

# 101-111 ERWIN ROAD MIXED USE

## CONCEPT PLAN

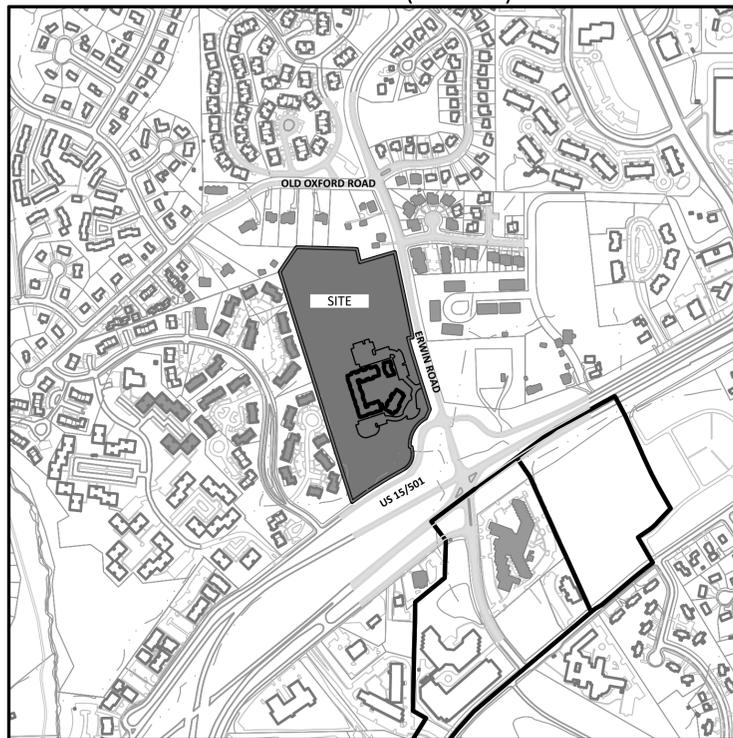
### CHAPEL HILL, NC

APRIL 25, 2018  
 REVISED MAY 18, 2018  
 REVISED JULY 24, 2018

CLIENT

SUMMIT HOSPITALITY, LLC  
 3141 JOHN HUMPHRIES WYND #200  
 RALEIGH, NC 27612

VICINITY MAP (1"=500')



SHEET INDEX		
SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	AREA MAP	05/18/2018
C1.1	EXISTING CONDITIONS PLAN	05/18/2018
C2.0	OVERALL SITE LAYOUT PLAN - CONCEPT B	07/24/2018
C2.1	SITE LAYOUT PLAN - CONCEPT B	07/24/2018
C3.0	OVERALL SITE LAYOUT PLAN - CONCEPT A	05/18/2018
C3.1	SITE LAYOUT PLAN - CONCEPT A	05/18/2018

101-111 ERWIN ROAD MIXED USE  
 CONCEPT PLAN  
 REVISED MAY 18, 2018  
 REVISED JULY 24, 2018

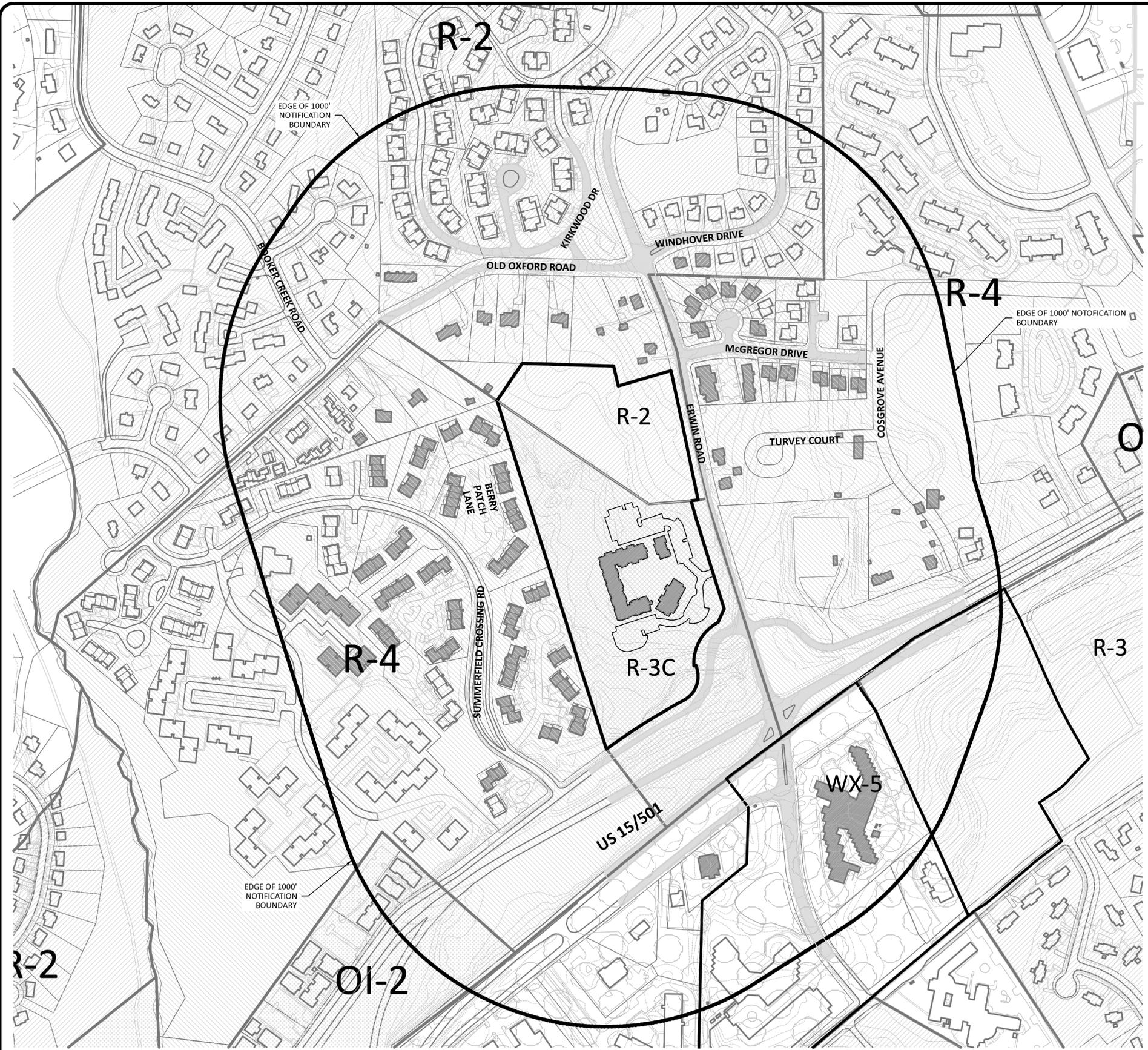


2627 Meacham Road  
 Chapel Hill NC 27516

City Planning and Land  
 Development Consultants

**The Nau Company**  
 Consulting Civil Engineers  
 PO Box 810 | Rolesville, NC 27571  
 919-435-6395  
 NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



ZONING LEGEND

-  ZONING OI2
-  ZONING R2
-  ZONING R3C
-  ZONING R4
-  ZONING WX



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

2627 Merchaum Road  
Chapel Hill, NC 27516

**RADWAY**

City Planning and Land  
Development Consultants

DESIGN ASSOCIATES, P.A.

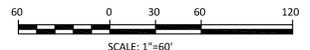
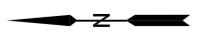
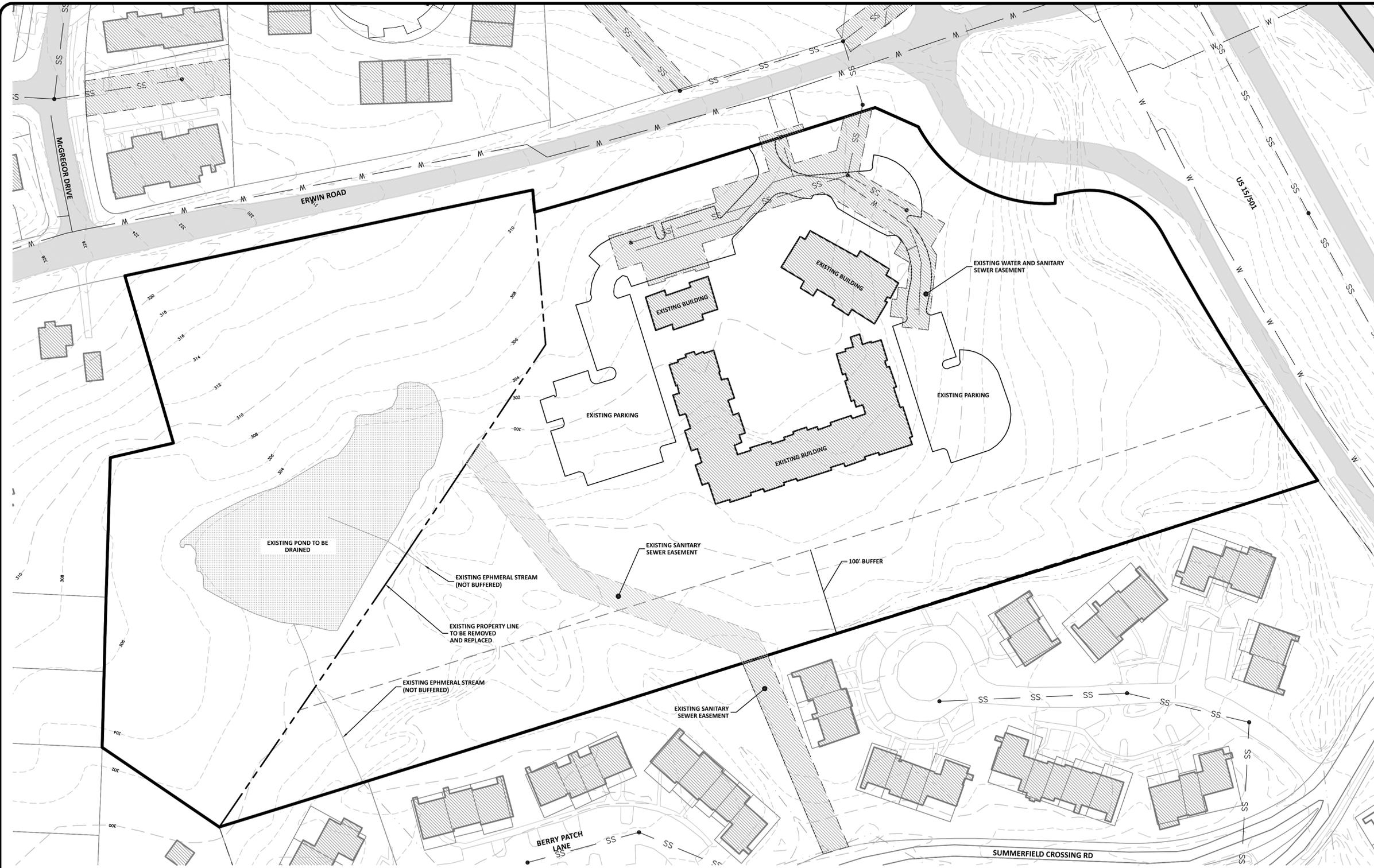
PREPARED BY:  
**The Nau Company**  
Consulting Civil Engineers  
PO Box 810 | Rolesville, NC 27571  
919-435-6395  
NCBELS License P-0751

CLIENT:  
SUMMIT HOSPITALITY, LLC  
3141 JOHN HUMPHRIES WYND #200  
RALEIGH, NC 27612

NO.	REVISIONS	DATE
1	2018-05-21	REVISION FOR IFC

101-111 ERWIN ROAD MIXED USE  
CHAPEL HILL, NC  
AREA MAP

PROJECT NO: \_\_\_\_\_  
DESIGN BY: JPE  
DRAWN BY: JPE  
SCALE: 1"=200'  
DATE: 2018-04-25  
SHEET NO: **C1.0**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**RADWAY**  
 2627 Meacham Road  
 Chapel Hill NC 27516

**DESIGN ASSOCIATES, P.A.**  
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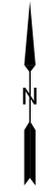
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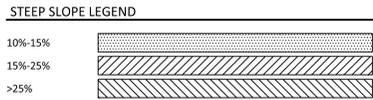
NO.	DATE	REVISIONS
1	2018-05-21	REVISIONS FOR CDC
2	2018-07-24	LAYOUT REVISIONS

**101-111 ERWIN ROAD MIXED USE**  
 CHAPEL HILL, NC  
 EXISTING CONDITIONS PLAN

PROJECT NO: ---  
 DESIGN BY: JPE  
 DRAWN BY: JPE  
 SCALE: 1"=60'  
 DATE: 2018-04-25  
 SHEET NO: **C1.1**



STEEP SLOPE DATA		
SLOPE RANGE	TOTAL AREA	DISTURBED AREA
0% TO 10%	307,036 SF	315,311 SF
10% TO 15%	20,610 SF	20,610 SF
15% TO 25%	4,326 SF	4,326 SF
GREATER THAN 25%	4,387 SF	4,387 SF



NOTE: INFORMATION ON THIS PAGE WAS DEVELOPED BY DAVID WEEKLEY HOMES FOR A PRIOR APPLICATION ON THIS SITE AND FURTHER USE OF THIS INFORMATION WILL BE SUBJECT O A FUTURE AGREEMENT BETWEEN DAVID WEEKLEY HOMES AND SUMMIT

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CLIENT:  
 DAVID WEEKLEY HOMES - RALEIGH  
 15401 WESTON PARKWAY, SUITE 175  
 CARY, NC 27513

REVISIONS

NO.	DATE	DESCRIPTION

**OXFORD RESERVE  
 SPECIAL USE PERMIT**  
 CHAPEL HILL, NORTH CAROLINA  
 STEEP SLOPE PLAN

9-19-16

PROJECT NO:	
DESIGN BY:	JPE
DRAWN BY:	RSF
SCALE:	1"=50'
DATE:	2016-09-29
SHEET NO:	<b>C3.2</b>





2-YEAR STORMWATER VOLUME SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
SITE AREA	336,359 SF	
IMPERVIOUS AREA	14,142 SF	157,811 SF
CURVE NUMBER	79	88
2-YR 24-HR RUNOFF VOLUME	1.058 AC-FT (46,086 CF)	1.519 AC-FT (66,167 CF)
2-YR 24-HR VOLUME INCREASE		0.461 AC-FT (20,081 SF)

ONSITE IMPERVIOUS AREA SUMMARY		
AREA TYPE	PRE-DEVELOPMENT	POST-DEVELOPMENT
ROADS	0 SF	43,780 SF
SIDEWALK	0 SF	14,263 SF
HOUSE FOOTPRINTS	4,936 SF	80,820 SF
DRIVEWAY	9,206 SF	18,948 SF
TOTALS	14,142 SF	157,811 SF

NOTE: IMPERVIOUS FOR POST-DEVELOPMENT HOUSE FOOTPRINTS INCLUDES ALL DECKS, PORCHES, PATIOS ETC. INSIDE THE BUILDING ENVELOPE THAT CONTRIBUTE IMPERVIOUS AREA TO THE SITE.

ANALYSIS POINT #1 - RUNOFF SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
DRAINAGE AREA	119,484 TO POND 44,565 POND BYPASS	290,311 SF TO POND 20,820 SF POND BYPASS
CURVE NUMBER	77 TO POND AND POND BYPASS	89 TO POND 80 POND BYPASS
TIME OF CONCENTRATION	13.1 TO POND 15.7 POND BYPASS	5.0 MIN. TO POND 5.0 MIN. POND BYPASS
1-YEAR 24-HOUR RUNOFF	1.3 CFS	1.2 CFS
2-YEAR 24-HOUR RUNOFF	2.2 CFS	1.8 CFS
25-YEAR 24-HOUR RUNOFF	7.4 CFS	5.6 CFS

NOTES:  
1. PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREAS INCLUDE OFFSITE AREA  
2. THE 1-YEAR 24-HOUR RUNOFF IS 80% OF THE 2-YEAR 24-HOUR RUNOFF

ANALYSIS POINT #2 - RUNOFF SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
DRAINAGE AREA	119,484 TO POND 155,041 POND BYPASS	27,406 SF (ALL BYPASS)
CURVE NUMBER	77 TO POND 81 POND BYPASS	80 (ALL BYPASS)
TIME OF CONCENTRATION	13.1 TO POND 5.0 POND BYPASS	5.0 MIN. (ALL BYPASS)
1-YEAR 24-HOUR RUNOFF	7.9 CFS	1.3 CFS
2-YEAR 24-HOUR RUNOFF	11.9 CFS	2.0 CFS
25-YEAR 24-HOUR RUNOFF	28.1 cfs	4.7 CFS

NOTES:  
1. PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREAS INCLUDE OFFSITE AREA  
2. THE 1-YEAR 24-HOUR RUNOFF IS 80% OF THE 2-YEAR 24-HOUR RUNOFF

ANALYSIS POINT #3 - RUNOFF SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
DRAINAGE AREA	44,457 SF	7,619 SF
CURVE NUMBER	82	80
TIME OF CONCENTRATION	5.0 MIN.	5.0 MIN.
1-YEAR 24-HOUR RUNOFF	2.4 CFS	0.4 CFS
2-YEAR 24-HOUR RUNOFF	3.5 CFS	0.6 CFS
25-YEAR 24-HOUR RUNOFF	7.9 CFS	1.3 CFS

NOTES:  
1. PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREAS INCLUDE OFFSITE AREA  
2. THE 1-YEAR 24-HOUR RUNOFF IS 80% OF THE 2-YEAR 24-HOUR RUNOFF

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PRE-DEVELOPMENT GROUND COVER LEGEND	
ROADS AND PARKING	
BUILDING	
DRIVEWAY	
POND	
TREES/WOODS	



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

2627 Meacham Road  
Chapel Hill NC 27516

**RADWAY**

**DESIGN**

ASSOCIATES, P.A.

City Planning and Land Development Consultants

PREPARED BY:

**The Nau Company**  
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571  
919-435-6395  
NCBELS License P-0751

CLIENT:

DAVID WEEKLEY HOMES - RALEIGH  
15401 WESTON PARKWAY, SUITE 175  
CARY, NC 27513

REVISIONS	DATE	DESCRIPTION

OXFORD RESERVE  
SPECIAL USE PERMIT

CHAPEL HILL, NORTH CAROLINA

STORMWATER MANAGEMENT PLAN -  
PRE-DEVELOPMENT



PROJECT NO: -

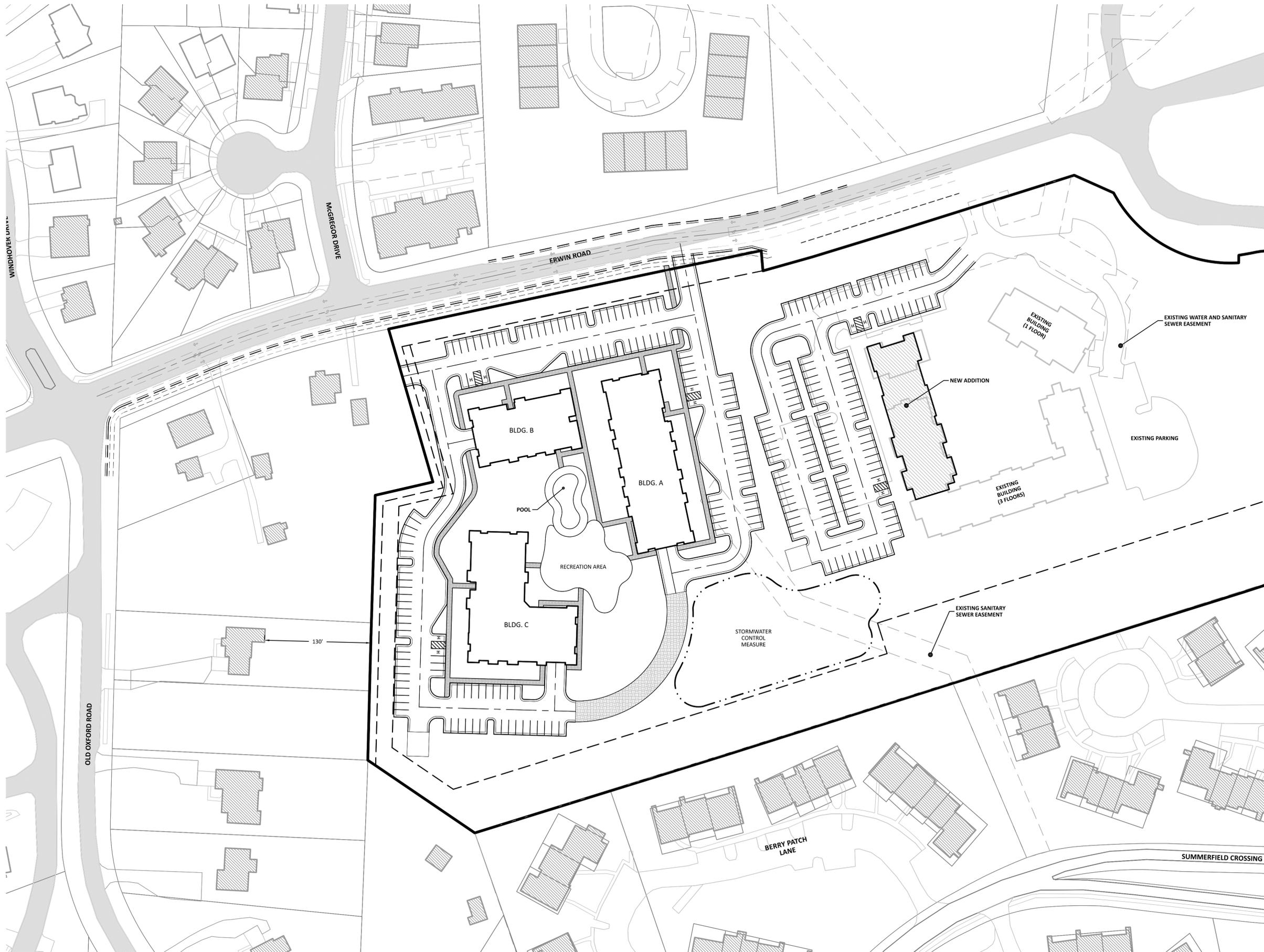
DESIGN BY: JPE

DRAWN BY: RSF

SCALE: 1"=50'

DATE: 2016-09-29

SHEET NO: **C4.2**



OLD OXFORD ROAD

MCGREGOR DRIVE

ERWIN ROAD

BERRY PATCH LANE

SUMMERFIELD CROSSING

BLDG. B

BLDG. A

BLDG. C

POOL

RECREATION AREA

STORMWATER CONTROL MEASURE

EXISTING SANITARY SEWER EASEMENT

NEW ADDITION

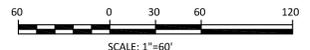
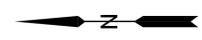
EXISTING BUILDING (3 FLOORS)

EXISTING BUILDING (1 FLOOR)

EXISTING WATER AND SANITARY SEWER EASEMENT

EXISTING PARKING

130'



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3141 JOHN RALEIGH, NC 27512

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1	2018-05-21	REVISIONS FOR CDC
2	2018-07-24	LAYOUT REVISIONS

101-111 ERWIN ROAD MIXED USE

CHAPEL HILL, NC

OVERALL SITE LAYOUT PLAN - CONCEPT B

PROJECT NO:

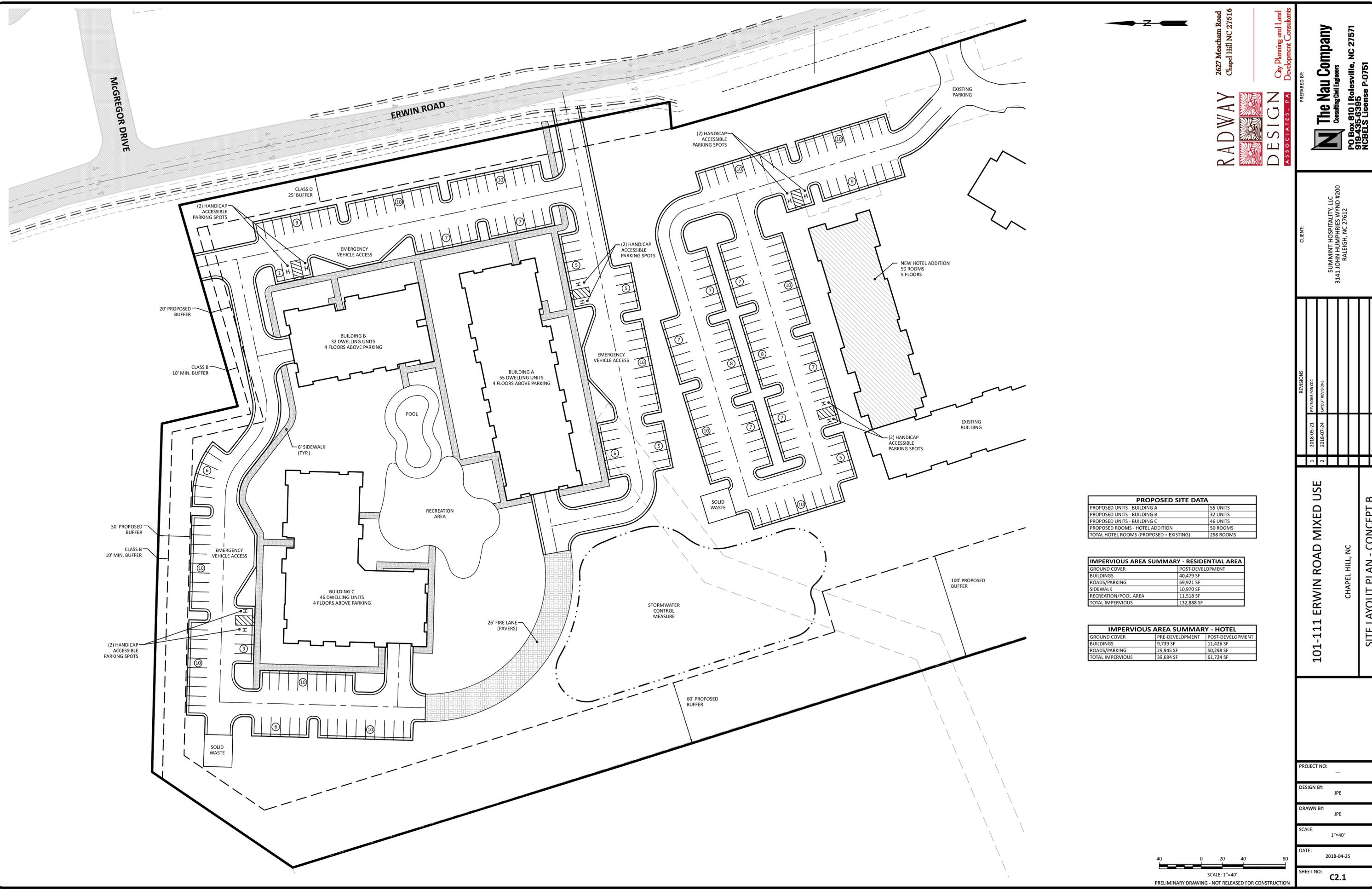
DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=60'

DATE: 2018-04-25

SHEET NO: **C2.0**



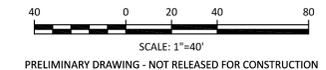
PROPOSED SITE DATA	
PROPOSED UNITS - BUILDING A	55 UNITS
PROPOSED UNITS - BUILDING B	32 UNITS
PROPOSED UNITS - BUILDING C	46 UNITS
PROPOSED ROOMS - HOTEL ADDITION	50 ROOMS
TOTAL HOTEL ROOMS (PROPOSED + EXISTING)	258 ROOMS

IMPERVIOUS AREA SUMMARY - RESIDENTIAL AREA	
GROUND COVER	POST-DEVELOPMENT
BUILDINGS	40,479 SF
ROADS/PARKING	69,921 SF
SIDEWALK	10,970 SF
RECREATION/POOL AREA	11,518 SF
TOTAL IMPERVIOUS	132,888 SF

IMPERVIOUS AREA SUMMARY - HOTEL		
GROUND COVER	PRE-DEVELOPMENT	POST-DEVELOPMENT
BUILDINGS	9,739 SF	11,426 SF
ROADS/PARKING	29,945 SF	50,298 SF
TOTAL IMPERVIOUS	39,684 SF	61,724 SF



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**101-111 ERWIN ROAD MIXED USE**

CHAPEL HILL, NC

**SITE LAYOUT PLAN - CONCEPT B**

PROJECT NO: ...

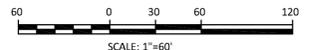
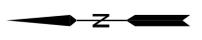
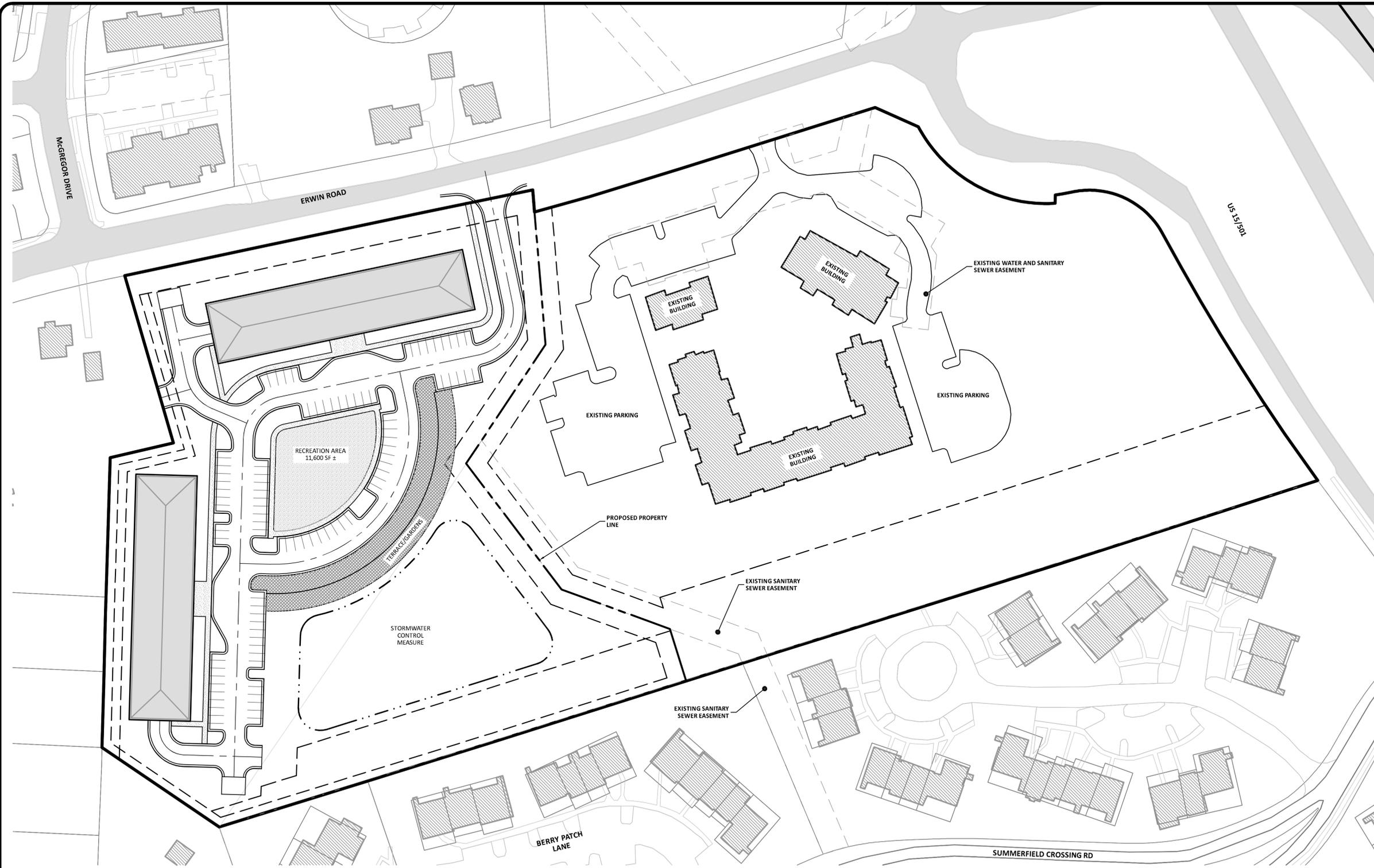
DESIGN BY: JPE

DRAWN BY: JPE

SCALE: 1"=40'

DATE: 2018-04-25

SHEET NO: **C2.1**



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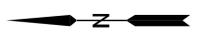
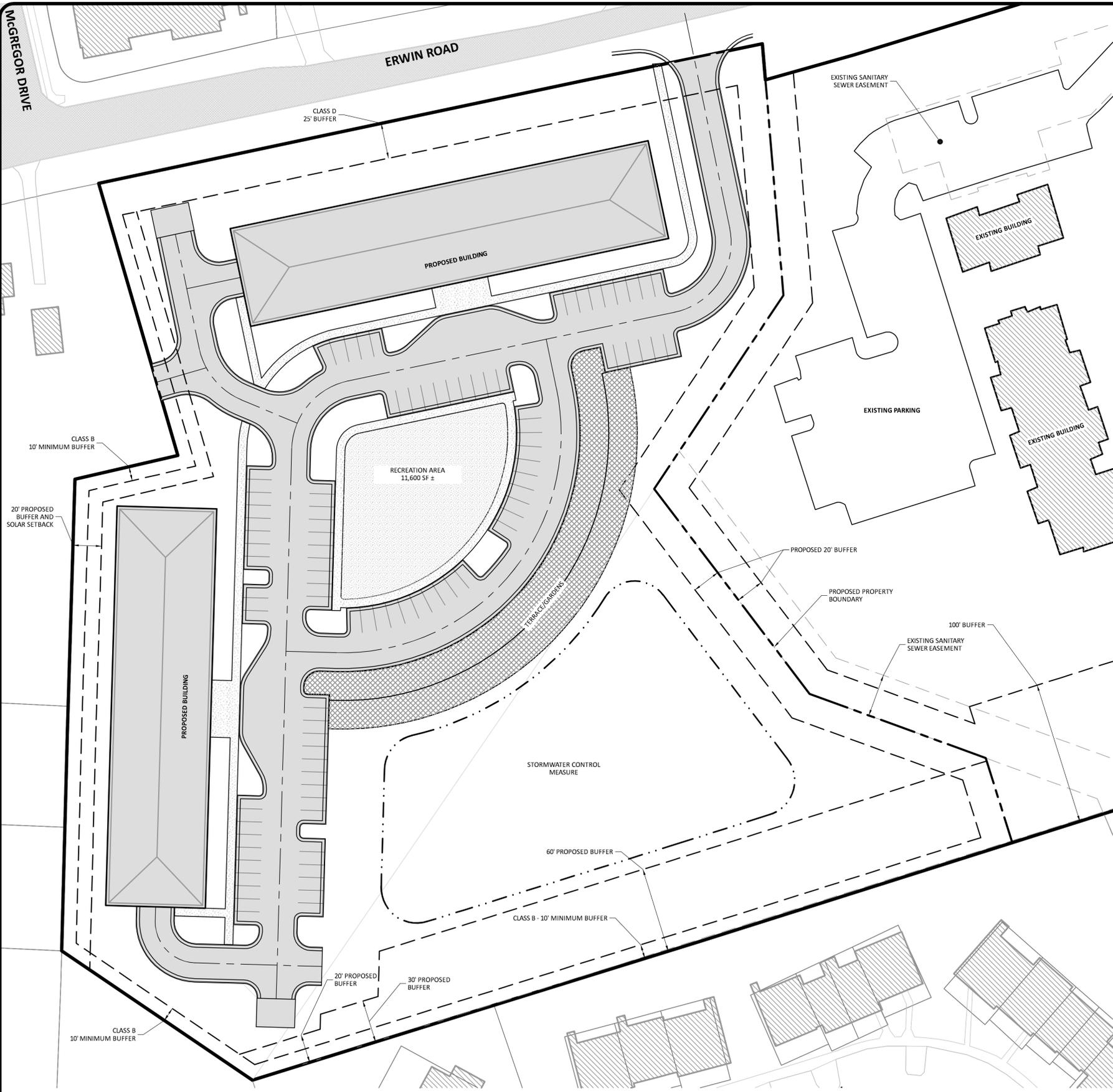
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NO.	DATE	REVISIONS
1	2018-05-21	ISSUING FOR CDC

**101-111 ERWIN ROAD MIXED USE**  
 CHAPEL HILL, NC  
 OVERALL SITE LAYOUT PLAN

**CONCEPT PLAN A**

PROJECT NO: ---  
 DESIGN BY: JPE  
 DRAWN BY: JPE  
 SCALE: 1"=60'  
 DATE: 2018-04-25  
 SHEET NO: **C3.0**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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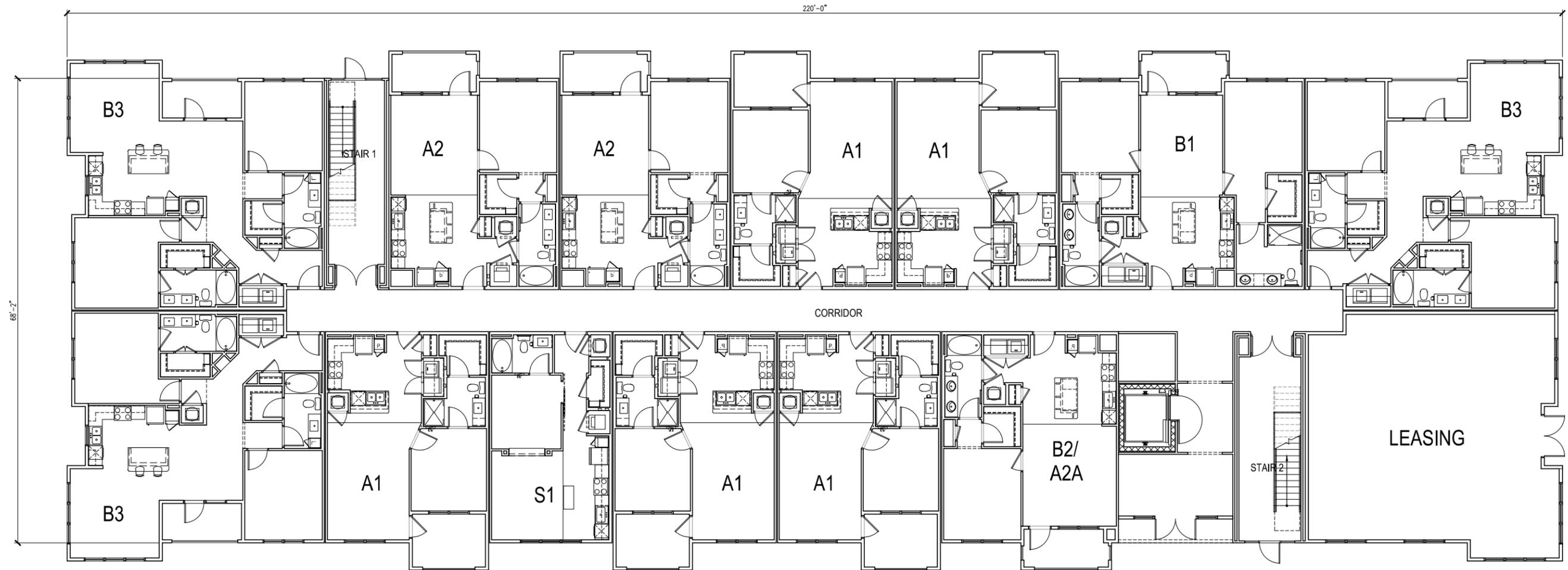
NO.	DATE	REVISIONS
1	2018-05-21	ISSUING FOR IFC

**101-111 ERWIN ROAD MIXED USE**  
CHAPEL HILL, NC  
SITE LAYOUT PLAN

**CONCEPT PLAN A**

PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=40'
DATE:	2018-04-25
SHEET NO:	<b>C3.1</b>

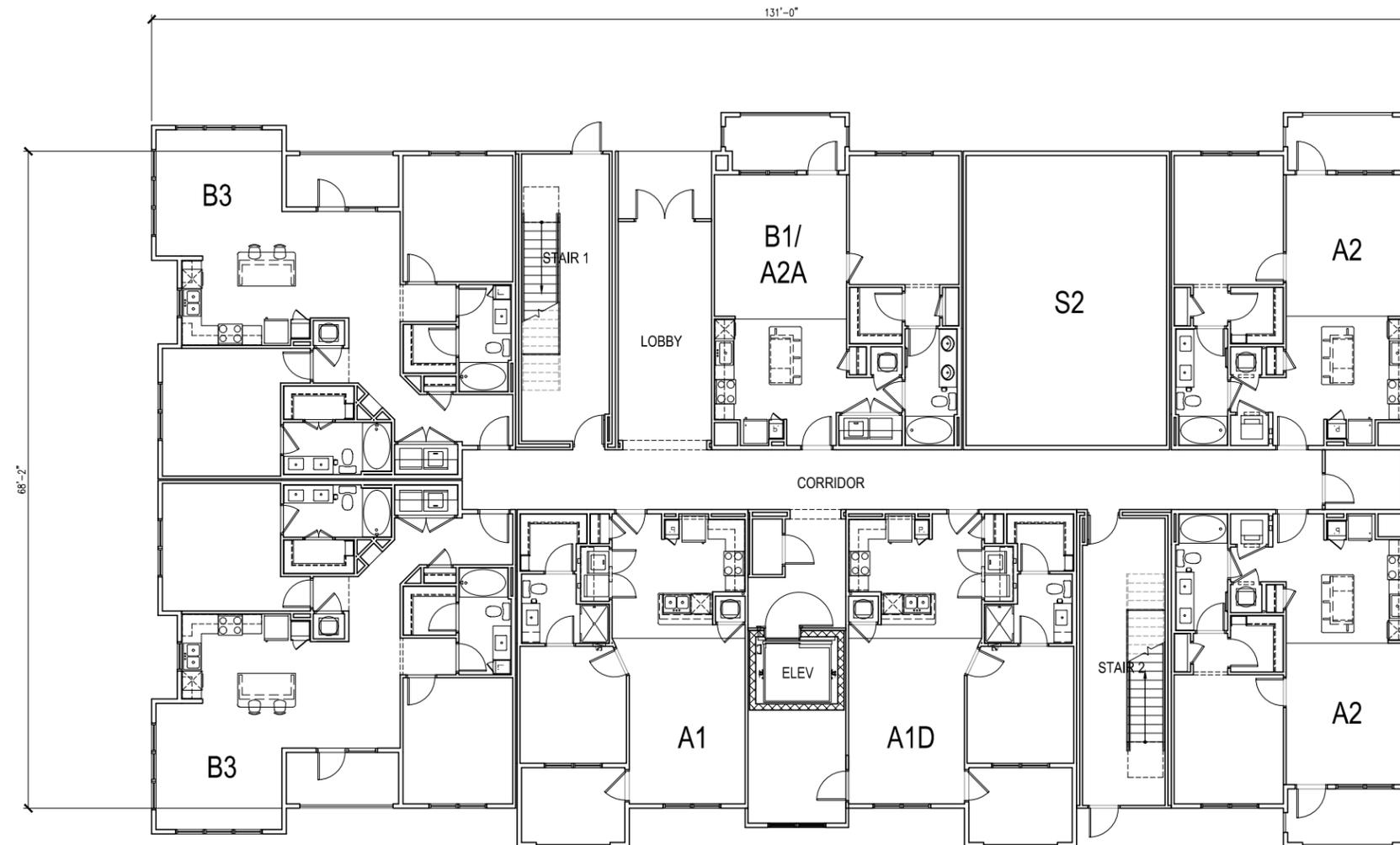
**1ST FLOOR - BUILDING TYPE "A"**  
**Preliminary Conceptual Floor Plate**



J Davis Architects

Raleigh NC & Philadelphia PA

**1ST FLOOR - BUILDING TYPE "B"**  
**Preliminary Conceptual Floor Plate**

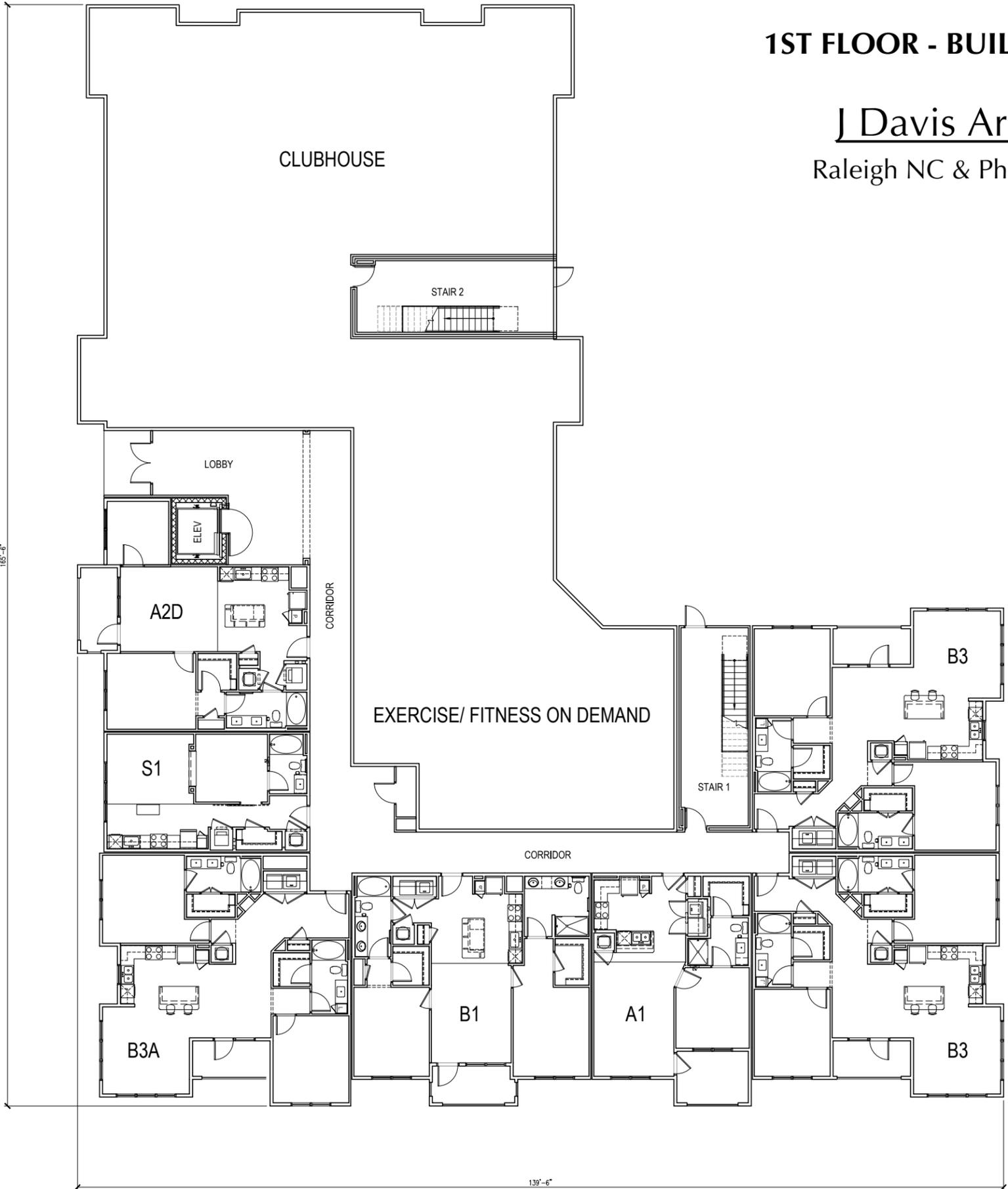


J Davis Architects  
Raleigh NC & Philadelphia PA

1ST FLOOR - BUILDING TYPE "C"

J Davis Architects

Raleigh NC & Philadelphia PA



**2-4 FLOOR - BUILDING TYPE "C"**

**J Davis Architects**

Raleigh NC & Philadelphia

