



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9798-04-72-8235, 9798-04-72-7580, 9798-04-72-9483, 9798-04-72-9596, 9798-04-82-2404, 9798-04-82-2505, 9798-04-82-3481, 9798-04-82-1515, 9798-04-72-9722, 9798-04-82-2732, 9798-04-82-4628 Date: 4/26/2022

Section A: Project Information

Project Name: Barbee Chapel Apartments
Property Address: 5101 Barbee Chapel Rd Zip Code: 27517
Use Groups (A, B, and/or C): A Existing Zoning District: R-2
Project Description: Multifamily community

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: McAdams
Address: One Glenwood Ave, Suite 201
City: Raleigh State: NC Zip Code: 27603
Phone: 919-361-5000 Email: hardesty@mcadamsco.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: Jessie Hardesty Date: 4/25/2022

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Toll Brothers Apartment Living
Address: 900 Perimeter Park Dr
City: Morrisville State: NC Zip Code: 27560
Phone: 202-577-6491 Email: mskena@tollbrothers.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 4/25/2022



Concept Plan Project Fact Sheet

Site Description	
Project Name	Barbee Chapel Apartments
Address	5101 Barbee Chapel Rd
Property Description	South of Hwy-54 and Stancell Dr; East of Barbee Chapel Rd
Existing Land Use	Single family
Proposed Land Use	Multi-family
Orange County Parcel Identifier Numbers	9798-04-72-8235, 9798-04-72-7580, 9798-04-72-9483, 9798-04-72-9596, 9798-04-82-2404, 9798-04-82-2505, 9798-04-82-3481, 9798-04-82-1515, 9798-04-72-9722, 9798-04-82-2732, 9798-04-82-4628
Existing Zoning	R-2
Proposed Zoning	R-6-CZ
Application Process	Concept Plan, CZP, ZCP
Comprehensive Plan Elements	See Compliance Statements
Overlay Districts	No Overlays

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	15 du/ac	31-34 du/ac (325-355 units)	
Dimensional Standards (Sec. 3.8)	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	Street setbacks: 20' Interior lot setbacks: 6' Solar setback: 8'	
Floor area (Sec. 3.8)	.303	+/- .830	
Modifications to Regulations (Sec. 4.5.6)		Density, floor area, impervious surface	
Adequate Public Schools (Sec. 5.16)	LUMO	N/A	
Inclusionary Zoning (Sec. 3.10)	15% required for for-sale products None required for rental products	See affordable housing proposal	
Landscape			
Buffer – North (Sec. 5.6.2)	Adjacent to NC: 20' Type C	20' Type C	
Buffer – East (Sec. 5.6.2)	Adjacent to future Hillmont development: 10' Type B	10' Type B	
Buffer – South (Sec. 5.6.2)			
Buffer - West (Sec. 5.6.2)	Barbee Chapel Rd: 20' Type C	20' Type C	



Tree Canopy (Sec. 5.7)	30%	TBD	
Landscape Standards (Sec. 5.9.6)	LUMO	Meet code requirements	
Environment			
Resource Conservation District (Sec. 3.6)	LUMO	Small portion of RCD in northeast corner of site	
Erosion Control (Sec. 5.3.1)	LUMO	Meet code requirements	
Steep Slopes (Sec. 5.3.2)	LUMO	See Existing Conditions Sheet	
Stormwater Management (Sec. 5.4)	LUMO	Underground Stormwater Control	
Land Disturbance	LUMO	10.7 acres	
Impervious Surface (Sec. 3.8)	50%	75%	
Solid Waste & Recycling	Solid waste management plan	plans provided at later date; meet code requirements	
Jordan Riparian Buffer (Sec. 5.18)	LUMO	LUMO/ small portion of buffer in northeast corner	
Access and Circulation			
Road Improvements (Sec. 5.8)	TBD	TBD	
Vehicular Access (Sec. 5.8)	LUMO/Design Manual	Access from Barbee Chapel Rd	
Bicycle Improvements (Sec. 5.8)	TBD	TBD	
Pedestrian Improvements (Sec. 5.8)	TBD	TBD	
Traffic Impact Analysis (Sec. 5.9)	Required by LUMO	To be conducted with CZP	
Vehicular Parking (Sec. 5.9)	LUMO	1.4 - 1.5 spaces per du	
Transit (Sec. 5.8)	Nearest transit is on Friday Center Dr	N/A	
Bicycle Parking (Sec. 5.9)	1 per 4 du	83 spaces	
Parking Lot Standards (Sec. 5.9)	LUMO/Design Manual	Meet code requirements	
Technical			



Fire	LUMO/Design Manual	Meet code requirements	
Site Improvements	LUMO	LUMO	
Schools Adequate Public Facilities (Sec. 5.16)	TBD	TBD	
Recreation Area (Sec. 5.5)	.05	.05	
Lighting Plan (Sec. 5.11)	LUMO	To be developed with CZP	
Homeowners Association (Sec. 4.6)	LUMO	TBD	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

x	Application fee (refer to fee schedule)	Amount Paid \$	\$380.00
n/a	Pre-application meeting – with appropriate staff		
x	Digital Files - provide digital files of all plans and documents		
x	Concept Project Fact Sheet		
x	Statement of Compliance with Design Guidelines (1 copies)		
x	Statement of Compliance with Comprehensive Plan (1 copies)		
x	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
x	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
x	Mailing fee for above mailing list	Amount Paid \$	\$343.00
x	Developer’s Program – brief written statement explaining how the existing conditions impact the site design.		
	Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
n/a	Reduced Site Plan Set (reduced to 8.5"x11")		

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

April 26, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Barbee Chapel Apartments Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Toll Brothers Apartment Living is proposing a multi-family development on Barbee Chapel Road in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration. Similarly, it meets the intent of the NC 54 Corridor Sub-Area A focus area of the Future Land Use Map.

THEME 1: A PLACE FOR EVERYONE

One of the goals of Theme 1 is to provide a range of housing options for current and future residents. This property is located within the 54 Corridor Focus Area, and the Future Land Use Map Update to Chapel Hill 2020 shows the sub areas of the corridor, calling out various land uses and densities. Sub Area A calls for multi-family residential, shops & offices, and commercial as primary land uses and townhouses, parks, and institutional land uses as secondary uses. This proposal fulfills each of these by providing a garden style multi-family residential development, contributing to the range of housing types desired by the Town. Additionally, the project intends to have 10% affordable units at the 65% and 85% AMI levels evenly dispersed throughout the development.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

A goal of Theme 2 is to promote a safe, vibrant, and connected community as well as foster success of local businesses. The proposed development is situated between various other residential communities, providing a safe retreat for residents. The site is also near Meadowmont Village and Falconbridge Center, which provides residents with a variety of options to support local business restaurants, retail, and services. The site is also just up the street from The Farm, a recreation center for faculty, staff, and alumni of UNC-Chapel Hill. Overall, this residential development will contribute to a community that is well connected.

THEME 3: GETTING AROUND

The proposed project will be well connected to adjacent neighborhoods and a commercial node across Hwy 54, within a mile of the property. There are bus routes west of the property and stops along Friday Center Drive and Finley Forest Drive, just across Barbee Chapel Road. Additionally, there is a multi-use path along Hwy 54 that connects to other established and proposed trails throughout the community. Whether it is a moderate walk, a bike

ride, a short drive, or hopping on the bus, future residents of the proposed multi-family project will have multiple transportation options to choose from to access nearby retail, businesses, and services. A new traffic impact study will be completed to help guide the development design to minimize traffic impacts and not subtract from the quality of life of existing neighbors and future residents.

THEME 4: GOOD PLACES, NEW SPACES

The proposed development provides new housing options to the 54 Corridor and will be consistent with the future land use plans for the area. Garden style apartments will provide the desired density to this area while maintaining the residential feel of neighboring communities and creating a new vibrant space for Chapel Hill residents. The site design will include multiple plaza and courtyard spaces, an amenity with a clubhouse and pool, and a dog park, offering multiple opportunities for community gathering.

THEME 5: NURTURING OUR COMMUNITY

There is a very small portion of a stream buffer located in the northeast corner of the site that will be taken into consideration in the development of the property. Proximity to commercial nodes, bus stops, and trails supports the Climate Action Plan, by promoting walking and biking or public transportation to reduce vehicle use and emissions, therefore reducing carbon footprint and improving air quality. All stormwater will be detained and treated onsite with an underground facility, ensuring that adjacent neighborhoods are not impacted from development.

THEME 6: TOWN AND GOWN COLLABORATION

By contributing to the range of housing options, this development will provide residents of varying ages, including recent UNC graduates, with new rental housing opportunities. The proposed project is less than 5 miles from UNC campus and UNC Hospitals and approximately a 10-minute walk to a UNC Park and Ride lot. Additionally, there are multiple UNC medical offices even closer in Meadowmont, at the corner of Fordham Blvd and Manning Dr, and at the intersection of Hwy 54 and I-40. Recent graduates whose employment is outside of Chapel Hill will also find appeal here due to its affordability and proximity to the Durham and RTP job cores, allowing Chapel Hill to diversify its population as students turn into young professionals.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

Toll Brothers Apartment Living multi-family project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials and a design that fits within the overall community. Apartment buildings have been designed to create central courtyard amenity spaces for residents, that will serve as the community and social hubs for the project. Parking will be surface based to keep the costs of the project lower helping with affordability and will be evenly dispersed throughout the project.

Landscape buffers will be designed in accordance with the Town's design manual and with the use of best practices to provide appropriate transitions between the building and streetscapes and adjacent land uses.

Vehicular connectivity will be provided to Barbee Chapel Rd and the future Hillmont development, and internal roadways will avoid dead-end streets. Pedestrian connections will be provided throughout the project.

Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner II, Planning + Design

BARBEE CHAPEL APARTMENTS – Concept Plan

**Barbee Chapel Rd
Chapel Hill, NC (Durham County)**

AFFORDABLE HOUSING PROPOSAL

The developer is proposing that a total of 10% of the apartments be rented at rates considered affordable to households at the 65% AMI and 80% AMI levels. The types of units (efficiency, 1 BR, 2 BR and 3 BR) would be proportional to the market rate rental units, and they would be located throughout the project, rather than concentrated in a single building or location. An Affordable Housing Plan will be developed and approved as part of the final project approval.

DEVELOPER'S PROGRAM

Toll Brothers Apartment Living is excited to present a Concept Plan for approximately 11 acres located along the east side of Barbee Chapel Road near the intersection with Stancell Rd and NC Hwy 54. The site is south of the existing Valero gas station and Clean Wheels Car Wash. The current use of the assemblage is single-family dwellings on the former Pearl Sparrow Farm, built when the location was on the outer edge of Chapel Hill and long before the construction of Meadowmont Village, The Courtyard by Marriott hotel, the William and Ida Friday Center for Continuing Education and the associated UNC Park & Ride lots that are used by university and hospital staff, all of which are within a 10-minute walk of this site.

The proposed development reflects the changing character of this area of Chapel Hill and the need for market-rate and affordable housing, particularly for 2 and 3 BR units along a high-frequency transit corridor. Additionally, by building garden style apartments, the developer is able to provide more moderately-priced apartments than would be possible with other development types.

The proposed site plan allocates the tallest buildings along Barbee Chapel Road with a transition to lower heights as the site progresses east. The design proposes a community gathering place with architecture and amenities that will provide a nod to the rural history of the area and specifically to The Farm, UNC's Faculty-Staff Recreation facility that is a half-mile south of this site. The developer envisions a shaded central space with a modern barn-style clubhouse as the heart of the community, and a network of arterial sidewalks and green spaces connecting to residential buildings. A playground and dog park are included as on-site amenities and great care will be taken to create connections to -- and expand upon -- the existing sidewalk systems and multi-use paths adjacent to the site so that residents can access the Chapel Hill and regional transit systems.

The conceptual site plan is designed to maximize the contiguous green spaces on the site by keeping drives and parking to the site's periphery. This plan proposes connections to adjacent parcels to increase connectivity and help reduce bottlenecks and congestion that are associated with disconnected sites. Traffic impacts will be further evaluated with a TIA before a CZP submittal, and appropriate measures will be taken to mitigate any negative impacts in the area.

The proposed development will require approval of an erosion and sediment control plan through Durham County. The plan will minimize impacts to off-site areas and keep erosive sediment-laden runoff on site for treatment prior to discharging into any existing waterways. The erosion control plan will be broken into a multi-phased approach with initial erosion control measures, mid stage control measures, and final stage stabilization. Throughout the length of the project, numerous erosion control measures will be used, such as sediment basins, inlet protection, silt fence, construction entrances, and short-term vegetated stabilization. Final stage stabilization will include establishing vegetative cover, final cleaning of the proposed systems, as-built documentation, and close out of project.

The stormwater management approach for this project will include a reinforced concrete pipe drainage network which collects overland sheet flow & shallow concentrated flow. Overland sheet flow will be utilized where possible prior to entering the sewer network, thereby taking advantage of any infiltrative properties of the soil. Underground stormwater control measures will be located at the low points of the site and locations most suitable to capture runoff. Stormwater control measures will meet local requirements for sediment removal, nutrient removal, and runoff detention. It's anticipated that site runoff will match existing drainage patterns, discharging to the NE stream or Barbee Chapel r/w after treatment.

BARBEE CHAPEL APARTMENTS

5101 BARBEE CHAPEL RD
CHAPEL HILL, NC

CONCEPT PLAN

PROJECT NUMBER: TLA-22001
DATE: APRIL 26, 2022

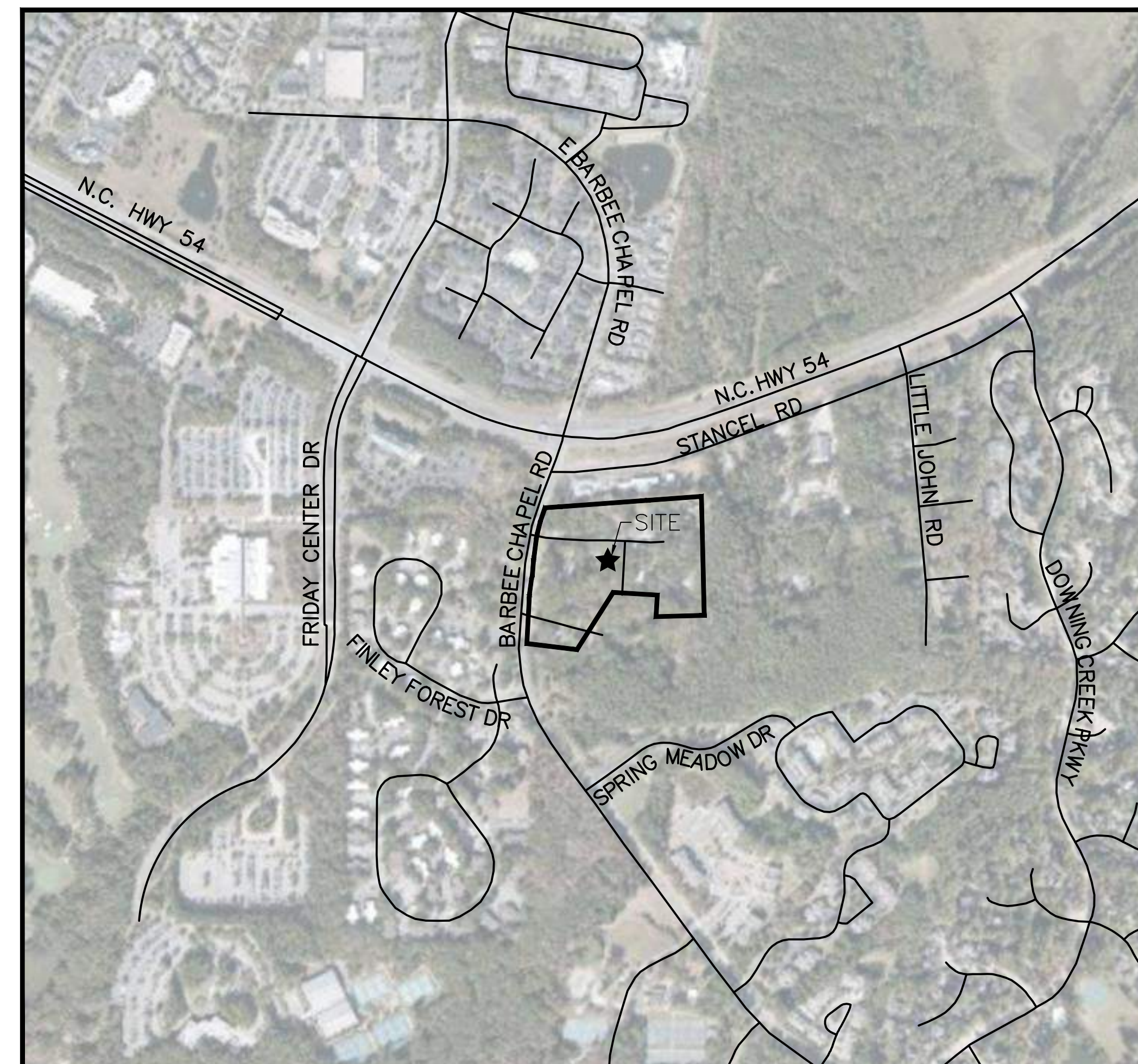
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SITE AREA	456,993 SF / 10.49 AC	
ZONING	EXISTING	R-2
	PROPOSED	R-6 CZ
RIVER BASIN	CAPE FEAR	
WATERSHED	JORDAN LAKE - UPPER NEW HOPE	
WATERSHED PROTECTION	JORDAN LAKE WATERSHED, FJ-B	
EXISTING USE	SINGLE FAMILY	
PROPOSED USE	MULTI-FAMILY	
IMPERVIOUS	EXISTING	1.56 AC (14.9%)
	MAX ALLOWED	5.25 AC (50.0%)
SETBACKS	REQUIRED	STREET = 20 FT MIN INTERIOR = 6 FT SOLAR = 8 FT
	REQUIRED	NORTH: 20' TYPE C EAST/SOUTH: 10' TYPE B WEST: 20' TYPE C
	REQUIRED	

SHEET INDEX

C0.01	AREA MAP
C1.00	EXISTING CONDITIONS
C1.01	EXISTING VEGETATION
C1.02	STEEP SLOPE PLAN

ADDITIONAL SHEETS BY OTHERS	
01	CONCEPT SITE PLAN



VICINITY MAP
1" = 500'



CONTACT

SPENCER CHRISTIANSEN, PE
christiansen@mcadamsco.com
PHONE: 919. 287. 0722

CLIENT

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



PROJECT DIRECTORY

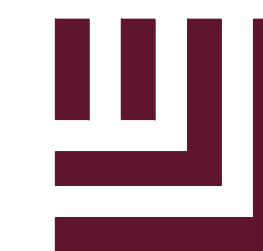
ARCHITECT
CI DESIGN INC.
414 FAYETTEVILLE STREET
RALEIGH, NORTH CAROLINA 27601
PHONE: 410.384.4244

REVISIONS

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CONCEPT PLAN FOR:

BARBEE CHAPEL APARTMENTS
5101 BARBEE CHAPEL RD
CHAPEL HILL, NC
PROJECT NUMBER: TLA-22001



McADAMS

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

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

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

REVISIONS

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PLAN INFORMATION

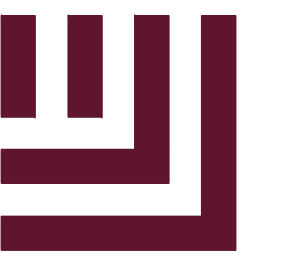
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FILENAME	TLA22001-AM1
CHECKED BY	SJC
DRAWN BY	WHM
SCALE	1" = 180'
DATE	04. 26. 2022

SHEET

AREA MAP

C0.01





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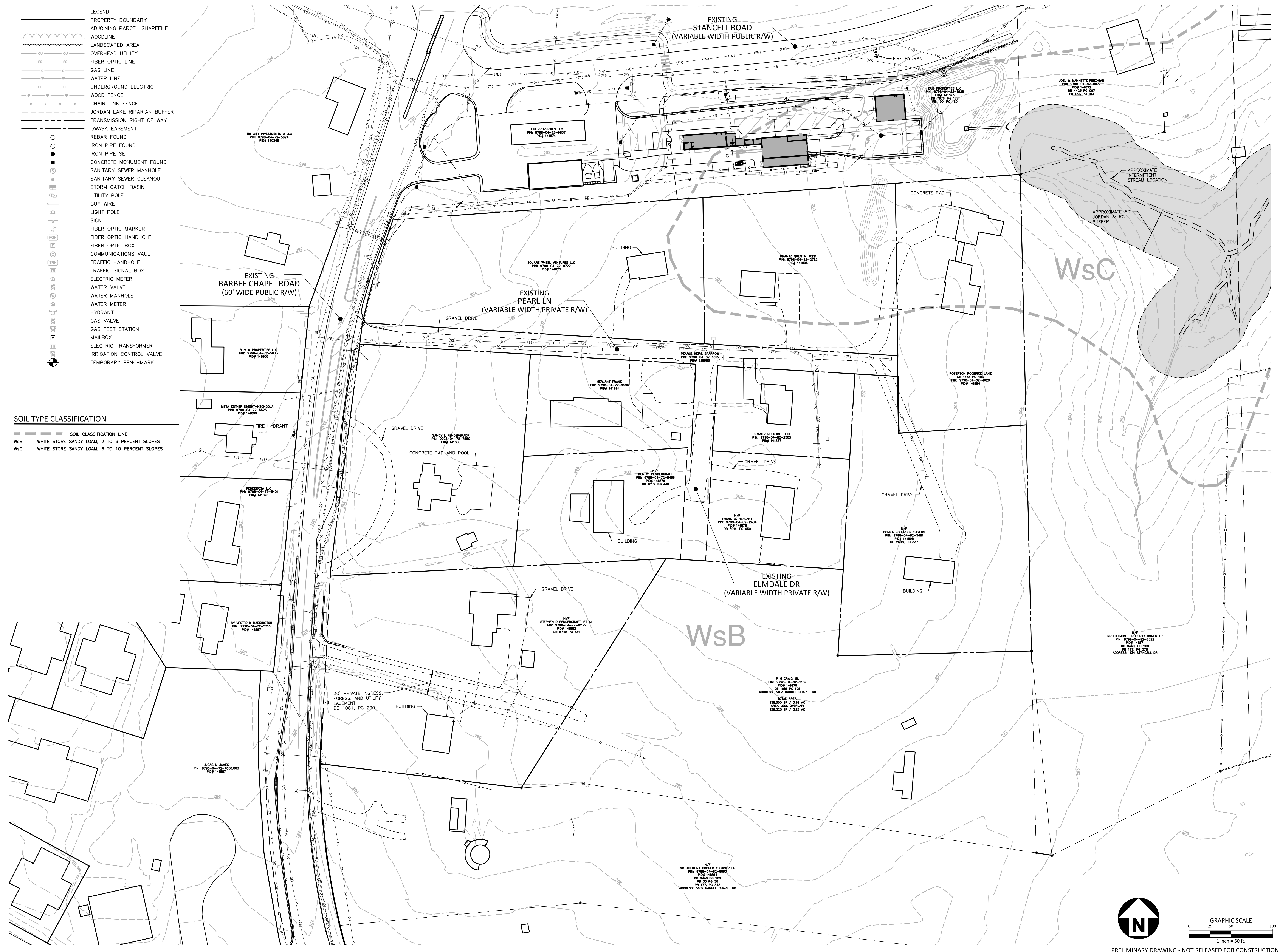
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DRAWN BY WHM
SCALE 1" = 50'
DATE 04.26.2022

SHEET

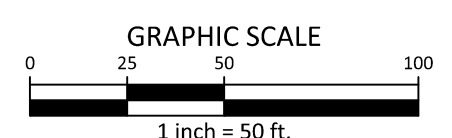
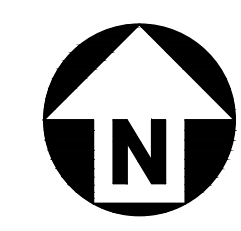
EXISTING CONDITIONS

C1.00



- 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-XC1
CHECKED BY SJG
DRAWN BY WHM
SCALE 1" = 50'
DATE 04.26.2022

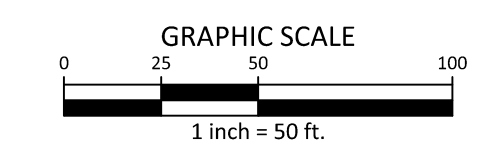
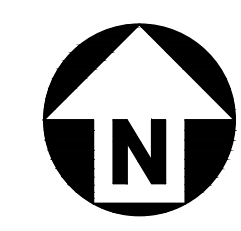
SHEET

EXISTING VEGETATION

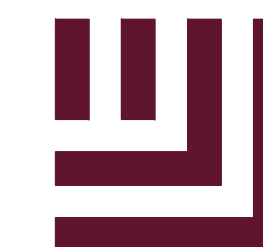
C1.01

- LEGEND**
- PROPERTY BOUNDARY
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 - ~ ~ ~ WOODLINE
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 - 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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**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-SS1
CHECKED BY SJC
DRAWN BY WHM
SCALE 1" = 40'
DATE 04.26.2022

SHEET

STEEP SLOPE PLAN

C1.02

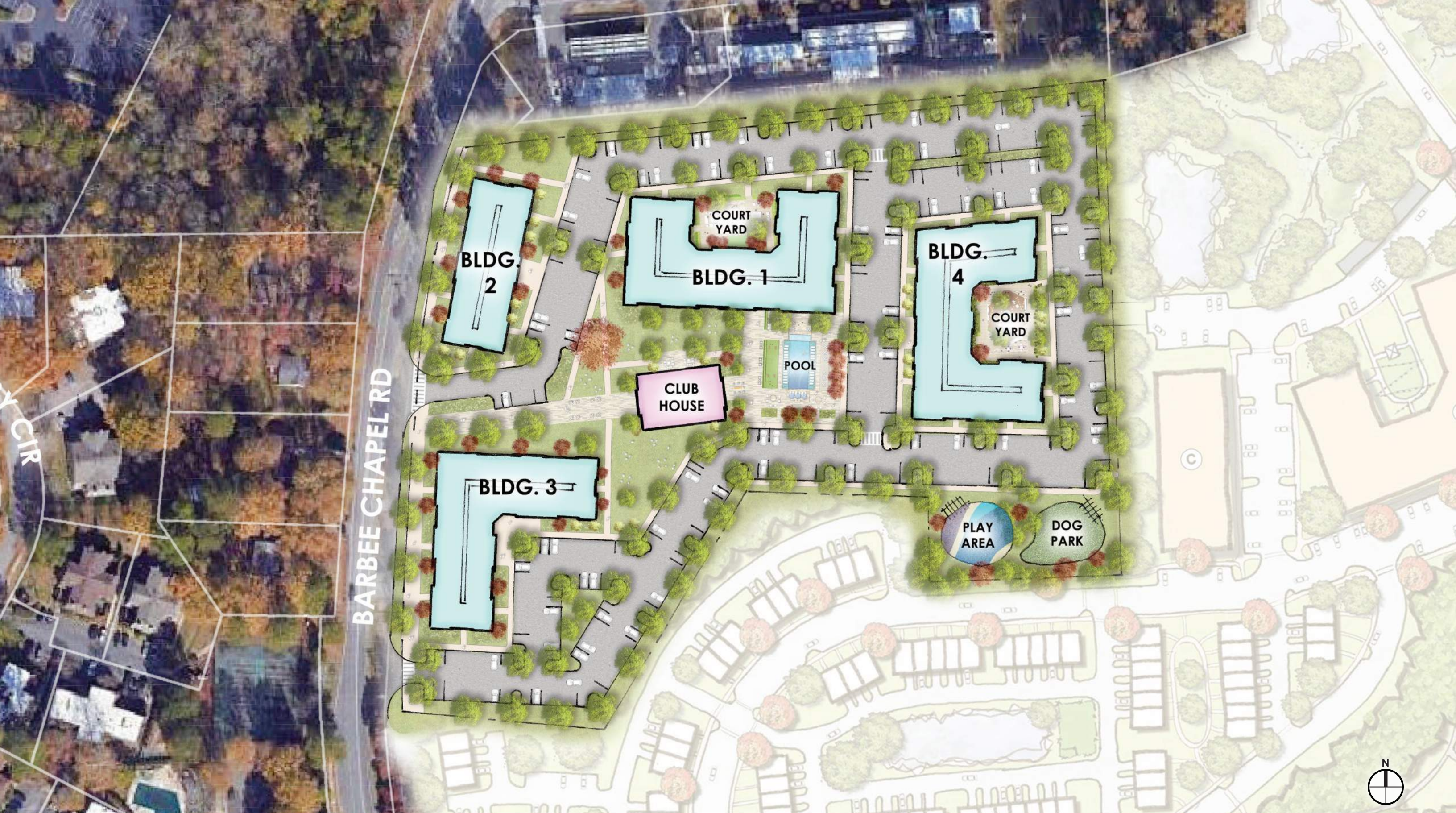


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BARBEE CHAPEL ROAD | CONTEXT PLAN

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

Toll Brothers
APARTMENT LIVING



BARBEE CHAPEL ROAD | CONCEPT SITE PLAN

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



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