

RESIDENTIAL COMMUNITY PRIORITY PROCESS CONDITIONAL ZONING DEVELOPMENT PLAN SET R-CP-CZD

MADDRY MEADOWS

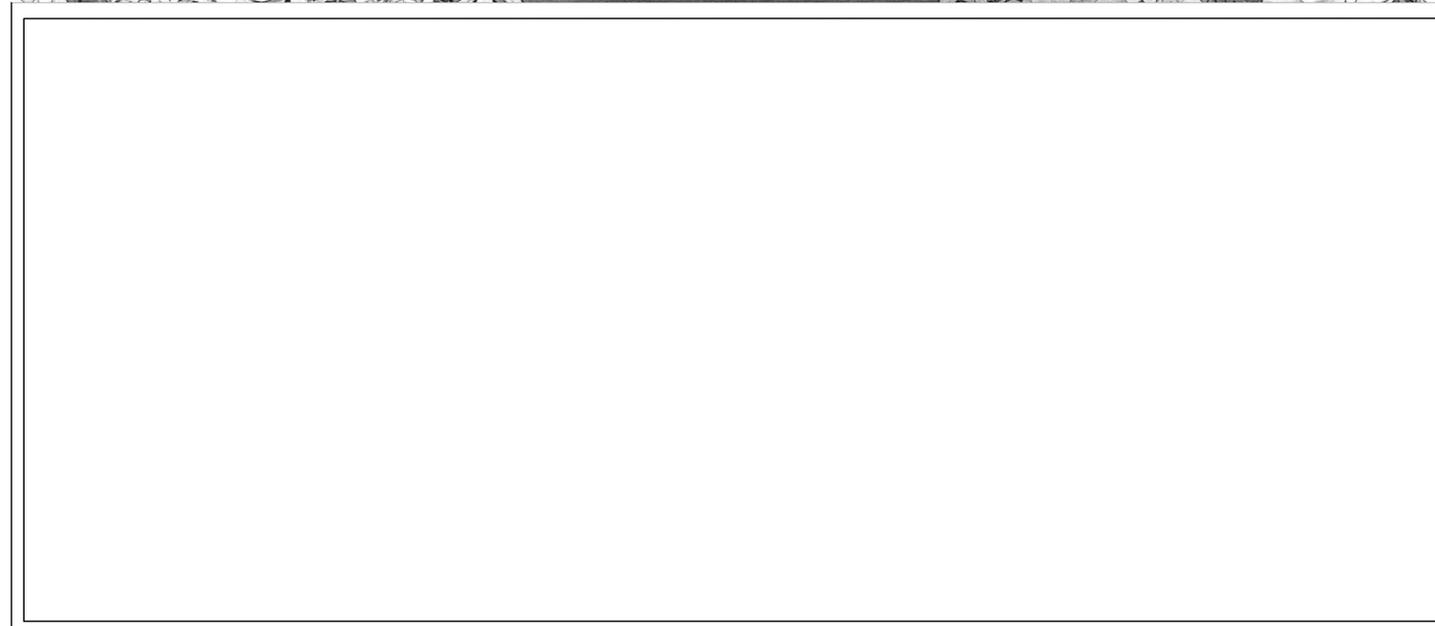
Chapel Hill, North Carolina 27516

cline



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SITE DATA	
PIN	988011464
ADDRESS	2510 Homestead Road Chapel Hill, NC 27516
SITE AREA (GROSS)	±6.26 AC / 273,077 SF
NET LAND AREA (NLA)	5.78 AC / 251,927 SF
ZONING	EXISTING: R-2 PROPOSED: R-CP-CZD
RIVER BASIN	Cape Fear
WATERSHED	Jordan Lake - Booker Creek
EXISTING USE	Residential - Single Family
PROPOSED USE	Multi-Family
FLOOR AREA	MAXIMUM: 277,120 SF PROPOSED: 155,500 SF
UNITS	PROPOSED: 53 Total Units (10) Studio (36) 1-Bedroom (7) 2-Bedroom
DENSITY	ALLOWED: No Maximum Requirement PROPOSED: 53 Units / 5.78 Acres = 9.16 Units/Acre
IMPERVIOUS	EXISTING: 5,272 SF/0.12 AC PROPOSED: ±53,200 SF/1.22 AC MAX ALLOWED: 175,983 SF/4.04 AC
BUILDING HEIGHT	ALLOWED: Setback 39', Core 60' PROPOSED: 49' REQUIRED: 3,778 SF (1.5% of N.L.A.)
ACTIVE RECREATION SPACE	PROPOSED: ±12,000 SF Club: 1,200 SF Greenway Esmt/Trail: 10,800 SF
VEHICULAR PARKING	REQUIRED: Studio/1-Bed: Min 0.80 space per Unit, Max 1.25 per Unit. 2-Bed: Min 1.12 per Unit, Max 1.75 per Unit. Site Min: 45 Spaces Site Max: 71 Spaces (Reduction per LUMO 5.9.7 of Min. Spaces Req.)
ACCESSIBLE PARKING	PROPOSED: 57 Spaces REQUIRED: 3 (Per LUMO) PROPOSED: 9 (NCHFA)
EV PARKING	REQUIRED: None PROPOSED: (2) Level-Two Charging Stations; EV Capable Conduit: Up to (20) spaces
BIKE PARKING	REQUIRED: 14 (Multi-Family: 1 per 4 Units) • Outside: 4 • Within Building: 10 PROPOSED: 14
BUILDING SETBACKS	REQUIRED: Street = 10' Interior = 0' Solar = N/A PROPOSED: Street = 10' Interior = 0' Solar = N/A
BUFFERS	REQUIRED: North: 10' Type 'A' Buffer East: None - Ex. Buffers on Adjoining Property South: 30' Type 'C' Buffer West: 10' Type 'A' Buffer PROPOSED: North: 10' Type 'A' Undisturbed R.C.D. East: None - Ex. Buffers on Adjoining Property South: 20' Type 'C' Buffer - See Design Modification West: 10' Type 'A' - Undisturbed R.C.D.
TREE COVERAGE	REQUIRED: 30% PROPOSED: ±40%
APPROXIMATE DISTURBED AREA	Onsite: 121,097 SF/2.78 AC Offsite: R/W disturbed area: ± 4,000 SF/ 0.09AC Total: 125,017 SF/2.87 AC



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ARCHITECTURAL ELEVATIONS	A2.2

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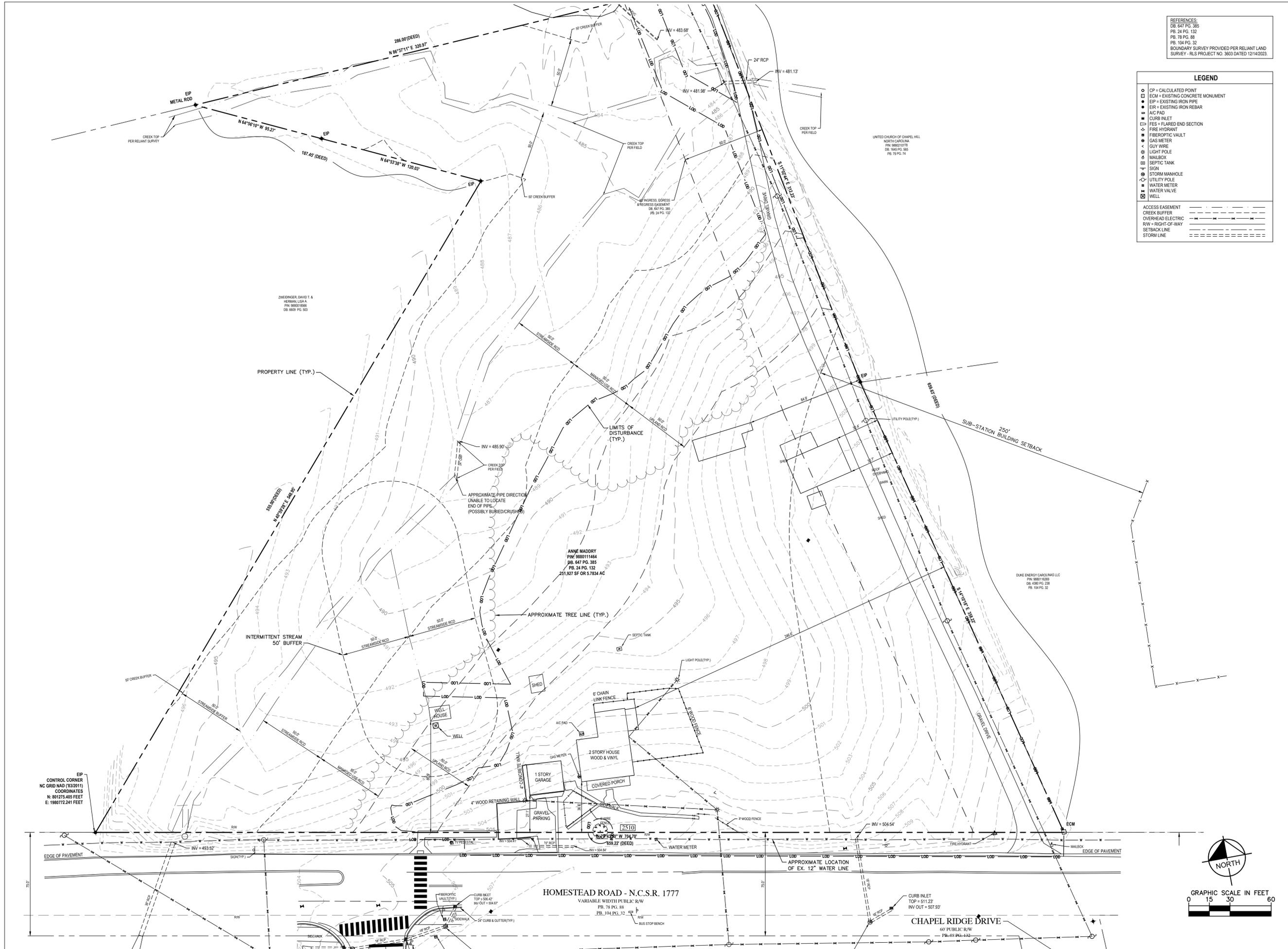
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Landscape Architect
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SUBMITTAL
1st Submittal: December 13, 2024
2nd Submittal: February 17, 2025

VICINITY MAP
SCALE: 1"=750'-0"





REFERENCES:
 DB: 647 PG. 385
 PB: 24 PG. 132
 PB: 78 PG. 88
 PB: 104 PG. 32
 BOUNDARY SURVEY PROVIDED PER RELIANT LAND SURVEY - RLS PROJECT NO. 3803 DATED 12/14/2023.

LEGEND	
○	CP = CALCULATED POINT
◻	ECM = EXISTING CONCRETE MONUMENT
●	EIP = EXISTING IRON PIPE
◆	EIR = EXISTING IRON REBAR
■	AC PAD
⊥	CURB INLET
▭	FES = FLARED END SECTION
⊕	FIRE HYDRANT
⊞	FIBEROPTIC VAULT
⊙	GAS METER
⊖	GUY WIRE
⊛	LIGHT POLE
⊠	MAILBOX
⊞	SEPTIC TANK
⊞	SIGN
⊞	STORM MANHOLE
⊞	UTILITY POLE
⊞	WATER METER
⊞	WATER VALVE
⊞	WELL
---	ACCESS EASEMENT
---	CREEK BUFFER
---	OVERHEAD ELECTRIC
---	R/W = RIGHT-OF-WAY
---	SETBACK LINE
---	STORM LINE

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 Raleigh, NC 27603
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MADDRY MEADOWS
 2510 HOMESTEAD APTS
 CHAPEL HILL, NORTH CAROLINA

CPP SUBMITTAL

PROJECT:	023186
DATE:	02.17.2025
REVISIONS:	DATE

DRAWN BY:
 CHECKED BY:

EXISTING CONDITIONS

C1.0

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MADDRY MEADOWS
2510 HOMESTEAD ROAD
CHAPEL HILL, NORTH CAROLINA

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SUBMITTAL**

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CHECKED BY:	JK

AREA CONTEXT MAP



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MADDRY MEADOWS TREE INVENTORY				
TREE	SPECIES	CAL.	NOTES	PROTECTED
A	American Holly	14"	Specimen. Excellent condition. Multi-trunk	Yes
B	Dogwood - I	12"	Specimen. Good condition. Multi-trunk	TBD
C	Dogwood - II	10"	Fair condition. Tip die back. Multi-trunk	TBD
D	Dogwood - III	15"	Good condition	No
E	Magnolia	18"	Specimen. Excellent condition. Multi-trunk	Yes
F	Red Cedar	38"	Good condition. Prior lighting strike. Massive caliper for the species	No
G	Ash	16"	Dead	No

- LANDSCAPE PROTECTION NOTES:
1. THIS CONCEPTUAL LANDSCAPE PROTECTION PLAN IS PROVIDED TO ILLUSTRATE APPROXIMATE ENCROACHMENT INTO THE RCD AND TO IDENTIFY STAND-ALONE TREES IN THE EXISTING MEADOW. A COMPREHENSIVE LANDSCAPE PROTECTION PLAN IS REQUIRED AND SHALL BE PROVIDED AT TIME OF FINAL DEVELOPMENT PLAN SUBMITTAL.
 2. THE SUBJECT PROPERTY HAS BEEN A SMALL WORKING FARM FOR MANY YEARS, AND THE FORMER OWNER LIVED IN THE HOUSE ON THE LAND AND CULTIVATED THE LANDSCAPE AROUND THE HOMEPLACE.
 3. THE MAJORITY (±60%) OF THE PROPERTY IS WITHIN TOWN OF CHAPEL HILL RESOURCE CONSERVATION DISTRICT. THE RCD FOLLOWS AN UNNAMED TRIBUTARY OF BOOKER CREEK THAT IS LOCATED ADJACENT TO THE WESTERN PROPERTY LINE.
 4. THE RCD IS MOSTLY PROPOSED FOR PRESERVATION, THE VEGETATION IN THE PORTION OF THE PROPERTY IS PRIMARILY NATIVE-SPECIES HARDWOOD TREES, INCLUDING OAK, TULIP POPLAR, SWEETGUM, AND RED MAPLE.
 5. THERE ARE INVASIVE SPECIES WITHIN THE RCD, INCLUDING ENGLISH IVY, ELAEAGNUS, AND CHINESE PRIVET. THE DENSE TREE CANOPY APPEARS TO HAVE LIMITED THE SPREAD OF THE INVASIVE SPECIES.
 6. WITHIN THE CULTIVATED PORTION OF THE PROPERTY SEVEN (7) TREES HAVE BEEN INVENTORIES. PLEASE REFER TO TREE CHART ON THIS PLAN FOR MORE INFORMATION ON THESE TREES.
 7. PLEASE REFER TO THE GRADING PLAN FOR MORE INFORMATION ON THE VEGETATION IMPACTS.



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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
DECIDUOUS CANOPY TREES							
	ACE SOU	2	ACER BARBATUM	SOUTHERN SUGAR MAPLE	3"	12' MIN.	NATIVE
	NYS CJC	4	NYSSA SYLVATICA 'MONZ'	MAJESTIC® BLACK GUM	3"	12' MIN.	NATIVE
	QUE BIC	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3"	12' MIN.	NATIVE
	QUE HIG	4	QUERCUS LYRATA 'HIGHBEAM'	HIGHBEAM OVERCUP OAK	3"	12' MIN.	NATIVE
	QUE RUB	3	QUERCUS RUBRA	RED OAK	3"	12' MIN.	NATIVE
DECIDUOUS UNDERSTORY TREES							
	AME ARB	3	AMELANCHIER ARBOREA	COMMON SERVICEBERRY	1.5"		NATIVE
	CER FOR	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	1.5"		NATIVE
	QUE MMM	4	QUERCUS X 'SCARLET LETTER'	SCARLET LETTER COLUMNAR OAK	1.5"		NATIVE
EVERGREEN UNDERSTORY TREES							
	ILE C39	6	ILEX OPACA 'CARDINAL'	CARDINAL AMERICAN HOLLY	1.5"		NATIVE
	MAG LIT	3	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	1.5"		NATIVE
	PRU CA2	6	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	1.5"		NATIVE
DECIDUOUS SHRUBS							
	HAM VIR	11	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	18"-24"		NATIVE
EVERGREEN SHRUBS							
	DIS MNV	15	DISTYLIUM X 'PHIDIST-V'	FIRST EDITIONS® CINNAMON GIRL® DISTYLIUM	18"-24"		
	ILE SHA	40	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18"-24"		NATIVE
	MOR CER	7	MYRICA CERIFERA	WAX MYRTLE	24"-30"		NATIVE
	OSM FRA	3	OSMANTHUS FRAGRANS	SWEET OLIVE	24"-30"		
	VIB RA4	18	VIBURNUM OBOVATUM 'RAULSTON HARDY'	RAULSTON HARDY WALTER'S VIBURNUM	18"-24"		NATIVE
	VIB SPR	5	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	18"-24"		
ORNAMENTAL GRASSES							
	MUH LWG	104 SF	MUHLENBERGIA SERICEA 'WHITE CLOUD'	WHITE CLOUD DUNE HAIRGRASS	2 GAL.		NATIVE
	PEN HAM	100 SF	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL.		NATIVE
SEED MIX: +/- 7,780 SF							
	ASC TUB		ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED			NATIVE
	ECH ALB		ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER			NATIVE
	LIA SPI		LIATRIS SPICATA	BLAZING STAR			NATIVE
	RUD GO2		RUDBECKIA FULGIDA SULLIVANTI 'GOLDSTURM'	GOLDSTURM CONEFLOWER			NATIVE
	SPO HET		SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED			NATIVE
SOD & SEED							
	TUR	892 SF	TURF	TURF			

PLANT SCHEDULE 2



125 N. Harrington St.
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MADDRY MEADOWS
2510 HOMESTEAD ROAD
CHAPEL HILL, NORTH CAROLINA

CPP SUBMITTAL

PROJECT: 023186
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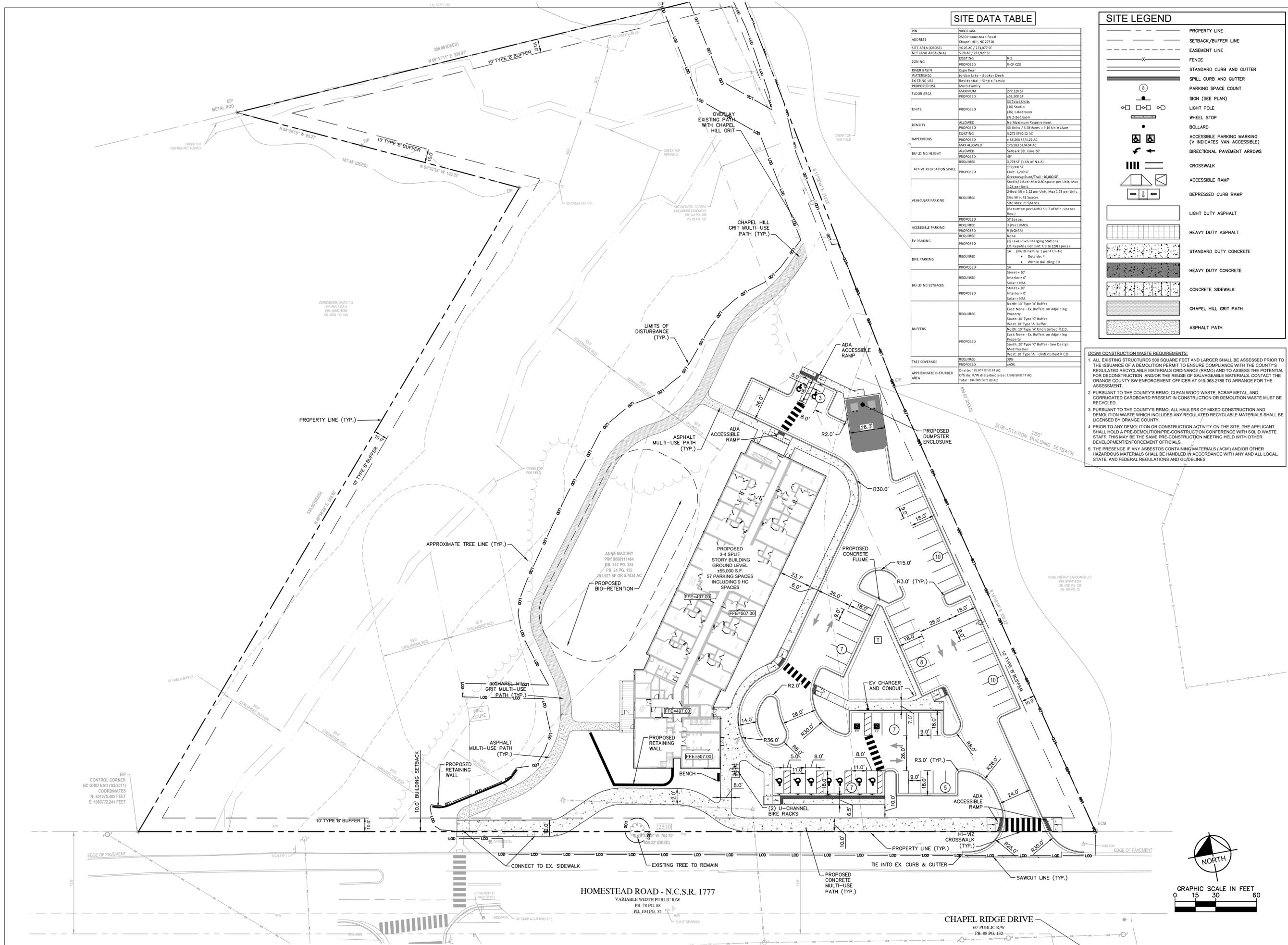
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CONCEPTUAL PLANTING PLAN

LA300



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SITE DATA TABLE

PIN	180021404
ADDRESS	2510 Homestead Road Chapel Hill, NC 27516
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WATERSHED	Jarvis Lake - Banker Creek
EXISTING USE	Residential - Single Family
PROPOSED USE	Multi-Family
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UNITS	PROPOSED: 53 Units / 5.78 Acres = 9.16 Units/Acre
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BUILDING HEIGHT	ALLOWED: Setback 39', Gate 60' PROPOSED: 49'
ACTIVE RECREATION SPACE	REQUIRED: 3,778 SF (1.5% of N.L.A.) PROPOSED: 15,000 SF Club: 1,200 SF Golfing: 15,000 SF Swimming: Min 0.80 space per Unit, Max 1.25 per Unit
VEHICULAR PARKING	REQUIRED: 57 Spaces (Reduction per LUOM 5.9.7 of Min. Spaces Per)
ACCESSIBLE PARKING	PROPOSED: 57 Spaces REQUIRED: 3 (Per LUOM) PROPOSED: 9 (NCHTA)
EV PARKING	PROPOSED: None (2) Level-Two Charging Stations; EV Capable Conduit Up to 200 spaces
BIKE PARKING	REQUIRED: 14 PROPOSED: 2 U-Channel Bike Racks • Outside: 4 • Within Building: 10
BUILDING SETBACKS	REQUIRED: Street = 10' Interior = 0' Solar = N/A PROPOSED: Street = 10' Interior = 0' Solar = N/A
BUFFERS	REQUIRED: North: 10' Type 'A' Buffer East: None - Ex. Buffers on Adjoining Property South: 30' Type 'C' Buffer West: 10' Type 'A' Buffer PROPOSED: North: 10' Type 'A' Undisturbed R.C.D. East: None - Ex. Buffers on Adjoining Property South: 10' Type 'C' Buffer - See Design Modification West: 10' Type 'A' - Undisturbed R.C.D.
TREE COVERAGE	REQUIRED: 40% PROPOSED: 40%
APPROXIMATE DISTURBED AREA	Disturb: 128,817 SF (2.91 AC) Disturb: 91W (disturbed area): 7,548 SF (0.17 AC) Total: 136,365 SF (3.08 AC)

SITE LEGEND

	PROPERTY LINE
	SETBACK/BUFFER LINE
	EASEMENT LINE
	FENCE
	STANDARD CURB AND GUTTER
	SPILL CURB AND GUTTER
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	BOLLARD
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	CROSSWALK
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	CHAPEL HILL GRIT PATH
	ASPHALT PATH

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

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CHAPEL HILL, NORTH CAROLINA

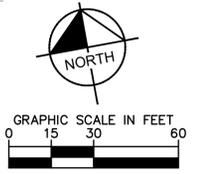
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SITE PLAN

C2.0



HOMESTEAD ROAD - N.C.S.R. 1777
VARIABLE WIDTH PUBLIC R/W
PB. 78 PG. 88
PB. 104 PG. 32

CHAPEL RIDGE DRIVE
60' PUBLIC R/W
PB. 88 PG. 132



GRADING AND DRAINAGE LEGEND	
	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT
	STORM DRAIN (>= 12 INCH)
	STORM DRAIN (< 12 INCH)
	ROOF DRAIN
	UNDER DRAIN
	CURB AND GUTTER
	SPILL CURB AND GUTTER
	LIMITS OF DISTURBANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEVATION
	CATCH BASIN (CB)
	MANHOLE (SDMH)
	CLEANOUT (SDCO)
	DROP INLET (DI)
	AREA DRAIN (AD)
	CONTROL STRUCTURE (CS)
	FLARED END SECTION (FES)
	CONCRETE HEADWALL (HW)
	RIP-RAP APRON
	FLOW ARROW
	TOP OF WALL (GRADE ELEV.)
	BOTTOM OF WALL (GRADE ELEV.)
	TOP OF PAVEMENT (GRADE ELEV.)
	TOP OF CURB (GRADE ELEV.)
	FLUSH CURB (GRADE ELEV.)
	WATER TIGHT JOINTS (WT)

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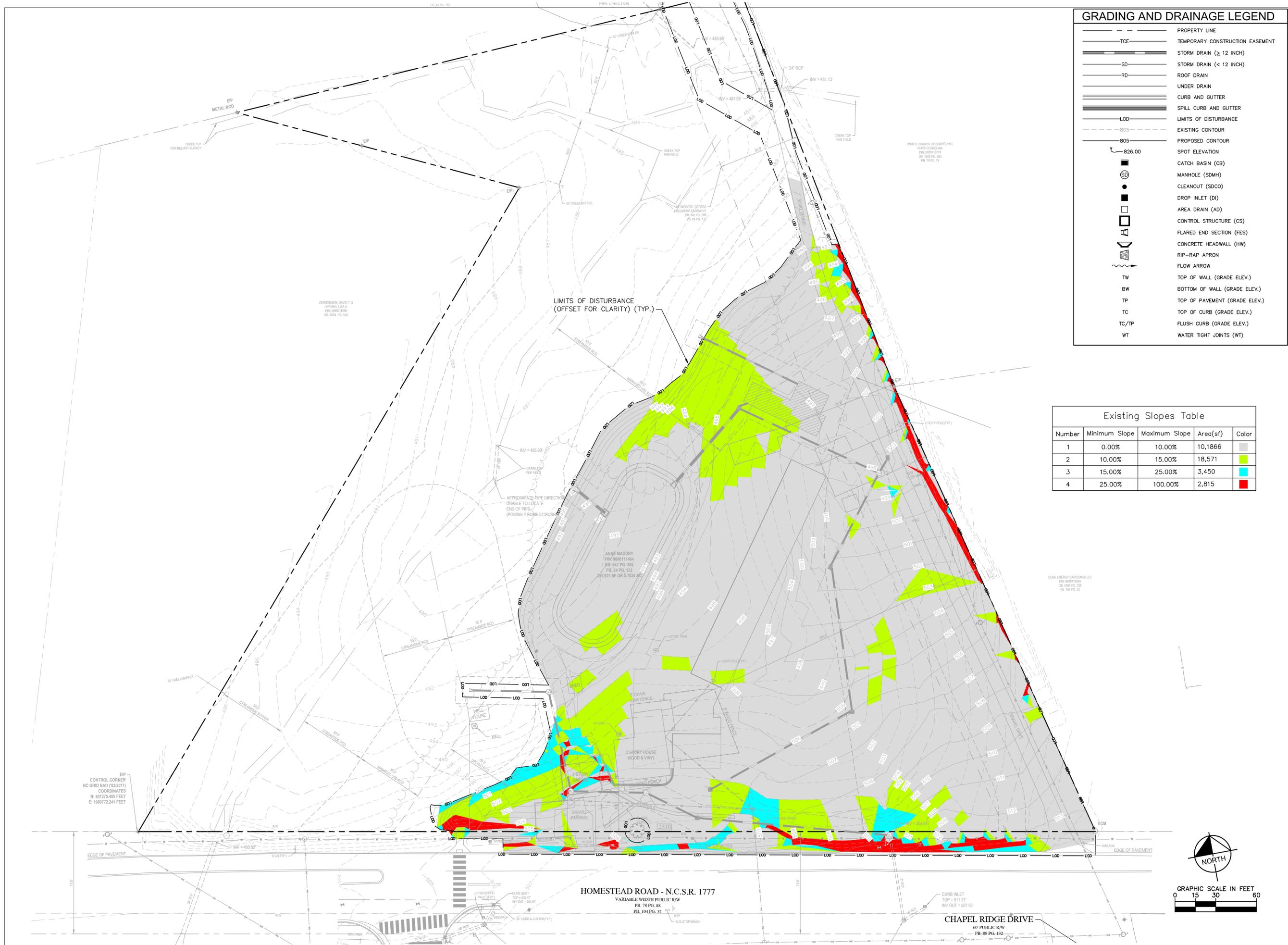
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GRADING AND STORM MANAGEMENT PLAN

C3.0

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GRADING AND DRAINAGE LEGEND	
---	PROPERTY LINE
---	TEMPORARY CONSTRUCTION EASEMENT
---	STORM DRAIN (≥ 12 INCH)
---	STORM DRAIN (< 12 INCH)
---	ROOF DRAIN
---	UNDER DRAIN
---	CURB AND GUTTER
---	SPILL CURB AND GUTTER
---	L00
---	LIMITS OF DISTURBANCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
826.00	SPOT ELEVATION
■	CATCH BASIN (CB)
○	MANHOLE (SDMH)
●	CLEANOUT (SDCO)
□	DROP INLET (DI)
□	AREA DRAIN (AD)
□	CONTROL STRUCTURE (CS)
□	FLARED END SECTION (FES)
□	CONCRETE HEADWALL (HW)
□	RIP-RAP APRON
→	FLOW ARROW
TW	TOP OF WALL (GRADE ELEV.)
BW	BOTTOM OF WALL (GRADE ELEV.)
TP	TOP OF PAVEMENT (GRADE ELEV.)
TC	TOP OF CURB (GRADE ELEV.)
TC/TP	FLUSH CURB (GRADE ELEV.)
WT	WATER TIGHT JOINTS (WT)

Existing Slopes Table				
Number	Minimum Slope	Maximum Slope	Area(sf)	Color
1	0.00%	10.00%	10,1866	Grey
2	10.00%	15.00%	18,571	Yellow
3	15.00%	25.00%	3,450	Cyan
4	25.00%	100.00%	2,815	Red

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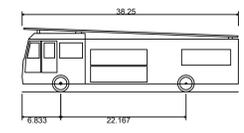
STEEP SLOPES PLAN

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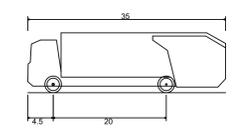


FIRE TRUCK SPECIFICATIONS



E-ONE Combination Unit
Overall Length 38.250ft
Overall Width 8.333ft
Overall Body Height 11.250ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

GARBAGE TRUCK SPECIFICATIONS



Rear-Load Garbage Truck
Overall Length 35.000ft
Overall Width 8.375ft
Overall Body Height 10.546ft
Min Body Ground Clearance 1.000ft
Track Width 8.375ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 29.300ft



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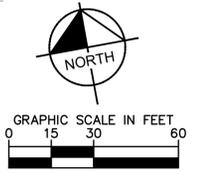
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PROJECT:	023186
DATE:	02.17.2025
REVISIONS:	DATE

DRAWN BY:
CHECKED BY:

CIRCULATION PLAN

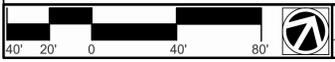
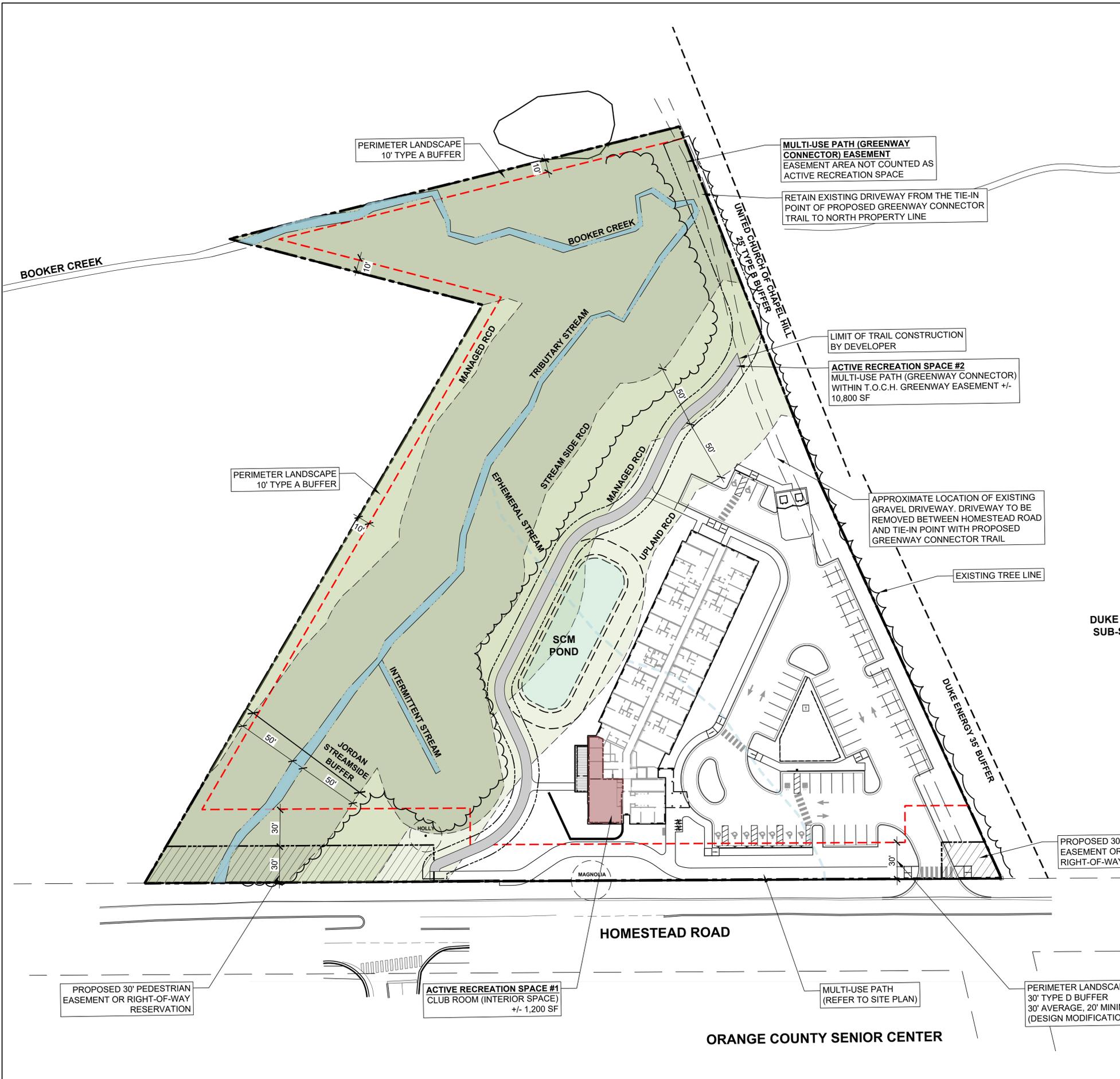
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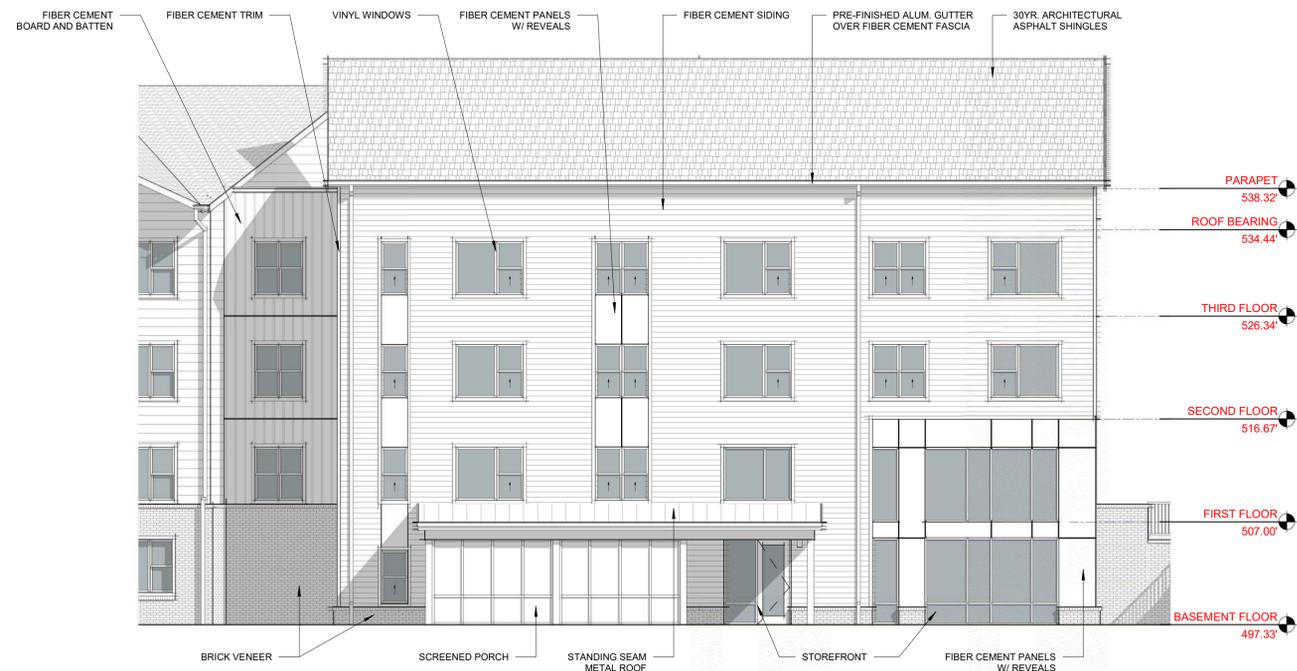
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OPEN SPACE AND BUFFER NOTES:

- THE FOLLOWING PERIMETER BUFFERS ARE REQUIRED:
 - SOUTH: 30' TYPE D BUFFER (HOMESTEAD ROAD)
 - NORTH: 10' TYPE A BUFFER
 - WEST: 10' TYPE A BUFFER
 - EAST: NONE REQUIRED, PROVIDED BY ADJOINERS
- THE PROJECT WILL REQUEST FUNDING FROM THE NORTH CAROLINA HOUSING FINANCE AGENCY. A REQUIREMENT OF THE AGENCY IS TO PROVIDE A 250' BUILDING SETBACK FROM THE ADJOINING DUKE ENERGY SUB-STATION EQUIPMENT.
- EXISTING UNDISTURBED VEGETATIVE BUFFERS EXISTS ON THE EASTERN BOUNDARY WITH THE UNITED CHURCH OF CHAPEL HILL AND THE DUKE ENERGY SUB-STATION.
- THE MAJORITY (+/- 60%) OF THE PROPERTY IS WITHIN TOWN OF CHAPEL HILL RESOURCE CONSERVATION DISTRICT. THE RCD FOLLOWS AN UNNAMED TRIBUTARY OF BOOKER CREEK THAT IS LOCATED ADJACENT TO THE WESTERN PROPERTY LINE. THE RCD PROVIDES A MOSTLY UNDISTURBED VEGETATIVE BUFFER ALONG THE WESTERN AND NORTHERN BOUNDARIES OF THE PARCEL.
- REQUIRED ACTIVE RECREATION AREA: 12,596 SF
PROPOSED ACTIVE RECREATION AREA: +/- 12,000 SF
 - CLUB/FITNESS AREA INSIDE THE BUILDING (+/- 1,200 SF)
 - MULTI-USE PATH + EASEMENT (+/- 10,800 SF)



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SOUTHWEST ELEVATION 3
1/8" = 1'-0"

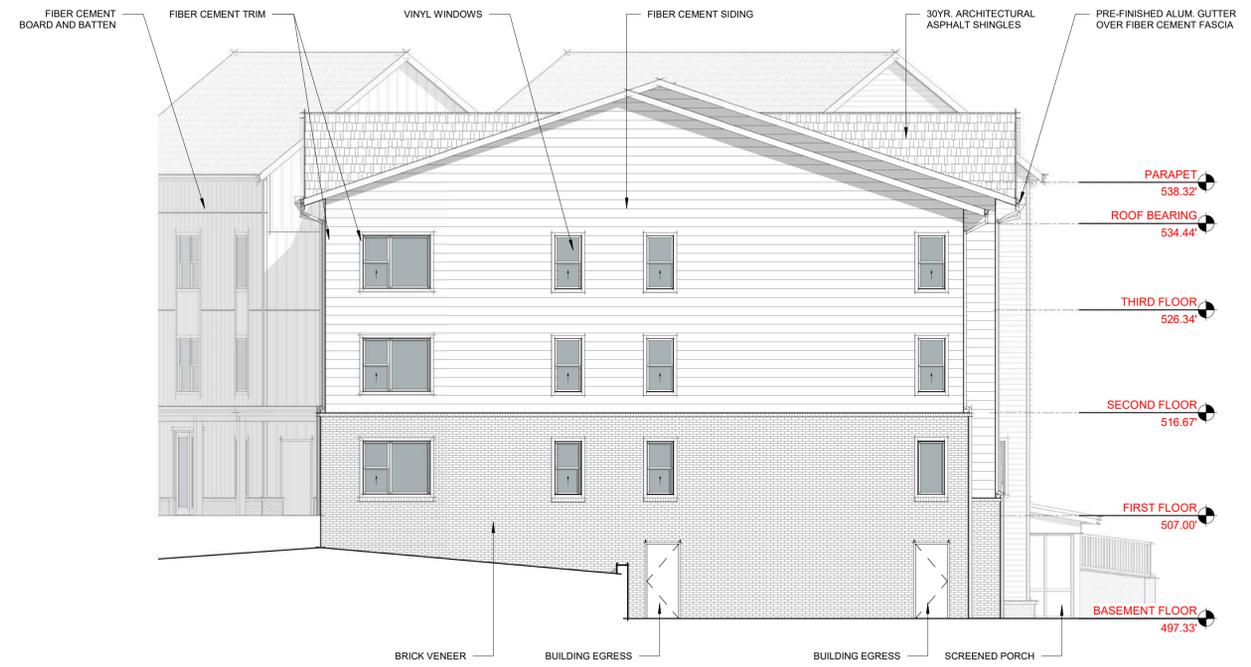


SOUTH ELEVATION 1
1/8" = 1'-0"

MAXIMUM CORE BUILDING HEIGHT: 567.50'
NOTE: ENTIRE BUILDING FOOTPRINT WITHIN CORE BUILDING HEIGHT ENVELOPE



EAST ELEVATION 2
1/8" = 1'-0"



NORTH ELEVATION 2
1/8" = 1'-0"



WEST ELEVATION 1
1/8" = 1'-0"