

Tarheel Lodging Redevelopment

1742 FORDHAM BLVD. | CHAPEL HILL, NORTH CAROLINA

Certificate of Appropriateness Technical Plan Set

July 20, 2018

PIN # 9799368876, 9799460556, 9799461879

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

6110 Falcon Bridge Rd. | Chapel Hill, NC 27517

Sheet Index - Civil & Site Plans

C-0	Cover Sheet
C-1	Area Map
C-1.1	Site Map & Site Photographs
C-2	Existing Conditions Map
C-2.1	Site Constraints & Opportunities
C-3.0	Overall Site Plan Phases I & II
CS1401	Zoning Plan Block-1
CS1402	Zoning Plan Blocks 2 & 3
CS2401	Lighting Plan
CS2402	Lighting Details
CS2403	Lighting Details
CS7200	Site Sections
CS7301	Design Alternates 1 & 2
CS7302	Design Alternates 3a & 3b
CS7203	Design Alternates 3c
CS7204	Design Alternates 4 - 6

Sheet Index - TRU Hotel

A1	South Elevation
A2	East Elevation
A3	North Elevation
A4	West Elevation
A5	North Facade Rendering
A6	Street Patio Rendering
A7	South Facade Rendering
A8	OAS-1 Rendering
A9	Material Study South
A10	Material Study North
A11	Cross Section
A12	Main Floor Plan
A13	Typical Floor Plan
A14	Cross Site Elevation
A15	Building Dumpster and Storage

Sheet Index - Building 2

B2.01	Levels 1-2 Building Plan
B2.02	Level 3 Building Plan
B3.01	Elevations
B3.02	Elevations
B3.03	Section
B3.04	Design Alternate 14

Sheet Index - Buildings 3-5

C2.01	Level 1 Building Plan
C2.02	Levels 2-5 Building Plan
C2.03	Courtyard Landscape Plan
C2.04	Level 1 Building Plan
C2.05	Level s 2-5 Building Plans
C2.06	Levels 1-4 Building Plans
C3.01	Elevations
C3.02	Elevations
C3.03	Elevations
C3.04	Building Sections

Note: Design Alternative dimensions noted are based on historic survey data and are therefore approximate. Adjustments to dimensions may be necessary to reconcile with final survey data.

Site Data

PIN	9799460556, 9799368876, 9799461879
Address	1740 & 1742 Fordham Blvd.
Existing Zoning	WX-5 & WX-7
Overlay Zoning	Ephesus Fordham/Blue Hill District

Site Area	
Net Site Area	6.34 ac (276,170 sf)
10% Open Space	0.63 ac (27,617 sf)
Total GLA	6.97 ac (303,787 sf)
Area in RCD Stream Buffers	0 ac (0 sf)

Summary of Design Alternatives (DA)

- DA-1:** A request to approve a 550' Block Length along Street-1 (south)'.
DA-2: A request to approve a 517' Building Pass-Thru spacing along Street-1 (south).
DA-3a: A request to increase the Depth of the Build-to-Zone at the Service Drive/Novus Lane A-1 Wrap from 10' to 17'.
DA-3b: A request to approve up to 60% Amenity Space as a percentage of the Build-to-Zone Frontage requirement along Street-1 (north side).
DA-3c: A request to increase the Depth of the Build-to-Zone along Novus Lane - Block-2 from 10' to 15'.
DA-4: A request to approve 41% Build-to-Zone Frontage along Street-2 (north side).
DA-5: A request to allow reduced setback from 30' to 10' from proposed R.O.W. (north side) for the proposed parking deck.
DA-6: A request to approve a 50% Build-to-Zone Frontage along Street-2 (south side).
DA-7: A request to approve alternate building step back requirements along the Fordham Street (North) façade.
DA-8: A request to approve alternate building step back requirements along the Hillstone Street (West) façade.
DA-9: A request to approve a 7% ground story transparency along the West building elevation.
DA-10: A request to approve a 4% upper story transparency along the West building elevation.
DA-11: A request to approve an alternate to the principal entrance location requirement
DA-12: not used
DA-13: A request to approve E.I.F.S as a primary material.
DA-14: Exception to Ground Floor Elevation Requirement

Applicant: Scott Murray Land Planning, Inc.

1450 Environ Way
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Contact: Scott Murray
252-213-9501
smurray@stmlandplan.com

Developer: **Tarheel Lodging LLC and Unicorn Group Fifteen, LLC**

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Engineering: **Pennoni**

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jbrown@pennoni.com

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Charlotte, NC 28203
Contact: CHRISTOPHER BYERS, AIA
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Architects Building 2 Office : JDavis

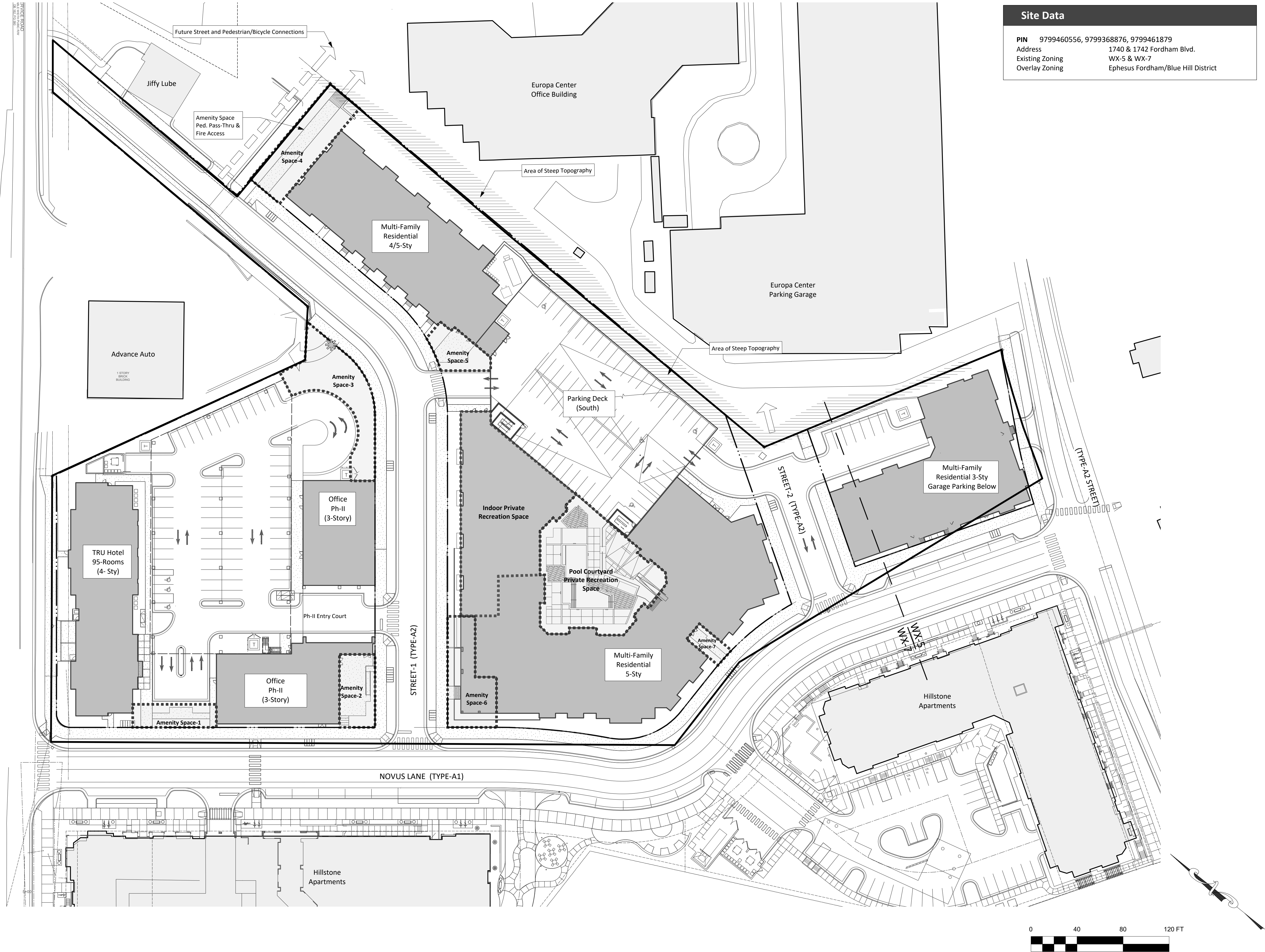
510 S. Wilmington ST.
Raleigh, NC 27601
Contact: Chris Hall - chrish@jdavisarchitects.com
919-835-1500

Architects Buildings 3-5 Residential: JDavis

510 S. Wilmington ST.
Raleigh, NC 27601
Contact: Audrey Krenitsky or Noah Morris
audreyk@jdavisarchitects.com and noahm@jdavisarchitects.com
919-835-1500

FORDHAM BLVD. (TYPE-B)

SERVICE DRIVE (TYPE-B)



Site Data	
PIN	9799460556, 9799368876, 9799461879
Address	1740 & 1742 Fordham Blvd.
Existing Zoning	WX-5 & WX-7
Overlay Zoning	Ephesus Fordham/Blue Hill District



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Project:

**Tarheel Lodging
Redevelopment**

Chapel Hill, North Carolina

Developer:

**Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC**

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Area Map

No.	Date:	Issue Notes:

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VIEW WESTERLY TOWARDS JIFFY LUBE DRIVE CONNECTION



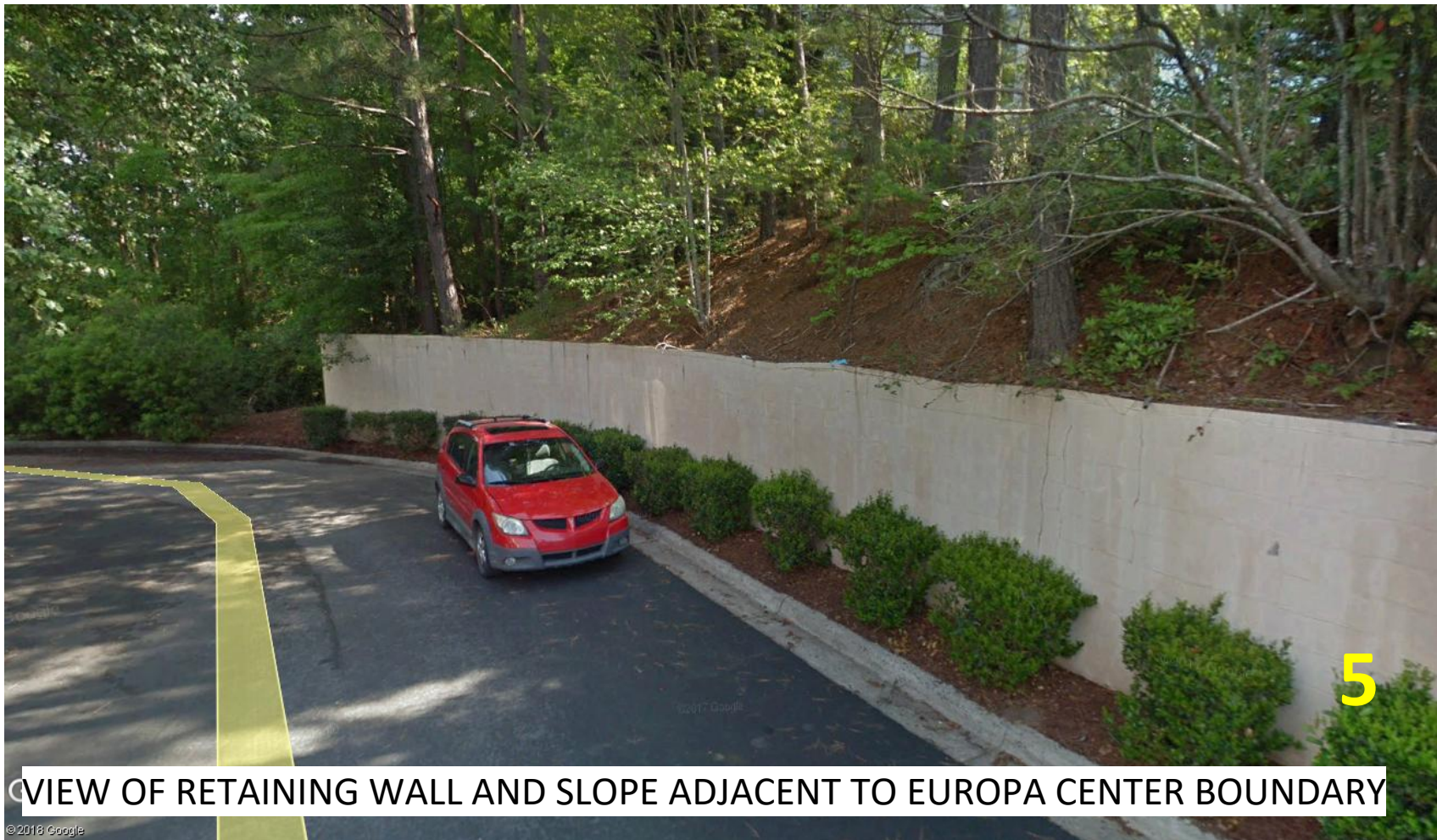
VIEW SOUTH INTO HONG KONG RESTAURANT ENTRY



VIEW EASTERLY TOWARDS QUALITY INN ENTRANCE ACROSS HILLSTONE STREET FUTURE CONNECTION



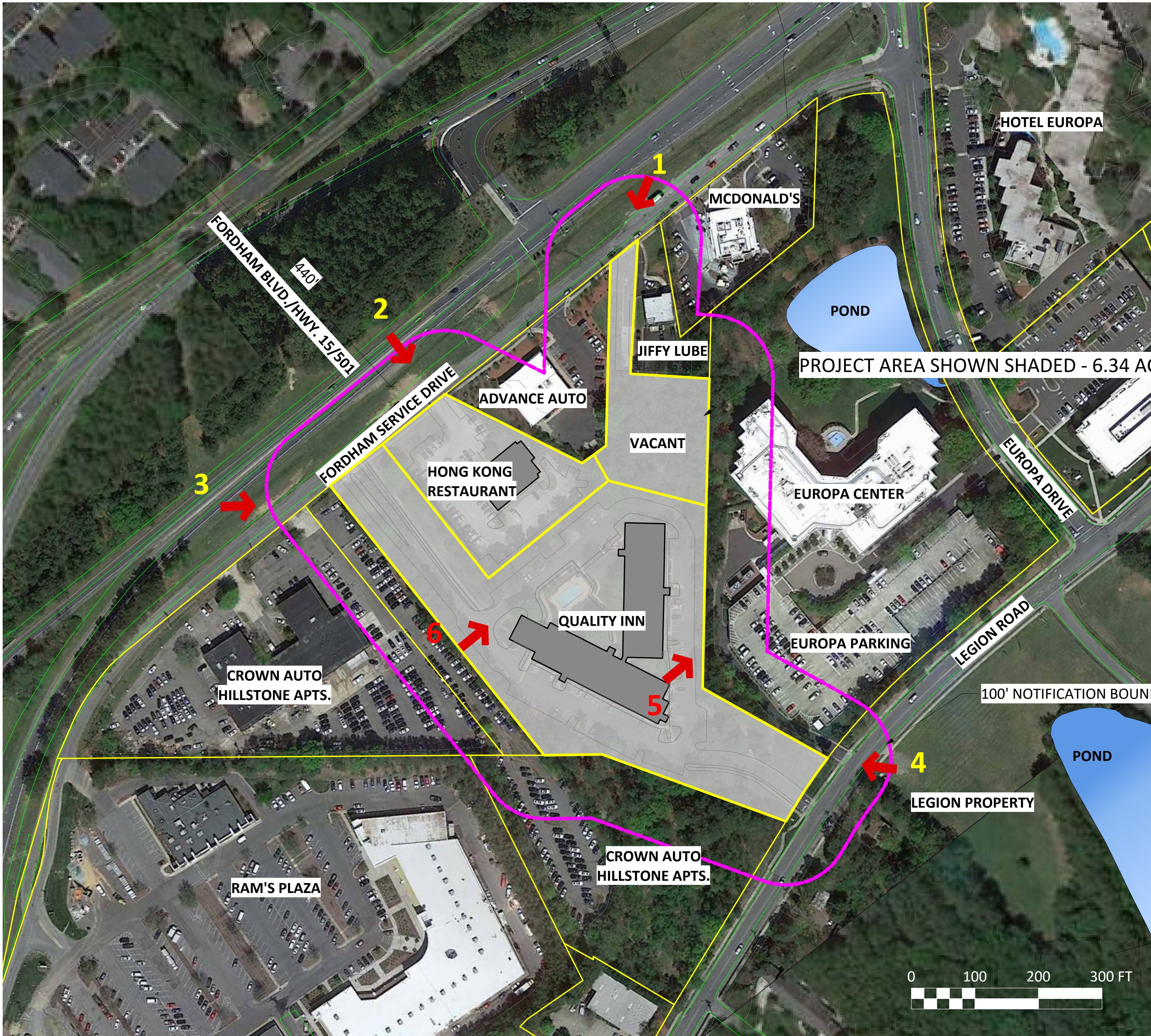
VIEW FROM LEGION RD INTO EUROPA CENTER PARING DRIVE - QUALITY INN TO LEFT



VIEW OF RETAINING WALL AND SLOPE ADJACENT TO EUROPA CENTER BOUNDARY



VIEW EASTERLY ALONG NEW STREET-1 CL - QUALITY INN PORTICO TO THE RIGHT



PROJECT AREA SHOWN SHADED - 6.34 AC.

100' NOTIFICATION BOUNDARY

Project:

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Chapel Hill, North Carolina

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Sheet Title::

Site Map
and Site
Photographs

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Sheet Title::

Site
Constraints
and
Opportunities

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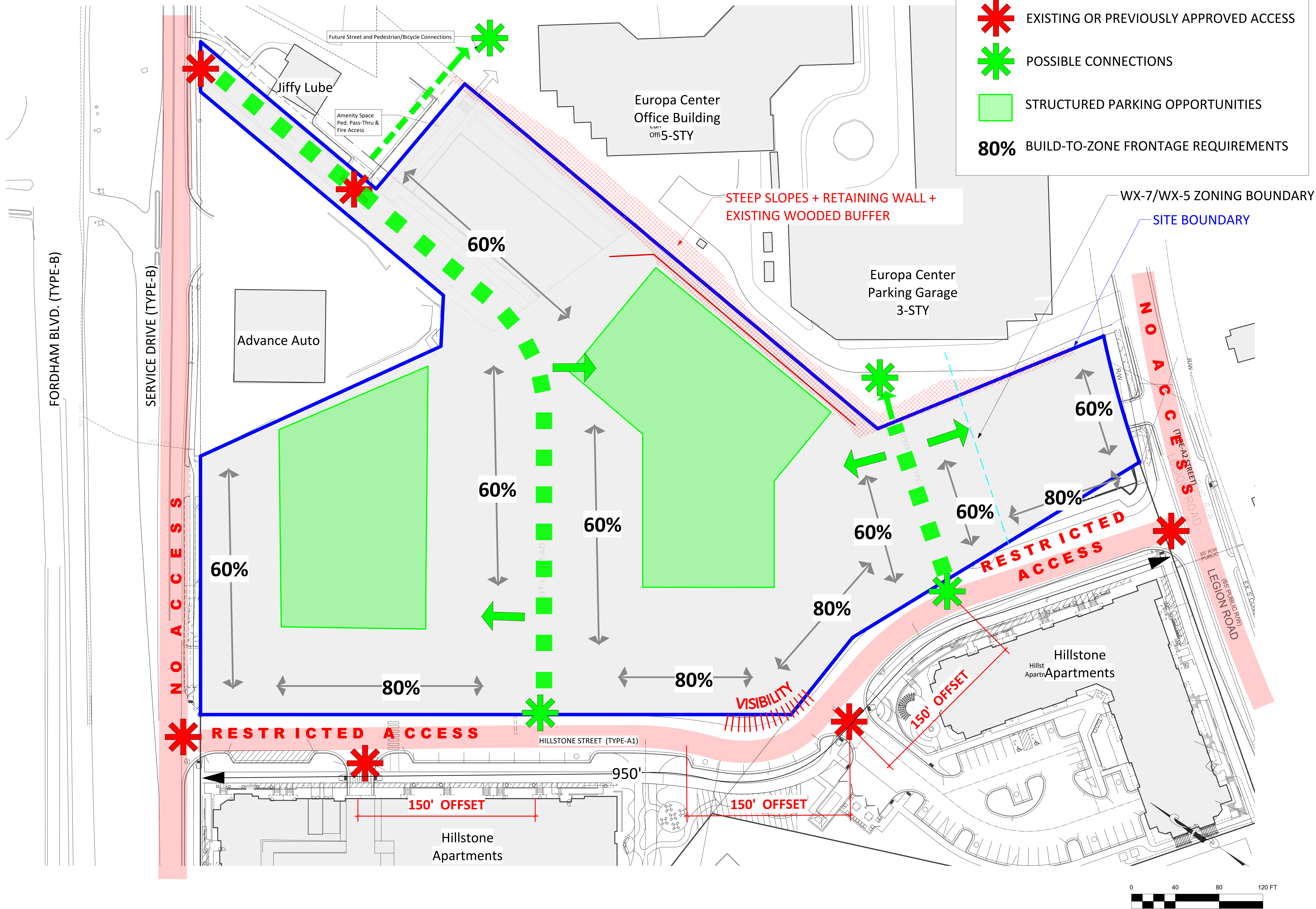
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- EXISTING OR PREVIOUSLY APPROVED ACCESS
- POSSIBLE CONNECTIONS
- STRUCTURED PARKING OPPORTUNITIES
- 80% BUILD-TO-ZONE FRONTAGE REQUIREMENTS



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Sheet Title::

**Overall Site
Plan
Phases I & II**

Street Level

No. Date: Issue Notes:

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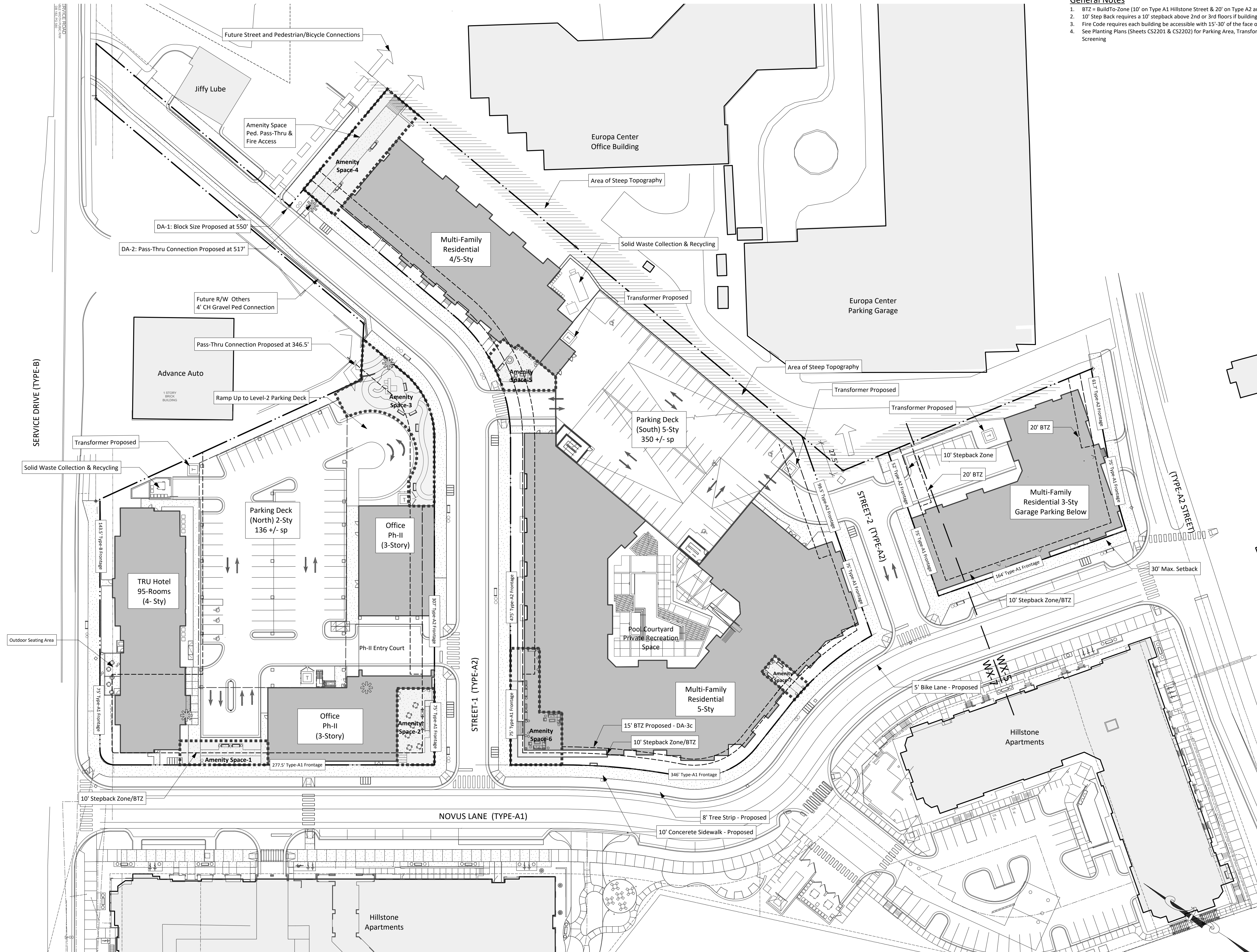
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General Notes

1. BTZ = BuildTo-Zone (10' on Type A1 Hillstone Street & 20' on Type A2 and B Streets)
2. 10' Step Back requires a 10' stepback above 2nd or 3rd floors if building is over 3 stories
3. Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
4. See Planting Plans (Sheets CS2201 & CS2202) for Parking Area, Transformer, and Service Area Screening



1 OVERALL SITE PLAN-PHASES I & II
1" = 40'-0"

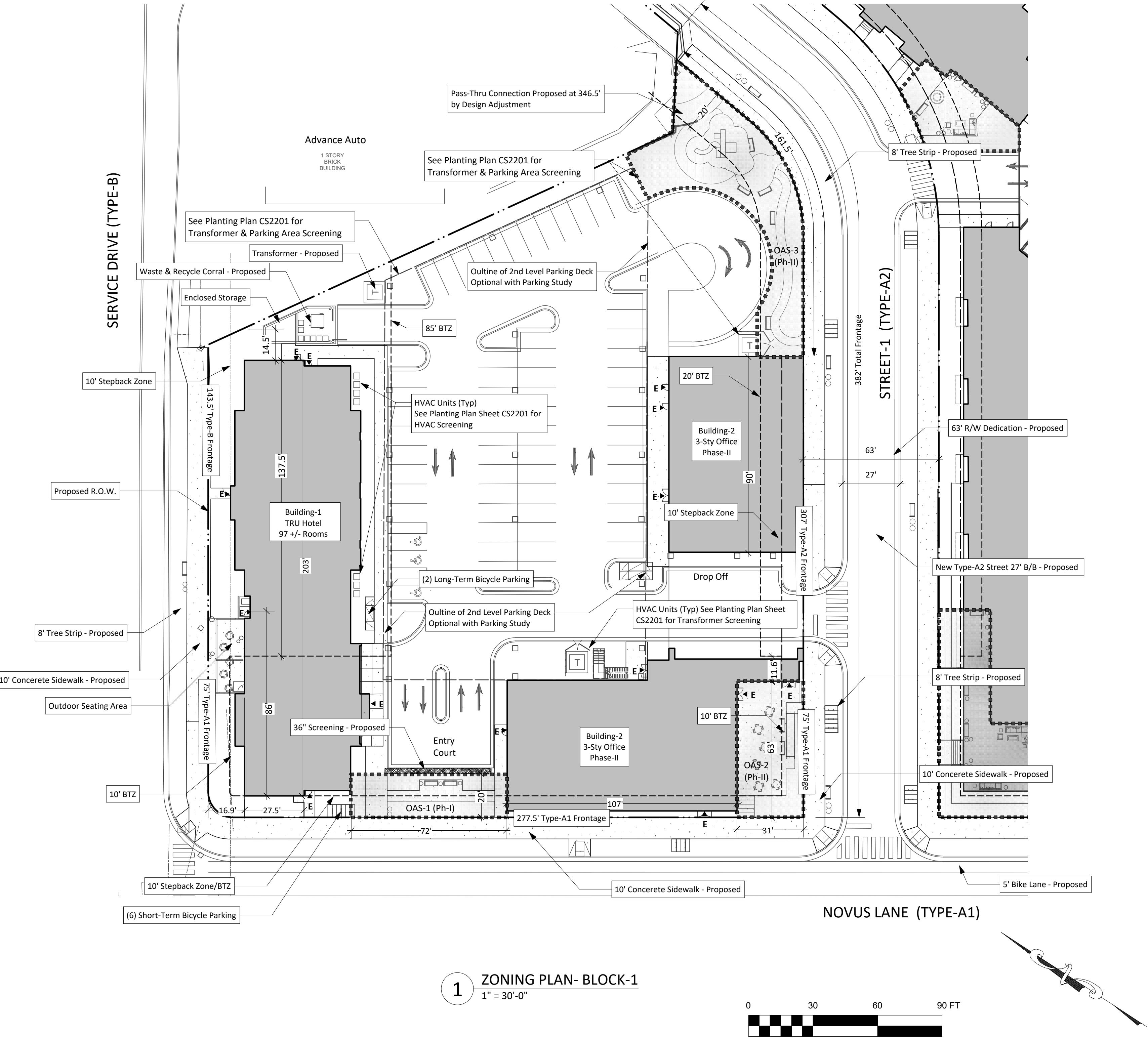
General Notes

1. BTZ = Build-To-Zone (10' on Type A1 Novus Lane & 20' on Type A2 and B Streets)
2. 10' Step Back requires a 10' stepback above 2nd or 3rd floors if building is over 3 stories
3. Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
4. Improvements, structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
5. Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
6. Alternate Type-A3 Street (6' Sidewalks) is Proposed in-Lieu of Type-A2 Streets Shown.

Outdoor Amenity Space Calculations		
Net Site Area	6.34 ac	276,170 sf
10% Open Space	0.63 ac	27,617 sf
Total GLA	6.97 ac	303,787 sf
Use	Net Land Area	
All Uses	276,170 sf	
6% Outdoor Amenity Space Required	16,570 sf	
Outdoor Amenity Space (OAS) Provided (depth x width nominal dimensions)	16,232 sf	
OAS-1 (20' x 72.7') - Phase - I	1,454 sf	
OAS-2 (31' x 63') - Phase - II	1,953 sf	
OAS-3 (20' x 156') - Phase - II	4,046 sf	
OAS-4 (109' x 33') Phase - II	3,597 sf	
OAS-5 (45' x 45') Phase - II	1,470 sf	
OAS-6 (24' x 96') Phase - II	3,117 sf	
OAS-7 (17' x 35') Phase-II	595 sf	
Outdoor Amenity Space Payment In-Lieu (approx.)	-338 sf	

Land Use Summary		Floor Area/Units	Vehicle Parking Required Min/Max	Vehicle Parking Provided	Vehicle Parking Ratio	Bicycle Parking Req'd.	Min. Bicycle Parking Provided	Bicycle Parking Provided ST/LT	Notes
Hotel - TRU (43,040 sf)		97 Rooms	87/121 sp	87 sp	.9 sp/key	1 sp/15 units	6 sp	6 sp/2 sp	4-Sty. Note-1
Commercial /Office		42,455 sf	142/212 sp	142 sp	1 sp/300 sf	1 sp/2,500 sf	17 sp	14/4 sp	Note-2
Multi- Family		234 du	257/338 sp	338 sp	1.44 sp/du	1 sp/2 du	117 sp	24/94 sp	Notes-3 & 4
Studio & 1 Bedroom		143 du	143/179 sp	n/a					
2 Bedrooms		91 du	114/159 sp	n/a					
Multi-Family Floor Area Detail									
Bldg-3 Main Bldg.		193,400 sf							5-sty.
Bldg-4 East Bldg.		63,709 sf							5-sty.
Bldg-5 South Bldg.		54,928 sf							3-sty.
Total		312,037 sf							
Notes:									
1 - 25 Existing parking spaces and area are proposed for Ph-I Hotel - temporary parking and construction staging									
2 - 62 spaces of hotel parking + 6 spaces within residential deck are to be shared with office + 74 sp at 2nd level deck = 142 sp Total									
3. Second Level of 2-Story Parking Deck is Proposed as Optional with Shared Parking Study Approval by Town Manager.									
4. Total Residential Structured Parking Provided = 338 sp (5- Sty. Deck = 304 sp + Bldg-5 Garage = 34 sp)									
5. Bicycle parking to include a min. of (23) short-term spaces on-street and the balance in locker, residential units and/or garage.									

Build-To Frontages Required/Provided Including Design Alternate Calculations										Shaded Cells Subject to DA			
Street ID	Frontage Type	Required		Street Frontage (LF)	Facade & OAS in BTZ Req'd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Req'd vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes
		Build-To % Required											
Fordham Service Total													
Fordham Service Dr.	B	60%	218.5 LF	146.1 LF	137.5 LF	0.0 LF	137.5 LF	137.5 LF	-8.6 LF	62.9%	94.1%	0.0%	
Fordham Service (wrap)	A1	80%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	95.8%	159.7%	0.0%		
			75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	0%	0%	0.0%		DA-3a
Novus Lane Total													
Block 1 Bldgs 1&2	A1	80%	787.5 LF	630.0 LF	358.5 LF	145.7 LF	504.2 LF	504.2 LF	-125.8 LF	64%	80%	43.1%	
Block 2 Bldg 3	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%	
Block 3 Bldg 5	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c
	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%		
Legion Rd. Total													
Legion Rd.	A2	60%	136.7 LF	97.0 LF	118.5 LF	0.0 LF	118.5 LF	21.5 LF	86.7%	122.1%	0%		
Legion Rd. (wrap)	A1	80%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%		
	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%		
New Street-1 North Total													
New Street-1 (north)	A2	60%	382.0 LF	244.2 LF	105.2 LF	224.5 LF	329.7 LF	329.7 LF	85.5 LF	86.3%	135.0%	57%	DA-3b
New Street-1 (north-wrap)	A1	80%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1
	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	81%	DA-3b	
New Street-1 South Total													
New Street-1 (south) Bldgs 2&3	A2	60%	550.0 LF	345.0 LF	351.9 LF	171.4 LF	523.3 LF	523.3 LF	178.3 LF	95.1%	151.7%	32.8%	
New Street-1 (south-wrap)	A1	80%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	448.3 LF	163.3 LF	94.4%	157.3%	21.5%	Note-2
	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	100.0%	125.0%	100.0%		
New Street-2 North Total													
New Street-2 (north)	A2	60%	174.5 LF	119.7 LF	72.0 LF	0.0 LF	72.0 LF	72.0 LF	-47.7 LF	41%	60%	0.0%	DA-4
New Street-2 (north-wrap)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4
	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%		
New Street-2 South Total													
New Street-2 (south)	A2	60%	127.0 LF	91.2 LF	63.0 LF	0.0 LF	63.0 LF	63.0 LF	-28.2 LF	50%	69%	0%	DA-6
New Street-2 (south-wrap)	A1	80%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	0%	0%	0%	DA-6
	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%		
1673.22 LF1748.2 LF74.98 LF													
Facade & OAS Provided vs Required (Surplus)													
Design Alternate Summary: A Request to Approve....													
DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).													
DA-2: ...an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south).													
DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.													
DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage (100% for Type-A1 wrap)													
DA-3C: ...an increase in the depth fo the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)													
DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).													
DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).													
DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).													
Notes:													
Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.													
Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.													



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Sheet Title::

Zoning Plan Block 1

No. Date: Issue Notes:

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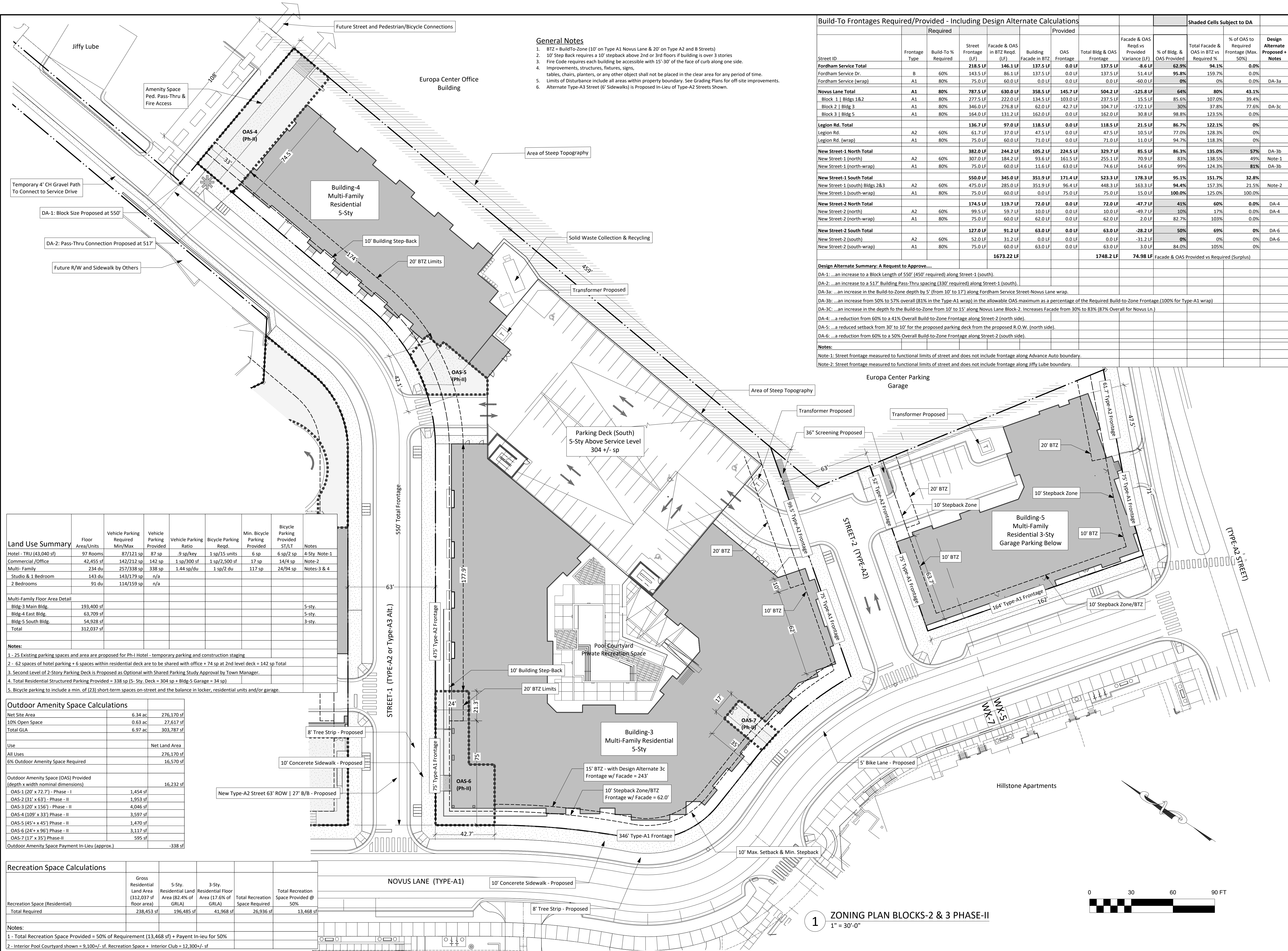
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Date: July 20, 2018

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Drawing No.: na

CS1401
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General Notes

- 1. BTZ = Build-To-Zone (10' on Type A1 Novus Lane & 20' on Type A2 and 8 Streets)
- 2. 10' Step Back requires a 10' setback above 2nd or 3rd floors if building is over 3 stories
- 3. Fire Code requires each building be accessible with 15'-30' of the face of curb along one side.
- 4. Improvements, structures, fixtures, signs, tables, chairs, planters, or any other object shall not be placed in the clear area for any period of time.
- 5. Limits of Disturbance include all areas within property boundary. See Grading Plans for off-site improvements.
- 6. Alternate Type-A3 Street (6' Sidewalks) is Proposed in-Lieu of Type-A2 Streets Shown.

Build-To Frontages Required/Provided - Including Design Alternate Calculations

		Required					Provided					Shaded Cells Subject to DA				
Street ID	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Req'd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Req'd vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes				
Fordham Service Total																
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	51.4 LF	95.8%	159.7%	0.0%					
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	0%	0%	0.0%	DA-3a				
Novus Lane Total																
Block 1 Bldgs 1&2	A1	80%	787.5 LF	630.0 LF	358.5 LF	145.7 LF	504.2 LF	-125.8 LF	64%	80%	43.1%					
Block 2 Bldg 3	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%					
Block 2 Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c				
Block 3 Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%					
Legion Rd. Total																
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%					
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%					
New Street-1 North Total																
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	DA-3b				
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	81%	DA-3b				
New Street-1 South Total																
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	94.4%	157.3%	21.5%	Note-2				
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	100.0%	125.0%	100.0%					
New Street-2 North Total																
New Street-2 (north)	A2	60%	174.5 LF	119.7 LF	72.0 LF	0.0 LF	72.0 LF	-47.7 LF	41%	60%	0.0%	DA-4				
New Street-2 (north-wrap)	A1	80%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4				
New Street-2 South Total																
New Street-2 (south)	A2	60%	127.0 LF	91.2 LF	63.0 LF	0.0 LF	63.0 LF	-28.2 LF	50%	69%	0%	DA-6				
New Street-2 (south-wrap)	A1	80%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	0%	0%	0%	DA-6				
1673.22 LF													1748.2 LF	74.98 LF	Facade & OAS Provided vs Required (Surplus)	

Land Use Summary		Floor Area/Units	Vehicle Parking Required Min/Max	Vehicle Parking Provided	Vehicle Parking Ratio	Bicycle Parking Req'd.	Min. Bicycle Parking Provided	Bicycle Parking Provided ST/LT	Notes
Hotel - TRU (43,040 sf)	97 Rooms		87/121 sp	87 sp	.9 sp/key	1 sp/15 units	6 sp	6 sp/2 sp	4-Sty Note-1
Commercial/Office	42,455 sf		142/212 sp	142 sp	1 sp/300 sf	1 sp/2,500 sf	17 sp	14/4 sp	Note-2
Multi-Family	234 du		257/338 sp	338 sp	1.44 sp/du	1 sp/2 du	117 sp	24/94 sp	Notes-3 & 4
Studio & 1 Bedroom	143 du		143/179 sp	n/a					
2 Bedrooms	91 du		114/159 sp	n/a					
Multi-Family Floor Area Detail									
Bldg-3 Main Bldg.	193,400 sf								5-sty.
Bldg-4 East Bldg.	63,709 sf								5-sty.
Bldg-5 South Bldg.	54,928 sf								3-sty.
Total	312,037 sf								
Notes:									
1 - 25 Existing parking spaces and area are proposed for Ph-I Hotel - temporary parking and construction staging									
2 - 62 spaces of hotel parking + 6 spaces within residential deck are to be shared with office + 74 sp at 2nd level deck = 142 sp Total									
3. Second Level of 2-Story Parking Deck is Proposed as Optional with Shared Parking Study Approval by Town Manager.									
4. Total Residential Structured Parking Provided = 338 sp (5- Sty. Deck = 304 sp + Bldg-5 Garage = 34 sp)									
5. Bicycle parking to include a min. of (23) short-term spaces on-street and the balance in locker, residential units and/or garage.									
Outdoor Amenity Space Calculations									
Net Site Area	6.34 ac	276,170 sf							
10% Open Space	0.63 ac	27,617 sf							
Total GLA	6.97 ac	303,787 sf							
Use		Net Land Area							
All Uses		276,170 sf							
6% Outdoor Amenity Space Required		16,570 sf							
Outdoor Amenity Space (OAS) Provided (depth x width nominal dimensions)			16,232 sf						
OAS-1 (20' x 72.7') - Phase - I	1,454 sf								
OAS-2 (31' x 63') - Phase - II	1,953 sf								
OAS-3 (20' x 156') - Phase - II	4,046 sf								
OAS-4 (109' x 33') Phase - II	3,597 sf								
OAS-5 (45' x 45') Phase - II	1,470 sf								
OAS-6 (24' x 96') Phase - II	3,117 sf								
OAS-7 (17' x 35') Phase-II	595 sf								
Outdoor Amenity Space Payment in-Lieu (approx.)		-338 sf							
Recreation Space Calculations									
	Gross Residential Land Area (312,037 sf floor area)	5-Sty. Residential Land Area (82.4% of GRLA)	3-Sty. Residential Floor Area (17.6% of GRLA)	Total Recreation Space Required	Total Recreation Space Provided @ 50%				
Recreation Space (Residential)	238,453 sf	196,485 sf	41,968 sf	26,936 sf	13,468 sf				
Total Required									
Notes:									
1 - Total Recreation Space Provided = 50% of Requirement (13,468 sf) + Payent in-lieu for 50%									
2 - Interior Pool Courtyard shown = 9,100+/- sf. Recreation Space + Interior Club = 12,300+/- sf									

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Project:

Tarheel Lodging
Redevelopment
Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC
and
Unicorn Group
Fifteen, LLC

6110 Falconbridge Rd. ste. 200
Chapel Hill, North Carolina 27517

Sheet Title::

Zoning Plan
Blocks 2 & 3

No.	Date:	Issue Notes:

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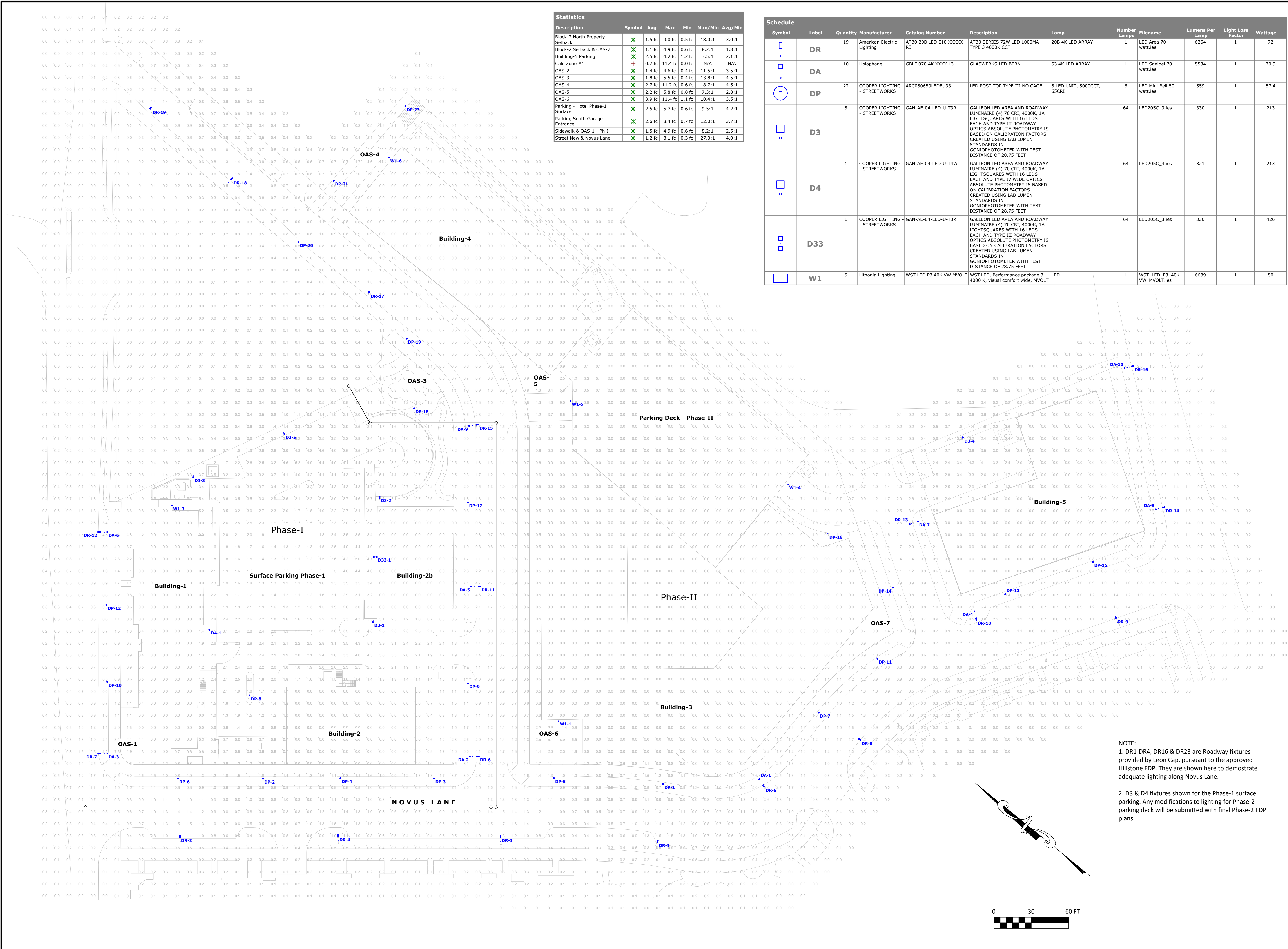
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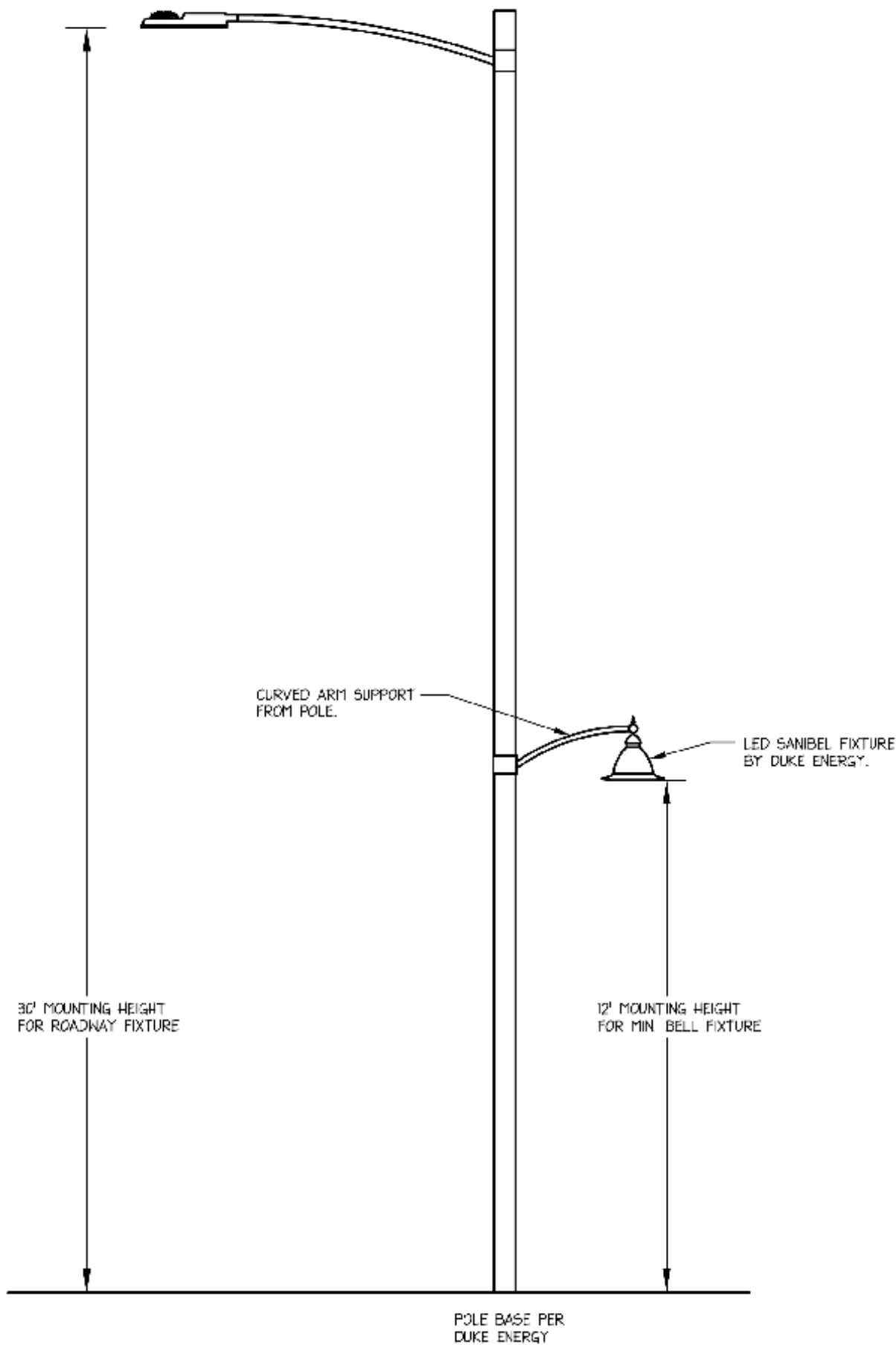
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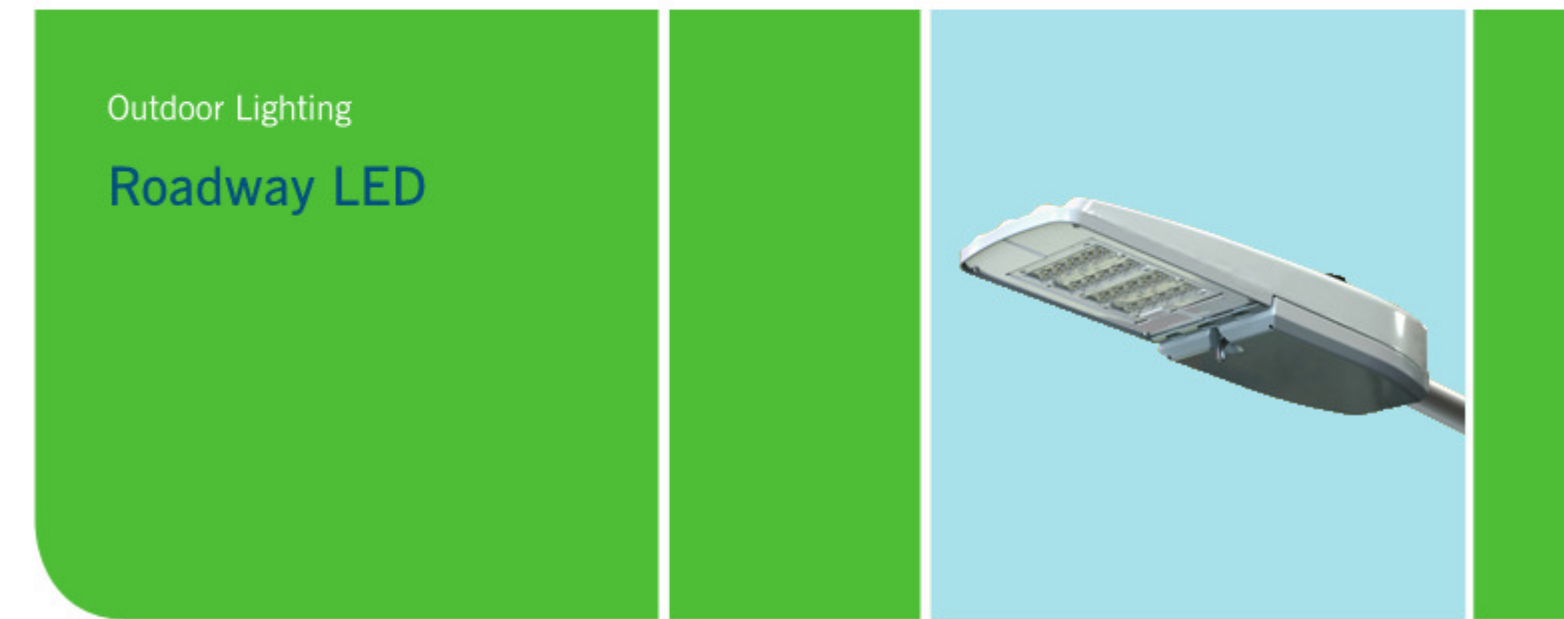
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Lighting Plan

No.	Date:	Issue Notes:
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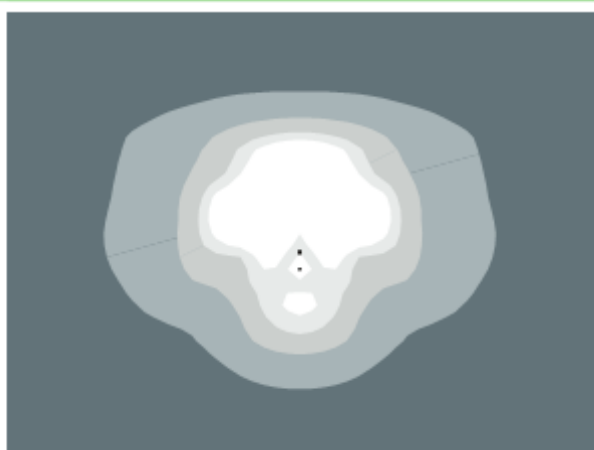
'DR' Roadway Light with 'DA' Mini Bell Pedestrian Light Attached



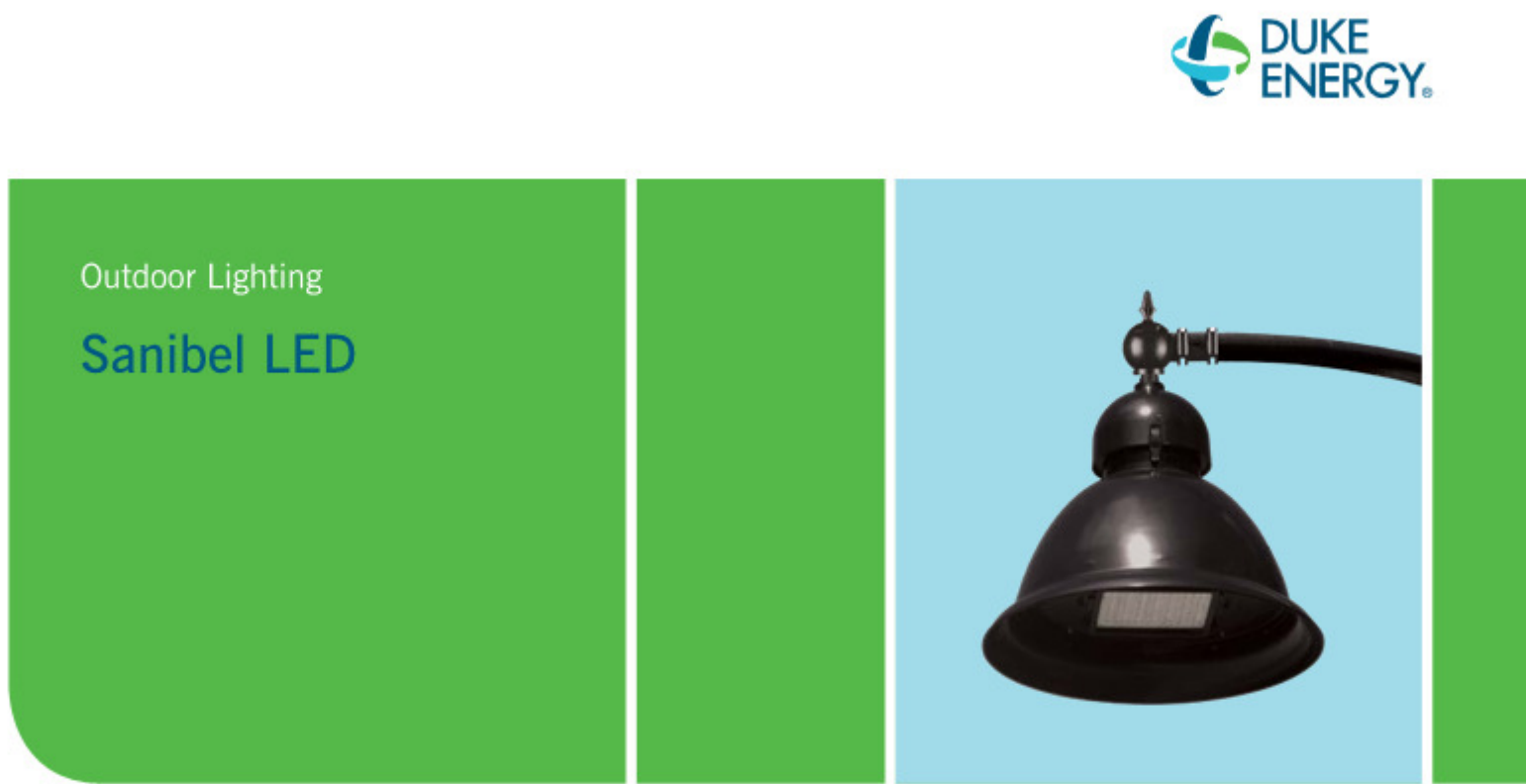
The Roadway LED is a green solution and great fit for streets, roads, long, narrow areas and parking lots. This energy-efficient luminaire delivers the light where it is needed while increasing visibility and reducing spill light to adjoining properties. Choose low to medium light output on wood or fiberglass poles (or mount on an existing pole). Available with one to four fixtures per pole, depending on the fixture/pole combination selected.

LED (Light Emitting Diode)	50 70 110 150 220 280 watts
Mounting heights	15', 20', 25', 30', 35'
Colors	Bronze Black Gray Green
Poles	Style A, C Wood

Light source: LED (white)
Wattage: 50 | 70 | 110 | 150 | 220 | 280
Light pattern: IESNA Type III (oval)
IESNA cutoff classification: Full cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)



Type 'DR' - Duke Energy Roadway Lighting

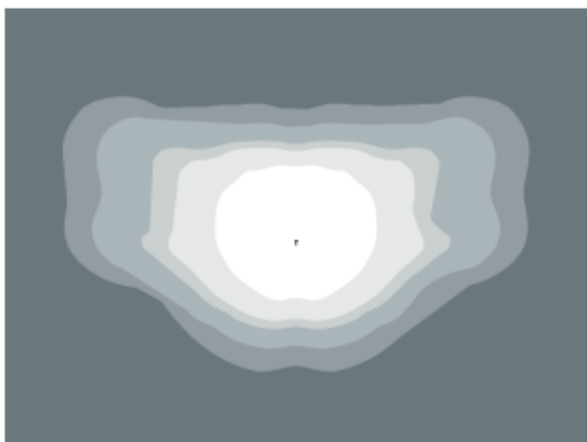


The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere – from more formal traditional neighborhoods to beachfront communities and other casual locales.

LED (Light Emitting Diode)	70 150 watts
Mounting heights	15', 20', 25'
Colors	Black Green
Poles	Style A, C

Outdoor Lighting Sanibel LED

Light source: LED (white)
Wattage: 70, 150
Lumens: 5,500 | 12,500
Light pattern: IESNA Type III (oval)
IESNA cutoff classification: Full cutoff
Color temperature: 4,000K



Pole available:

Type	Mounting height	Color
Aluminum	15', 20', 25'	Black Green

Features

No installation cost
Design services by lighting professionals included
Maintenance included
Electricity included
Warranty included
One low monthly cost on your electric bill
Turnkey operation
Backed by over 40 years of experience

Benefits

Frees up capital for other projects
Meets industry standards and lighting ordinances
Eliminates high and unexpected repair bills
Less expensive than metered service
Worry-free
Convenience and savings for you
Provides hassle-free installation and service
A name you can trust today ... and tomorrow

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Type 'DA' - Duke Energy Sanibel Arm-Mounted



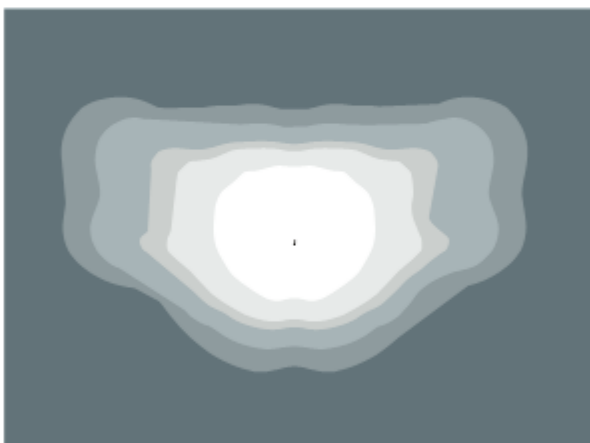
The Mini Bell LED is an energy-efficient luminaire with a classic, sophisticated design. This fixture is an excellent choice for illuminating pathways and residential communities.

LED (Light Emitting Diode)	50 watts
Mounting height	12', 17' (Style B pole only)
Colors	Black Green
Poles	Style A, B, C, D, E, F
Applications	Neighborhoods Parks

For additional information, visit duke-energy.com/OutdoorLighting or call us toll free: 800.544.6900 (OH and KY) 800.521.2232 (IN)

Outdoor Lighting Mini Bell LED

Light source: LED (white)
Wattage: 50
Lumens: 4,500
Light pattern: IESNA Type III (oval)
IESNA cutoff classification: Cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)



Pole available:

Name	Mounting height	Color
Aluminum	12', 17' (Style B pole only)	Black Green

Features

Little to no upfront capital cost required
Design services by lighting professionals included
Maintenance included
Electricity included
Warranty included
One low monthly cost on your electric bill
Turnkey operation
Backed by over 125 years of experience

Benefits

Frees up capital for other projects
Meets industry standards and lighting ordinances
Eliminates high and unexpected repair bills
Less expensive than metered service
Worry-free
Convenience and savings for you
Provides hassle-free installation and service
A name you can trust today ... and tomorrow

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Type 'DP' - Duke Energy Mini-Bell Post-Mounted

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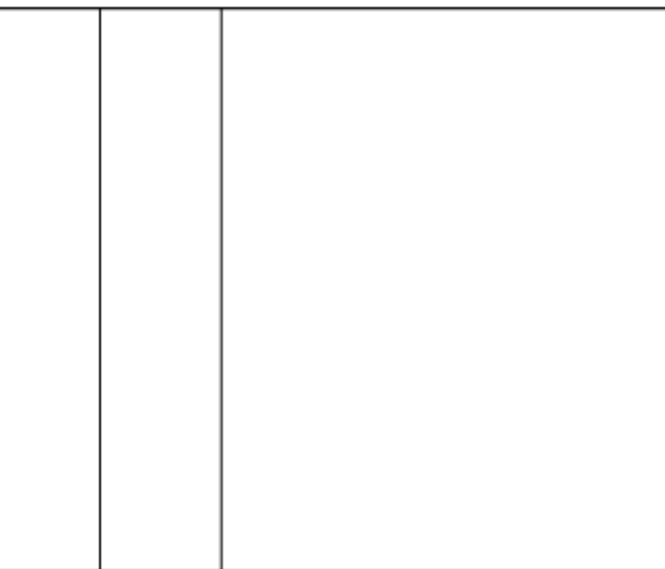
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Chapel Hill, North Carolina

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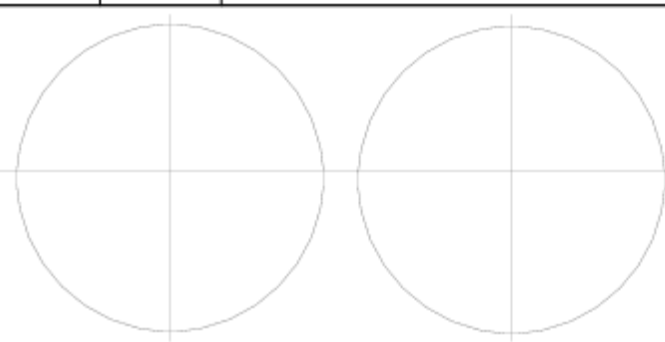
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Fifteen, LLC

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Lighting Details



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Sheet Title::

Site Sections

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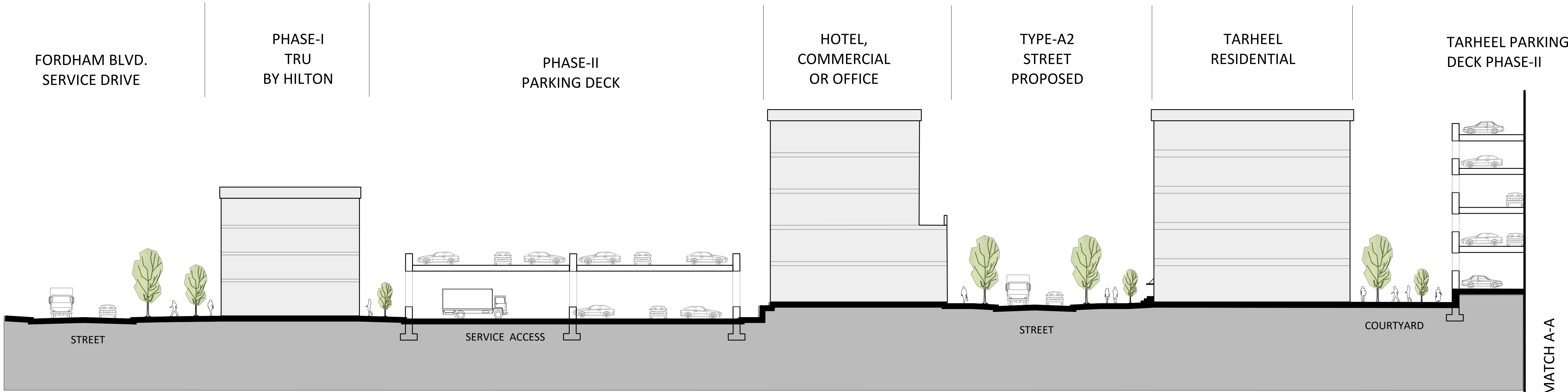
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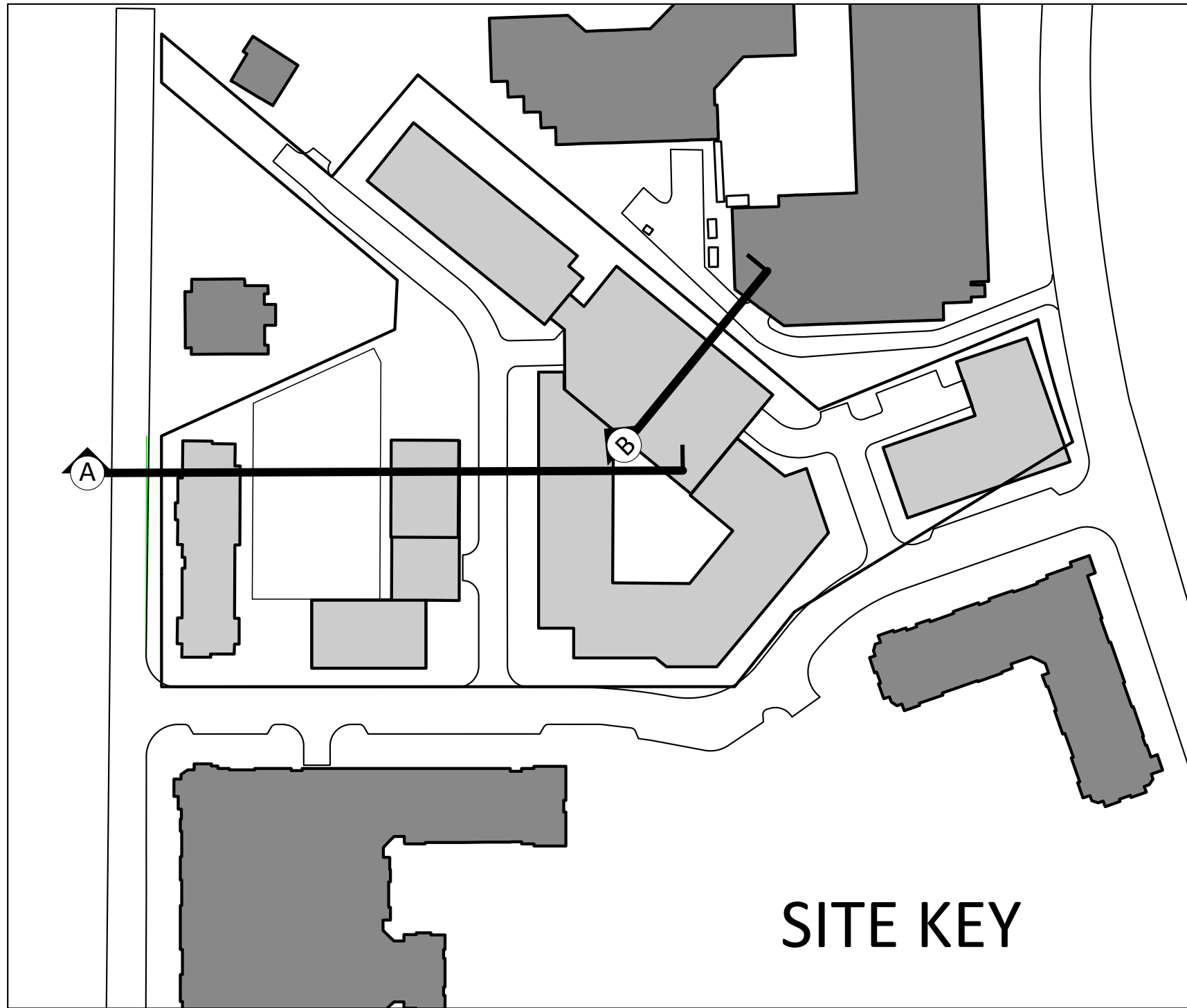
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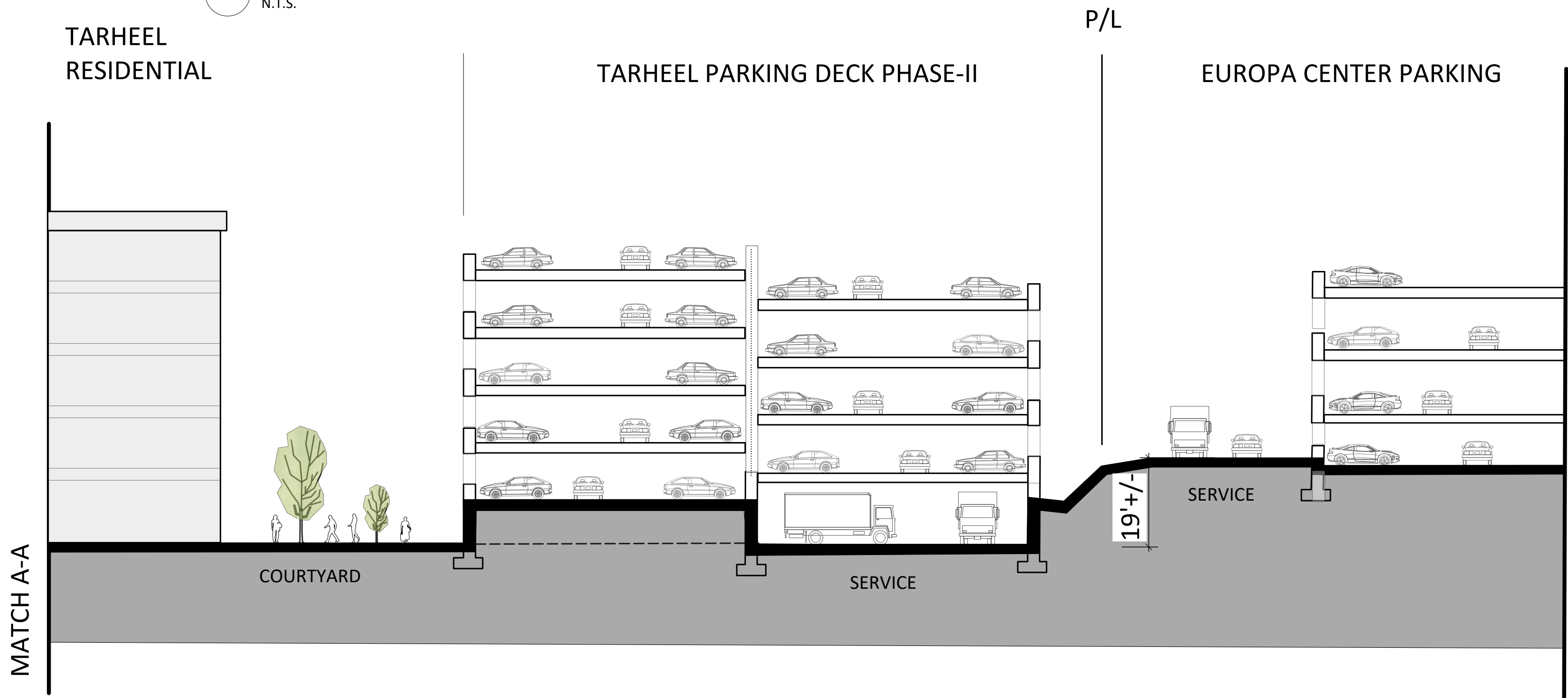


SECTION A

1 SECTION 'A'
N.T.S.



SITE KEY



SECTION B

2 SECTION 'B'
N.T.S.

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Project:

Tarheel Lodging Redevelopment

Chapel Hill, North Carolina

Developer:

Tarheel Lodging, LLC and Unicorn Group Fifteen, LLC

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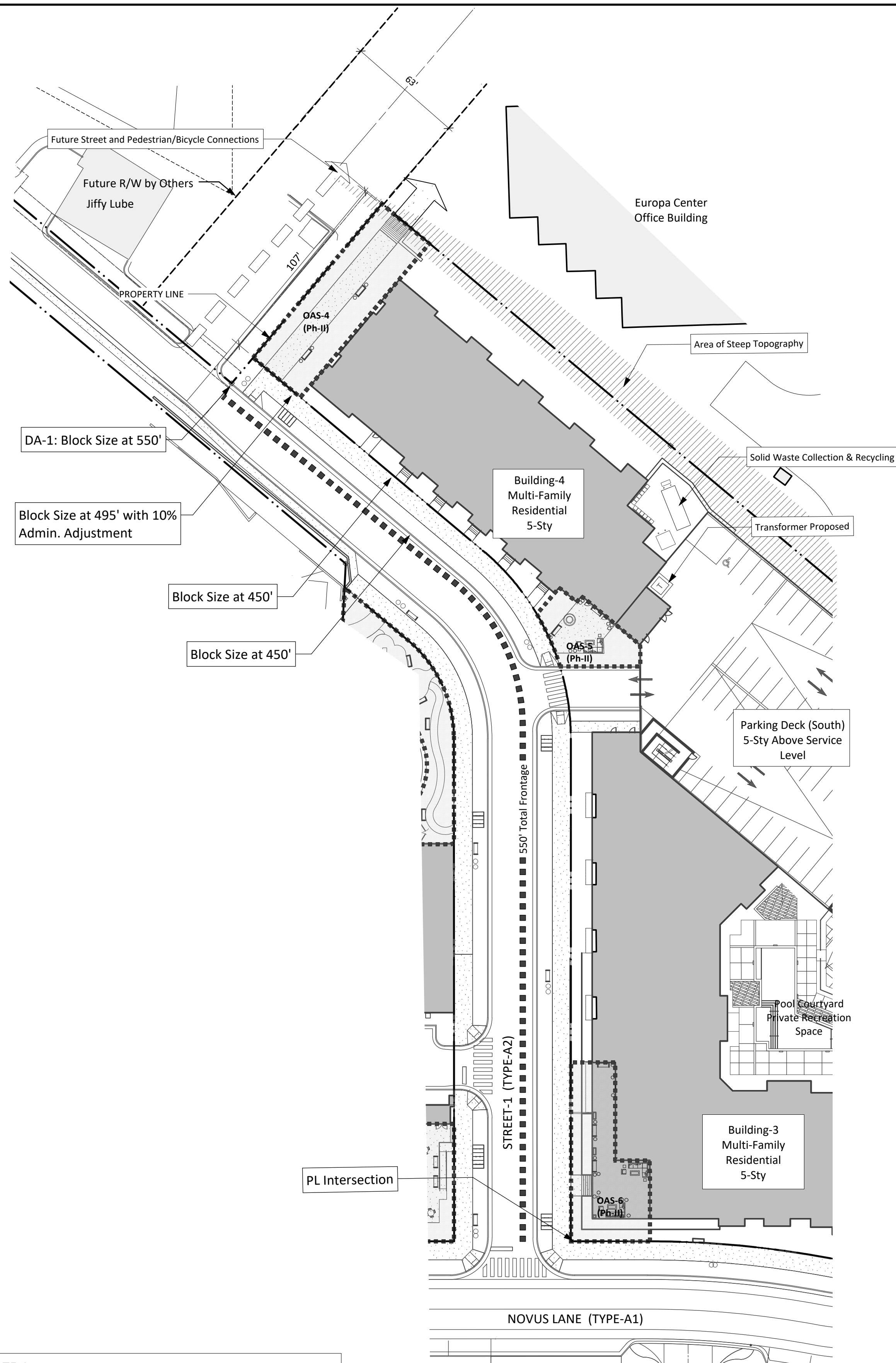
Design Alternates 1 & 2

No. Date: Issue Notes:

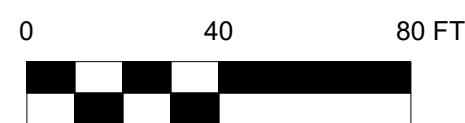
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1 DA-1 BLOCK LENGTH
1" = 40'-0"



DESIGN ALTERNATE-1. Increase Maximum Block Length to 550'
FBC Requirement:
Sect. 3.11.2.4 Block Parameters
Maximum Block Length 450'
(495' with 10% Admin. Adjustment)

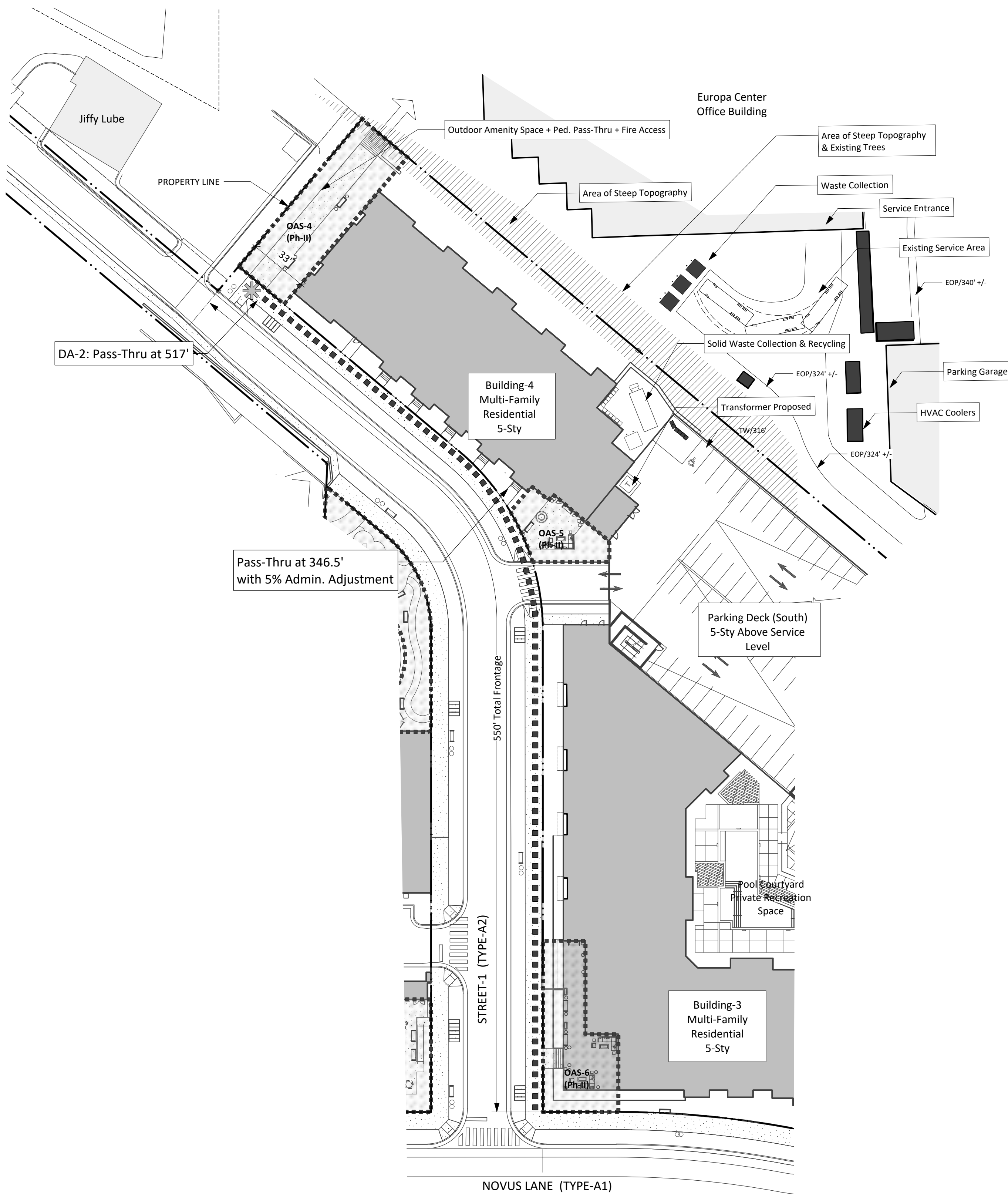
Site Constraints:

- i - Existing Vegetated Buffer
- ii - Steep Slopes
- iii - Unusual Site Configuration and Adjoining Parcel Use and Permanence/Intensity

Design Alternative-1:
Increase Block Length to 550' to Align with North Facade of Europa Center

Mitigating Factors:

1. Maximize Future Connection Opportunities,
2. Minimize Slope of Street for Future Connection,
3. Minimize Impact to Steep Slopes and Existing Tree Buffer



2 DA-2 PASS-THRU
1" = 40'-0"



DESIGN ALTERNATE-2. Increase Maximum Pass-Thru Spacing to 530'
FBC Requirement:
Sect. 3.11.2.4 Lot Parameters-D
Maximum Pass-Through Spacing 330' (346.5' with 5% Admin. Adjustment)

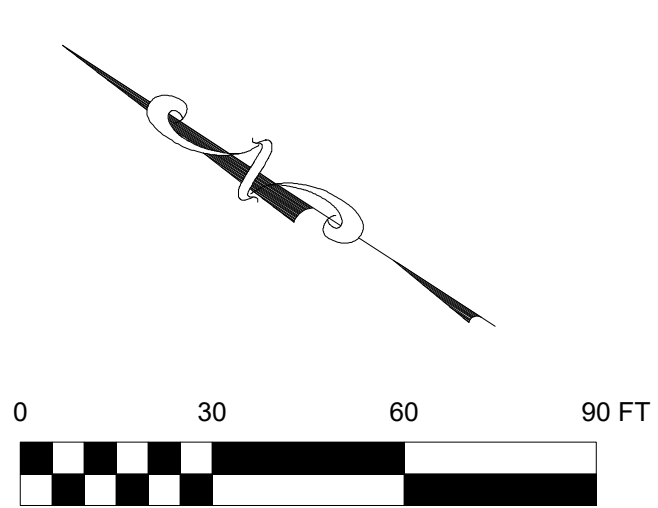
Site Constraints:

- i - Existing Vegetated Buffer
- ii - Steep Slopes
- iii - Unusual Site Configuration and Adjoining Parcel Use and Permanence/Intensity

Design Alternative-2:
Increase Pass-Through Spacing to 517' Align with Future Street

Mitigating Factors:

1. Maximize Future Connection Opportunities,
2. Avoid Uninviting Service Area,
3. Minimize ADA Access Grades,
4. Minimize Impact to Steep Slopes and Existing Tree Buffer



Mitigating Factors:

1. Enhanced Vertical Architectural Articulation and Diversity of Room Sizes and Prices.
2. Overall Building Facade Within BTZ Is 162.3' vs 147.0' Required, an Increase Of More Than 10%.
3. Building Facade Along Type-B Street Within 20' of ROW Totals 92% Exceeding a Type-A2 Standard for Building Frontage.

DESIGN ALTERNATE-3b | Block-1 Open Space as a Maximum Percentage of Required Frontages (Type-A1 Wrap & Type-A2)

FBC Requirement:

Sect. 3.11.2.7.F.4 - Outdoor Amenity Space (d)

Outdoor amenity space may be counted to meet up to one-half (½) of the frontage distance of the build-to-zone percentage requirements

Site Constraints:

- i - Unusual Site Configuration and Adjoining Intersection Spacing Requirements and Circulation
- ii - No Other Means of Ingress/Egress to Structured Parking Level-2 Constrains Building Placement
- iii- Recommended findings of Urban Design Analysis to Locate Outdoor Amenity Space on Corner at Type-A1 wrap

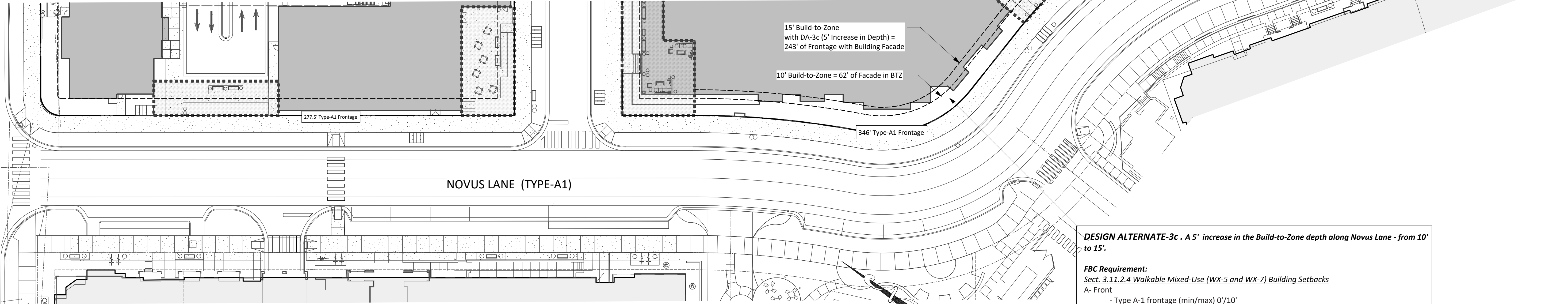
Design Alternative-3b Proposed:

An increase from 50% to 60% overall (85% for Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage required along Street-1 (north side). Increase to 85% for Type-A1 wrap.

Mitigating Factors:

1. Provide External Level-2 Parking Ramp Designed to Serve as an Architectural Backdrop to Adjacent Outdoor Amenity Space.
2. Provide Prominent/High-Visibility OAS at Street Intersection to Animate Street Activity.
3. Increase Diversity of OAS and Provide for Active Children's Play Area.

Build-To Frontages Required/Provided - Including Design Alternate Calculations												Shaded Cells Subject to DA		
		Required				Provided								
Street ID	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Req'd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Req'd vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes		
Fordham Service Total														
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	-8.6 LF	62.9%	94.1%	0.0%			
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	0%	0%	0.0%	DA-3a		
Novus Lane Total														
Block 1 Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	15.5 LF	85.6%	107.0%	39.4%			
Block 2 Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c		
Block 3 Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%			
Legion Rd. Total														
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	10.5 LF	77.0%	128.3%	0%			
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%			
New Street-1 North Total														
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1		
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	81%	DA-3b		
New Street-1 South Total														
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	94.4%	157.3%	21.5%	Note-2		
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	100.0%	125.0%	100.0%			
New Street-2 North Total														
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	41%	17%	0.0%	DA-4		
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%			
New Street-2 South Total														
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	0%	0%	0%	DA-6		
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%			
				1673.22 LF				1748.2 LF	74.98 LF	Facade & OAS Provided vs Required (Surplus)				
Design Alternate Summary: A Request to Approve....														
DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).														
DA-2: ...an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south).														
DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.														
DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage (100% for Type-A1 wrap)														
DA-3C: ...an increase in the depth fo the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)														
DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).														
DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).														
DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).														
Notes:														
Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.														
Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.														



1 DA-3C NOVUS LANE BTZ | BLOCK-2
1" = 30'-0"

DESIGN ALTERNATE-3c . A 5' increase in the Build-to-Zone depth along Novus Lane - from 10' to 15'.

FBC Requirement:
Sect. 3.11.2.4 Walkable Mixed-Use (WX-5 and WX-7) Building Setbacks
A- Front
- Type A-1 frontage (min/max) 0'/10'

Site Constraints:
i - Novus Lane designed and approved for Hillstone with tight radius to conform to awkward parcel configuration at narrowest point of property
ii - Slope of street and FBC requirements to maintain FFE at 2'-4" interior dictates interior grade changes to floor plan that defines exterior facade
iii - Principal Entry at this frontage further constrains interior space configuration contributing to exterior facade location

Design Alternative-3a Proposed:
An increase in the Build-to-Zone depth by 5' (from 10' to 15') along Novus Lane Block-2.

Mitigating Factors:
1. Enhanced Vertical Architectural Articulation and Diversity of Room Sizes and Price Points.
2. Overall Building Facade within BTZ along Novus Lane Is 87% with DA-3c (83% for Block-2).

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**Design
Alternate
3c**

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CS7303

of

Build-To Frontages Required/Provided - Including Design Alternate Calculations													Shaded Cells Subject to DA		
		Required			Provided										
Street ID	Frontage Type	Build-To % Required	Street Frontage (LF)	Facade & OAS in BTZ Req'd. (LF)	Building Facade in BTZ	OAS Frontage	Total Bldg & OAS Frontage	Facade & OAS Req'd vs Provided Variance (LF)	% of Bldg. & OAS Provided	Total Facade & OAS in BTZ vs Required %	% of OAS to Required Frontage (Max. 50%)	Design Alternate Proposed + Notes			
Fordham Service Total															
Fordham Service Dr.	B	60%	143.5 LF	86.1 LF	137.5 LF	0.0 LF	137.5 LF	-8.6 LF	62.9%	94.1%	0.0%				
Fordham Service (wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	0.0 LF	0.0 LF	-60.0 LF	0%	0%	0.0%	DA-3a			
Novus Lane Total															
Block 1 Bldgs 1&2	A1	80%	277.5 LF	222.0 LF	134.5 LF	103.0 LF	237.5 LF	-15.5 LF	85.6%	107.0%	39.4%				
Block 2 Bldg 3	A1	80%	346.0 LF	276.8 LF	62.0 LF	42.7 LF	104.7 LF	-172.1 LF	30%	37.8%	77.6%	DA-3c			
Block 3 Bldg 5	A1	80%	164.0 LF	131.2 LF	162.0 LF	0.0 LF	162.0 LF	30.8 LF	98.8%	123.5%	0.0%				
Legion Rd. Total															
Legion Rd.	A2	60%	61.7 LF	37.0 LF	47.5 LF	0.0 LF	47.5 LF	-10.5 LF	77.0%	128.3%	0%				
Legion Rd. (wrap)	A1	80%	75.0 LF	60.0 LF	71.0 LF	0.0 LF	71.0 LF	11.0 LF	94.7%	118.3%	0%				
New Street-1 North Total															
New Street-1 (north)	A2	60%	307.0 LF	184.2 LF	93.6 LF	161.5 LF	255.1 LF	70.9 LF	83%	138.5%	49%	Note-1			
New Street-1 (north-wrap)	A1	80%	75.0 LF	60.0 LF	11.6 LF	63.0 LF	74.6 LF	14.6 LF	99%	124.3%	81%	DA-3b			
New Street-1 South Total															
New Street-1 (south) Bldgs 2&3	A2	60%	475.0 LF	285.0 LF	351.9 LF	96.4 LF	448.3 LF	163.3 LF	94.4%	157.3%	21.5%	Note-2			
New Street-1 (south-wrap)	A1	80%	75.0 LF	60.0 LF	0.0 LF	75.0 LF	75.0 LF	15.0 LF	100.0%	125.0%	100.0%				
New Street-2 North Total															
New Street-2 (north)	A2	60%	99.5 LF	59.7 LF	10.0 LF	0.0 LF	10.0 LF	-49.7 LF	10%	17%	0.0%	DA-4			
New Street-2 (north-wrap)	A1	80%	75.0 LF	60.0 LF	62.0 LF	0.0 LF	62.0 LF	2.0 LF	82.7%	103%	0.0%				
New Street-2 South Total															
New Street-2 (south)	A2	60%	52.0 LF	31.2 LF	0.0 LF	0.0 LF	0.0 LF	-31.2 LF	0%	0%	0%	DA-6			
New Street-2 (south-wrap)	A1	80%	75.0 LF	60.0 LF	63.0 LF	0.0 LF	63.0 LF	3.0 LF	84.0%	105%	0%				
			1673.22 LF			1748.2 LF			Facade & OAS Provided vs Required (Surplus)						
Design Alternate Summary: A Request to Approve....															
DA-1: ...an increase to a Block Length of 550' (450' required) along Street-1 (south).															
DA-2: ...an increase to a 517' Building Pass-Thru spacing (330' required) along Street-1 (south).															
DA-3a: ...an increase in the Build-to-Zone depth by 5' (from 10' to 17') along Fordham Service Street-Novus Lane wrap.															
DA-3b: ...an increase from 50% to 57% overall (81% in the Type-A1 wrap) in the allowable OAS maximum as a percentage of the Required Build-to-Zone Frontage.(100% for Type-A1 wrap)															
DA-3C: ...an increase in the depth to the Build-to-Zone from 10' to 15' along Novus Lane Block-2. Increases Facade from 30% to 83% (87% Overall for Novus Ln.)															
DA-4: ...a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).															
DA-5: ...a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).															
DA-6: ...a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).															
Notes:															
Note-1: Street frontage measured to functional limits of street and does not include frontage along Advance Auto boundary.															
Note-2: Street frontage measured to functional limits of street and does not include frontage along Jiffy Lube boundary.															

Design Alternate-5: Reduced setback for the proposed parking deck from the proposed R.O.W. (north side).

FBC Requirement:

Sect. 3.11.2.5 Frontages - Parking Location

Structured parking: 30' minimum behind front building facade for all floors

Site Constraints:

- i - Steep Slopes
- ii - Unusual Site Configuration and Circulation Limits Structured Parking Deck Placement and Ramping Opportunities
- iii - Adjacent Parcel Use and Circulation Dictate Future Connection Alignment

Design Alternative-5: Allow a reduced setback from 30' to 10' for the proposed parking deck from the proposed R.O.W. (north side).

Mitigating Factors:

1. Align Street to Maximize Opportunity for Future Connection to Europa Drive, Provide Best Visibility and Minimize Slope of Future Connection
2. Minimize Impact to Steep Slopes,
3. Accommodate Needed Fire Access to Garage Parking and Turnaround Requirements
4. Position Parking Facilities and Circulation in Close Juxtaposition to Other Parking Structures

Design Alternate 4: A reduction from 60% to a 41% Overall Build-to-Zone Frontage

FBC Requirements:

Sect. 3.11.2.4 Build-to-Zone Type-A2 Street

Build-to-Frontage on Type-A2 Streets = 60%

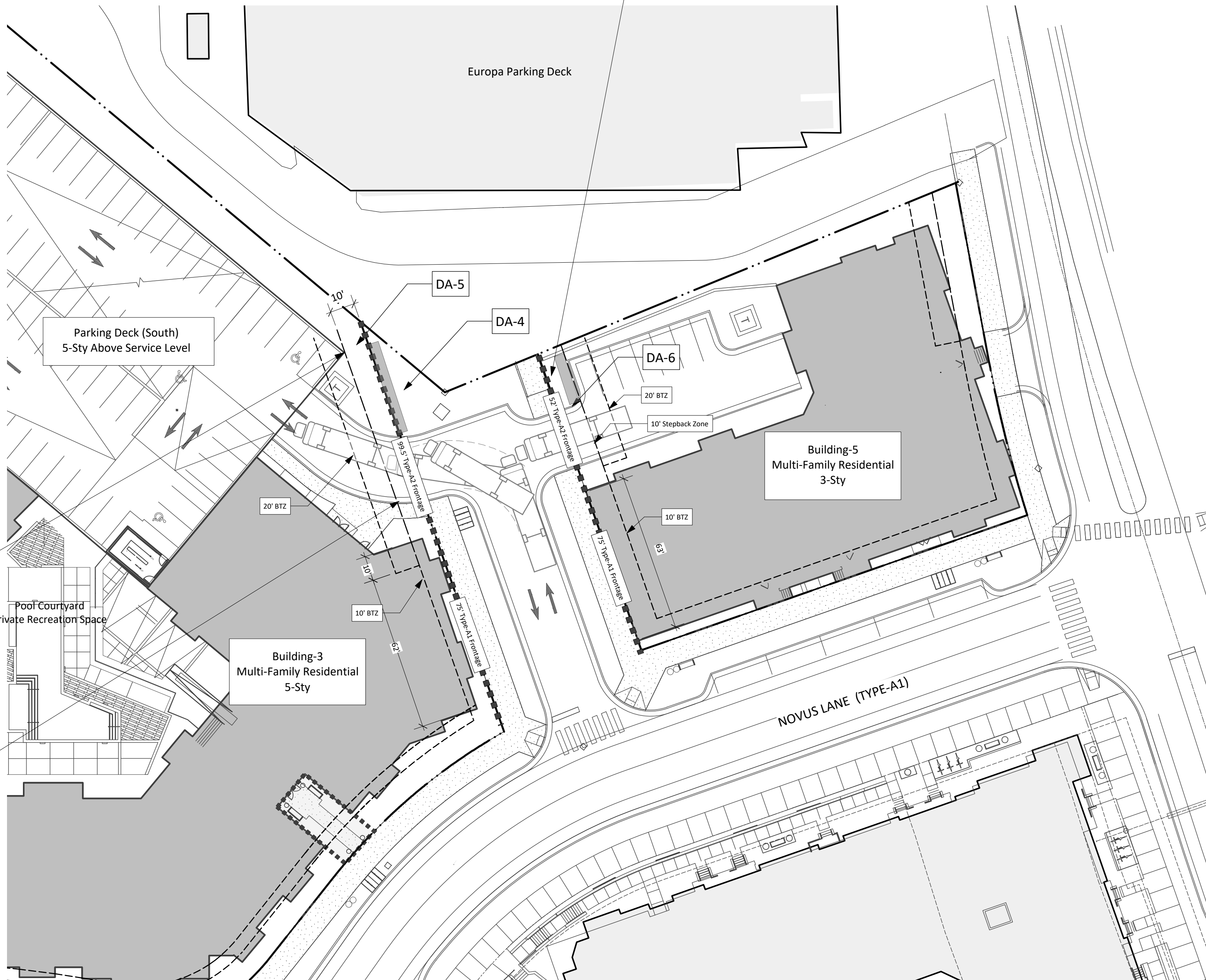
Site Constraints:

- i - Existing Vegetated Buffer
- ii - Steep Slopes
- iii - Unusual Site Configuration and Adjoining Intersection Spacing and Circulation - Street Alignment Restricted Due to Intersection Offset with Hillstone Dr.
- iv - No Other Means of Ingress/Egress to Garage for Fire

Design Alternative-4: Allow a reduction from 60% to a 41% Overall Build-to-Zone Frontage along Street-2 (north side).

Mitigating Factors:

1. Align Street to Accommodate Novus Ln. Intersection Offset,
2. Maximize Opportunity for Future Connection to Europa Drive and Offset Parking Garage Entrance,
3. Minimize Impact to Existing Vegetated Buffer and Steep Slopes,
4. Provide for Essential Fire Access to Garage Parking and Turnaround Requirements.



Design Alternative-6: A reduction from 60% to a 50% Overall Build-to-Zone Frontage

FBC Requirement:

Sect. 3.11.2.4 Build-to-Zone Type-A2 Street

Build-to-Frontage on Type-A2 Streets = 60%

Site Constraints:

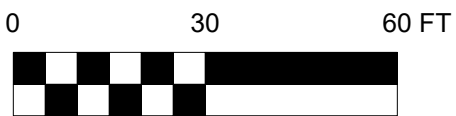
- i - Existing Vegetated Buffer
- ii - Steep Slopes
- iii - Unusual Site Configuration and Adjoining Intersection Spacing and Circulation - Street Alignment Restricted Due to Intersection Offset with Novus Ln.
- iv - No Other Means of Ingress/Egress to Parking Deck for Fire or Garage Access to Proposed Residential Building

Design Alternative-6: Allow a reduction from 60% to a 50% Overall Build-to-Zone Frontage along Street-2 (south side).

Mitigating Factors:

1. Align Street to Accommodate Novus Ln. Intersection Offset,
2. Maximize Opportunity for Future Connection to Europa Service Drive,
3. Minimize Impact to Existing Vegetated Buffer and Steep Slopes,
4. Accommodate Essential Fire Access to Garage Parking and Turnaround Requirements

1 DA-4 - 6 BUILD-TO-FRONTAGES
1" = 30'-0"



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and
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Sheet Title::

**Design
Alternates
4, 5 & 6**

No. Date: Issue Notes:

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CONSTRUCTION**

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Scale:

as shown

Date:

July 9, 2018

Drawn By:

STM

Drawing No.:

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