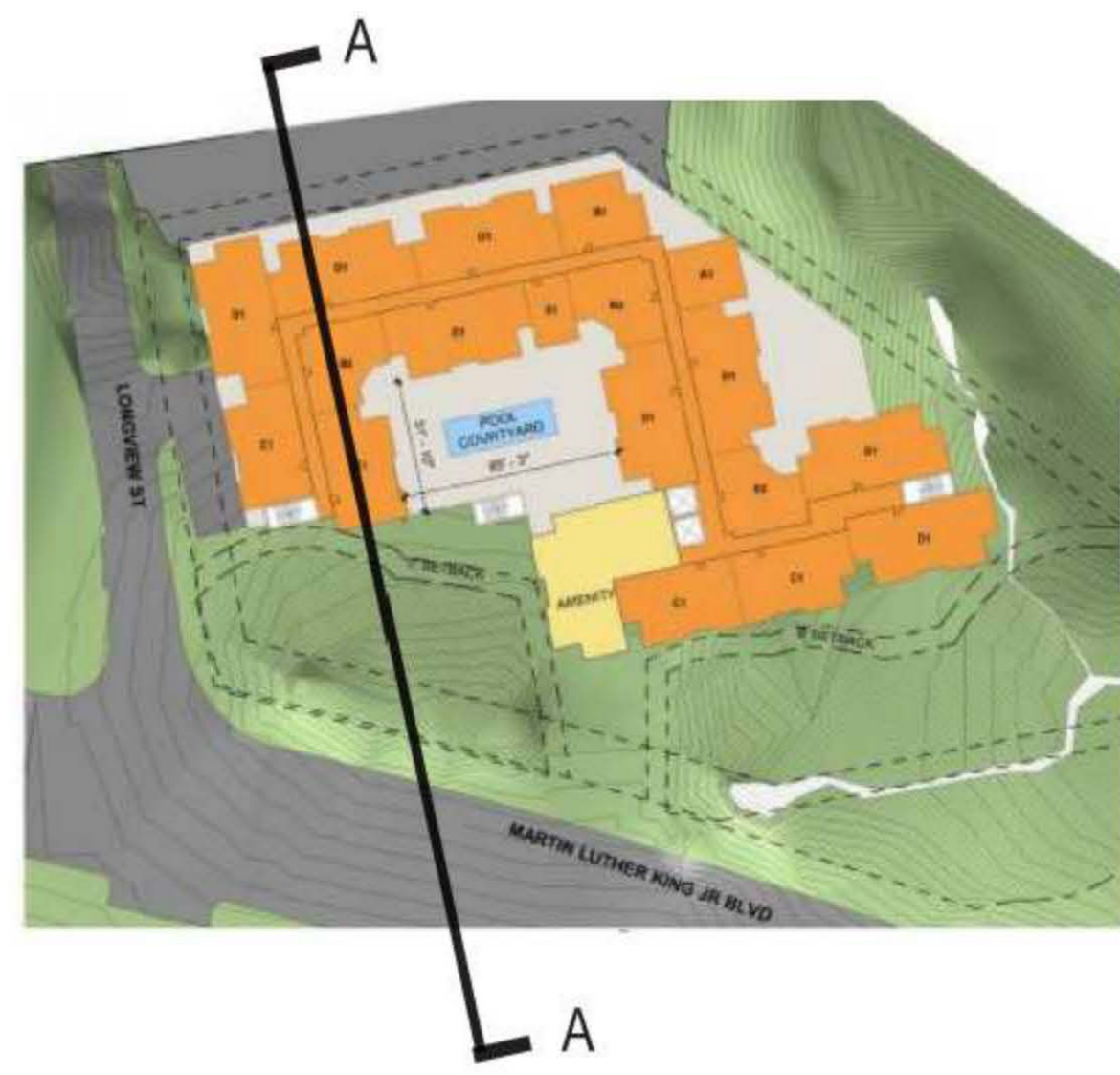
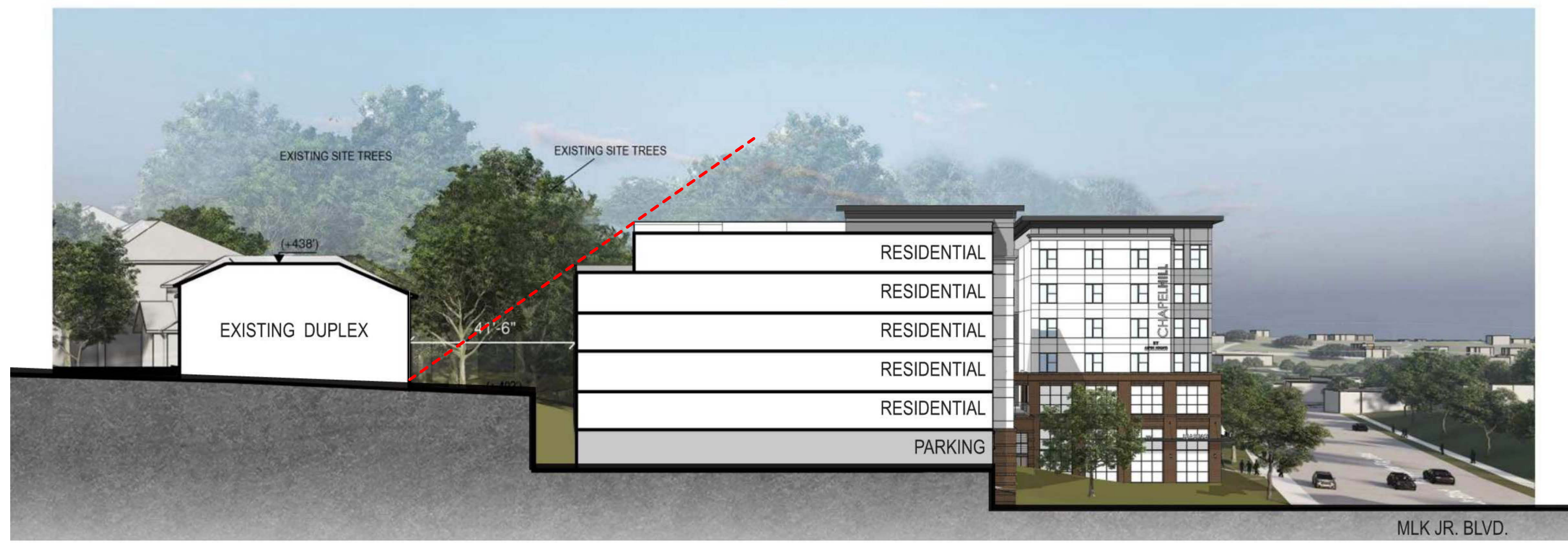
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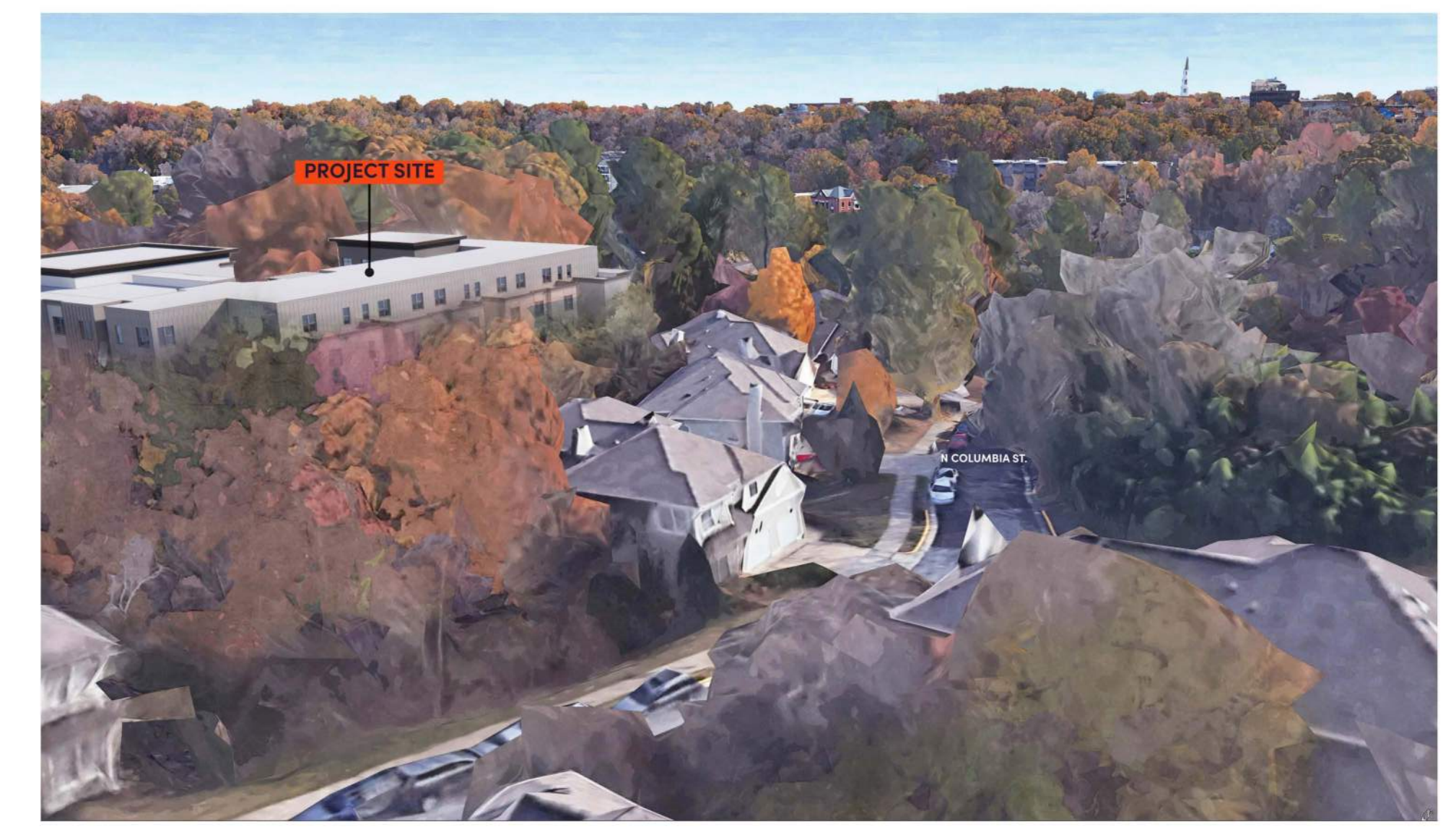
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ELEVATIONS

JOB NUMBER: 2127005  
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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"

**MLK JR BLVD**  
 CHAPEL HILL, NC

— A DEVELOPMENT FOR —  
**ASPEN HEIGHTS**  
 — PARTNERS —

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**3D AXON VIEWS**

JOB NUMBER: 2127005

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**A4-03**

MLK JR BLVD  
CHAPEL HILL, NC

ASPHEN  
HEIGHTS  
— PARTNERS —

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JOB NUMBER:	2127005
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DRAWN BY:	Autor	CHECKED BY:	Checker
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A5-00



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

# 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***

*343 East Six Forks Road  
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***

*343 East Six Forks Road  
Suite 200  
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<sub>s</sub>)**

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<sub>s</sub> 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<sub>s</sub>) 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	<b>F*</b>	<b>137.2*</b>	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**

<b>Analysis</b>	<b>Comment</b>
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.

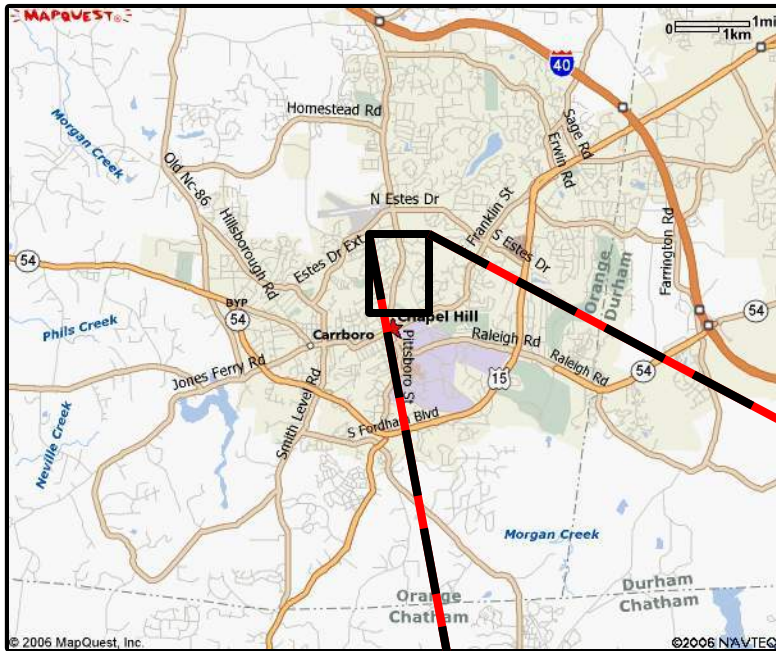
### **Applicant Committed Improvements**

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<sub>s</sub> 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.

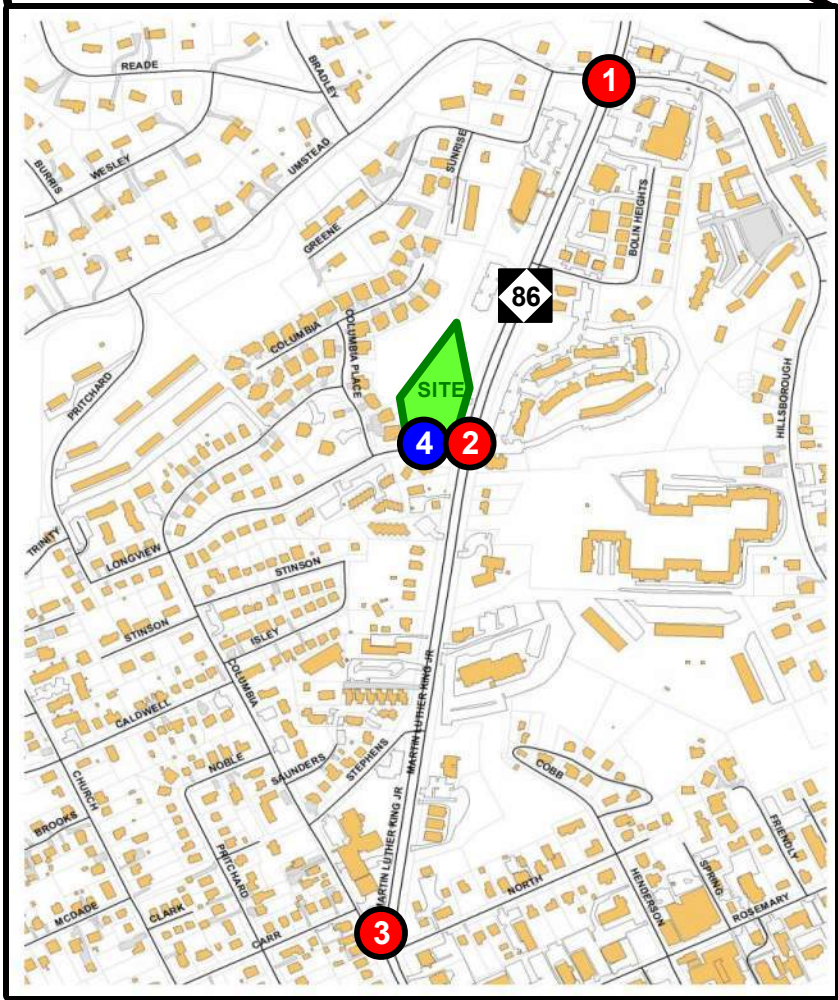


**LEGEND**

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



**NOT TO SCALE**



**DRAFT**



**Aspen Student Housing  
Transportation Impact Analysis**

**PROJECT STUDY AREA MAP**

DATE: November 2021

**FIGURE ES-1**

**DRAFT**

**LONGVIEW STREET**

P.B. 82, PG. 90  
D.B. 5936, PG. 429


P.B. 82, PG. 90  
D.B. 6576, PG. 100

EXISTING WET POND SCM  
NP ELEVATION: 374.90

STORMWATER CONTROL MEASURE  
APPROXIMATE LOCATION  
(SEE SHEET C9.00 FOR MORE  
INFORMATION)

PROPOSED TREE LINE  
(TYP)

**LEGEND**

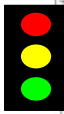


**= PROPOSED SITE ACCESS**

HOMEOWNERS  
ASSOCIATION, INC.  
PIN: 9789-30-1334  
P.B. 73, PG. 2  
D.B. 1316, PG. 455

**PROPOSED  
FULL ACCESS  
DRIVEWAY**

**PROPOSED  
PEDESTRIAN  
CONNECTION**



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

N/A  
BOARD OF TRUSTEES  
OF THE ENDOWMENT  
FUND OF THE UNC  
AT CHAPEL HILL  
PIN: 9789-35-4658  
P.B. 41, PG. 175  
D.B. 859, PG. 347

**HNTB**



**NOT  
TO  
SCALE**

**Aspen Student Housing  
Transportation Impact Analysis**

**PRELIMINARY SITE PLAN**

**DATE:** November 2021

**FIGURE ES-2**

Martin Luther King Jr. Boulevard



NOT TO SCALE

**DRAFT**

Umstead Drive

Hillsborough Street

Proposed Full Access Driveway

**SITE**

Monitor Intersection Minor Street Queues and Adjust Signal Timing If Necessary to Improve Operations

Longview Street

Mill Creek Apartments Driveway

N. Columbia Street

North Street

N. Columbia Street



**LEGEND**

- = Committed Background Development Improvements
- = Applicant Committed Access
- = Recommended Signal Timing Improvement



**Aspen Student Housing  
Transportation Impact Analysis**

DATE: November 2021

**COMMITTED & RECOMMENDED IMPROVEMENTS**

**FIGURE ES-3**