

ST. PAUL VILLAGE

CONDITIONAL ZONING PERMIT

1604 PUREFOY DRIVE

CHAPEL HILL, NORTH CAROLINA

CIVIL ENGINEER:

arna Engineering Inc.
 1456 Ferry Road, Suite 603
 Doylestown, PA 18901
 Phone: 215.766.8280
 Fax: 215.434.5280
 ATTN: Chirag V. Thakkar, P.E.
 FIRM: C-4972

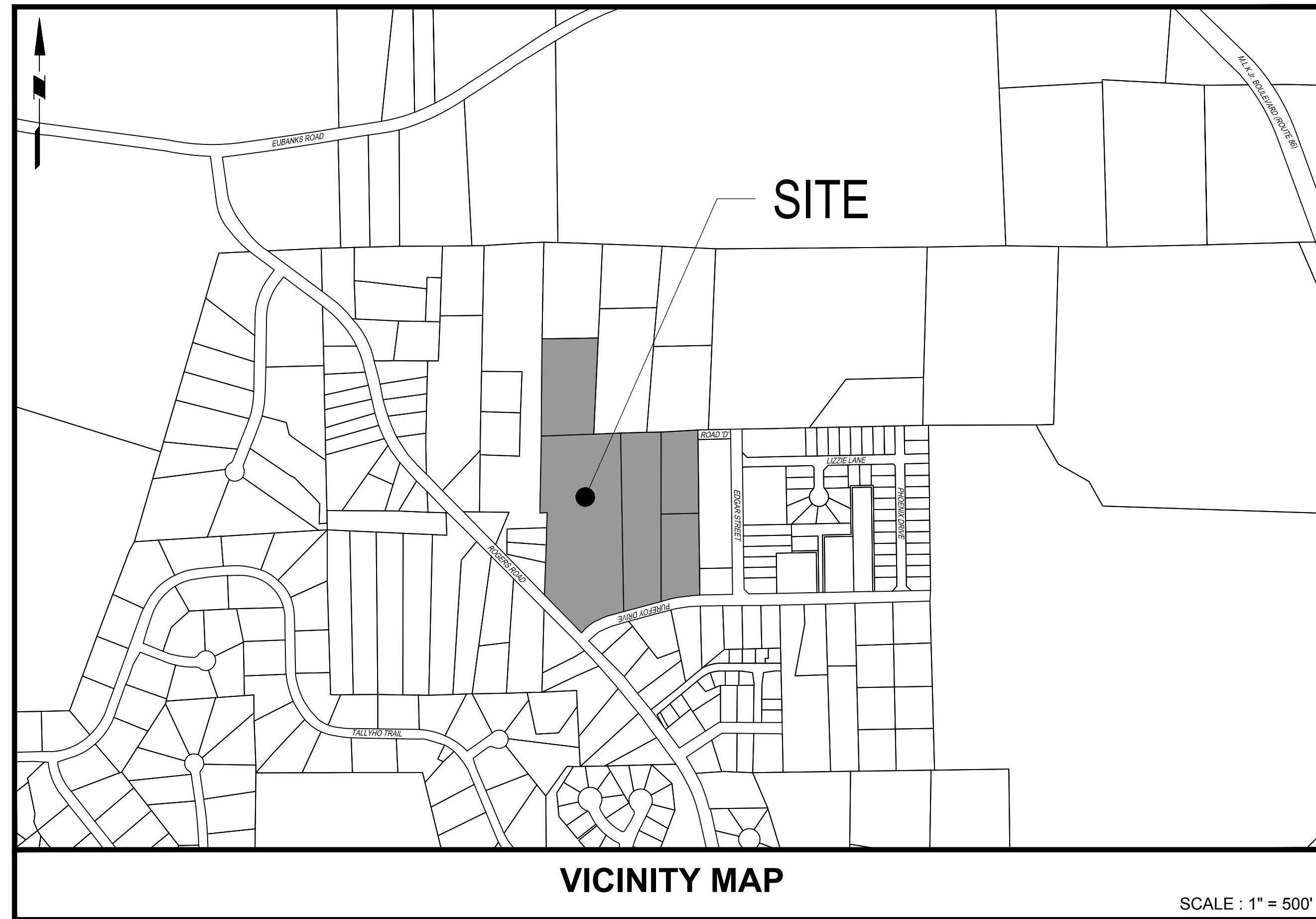


JMS Engineering, PLLC
 12 Boxwood Drive
 Durham, NC 27713
 T: 919.452.4165
 ATTN: Janine Schreyack, P.E.
 FIRM: P-1652

APPLICANT:

ST. PAUL NIDA, Inc.
 ATTN: Rose Snipes

140 W Franklin St., Unit 206
 Cherry Hill, NC 27516
 Phone: 919.302.1233



Drawing Index			
Drawing No.	Drawing No.	Drawing Title	Last Revised
1	GI-001	Cover Sheet	7/27/2023
2	GI-101	Area Map	7/7/2023
3	EX-100	Existing Conditions & Demolition Plan	7/7/2023
4	CM-100	Construction Management Plan	7/7/2023
5	CS-100	Site Plan	7/27/2023
6	CS-200	Trash Management & Fire Apparatus Plan	7/7/2023
7	CS-501	Site Details	7/7/2023
8	CG-100	Grading Plan	7/7/2023
9	CG-110	Drainage Plan	7/7/2023
10	CG-201	Road Profiles	7/7/2023
11	CG-202	Road Profiles	7/7/2023
12	CG-203	Road Profiles	7/7/2023
13	CU-100	Utility Plan	7/7/2023
14	LP-100	Code Planting Plan	7/7/2023
15	LP-201	Landscape Protection Plan	7/7/2023
16	LP-202	Landscape Protection Plan - Tree Survey	7/7/2023
17	LP-501	Planting Notes and Details	7/7/2023

Supplemental Drawing:
 1. "Boundary/Topographic Survey" for St. Paul Ame Church, prepared by Riley Surveying, P.A., dated May 26, 2022.
 2. "St. Paul Village Master Plan" (Sheets 1-19) for building elevations, building sections, and illustrative plans, prepared by Perkins & Will, dated May 8, 2023.

SITE DATA	
PROJECT NAME :	ST. PAUL VILLAGE
SITE ADDRESS :	1604 PUREFOY DRIVE, CHAPEL HILL, NC 27516
COUNTY :	ORANGE
PARCEL PIN # :	9870459243, 9870540416, 9870543735, 9870545947, 9870544583
PARCEL OWNER :	ST. PAUL AME CHURCH
SITE AREA :	887,429 SF (20.37 ± AC)
GROSS LAND AREA :	887,429 SF + 26,823 (Street Area) = 914,252 SF (20.99 ± AC)
CURRENT ZONING :	R-5-CZD
PROPOSED ZONING :	OI-3-CZD
EXISTING LAND USE :	VACANT LAND
PROPOSED LAND USE :	MULTI-FAMILY RESIDENTIAL; PLACE OF ASSEMBLY; BUSINESS CONVENIENCE; PLACE OF WORSHIP (SANCTUARY) WITH ACCESSORY USES, INCLUDED BUT NOT LIMITED TO, BUSINESS GENERAL; BUSINESS OFFICE; CLUB; BARBERSHOP/BEAUTY SALON; INDOOR/OUTDOOR RECREATIONAL FACILITIES; OUTDOOR SKATEBOARD RAMP; CHILD DAY CARE FACILITY; ADULT DAY CARE FACILITY; CEMETERY; VOCATIONAL SCHOOL
UNITS:	350 TOTAL (250 MULTI-FAMILY, 100 55-PLUS ACTIVE LIVING)
DENSITY:	16.7 UNITS/ACRE
FLOOD PLAIN DATA :	N/A
WATERSHED :	JORDAN LAKE, UNPROTECTED
RIVER BASIN :	CAPE FEAR
TOTAL LIMITS OF DISTURBANCE :	718,002 SF (16.48 AC)
EXISTING IMPERVIOUS AREA :	12,520 SF (1.4% OF GLA)
PROPOSED IMPERVIOUS AREA :	459,697 SF (50.3% OF GLA)
BUILDING HEIGHT:	60 FT
RECREATIONAL SPACE:	REQUIRED = 0.015 X RESIDENTIAL RATIO X GLA = 13,714 SF PROVIDED = 50,928 SF
PARKING DATA	
MINIMUM REQUIRED:	571 SPACES
PROPOSED:	575 SPACES (55 SURFACE SPACES, 520 GARAGE SPACES)
BICYCLE PARKING	
MINIMUM PROPOSED:	158 SPACES (63 SHORT-TERM, 95 LONG-TERM)



4.	JULY 27, 2023
3.	JULY 7, 2023
2.	MAY 5, 2023
1.	OCTOBER 26, 2022

PRELIMINARY - NOT ISSUED
 FOR CONSTRUCTION.
 SUBMITTED FOR REVIEW
 PURPOSES ONLY

Drawing Title
GI-001
 Sheet 1 OF 17

LEGEND: EXISTING SYMBOLS & LINES, PROPOSED SYMBOLS & LINES, GRADING AND DRAINAGE, UTILITY, HATCH LEGEND, SIGN LEGEND

SITE PLAN NOTES: 1. THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERGROUND PROFESSIONAL ENGINEER...

STREET SIGNS AND MARKING NOTES: 1. PRIOR TO THE INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER SHALL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT...

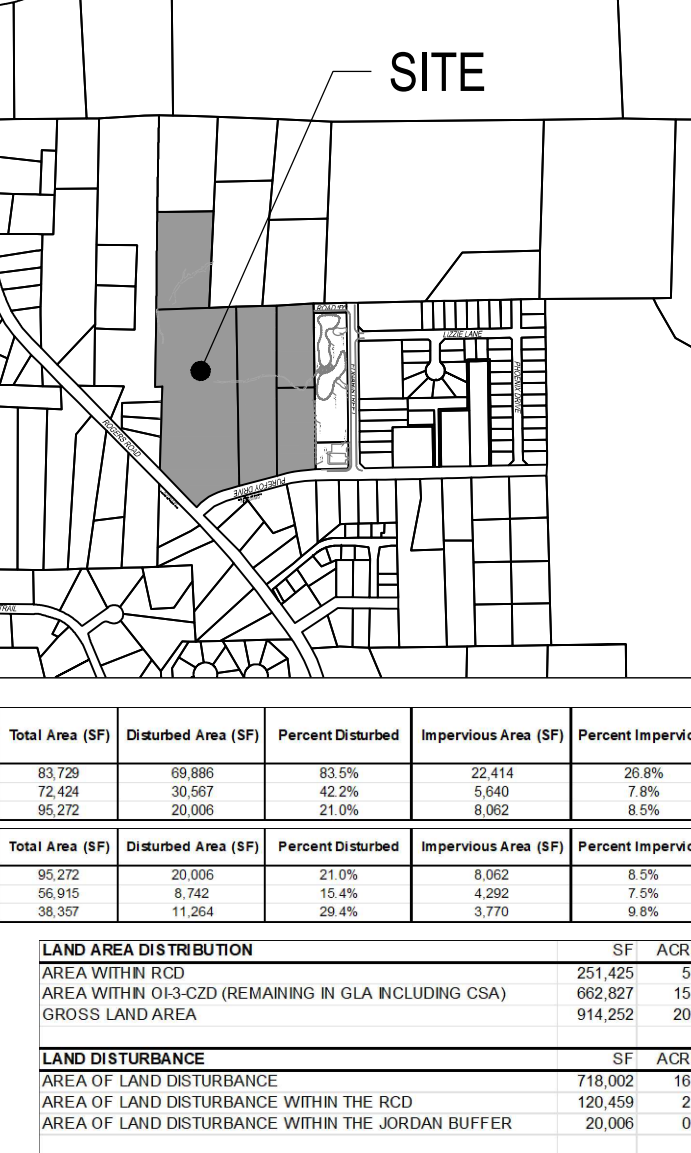
CONSTRUCTION NOTES: 1. ALL CONCRETE STRUCTURES TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES/AGENCIES REQUIRED NOTICES PRIOR TO ANY LAND DISTURBANCES.

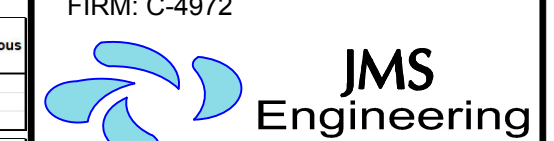
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS INCLUDING, BUT NOT LIMITED TO, SHERMAN STREET CLOSING AND DEMOLITION.

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PROPOSED RECREATIONAL SPACE PROVIDED: Gymnasium (HS Basketball Court x 2), Exercise Machine Rooms, Dance/Exercise/Aerobics (multipurpose group)

RECREATION SPACE RATIO: GLA (sf) 914,252, Recreational Space Required (sf) 13,714

OLDFATHER Zoning Floor Area Allowance Breakdown: Zoning, FAR, AREA IN RCD, MAX. FLOOR AREA, FLOOR AREA IN EACH ZONE, PROPOSED FLOOR AREA WITHIN RCD, PROPOSED FLOOR AREA OUTSIDE RCD

St. Paul Village Proposed Parking: Use, Capacity / Area, Proposed Parking Ratio, Proposed Bicycle Parking, Classification, Short-Term, Long-Term

Vehicle Parking Summary: North Campus, South Campus, Total Parking Provided, Accessible Spaces

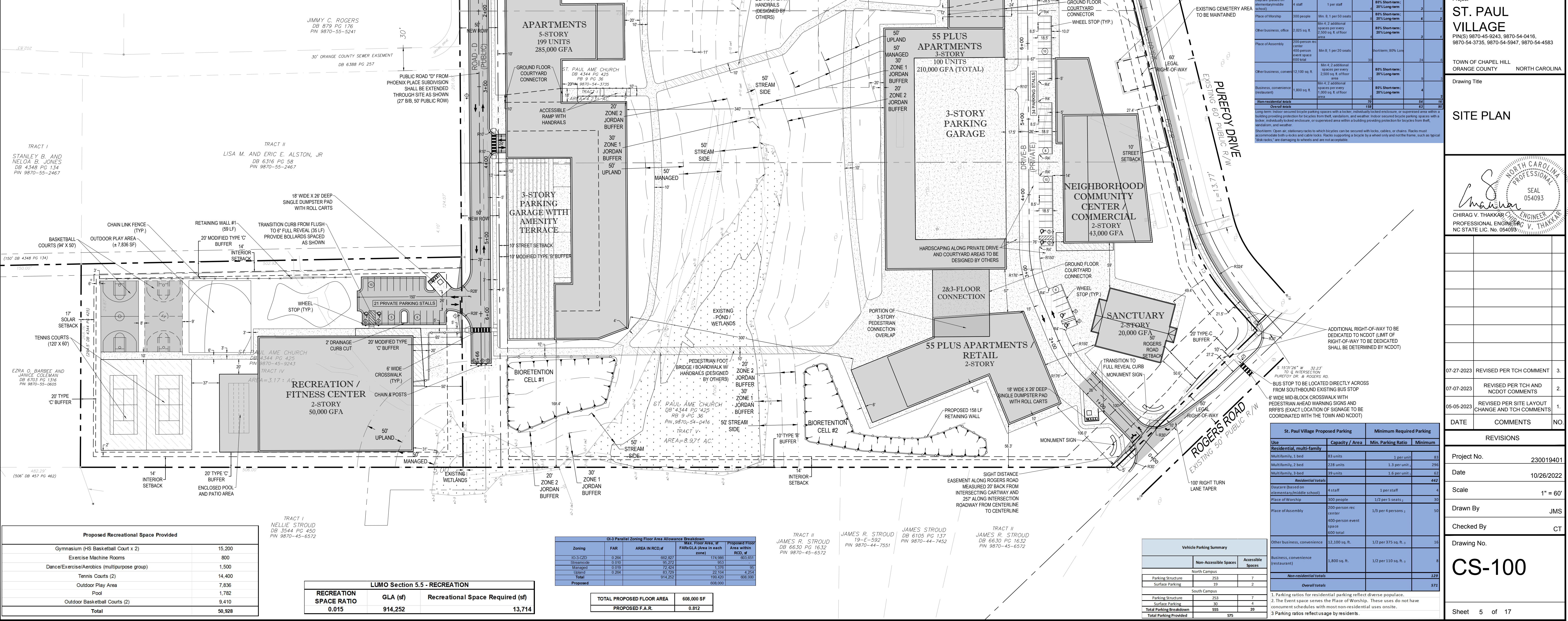
REVISIONS: Project No. 230019401, Date 10/26/2022, Scale 1" = 60', Drawn By JMS, Checked By CT

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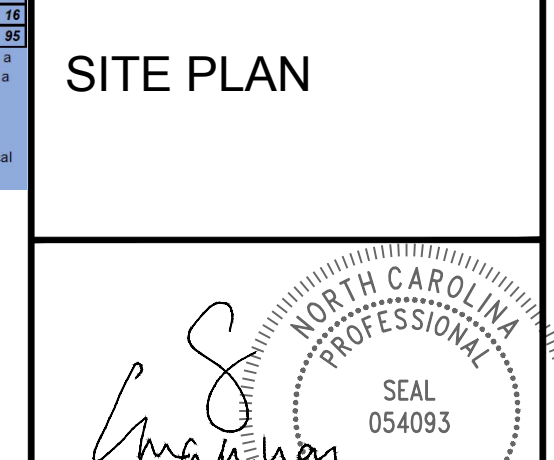
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Project: ST. PAUL VILLAGE (PINS) 9870-45-9243, 9870-54-0416, 9870-54-3735, 9870-54-5947, 9870-54-4583

TOWN OF CHAPEL HILL ORANGE COUNTY NORTH CAROLINA



CS-100

Sheet 5 of 17

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LEGEND	
EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES
STORM DRAIN	PROPERTY LINE
SANITARY LINE	SETBACK LINE
GAS LINE	BUILDING
WATER LINE	CURB LINE
ELECTRIC LINE	DEPRESSED CURB LINE
OVERHEAD WIRE	TRAFFIC SIGN
FENCE (TYPE AS NOTED)	CURB RAMP
TREE LINE	PARKING ROW COUNT
PROPERTY RIGHT-OF-WAY LINE	PARKING COUNT FOR EACH AREA
UTILITY EASEMENT	BUILDING DOOR
CONTOUR LINE	STORMWATER FACILITY
HYDRANT	GUIDE RAIL
STREET LIGHT	SPLIT RAIL FENCE
AREA LIGHT	CHAIN LINK FENCE
SIGNAL POLE	
POLE	
ANCHOR POLE	
MANHOLE (TYPE AS LABELED)	
WATER VALVE	
GAS VALVE	
UNKNOWN VALVE	
CATCH BASIN	
SPOT ELEVATION	
CLEAN OUT	
TREE	
BIOMARK	
SIGN	
BOLLARD	
METAL COVER	
ELECTRIC BOX	
DOOR	
DOUBLE DOOR	
GARAGE DOOR	
PARKING ROW COUNT	
WETLANDS	
STREAM	

Required Landscape Buffer Plants per 100 Linear Feet					
Buffer Type:	Min. Width:	Location:	Large Trees:	Small Trees:	Shrubs:
"B"	15'	External	6	8	15
"C"	10'	Internal	4	7	12
"C"	20'	External	5	10	36
"C"	20'	Internal	4	8	30

PLANT SELECTION:
TREES AND SHRUBS SHALL BE FROM THE TOWN OF CHAPEL HILL RECOMMENDED PLANTING LIST AND INSTALLED PER TOWN OF CHAPEL HILL PLANTING STANDARDS.

THE MODIFIED BUFFER PLANTINGS SHALL BE COORDINATED WITH TOWN AT THE TIME OF ZONING COMPLIANCE APPLICATION PHASE.

NOTE: PER THE TREE SURVEY, NO INVASIVE PLANTS PER LUMO 5.7 WERE IDENTIFIED IN THE LANDSCAPE BUFFER AREAS. IF ANY INVASIVE PLANTS ARE IDENTIFIED TO EXIST WITHIN THE LANDSCAPE BUFFER AREAS AT THE TIME OF BUFFER LANDSCAPING INSTALLATION, THE INVASIVE SPECIES SHALL BE REMOVED.

LEGEND	
	PROPOSED NEW TREES
	PROPOSED NEW SHRUBS
	EXISTING SPECIMEN TREES TO BE REMAIN
	PERVIOUS AREA WITHIN SIGHT TRIANGLE
	ERNMX-183 (BASIN BOTTOM SEEDING)
	ERNMX-181 (BASIN SLOPE SEEDING)

THE CODE PLANTING PLAN MUST BE SUBMITTED TO OWASA TO REVIEW PLANTINGS AND OTHER LANDSCAPING WORK IN THE OWASA EASEMENTS. OWASA CAN BE CONTACTED AT 919.968.4421 OR WEBMASTER@OWASA.ORG TO COORDINATE PLAN REVIEW AND APPROVAL.

PLANTING IN OWASA 30 FOOT WIDE EASEMENT:
PER OWASA ASSESSMENT INFORMATION, TYPICALLY 20 FEET (10 FEET ON EITHER SIDE FROM CENTER) OF THE EASEMENT IS CLEARED AND SHALL BE LEFT FREE OF PLANTINGS AND OTHER LANDSCAPING. PLANTINGS ARE SUITABLE IN THE OUTER 5 FEET ON EACH SIDE OF AN OWASA EASEMENT. THE TREES, SHRUBS, AND GROUNDCOVERS THAT ARE SUITABLE IN THE OUTER PART OF AN EASEMENT ARE TYPICALLY:
- SHALLOW ROOTED
- DROUGHT RESISTANT
- NATIVE / NON-INVASIVE
- INDISPENSIVE

THE SURFACE PARKING FACILITIES SHALL BE SCREENED FROM THE ADJACENT RESIDENTIALLY ZONED. SCREENING SHALL BE COORDINATED WITH THE TOWN AT THE TIME OF THE ZONING COMPLIANCE APPLICATION.

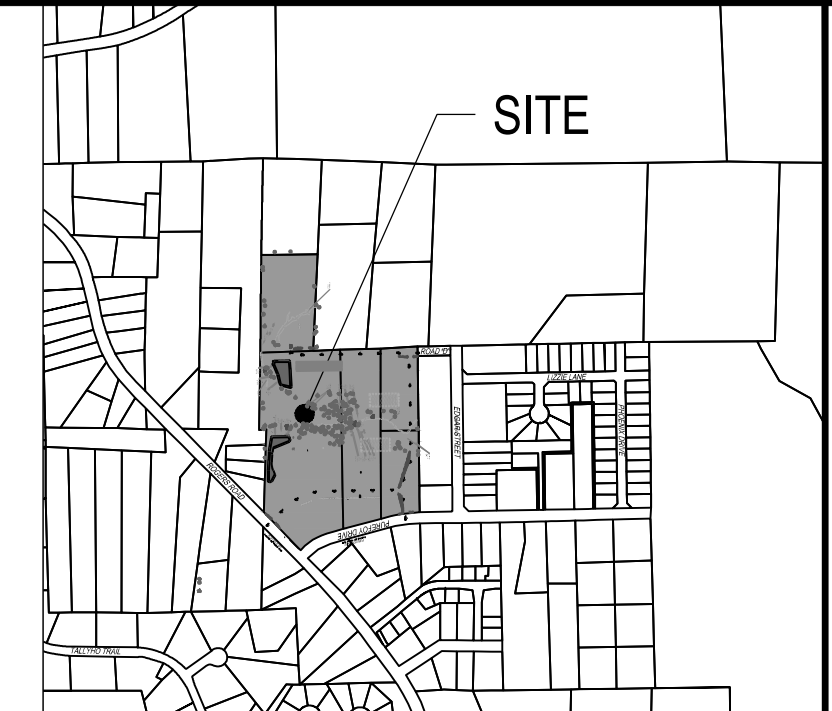
EXTERIOR TRASH ENCLOSURES SHALL BE SCREENED. DETAILS OF THE TYPE OF SCREENING SHALL BE COORDINATED WITH THE TOWN AT THE TIME OF THE ZONING COMPLIANCE APPLICATION.

Tree Cover Requirements:	
Gross Land Area:	914,252 (SF)
Area Excluded from Cover Calc. (Row, easements, etc.):	86,331 (SF)
Net Land Area (NLA):	827,921 (SF)
Total Existing Tree Canopy	622,245 (SF) (75.16%)
Existing Tree Canopy to be Removed	502,017 (SF) (60.64%)
Existing Tree Canopy to Remain	120,228 (SF) (14.52%)
Required Tree Canopy Target (40% of NLA)	331,168 (SF)
Modified Tree Canopy Target (35% of NLA)	289,773 (SF)
Tree Canopy Deficit	169,545 (SF) (340 trees @ 500 SF each)
Proposed Tree Canopy	≥ 289,773 SF (35% Min)

Shading Requirements:	
Parking Areas:	8,649 (SF) (55 spaces)
Required Shading:	5 large trees (1 per 2000 SF*)

* per Chapel Hill ordinance 3.1.2c

NOTE: THE PROPOSED TREE CANOPY SHALL INCLUDE THE EXISTING TREES TO REMAIN WITHIN THE CALCULATED NET LAND AREA AS WELL AS ON-SITE PROPOSED SHADING TREES, SCREENING, AND BUFFER TREES. EXACT PROPOSED TREE CANOPY SHALL BE DETERMINED AT THE TIME OF THE CONSTRUCTION DOCUMENT PHASE AND SHALL MEET OR EXCEED 35% OF THE NET LAND AREA.

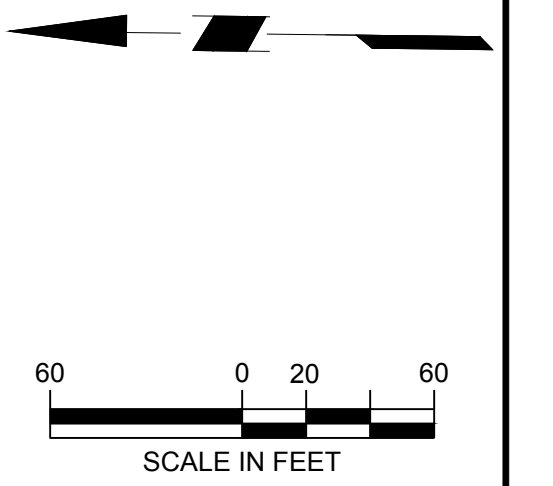


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CIVIL ENGINEERS

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TOWN OF CHAPEL HILL
ORANGE COUNTY NORTH CAROLINA

Drawing Title

CODE PLANTING PLAN

Chirag V. Thakkar
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 054093
CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
NC STATE LIC. No. 054093

DATE	COMMENTS	NO.
07-07-2023	REVISED PER TCH AND NCDOT COMMENTS	2.
05-05-2023	REVISED PER SITE LAYOUT CHANGE AND TCH COMMENTS	1.

REVISIONS	
Project No.	230019401
Date	10/26/2022
Scale	1" = 60'
Drawn By	JMS
Checked By	CT

Drawing No.
LP-100

