



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

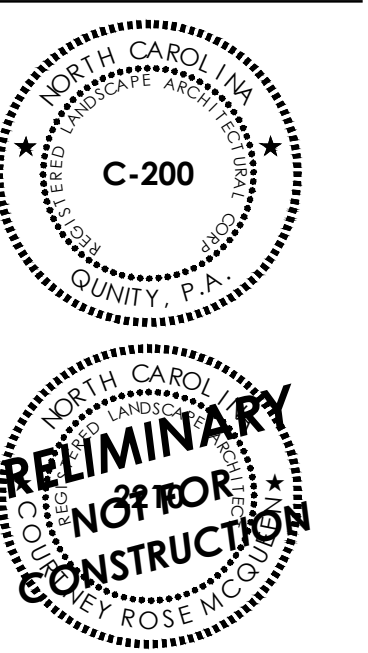
P 919.490.4990
www.qunity.com

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

LONGLEAF TRACE

1708-1712 LEGION ROAD
CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS



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

DEVELOPMENT SUMMARY:

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

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

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

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

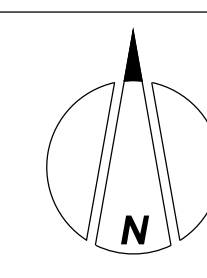
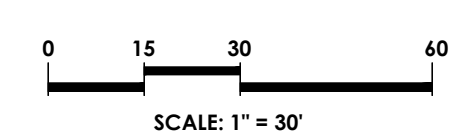
HC PARKING PROVIDED: 10 SPACES
 STANDARD PARKING PROVIDED (9' X 18'): 41 SPACES
 TOTAL PARKING PROVIDED: 51 SPACES
 BIKE PARKING (12 REQUIRED): 12 SPACES

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

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

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

1 EXISTING CONDITIONS
SCALE: 1" = 30'



TOWNSHIP PUBLIC WORKS DEPARTMENT APPROVED

ENGINEERING _____ DATE _____
 STORM WATER _____ DATE _____
 TRANSPORTATION _____ DATE _____

811 - CALL BEFORE YOU DIG

DRAWN BY: LMC CHECKED BY: NDA
 DATE: 02-14-2024

PROJECT NO. 2404

SHEET NO. C002

CONCEPT SKETCH



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GRADING & DRAINAGE

GENERAL GRADING/DRAINAGE NOTES:

- PRIOR TO CONSTRUCTION OF THE PROPOSED STORM DRAINS, VERIFY ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF CONNECTIONS TO BOTH EXISTING AND PROPOSED STORM SYSTEM. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONDITIONS.
- ALL STORM DRAINAGE LINES SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE NOTED.
- INSTALL TREE PROTECTION FENCING AT THE SAME TIME AS THE EROSION CONTROL MEASURES. MAINTAIN UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETED.
- LOCATE TREE PROTECTION MEASURES SO THAT THEY MAINTAIN A 6 FOOT RADIUS AROUND A TREE OR PROVIDE A 1 FOOT RADIUS FOR EACH 1 INCH DIAMETER OF TREES (MEASURES AT A POINT 4 1/2 FEET ABOVE GROUND) WHICHEVER IS GREATER.
- NO STORAGE OF MATERIALS, FILL OR EQUIPMENT SHALL BE ALLOWED WITHIN THE PROTECTED AREA. POST NO TRESPASSING SIGNS ON THE PROTECTION FENCING.
- AT THE START OF GRADING INVOLVING THE LOWERING OF THE EXISTING GRADE AROUND A TREE OR THE STRIPPING OF TOPSOIL, MAKE A CLEAN, SHARP, VERTICAL CUT AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. INSTALL THE TREE PROTECTION FENCING ON THE SIDE FARTHEST AWAY FROM THE TREE TRUNKS.
- ALL DISTURBED PERVIOUS AREAS WILL BE SEEDED, STRAWED, AND/OR MULCHED PER CHAPEL HILL REQUIREMENTS. PLANTING PLAN AND DETAILS TO BE PROVIDED AT SITE PLAN.

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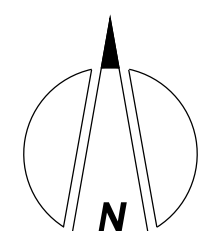
LEGEND

- BUILDING SETBACK
- LOD --- LIMITS OF DISTURBANCE
- INTERMITTENT STREAM CENTERLINE
- SB --- 50' STREAM BUFFER
- Z1 --- 30' ZONE 1 BUFFER
- Z2 --- 20' ZONE 2 BUFFER
- PROPERTY LINE
- PROPOSED RETAINING WALL
- SCM ACCESS AND MAINTENANCE EASEMENT

GRADING AND DRAINAGE PLAN

1 C400 SCALE: 1"=30'

0 15 30 60
SCALE: 1" = 30'



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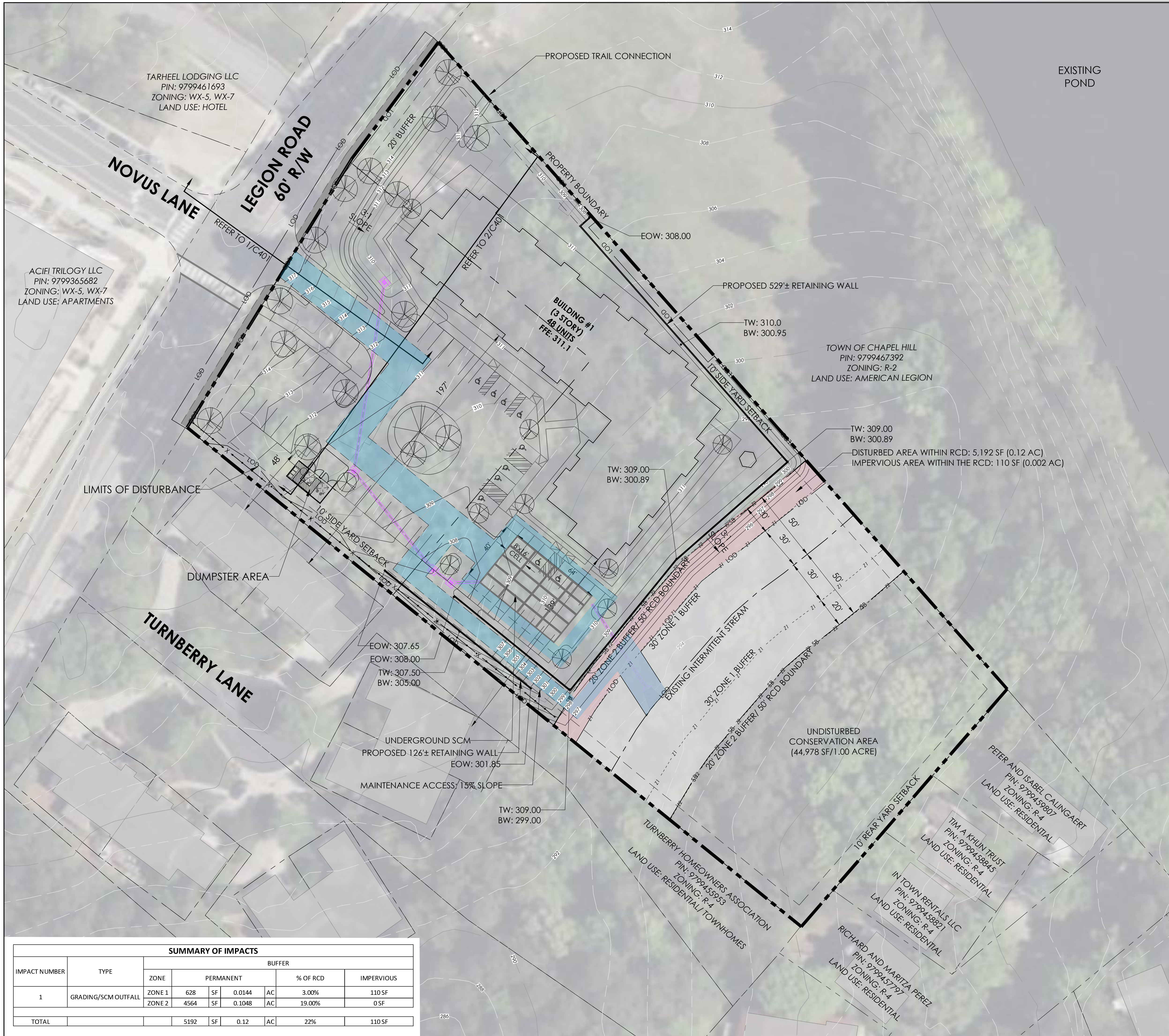
DATE: 02-14-2024

PROJECT NO.: 2404

SHEET NO.:

C400

CONCEPT SKETCH



TARHEEL LODGING LLC
PIN: 9799461693
ZONING: WX-5, WX-7
LAND USE: HOTEL

ACIFI TRILOGY LLC
PIN: 9799365682
ZONING: WX-5, WX-7
LAND USE: APARTMENTS

BUILDING #1
(3 STORY)
48 UNITS
FEE: 311.1

TOWN OF CHAPEL HILL
PIN: 9799467392
ZONING: R-2
LAND USE: AMERICAN LEGION

UNDISTURBED CONSERVATION AREA
(44,978 SF/1.00 ACRE)

SUMMARY OF IMPACTS

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



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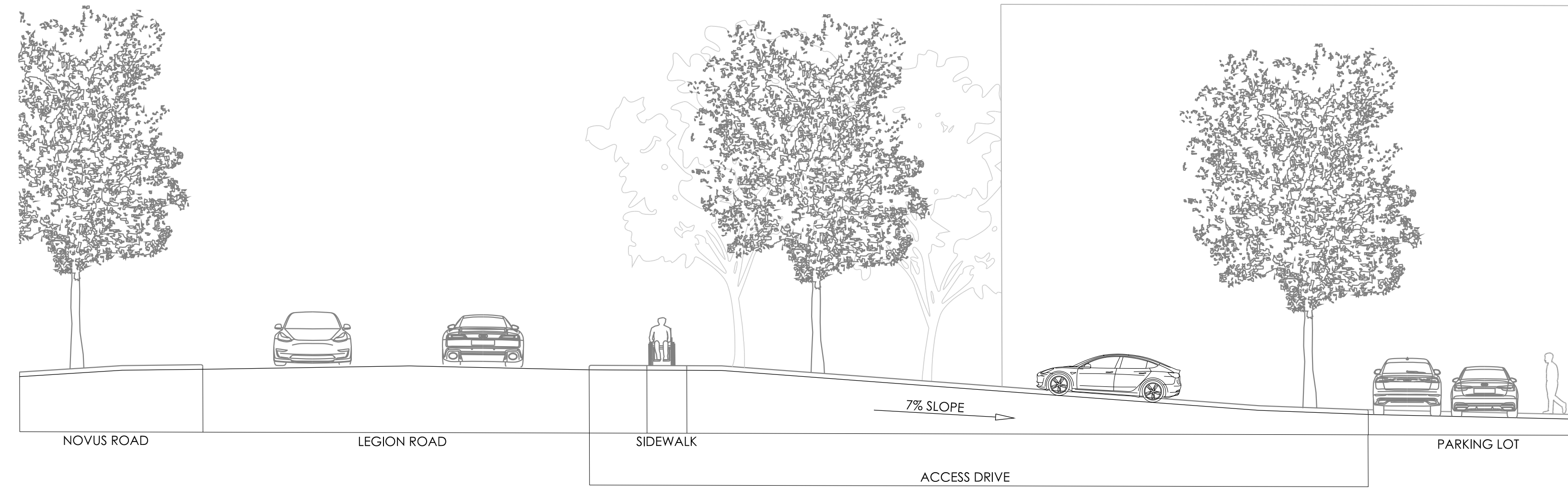
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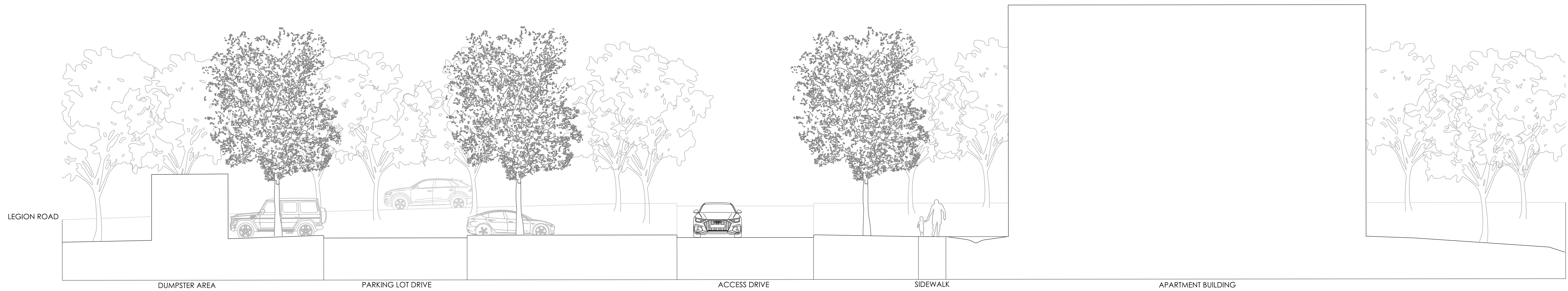
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SECTION ELEVATIONS



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



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

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