



## Longleaf Trace – Project Narrative

### Introduction

The proposed Longleaf Trace development is located along and to the South and East of Legion Road. It is East of Rams Plaza, across from Novus Lane, and directly adjacent to a Town of Chapel Hill-owned parcel.

The development is proposing to supply much-needed affordable housing in an opportunity rich area of town, helping promote equitable development, economic opportunity, promoting mobility and connectivity, and providing healthy, safe, high quality affordable housing. The development proposal includes up to 60 units of affordable age-restricted rental housing apartments, with 48 units currently anticipated to be developed. As proposed, the community will include a mix of 1, and 2-bedroom units. The development will also include an integrated community clubhouse that will house a community room, kitchenette, fitness room, reading areas, and a computer center. All the proposed units are expected to be affordable to households at or below 60% of Orange County’s Area Median Income (“AMI”).

The proposed development represents a partnership between Taft Mills Group (TMG) and local nonprofit Community Home Trust (CHT), whose primary business models involve developing, owning, and managing affordable housing. TMG and CHT were selected as the Town’s development partners for the Tanyard Branch Trace (Jay Street) affordable housing project and their successful partnership led to that project being awarded Low-Income Housing Tax Credits by the North Carolina Housing Finance Agency in 2023.

### Site Description

The proposed site consists of approximately 3.24 acres. The site is mostly wooded, with two existing single-family home structures located at the front of the site. Due to the limited size of the site, the project is proposing a single point of ingress/egress to Legion Road.



The development site's surrounding land area is mixed-use consisting primarily of low-medium density residential and commercial uses. The proposed use is consistent with the scale and use of surrounding properties.

The site slopes from Legion Road at approximately 5% and the southern boundary at approximately 12% to a stream located in the rear third of the site that bisects the property. The project does not propose to disturb any of the stream area and will adhere to all required state and local buffer/set-back requirements.

### **Site Access, Circulation, and Pedestrian Connectivity**

The development will seek to provide ingress/egress from Legion Road. Site access is directly available to Legion Rd and has the potential to align with intersecting Novus Lane to the north. The proposed community is expected to generate traffic counts within an average consistent with that of other adjacent uses. Onsite surface parking will be provided for the apartments and a community building. A turnaround area will be provided at the southern end of the developed area and will meet all necessary Town requirements.

The site has a transit stop on the edge of the property and directly across the street with continuous sidewalks and a pedestrian crossing for future residents. There are several other transit stops within .25 miles of the site. The development's future residents will support and benefit from the usage and relative proximity of the existing public transit.

The community, as described in the submitted **Statement of Consistency with the Comprehensive Plan** document, is consistent with the Town's desired development type for this area and will achieve Town goals through the creation of high-quality, sustainable affordable housing.

### **Building Layout**

The proposed residential structure is situated on the site to meet all municipal buffer and setback requirements. The site is designed with an over 200ft wooded buffer between the construction area of the development and the neighboring single-family homes to the rear of the site. The parking is also designed to be adjacent to the neighboring property at Turnberry lane and is planned to include a fence and natural buffer area to provide a transition between the duplexes on that site and the proposed building area. The architectural elements will meet the LUMO requirements.





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### Climate Action Plan Worksheet

A Climate Action Plan is an integral component for Conditional Zoning Districts. The intent of this worksheet is to capture commitments made through the rezoning process to meet the Town’s sustainability goals. **This is a fillable form. Please select the box for each climate action design feature that will be provided as part of this project.**

<b>Project Name</b>	Longleaf Trace	<b>Application Number [Staff to Complete]</b>	CZD-24-1
<b>Property Address(es)</b>	1708 and 1712 Legion Road		

<b>Energy-Efficient Building Design Features</b>	
<p><b>Commercial construction (including multifamily)</b> will meet the <a href="https://newbuildings.org/resource/40-stretch-energy-standard/">New Buildings Institute’s 40 Percent Stretch Energy Standard</a><sup>1</sup>. Alternatively, commercial construction can be designed to be 40 percent better than the latest adopted version of ASHRAE 90.1 in the NC State Building Code.</p> <p>For the alternative option, the applicant agrees to provide supporting evidence before the Final Plan Zoning Compliance Permit can be issued.</p>	<input type="checkbox"/>
<p><b>Residential construction (single-family and two-family)</b> will meet <a href="https://www.energystar.gov/ia/partners/downloads/ES_Combined_Path_v3.1.pdf">Energy Star Certified Homes Version 3.1</a><sup>2</sup> certification requirements.</p>	<input type="checkbox"/>

❖ **Explain reasons for not providing any energy-efficient building design features identified above.**

<b>Applicant’s response</b>	Project is an affordable housing project with financial feasibility considerations but will maximize the energy efficiency beyond what is required by the energy code through participation in the following: National Green Building Standard certification, Energy Star Multifamily New Construction 1.1, and the Duke Energy Design Assistance Program.
<b>Evaluation [Staff to Complete]</b>	See Ordinance A

<sup>1</sup> <https://newbuildings.org/resource/40-stretch-energy-standard/>

<sup>2</sup> [https://www.energystar.gov/ia/partners/downloads/ES\\_Combined\\_Path\\_v3.1.pdf](https://www.energystar.gov/ia/partners/downloads/ES_Combined_Path_v3.1.pdf)

**Electric Vehicular Infrastructure**

<p>Each <b>non-residential building</b> served by 10 or more on-site parking spaces will meet the following criteria:</p> <ul style="list-style-type: none"> <li>• 5 percent (rounded up) of spaces must have Level 2 electric vehicle supply equipment (EVSE) installed</li> <li>• 25 percent (rounded up) of total parking spaces must be EVSE-ready</li> </ul> <p>EVSE-ready means:</p> <ul style="list-style-type: none"> <li>• A parking space has one 40-amp, 208/240V branch circuit from the panel and is terminated at a receptacle or junction box.</li> <li>• The panel should be labeled “EVSE-Ready” or “Future EVSE” and should support any future charging stations that provide at least 6.6 kW of power.</li> </ul>	<input type="checkbox"/>
<p>Each <b>unit in a multifamily building</b> (including mixed use) with on-site parking will have a minimum of 1 EVSE-capable parking space.</p> <p>EVSE-capable means</p> <ul style="list-style-type: none"> <li>• A designated parking space that is provided with continuous conduit/raceway from a panel that supports future charging stations, which provide at least 6.6 kW of power.</li> <li>• These spaces do not require wiring or receptacles.</li> <li>• For exterior surface lots, the conduit should be run underground to the parking location.</li> </ul>	<input checked="" type="checkbox"/>
<p>Each <b>single-family attached or detached unit with a garage</b> will have a minimum of 1 EVSE-ready parking space.</p> <p>EVSE-ready means:</p> <ul style="list-style-type: none"> <li>• A parking space has one 40-amp, 208/240V branch circuit from the panel and is terminated at a receptacle or junction box.</li> <li>• The panel should be labeled “EVSE-Ready” or “Future EVSE” and should support any future charging stations that provide at least 6.6 kW of power.</li> </ul>	<input type="checkbox"/>
<p>Designs will adhere to the U.S. Access Board’s most recently updated version of the <a href="https://www.access-board.gov/tad/ev/">Design Recommendations for Accessible Electric Vehicle Charging Stations</a><sup>3</sup>. If the project calls for direct-current fast charging (DCFC) infrastructure, then appropriate proportional electrical and conduits should be included.</p> <p>Town staff review and approve all site designs for initial and future EV charging before a Zoning Compliance Permit is issued.</p>	<input type="checkbox"/>

❖ **Explain reasons for not providing any electric vehicular infrastructure not identified above. If alternative ratios are proposed, please provide justification. Please also describe how the proposed facilities will support current and future levels of electric vehicles used by residents and visitors (e.g., EV Charging Station Management Plan).**

<p><b>Applicant's response</b></p>	<p>The project will provide EVSE capable parking for each unit developed. Site has access to multiple forms of transit which will help reduce dependency on vehicular transportation.</p>
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<sup>3</sup> <https://www.access-board.gov/tad/ev/>

<b>Evaluation [Staff to Complete]</b>	See Ordinance A
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**Buildings and Energy Climate Actions**

Achieves all energy-efficient building design standards for applicable development type(s) [Energy Efficient Building Design expectations above]	<input type="checkbox"/>
All-electric building and site design	<input checked="" type="checkbox"/>
All-electric appliances (no fossil fuel appliances)	<input checked="" type="checkbox"/>
Rooftop solar (50-100 percent of available roof area)	<input type="checkbox"/>
Sustainable building materials and resource use equivalent to meeting LEED standard	<input checked="" type="checkbox"/>
LED lighting only for interior spaces	<input checked="" type="checkbox"/>
LED lighting only for exterior spaces, including street/parking lot lighting (3000 Kelvin or lower)	<input checked="" type="checkbox"/>
Meets International Dark-Sky Association's principles for outdoor lighting	<input type="checkbox"/>
WaterSense-rated appliances and equipment only	<input checked="" type="checkbox"/>
Energy Star-rated appliances and equipment only	<input checked="" type="checkbox"/>

**Transportation & Land Use Climate Actions**

Achieves all EV charging station infrastructure standards for applicable development type(s) [See Electric Vehicle Infrastructure expectations above].	<input type="checkbox"/>
An EV-charging station management plan for initial and future infrastructure buildout must be provided during Final Plan Zoning Compliance Permit review.	
Served by Chapel Hill Transit (bus stop on-site or within ¼ mile)	<input checked="" type="checkbox"/>
Supports the Town's planned bicycle/pedestrian infrastructure with improvements and connections	<input checked="" type="checkbox"/>
Exceeds Town standards for on-site bicycle parking	<input type="checkbox"/>
Supports environmental equity through access to greenways and parks	<input checked="" type="checkbox"/>

**Water, Wastewater, and Nature Resource Climate Actions**

Exceeds the Town's standard for tree canopy coverage and adds shading	<input type="checkbox"/>
Exceeds the Town's standard for water feature buffer	<input checked="" type="checkbox"/>
Protects existing natural habitat corridor(s)	<input checked="" type="checkbox"/>
Dedicates land and new plantings to establish future habitat corridor(s)	<input type="checkbox"/>
Native and drought-tolerant landscape plantings only	<input checked="" type="checkbox"/>
No irrigation with potable water	<input checked="" type="checkbox"/>

<b>Resiliency Climate Actions</b>	
Meets 100-year storm event design standard for stormwater management to address increased risk of nuisance flooding	<input checked="" type="checkbox"/>
Exceeds Town standards for green infrastructure elements (trees, bioretention) to reduce extreme heat impacts	<input type="checkbox"/>
Vegetative roof surface to reduce extreme heat impacts	<input type="checkbox"/>
Concrete sidewalks, natural surface trails, and high-albedo coated asphalt to reduce extreme heat impacts	<input type="checkbox"/>
Rooftop solar with battery storage to provide backup emergency power	<input type="checkbox"/>
Shaded outdoor structures, walkways, and sitting areas to reduce extreme heat impacts	<input type="checkbox"/>

❖ **Explain reasons for not providing any climate action design elements not identified above.**

<b>Applicant's response</b>	Project will maximize the climate actions noted above within financial feasibility for an affordable housing project, including being designed for solar readiness. The project is anticipating a pitched roof to be in character with adjacent parcels preventing the installation of a vegetated roof. Project will be designed to meet solar readiness.
<b>Evaluation [Staff to Complete]</b>	See Ordinance A

<b>Select other incentives the project will pursue.</b>	
Duke Energy's <a href="#">Energy Design Assistance Program</a> <sup>4</sup>	<input checked="" type="checkbox"/>
Duke Energy's <a href="#">Electric Vehicle Programs</a> <sup>5</sup>	<input type="checkbox"/>
Duke Energy's <a href="#">Business Incentives and Rebates</a> <sup>6</sup> upgrades eligible for existing structures that are part of your project)	<input type="checkbox"/>
Federal <a href="#">45L Tax Credit</a> <sup>7</sup> for New Residential Construction (starts at \$500/unit for multifamily and up to \$2,500 per single-family home)	<input checked="" type="checkbox"/>

❖ **Describe other incentives the project will pursue.**

<b>Applicant's response</b>	The project will pursue tax-credits through NCHFA allocation process along with the items checked above.
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<sup>4</sup> <https://www.duke-energy.com/business/products/design-assistance>

<sup>5</sup> <https://www.duke-energy.com/energy-education/electric-vehicles/ev-initiatives>

<sup>6</sup> <https://www.duke-energy.com/business/products/energy-advisor>

<sup>7</sup> [https://www.energystar.gov/about/federal\\_tax\\_credits/federal\\_tax\\_credit\\_archives/tax\\_credits\\_home\\_builders](https://www.energystar.gov/about/federal_tax_credits/federal_tax_credit_archives/tax_credits_home_builders)

*Evaluation  
[Staff to  
Complete]*

See Ordinance A



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### Project Fact Sheet

<b>Project Information</b>	<b>Project Name</b>	Longleaf Trace	<b>Application Number [Staff to Complete]</b>	CZD-24-1
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<b>Lot &amp; Zoning Information</b>	<b>Parcel Number(s)</b>	9799465105/9199456975		
	<b>Property Address(es)</b>	1708-1712 Legion Road		
	<b>Existing Zoning District(s)</b>	R-2/R-4		
	<b>Proposed Zoning District(s)</b>	RCP-CZD		

<b>Uses (LUMO Sec. 3.7 and 3.10)</b>	<b>Existing Use(s)</b>	Single-family Residential/Undeveloped				<b>Evaluation [Staff to Complete]</b>  See Ordinance A
	<b>Proposed Use(s)</b>	Multifamily Residential				
	<b>Number of Dwelling Units</b>	<b>Existing</b>	2	<b>Proposed to be Removed</b>	2	
		<b>Proposed New, Minimum</b>	42	<b>Proposed New, Maximum</b>	60	
		<b>Market-rate units</b>	0	<b>Affordable units</b>	100%	
		<b>For sale units</b>	0	<b>Rental units</b>	100%	

<b>Land Area</b>	<b>Net Land Area (NLA) (sq. ft.)</b>	145,055	<b>Net Land Area (acres)</b>	3.33
	<b>Gross Land Area (GLA) (sq. ft.)</b>	159,561	<b>Gross Land Area (acres)</b>	3.66



					Evaluation [Staff to Complete]
<b>Setbacks &amp; Building Height</b> <i>(LUMO Sec. 3.8)</i>	<b>Proposed street setback (ft.)</b>	10	<b>Required street setback (ft.)</b>	10	See Ordinance A
	<b>Proposed interior setback (ft.)</b>	10	<b>Required interior setback (ft.)</b>	0	
	<b>Proposed solar setback (ft.)</b>	N/A	<b>Required solar setback (ft.)</b>	N/A	
	<b>Proposed building height, setback (ft.)</b>	39	<b>Required building height, setback (ft.)</b>	39	
	<b>Proposed building height, core (ft.)</b>	60	<b>Required building height, core (ft.)</b>	60	

<b>Land Disturbance</b>	<b>Total proposed land disturbance (sq. ft.)</b>	100,000	<b>Total proposed land disturbance (acres)</b>	2.30
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					Evaluation [Staff to Complete]
<b>Impervious Surface Area (ISA)</b> <i>(LUMO Sec. 3.8)</i>	<b>Existing ISA (sq. ft.)</b>	3,135	<b>Removed ISA (sq. ft.)</b>	3,135	See Ordinance A
	<b>New ISA (sq. ft.)</b>	52,000	<b>Total ISA (sq. ft.)</b>	52,000	
	<b>Proposed ISA ratio (% of GLA)</b>	37%	<b>Required ISA ratio (% of GLA)</b>	70%	

					Evaluation [Staff to Complete]
<b>Floor Area</b> <i>(LUMO Sec. 3.6, 3.8, 3.10)</i>	<b>Existing floor area (sq. ft.)</b>	3,135	<b>Removed floor area (sq. ft.)</b>	3,135	See Ordinance A
	<b>New proposed floor area (sq. ft.)</b>	62,000	<b>Total proposed floor area (sq. ft.)</b>	62,000	
	<b>Maximum allowed floor area* (sq. ft.)</b>	128,659			
	*Calculated according to the floor area ratio for the proposed zoning district, plus transfer from resource conservation district and/or bonus for affordable units.				

Resource  
Conservation  
District (RCD)  
(LUMO 3.6)

Total land area in RCD (sq. ft.)	24,552		Sewered	<input type="checkbox"/>		
			Unsewered	<input checked="" type="checkbox"/>		
	<b>Streamside Zone</b>		<b>Managed use zone</b>		<b>Upland Zone</b>	
Land area (sq. ft.)	24,552		N/A		N/A	
Proposed use(s) [Table 3.6.3-2]	Stormwater Control Measure (SCM) outlet					
	<b>Proposed</b>	<b>Required</b>	<b>Proposed</b>	<b>Required</b>	<b>Proposed</b>	<b>Required</b>
ISA (sq. ft.)			N/A		N/A	
ISA ratio (%)						
Disturbed area (sq. ft.)	6,138		N/A		N/A	
Disturbed area ratio (%)	25%	<b>20%</b>	N/A	<b>40%</b>	N/A	<b>40%</b>
Floor area (sq. ft.)	N/A					
Floor area ratio (%)	N/A	<b>1%</b>	N/A	<b>1.9%</b>	N/A	

See Ordinance A

<b>Steep Slopes</b> <i>(LUMO Sec. 5.3)</i>	<b>Total steep slopes area (sq. ft.)</b>		<b>Proposed disturbed area (sq. ft.)</b>		See Ordinance A
	<b>Proposed disturbed area (%)</b>		<b>Maximum allowed disturbance (%)</b>	25%	

<b>Recreation Space</b> <i>(LUMO 5.5)</i>	<b>Proposed recreation space (sq. ft.)</b>	7,056	<b>Required recreation space (sq. ft.)</b>	7,056	Evaluation [Staff to Complete] See Ordinance A
	<b>Proposed payment (\$)</b>		<b>Payment-in-lieu calculation</b>		

<b>Landscape Buffers</b> <i>(LUMO Sec. 5.6 and Design Manual)</i>		<b>Type</b>		<b>Width</b>		Evaluation [Staff to Complete] See Ordinance A
	<b>Direction</b> <i>(North, South, East, West)</i>	<b>Proposed</b>	<b>Required</b>	<b>Proposed</b>	<b>Required</b>	
	North		B	10	10	
	South		B	10	10	
	East		C	20	20	
	West		B	10	10	

Evaluation [Staff to Complete]

<b>Tree Canopy Coverage</b> <i>(LUMO Sec. 5.7)</i>	<b>Proposed tree canopy coverage (% of NLA)</b>	30	<b>Required tree canopy coverage (% of NLA)</b>	30	See Ordinance A
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					<b>Evaluation [Staff to Complete]</b>
<b>Off-Street Vehicular Parking</b> <i>(LUMO Sec. 5.9)</i>	<b>Existing vehicular parking spaces</b>	N/A	<b>Removed vehicular parking spaces</b>	N/A	See Ordinance A
	<b>New vehicular parking spaces</b>	48	<b>Total proposed vehicular parking spaces</b>	48	
	<b>Minimum required vehicular parking spaces</b>	0.8 spaces per DU	<b>Maximum allowed vehicular parking spaces</b>	1.75 spaces per DU	
	<b>Calculation for minimum requirement</b>	48 x 0.8 = 39 spaces			
	<b>Calculation for maximum allowance</b>	48 x 1.75 = 84 spaces			

					<b>Evaluation [Staff to Complete]</b>
<b>Loading Spaces</b> <i>(LUMO Sec. 5.9)</i>	<b>Existing loading spaces</b>	N/A	<b>Removed loading spaces</b>		See Ordinance A
	<b>New loading spaces</b>	N/A	<b>Total loading proposed spaces</b>		
	<b>Minimum required loading spaces</b>		<b>Calculation for minimum requirement</b>		

					<b>Evaluation [Staff to Complete]</b>
<b>Off-Street Bicycle Parking</b> <i>(LUMO Sec. 5.9)</i>	<b>Existing bicycle spaces</b>	N/A	<b>Removed bicycle spaces</b>	N/A	See Ordinance A
	<b>New bicycle spaces</b>	12	<b>Total proposed bicycle spaces</b>	12	
	<b>Minimum required bicycle spaces</b>	1 per 4 dwelling units			
	<b>Calculation for minimum requirement</b>	1 per 4 dwelling units			



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201  
DURHAM, NORTH CAROLINA 27707

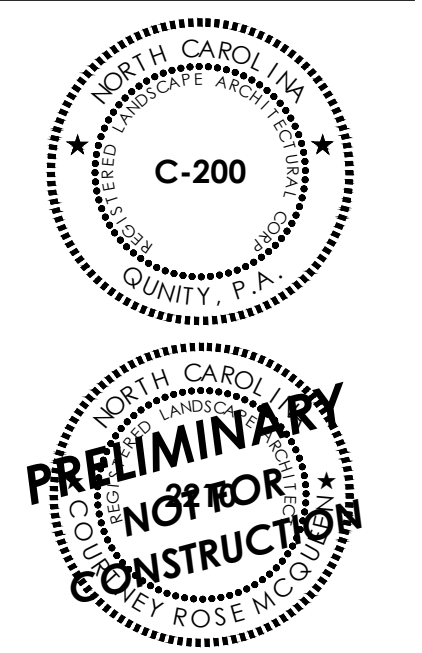
P 919.490.4990  
www.qunity.com

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

**LONGLEAF TRACE**

1708-1712 LEGION ROAD  
CHAPEL HILL, NORTH CAROLINA

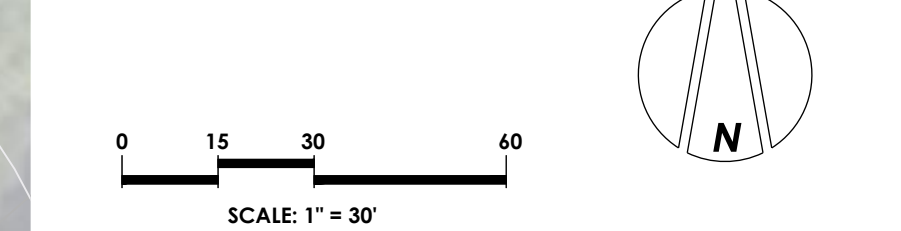
**EXISTING CONDITIONS**



**DEVELOPMENT SUMMARY:**

<b>SITE SUMMARY</b>	
GROSS LAND AREA:	145,055 SF (3.33 AC)
PROJECT AREA:	97,000 SF (2.22 AC)
AREA OF DISTURBANCE ONSITE:	97,000 SF (2.22 AC)
AREA OF DISTURBANCE OFFSITE:	3,000 SF (0.07 AC)
TOTAL AREA OF DISTURBANCE:	100,000 SF (2.30 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
<b>LOT SUMMARY</b>	
MAXIMUM BUILDING HEIGHT:	40'
TOTAL MAX. UNITS:	48
REQUIRED STREET YARD SETBACK:	10'
PROPOSED STREET YARD SETBACK:	10'
REQUIRED SIDE SETBACK:	0'
PROPOSED SIDE SETBACK:	10'
REQUIRED REAR SETBACK:	0'
PROPOSED REAR SETBACK:	10'
<b>BUILDING SUMMARY</b>	
EXISTING BUILDING AREA:	3,135 SF
PROPOSED BUILDING AREA:	62,000 SF
<b>PARKING SUMMARY</b>	
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 (7' X 18')	41 SPACES
TOTAL PARKING PROVIDED:	51 SPACES
BIKE PARKING (12 REQUIRED):	12 SPACES
<b>IMPERVIOUS SUMMARY</b>	
TOTAL AREA:	145,055 SF (3.33AC)
MAXIMUM ALLOWABLE IMPERVIOUS AREA:	101,539 SF (2.33 AC) (70%)
EXISTING IMPERVIOUS AREA:	3,135 SF (0.07 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	51,817 SF (1.18 AC) (36.5%)
STREETS / PARKING LOTS:	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%)
<b>TREE COVERAGE SUMMARY</b>	
REQUIRED TREE COVERAGE / OPEN SPACE:	43,517 SF (30%)
PROPOSED TREE COVERAGE / OPEN SPACE:	43,517 SF (30%)
<b>OPEN SPACE SUMMARY</b>	
REQUIRED OPEN SPACE AREA:	7,253 SF (5%)
PROPOSED OPEN SPACE AREA:	7,253 SF (5%)

**1 EXISTING CONDITIONS**  
SCALE: 1" = 30'



Number	Minimum Slope	Maximum Slope	Color	Area (SF)
1	0.00%	10.00%	Green	138027.56
2	10.00%	15.00%	Yellow	2042.86
3	15.00%	20.00%	Orange	971.13
4	20.00%	25.00%	Red	51.89

TOWNSHIP PUBLIC WORKS DEPARTMENT APPROVED

ENGINEERING: \_\_\_\_\_ DATE: \_\_\_\_\_  
 STORM WATER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TRANSPORTATION: \_\_\_\_\_ DATE: \_\_\_\_\_

811 - CALL BEFORE YOU DIG

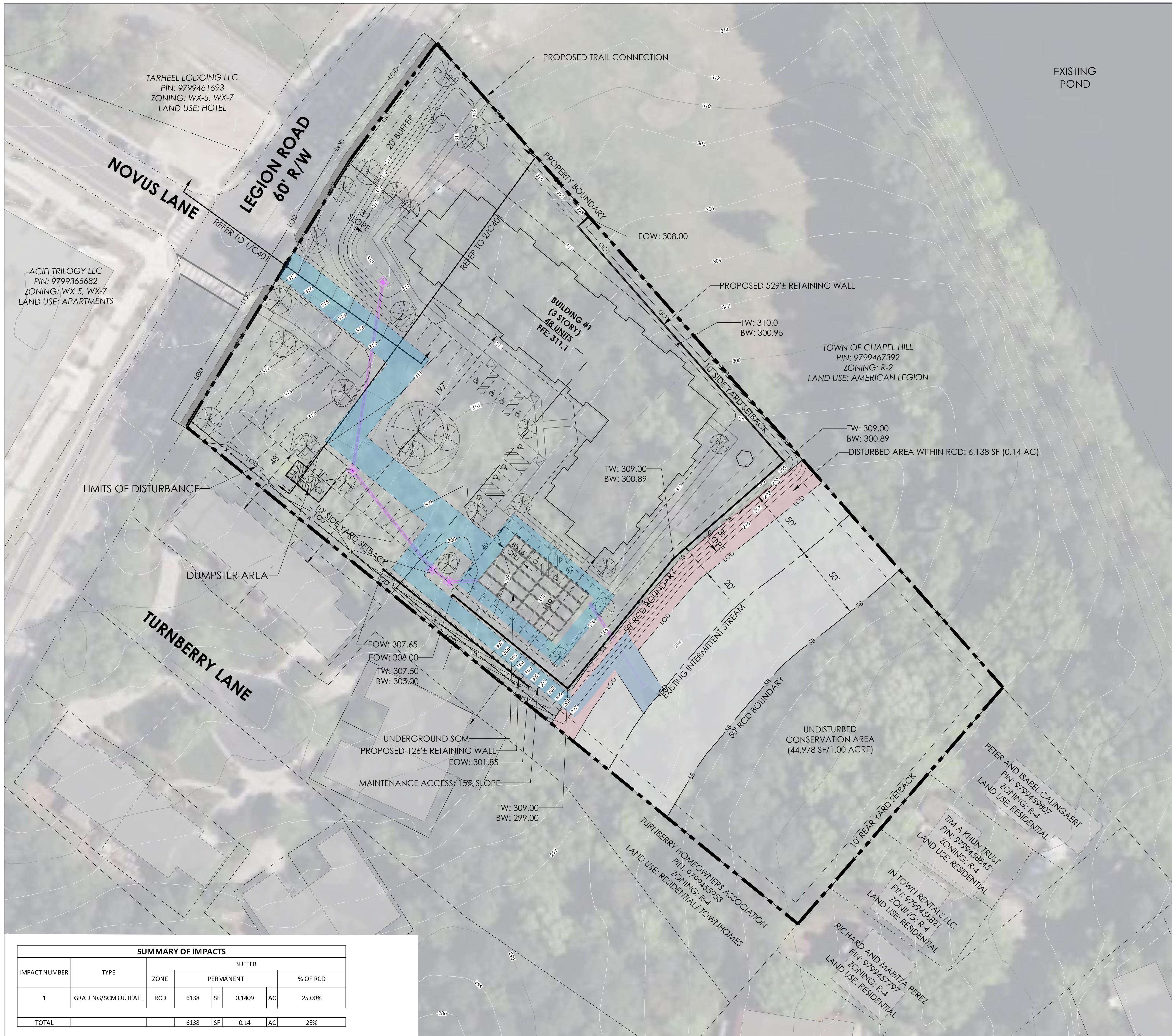
DRAWN BY: LMC CHECKED BY: NDA

DATE: 02-14-2024

PROJECT NO: 2404

SHEET NO: C002

CONCEPT SKETCH



- GENERAL GRADING/DRAINAGE NOTES:**
- PRIOR TO CONSTRUCTION OF THE PROPOSED STORM DRAINS, VERIFY ALL EXISTING LOCATIONS AND RIM/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 EXISTING PLANTS 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.

**DEVELOPMENT SUMMARY:**

<b>SITE SUMMARY</b>	
GROSS LAND AREA:	145,055 SF (3.33 AC)
PROJECT AREA:	97,000 SF (2.22 AC)
AREA OF DISTURBANCE ON-SITE:	97,000 SF (2.22 AC)
AREA OF DISTURBANCE OFF-SITE:	3,000 SF (0.07 AC)
TOTAL AREA OF DISTURBANCE:	100,000 SF (2.30 AC)
EXISTING ZONING:	R-2/R-4
PROPOSED ZONING:	RCP-C2D
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY
WATERSHED:	LOWER BOOKER CREEK
RIVER BASIN:	CAPE FEAR
CITY LIMIT:	INSIDE
TIER:	SUBURBAN
<b>LOT SUMMARY</b>	
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:	10'
REQUIRED REAR SETBACK:	0'
PROPOSED REAR SETBACK:	10'
<b>BUILDING SUMMARY</b>	
EXISTING BUILDING AREA:	3,135 SF
PROPOSED BUILDING AREA:	62,000 SF
<b>PARKING SUMMARY</b>	
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
<b>IMPERVIOUS SUMMARY</b>	
TOTAL AREA:	145,055 SF (3.33 AC)
MAXIMUM ALLOWABLE IMPERVIOUS AREA:	101,539 SF (2.33 AC) (70%)
EXISTING IMPERVIOUS AREA:	3,135 SF (0.07 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	51,817 SF (1.18 AC) (36.5%)
STREETS / PARKING LOTS:	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%)
<b>TREE COVERAGE SUMMARY</b>	
REQUIRED TREE COVERAGE / OPEN SPACE:	43,517 SF (30%)
PROPOSED TREE COVERAGE / OPEN SPACE:	43,517 SF (30%)
<b>OPEN SPACE SUMMARY</b>	
REQUIRED OPEN SPACE AREA:	7,253 SF (5%)
PROPOSED OPEN SPACE AREA:	7,253 SF (5%)

**LEGEND**

---	BUILDING SETBACK
---	LIMITS OF DISTURBANCE
---	INTERMITTENT STREAM CENTERLINE
---	50' RCD BOUNDARY
---	PROPERTY LINE
---	PROPOSED RETAINING WALL
---	SCM ACCESS AND MAINTENANCE EASEMENT

**GRADING AND DRAINAGE PLAN**  
 SCALE: 1" = 30'

0 15 30 60  
 SCALE: 1" = 30'

**1**  
**C400**

**SUMMARY OF IMPACTS**

IMPACT NUMBER	TYPE	ZONE	BUFFER			% OF RCD	
			PERMANENT	AC	0.1409		
1	GRADING/SCM OUTFALL	RCD	6138	SF	0.1409	AC	25.00%
<b>TOTAL</b>			6138	SF	0.14	AC	25%



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**LONGLEAF TRACE**  
 1708-1712 LEGION ROAD  
 CHAPEL HILL, NORTH CAROLINA

**GRADING & DRAINAGE**



TOWNSHIP PUBLIC WORKS DEPARTMENT APPROVED

ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_  
 STORM WATER \_\_\_\_\_ DATE \_\_\_\_\_  
 TRANSPORTATION \_\_\_\_\_ DATE \_\_\_\_\_

811 - CALL BEFORE YOU DIG

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

PROJECT NO. 2404

SHEET NO.

**C400**  
 CONCEPT SKETCH

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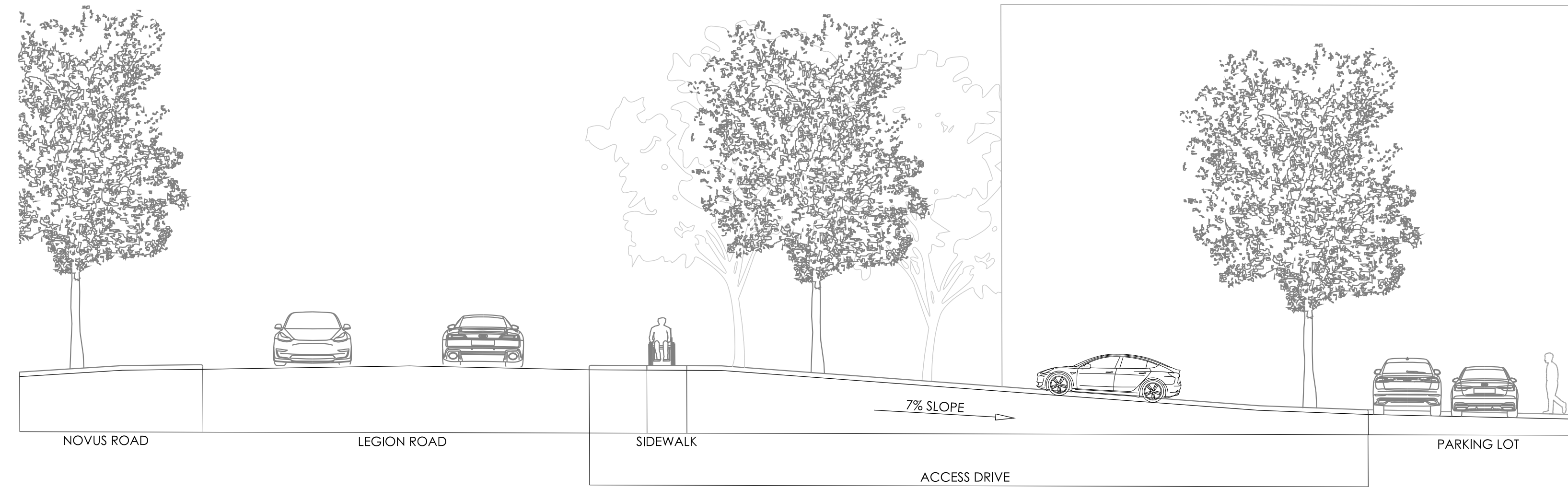
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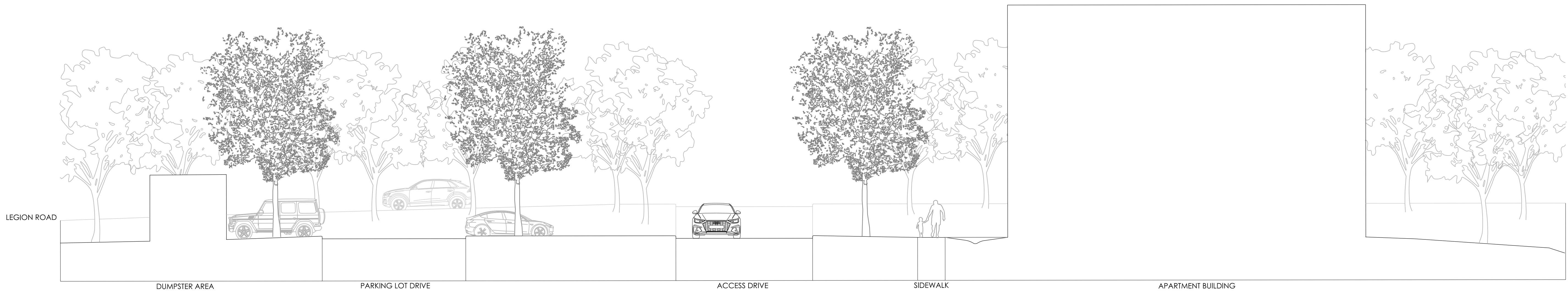
**LONGLEAF TRACE**

1708-1712 LEGION ROAD  
CHAPEL HILL, NORTH CAROLINA

**SECTION ELEVATIONS**



**1 ACCESS DRIVE SECTION LOOKING NORTHEAST**  
SCALE: 1"=10' SCALE: 1"=10'



**2 ACCESS DRIVE SECTION LOOKING WEST**  
SCALE: 1"=10' SCALE: 1"=10'



TOWNSHIP PUBLIC WORKS DEPARTMENT APPROVED

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