

- ### NOTES
- ALL DRIVE AISLES AND PARKING LOTS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
  - THE TOWN OF CHAPEL HILL, ITS ASSIGNS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
  - ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% MAXIMUM CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
  - PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON-SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
  - ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.
  - ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB.
  - ALL RADIAL DIMENSIONS SHOWN HEREON ARE 3' UNLESS NOTED OTHERWISE.
  - PRIVATE ACCESS WAYS THAT PROVIDE REQUIRED ACCESS SHALL HAVE A MAINTENANCE AGREEMENT FILED WITH THE REGISTER OF DEEDS THAT DESCRIBES THE PROPERTIES SERVED BY THE PRIVATE ACCESS AT THE TIME OF DWELLING CONSTRUCTION.
  - ALL ACCESS WAYS AND PARKING AREAS/DRIVE AISLES THAT ARE NOT SPECIFICALLY LABELED AS PUBLIC ARE PRIVATE AND WILL NOT BE MAINTAINED BY THE TOWN.

### SITE DATA TABLE

APPLICANT:	HABITAT FOR HUMANITY OF ORANGE COUNTY NC		
PROPERTY OWNER:	HABITAT FOR HUMANITY OF ORANGE COUNTY NC		
PROPERTY ADDRESS:	7516 SUNRISE ROAD		
PIN NUMBERS:	9890-06-5926; 9890-16-0437; 9890-06-6312; 9890-06-3350; 9890-06-0413;		
EXISTING ZONING:	R6-CZ / NC-CZ		
EXISTING USE:	SINGLE FAMILY / VACANT		
NET LAND AREA:	1,344,494 SF (30.87 AC)	73,663 SF (1.69 AC)	1,418,157 SF (32.56 AC)
CREDITED STREET AREA:	134,449 SF (3.08 AC)	7,366 SF (0.17 AC)	141,816 SF (3.25 AC)
GROSS LAND AREA:	1,478,943 SF (33.95 AC)	81,029 SF (1.86 AC)	1,559,973 SF (35.81 AC)
MAXIMUM FLOOR AREA:	377,500 SF (NOT INCLUDING SINGLE FAMILY UNITS)	19,447 SF	406,063 SF (NOT INCLUDING SINGLE-FAMILY UNITS)
EXISTING FLOOR AREA:	26,852 SF		
FLOOR AREA TO BE DEMOLISHED:	26,852 SF		

### DEVELOPMENT SUMMARY

RESIDENTIAL SUMMARY:	R6-CZ	NC-CZ	TOTAL
DWELLING UNITS ALLOWED			343
EXISTING DWELLING UNITS	3	0	3
DWELLING UNITS TO BE DEMOLISHED	3	0	3
PROPOSED DUPLEX (AFFORDABLE)	50 DU	0 DU	50 DU
PROPOSED TOWNHOME (AFFORDABLE)	49 DU	0 DU	49 DU
PROPOSED CONDO	92 DU	0 DU	92 DU
PROPOSED SINGLE FAMILY LOTS	40 DU	0 DU	40 DU
TOTAL PROPOSED DWELLING UNITS	231 DU	0 DU	231 DU
TOTAL PROP. RESIDENTIAL F.A.:	408,000 SF (360,000 SF NOT INCL. SINGLE FAMILY)		
NON-RESIDENTIAL SUMMARY:	R6-CZ	NC-CZ	TOTAL
COMMUNITY CENTER (2-STORY)	0 SF	6,000 SF	6,000 SF
PAVE (2-STORY)	0 SF	9,200 SF	9,200 SF
BARAGE	2,300 SF	0 SF	2,300 SF
TOTAL PROP. NON-RESIDENTIAL F.A.:		17,500 SF	
TOTAL PROP. F.A. (ALL APPLICABLE USES):			377,500 SF

### PARKING SUMMARY

	VEHICULAR PARKING	BIKE PARKING
PARKING REQ. R6-CZ (3 BR):	1.75/DU (MIN)	2.25/DU (MAX)
DUPLEX	88	113
TOWNHOME	86	111
CONDO	168	216
SINGLE FAMILY LOTS	N/A	N/A
BARAGE	1/2,500 SF = 1	1/1,500 SF = 2
TOTAL PARKING R6-CZ:	343	442
COMMUNITY CENTER	1/4 PERSONS = 5	1/2.5 PERSONS = 8
PAVILION	1/375 SF = 25	1/250 SF = 17
TOTAL REQUIRED PARKING SPACES:	378 (MIN)	495 (MAX)
TOTAL PARKING SPACES PROVIDED:		432

### IMPERVIOUS SUMMARY

	R6-CZ	NC-CZ	TOTAL
EXISTING	47,446 SF (1.09 AC)	7,854 SF (0.18 AC)	55,300 SF (1.27 AC)
EXISTING TO BE DEMOLISHED	47,446 SF (1.09 AC)	7,854 SF (0.18 AC)	55,300 SF (1.27 AC)
POST DEVELOPED - CURRENTLY PROPOSED (INCLUDES ALLOWANCE)	331,000 SF (7.60 AC)	26,500 SF (0.61 AC)	357,500 SF (8.21 AC)
POST DEVELOPED - FUTURE PROPOSED (INCLUDES ALLOWANCE)	207,500 SF (4.76 AC)	13,000 SF (0.29 AC)	220,500 SF (5.06 AC)
TOTAL POST DEVELOPED PROPOSED	538,500 SF (12.36 AC)	39,500 SF (0.91 AC)	578,000 SF (13.27 AC)
NET IMPERVIOUS INCREASE	491,054 SF (11.27 AC)	31,646 SF (0.73 AC)	522,700 SF (12.00 AC)
PROPOSED IMPERVIOUS UPLAND ZONE RCD:	256 SF	-	256 SF

### LAND DISTURBANCE SUMMARY

	R6-CZ	NC-CZ	TOTAL
JORDAN BUFFER:	8,924 SF (0.20 AC)	0 SF (0.00 AC)	8,924 SF (0.20 AC)
RCD (OUTSIDE JORDAN BUFFER):			25,707 SF (0.59 AC)
MANAGED USE ZONE	25,707 SF (0.59 AC)	0 SF (0.00 AC)	25,707 SF (0.59 AC)
UPLAND ZONE	33,932 SF (0.78 AC)	0 SF (0.00 AC)	33,932 SF (0.78 AC)
WALKING TRAIL	16,700 SF (0.38 AC)	0 SF (0.00 AC)	16,700 SF (0.38 AC)
OTHER LAND DISTURBANCE:	895,400 SF (20.56 AC)	73,663 SF (1.69 AC)	970,441 SF (22.28 AC)
TOTAL ON-SITE DISTURBANCE:	980,663 SF (22.51 AC)	73,663 SF (1.69 AC)	1,054,326 SF (24.20 AC)

### OFF-SITE

SUNRISE RD. R/W:	17,433 SF (0.40 AC)
GINGER RD. R/W:	26,923 SF (0.62 AC)
BERM:	0 SF (0.00 AC)
JORDAN BUFFER:	0 SF (0.00 AC)
RCD (OUTSIDE JORDAN BUFFER):	
MANAGED USE ZONE	7,077 SF (0.16 AC) (51.71% OF TOTAL)
UPLAND USE ZONE	12,322 SF (0.28 AC) (97.46% OF TOTAL)
OTHER LAND DISTURBANCE	17,185 SF (0.39 AC)
TOTAL OFF-SITE LAND DISTURBANCE	80,940 SF (1.86 AC)
GRAND TOTAL LAND DISTURBANCE	1,135,266 SF (26.06 AC)

### RECREATION SPACE SUMMARY

SEE SHEET L1008

\* INCLUDES NORTHERN HALF OF GINGER ROAD RIGHT-OF-WAY (25,032 S.F.) WHICH WILL BE INCORPORATED INTO THE SITE AS PART OF THE GINGER ROAD ABANDONMENT. DOES NOT INCLUDE SOUTHERN HALF OF GINGER ROAD RIGHT-OF-WAY.

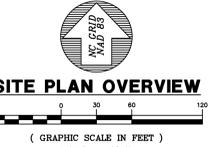
\*\* RESIDENTIAL BICYCLE PARKING IS 1 PARKING SPACE PER 4 DWELLING UNITS OF DUPLEX, TOWNHOME AND CONDO.

\*\*\* A TOTAL OF 43 BIKE PARKING SPACES ARE SHOWN ON THIS PLAN FOR CONDO AND NON-RESIDENTIAL BUILDINGS. BIKE PARKING FOR DUPLEXES AND TOWNHOMES WILL BE PROVIDED WITHIN THE UNITS AND WILL BE SHOWN ON BUILDING PERMIT DRAWINGS. BIKE PARKING FOR NON-RESIDENTIAL BUILDINGS WILL BE SHOWN ON FUTURE ZCP DRAWINGS.

\*\*\*\* FUTURE SITE AMENITIES SHOWN IN THIS TABLE HAVE BEEN GRADED AND ARE SHOWN FOR CLARITY ONLY.

### DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
—	—	—	OVERHEAD ELECTRIC LINE
—	—	—	PROPERTY LINE
—	—	—	RIGHT-OF-WAY LINE
—	—	—	ADJOINER PROPERTY LINE
—	—	—	EASEMENT LINE
—	—	—	SETBACK LINE
—	—	—	ROAD CENTERLINE
—	—	—	STORMWATER MANAGEMENT
—	—	—	PROPOSED ZONING DIVIDE
—	—	—	TREE LINE
—	—	—	2-STORY DUPLEX (FUTURE PHASE)
—	—	—	2-STORY TOWNHOME (FUTURE PHASE)
—	—	—	LANDSCAPE BUFFER (TYP.) - SEE SHEET L1003
—	—	—	DETACHED SINGLE-FAMILY LOT NUMBER
—	—	—	ATTACHED SINGLE-FAMILY UNIT NUMBER (FUTURE)



REVIEW DRAWING  
NOT FOR CONSTRUCTION

**BALENTINE ASSOCIATES, P.A.**  
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02/01/21

### REVISIONS

DATE	DESCRIPTION
26 APR 21	ISSUED FOR PERMIT
21 MAY 21	ISSUED FOR PERMIT
09 JUL 21	ISSUED FOR PERMIT
30 AUG 21	ISSUED FOR PERMIT
28 SEP 21	ISSUED FOR PERMIT
14 OCT 21	ISSUED FOR PERMIT

OWNER INFORMATION  
HABITAT FOR HUMANITY OF ORANGE CO  
88 WILSON CENTER DR  
SUITE 1110  
CHAPEL HILL, NC 27514  
OWNERS REPRESENTATIVE:  
JENNIFER FLYNER  
(919) 932-7077 x 215  
FAX  
EMAIL

### ISSUED

DATE	DESCRIPTION
03 FEB 21	ZCP SUBMITTAL #1
26 APR 21	ISSUED FOR PERMIT
21 MAY 21	ISSUED FOR PERMIT
09 JUL 21	ISSUED FOR PERMIT
30 AUG 21	ISSUED FOR PERMIT
28 SEP 21	ISSUED FOR PERMIT
14 OCT 21	ISSUED FOR PERMIT

**WEAVERS GROVE PHASE 1B**  
CHAPEL HILL, NORTH CAROLINA  
ZONING COMPLIANCE PERMIT DRAWINGS

JOB # 118016.00  
DATE: 16 OCT 20  
SCALE: AS NOTED  
DRAWN BY: T.L.P.  
REVIEWED BY: G.J.R.

**SHEET C1000**