



Barbee Chapel Apartments

Toll Brothers
APARTMENT LIVING

Town of Chapel Hill Council Meeting –
6/15/22

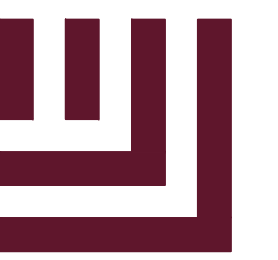


Barbee Chapel Apartments

Team Members

Developer	Toll Brothers Apartment Living
Co-Developer	Rockwood Development Group
Architect	Ci Design
Civil Engineer	McAdams





McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TOLL BROTHERS APARTMENT LIVING
1140 VIRGINIA DR
FORT WASHINGTON, PA, 19034
Contact
PHONE: 202. 577. 6491



**BARBEE CHAPEL APARTMENTS
CONCEPT PLAN
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC**

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	TLA-22001
FILENAME	TLA22001-AM1
CHECKED BY	SJC
DRAWN BY	WHM
SCALE	1" = 180'
DATE	04. 26. 2022

SHEET

AREA MAP

C0.01



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PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-XC1
CHECKED BY SJG
DRAWN BY WHM
SCALE 1" = 50'
DATE 04.26.2022

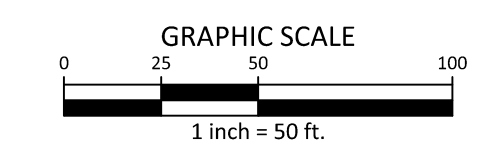
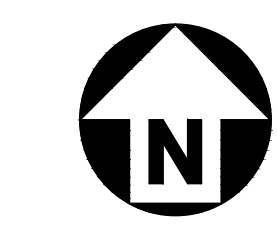
SHEET

EXISTING VEGETATION

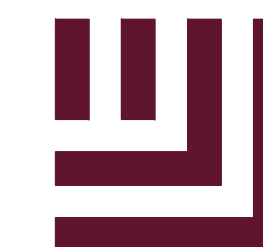
C1.01

- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINING PARCEL SHAPEFILE
 - WOODLINE
 - LANDSCAPED AREA
 - OVERHEAD UTILITY
 - FIBER OPTIC LINE
 - GAS LINE
 - WATER LINE
 - UNDERGROUND ELECTRIC
 - WOOD FENCE
 - CHAIN LINK FENCE
 - JORDAN LAKE RIPARIAN BUFFER
 - TRANSMISSION RIGHT OF WAY
 - OWASA EASEMENT
 - REBAR FOUND
 - IRON PIPE FOUND
 - IRON PIPE SET
 - CONCRETE MONUMENT FOUND
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM CATCH BASIN
 - UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - SIGN
 - FIBER OPTIC MARKER
 - FIBER OPTIC HANDHOLE
 - FIBER OPTIC BOX
 - COMMUNICATIONS VAULT
 - TRAFFIC HANDHOLE
 - TRAFFIC SIGNAL BOX
 - ELECTRIC METER
 - WATER VALVE
 - WATER MANHOLE
 - WATER METER
 - HYDRANT
 - GAS VALVE
 - GAS TEST STATION
 - MAILBOX
 - ELECTRIC TRANSFORMER
 - IRRIGATION CONTROL VALVE
 - TEMPORARY BENCHMARK

- SOIL TYPE CLASSIFICATION**
- SOIL CLASSIFICATION LINE
 - Wsb: WHITE STORE SANDY LOAM, 2 TO 6 PERCENT SLOPES
 - Wsc: WHITE STORE SANDY LOAM, 6 TO 10 PERCENT SLOPES



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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PLAN INFORMATION

PROJECT NO. TLA-22001
FILENAME TLA22001-SS1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 40'
DATE 04.26.2022

SHEET

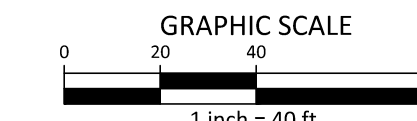
STEEP SLOPE PLAN

C1.02

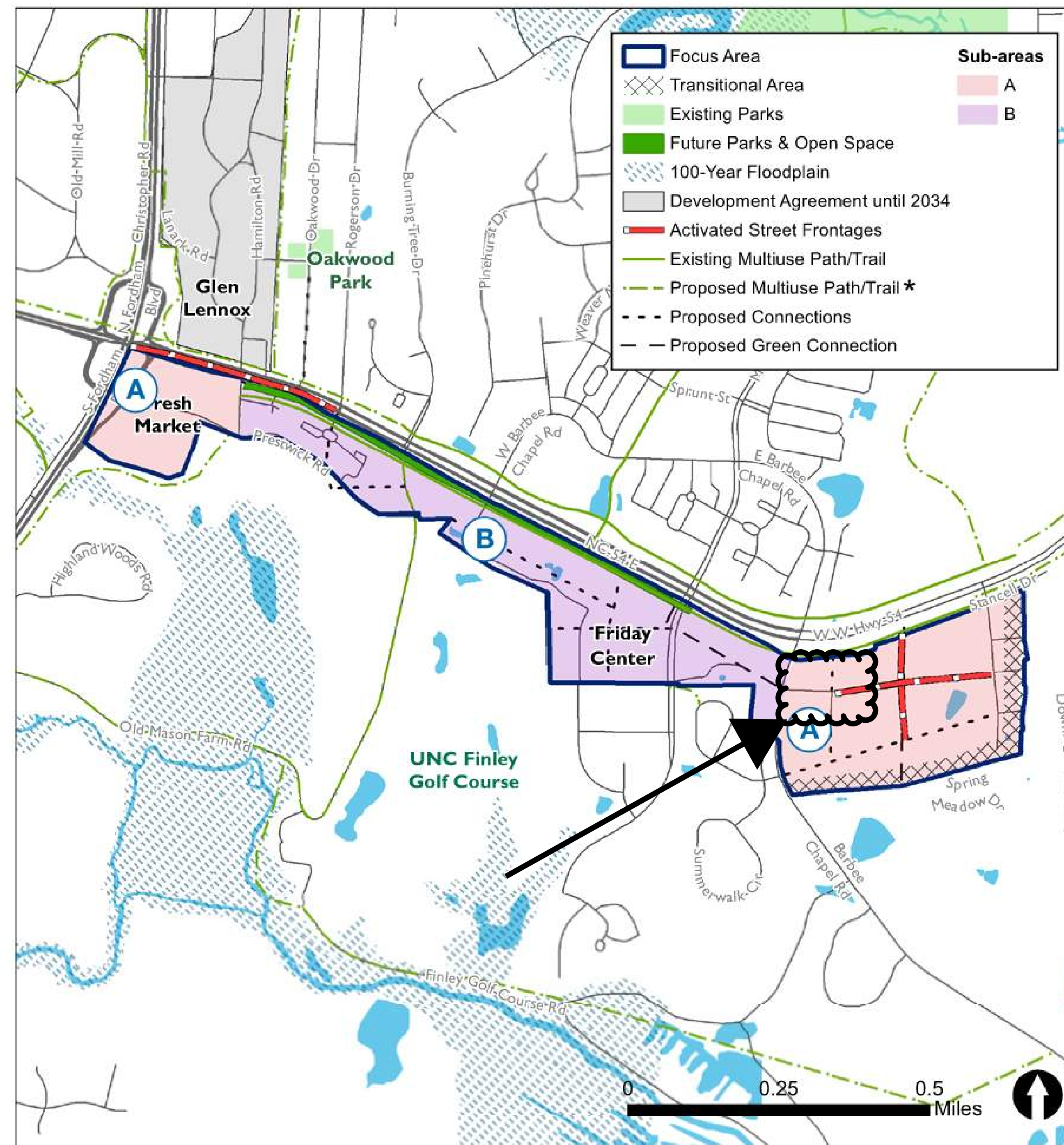


STEEP SLOPE LEGEND

- SLOPES 0% - 10% (10.10 AC) (439,968 SF)
- SLOPES 10% - 15% (0.28 AC) (12,177 SF)
- SLOPES 15% - 25% (0.04 AC) (1,885 SF)
- SLOPES >25% (0.02 AC) (963 SF)
- MANMADE SLOPES >25% (0.02 AC) (963 SF)



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



* See Mobility Plan for more information about proposed multi-modal improvements

Character Types and Height in 2050: NC 54 Corridor

● Primary (predominant land uses) ○ Secondary (appropriate, but not predominant) ⊖ Discouraged

	Sub-Area A	Sub-Area B
Multifamily, Shops & Offices	●	●
Multifamily Residential	●	○
Commercial/Office	●	●
Parks and Green/Gathering Spaces	○	●
Townhouses & Residences	○	○
Institutional/University/Civic	○	●
Typical Height	6 stories	6 stories
Transitional Area Height	Up to 4 stories	N/A
Activated Street Frontage Height	6 stories	N/A

Note: Each story is approximately 12 feet tall, but height may vary based on many factors. While suggested heights are noted above, determining the appropriate height for each site will require careful examination of the site and its surrounding context.

Definitions

Activated Street Frontages

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings or in civic spaces, with no off-street parking between the street frontage and the building/civic space, and lively internal uses visible and accessible from the activated space. In some cases, active street frontages may mean that retail and services should be allowed on the first floor within residential character types.

Active frontages may also be encouraged along future connections including multi-modal ones, which includes pedestrian/bicycle facilities as well as greenways. When creating active frontages, it must be recognized that appropriate activation will differ by place and circumstance.

Transitional Area

This Focus Area strives for harmonious transitions between different types and intensities of land uses as well as built form to help mitigate undesirable impacts that a development might have on an adjacent site or use. The Transitional Area is intended to identify areas where lower-intensity land uses or development patterns may be appropriate between higher-intensity development and single-family neighborhoods. Appropriate transitional techniques may include landscaping, changing land uses, and altering architectural and building forms. For additional direction, see the Guiding Statements.

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FILENAME	TLA22001-SS1
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DRAWN BY	WHM
SCALE	1" = 40'
DATE	04. 26. 2022

SHEET

STEEP SLOPE PLAN

C1.02

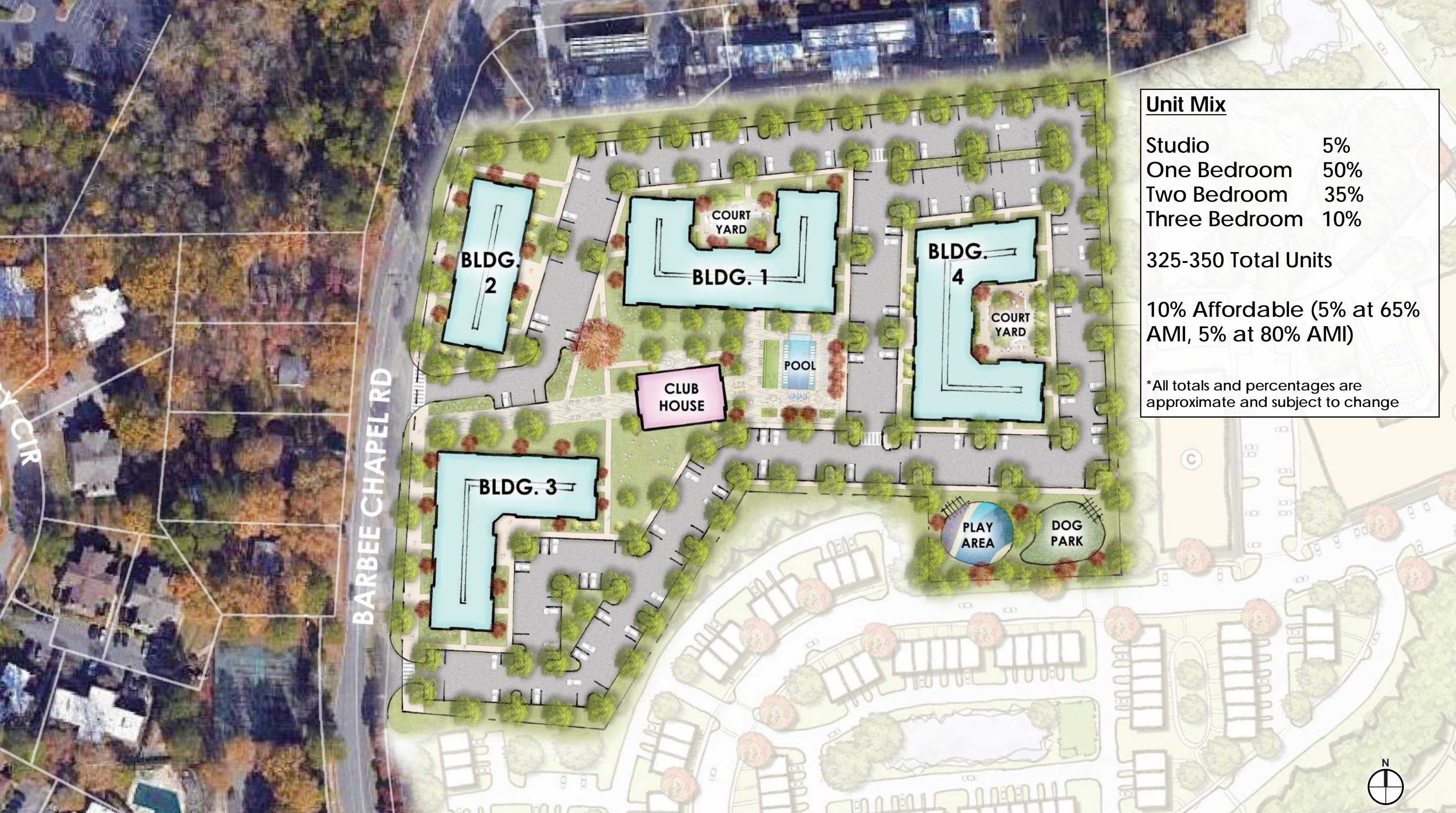


BARBEE CHAPEL ROAD | CONCEPT SITE PLAN
CHAPEL HILL, NORTH CAROLINA | SCALE: 1" = 100'



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APARTMENT LIVING



Unit Mix	
Studio	5%
One Bedroom	50%
Two Bedroom	35%
Three Bedroom	10%
325-350 Total Units	
10% Affordable (5% at 65% AMI, 5% at 80% AMI)	
*All totals and percentages are approximate and subject to change	



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BARBEE CHAPEL ROAD | CONCEPT SITE PLAN

CHAPEL HILL, NORTH CAROLINA | SCALE: 1" = 100'

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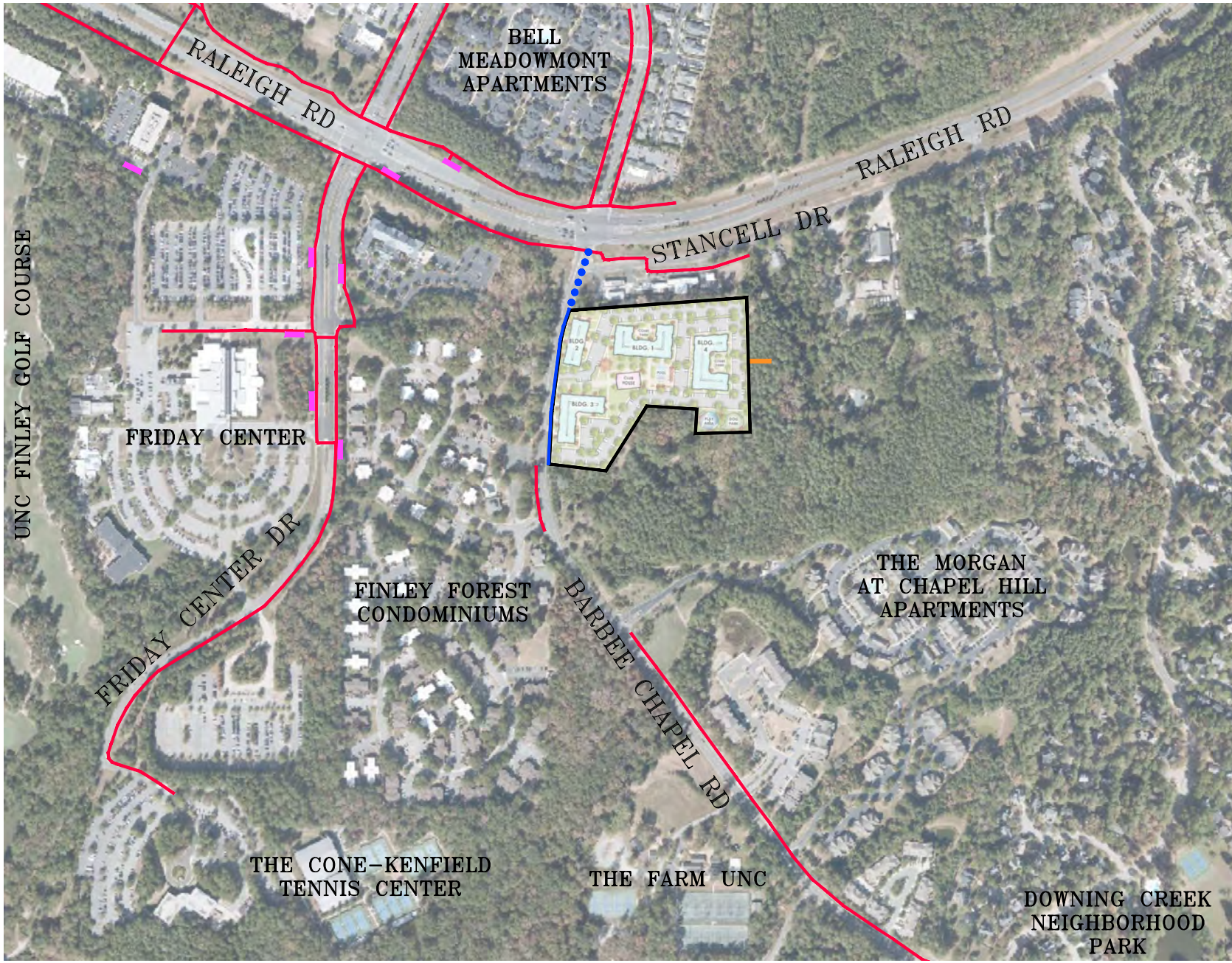
BARBEE CHAPEL ROAD | CONTEXT PLAN

CHAPEL HILL, NORTH CAROLINA | N.T.S.

Toll Brothers
APARTMENT LIVING

LEGEND

- EX TOWN BIKE, PED, AND/OR GREENWAY
- BIKE/PED CONNECTION TO FUTURE HILLMONT DEVELOPMENT
- BARBEE CHAPEL APTS. PROPERTY LINE
- BUS STOP
- PROPOSED CONNECTIVITY



PLAN INFORMATION
 PROJECT NO. TLA22001
 FILENAME TLA22001-E1
 CHECKED BY SIC
 DRAWN BY WHM
 SCALE 1"=600'
 DATE 05.13.2022

BARBEE CHAPEL APARTMENTS
 BICYCLE/PEDESTRIAN EXHIBIT
 CHAPEL HILL, NORTH CAROLINA

The John R. McAdams Company, Inc.
 2905 Meridian Parkway
 Durham, NC 27713
 phone 919.361.5000
 fax 919.361.2269
 license number: C-0293, C-187
 www.mcadamsco.com



C:\Projects\TLA\TLA22001\04-Production\Engineering\Exhibits\Bike Ped Exhibit\TLA22001-E1.dwg, 5/13/2022 11:50:33 AM, Whit McCuiston



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BARBEE CHAPEL ROAD | VISIONING CONCEPT

CHAPEL HILL, NORTH CAROLINA | MULTI-FAMILY

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BARBEE CHAPEL ROAD | VISIONING CONCEPT

CHAPEL HILL, NORTH CAROLINA | CLUBHOUSE

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BARBEE CHAPEL ROAD | MASSING STUDY
CHAPEL HILL, NORTH CAROLINA | VIEW A

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BARBEE CHAPEL ROAD | MASSING STUDY
CHAPEL HILL, NORTH CAROLINA | VIEW B

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BARBEE CHAPEL ROAD | MASSING STUDY
CHAPEL HILL, NORTH CAROLINA | VIEW C

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BARBEE CHAPEL ROAD | MASSING STUDY
CHAPEL HILL, NORTH CAROLINA | VIEW D

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Advisory Board Comments

1. **Community Design Commission** – Valuable suggestions on building siting and open space
2. **Housing Advisory Board** – Encouraged to provide more units at 60% AMI
3. **Stormwater Management Utility Advisory Board** – Desire to reduce impervious surface and introduce green stormwater infrastructure

Town Urban Designer's Comments

1. Consider a street-oriented circulation and parking design
2. Consider organizing buildings around a central green space/plaza
3. Integration with Hillmont proposal
4. Create a gateway space/feature at entrance
5. More diversified housing types
6. Farmhouse/traditional architectural images

