CONDITIONAL ZONING APPLICATION



TOWN OF CHAPEL HILL Planning Department

405 Martin Luther King Jr. Blvd. (919) 968-2728 *fax* (919) 969-2014 www.townofchapelhill.org

Parcel Ider	ntifier Number (PIN):9789302139 and 97893	02349		Da	ate: <u>8/26/2021</u>					
Section A	: Project Inform	ation									
Project Na	ime:	Aspen Chapel Hill - Student	t Housin	g							
Property A	Address:	E Longview St and MLK Jr E	Blvd	Z	ip Code:	27514					
Use Group	os (A, B, and/or C):	Α		E	xisting Zoning District:	NC and R-3					
Project De	scription	Student Housing multifami	ly devel	opment with a	pproximately 102 units						
i i ojece be											
Section B	: Applicant, Owr	ner, and/or Contract Pu	ırchase	r Informatio	on						
Appli	Applicant Information (to whom correspondence will be mailed):										
Name:	McAdams; Derick	Blankenship									
Address:	One Glenwood A	venue, Suite 201									
City:	Raleigh		State:	NC	Zip Coc	le: 27603					
Phone:	919. 823. 4300		Email:	blankenship	@mcadamsco.com						
Thou	ndorsigned applie	ant haraby cartifies that	ta tha h	oct of their k	rowledge and belief	all information					
	NY 101 101 102 1020 1030	ant hereby certifies that, cation and accurate.	to the L		inowieuge and belief,						
Signature:	6)				Date: 08	/26/21					
	10 2										
Owne	er/Contract Purch	aser Information:									
🗌 o	wner		🖂 Cor	itract Purcha	ser						
Name:	York Acquisitions,LL	C; David Helfrich									
Address:	8008 Corporate C	enter Drive, Suite #201									
City:	Charlotte		State:	NC	Zip Coc	le: 28226					
Phone:	704.274.2221		Email:	dhelfrich@ahpl	iving.com						
Тһоц	ndersigned applic	ant hereby certifies that,	to the h	est of their k	nowledge and belief	all information					
	- 025/165	cation and accurate.	to the c		nowledge and benef,						
Signature:		David J. Helfish			Date: 08	3/25/21					
		Click <u>here</u> for a	oplicatio	n submittal in	structions.						
		Page	e 1 of 1 2	2		06.08.2020					

CONDITIONAL ZONING



TOWN OF CHAPEL HILL Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

SIGNED CONDITIONS: All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

RECORDATION OF CONDITIONS: After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.

PROJECT FACT SHEET

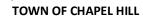
TOWN OF CHAPEL HILL

Planning Department



Section A: Project Information									
Use Type: (check/list all that apply)									
🗌 Office/Institutional 🛛 🖾 Residential 🗌 Mixed-Use 🔲 Other:									
Overlay District: (check all that apply)									
Historic District	d Conservation Distri	ct 🗌 Airport Hazaı	d Zone						
Section B: Land Area									
Net Land Area (NLA): Area within zoning lot bou	undaries			NLA=	80,455	sq. ft.			
Choose one, or both, of	Area (total adjacent fr	rontage) x ½ width of p	ublic right-	CSA=	8,046	sq. ft.			
the following (a or b) not		al adjacent frontage) x 🛛	½ public or	COS=		sq. ft.			
TOTAL: NLA + CSA and/or COS = Gross Land Are		+ 10%)		GLA=	88,501	sq. ft.			
Section C: Special Protection Areas, Land	d Disturbance, an	d Impervious Area							
Special Protection Areas: (check all those the second seco		100 Year Floodplain	U Water	rshed Pro	otection Dist	rict			
Land Disturbance					Total (sq.	ft.)			
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and 87,555 all grading, including off-site clearing)									
Area of Land Disturbance within RCD		7,716							
Area of Land Disturbance within Jordan Buffer		0							
Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed	(sq. ft.)	Total (s	q. ft.)			
Impervious Surface Area (ISA)	18,095	18,095	42,253		42,253				
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	20.4%	20.4%	max 50%		max 50%				
If located in Watershed Protection District, % n/a n/a n/a n/a n/a n/a									

PROJECT FACT SHEET





Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	2	2	1	1
Number of Floors	1	1	6	6
Recreational Space	0	0	8,000 sf	8,000 sf

Residential Space								
Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)				
Floor Area (all floors – heated and unheated)	0	0	124,500	124,500				
Total Square Footage of All Units	0	0	124,500	124,500				
Total Square Footage of Affordable Units	0	0	tbd	tbd				
Total Residential Density	0	0	60 du/ac	60 du/ac				
Number of Dwelling Units	0	0	112	112				
Number of Affordable Dwelling Units	0	0	tbd	tbd				
Number of Single Bedroom Units	0	0	25	25				
Number of Two Bedroom Units	0	0	28	28				
Number of Three Bedroom Units	0	0	18 3BR / 41 4BR	18 3BR / 41 4BR				

	Non-Residential Space (Gross Floor Area in Square Feet)									
Use Type	Existing	Proposed	Uses	Existing	Proposed					
Commercial	18,095	0								
Restaurant	0	0	# of Seats	0	0					
Government	0	0								
Institutional	0	0								
Medical	0	0								
Office	0	0								
Hotel	0	0	# of Rooms	0	0					
Industrial	0	0								
Place of Worship	0	0	# of Seats	0	0					
Other	0	0								

	Dimensional Requirements	Required by Ordinance	Existing	Proposed
Setbacks	Street	20'	n/a	15' (Longview); 20' (MLK)
(minimum)	Interior (neighboring property lines)	6'	n/a	10
	Solar (northern property line)	8'	n/a	10
Height	Primary	60'	75'	81'
(maximum)	Secondary	39'	75'	81'
Streets	Frontages	40'	40'	40'
Sireeis	Widths			



PROJECT FACT SHEET TOWN OF CHAPEL HILL Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.								
Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter			
Longview St	45		2	🛛 Yes	🛛 Yes			
MLK Jr Blvd	100		5	🛛 Yes	🛛 Yes			

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information							
Street Names	Dimensions	Surface	Handicapped Ramps				
Longview St	5'	Concrete	Yes 🗌 No 🗌 N/A				
MLK Jr Blvd	5'	Concrete	🛛 Yes 🗌 No 🗌 N/A				

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed		
Regular Spaces	173	218	67		
Handicap Spaces	3	7	3		
Total Spaces	176	225	70		
Loading Spaces	0	0	0		
Bicycle Spaces	28	n/a	38		
Surface Type	parking deck, concrete				

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	10	10	Yes	Yes
South	15	15	Yes	Yes
East	20	20	Yes	Yes
West	10	10	Yes	Yes





Section I: Land Use Intensity

Existing Zoning District: Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non- Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-6	.303	.050		.50		26,815	4,425
						(proposed) 168,152	
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply:				
Water	🖾 owasa	Individual Well	Community Well	Other
Sewer	🛛 OWASA	Individual Septic Tank	Community Package Plant	Other
Electrical	🛛 Underground	Above Ground		
Telephone	🛛 Underground	Above Ground		
Solid Waste	🛛 Town	Private		



CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS TOWN OF CHAPEL HILL

Planning Department

inco	e following must accompany your application. Failure to do so will result in your application being considered omplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) 9) 968-2728 or at <u>planning@townofchapelhill.org</u> .	
ĸ	Application fee (including Engineering Review fee) (refer to fee schedule) Amount Paid \$	58,192.70
ĸ	Pre-application meeting –with appropriate staff	
ĸ	Digital Files – provide digital files of all plans and documents	

х	Recorded Plat or Deed of Property
х	Project Fact Sheet
х	Traffic Impact Statement – completed by Town's consultant (or exemption)
х	Description of Public Art Proposal, if applicable
х	Statement of Justification
х	Response to Community Design Commission and Town Council Concept Plan comments, if applicable
х	Affordable Housing Proposal, if applicable
х	Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan
х	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)
х	Mailing fee for above mailing list (mailing fee is double due to 2 mailings)Amount Paid \$1,186
х	Written Narrative describing the proposal, including proposed land uses and proposed conditions
х	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals
х	Jurisdictional Wetland Determination – if applicable
n/a	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)
n/a	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)
n/a	Reduced Site Plan Set (reduced to 8.5" x 11")

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- I) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS TOWN OF CHAPEL HILL

Planning and Development Services

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set 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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

a) Include Project Name, Project fact information, PIN, and Design Team

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





Planning and Development Services

Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- I) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable

Page **9** of **11**

06.08.2020



CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS TOWN OF CHAPEL HILL

Planning and Development Services

Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



CONDITIONAL ZONING APPLICATION SUBMITTAL REQUIREMENTS TOWN OF CHAPEL HILL

Planning and Development Services

Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)



March 16, 2022

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

RE: Aspen Heights Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF JUSTIFICATION

The proposed zoning brings the subject parcels into greater conformance with the Town's Comprehensive Plan. The property is currently zoned NC and R-3, and R-6 zoning is requested to fulfill the themes and goals of the comprehensive plan elaborated on below. Falling within the South Martin Luther King Jr Boulevard Focus Area, Sub-Area C which the parcels fall under specifically call for multifamily residential, which the current zoning districts do now allow. Statements below further support the case for the requested R-6 zoning district.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

The AHP multifamily student housing submittal is proposed 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.

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. Chapel Hill is home to the University of North Carolina at Chapel Hill and the UNC Health Care System, both of which continue to grow and bring more people to the area as it thrives in education, creativity, and innovation. As noted within the Project Narrative, with the continued increase in university enrollment each year, there is a need for more housing options for students, especially in close proximity to campus (like the subject location). A new student housing project will contribute to the range of housing options for future UNC-Chapel Hill students and residents in a location that further contributes to other Town goals as noted below.

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. By providing an additional ~112 units at a location in close proximity to the downtown area and university, future residents will be closely connected to their surroundings and encouraged to support local businesses. A high-density residential development at this location provides many students with safe walking and biking routes to various destinations.



THEME 3: GETTING AROUND

AHP's proposal not only offers students more walking and biking options around Town and to campus given its location but is also connected to a future BRT route on Martin Luther King Jr Blvd. Nearby BRT and a potential multiuse path fronting MLK will contribute to providing a sustainable transportation system that accommodates and encourages alternative modes of getting around. Furthermore, a reduction in required parking has been requested to encourage use of buses, walking, and biking. As noted previously, this site location affords AHP the unique opportunity to partner with the Town as needed to serve as quality stewards of the broader BRT initiative to support both dense and suburban development. This project supports the initiative to create a connected community by linking neighborhoods through various means of transportation.

THEME 4: GOOD PLACES, NEW SPACES

This proposal addresses many of the goals falling under Theme 4, specifically contributing to the joint Town/University development strategy that aligns initiatives for transportation, housing, and environmental protection. Its density contributes to a range of neighborhood types as Chapel Hill evolves. While this project provides dense student housing at a prime location for utilizing alternative modes of transportation, the subject site also has an environmental component, which protects important natural habitats on the northern portion of the property. Additionally, there is a potential opportunity for public space along Martin Luther King Jr Blvd to engage BRT riders and activate the gateway corridor with a beneficial public use.

THEME 5: NURTURING OUR COMMUNITY

This project protects and maintains environmentally sensitive areas on the northern end of the property. The density on site is concentrated towards the intersection of MLK and Longview, while the remaining northern portion of the site contains streams that will retain riparian buffers for protection. Furthermore, as this project supports pedestrian activity, biking, and use of public transportation, it addresses the sustainability and environmental goals of the Town, including reducing carbon footprint and improving air quality.

THEME 6: TOWN AND GOWN COLLABORATION

AHP's multifamily student housing proposal seeks to provide housing for students that is safe, sound, and accessible. In addition to its location along a major corridor within a half-mile from campus, the subject project also promotes easy access for students and residents to health care centers, public services, and creates a platform for more active lifestyle opportunities. The project will include indoor and outdoor amenities and connections to a potential multiuse path connecting areas of the Town.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

AHP's multifamily student housing project will be built in compliance with the Town's Design Guidelines.

The architecture will be carefully designed with high-quality materials and a modern design to provide a meaningful presence on MLK and thoughtful transitions to properties along the subject site's boundaries. Parking will be



ASPEN HEIGHTS > STATEMENTS OF COMPLIANCE

provided in an efficient, single level parking deck that fits under the building, which allows this property to provide higher density and more housing opportunities with less environmental impact.

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 from East Longview Street, and internally provided via the proposed parking deck. Pedestrian connections will be provided to East Longview Street, MLK, and throughout the property. Fire access shall be provided in accordance with code requirements.

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

Sincerely, MCADAMS

Jessie Hardesty

Jessie Hardesty Planner, Planning + Design



Re:	Altordable Housing Proposal – CZP Application Submittal
Re:	Affordable Housing Proposal – CZP Application Submittal
Date:	August 26 th , 2021 // Revised November 19 th , 2021, April 13 th , 2022, August 18th, 2022, and September 8 th , 2022
From:	Applicant - Aspen Chapel Hill (Project #21-060)
То:	Town of Chapel Hill Planning Department

<u>Objective</u>

The purpose of this memorandum is to outline the Applicant's proposal for the Affordable Housing component of a proposed student housing project consisting of approximately 112 units located in the northwest quadrant of the MLK Jr. Boulevard and Longview Street intersection (Aspen Chapel Hill – Project #21-060) in the Town of Chapel Hill (the "Project").

Background & Approach

The Applicant has reviewed the Inclusionary Zoning Ordinance (Section 3.10) in detail and allowed the intention of this ordinance in conjunction with the Comprehensive Plan, feedback from the affordable housing proposal included in the Concept Plan submittal, and conversations with the Town's Housing and Community Department (collectively the "Contributing Parties"), to be the focal guide for this Affordable Housing Proposal. The proposal seeks to maximize the capability of the Project to contribute to the town's affordable housing objectives while also considering the economic limitations of the Project.

The Applicant's understanding of the aggregated direction from the Contributing Parties is that there is a recognition that the Project has a unique challenge as a purpose-built student housing community to provide a creative housing approach that will help advance the Town's desire to add affordable units to the Town's inventory of affordable housing. More specifically, the Applicant understands it to be recognized by the Contributing Parties that the nature of the Project as a purpose-built student housing community with a tenant base predominately comprised of undergraduate students, and corresponding lifestyles, is not necessarily conducive with those of non-dependent professionals, but that a strong community with both students and low income adult residents could be achieved with the assistance of a highly specialized affordable housing manager.

Following a series of conversations with Town staff and Council members, two options are proposed as an affordable housing commitment to be decided on my Town Council:

Applicant's Proposed Affordable Housing Component

The Applicant proposes the following to be considered:

1) Rental Housing Affordable Dwelling Units:

Upon receipt of a certificate of occupancy and for a period of 30 years thereafter the Project shall provide 14 units (the "Affordable Units") of the Project's 112 units as Affordable resulting in 14.3% of the market rate units being affordable. Affordable shall mean 4, or 29%, of the Affordable Units are affordable for households earning 80% or less of the AMI and the remaining 10, or 71%, of the Affordable Units are affordable Units are affordable for households earning 65% or less of the AMI. AMI shall be calculated using the HUD Metropolitan Fair Market Rent/Income Limits Area for Durham-Chapel Hill, NC.

Provided the unique challenges posed by the Project's tenant base being predominantly undergraduate students, the Applicant proposes positioning the Affordable Units in the Project to allow for nuisance reduction, overall convenience and access to amenities and transit, as well as a conventional unit mix targeted to young professionals.

As such, the Affordable Units shall be comprised of 6 studio units, 4 one-bedroom units, and 4 two-bedroom units and shall be located on the first two floors of the Project facing MLK Jr Blvd and in accordance with the locations noted on Exhibit A. As demonstrated on Exhibit A the location of the Affordable Units is limited in space. While this area of the building is a more conducive environment for the Affordable Units the space constraints limit the number of affordable units provided resulting in 14.3% of the market rate units being affordable instead of 15%. However, the Applicant has offset the reduction in affordable units by providing an increased number of affordable units at the 65% AMI rent threshold.

Furthermore, at no additional charge, the Affordable Units will have one dedicated parking space per unit within the Project's parking structure and will have access to the Project's managed internet service which provides wired and wireless access points in each unit as well as the common areas. Typical speeds for the managed internet service at Applicant's projects provide internet speeds of at least 1GB to each unit.

Or

2) Investment in Chapel Hill Affordable Housing Stock:

A contribution equivalent to \$71,000/unit applied to the Affordable Units (as defined below). Such contribution shall be made to the Town's Affordable Housing Fund. This would amount to either (a) a \$1 million contribution to the Town of Chapel Hill's Affordable Housing Fund, or (b) a \$1 million dollar investment in a dedicated affordable housing project, with an added commitment to provide development services to the project team where helpful. More specifically regarding option (b), Applicant has had advanced discussions regarding a partnership with local non-profit EMPOWERment, Inc.'s Executive Director Delores Bailey to provide \$1,000,000 in seed funding to initiate the development and construction of Peach Apartments Phase II, EMPOWERment's second project delivering affordable units to the Chapel Hill community. Phase II will be modeled after the recently funded Phase I and will consist of 12-15 affordable units targeted toward Chapel Hill residents meeting the 30-60% AMI threshold.

To accelerate funding and construction of Phase II, Aspen Heights would act as a development partner and investor on the project, providing technical development expertise in addition to an its investment of \$1,000,000. EMPOWERment would retain control of key decisions in the development, but Aspen Heights will use its development resources and consultant relationships to aide in moving the project to completion as quickly as possible. Aspen Heights would receive no revenue from this project, as this investment would be fully targeted at providing affordable units for Chapel Hill residents.

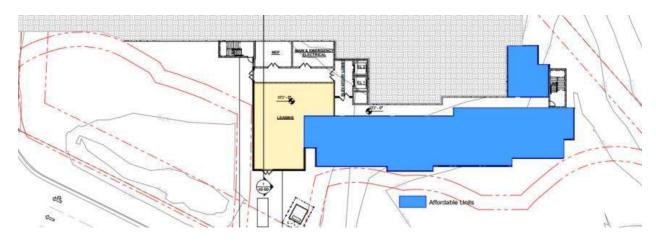
With an expected total project budget of approximately \$5 million for Phase II, Aspen Heights' initial "seed" investment of \$1 million would comprise roughly 20% of project funding and, along with the development of Phase I, act as "proof of concept" to attract the outstanding funding.

It is Applicant's understanding from conversations with Town staff that this partnership could pose challenges for the Town, so Applicant is also open to directing the \$1 million investment directly into the Town Affordable Housing fund, should that be Council and Staff preference. Applicant's goal is to reach the affordable housing offering that best aligns with the Town of Chapel Hill's goals.

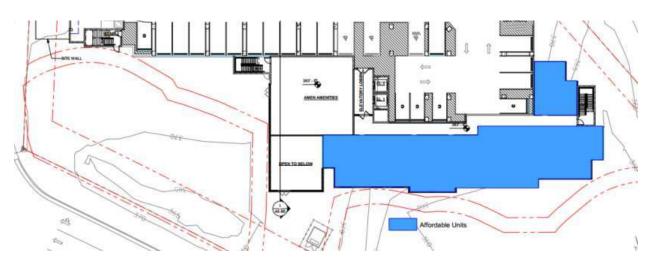
Additionally, in either investment option within #2, the 14 units otherwise noted as Affordable units in #1 above will be restricted to non-student tenants and will increase the supply of conventional multifamily units in Chapel Hill. These 14 units are comprised of a unit mix that is appealing to non-student renters and would therefore be an appealing addition to Chapel Hill's multifamily housing stock.



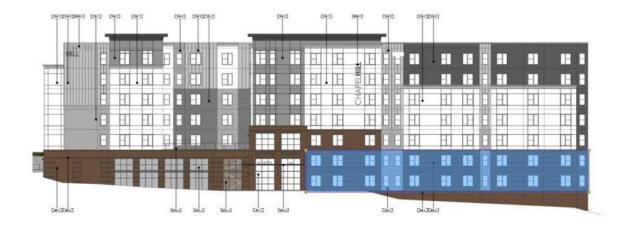




Floor 2



MLK Jr Boulevard Elevation



ASPEN CHAPEL HILL - STUDENT HOUSING

SITE DATA 9789302139/9789302349 SITE AREA 80.455 SE / 1.85 AC GROSS LAND AREA 80.455 SF + 10%(80.455 SF) = 88.501 SF / 2.03 AC ZONING EXISTING NC & R-3 R-6-CZD PROPOSED RIVER BASIN CAPE FEAR WATERSHED JORDAN LAKE WATERSHED PROTECTION UNPROTECTED EXISTING USE N/A PROPOSED USE RESIDENTIAL IMPERVIOUS EXISTING 0.41 AC (20.2%) 1.421 AC (70.0%) MAX ALLOWED PROPOSED 0.97 AC (47.8%), MAXIMUM OF 50% UNITS STUDIO 15 UNITS 1 BEDROOM 10 UNITS 28 UNITS 2BEDROOM **3 BEDROOM** 18 UNITS 41 UNITS 4 BEDROOM TOTAL: 112 UNITS VEHICULAR REQUIRED 173 SPACES PARKING 0 TOTAL SPACES, (10 COMPACT SEE MODIFICATION REQUEST FOR PROPOSED PARKING REDUCTION* 5 SPACES PER CODE REQUIRED PARKING ACCESSIBLE REQUIRED PRIOR TO MODIFICATION REQUEST* PARKING TOTAL SPACES. (1 VAN) *PROVIDED PROPOSED PER PARKING MODIFICATION REQUEST **BIKE PARKING** 28 SPACES (80% LONG TERM, 20% SHORT TERM) REQUIRED 60 SPACES PROPOSED REQUIRED MAXIMUM 60' (PRIMARY), 39' (SECONDARY) BUILDING HEIGH 69'11.5"' (PRIMARY), 57'5.5"' (SECONDARY) PROPOSED RECREATION REQUIRED 4,425 SF SPACE 8,000 SF PROPOSED SETBACKS TREET = 20 FT MIN REOUIRED = N/A MAX **INTERIOR = 6 FT** SOLAR = 8 FTSTREET = 15 FT (LONGVIEW), 20 FT (MLK) MIN PROPOSED = N/A MAX INTERIOR = 10 FT SOLAR = 10 FT 2.01 AC DISTURBED AREA

RESOURCE CONSERVATION DISTRICT IMPACTS

RESOURCE CONSERVATION DISTRICT, RCD, TOTAL AREA	27,392 SF, 0.63 AG
EXISTING IMPERVIOUS WITHIN RCD	3,292 SF, 0.08 AC
PROPOSED IMPERVIOUS WITHIN RCD	2,483 SF, 0.06 AC
*NET REDUCTION OF IMPERVIOUS IN RCD	809 SF, 0.02 AC
PROPOSED LAND DISTURBANCE WITHIN RCD	7,716 SF, 0.18 AC
	REMEDIATION THROUGH MANUAL

TOOLS AND OR CHEMICAL TREATMENT IS NOT BEING COUNTED AS DISTURBED AREA

STEEP SLOPES MODIFICATION REQUEST

SINCE THERE WILL BE A PROJECT DISTURBANCE OF MORE THAN 25% OF SLOPES OF AREAS WITH EXISTING 4:1 SLOPES (25%) OR STEEPER, A STEEP SLOPES MODIFICATION REQUEST HAS BEEN PROVIDED WITH THIS PLAN SUBMITTAL READERO VICINITY MAP

N.T.S.



201 EAST LONGVIEW STREET CHAPEL HILL, NORTH CAROLINA, 27516 **CONDITIONAL ZONING PERMIT** TOWN OF CHAPEL HILL PROJECT NUMBER: 21-060

PROJECT NUMBER: AHP-20020 DATE: AUGUST 26, 2021 REVISED DATE: NOVEMBER 23, 2021 REVISED DATE: APRIL 12, 2022 REVISED DATE: JUNE 29, 2022 REVISED DATE: AUGUST 16, 2022 REVISED DATE: NOVEMBER 16, 2022

C2.00 C2.10 C3.00 C3.10 C4.00 C7.00 C8.00 C9.00 L1.00 L5.00 L5.01 SP-00 SP-01 A0-00 A0-01 A0-02 A0-03 A0-04 A0-05 A0-06 A4-01

A4-02

A4-03

A5-00

C0.00

C0.01

C1.00

C1.01

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

NOTE: A RECOMBINATION PLAT WILL BE REQUIRED PRIOR TO ZONING COMPLIANCE PERMIT ISSUANCE TO ELIMINATE THE EXISTING LOT LINE LOCATED WITHIN THE BUILDING FOOTPRINT. PLAT WILL ALSO DEDICATI NY ADDITIONAL RIGHT OF WAY REQUIRED AS PART OF THE CONDITIONAL ZONING PLAN

TOWN OF CHAPEL HILL REQUESTS A PAYMENT IN LIEU BE MADE TO THE TOWN BY THE DEVELOPER FOF THE AMOUNT OF \$100,000. THIS PAYMENT IN LIEU IS USED TO REPLACE THE NEED TO CONSTRUCT THE BUS RAPID TRANSIT (BRT) IMPROVEMENTS ALONG THE FRONTAGE OF THIS PROJECTS DEVELOPMENT.

SHEET INDEX

PROJECT NOTES AREA MAP **EXISTING CONDITIONS** STEEP SLOPES PLAN SITE PLAN SOLID WASTE PLAN **GRADING PLAN RESOURCE CONSERVATION DISTRICT REMEDIATION PLAN** UTILITY PLAN CONSTRUCTION AND TRANSPORTATION MANAGEMENT PLAN SITE DETAILS STORMWATER CONTROL MEASURE "A" PLAN VIEW LANDSCAPE PROTECTION & TREE COVERAGE PLAN LANDSCAPE PLAN LANDSCAPE NOTES & DETAILS

ARCHITECTURAL

UNIT MATRIX ARCHITECTURAL SITE PLAN OVERALL LEVEL B1 PLAN OVERALL LEVEL 1 PLAN OVERALL LEVEL 2 PLAN OVERALL LEVEL 3 PLAN **OVERALL LEVEL 4 PLAN** OVERALL LEVEL 5 PLAN OVERALL LEVEL 6 PLAN ELEVATIONS ELEVATIONS **3D AXON VIEWS** CONCEPT SECTION



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

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www.mcadamsco.com

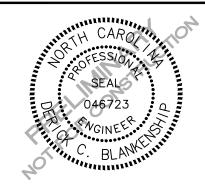
CONTACT

SEAN GLEASON, PE - PROJECT MANAGER gleason@mcadamsco.com DERICK BLANKENSHIP, PE - ASSISTANT P.M blankenship@mcadamsco.com

CLIENT

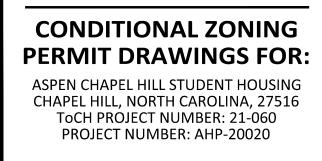
YORK ACQUISITIONS, LLC 8008 CORPORATE CENTER DRIVE, SUITE 201 CHARLOTTE, NORTH CAROLINA 28226 PHONE: 561.257.0833

PROJECT DIRECTORY



REVISIONS

N0.	DATE	
1	11.23.2021	RESPONSE TO ToCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS



ORANGE COUNTY SOLID WASTE STANDARD PLAN NOTES (CONSTRUCTION WASTE):

- 1. 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.
- 2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- 3. 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.
- 4. 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.
- 5. THE PRESENCE OF 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.

LANDSCAPE PROTECTION NOTES:

- 1. PLAN SHOWS RARE AND SPECIMEN TREES IN ACCORDANCE WITH THE ORDINANCE THAT WAS IN EFFECT AT THE TIME OF APPROVAL.
- 2. LANDSCAPING ON EAST SIDE OF SITE ALONG THE ALTERNATIVE BUFFER SHALL BE COORDINATED TO PRESERVE EXISTING TREES AS MUCH AS POSSIBLE. PROPOSED PLANTINGS IN BUFFER MAY ENCROACH BEYOND "TREE PROTECTION" FENCE. CONFLICTS BETWEEN PROPOSED PLANTINGS AND EXISTING TREES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- 3. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC CONTROLLERS THAT ACTIVATE THE SYSTEM ACCORDING TO A DESIRED FREQUENCY AND DURATION, AND SHALL ALSO BE EQUIPPED WITH RAIN OR SOIL MOISTURE SENSORS THAT WILL PREVENT IRRIGATION DURING PERIODS OF RAINFALL OR WHEN THERE IS SUFFICIENT MOISTURE IN THE GROUND FOR PLANT HEALTH AND SURVIVAL IN ACCORDANCE WITH THE LOCAL GOVERNMENT WATER CONSERVATION ORDINANCES.

PAVEMENT MARKING/SIGNAGE NOTES:

- 1. ALL SIGNAGE SHALL BE COORDINATED WITH THE TOWN OF CHAPEL HILL
- 2. ALL SIGNAGE SHALL MEET MUTCD STANDARDS AND SPECIFICATIONS.
- ALL SIGNAGE SHALL MEET NCDOT PEDESTRIAN SAFETY SPECIFICATIONS.
 ALL CONSTRUCTION SHALL CONFORM TO THE LATEST NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND/OR TOWN OF CHAPEL HILL STANDARDS AND
- SPECIFICATIONS.
 5. ALL SIGNS SHALL BE PRISMATIC AND ADHERE TO THE MINIMAL RETROREFLECTIVITY
- STANDARDS FOUND IN THE LATEST VERSION OF THE MUTCD.
- 6. ALL PAVEMENT MARKINGS ON PUBLIC STREETS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NCDOT STANDARDS (REFERENCE 2012 NCDOT DETAILS (1205.01~1205.12)
- SIGN DESIGNS FOR STREET NAME SIGNS SHALL BE APPROVED BY TRANSPORTATION/ENGINEERING DEPARTMENT STAFF TO ENSURE COMPLIANCE WITH MUTCD SPECIFICATIONS. DESIGNS MUST BE APPROVED BY TOWN STAFF PRIOR TO ACCEPTANCE OF STREETS OR ISSUANCE OF 1ST CO.
- 8. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPOPER LETTER HEIGHTS, AND RETROREFLECTIVITY

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY SURROUNDING PROPERTIES 7 DAYS PRIOR TO STARTING CONSTRUCTION.

- 2. CONTRACTOR TO PROVIDE NOTICE TO THE TOWN OF CHAPEL HILL REGARDING SPECIFIC DATES FOR ANY NECESSARY ROAD CLOSURES AND LANE REDUCTIONS.
- GENERAL CONTRACTOR TO COORDINATE WITH SPECIFIC PROPERTIES AFFECTED BY THE PROPOSED ROAD CLOSURES IF REQUIRED TO ENSURE CONTINUOUS ACCESS TO THE AFFECTED PROPERTIES
- 4. SETBACKS ARE PROPOSED UNDER THE PLANNED DEVELOPMENT HOUSING PROVISION OF THE LUMO AND ARE NOTED ON THIS SHEET.
- 5. ALL PARKING SHOWN SPACE MARKINGS SHALL BE PER THE TOWN OF CHAPEL HILL CODE FOR PARKING LOTS.
- 6. MINIMUM CORNER CLEARANCES FROM THE CURBLINE OF INTERSECTING STREETS SHALL BE AT LEAST 20' FROM THE POINT OF TANGENCY. NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- WITHIN THE SIGHT DISTANCE TRIANGLES SHOWN, NO OBSTRUCTION BETWEEN 2' AND 8' IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- 8. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST TOWN OF CHAPEL HILL, NCDOT AND OWASA STANDARDS AND SPECIFICATIONS.
- 9. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 10. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
- 11. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- 12. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- 13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- 14. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE TOWN OF CHAPEL HILL ENGINEERING DEPARTMENT, ORANGE COUNTY SOIL AND EROSION DEPARTMENT, ENGINEER, AND OWNER/REPRESENTATIVE.
- 15. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 16. ALL STREET NAME SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD INCLUDING MIXED CASE LETTERING, PROPER LETTER HEIGHTS, AND RETROREFLECTIVITY.
- 17. ALL ASPHALT EDGES SHALL BE SAW CUT TO PROVIDE A GOOD LONGITUDINAL JOINT. MILL 1.5 FEET AT 1.5 INCHES DEEP MINIMUM TO PROVIDE A LONGITUDINAL LAP JOINT FOR FINAL SURFACE LAYER. NO MILLING SHALL BE LEFT FOR A PERIOD OF TIME GREATER THAN 48 HOURS BEFORE A STREET IS TO BE REPAVED/RESURFACED.
- 18. SEPARATE BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS, DUMPSTER ENCLOSURES, MONUMENTS, SIGNS, OR OTHER ACCESSORY STRUCTURES OR ELEMENTS.

DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

- 19. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY.
- 21. EXISTING CONTOURS ARE BASED ON SURVEY COMPLETED BY TIMMONS. EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND THE BEST AVAILABLE RECORDS. THE CONTRACTOR, HOWEVER, SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN
- 22. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- 23. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE EACH STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP.
- 24. MECHANICAL EQUIPMENT MUST BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION PLUS 2
- 25. A ZONE FOR FIRE DEPARTMENT LADDERS AND FIREFIGHTING OPERATIONS MUST BE PROVIDED, REQUIRING ALL LINES TO BE BURIED SURROUNDING STRUCTURES.
- 26. BACK WASH WATER FROM THE POOL SHALL DISCHARGE INTO THE SANITARY SEWER SYSTEM, NOT STORM SEWER, AND SHALL NOT EXCEED 50 GALLONS PER MINUTE.
- 27. CONTRACTOR TO CONTACT THE CHAPEL HILL STORMWATER MANAGEMENT DIVISION AT 919-969-7246 TO SCHEDULE SITE INSPECTION AT LEAST TEN (10) DAYS IN ADVANCE OF REQUESTING THE CERTIFICATE OF OCCUPANCY.
- 28. IMPROVEMENTS, STRUCTURES, FIXTURES, SIGNS, TABLES, CHAIRS, PLANTERS, OR ANY OTHER OBJECT SHALL NOT BE PLACED IN SIDEWALK AREAS FOR ANY PERIOD OF TIME.
- 29. FLOOR DRAINS FROM THE ROOFED PARKING AREA AND HVAC CONDENSATE SHALL NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
- 30. ANY ROOF DRAINS OR OTHER PLUMBING INTENDED TO DISCHARGE TO THE STORM SEWER SYSTEM NOT SHOWN ON THE APPROVED PLANS ARE NOT APPROVED. ANY DISCHARGE DIRECTED TO THE STORM SEWER SYSTEM THAT IS NOT APPROVED WILL NEED TO APPROVAL FROM THE TOWN OF CHAPEL HILL STORMWATER MANAGEMENT DIVISION.
- 31. THE NORTH CAROLINA DEPARTMENT OF INSURANCE SHALL REVIEW AND APPOVE ANY PROJECTS LISTED IN TABLE 104.1 OF THE NORTH CAROLINA ADMINISTRATION AND POLICIES CODE BEFORE THE TOWN OF CHAPEL HILL WILL BEGIN ITS BUIDILNG PERMIT REVIEW.
- 32. A SINGLE ELECTRICAL SERVICE SHALL BE PROVIDED TO SERVE THE STRUCTURE WITH THE EXCEPTION OF THE FIRE PUMP, IN ACCORDANCE WITH ARTICLE 230.2(A) OF THE 2017 NORTH CAROLINA ELECTRICAL CODE.
- 33. CURB AND GUTTER AND ATLEAST THE FIRST LIFT OF ASPHALT FOR THE ROADS MUST BE PLACED PRIOR TO THE START OF CONSTRUCTION.
- 34. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE THE MINIMUM REQUIRED HANDICAPPED PARKING SPACES AND DESIGN ALL HANDICAPPED PARKING SPACES, RAMPS, CROSSWALKS, AND ASSOCIATED INFRASTRUCTURE ACCORDING TO THE AMERICANS WITH DISABILITIES ACT STANDARDS, NORTH CAROLINA BUILDING CODE, AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) CODE, AND TOWN STANDARD.
- A. THE NUMBER OF PARKING SPACES SHALL COMPLY WITH NCBC 2018 SECTION 1106.1, 1 PER 6 COMPLIANT SPACES OR PORTION THEREOF MUST BE VAN ACCESSIBLE. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION. SIGNAGE SHALL BE PLACES IN ACCORDANCE WITH NCBC 2018 REQUIREMENTS, MUTCD AND ACC A 117.1.
- B. CURB CUTS AND ACCESSIBLE ROUTES PER ICC A117.1 2009 EDITION. CROSS SLOPE LIMITED TO 2%. CALL TOWN OF CHAPEL HILL BUILDING INSPECTIONS OFFICE FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.
- C. SLOPES GREATER THAN 5% REQUIRES CONSTRUCTION AS A RAMP.
- 35. FINAL LOCATION OF GAS LINE INSTALLED BY DOMINION ENERGY TO BE VERIFIED IN FIELD PRIOR TO THE INSTALLATION OF ANY FURNISHINGS REQUIRING GAS CONNECTIONS, INCLUDING BUT NOT LIMITED TO FIRE PITS, FIRE TABLES AND OUTDOOR GRILLING STATIONS. CONTRACTOR SHALL COORDINATE WITH DOMINION ENERGY, LANDSCAPE ARCHITECT, ARCHITECT AND OWNER FOR CONNECTIONS TO GAS LINE. CONNECTIONS TO BE PROVIDED BY A LICENSED GAS FITTER/TECHNICIAN AND SHALL CONFIRM TO ALL LOCAL AND STATE REGULATIONS.

GRADING & STORM DRAINAGE NOTES:

- CONTRACTOR SHALL NOTIFY NC 811 (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF NC 811. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- 2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE ORANGE COUNTY SOIL AND EROSION CONTROL OFFICER, TOWN OF CHAPEL HILL STORM WATER MANAGEMENT DIVISION, AND OWNER'S REP/ENGINEER.
- CONTRACTOR TO CONTACT MICHAEL WRIGHT WITH THE TOWN OF CHAPEL HILL AT 919-969-5084 TO POST EROSION CONTROL BOND PRIOR TO ANY LAND DISTURBANCE.
- GRADING AND CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
 SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED. PLACED AND COMPACTED AS
- RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND SHOULD MEET OR EXCEED TOWN OF CHAPEL HILL STANDARDS.
 6. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY BUJES AND CUIDELINES. EVEN THOUGH BLANS MAX NOT SHOW ALL
- LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED PRIOR TO PAVING THAT DOES NOT DRAIN PROPERLY.
- 8. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN
- 9. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- 10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- 11. PIPE SPECIFIED AS RCP MAY BE SUBSTITUTED IF APPROVED BY THE TOWN OF CHAPEL HILL WITH APPROVED MATERIALS PER THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS OUTSIDE OF PUBLIC RIGHT OF WAY AND EASEMENTS. ALL BEDDING FOR ALTERNATE MATERIALS SHALL CONFORM TO NCDOT, AASHTO AND ASTM SPECIFICATIONS.
- 12. THE MINIMUM PIPE SIZE WITHIN A PUBLIC RIGHT-OF-WAY IS 15".
- 13. FOR ALL PIPE OUTLETS 60" AND GREATER (SINGLE) AND 36" (MULTIPLE) HEADWALLS/ENDWALLS SHALL BE USED AND A 4' HIGH BLACK POLY COATED CHAIN LINK FENCE PLACED OVER THE WALL.
- 14. FOR NPDES PERMIT COMPLIANCE: ALL SLOPES 3:1 AND STEEPER MUST BE STABILIZED WITHIN 7 DAYS, ALL OTHER AREAS MUST BE STABILIZED WITHIN 14 DAYS.
- ALL STORM PIPE SPECIFIED AS REINFORCED CONCRETE (RCP) SHALL BE MINIMUM CLASS III PIPE.
 ALL STORM PIPE SHALL BE LAID AT LEAST 10' HORIZONTALLY OR 18" VERTICALLY FROM ANY WATER MAIN AND 24" VERTICALLY FROM ANY SEWER MAIN. REFER TO NCAC 02T RULES FOR
- 17. GEOTEXTILE FABRIC OR APPROVED EQUIVALENT ARE REQUIRED AT ALL DISSIPATOR PADS.

FIRE DEPARTMENT NOTES:

EXEMPTIONS

- 1. SITE SHALL COMPLY WITH THE LATEST NATIONAL BUILDING AND FIRE CODES.
- 2. FUNCTIONAL FIRE PROTECTION SHALL BE PROVIDED PRIOR TO THE ARRIVAL OF COMBUSTIBLE MATERIALS ON THE SITE.
- 3. FIRE ACCESS ROUTE SHALL HAVE A MINIMUM RADIUS OF 28' (FACE OF CURB) TO ALLOW FIRE APPARATUS ACCESS THROUGH SITE (IFC 503.2.4).
- 4. ANY GATES ACROSS FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM WIDTH OF 20', BE OF SWINGING OR SLIDING TYPE AND HAVE AN EMERGENCY MEANS OF OPERATION. ALL GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE OPERABLE BY EITHER FORCIBLE ENTRY OR KEYED AND MUST BE CAPABLE OF BEING OPERATED MY ONE PERSON. ALL GATES IN FIRE TRUCK APPARATUS ACCESS ROUTES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO UL375 AND ASTM F2200.
- 5. ALL PORTIONS OF THE FIRST FLOOR OF THE BUILDING MUST BE WITHIN 150' OF THE FIRE ACCESS ROUTE (IFC 503.1.1)
- 6. BUILDING ADDRESSES SHALL BE PLACED ON BOTH SIDES OF THE BUILDING ON A CLEARLY VISIBLE PLACARD FOR LOCATION PURPOSES.
- 7. ALL FIRE TRUCK ACCESSIBLE ROUTES SHALL BE RATED FOR 80,000 LB AND HAVE A MINIMUM CLEAR WIDTH OF 26' (IFC 503.2.1).
- 8. FIRE RISER ROOM SHALL BE EQUIPPED WITH AN EXTERNAL LOCK BOX.
- 9. RISER ROOM SHALL HAVE ADEQUATE DRAINAGE FOR EMERGENCY RPZ DISCHARGE.
- 10. PRIVATE FIRE SERVICE MAINS AND APPURTENCES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, NC FPC 507.2.1.
- 11. ALL CONSTRUCTION AND DEMOLITION CONDUCTED SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- 12. OPEN BURNING OF TREES, LIMBS, STUMPS, AND CONSTRUCTION DEBRIS ASSOCIATED WITH THIS DEVELOPMENT IS PROHIBITED.
- 13. DURING CONSTRUCTION, VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION ALLOWS PASSAGE OF VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANCE AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.
- 14. THE OWNER/DEVELOPER SHALL DESIGNATE ONE PERSON TO BE THE FIRE PREVENTION PROGRAM SUPERINTENDENT WHO SHALL BE RESPONSIBLE FOR ENFORCING CHAPTER 14 OF THE NCFPC AND THE ON-SITE FIRE PREVENTION PROGRAM AND ENSURE THAT IT IS CARRIED OUT THROUGH COMPLETION OF THE PROJECT.

RETAINING WALL NOTES

- 1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
- 2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
- 3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
- 4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
- ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
 ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE
- SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.

AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS

8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

ORANGE WATER AND SEWER AUTHORITY UTILITY NOTES:

- 1. STANDARDS AND SPECIFICATIONS ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS LATEST REVISED EDITION.
- 2. PRECONSTRUCTION CONFERENCE A PRECONSTRUCTION CONFERENCE WITH THE OWASA
- CONSTRUCTION INSPECTOR IS REQUIRED BEFORE BEGINNING ANY UTILITY CONSTRUCTION.
 PROJECT ACCEPTANCE IN ADDITION TO A FINAL INSPECTION APPROVED BY THE OWASA
- CONSTRUCTION INSPECTOR, THE FOLLOWING DOCUMENTS MUST BE RECEIVED AND APPROVED BY OWASA BEFORE ACCEPTANCE OF THE PROJECT AND THE SETTING OF METERS: • ENGINEER'S CERTIFICATION OF PUBLIC SEWER - ORIGINAL DOCUMENT • ENGINEER'S CERTIFICATION OF PUBLIC WATER - ORIGINAL DOCUMENT
- ASSET LETTER ORIGINAL DOCUMENT
- LETTER OF DEDICATION ORIGINAL DOCUMENT
 AS BUILT DRAWINGS (INCLUDING 1"=100' SCALE SITE PLAN) AS BUILTS OF SEWER CONSTRUCTION SUBJECT TO REVIEW AND APPROVAL BY
- NCDENR DIVISION OF WATER QUALITY.
- MANHOLE DATA SHEETS
 RECORDED PLAT
- ORIGINAL RECORDED WATER AND SEWER DEEDS OF EASEMENT -PREPARED USING OWASA'S STANDARD FORM.
- 4. SEWER STATEMENT SEWER LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A MECHANICAL PLUG AT THE FIRST MANHOLE UPSTREAM FROM THE POINT OF CONNECTION. PLUG SHALL BE PLACED IN THE OUTLET CONNECTION AND SECURED WITH STEEL CABLE. PLUG SHALL REMAIN IN PLACE UNTIL ACCEPTANCE OF LINES BY OWASA. WATER, STONE, DIRT, OR ANY OTHER DEBRIS SHALL NOT BE ALLOWED TO ENTER THE OWASA SANITARY SEWER SYSTEM DURING FLUSHING OPERATIONS OR AT ANY OTHER TIME. CONSTRUCTION TAKING PLACE IN THE VICINITY OF ANY EXISTING OWASA SEWER LINES OR MANHOLES SHALL NOT CAUSE ANY INFLOW OF SURFACE WATER OR DEBRIS TO ENTER THE REMAIN ACCESSIBLE AT ALL TIMES. THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED TO THE OWASA SANITARY SEWER SYSTEM AND FINES IMPOSED BY THE STATE OF NORTH CAROLINA DIVISION OF WATER QUALITY DUE TO SEWER SPILLS OR OVERFLOWS.
- 5. SEWER SERVICES SEWER SERVICES LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR OWASA SEWER EASEMENTS MUST BE CONSTRUCTED OF DUCTILE IRON PIPE FROM THE TAP UP TO AND INCLUDING THE FIRST CLEAN-OUT. EXCEPT FOR DEAD END MANHOLES, ALL 4" INCH SEWER SERVICES MUST BE TAPPED INTO THE SEWER MAIN. ALL 6" SERVICES MUST BE CONNECTED TO A MANHOLE. CLEANOUTS SHALL BE SPACED NO MORE THAN 75 FEET APART. CLEANOUTS LOCATED IN PAVEMENT AREAS SHALL BE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
- 6. BLOCKING AND RODDING RETAINER GLANDS TO BE USED ON ALL MECHANICAL JOINTS IN ADDITION TO RODDING AND BLOCKING.
- 7. EXISTING VALVES CONTRACTOR RESPONSIBLE FOR VERIFYING THAT EXISTING VALVE AT THE POINT OF CONNECTION TO THE OWASA SYSTEM IS ADEQUATE FOR PERFORMING AND PASSING HYDROSTATIC PRESSURE AND LEAKAGE TEST. CONTRACTOR, AT HIS EXPENSE, MAY OPTIONALLY REPLACE VALVE OR INSTALL A NEW VALVE FOR THE PURPOSE OF PERFORMING A PRESSURE TEAT FOR NEW MAIN INSTALLATION. IF CONTRACTOR ELECTS TO PRESSURE TEST AGAINST EXISTING VALVE, CONTRACTOR ACCEPTS RESPONSIBILITY FOR ENSURING PASSING PRESSURE TEST IN ACCORDANCE WITH OWASA REQUIREMENTS. IN ANY CASE, NO CLAIM WHATSOEVER SHALL BE MADE AGAINST OWASA FOR FAILURE OF PRESSURE TEST. EXISTING WATER VALVES SHALL BE OPERATED BY OWASA PERSONNEL ONLY. VALVES THAT SEPARATE PURITY APPROVED WATER AND UNAPPROVED WATER ARE TO REMAIN CLOSED AT ALL TIMES. VALVES MAY BE TEMPORARILY OPENED FOR LOADING AND FLUSHING BY THE OWASA INSPECTOR ONLY.
- 8. DECHLORINATION REQUIREMENTS THE CONTRACTOR SHALL BE RESPONSIBLE FOR NEUTRALIZATION OF CHLORINATED WATER AT THE POINT OF DISCHARGE FROM THE MAIN BEING TESTED. THIS SHALL OCCUR FOLLOWING CHLORINATED TO DISINFECT A MAIN OR ANY OTHER TIME WHEN ELEVATED LEVELS OF CHLORINE COULD POTENTIALLY BE DISCHARGED INTO THE ENVIRONMENT BY THE CONTRACTOR. AT THE TIME THE DISINFECTION AND PURITY TESTING PROCEDURES ARE DISCUSSED WITH THE OWASA CONSTRUCTION INSPECTOR, THE PROCEDURE FOR DECHLORINATION WILL BE COVERED. ABSOLUTELY NO FLUSHING, DISINFECTION, OR PURITY SAMPLING IS TO TAKE PLACE WITHOUT PRIOR APPROVAL OF A SAMPLING PLAN BY THE OWASA INSPECTOR.
- 9. DEWATERING OF THE POOL SHALL NOT DISCHARGE INTO STORM SYSTEM UNLESS DE-CHLORINATED PRIOR TO DEWATERING.
- 10. PLEASE BE ADVISED THAT OWASA APPROVAL OF THIS PROJECT IS FOR COMPLIANCE WITH OWASA POLICIES, STANDARDS, AND SPECIFICATIONS ONLY. ALL OTHER MATTERS PERTAINING TO THIS PROJECT ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. OWASA APPROVAL DOES NOT PRECLUDE THE DEVELOPER, PROJECT ENGINEER, CONTRACTOR, OR OTHER AGENTS OR PARTIES ACTING ON THEIR BEHALF FROM FULL COMPLIANCE WITH OWASA CURRENT STANDARDS, SPECIFICATIONS, AND PROCEDURES OR FROM COMPLYING WITH ANY AND ALL STATUES, RULES, REGULATIONS, AND ORDINANCES WHICH MAY BE IMPOSED BY OTHER GOVERNMENT AGENCIES (LOCAL, STATE, AND FEDERAL) WHICH MAY HAVE JURISDICTION. VIOLATIONS WILL RESULT IN THE OWASA PROJECT APPROVAL BEING RESCINDED.
- 11. CONTACT NC 811 (811 OR 1-800-632-4949) AND OWASA (919-968-4421) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION TO HAVE EXISTING UTILITIES LOCATED.
- 12. DISCHARGE FROM THIS PROJECT MUST BE IN COMPLIANCE WITH THE OWASA SEWER USE ORDINANCE. A GREASE INTERCEPTOR SHALL BE PROVIDED WHEN IN THE OPINION OF OWASA IT IS NECESSARY FOR THE PROPER HANDLING OF WASTEWATER CONTAINING EXCESSIVE AMOUNTS OF GREASE. ALL INTERCEPTION UNITS MUST BE OF THE TYPE AND CAPACITY WHICH IS CERTIFIED BY THE PROJECT ENGINEER AS MEETING THE REQUIREMENTS OF OWASA.
- 13. BACKFLOW PREVENTION WILL BE REQUIRED IN ACCORDANCE WITH OWASA CROSS-CONNECTION CONTROL ORDINANCE AND MANUAL.
- 14. DOMESTIC SERVICE TO INCLUDE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- 15. FIRE SERVICE TO INCLUDE RPDA BACKFLOW DEVICE.
- 16. FIRE PROTECTION SYSTEMS PRESSURE TESTING, CHLORINATION, AND PURITY TESTING SHALL BE COMPLETED BEFORE THE INSTALLATION OF THE RPDA UNIT.
- 17. REMOTE READ-OUT DEVICES RPDA AND RPZ DEVICES LOCATED INSIDE BUILDINGS MUST BE EQUIPPED WITH AN AMR METER TO BE PURCHASED FROM OWASA AND INSTALLED BY THE CONTRACTOR. CONTACT THE OWASA CONSTRUCTION INSPECTOR FOR DETAILS OF THIS INSTALLATION.
- 18. FOR FIRE SERVICE BACKFLOW DEVICES, USE A DOUBLE CHECK DETECTOR, REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE DEVICE IN AN INTERNAL RISER ROOM WITH EXTERNAL ACCESS. CLEARANCES SHALL COMPLY WITH THE OWASA CROSS CONNECTION CONTROL ORDINANCES AND MANUAL. ACCESS TO RISER ROOM FROM OUTSIDE SHALL INCLUDE PROVISIONS FOR THE FIRE DEPARTMENT SUCH AS A KNOX BOX.
- 19. ALL BUILDINGS WITH FIRE SUPPRESSION LINES MUST HAVE BACKFLOW DEVICES LOCATED INSIDE THE BUILDING IN AN ABOVE GROUND LOCATION ADJACENT TO THE OUTSIDE WALL WHERE THE WATERLINE ENTERS THE BUILDING.
- 20. FOR IRRIGATION SERVICE BACKFLOW DEVICE, USE A REDUCED PRESSURE ZONE ASSEMBLY MEETING THE STANDARDS OF THE OWASA CROSS CONNECTION CONTROL ORDINANCE AND MANUAL. INSTALL THE IRRIGATION DEVICE INSIDE AN ABOVE GROUND HOT BOX.
- 21. UNDERGROUND VAULTS FOR METERS SHALL BE DRAINED BY PVC SCHEDULE 40 DRAINS TO DAYLIGHT INTO SLOPES. CONNECTION TO STORM STRUCTURES IS ONLY ALLOWED WITH THE CONSENT OF OWASA. DRAIN SIZES SHALL BE 2" DIAMETER FOR METERS OR DEVICES LESS THAN 2" AND SHALL BE 4" DIAMETER FOR DEVICES OVER 2".
- 22. CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH OWASA STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT IN ACCORDANCE WITH TOWN OF CHAPEL HILL STANDARDS AND PROPER GEOTECHNICAL INFORMATION FOR SOIL LOADING.
- 23. IF HYDRAULIC ELEVATORS ARE USED THE SUMP MUST BE PLUMBED TO SANITARY SEWER LINES.
- 24. FIRE HYDRANTS MUST BE FULLY FUNCTIONAL AND PHYSICALLY APPROVED BY OWASA BEFORE COMBUSTIBLE MATERIALS CAN BE BROUGHT ON TO THE SITE.



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

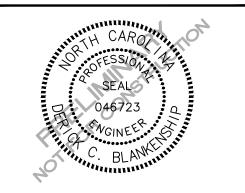
phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

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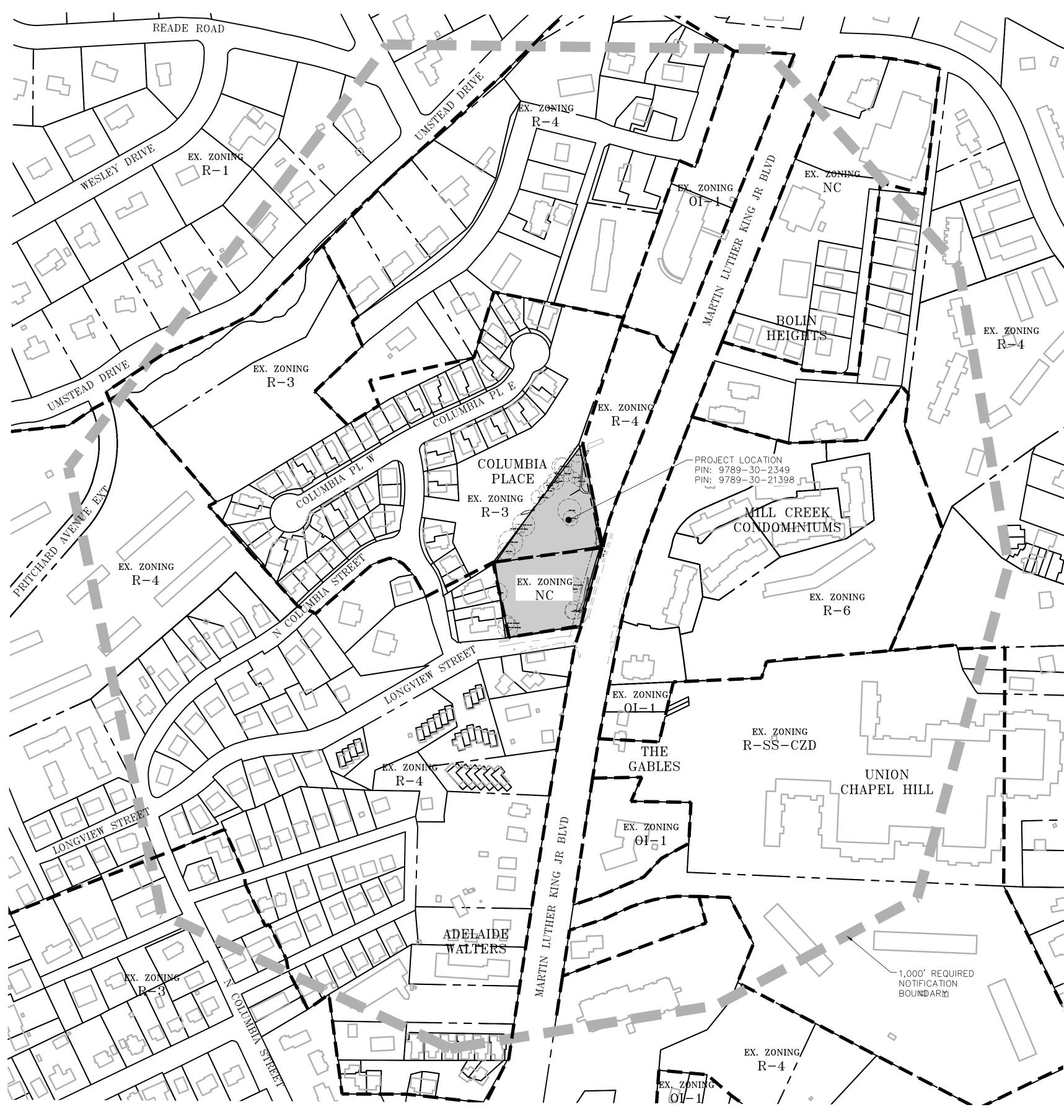
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1	11.23.2021	RESPONSE TO TOCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

SHEET		
03.18.2022		
N/A		
DRAWN BY		
AHP20020-N1		
AHP-20020		

PROJECT NOTES





GENERAL NOTES 1. PIN'S AND PROPERTY INFORMATION FROM CHAPEL HILL/ORANGE COUNTY GIS.

BOUNDARY FROM ALTA SURVEY BY THE JOHN R. MCADAMS COMPANY COMPLETED 08/14/2020.

<u>LEGEND</u>

1,000' REQUIRED NOTIFICATION BOUNDARY

PROJECT AREA

APPROXIMATE ZONING DISTRICT LINE (INFORMATION FROM TOWN OF CHAPEL HILL GIS)



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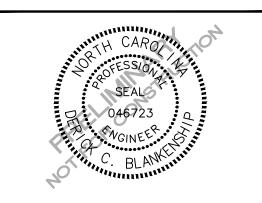
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1	11.23.2021	RESPONSE TO TOCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS

COMMENTS 3 06. 29. 2022 RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

PROJECT NO.	AHP-20020	
FILENAME	AHP20020-AM1	
CHECKED BY		
DRAWN BY	DCB	
SCALE	1" = 150'	
DATE	03.18.2022	
SHEET		

AREA MAP

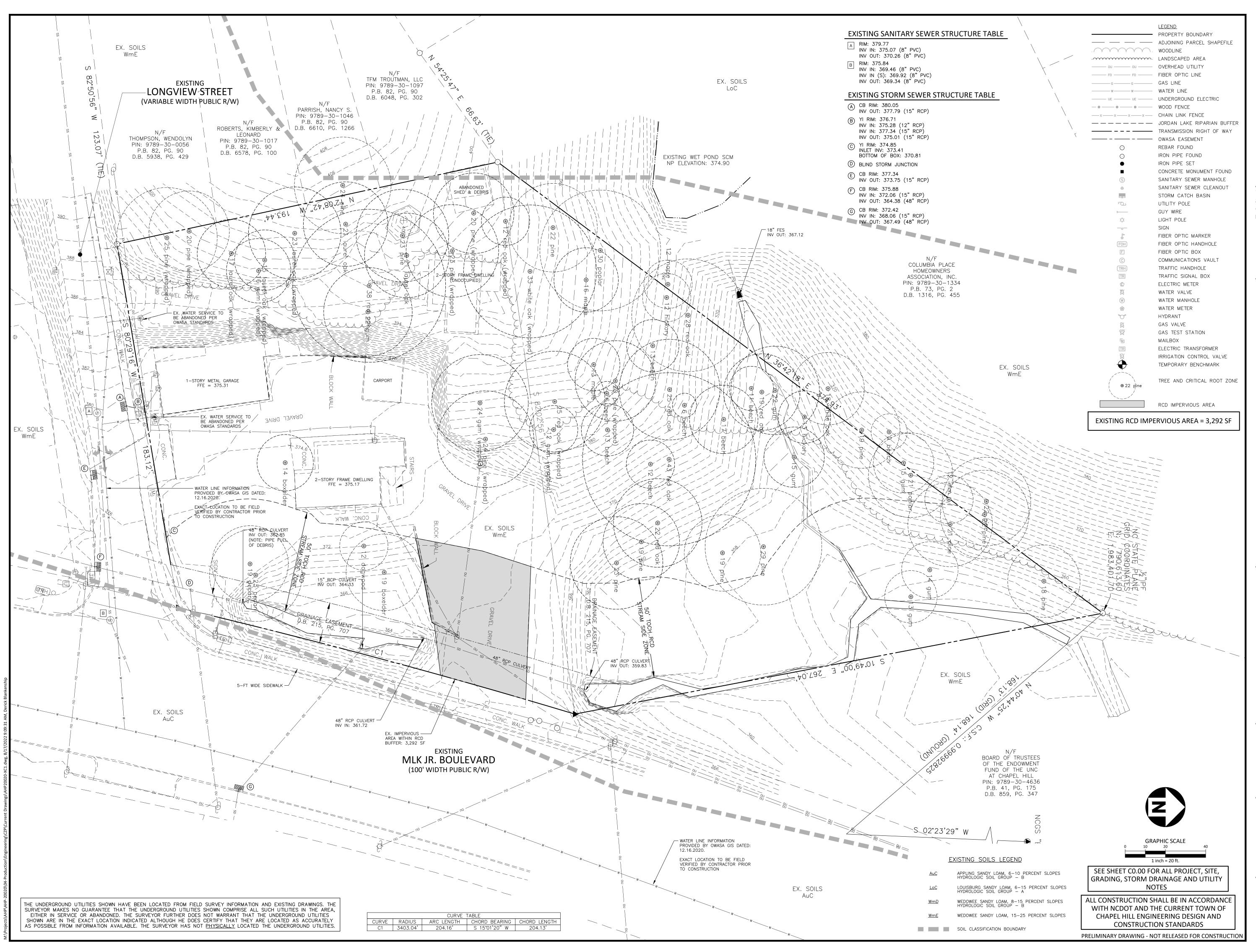




SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT AND THE CURRENT TOWN OF CHAPEL HILL ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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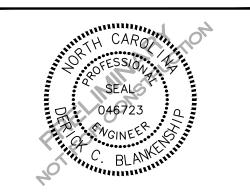
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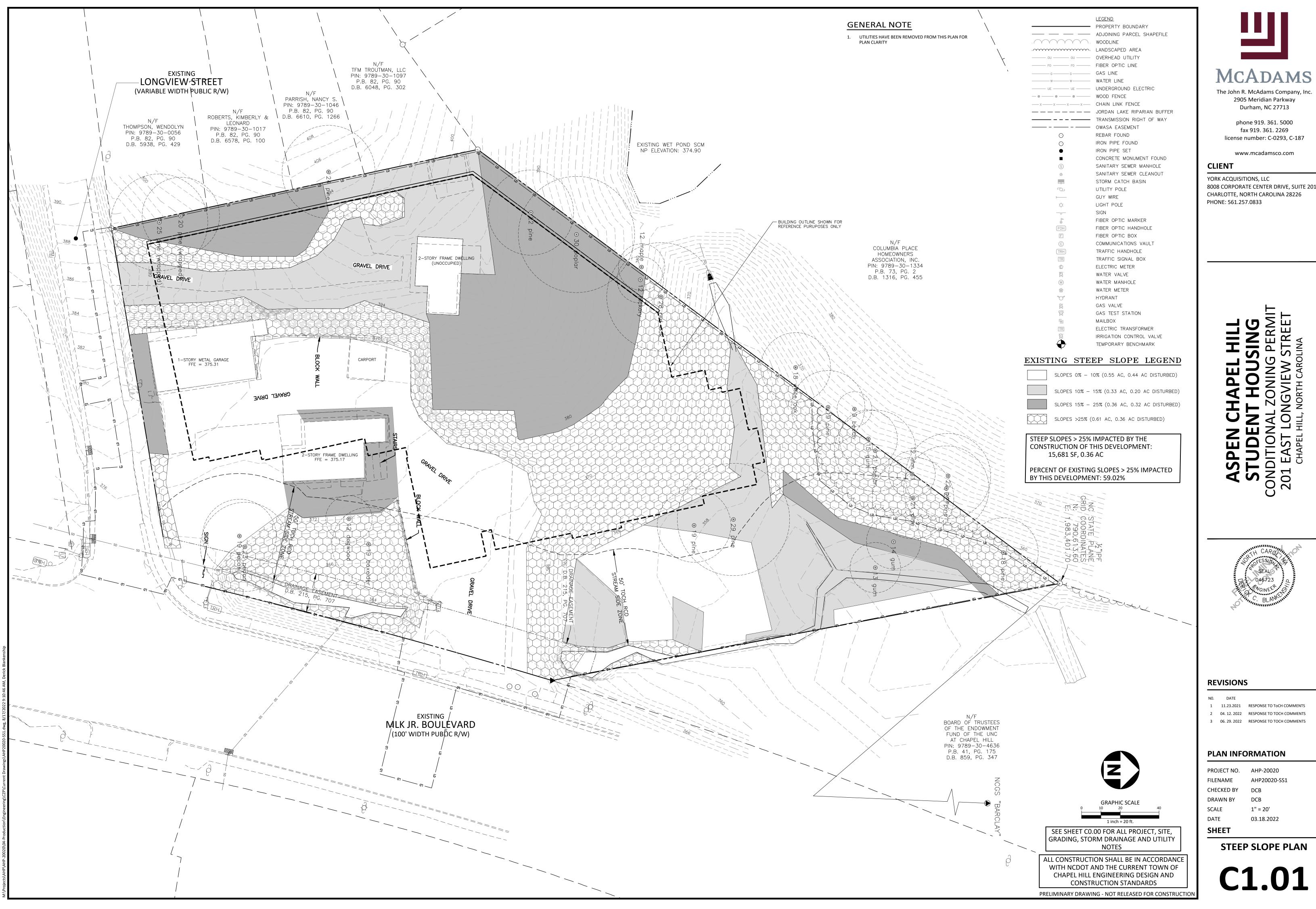
3 06. 29. 2022 RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

PROJECT NO.	AHP-20020	
FILENAME	AHP20020-XC1	
CHECKED BY		
DRAWN BY	DCB	
SCALE	1" = 20'	
DATE	03.18.2022	
SHEET		

EXISTING CONDITIONS

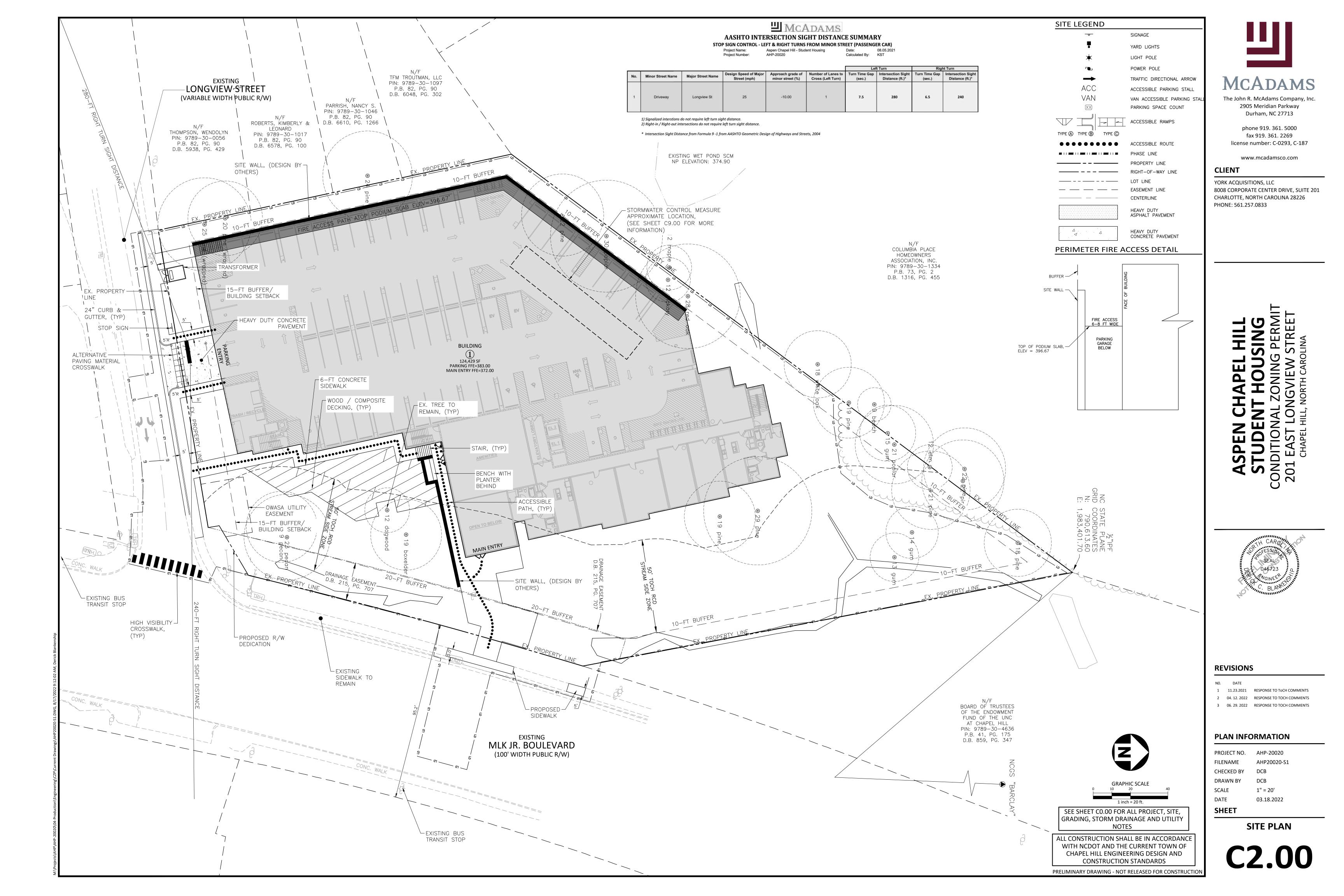


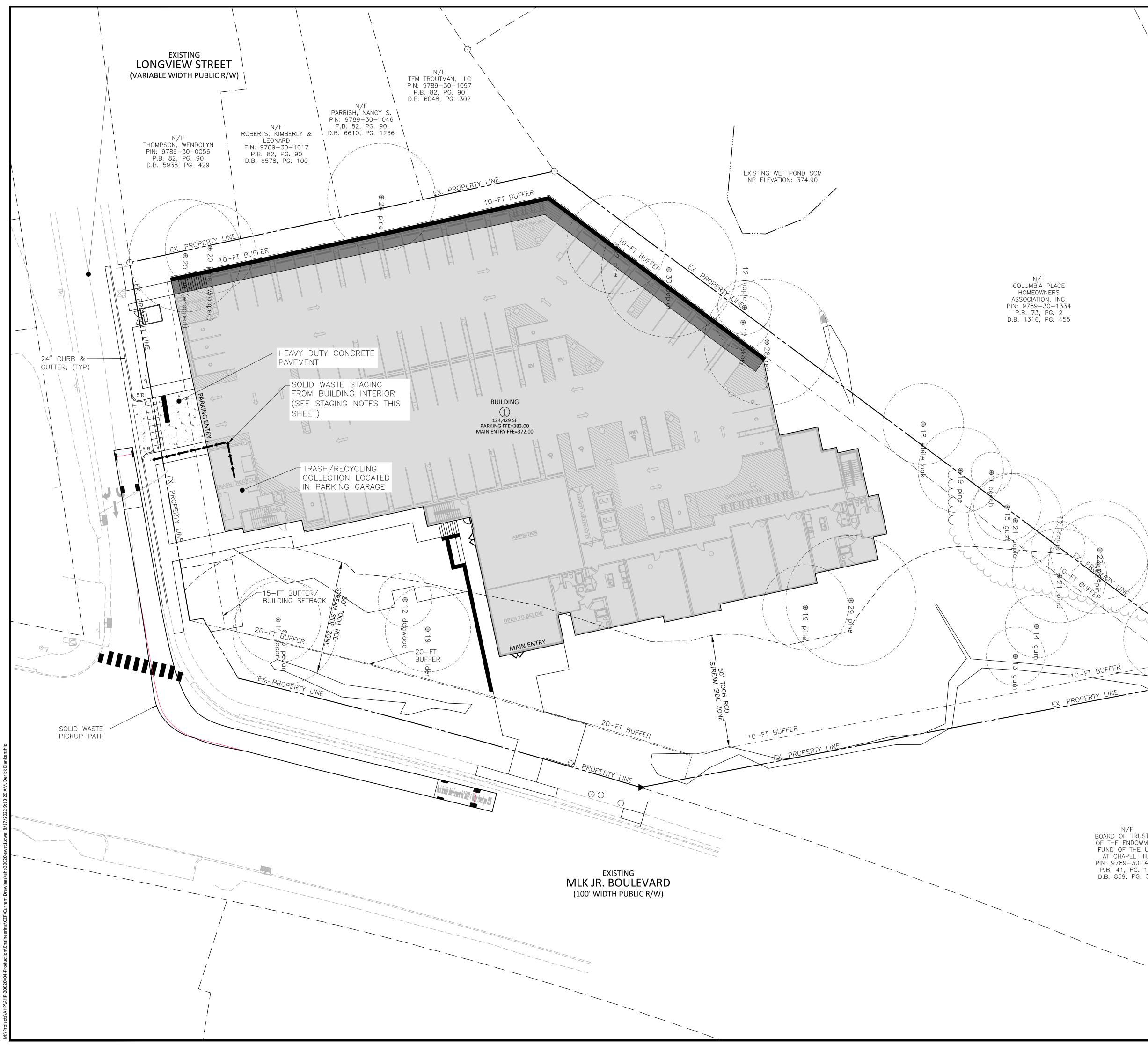


8008 CORPORATE CENTER DRIVE, SUITE 201

10.	DATE	
1	11.23.2021	RESPONSE TO TOCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS

SHEET	
DATE	03.18.2022
SCALE	1" = 20'
DRAWN BY	DCB
CHECKED BY	DCB
FILENAME	AHP20020-SS1
PROJECT NO.	AHP-20020





RECYCLING NOTES

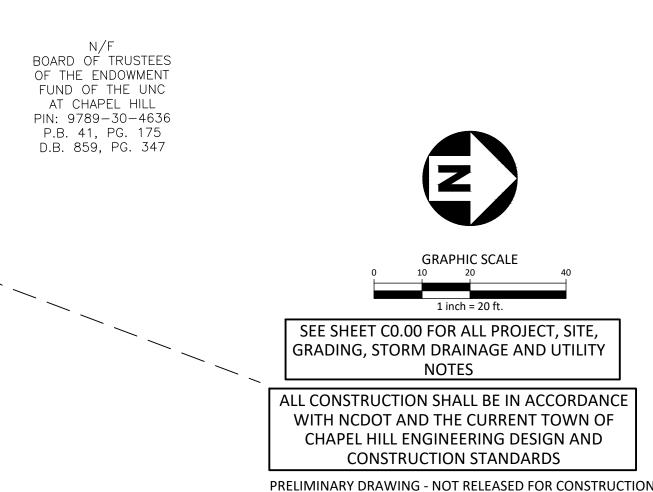
- 1. THE DETAILS OF THESE PLANS WILL BE FURTHER ELABORATED IN THE ZCP STAGE AND WORKED THROUGH WITH ORANGE COUNTY OCSW AND TOWN OF CHAPEL HILL PUBLIC WORKS SANITATION DIVISION.
- 2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS FOR RECYCLING AS THAT PROVIDED BY ORANGE COUNTY.
- 3. COUNTY FEES FOR RECYCLING ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
- 4. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

SOLID WASTE AND RECYCLING NOTES

- 1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- 2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- 3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- 4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- 5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ('ACM') AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- 6. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- 7. THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- 8. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- 9. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:) 9.1.1. GLASS (CLEAR, BROWN AND GREEN)
- 9.1.2. PLASTIC 9.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER 9.1.4. METAL CANS 9.1.5. CARDBOARD
- 10. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE AND RECYCLING STORAGE AREAS.
- 11. HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C8.00. THESE SECTIONS APPLY UNLESS AN APPROVED GEOTECHNICAL ENGINEER HAS DESIGN SPECIFIC FOR THIS PROJECT

STAGING NOTES

1. OWNER'S PROPERTY MANAGEMENT TO WORK WITH PRIVATE WASTE MANAGEMENT SERVICE FOR CURB SIDE PICKUP. WASTE TO BE BROUGHT TO CURB ALONG LONGVIEW BY BUILDING STAFF.



MCADAMS

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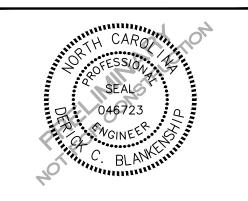
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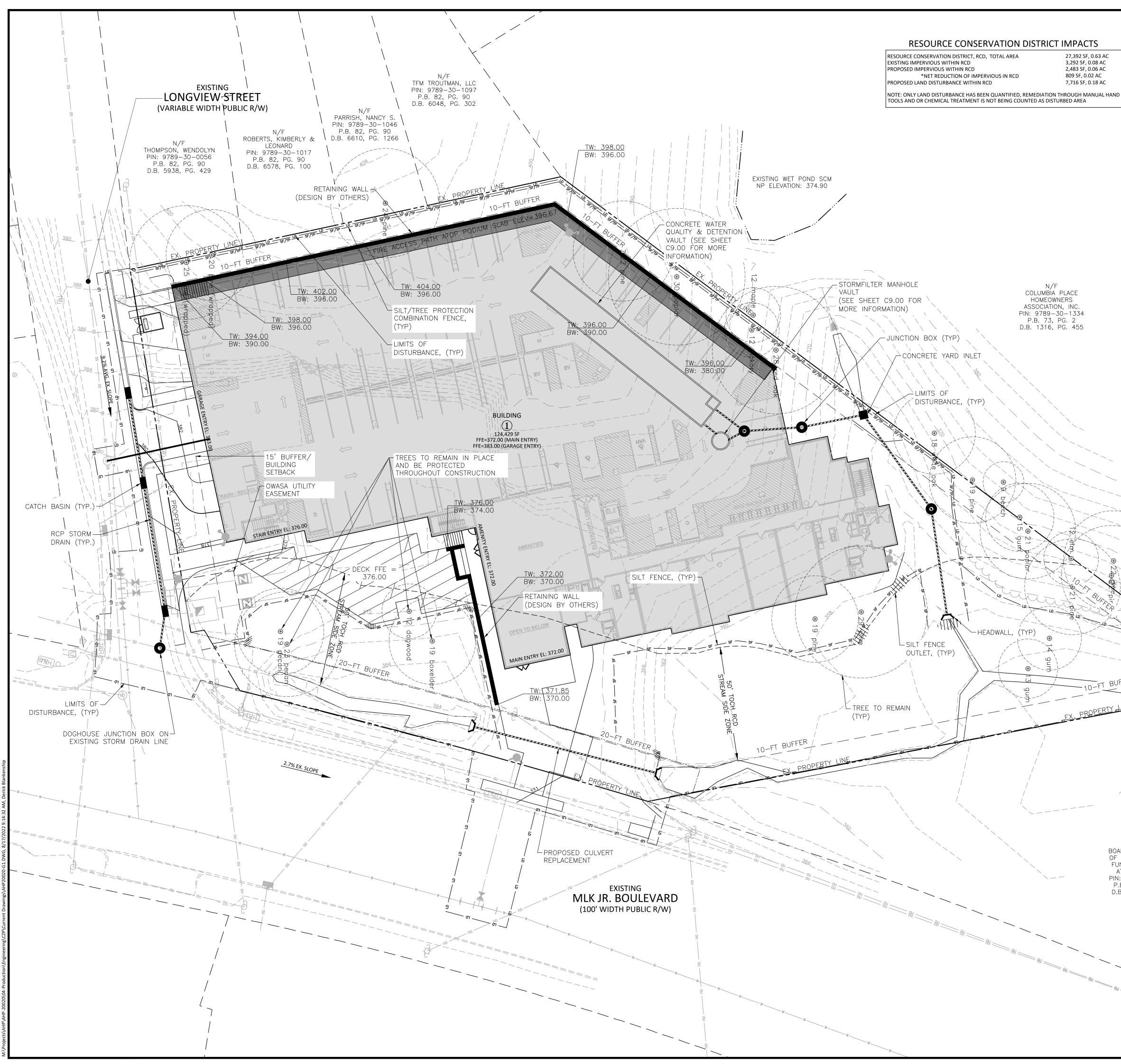
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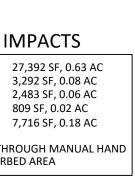
PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-SWST1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022
SHEET	

SOLID WASTE PLAN







GRADING	LEGEND
	====

	FLARED END SECTION
ſ	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
-	STORM SERVICE INLET
•	STORM SERVICE ROOF-DRAIN
0	JUNCTION BOX
-~-	DRAINAGE FLOW ARROW
\sim	LINE BREAK SYMBOL
<u>250.50</u> 250.00	TOP & BOTTOM CURB ELEVATIONS
<u>TW=223.00</u> BW=213.00	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
+ 250.60	SPOT ELEVATION
	STORM DRAINAGE
· · · · · ·	STORM SERVICE LINE
RD RD	ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
TP TP	TREE PROTECTION FENCE
LD LD	LIMITS OF DISTURBANCE
OU OU	OVERHEAD POWER LINES
	WOODED AREA
250	MAJOR CONTOUR
252	MINOR CONTOUR
250	
252	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
LIMITS OF DISTURBANCE = EXISTING IMPERVIOUS = 1 PROPOSED IMPERVIOUS =	7,880 SF, 0.41 AC
L]

GRAPHIC SCA

SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY

NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT AND THE CURRENT TOWN OF

CHAPEL HILL ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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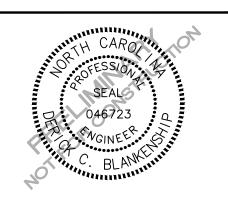
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YORK ACQUISITIONS, LLC 8008 CORPORATE CENTER DRIVE, SUITE 201 CHARLOTTE, NORTH CAROLINA 28226 PHONE: 561.257.0833

N/F BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF THE UNC AT CHAPEL HILL PIN: 9789-30-4636 P.B. 41, PG. 175 D.B. 859, PG. 347



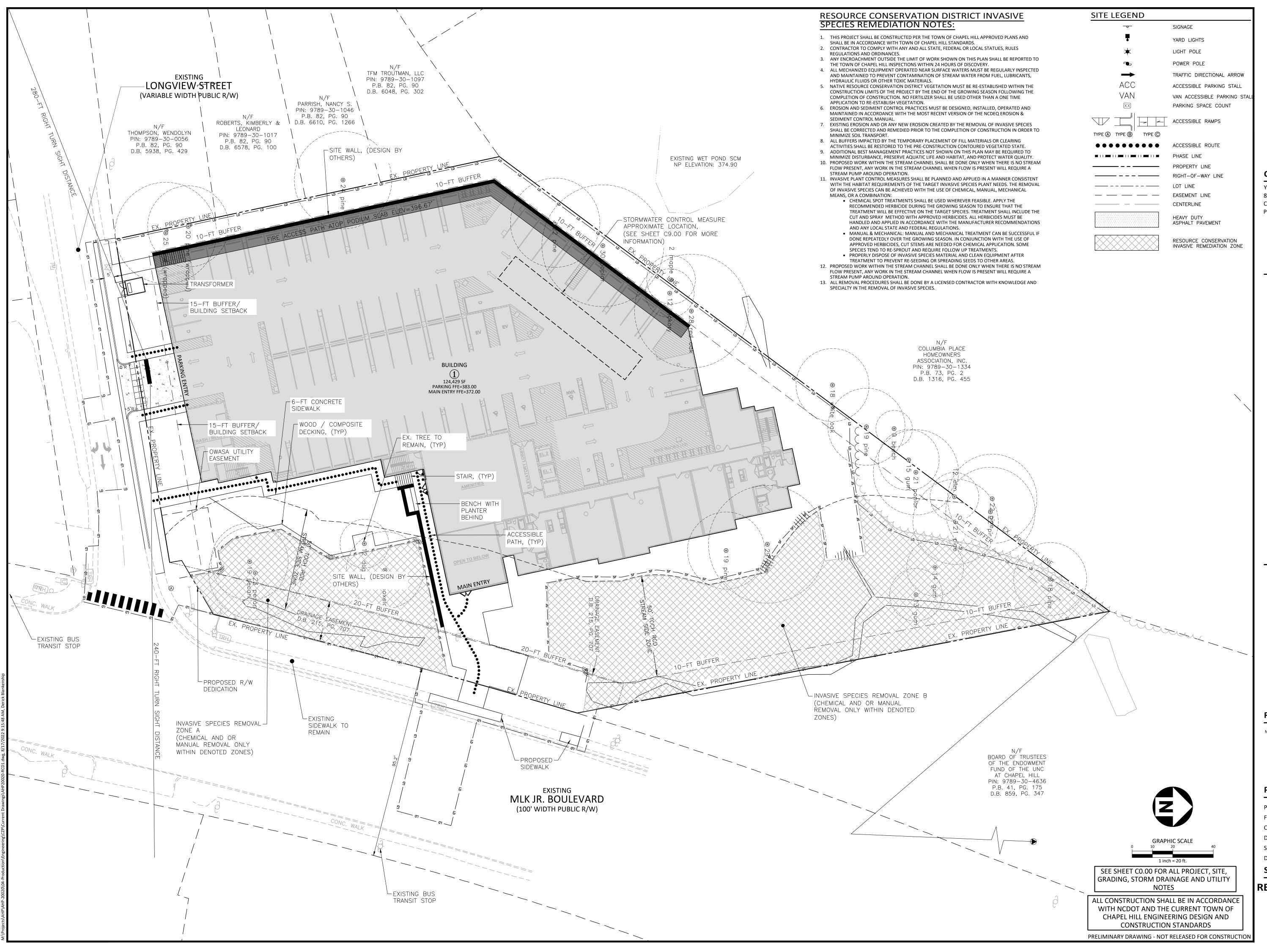
REVISIONS

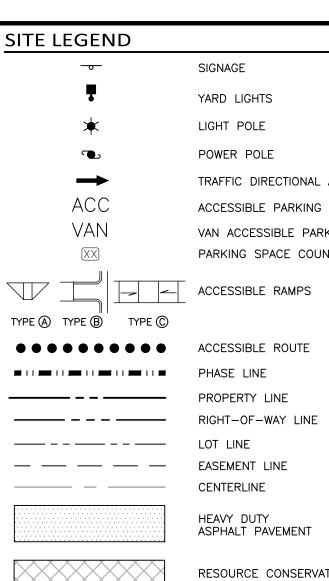
NO. DATE 1 11.23.2021 RESPONSE TO TOCH COMMENTS 2 04. 12. 2022 RESPONSE TO TOCH COMMENTS 3 06. 29. 2022 RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

SHEET	
DATE	03.18.2022
SCALE	1'' = 20'
DRAWN BY	DCB
CHECKED BY	DCB
FILENAME	AHP20020-G1
PROJECT NO.	AHP-20020

GRADING AND STORM DRAINAGE PLAN **C3.00**







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

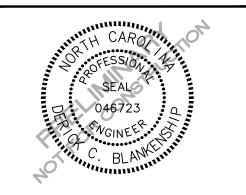
phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

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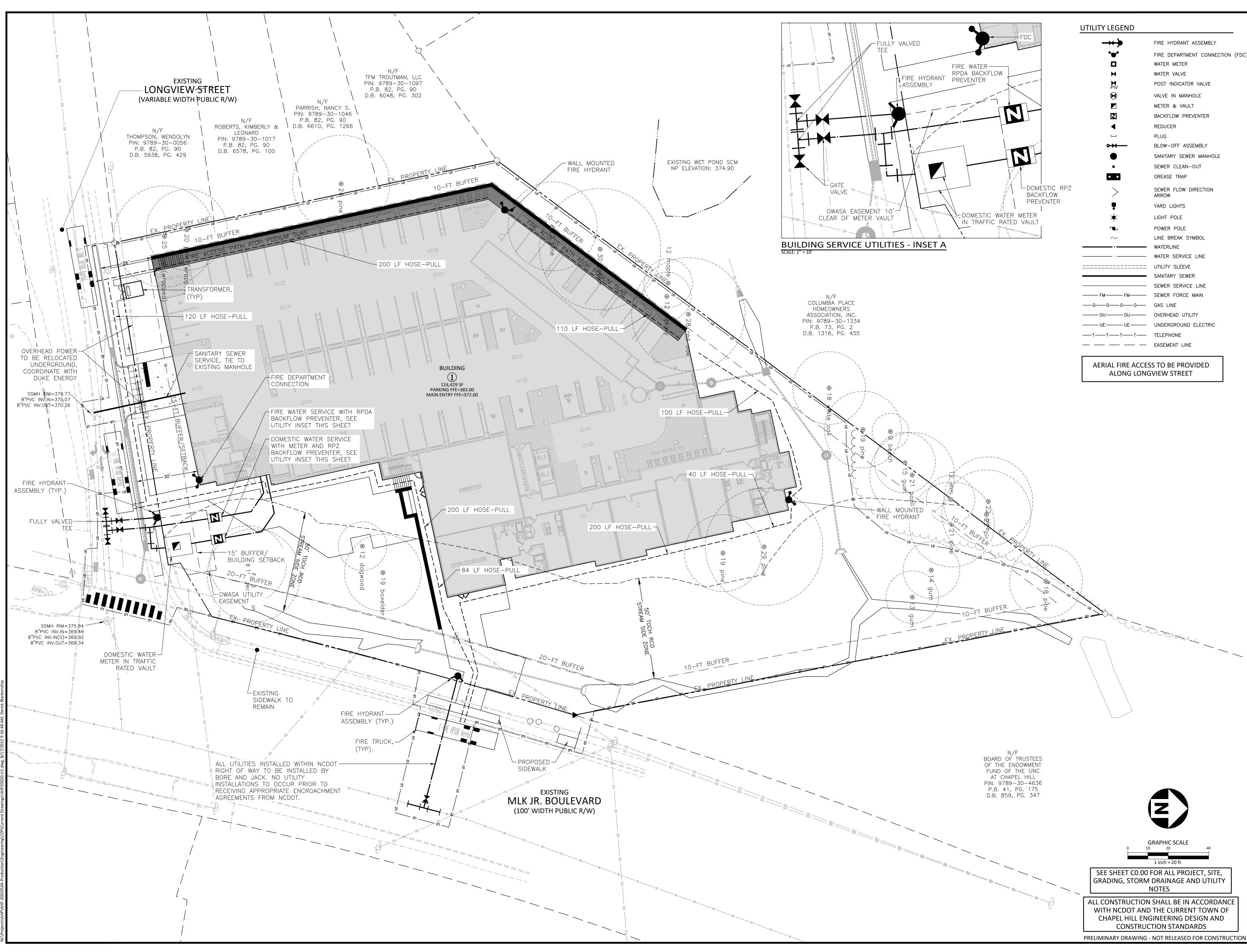
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PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-RCD1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022
SHEET	

RESOURCE CONSERVATION REMEDIATION PLAN C3.10



UTILITY LEGEND			
	FIRE HYDRANT AS FIRE DEPARTMENT WATER METER WATER VALVE POST INDICATOR VALVE IN MANHOU METER & VAULT BACKFLOW PREVE REDUCER PLUG BLOW-OFF ASSEN SANITARY SEWER SEWER CLEAN-OU GREASE TRAP SEWER CLEAN-OU GREASE TRAP SEWER FLOW DIR ARROW YARD LIGHTS LIGHT POLE POWER POLE LINE BREAK SYMI WATERLINE WATER SERVICE IN UTILITY SLEEVE SANITARY SEWER		
FM FM G G G G OU OU UE UE T T T T	SANITARY SEWER SEWER SERVICE SEWER FORCE M GAS LINE OVERHEAD UTILIT UNDERGROUND E		
AERIAL FIRE ACCESS TO BE PROVI ALONG LONGVIEW STREET			



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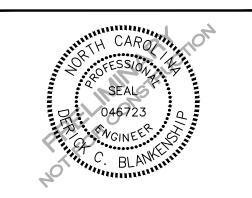
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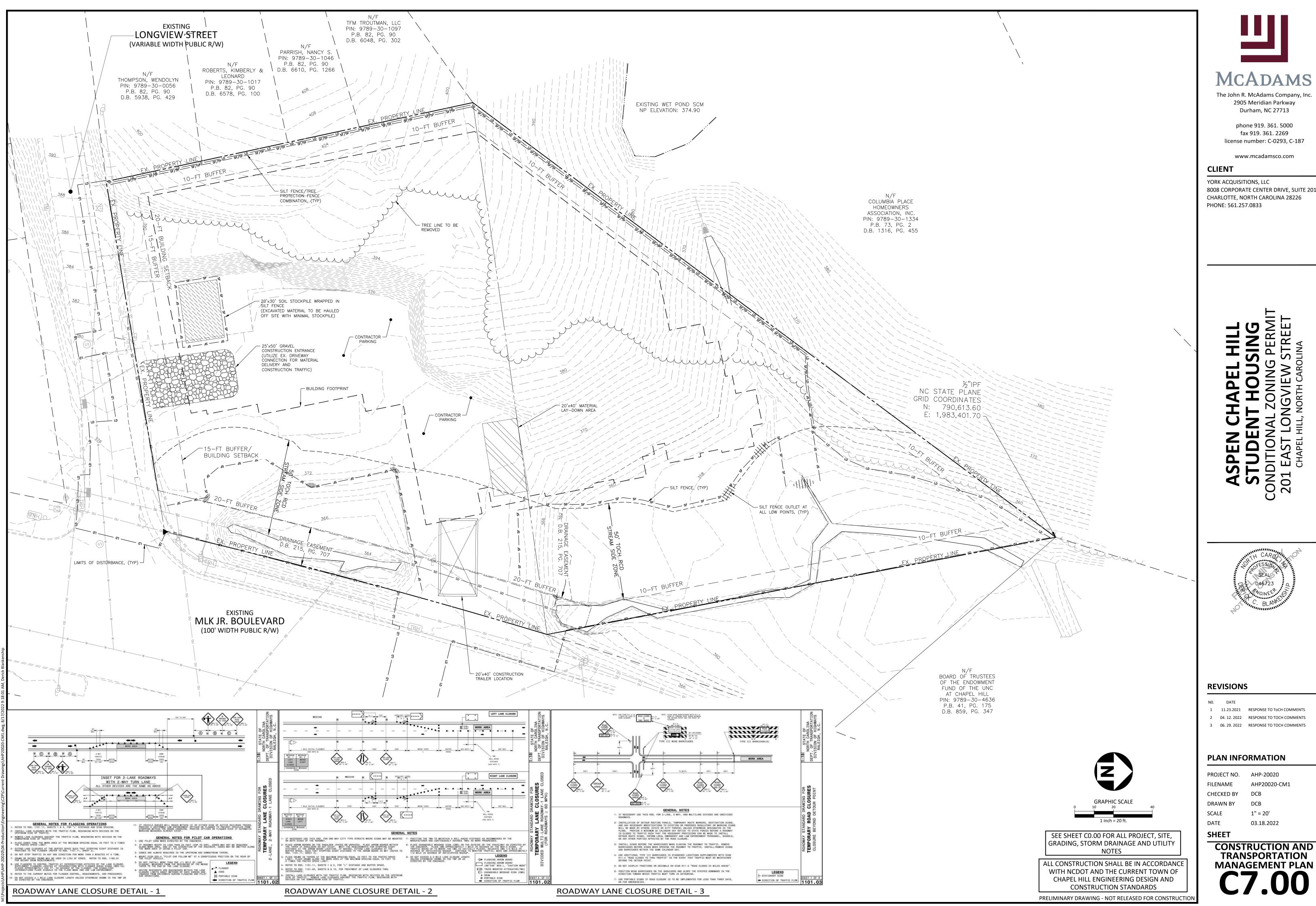
10.	DATE	
1	11.23.2021	RESPONSE TO TOCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

PROJECT NO.	AHP-20020
FILENAME	AHP20020-U1
CHECKED BY	DCB
DRAWN BY	DCB
SCALE	1" = 20'
DATE	03.18.2022
SHEET	

UTILITY PLAN

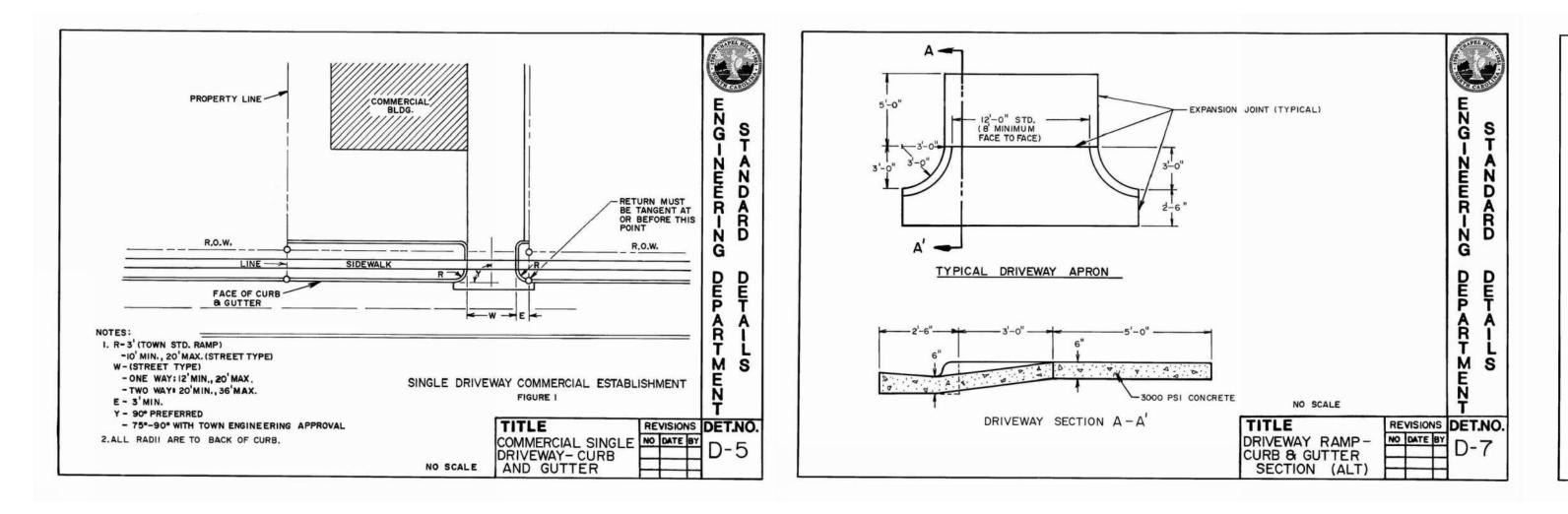


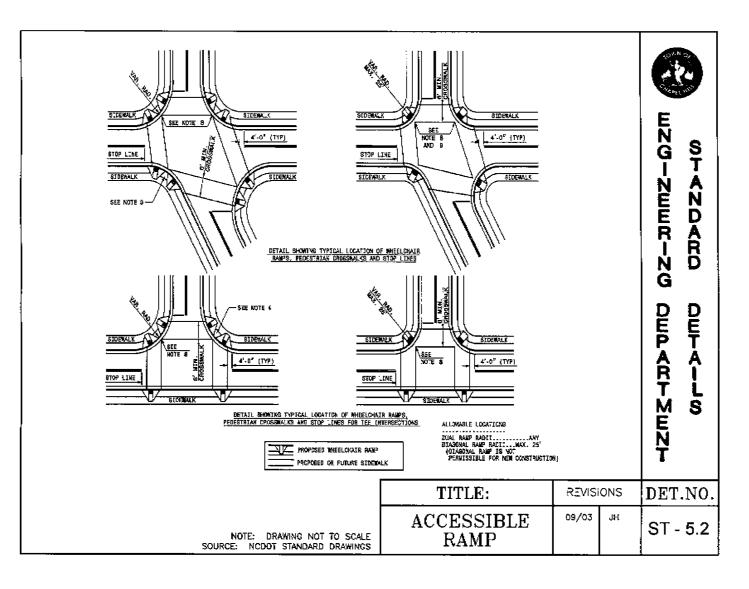


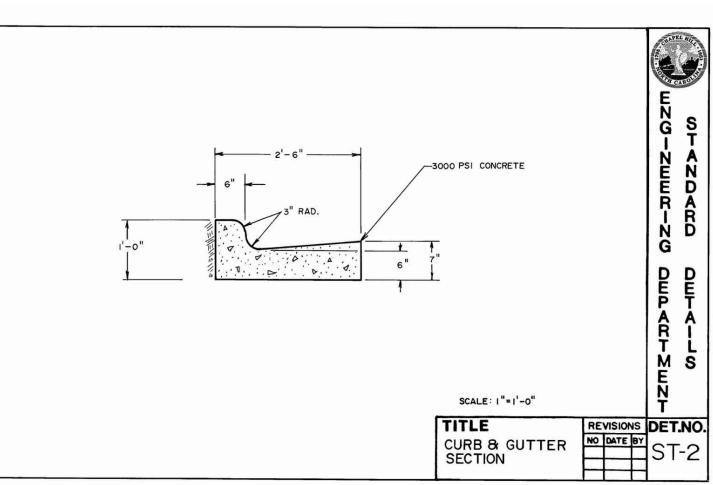


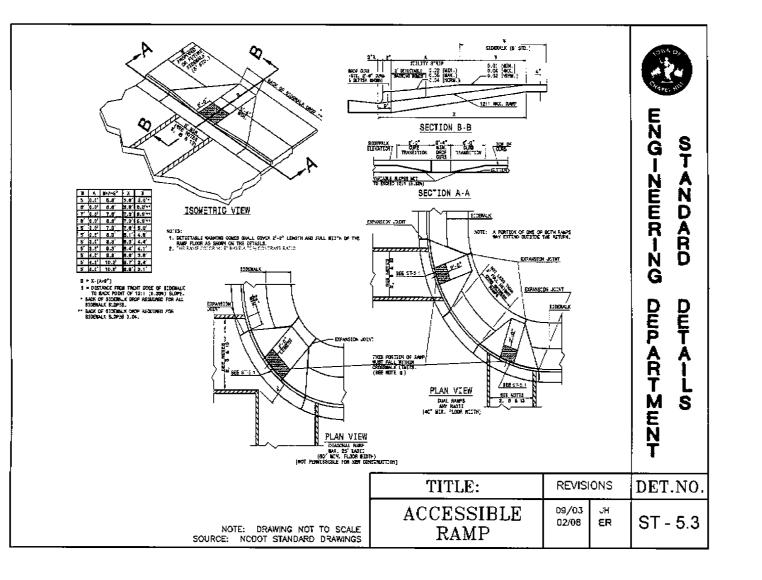
8008 CORPORATE CENTER DRIVE, SUITE 201

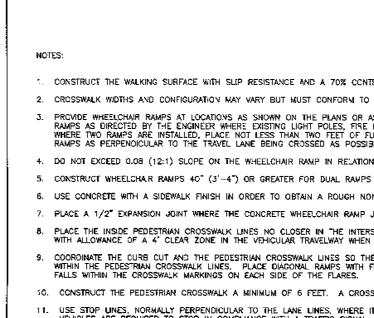
TRAN	RUCTION AND SPORTATION GEMENT PLAN
SHEET	
DATE	03.18.2022
SCALE	1" = 20'
DRAWN BY	DCB
CHECKED BY	DCB
FILENAME	AHP20020-CM1
PROJECT NO.	AHP-20020

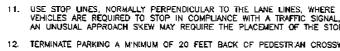






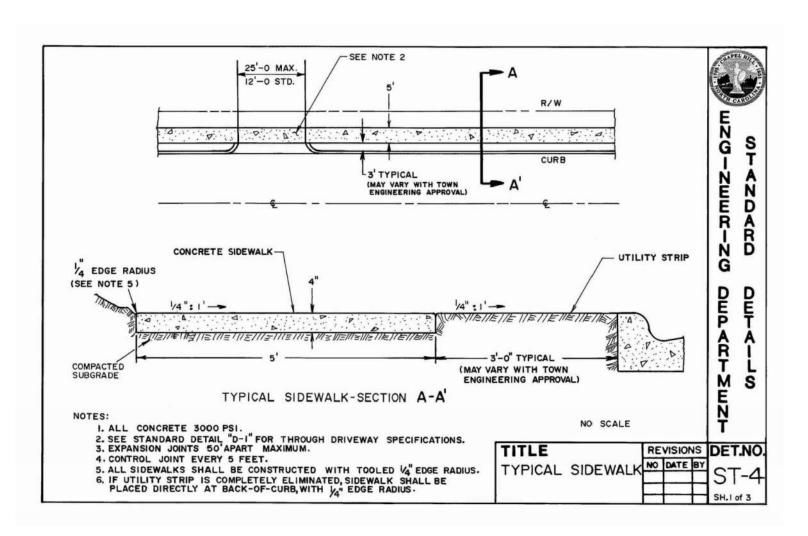






13. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION A

SOURCE: NODOT STANDARD DRAWINGS



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CNTRASTING COLOR TO THE SIDEWALK. TO TRAFFIC DESIGN STANDARDS. R AS DIRECTED BY THE ENGINEER. LOCATE THE HYDRANTS, DROP INLETS, ETC. AFFECT OF FULL HEIGHT CURB BETWEEN THE RAMPS. ISTBLE . INDNSHIP TO THE GRADE OF THE STREET. IPS AND 60" (5'-O") OR GREATER FOR DW NON-SKID TYPE SURFACE. P JOINS THE CURB AS SHOWN ON DETAIL ERSECTION BY BISECTING THE INTERSECTION EN ONE RAWP IS INSTALLED. (SEE NOTE THE FLOCR OF THE WHEELCHAIR RAMP WIL H FLARED SIDES SD 24" OF FULL HEIGHT OSSWALK WIDTH OF 8 FEET OR GREATER IS E IT IS IMPORTANT TO INDICATE THE POINT AL, STOP SIGN OR OTHER LEGAL REQUIREM TOP LINE TO BE PARALLEL TO THE INTERSE SSWALK. ON OF THE MARUAL OF UNIFORM TRAFFIC AND THE NORTH CAROLINA SUPPLEMENT T	PLACEMENT. PLACE DI AGONAL RAM ST-5A. N RADII, 13) L FALL CURB S DESIRABLE BEHIND WE IENT. ICTION ROAD	ual 195. 195. 197. 197. 197.	WRG-ZWWR-RG DWRARTMWRT	STANDARD DETAILS
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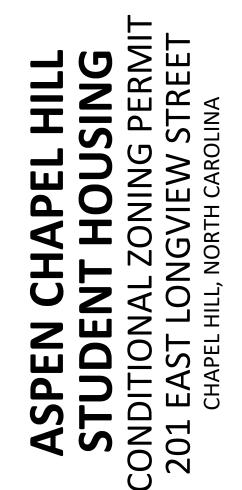
The John R. McAdams Company, Inc. 2905 Meridian Parkway Durham, NC 27713

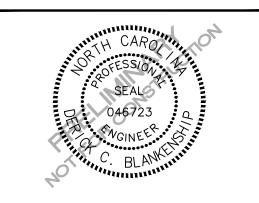
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TOCH COMMENTS

3 06. 29. 2022 RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

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DATE	03.18.2022
SCALE	1" = 30'
DRAWN BY	KST
CHECKED BY	DCB
FILENAME	AHP20020-D1
PROJECT NO.	AHP-20020

SITE DETAILS

C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

STORMWATER CONTROL MEASURE 'A' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION. PRIOR TO ANY CONSTRUCTION OR PLACEMENT OF ANY BACKFILL, THE ONSITE GEOTECHNICAL ENGINEER SHALL INSPECT THE EXCAVATION AREA FOR THE UNDERGROUND SCM WITHIN THIS AREA TO ASSESS WHETHER SUITABLE SOILS EXIST AT THE SUBGRADE LEVEL. IF THE CONTRACTOR CONSTRUCTS

- AND COVERS UP THE UNDERGROUND SCM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S APPROVAL) AT THE CONTRACTOR'S EXPENSE
- 3. THE FACILITY SHALL NOT BE USED AS A TEMPORARY EROSION CONTROL DEVICE (I.E. SEDIMENT TRAP OR SEDIMENT BASIN) DURING CONSTRUCTION. 4. PRIOR TO PLACING STORMFILTER CARTRIDGES WITHIN THE UNDERGROUND SYSTEM. THE CONTRACTOR SHALL REQUEST AN ONSITE MEETING WITH THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR TO ENSURE THE UPSTREAM DRAINAGE AREA IS COMPLETELY STABILIZED (I.E. GOOD VEGETATIVE COVER) IF THE CONTRACTOR DECIDES TO PLACE THE STORMELITER CARTRIDGES PRIOR TO APPROVAL FROM THE DESIGN ENGINEER AND THE EROSION CONTROL INSPECTOR, THEN THE CONTRACTOR SHALL EXCAVATE/REPLACE, AS NECESSARY, THE COMPONENTS NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY AT HIS / HER EXPENSE SHOULD THE STORMFILTER CARTRIDGES NOT FUNCTION PROPERLY (I.E. WILL NOT DRAIN DUE TO SEDIMENT DEPOSITION) DUE TO AN UNSTABILIZED UPSTREAM DRAINAGE AREA.
- ONCE CONSTRUCTED, THE STORMFILTER CARTRIDGES SHALL NOT RECEIVE STORMWATER RUNOFF UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA TO THE UNDERGROUND SYSTEM HAS BEEN COMPLETELY STABILIZED AND SITE CONSTRUCTION IS COMPLETE
- 6. ALL COMPONENTS OF THE UNDERGROUND SCM SYSTEM (STORMFILTER MANHOLE, CONCRETE VAULT, JOINT / RISER CONNECTIONS, ENDCAPS, ACCESS MANHOLES, ETC.) SHALL BE DESIGNED BY OTHERS. ANY VARIATIONS OR CHANGES MADE FROM THESE SPECIFICATIONS AND DRAWINGS DURING THE ORDERING AND/ OR INSTALLATION OF ALL COMPONENTS MUST BE APPROVED BY THE DESIGN ENGINEER. THE STRUCTURAL DESIGN OF THE UNDERGROUND SCM, ALONG WITH ITS ASSUMPTIONS, IS ALSO BY OTHERS. THE JOHN R. MCADAMS COMPANY, INC. AND ITS EMPLOYEES ASSUME NO LIABILITY WITH RESPECT TO ANY ASPECT OF THE STRUCTURAL DESIGN FOR THE UNDERGROUND SCM SYSTEM.
- ALL PIPE / RISER CONNECTIONS AND JOINTS ASSOCIATED WITH THE UNDERGROUND SCM SYSTEM SHALL BE WATER TIGHT. THE MECHANISM FOR ACHIEVING THIS SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR REVIEW.
- 8. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING FOUIPMENT, FTC, NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE UNDERGROUND SCM SYSTEM SITE. IT IS ANTICIPATED THAT PUMPING WILL BE NECESSARY IN THE EXCAVATION AREAS. DURING PLACEMENT OF FILL WITHIN THIS AREA (OR OTHER AREAS AS NECESSARY), THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE
- 9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CURRENT OSHA REGULATIONS FOR CONFINED SPACE ENTRY AND PROVIDE SUCH DURING ENGINEER WALK-THROUGH/INSPECTION.
- 10. ALL PIPE PENETRATIONS THROUGH A CONCRETE STRUCTURE (I.E. STORMFILTER CARTRIDGE / DETENTION SYSTEM, STORM DRAINAGE MANHOLES, ETC.) SHALL BE MADE WATERTIGHT USING NON-SHRINK CEMENTIOUS GROUT

11. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

STORMWATER MANAGEMENT SYSTEM MATERIAL SPECIFICATIONS

- THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM IS TO BE DESIGNED BY OTHERS. ANY CHANGES TO THE PLANS SHALL BE PROVIDED TO THE DESIGN ENGINEER FOR REVIEW. PRIOR TO INSTALLATION, SHOP DRAWINGS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROVIDED TO THE DESIGN ENGINEER AND TO THE TOWN OF CHAPEL HILL FOR REVIEW.
- 2. FILTER CARTRIDGES SHALL BE CONTECH STORMFILTERS WITH PHOSPHOSORB MEDIA. INSTALLATION OF THE STORMWATER DEVICE SHALL BE PER THE MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
- 3. ACCESS RISERS SHALL BE INSTALLED PER STRUCTURAL SPECIFICATIONS. ACCESS STEPS / LADDERS SHALL BE ATTACHED TO THE RISERS TO ALLOW FOR ACCESS INTO THE STORMWATER MANAGEMENT SYSTEM
- 4. THE 24"Ø DIP OUTLET BARREL OF THE DETENTION SYSTEM SHALL BE CLASS 350 DIP. MEETING THE REQUIREMENTS OF ASTM A716. THE PIPE JOINTS SHALL BE LOCKING JOINTS PER ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53 STANDARDS.
- 5. THE CONTRACTOR SHALL INSTALL THE STORMFILTER SYSTEM PER MANUFACTURERS' SPECIFICATIONS. CONTRACTOR TO PROVIDE A LETTER FROM MATERIAL SUPPLIER(S) STATING MATERIALS MEET THE SPECIFIED STANDARDS PRIOR TO INSTALLATION.
- 6. COVER AND REVIEW OF SITE CONDITIONS TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE SYSTEM TO BE THE RESPONSIBILITY OF THE MANUFACTURER.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.

FOUNDATION NOTES

- APPROVAL) AT THE CONTRACTOR'S EXPENSE

- ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR WATER TO ESCAPE
- UNDERGROUND SCM AT ANY POINT

BEDDING NOTES

- 1. THE EXCAVATION SUB GRADE MUST BE TRANSIT LEVEL.
- MATERIAL PLACEMENT OF THE SAND FILTER.

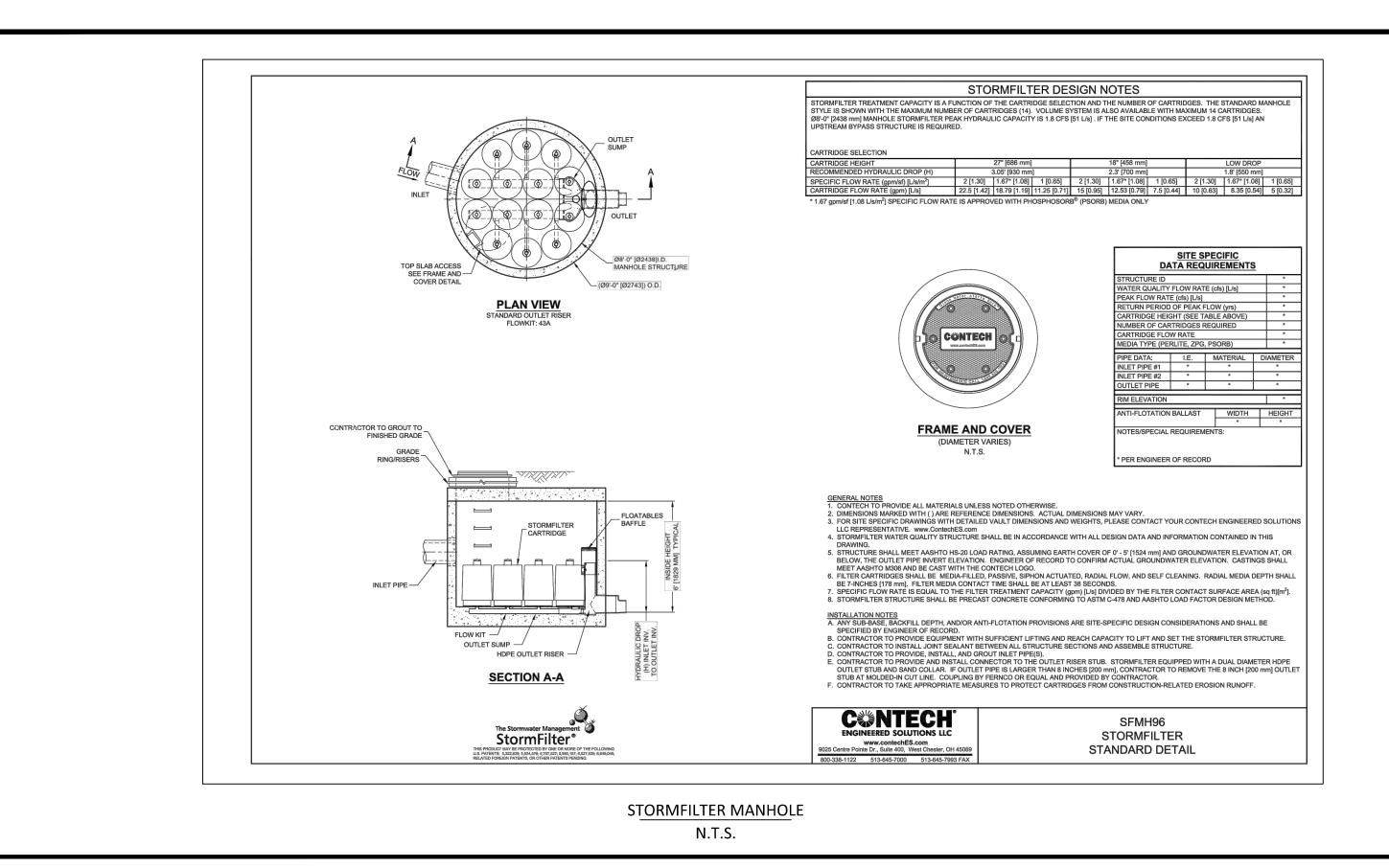
BACKFILL MATERIAL NOTES

- THE BACKFILL MATERIAL, OR THAT COULD DECOMPOSE AND CREATE VOIDS.
- 3. HIGHLY PLASTIC SILTS, HIGHLY PLASTIC CLAYS, ORGANIC SILTS, ORGANIC CLAYS, AND PEATS SHOULD NOT BE USED AS A BACKFILL MATERIAL.
- CONTENT
- ENGINEER OR DETENTION SYSTEM MANUFACTURER.

UNDERGROUND VAULT CONSTRUCTION NOTES

SYSTEM TESTING NOTES

WATER TIGHTNESS OF THE STORMWATER VAULT.



ONCE THE EXCAVATION IS COMPLETE AND PRIOR TO INSTALLATION OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. THE ONSITE GEOTECHNICAL ENGINEER SHALL VERIFY THE BEARING CAPACITY OF THE UNDERLYING SOILS TO SERVE AS A FOUNDATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IE THE ONSITE GEOTECHNICAL ENGINEER DEEMS THE FOUNDATION SOILS AS UNSUITABLE. THEN THE UNSUITABLE MATERIAL SHOULD BE REMOVED DOWN TO A SUITABLE DEPTH AND THEN BUILT BACK UP TO THE CORRECT ELEVATION WITH A COMPACTED BACKFILL MATERIAL THAT IS APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER. THE APPROVE BACKFILL MATERIAL SHOULD HAVE A GRADATION THAT WILL NOT ALLOW THE MIGRATION OF FINES. WHICH COULD CAUSE SETTLEMENT OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM. IF NECESSARY, A GEOTEXTILE FABRIC CAN BE USED TO SEPARATE THE UNDERLYIN SOILS AND THE BACKFILL MATERIAL. THIS GEOTEXTILE FABRIC (IF USED) IS TO BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER.

PLEASE NOTE THAT IF THE CONTRACTOR CONSTRUCTS AND COVERS UP THE EXCAVATION FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM PRIOR TO INSPECTION, THEN THIS AREA SHALL BE UNCOVERED AND TESTED (TO THE ENGINEER'S AND OWNER'S

THE FOUNDATION SUBGRADE SHALL BE GRADED TO A UNIFORM OR SUGHTLY SLOPING GRADE PRIOR TO PLACEMENT OF THE BEDDING MATERIAL IF THE FOUNDATION SUBGRADE WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME DURING CONSTRUCTION. THEN IT SHOULD BE GRADED TO A SLIGHT SLOPE SUCH THAT SATURATION OF THE SUBGRADE DOES NOT OCCUR.

THE BEDDING MATERIAL FOR THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM SHALL BE SPECIFIED BY THE ON-SITE GEOTECHNICAL ENGINEER, TYPICALLY, A WELL-GRADED GRANULAR MATERIAL WILL BE USED FOR THE BEDDING. PLEASE NOTE THAT IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. ENGINEERED FABRIC, STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM THE EXCAVATION. IT IS BEST TO BEGIN THE CONSTRUCTION OF THE DETENTION SYSTEMS AT THE DOWNSTREAM END WITH THE OUTLET

THE ONSITE GEOTECHNICAL ENGINEER SHALL DETERMINE IF FOUNDATION DRAINS ARE REQUIRED FOR THE UNDERGROUND SCM SYSTEM. THE DESIGN ENGINEER SHALL BE NOTIFIED FOLLOWING THIS DETERMINATION. IF REQUIRED, THE FOUNDATION DRAINS ARE TO BE DESIGNED ENTIRELY BY THE ONSITE GEOTECHINCAL ENGINEER. THE FOUNDATION DRAIN SYSTEMS SHALL TIE TO THE NEAREST STORM SEWER INLET / JUNCTION BOX WITH INVERT LOWER THAN THE INVERT OF THE FOUNDATION DRAIN. FOUNDATION DRAIN SYSTEM SHALL NOT TIE INTO THE

2. THE EXCAVATION PIT SHALL BE LINED (ON THE BOTTOM AND ALL FOUR SIDES) WITH A NON-WOVEN GEO-TEXTILE (GEOTEX 401 OR APPROVED EQUIVALENT). THE ONSITE GEOTECHNICAL ENGINEER SHALL APPROVE FABRIC FOR USE.

THE SUBGRADE FOR THE DETENTION SYSTEM CAN BE A CONCRETE SLAB, OR CLEAN GRANULAR MATERIAL WITH A MAXIMUM AGGREGATE SIZE OF 3/4". THE BEDDING SHALL BE FREE FROM ROCK FORMATIONS, PROTRUDING STONES, FROZEN LUMPS, ROOTS, AND OTHER FOREIGN

4. PREPARE THE SUBGRADE PER THE ONSITE GEOTECHNICAL ENGINEER'S DIRECTION (APPROXIMATELY 5-6" BELOW GRADE ON WHICH SLAB WILL SET). THE BEDDING MATERIAL SHOULD BE GRADED SUCH THAT A SMOOTH UNIFORM GRADE IS ESTABLISHED TO ALLOW FOR OPTIMUM

THE SUBGRADE MUST SUPPORT THE DETENTION SYSTEM WITHOUT DIFFERENTIAL SETTLEMENT BETWEEN PIECES.

6. IF CONSTRUCTION EQUIPMENT WILL BE OPERATING FOR AN EXTENDED PERIOD OF TIME ON THE BEDDING, THEN THE APPROPRIATE MEASURES (E.G. STIFF GEOGRID, ETC.) SHALL BE TAKEN TO ENSURE THE INTEGRITY OF THE BEDDING IS NOT COMPROMISED.

1. THE ON-SITE GEOTECHNICAL ENGINEER SHALL SPECIFY THE BACKFILL MATERIAL FOR THE STORMWATER MANAGEMENT SYSTEM.

2. THE BACKFILL MATERIAL SHOULD BE FREE OF ROCKS, FROZEN LUMPS, AND OTHER FOREIGN MATTER THAT COULD CAUSE HARD SPOTS WITHIN

4. THE BACKFILL MATERIAL SHOULD BE PLACED IN 6" LOOSE LIFTS AND COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-D698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN +/- TWO PERCENT OF ITS OPTIMUM MOISTURE

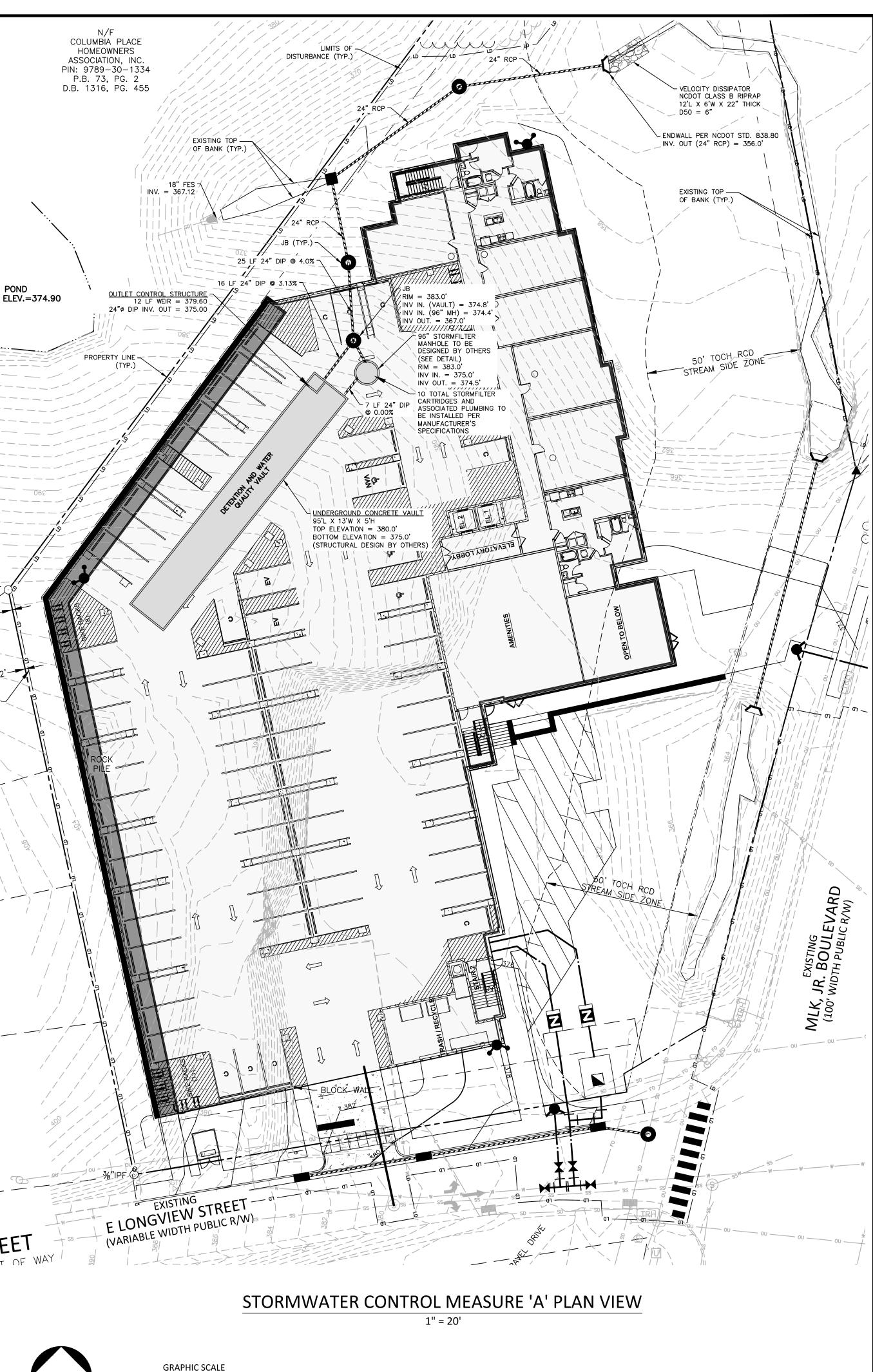
ANY MATERIAL STOCKPILING ON TOP OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE APPROVED BY THE STRUCTURAL DESIGN

1. UNDERGROUND VAULT CONFIGURATION IS TO BE DESIGNED AND PROVIDED BY OTHERS.

2. ABSOLUTELY NO RUNOFF SHALL ENTER THE UNDERGROUND VAULT UNTIL ALL CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.

MANHOLE ACCESS SHALL BE PROVIDED FOR THE UNDERGROUND VAULT. MANHOLES SHALL BE IN COMPLIANCE WITH TOWN OF CHAPEL HILL STANDARD DETAILS BUT SHALL BE A MINIMUM OF 24 INCHES IN DIAMETER TO COMPLY WITH OSHA CONFINED SPACE REQUIREMENTS (OR MINIMUM OSHA REQUIREMENTS APPLICABLE AT TIME OF CONSTRUCTION). CONTRACTOR SHALL PROVIDE ACCESS LADDERS FOR ACCESS BELOW ALL MANHOLES. MANHOLE COVERS SHALL ALLOW FOR PROPER VENTILATION.

PRIOR TO PLACEMENT OF THE BACKFILL MATERIAL AND STORM FILTER CARTRIDGES, CONTRACTOR SHALL TEST FOR WATER TIGHTNESS. ENTRANCES AND EXITS SHALL BE PLUGGED AND THE SYSTEM COMPLETELY FILLED WITH WATER TO DEMONSTRATE WATER TIGHTNESS. WATER TIGHTNESS MEANS NO SIGNIFICANT FOR A PERIOD OF 24 HOURS. SIGNIFICANT LEAKAGE TO BE DETERMINED BY THE CERTIFYING ENGINEER. CONTRACTOR SHALL CALL AND SCHEDULE THE FIELD TESTING OF THE SYSTEM (WATER-TIGHTNESS) WITH THE ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE TEST. THE CONTRACTOR SHALL PROVIDE WRITTEN REPORTS TO THE ENGINEER VERIFYING THE





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REVISIONS





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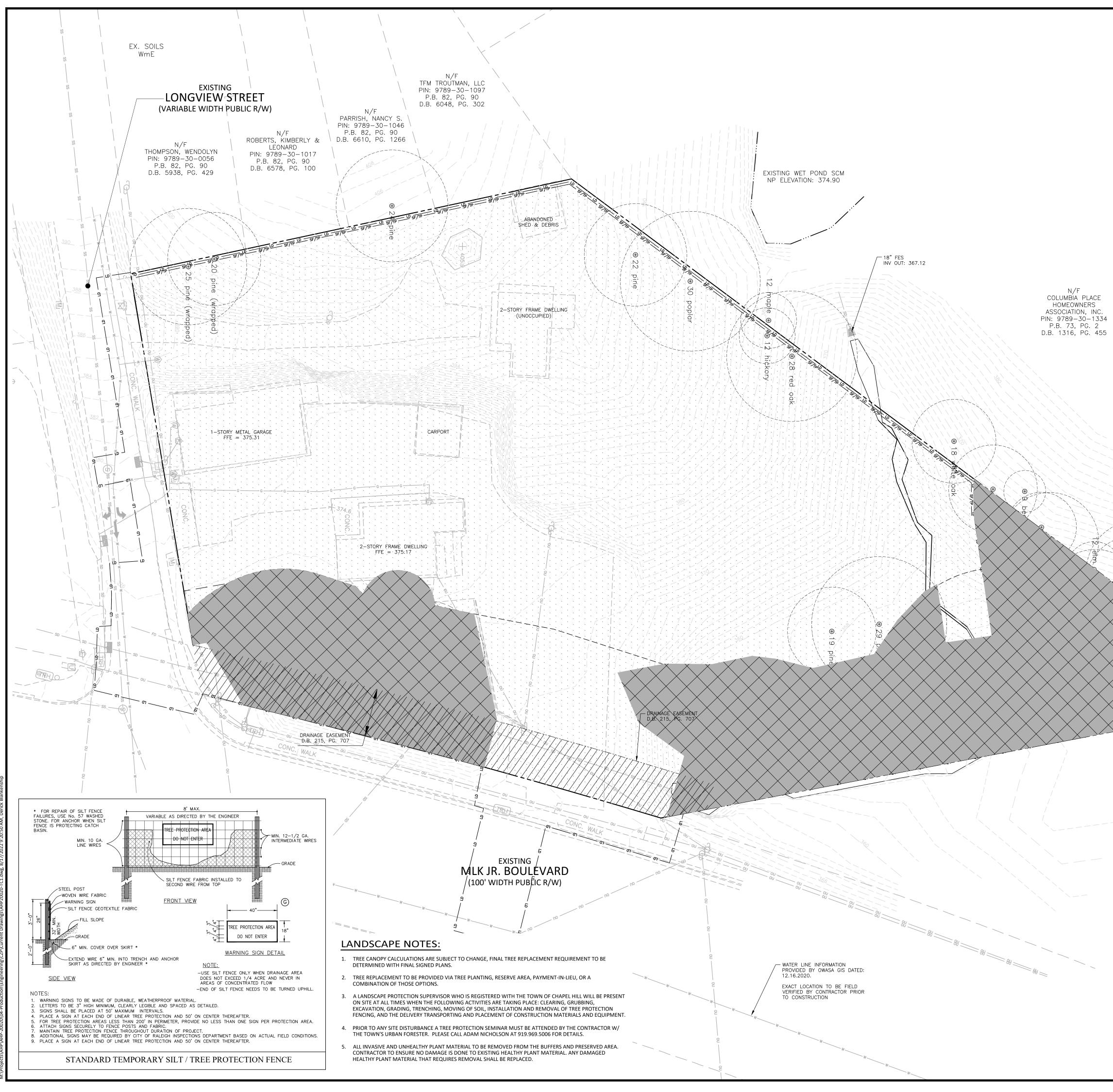
3 06. 29. 2022 RESPONSE TO TOCH COMMENTS

PLAN INFORMATION

PROJECT NO. AHP-20020 FILENAME AHP20020-SW CHECKED BY KEG DRAWN BY KEG 1"=20' SCALE DATE 03.18.2022 SHEET

STORMWATER CONTROL

MEASURE 'A' PLAN VIEW C9.00



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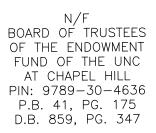
TREE CANOPY COVERAGE LEGEND

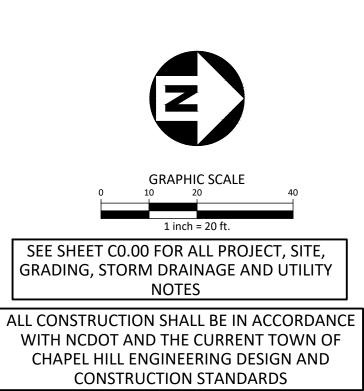
EXISTING CLEARED AR	<u>ACREAGE</u>			
	EXISTING EASMENTS	0.10 AC		
AREAS TO BE CLEARED AND GRADED				
· · · · · · · · · · · · · · · · · · ·	AREA TO BE REMOVED (ONSITE).	1.11 AC		
	LIMIT OF DISTURBANCE (INCLUDING OFFSITE)	TBD		
AREA TO REMAIN				

PRESERVED AREA

TREE CANOPY COVERAGE

REQUIREMENT: (30% MINIMUM TREE CANOPY COVERAGE OF NET LAI	ND AREA)
NET LAND AREA	
GROSS LAND AREA: EXISTING EASEMENTS: NET LAND AREA:	1.85 ACRES -0.10 ACRES 1.75 ACRES
30% TREE CANOPY COVERAGE	
NET LAND AREA: 30%: TREE CANOPY COVERAGE REQUIREMENT:	1.75 ACRES X0.30
TREE CANOPY COVERAGE DEFICIT	0.55 ACILS
TREE CANOPY COVERAGE REQUIREMENT: EXISTING CANOPY TO REMAIN:	0.53 ACRES (30.29 %) -0.53 ACRES (30.29 %)
TREE CANOPY COVERAGE DEFICIT:	N/A
CANOPY REPLACEMENT CALCULATIONS REQUIREMENT: (ONE LARGE TREE PER 500 SF OF TREE CANOPY COVEF	AGE DEFICIT)
TREE CANOPY COVERAGE DEFICIT: LARGE TREE REPLACEMENT REQUIRED:	N/A N/A





PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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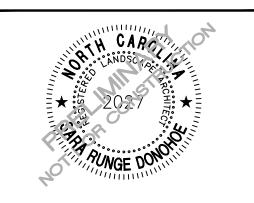
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YORK ACQUISITIONS, LLC 8008 CORPORATE CENTER DRIVE, SUITE 201 CHARLOTTE, NORTH CAROLINA 28226 PHONE: 561.257.0833

ASPEN CHAPEL HILL STUDENT HOUSING CONDITIONAL ZONING PERMI 201 EAST LONGVIEW STREET CHAPEL HILL, NORTH CAROLINA



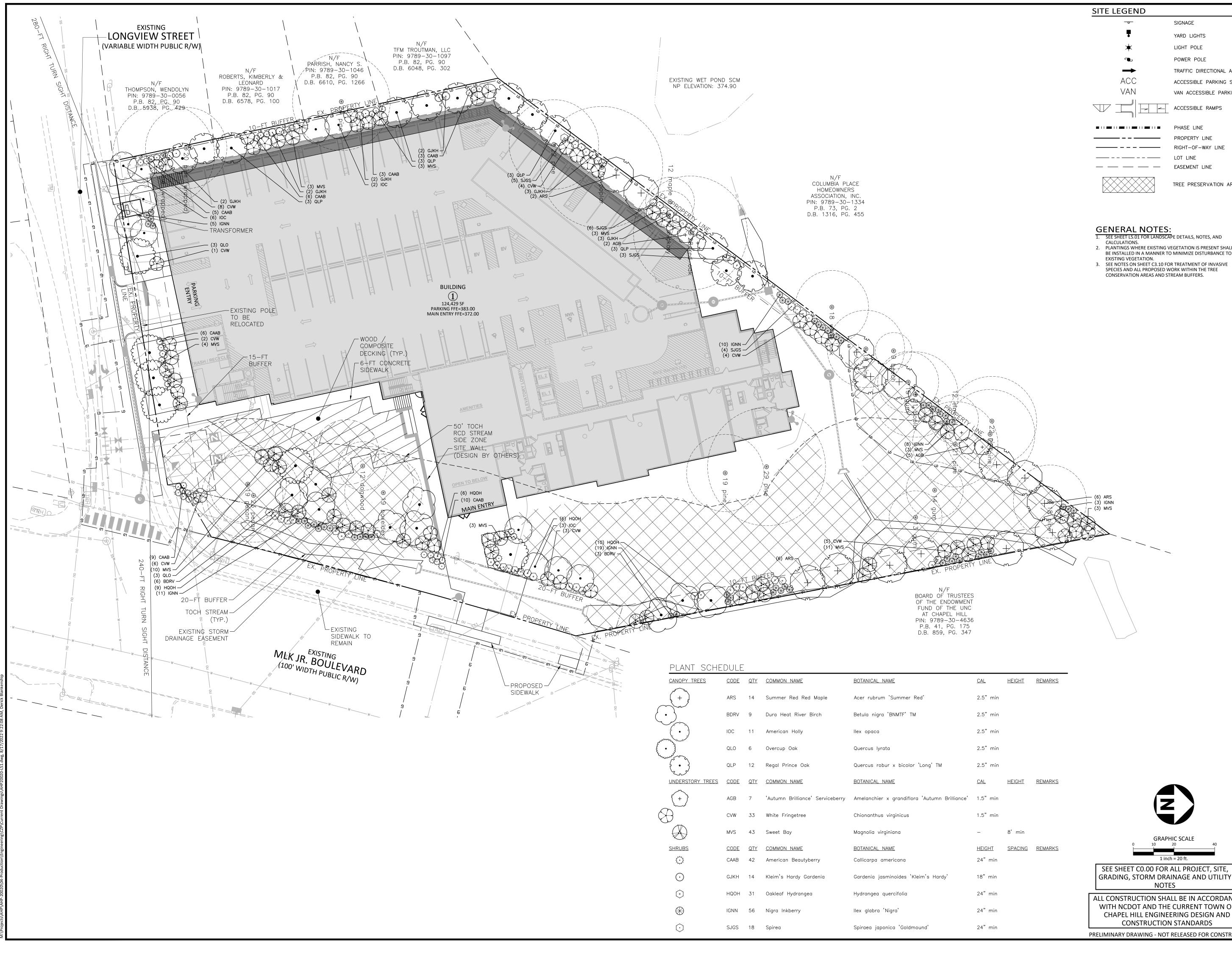
REVISIONS

N0.	DATE	
1	11.23.2021	RESPONSE TO TOCH COMMENTS
2	04. 12. 2022	RESPONSE TO TOCH COMMENTS
3	06. 29. 2022	RESPONSE TO TOCH COMMENTS

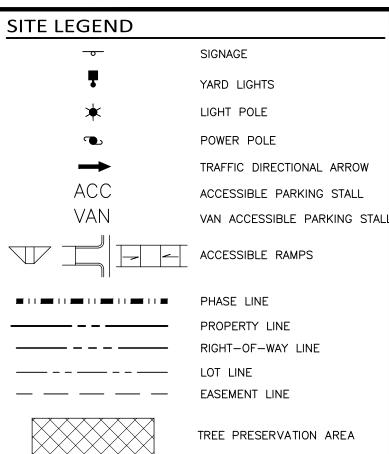
PLAN INFORMATION

SHEET	
DATE	03.18.2022
SCALE	1" = 20'
DRAWN BY	ALM
CHECKED BY	AMR
FILENAME	AHP20020-TC1
PROJECT NO.	AHP-20020





<u>(</u>	<u>CANOPY_IREES</u>	<u>CODE</u>	QIY	COMMON NAME	BOTANICAL NAME
	x + }	ARS	14	Summer Red Red Maple	Acer rubrum 'Summer Red'
•		BDRV	9	Dura Heat River Birch	Betula nigra 'BNMTF' TM
		IOC	11	American Holly	llex opaca
۲		QLO	6	Overcup Oak	Quercus lyrata
		QLP	12	Regal Prince Oak	Quercus robur x bicolor 'Long' TM
<u> </u>	UNDERSTORY TREES	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME
	+	AGB	7	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilli
X	}	CVW	33	White Fringetree	Chionanthus virginicus
		MVS	43	Sweet Bay	Magnolia virginiana
(2	<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	COMMON NAME	BOTANICAL NAME
	₹•.E	CAAB	42	American Beautyberry	Callicarpa americana
	\odot	GJKH	14	Kleim's Hardy Gardenia	Gardenia jasminoides 'Kleim's Hardy'
	\bigcirc	HQOH	31	Oakleaf Hydrangea	Hydrangea quercifolia
	\circledast	IGNN	56	Nigra Inkberry	llex glabra 'Nigra'
	\bigcirc	SJGS	18	Spirea	Spiraea japonica 'Goldmound'



- 2. PLANTINGS WHERE EXISTING VEGETATION IS PRESENT SHALL
- BE INSTALLED IN A MANNER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
- SPECIES AND ALL PROPOSED WORK WITHIN THE TREE CONSERVATION AREAS AND STREAM BUFFERS.

SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT AND THE CURRENT TOWN OF CHAPEL HILL ENGINEERING DESIGN AND

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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

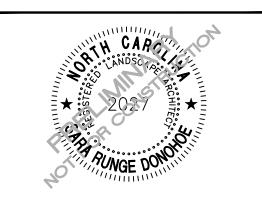
phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

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REVISIONS

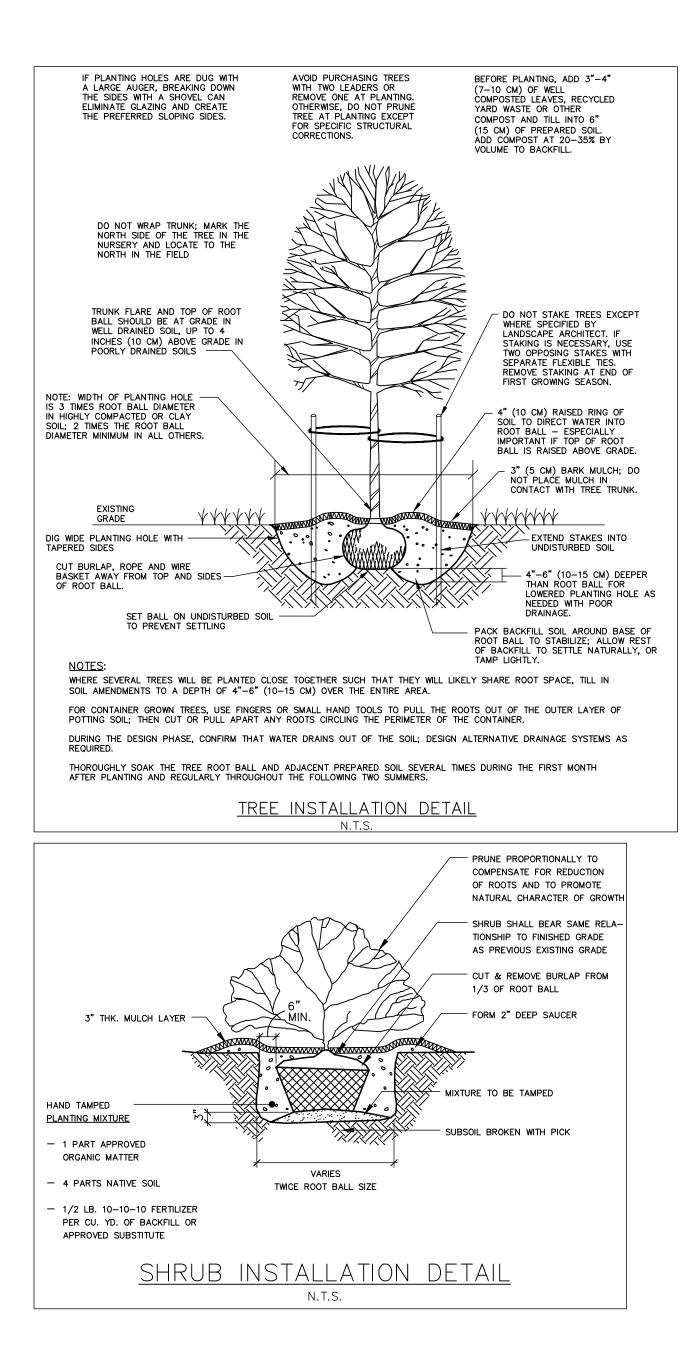
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CHECKED BY	SRD
FILENAME	AHP20020-LS1
PROJECT NO.	AHP-20020

LANDSCAPE PLAN L5.00

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CHAPEL HILL AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- 3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- 4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- 5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- 7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF
- VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- 11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- 12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- 13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- 14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- 15. PROPOSED TREES TO BE PLANTED A MINIMUM 8 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- 16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- 17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- 18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
- 19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- 20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- 21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- 24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- 25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- 26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- 27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- 28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- 29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- 30. ALL TREES TO BE LIMBED TO A HEIGHT OF 8' FROM FINISH GRADE WITHIN SIGHT DISTANCE TRIANGLES.



LANDSCAPE CALCULATIONS

BUFFER CALCULATIONS	
MLK BOULEVARD, 20' TYPE 'B' BUFFER REQUIREMENT: (6 LARGE TREES, 8 SMALL TREES, 15 SHRL	JBS / 100 LF)
SITE FRONTAGE:	204'
TOTAL LINEAR FOOTAGE:	204'
LARGE TREES REQUIRED:	13
LARGE TREES PROVIDED:	13
SMALL TREES REQUIRED:	17
SMALL TREES PROVIDED:	17
SHRUBS REQUIRED:	31
SHRUBS PROVIDED:	39
LONGVIEW STREET, 15' TYPE 'B' BUFFER REQUIREMENT: (6 LARGE TREES, 8 SMALL TREES, 15 SHRU	JBS / 100 LF)
SITE FRONTAGE:	182'
RIGHT-OF-WAY/ACCESS:	-32'
TOTAL LINEAR FOOTAGE:	150'
LARGE TREES REQUIRED:	9
LARGE TREES PROVIDED:	9
SMALL TREES REQUIRED:	12
SMALL TREES PROVIDED:	12
SHRUBS REQUIRED:	23
SHRUBS PROVIDED:	23
SOUTHWEST PROPERTY BOUNDARY, 10 ^{1 -} REQUIREMENT: (4 LARGE TREES, 7 SMALL TREES, 12 SHRL	
TOTAL LINEAR FOOTAGE:	193'
LARGE TREES REQUIRED:	8
LARGE TREES PROVIDED:	8
SMALL TREES REQUIRED:	14
SMALL TREES PROVIDED:	14
SHRUBS REQUIRED:	24
SHRUBS PROVIDED:	25
NORTHWEST PROPERTY BOUNDARY, 10 ¹ REQUIREMENT: (4 LARGE TREES, 7 SMALL TREES, 12 SHRL	
TOTAL LINEAR FOOTAGE:	345'
LARGE TREES REQUIRED:	14
LARGE TREES PROVIDED:	14
SMALL TREES REQUIRED:	25
SMALL TREES PROVIDED:	25
SHRUBS REQUIRED:	42
SHRUBS PROVIDED:	45
NORTHEAST PROPERTY BOUNDARY, 10' T REQUIREMENT: (4 LARGE TREES, 7 SMALL TREES, 12 SHRL	
TOTAL LINEAR FOOTAGE:	220'
LARGE TREES REQUIRED:	9
LARGE TREES PROVIDED:	9
SMALL TREES REQUIRED:	16
SMALL TREES PROVIDED:	16
SHRUBS REQUIRED:	27
SHRUBS PROVIDED:	29
CANOPY REPLACEMENT CALCULATIONS REQUIREMENT: (ONE LARGE TREE PER 500 SF OF TREE CA	NOPY COVERAGE DEFICIT)
TREE CANOPY COVERAGE DEFICIT:	-
LARGE TREES REQUIRED:	0
LARGE TREES PROVIDED:	0

LANDSCAPE CALCULATION NOTES:

- 1. SEE SHEET L1.00 LANDSCAPE PROTECTION & TREE COVERAGE PLAN FOR SITE TREE CANOPY COVERAGE CALCULATIONS.
- 2. TREE CANOPY CALCULATIONS ARE SUBJECT TO CHANGE, FINAL TREE REPLACEMENT REQUIREMENT TO BE DETERMINED WITH FINAL SIGNED PLANS.
- TREE REPLACEMENT TO BE PROVIDED VIA TREE PLANTING, RESERVE AREA,
- PAYMENT-IN-LIEU, OR A COMBINATION OF THOSE OPTIONS.
 EXISTING VEGETATION WITHIN BUFFERS SHALL BE RETAINED AND MAINTAINED WHENEVER POSSIBLE SO AS TO PERMIT SUCH VEGETATION TO BUFFER AND SCREENING REQUIREMENTS. EXISTING VEGETATION MUST BE APPROVED BY THE TOWN OF CHAPEL HILL.
 ALL INVASIVE AND UNHEALTHY PLANT MATERIAL TO BE REMOVED FROM THE BUFFERS AND PRESERVED AREA. CONTRACTOR TO ENSURE NO DAMAGE IS DONE TO EXISTING HEALTHY PLANT MATERIAL. ANY DAMAGED HEALTHY PLANT MATERIAL THAT REQUIRES REMOVAL SHALL BE REPLACED.



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

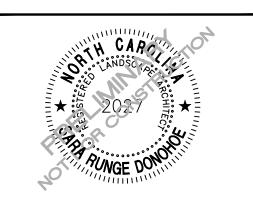
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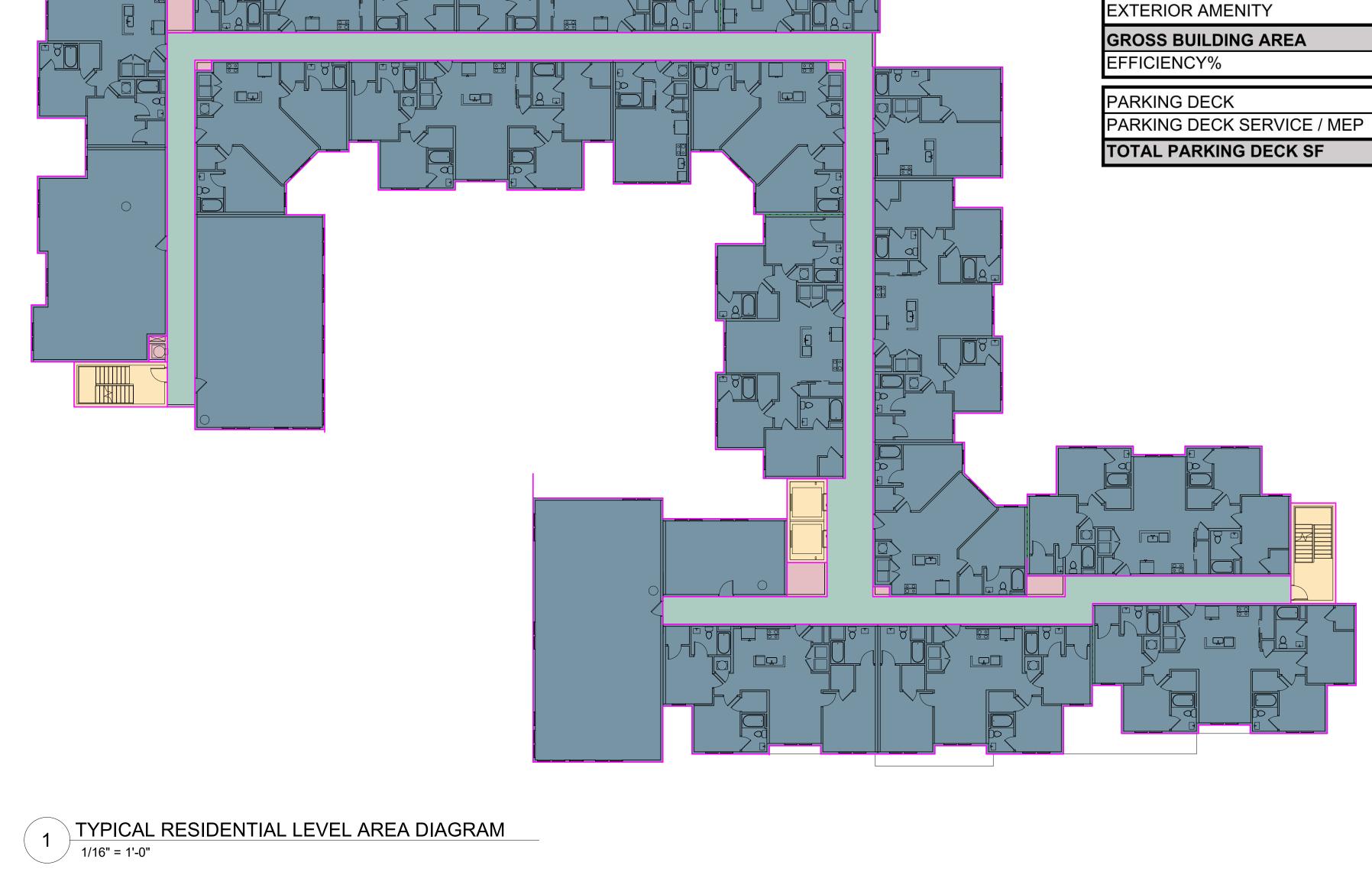
PROJECT NO.	AHP-20020
FILENAME	AHP20020-LS1
CHECKED BY	SRD
DRAWN BY	ALM
SCALE	1" = 20'
DATE	03.18.2022
SHEET	

LANDSCAPE NOTES AND DETAILS L5.01

SEE SHEET CO.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

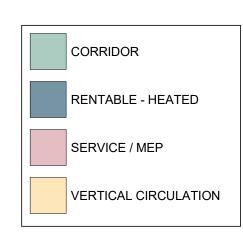


ASPEN HEIGHTS: MLK JR BLVD: OPTION 2

UNIT MIX					BUILDING 1000								TOTAL		8/24/2021		
UNIT	DESCRIPTION		AREA			B1 1	2	3	4	5	6	TOTAL	TOTAL	TOTAL AREA		%	
ТҮРЕ		HEATED*	BALCONY	GROSS**	1							UNITS	BEDS	HEATED*	GROSS*	UNITS	BEDS
TUDI	D UNITS																
51	STUDIO	457 SF	0 SF	457 SF			1	1	1	1	1	5	5	2,284 SF	2,284 SF	4.46%	1.679
52	STUDIO	458 SF	0 SF	458 SF				1	1	1	1	4	4	1,832 SF	1,832 SF	3.57%	1.34%
3	STUDIO	538 SF	SF	538 SF	2	2						4	4	2,152 SF	2,152 SF	3.57%	1.34%
54	STUDIO	589 SF	0 SF	589 SF	1	1						2	2	1,179 SF	1,179 SF	1.79%	0.67%
	TOTALS											15	15	7,447	7,447	13.39%	5.02%
41	1 BEDROOM / 1 BATH	685 SF	0 SF	685 SF			1	1	1	1	1	5	5	3,424 SF	3,424 SF	4.46%	1.67%
42	1 BEDROOM / 1 BATH	679 SF	0 SF	679 SF							1	1	1	679 SF	679 SF	0.89%	0.33%
43	1 BEDROOM / 1 BATH	721 SF	0 SF	721 SF	2	2						4	4	2,885 SF	2,885 SF	3.57%	1.34%
	TOTALS		•									10	10	6,988	6,988	8.93%	3.34%
2 BEDF																	
31	2 BEDROOM / 2 BATH	920 SF	0 SF	920 SF	2	2	1	1	1	1		8	16	7,361 SF	7,361 SF	7.14%	5.35%
32	2 BEDROOM / 2 BATH	961 SF	0 SF	961 SF			3	3	3	3	3	15	30	14,416 SF	14,416 SF	13.39%	10.03%
33	2 BEDROOM / 2 BATH	849 SF	0 SF	849 SF							3	3	6	2,546 SF	2,546 SF	2.68%	2.01%
34	2 BEDROOM / 2 BATH	1,021 SF	0 SF	1,021 SF			1					1	2	1,021 SF	1,021 SF	0.89%	0.67%
35	2 BEDROOM / 2 BATH	878 SF	0 SF	878 SF							1	1	2	878 SF	878 SF	0.89%	0.67%
	TOTALS											28	56	26,221	26,221	25.00%	18.73%
B BEDF	ROOM UNITS																
21	3 BEDROOM / 3 BATH	1,239 SF	0 SF	1,239 SF			2	2	2	2	2	10	30	12,386 SF	12,386 SF	8.93%	10.03%
C1A	3 BEDROOM / 3 BATH	1,227 SF	0 SF	1,227 SF			1	1	1	1		4	12	4,907 SF	4,907 SF	3.57%	4.01%
22	3 BEDROOM / 3 BATH	1,327 SF	0 SF	1,327 SF				1	1	1	1	4	12	5,308 SF	5,308 SF	3.57%	4.01%
	TOTALS											18	54	22,601	22,601	16.07%	18.06%
BEDF																	
01	4 BEDROOM / 4 BATH	1,477 SF	0 SF	1,477 SF			8	8	8	8	5	37	148	54,647 SF	54,647 SF	33.04%	49.50%
)2	4 BEDROOM / 4 BATH	1,632 SF	0 SF	1,632 SF				1	1	1	1	4	16	6,526 SF	6,526 SF	3.57%	5.35%
	TOTALS											41	164	61,173	61,173	36.61%	54.85%
OTAL	UNITS				7	7	18	20	20	20	20	112	299	124,429 SF	124,429 SF	100.00%	100.00%
												UNIT AVE	RAGE	1,111 SF			
BEDS					9	9	53	59	59	59	51	BED AVER	AGE	416 SF			

- * HEATED AREA IS CALCULATED FROM EXTERIOR FACE OF STUD

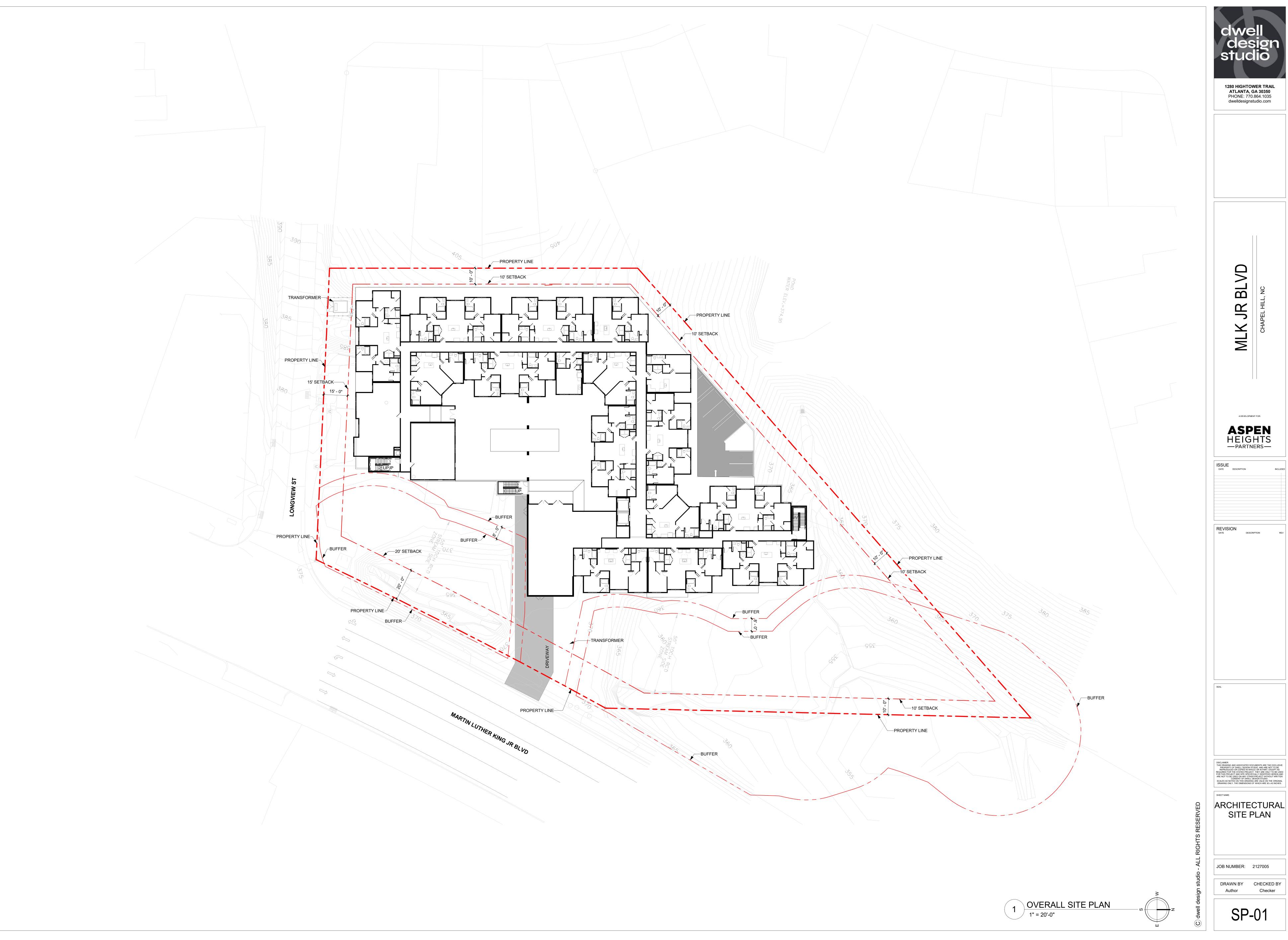
	LEVEL B1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	BUILDING TOTALS
RESIDENTIAL - NET RENTABLE	3,959	3,959	21,504	23,905	23,905	23,905	21,429	122,567
VERTICAL CIRCULATION	565	752	755	559	559	559	559	4,306
SERVICE / MEP	767	748	377	385	385	385	385	3,430
CORRIDOR	1,493	1,224	3,162	2,961	2,961	2,961	2,961	17,722
LEASING	1,706							1,706
AMENITY		1,940	2,197					4,137
EXTERIOR AMENITY			5,831					5,831
GROSS BUILDING AREA	8,490	8,623	33,826	27,809	27,809	27,809	25,333	159,699
EFFICIENCY%	47%	46%	64%	86%	86%	86%	85%	77%
PARKING DECK		28,387						28,387
PARKING DECK SERVICE / MEP								-
TOTAL PARKING DECK SF	-	28,387	-	-	-	-		28,387



** GROSS AREA INCLUDES HEATED AREA PLUS BALCONY (BALCONY IS CALCULATED FROM EXTERIOR FACE OF WALL TO EXTERIOR FACE OF BALCONY STRUCTURE)

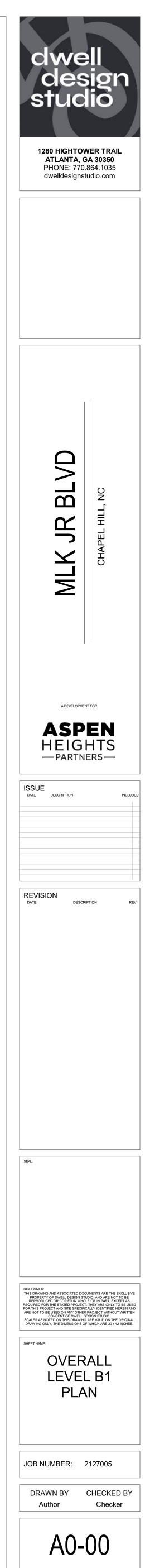




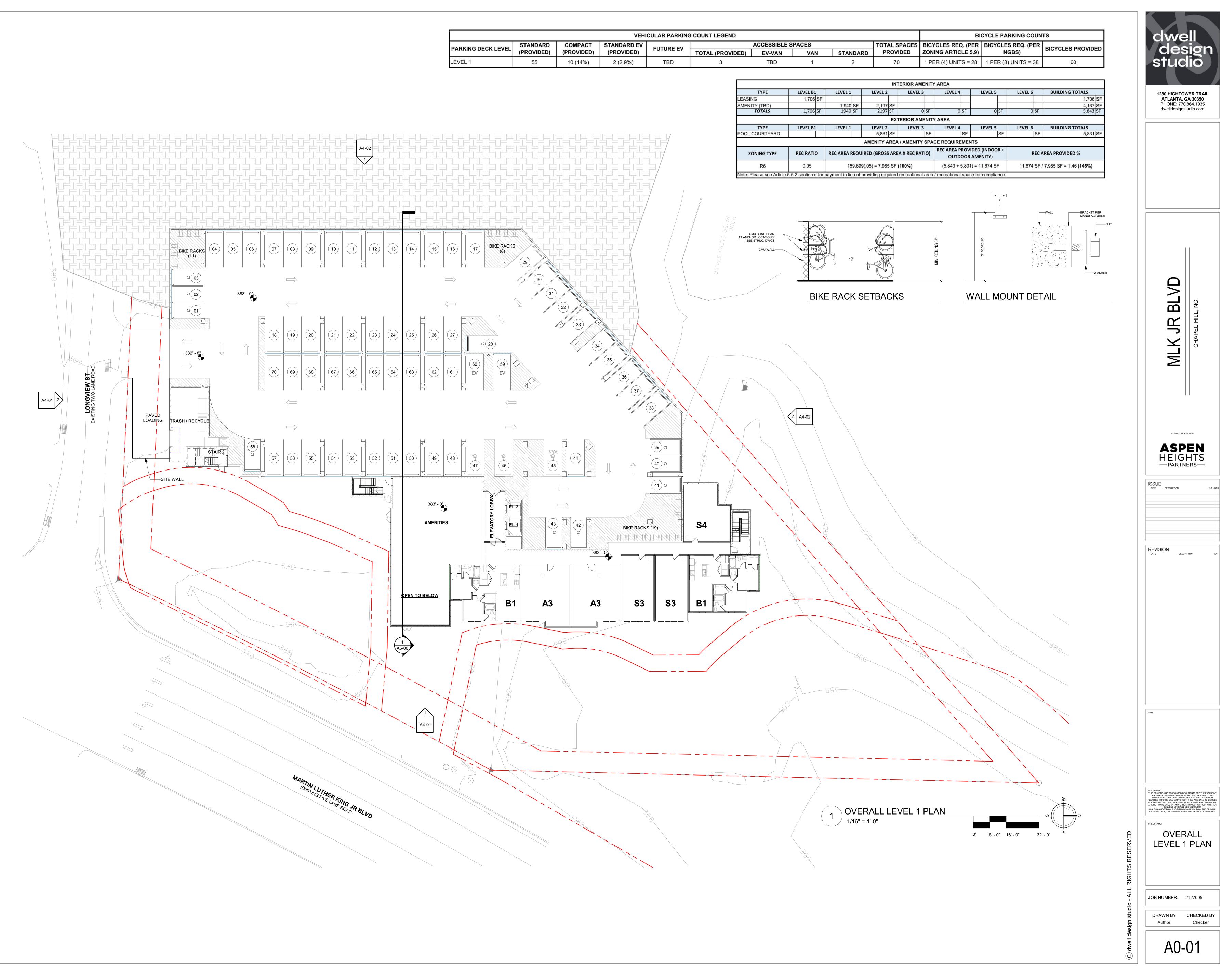




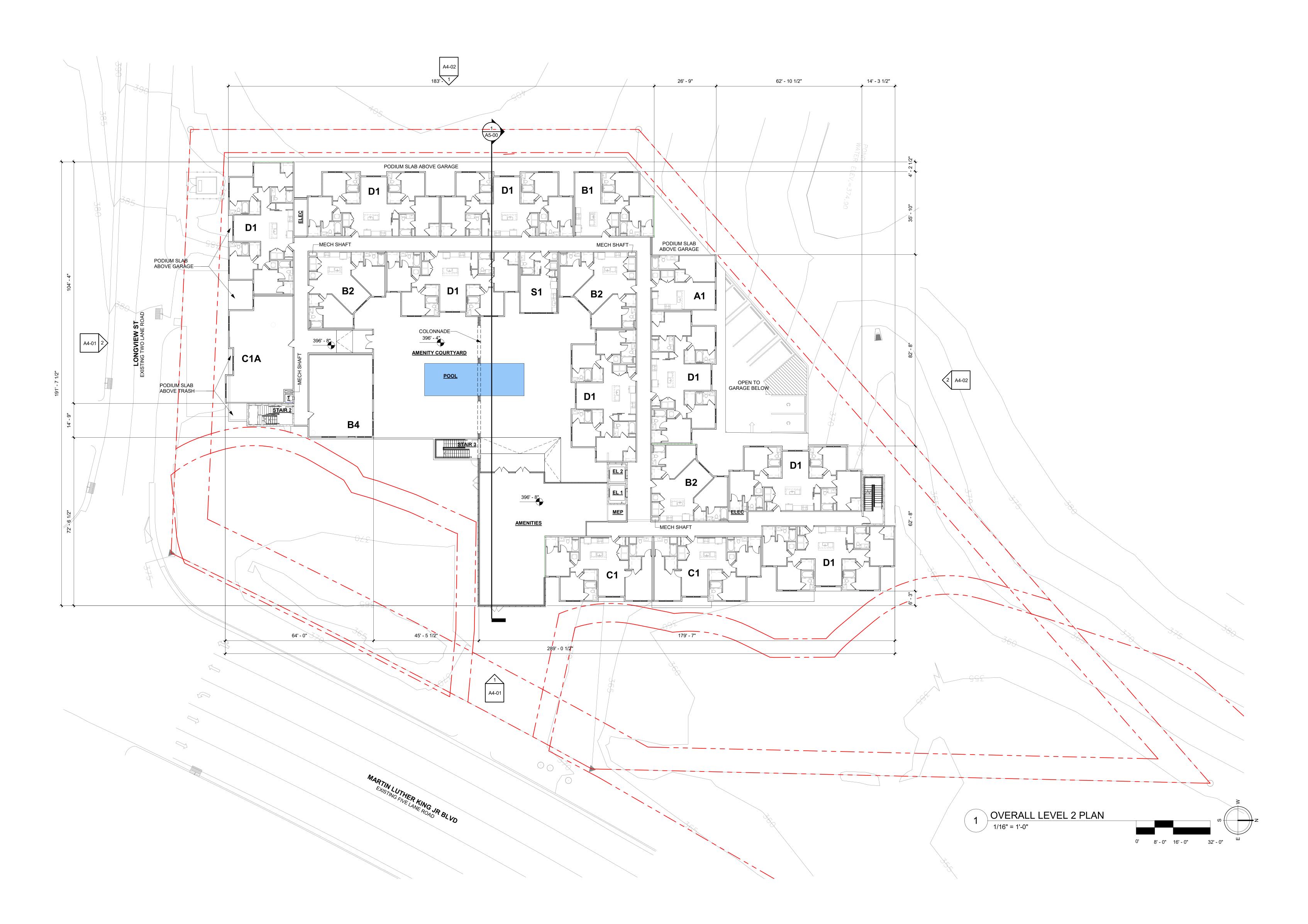


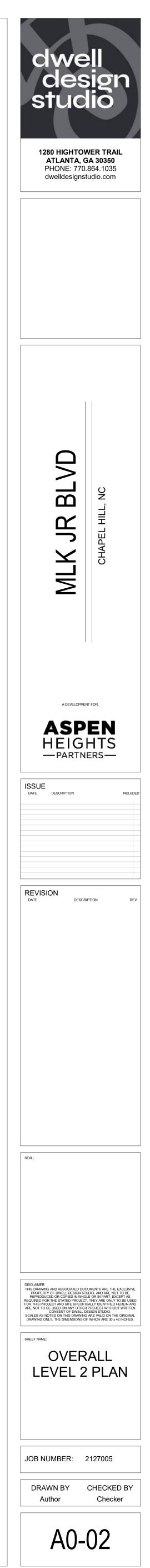


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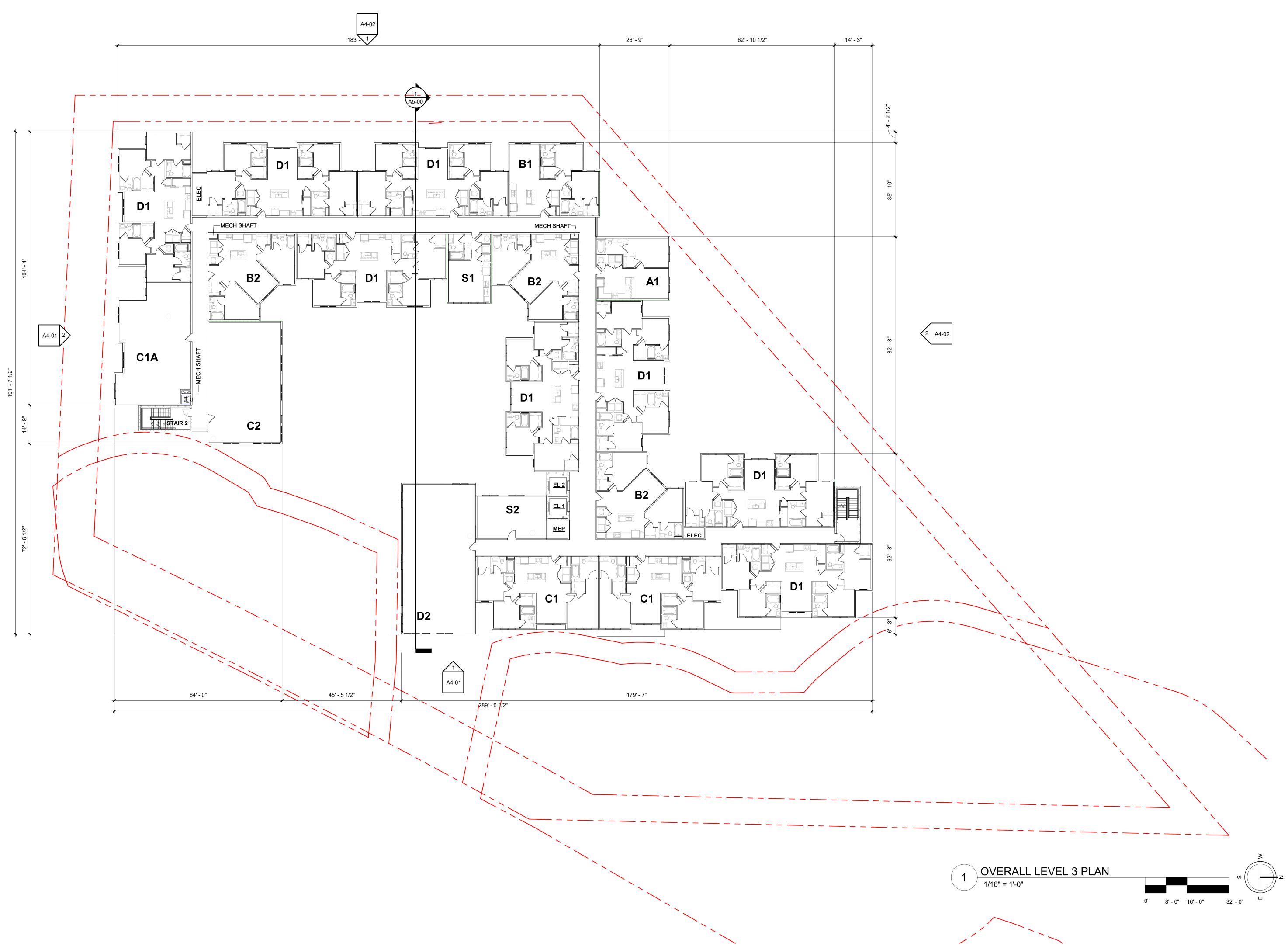


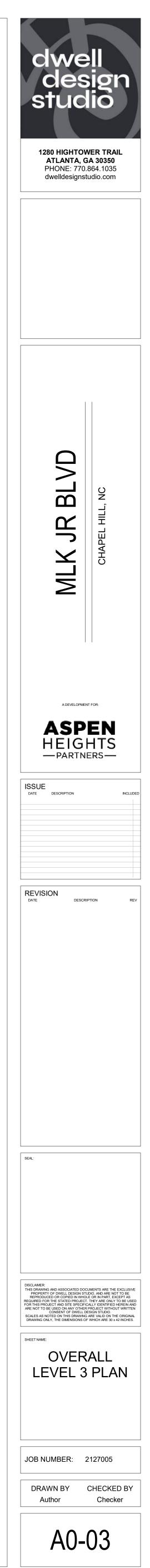
			VEHI	CULAR PARKI
PARKING DECK LEVEL	STANDARD (PROVIDED)	COMPACT (PROVIDED)	STANDARD EV (PROVIDED)	FUTURE EV
LEVEL 1	55	10 (14%)	2 (2.9%)	TBD



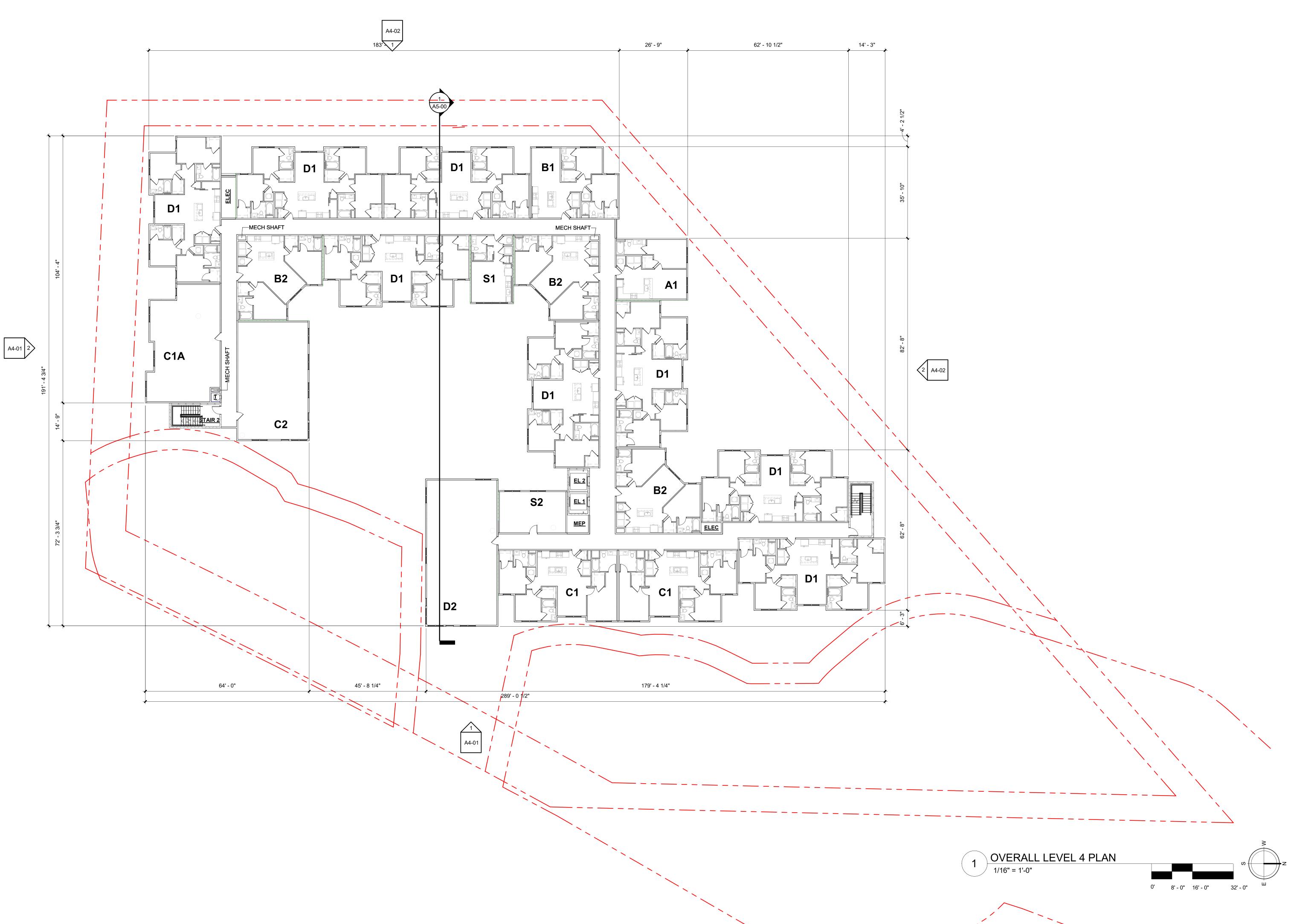


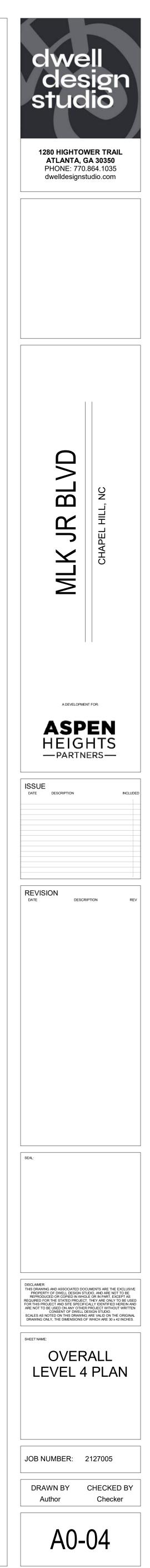
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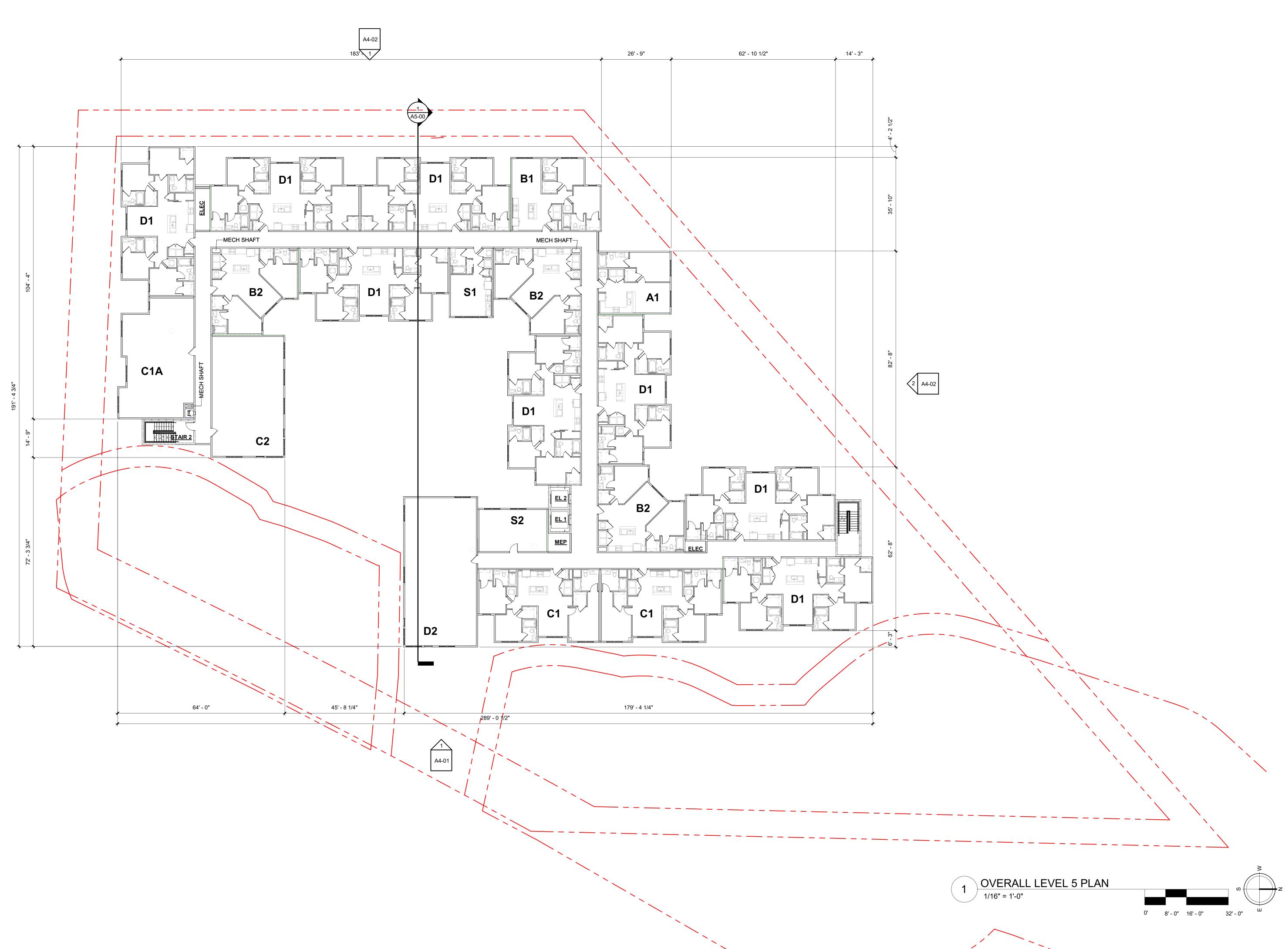




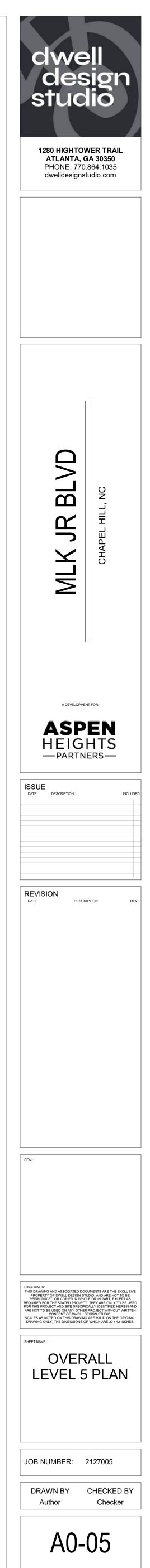


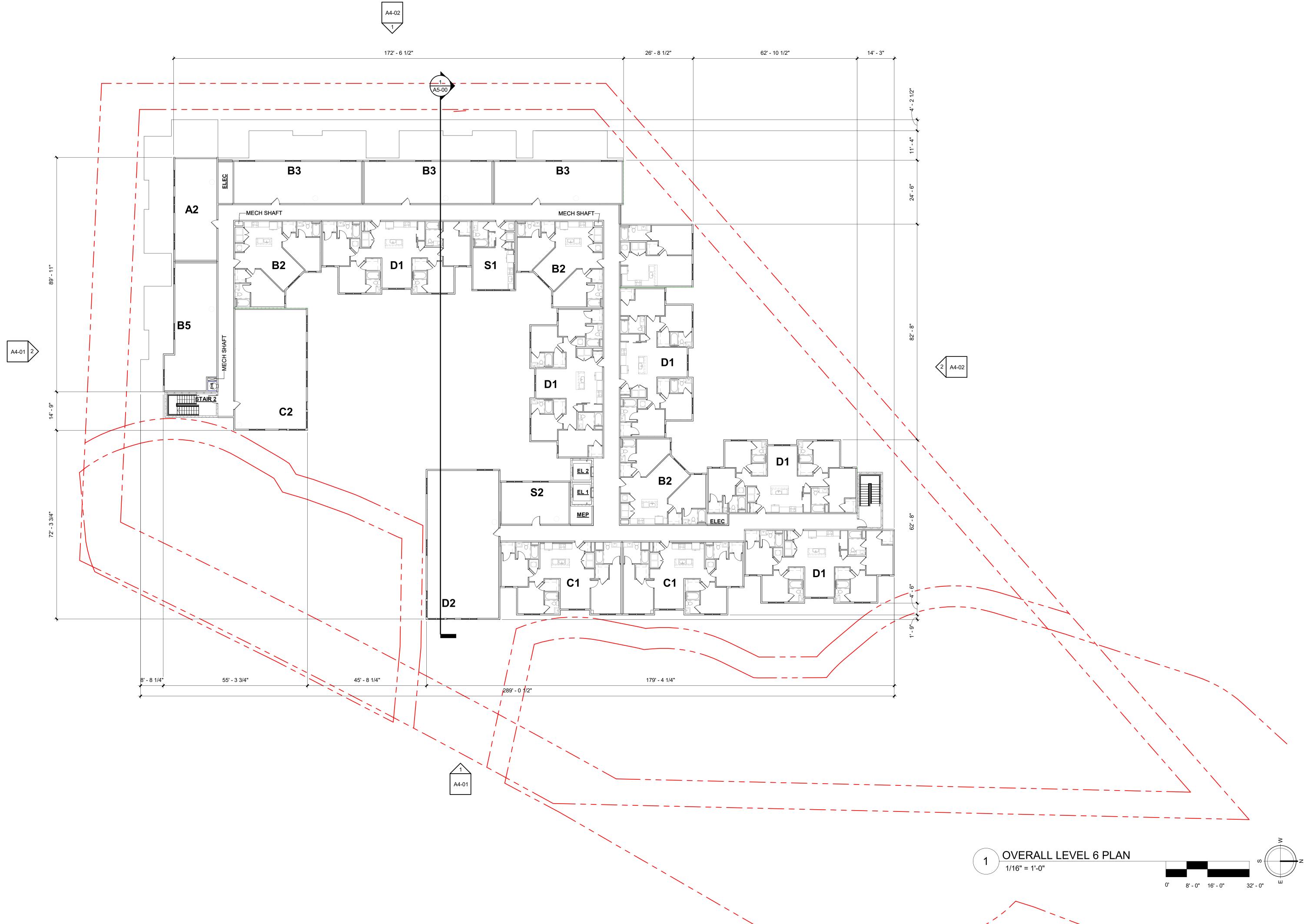


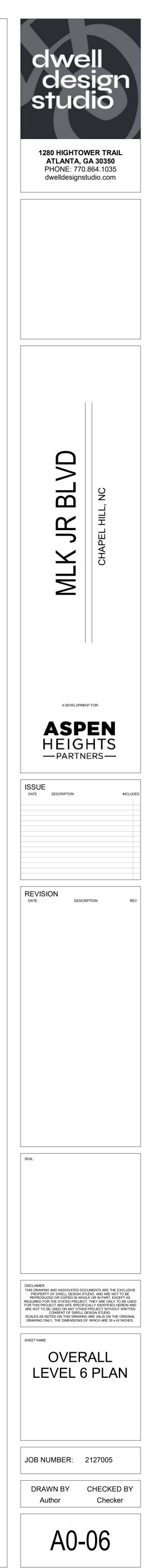










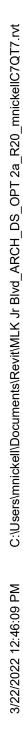








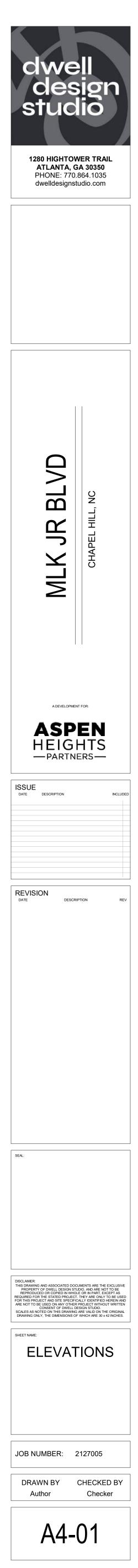
1 SOUTH ELEVATION 3/32" = 1'-0"



		FINIS	H SCHEDULE		
		_CM 1	CEMENTITIOUS PANEL W/ REVEAL (W	'HITE) BR 1 BR	ICK 1
		_CM 2	CEMENTITIOUS PANEL W/ REVEAL (M	EDIUM GRAY) BR 2 BR	ICK 2
		CM 3	CEMENTITIOUS BOARD & BATTEN (LIC		TAL SCREEN
		CM 4	CEMENTITIOUS BOARD & BATTEN (MI		TAL RAILING
			CEMENTITIOUS LAP SIDING (LIGHT GI		TAL AWNING (WITH METAL SIGNAGE)
			CEMENTITIOUS LAP SIDING (DARK GF		OREFRONT
				MEAN FINISH GRADE CAL	CULATIONS
			LEVEL 1 - TOP OF FOUNDATION	LEVEL B1 - TOP OF FOU	
MAX BLDG HT PER IBC 2018			383'-0"	372'-0"	383'-0" + 372'-0" /2 =
85'-0" MAX	$\mathbf{\Psi}$		000-0	072-0	303-0 - 372-0 72 -
ROOF BRNG					
T.O.ROOF = 451'-9 1/2"					
LEVEL 6					
S.F.E. = 439'-3 1/2"					
LEVEL 5	- -				
S.F.E. = 428'-7 5/8"	$\mathbf{\Psi}$				
LEVEL 4					
LEVEL 4 S.F.E. = 417'-11 3/4"					
	A				
LEVEL 3 S.F.E. = 407'-3 7/8"	\rightarrow				
S.F.E. = 407 -3 7/8	Т				
LEVEL 2 S.F.E. = 396'-8"					
S.F.E. = 396'-8"					
	•				
LEVEL 1 S.F.E. = 383'-0"	\rightarrow				
	Ť				
MEAN FINISH GRADE					
377'-6"					
LEVEL B1					
S.F.E. = 372'-0"	$\mathbf{\Psi}$				

MAX BLDG HT PER IBC 2018									
T.O. ROOF = 85'-0" MAX									
ROOF									
T.O.ROOF = 451'-9 1/2"									
	12' - 6"					Ħ			
LEVEL 6									
S.F.E. = 439'-3 1/2"	10' - 7 7/8"								
LEVEL 5 S.F.E. = 428'-7 5/8"	· •				- 1			_ + _	
S.F.E. = 428'-7 5/8"	10' - 7 7/8"	IBC 2018)				H			•
LEVEL 4	~ ~	PER							
S.F.E. = 417'-11 3/4"	10' - 7 7/8"	(75'-0" MAX							
LEVEL 3									
S.F.E. = 407'-3 7/8"	10' - 7 7/8"	67' - 3 1/2" HIGHEST OCCUPIED LEVEL (75'-0" MAX PER IBC 2018)							
LEVEL 2									
S.F.E. = 396'-8"		CHEC	numinini)	province in the second			, in the second se		mm
	13' - 8"	- 3 1/2" HI							
LEVEL 1		67'							
S.F.E. = 383'-0"									
MEAN FINISH GRADE 377'-6"	11' - 0"								-
LEVEL B1 S.F.E. = 372'-0"									•
								BR 2	_BR 1_

GE)	
]
D GRADE	
/2 = 377'-6''	
	-











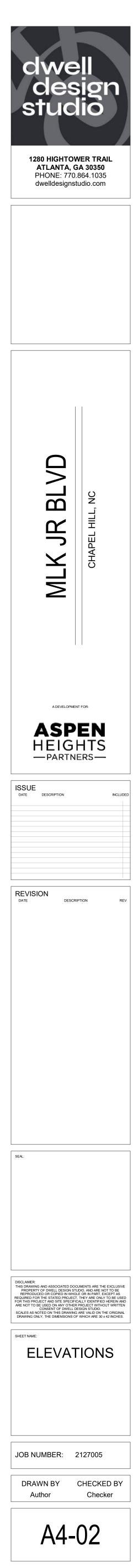
2 EAST ELEVATION 3/32" = 1'-0"

MAX BLDG HT PER IBC 2018 T.O. ROOF = 85'-0" MAX	_CM 1_	 CS 3 CM 1	CM 1_]	CM 1 CS 1	 11CM 3_ [
ROOF T.O.ROOF = 451'-9 1/2"					
LEVEL 6 S.F.E. = 439'-3 1/2"					
LEVEL 5 S.F.E. = 428'-7 5/8"	e EIGHT)				
LEVEL 4 S.F.E. = 417'-11 3/4"	JARY BUILDING H				
S.F.E. = 407'-3 7/8" 	64' - 3" (SECONE				
LEVEL 1					
S.F.E. = 383'-0" MEAN FINISH GRADE 377'-6" LEVEL B1		 			

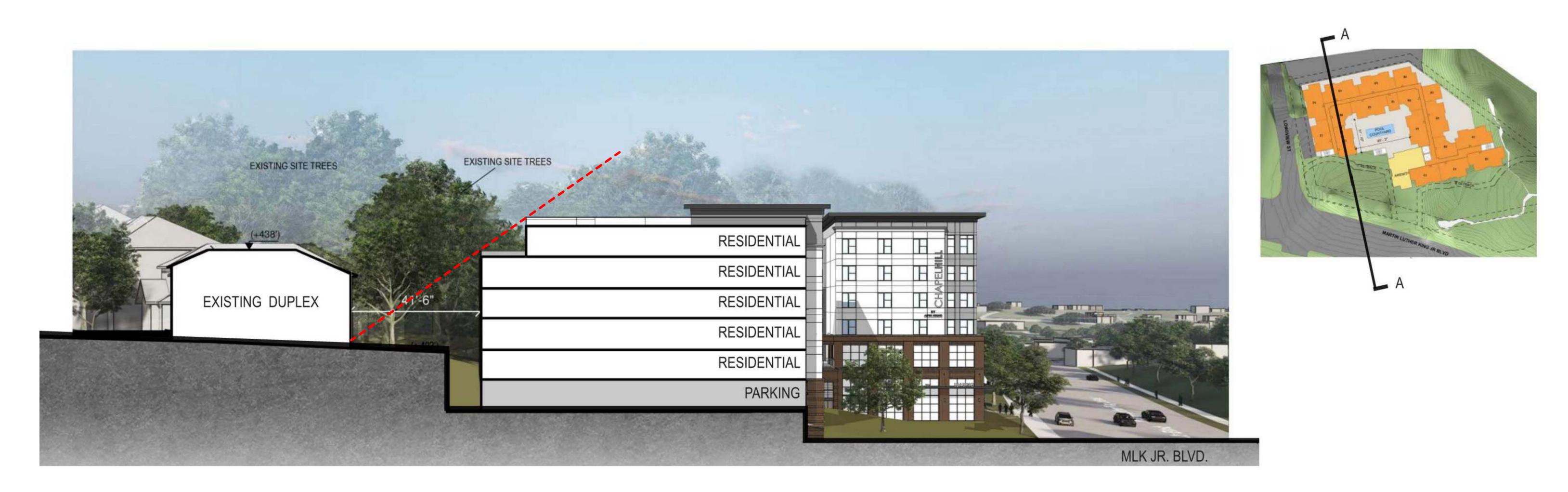
LEVEL B1 S.F.E. = 372'-0"

		FINISH	I SCHEDULE			
		CM 1_	CEMENTITIOUS PANEL W/ REVEAL (WI	HITE)	BR 1 BRICK 1	
		_CM 2	CEMENTITIOUS PANEL W/ REVEAL (ME	EDIUM GRAY)	BR 2 BRICK 2	
		CM 3	CEMENTITIOUS BOARD & BATTEN (LIG	HT GRAY)	[MTL 1] METAL SCREEN	
		CM 4	CEMENTITIOUS BOARD & BATTEN (ME	DIUM GRAY)	MTL 2 METAL RAILING	
		_CS 1	CEMENTITIOUS LAP SIDING (LIGHT GR	AY)	MTL 3 METAL AWNING	(WITH METAL SIGNAGE
		CS 2	CEMENTITIOUS LAP SIDING (MEDIUM C	GRAY)	SGN 1 SIGNAGE	
		CS 3	CEMENTITIOUS LAP SIDING (DARK GR	AY)	SF1 STOREFRONT	
					I GRADE CALCULATIONS	
MAX BLDG HT PER IBC 2018			LEVEL 1 - TOP OF FOUNDATION	LEVEL B1 -	TOP OF FOUNDATION	MEAN FINISHED
T.O.ROOF = 85'-0" MAX	$\neg \mathbf{\Psi}$		383'-0"		372'-0"	383'-0" + 372'-0" /2
ROOF						
T.O.ROOF = 451'-9 1/2"						
LEVEL 6						
S.F.E. = 439'-3 1/2"	$\neg \mathbf{P}$					
LEVEL 5						
S.F.E. = 428'-7 5/8"						
	4					
LEVEL 4 S.F.E. = 417'-11 3/4"						
S.F.E. = 417'-11 3/4"	7					
LEVEL 3	_ _					
S.F.E. = 407'-3 7/8"						
LEVEL 2						
S.F.E. = 396'-8"						
LEVEL 1						
S.F.E. = 383'-0"	\mathbf{F}					

	_
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]
D GRADE	
/2 = 377'-6''	
	-









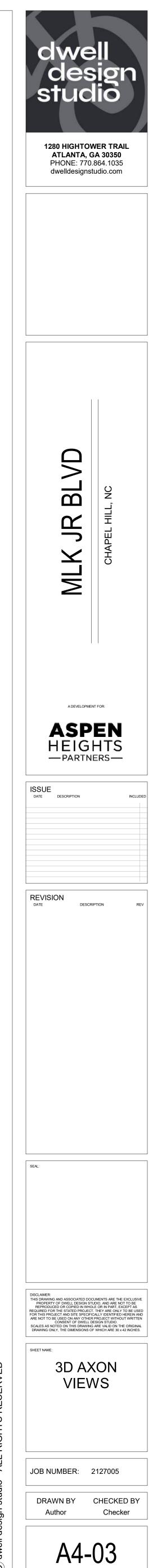
CONTEXT SECTION EXHIBIT 3/8" = 1'-0"



CONTEXT VIEW 02 3/32" = 1'-0"



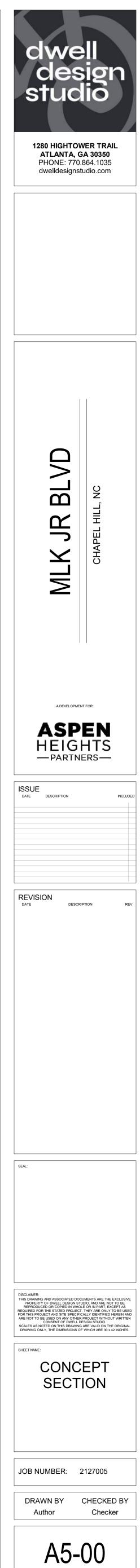






	PARKING		AMENI





ASPEN STUDENT HOUSING

TRANSPORTATION IMPACT ANALYSIS - DRAFT

EXECUTIVE SUMMARY



Prepared for:

The Town of Chapel Hill Public Works Department - Engineering

Prepared by:

HNTB North Carolina, PC

343 East Six Forks Road Suite 200 Raleigh, NC 27609

NCBELS License #: C-1554

November 2021



ASPEN STUDENT HOUSING

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EXECUTIVE SUMMARY - DRAFT

Project Overview

A residential development known as Aspen Student Housing, located at the intersection of Longview Street and NC 86 (Martin Luther King Jr. Boulevard), is being proposed in Chapel Hill. The project proposes to construct a new residential multi-story building featuring 109 units (approximately 300 beds) on two existing parcels in the northwest quadrant of the intersection. **Figure ES-1** shows the general location of the site. The project is anticipated to be fully complete by 2024. This report analyzes the complete build-out scenario for the year 2025 (one year after anticipated completion), the no-build scenario for 2025, as well as 2021 existing year traffic conditions.

The proposed preliminary site plan shows one vehicular access point along Longview Street. This access driveway will serve a proposed two-story on-site parking deck. **Figure ES-2** displays the preliminary concept plan of the Aspen Student Housing and nearby land uses and roadways. The project is expected to provide approximately 125 parking spaces in the on-site parking garage.

Study Area Summary

This report analyzes and presents the transportation impacts that the Aspen Student Housing development will have on the following intersections in the project study area:

- NC 86 (Martin Luther King Jr. Boulevard) and Umstead Drive / Hillsborough Street
- NC 86 (Martin Luther King Jr. Boulevard) and Longview Street / Mill Creek Apartments Driveway
- NC 86 (Martin Luther King Jr. Boulevard) and North Street / N. Columbia Street
- Longview Street and Proposed Site Full Access Driveway

The site is located north of downtown Chapel Hill along NC 86 (Martin Luther King, Jr. Boulevard) in the northwest quadrant of its intersection with Longview Street. The study area contains two signalized intersections along NC 86. NC 86 is a major arterial facility providing connectivity between the UNC Main Campus/downtown area, north Chapel Hill, and the region. Remaining study area network roadways are either collector streets or local neighborhood access streets. The existing study area transportation network features numerous bus routes and connected sidewalks and bicycle facilities.

Site Traffic Generation

With the addition of new peak hour trips during the weekday AM, noon, and PM peak hours, there are potential site traffic impacts to the study area intersections. **Table ES-1** shows the site trip generation details, with generation rates and methodologies taken from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, Version 10* and was compared with existing driveway traffic counts at similar student housing developments along the NC 86 corridor in the site vicinity.

	Daily		AM Peak Hour			Noon Peak Hour			PM Peak Hour			
Trip Generation Statistic	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Off-Campus Student Housing – Less Than ½ Mile From Campus (ITE LUC 225)	192	482	964	14	21	35	22	29	51	37	38	75

Table ES-1. Weekday Vehicle Trip Generation Summary





Background Traffic

Background traffic growth for the 2025 analysis year is expected to come from two sources - ambient regional traffic growth and specific development-related traffic growth. Based on existing information, three Town-approved development projects (Aura, E. Rosemary Street Parking Deck and Office Building, W. Rosemary Street Hotel) in or near the project study area are expected to background traffic growth by the 2025 analysis year. All remaining estimated traffic growth in the area is assumed to occur due to overall region-wide ambient growth and a continuing rebound of traffic activity affected by COVID 19. To account for this, an ambient area-wide traffic growth percentage of 2.0 percent per year was applied to existing traffic volumes based on information from the historic daily traffic growth patterns in the project study (NCDOT and Town daily traffic information) and comparison of current 2021 traffic count data to pre-COVID conditions.

Impact Analysis

Peak Hour Intersection Traffic Simulation Level-of-Service (LOS_s)

Study results indicate existing traffic operations at all study area intersections are acceptable during the AM and noon weekday peak hours but drop to a LOS_S F for one study area intersection in the 2021 PM peak hour. 2025 build-out year+1 background traffic growth impacts are mitigated by Town of Chapel Hill planned and committed transportation improvement projects. The addition of peak hour site-generated trips to the projected 2025 background traffic operations, do not cause any additional study area intersections to experience deficient traffic operations in any peak hour. A summary of the traffic operations for each intersection, related to vehicular delays (intersection average as a whole if signalized, critical movement if stop-controlled) and the corresponding simulation Level-of-Service (LOS_S) is shown in **Table ES-2**.

	Peak	2021 E	xisting	2025 N	o-Build	2025	Build	2025 Mitigated	
Intersections	Hour	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
	AM	Α	9.9	А	9.4	А	9.8	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) & Umstead Drive / Hillsborough Street	NOON	В	12.5	В	12.1	В	11.9	N/A	N/A
emeteda Enve / Timeseredgir etreet	PM	В	19.2	С	21.2	В	19.9	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) &	AM	Α	6.2	А	6.2	А	6.9	N/A	N/A
Longview Street /	NOON	Α	6.1	А	5.1	А	6.5	N/A	N/A
Mill Creek Apartments Driveway	PM	А	7.6	А	8.2	А	9.8	N/A	N/A
	AM	B*	13.1*	А	8.2	А	8.1	N/A	N/A
NC 86 (Martin Luther King, Jr. Blvd) & N. Columbia Street / North Street	NOON	E*	46.1*	В	16.0	В	16.0	N/A	N/A
	PM	F *	137.2*	В	10.3	В	10.1	N/A	N/A
	AM	N/A	N/A	N/A	N/A	В	12.5	N/A	N/A
Longview Street & Proposed Site Driveway	NOON	N/A	N/A	N/A	N/A	В	11.7	N/A	N/A
Toposou ello Enteway	PM	N/A	N/A	N/A	N/A	С	19.1	N/A	N/A

Table ES-2. LOS and Delay (Seconds/Vehicle) Summary

N/A – Not Applicable or No Improvements Necessary

BOLD/ITALICS – Critical Movement or Overall Intersection Requires Mitigation Per Town TIA Guidelines

* - Worst-Case LOS/Delay for Unsignalized/Stop-Controlled Critical Movement

Access Analysis

Vehicular site access is to be accommodated via one proposed site driveway connection to Longview Street located approximately 100 feet from the signalized intersection of NC 86 and Longview Street. Driveway throat length as shown on the proposed site concept plan (approximately 50 feet) should not





impede vehicular operations in the immediate vicinity of the driveway connection with the external street system. Driveway distance from the signalized intersection at Longview Street and NC 86 (Martin Luther King Jr. Boulevard) is acceptable (100 feet), based on recommendations of 100 foot minimum corner clearance as set forth in the 2003 *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and 50 foot minimum along local streets as required in the 2017 *Town of Chapel Hill Public Works Engineering Design Manual*. Individual driveway spacing between the site driveway and adjacent driveways meets the 50 foot minimum driveway spacing requirement in the Town Design Manual.

Crash Analysis

Data from the NCDOT Traffic Safety Unit TEAAS software database was compiled for the recent fiveyear period for the study area intersection of Longview Street and NC 86 adjacent to the site and for the NC 86 corridor in the study area. Crash rates for the NC 86 corridor indicates that the frequency of crashes for the facility are generally lower than North Carolina statewide average for similar facilities. Crashes are generally clustered at high volume intersections, with some crashes occurring at existing mid-block pedestrian crossings and private driveway intersections along the corridor. The signalized intersection of NC 86 and Longview Street adjacent to the site experienced only three crashes in the five year period.

Other Transportation-Related Analyses

Other transportation-related analyses relevant to the 2001 Town of Chapel Hill Guidelines for the preparation of Traffic Impact Studies were completed as appropriate. The following topics listed in **Table ES-3** are germane to the scope of this study.

Analysis	Comment
Long-Range Daily Volume- Capacity Analysis	Since the proposed site is expected to add less than 1,000 new daily trips to the study area network, no long-range planning-level analyses of daily traffic impacts were conducted for this study. Existing daily traffic volumes on NC 86 are approximately 16,000 and its daily roadway capacity is approximately 40,000 vehicles.
Turn Lane Storage Requirements	Storage bay lengths at study area intersections were analyzed using TransModeler to generate estimated maximum queue lengths for the 2025 Build Scenario. In most cases, existing storage for turn lanes is adequate in the project study area, and can be managed with signal timing adjustments, if necessary. Extending existing or proposed future turn lane storage may require additional right-of-way to construct and was not analyzed for this study.
Appropriateness of Acceleration/ Deceleration Lanes	Given the proposed location and configuration of the site driveway, and the lane geometrics, traffic patterns and posted speeds on Longview Street and NC 86, no special acceleration or deceleration lanes are required due to the proposed Aspen Student Housing development.
Pedestrian and Bicycle Analysis	Existing pedestrian access and connectivity is excellent through the study area. Continuous sidewalk and intersections with crosswalks/pedestrian signals are present throughout the downtown Chapel Hill area. Designated bicycle "sharrow" lanes are present on NC 86 along the site frontage.
Public Transportation Analysis	Public transportation service to the site is excellent, with on-street bus stops located less than 200 feet away from the site on either side of NC 86 and multiple bus routes serving the study area.

Table ES-3. Other Transportation-Related Analyses

Mitigation Measures/Recommendations

Planned Improvements

The Town *North-South Corridor Bus Rapid Transit (NSBRT)* project includes additional transit amenities for the NC 86 corridor through the study area, as well as potential cross-section widening and reallocation



for dedicated transit lanes. Since final design details are not complete, the changes associated with this project were not explicitly considered to be complete for the purposes of this study.

There are no NCDOT improvement projects for study area roadway facilities within the analysis year time frame of 2021-2025.

Background Committed Improvements

The \vec{E} . Rosemary Street Parking Deck and Office Building Transportation Impact Analysis (HNTB, November 2021) lists the following as necessary improvements for that study which have specific impacts on study area intersections (details on page 32, and Appendix A – Figures 16 & 16A):

 At the NC 86 intersection with North Street/Martin Luther King Jr. Boulevard - to reduce projected queues along North Street westbound that would include parking deck egress traffic, provide a rightturn bay (making the westbound approach a stop-controlled shared left-turn/through lane and rightturn lane) with at least 50 feet of vehicle storage is recommended to reduce overall approach delays and queues at this location. The currently skewed minor street intersection approaches for North Street and Martin Luther King Jr. Boulevard should be realigned to better align through movements. Monitor the intersection for signalization if operational or safety issues result from the additional traffic produced by the parking deck/office building.

These committed improvements are shown on **Figure ES-3**. It was assumed that a traffic signal would be installed at this location by the 2025 future analysis year in all scenarios. There are no other known background committed improvements at study area intersections from any of the other background traffic generators analyzed in this report.

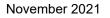
Applicant Committed Improvements

Based on the preliminary site concept plans and supporting development information provided, there are no external transportation-related improvements proposed adjacent to the Aspen Student Housing – other than the addition of the proposed access driveway along the Longview Street and provision of internal sidewalk connecting to the NC 86 existing sidewalk along the site frontage.

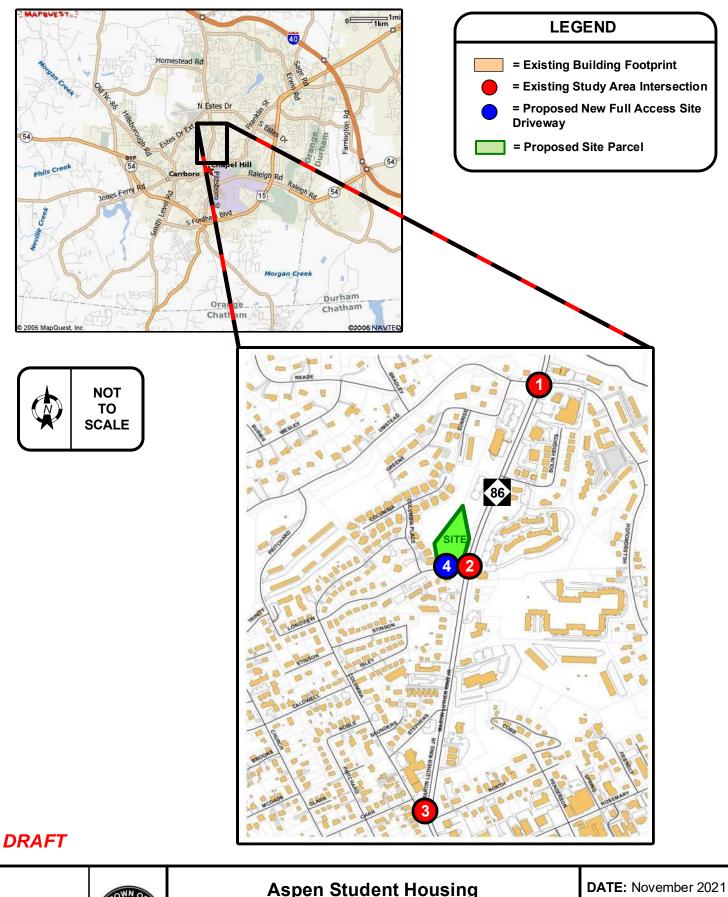
Necessary Improvements

Based on the 2025 design year peak hour intersection capacity analyses, no study area intersections expected to be over capacity (overall $LOS_S E$ or F) in any of the three weekday peak hours studied in this report.

• One recommended improvement shown in **Figure ES-3**, unrelated to intersection capacity analysis Level-of-Service results, but related to potential queue spillback issues on minor street approaches (eastbound Longview Street and eastbound Umstead Drive at the signalized intersections with NC 86 (Martin Luther King, Jr. Boulevard), would be to monitor operations at these intersections and adjust coordinated signal timings, particularly in the 2025 PM peak hour, to allow more green time to these signal phases to reduce potential queuing issues.







Aspen Student Housing Transportation Impact Analysis

HNTB

PROJECT STUDY AREA MAP

FIGURE ES-1

