GROVE PARK

SPECIAL USE PERMIT MODIFICATION
425 HILLSBOROUGH STREET
CHAPEL HILL NORTH CAROLINA

DRAWING INDEX

SHEET NUMBER	TITLE
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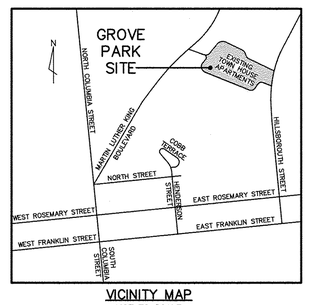
C-2	EXISTING CONDITIONS
C-3	SUP MODIFICATION-SITE PLAN



VICINITY MAP
NOT TO SCALE

LAND USE INTENSITY

ITEM	FEBRUARY 23, 2009 APPROVED SUP	DECEMBER 2014 SUP MODIFICATION
1. GROSS LAND AREA	12.9 ACRES	12.75 ACRES
2. TOTAL MAXIMUM FLOOR AREA ALLOWED	517,151 S.F.	516,589 SQ. FT.
3. RESIDENTIAL UNITS	346 UNITS	346 UNITS
4. NUMBER OF BEDROOMS	646	850
5. RECREATION SPACE	28,167 S.F.	29,800 S.F.
6. MAXIMUM IMPERVIOUS SURFACE AREA	334,002 S.F.	330,987 S.F.
7. MAXIMUM LAND DISTURBANCE IN THE RCD	75,000 S.F.	75,000 S.F.
8. VEHICULAR PARKING SPACES - PROPOSED	520 SPACES	680 SPACES
9. MIN. # OF PARKING SPACES (PER LUMO)	550 SPACES	650 SPACES
10. VEHICULAR SPACES: SURFACE/UNDER BLDG.	113/407	113/567
11. BICYCLE PARKING SPACES - PROPOSED	110 SPACES	204 SPACES (COVERED)
12. MIN. # OF BIKE SPACES (PER LUMO)	87 SPACES	87 SPACES
CONSTRUCTION DEADLINE		
13. CONSTRUCTION BEGIN	JANUARY 1, 2015	JANUARY 1, 2019
14. CONSTRUCTION COMPLETE	JANUARY 1, 2019	JANUARY 1, 2023

NOTES:

1. THE PURPOSE OF THIS SPECIAL USE PERMIT MODIFICATION IS TO:

   A) MODIFY THE BOUNDARIES OF THE SUP TO CONFORM TO THOSE SHOWN ON THE SITE PLAN, SHEET 3. (LAND AREA REDUCED BY 6,526 S.F.)
   B) MODIFY THE DEADLINES FOR CONSTRUCTION AS SHOWN IN THE CHART ABOVE.
   C) MODIFY BUILDING 5A/5B, BUILDING 6A/6B AND BUILDING 7 AS SHOWN ON THE SITE PLAN, SHEET 3.
   D) ADD UNDER-BUILDING VEHICULAR PARKING SPACES.
   E) CONVERT FROM CONDOMINIUM PROJECT TO A RENTAL APARTMENT PROJECT; COMPLY WITH THE TOWN'S AFFORDABLE HOUSING GUIDELINES.

2. THE ORIGINAL CONSTRUCTION DEADLINES WERE EXTENDED BY NC SENATE BILL #831.

3. THE PIN NUMBER FOR GROVE PARK IS: 9788-49-1709.

LAND AREA (2014)

1. NET LAND AREA	545,436 SF
2. CREDITED STREET AREA	9,962 SF
3. GROSS LAND AREA	555,398 SF (12.75 AC)

LAND USE INTENSITY (2014)

	RATIO	SF	MAXIMUM FLOOR AREA (SF)
1. RCD STREAM SIDE	0.01	44,208	442.08
2. RCD MANAGED USE	0.019	42,703	811.36
3. RCD UPLAND AND REMAINDER OF R-SS-C ZONED LAND	1.10	468,487	515,335.70
TOTALS:		555,398 SF	516,589.14 SF

CIVIL ENGINEER

PHILIP POST & ASSOCIATES
401 PROVIDENCE ROAD SUITE 200
CHAPEL HILL, NC 27514
TEL. (919) 929-1173

PROPERTY OWNER & APPLICANT

GROVE PARK
c/o TOWNHOUSE APARTMENTS LLC
ATT'N: A.P. SEGAR
425 HILLSBOROUGH ST.
CHAPEL HILL, NC 27514
TEL. 919-942-2163
EMAIL: APSEGAR@YAHOO.COM
OR: MANAGEMENT@TOWNHOUSEUNC.COM

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NORTH CAROLINA PROFESSIONAL SEAL 7635 2-27-15 ENGINEER PHILIP NUNN

COVER SHEET

GROVE PARK - SUP MODIFICATION
425 HILLSBOROUGH STREET
TOWN OF CHAPEL HILL ORANGE COUNTY, N.C.

SCALE NONE
DRAWN BY MOP
CHECKED BY PNP
DATE 12/02/2014
PROJECT NO. 131202
DRAWING NO. C297SP03

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REVISIONS 1. 2/16/2015 - SITE REVISIONS

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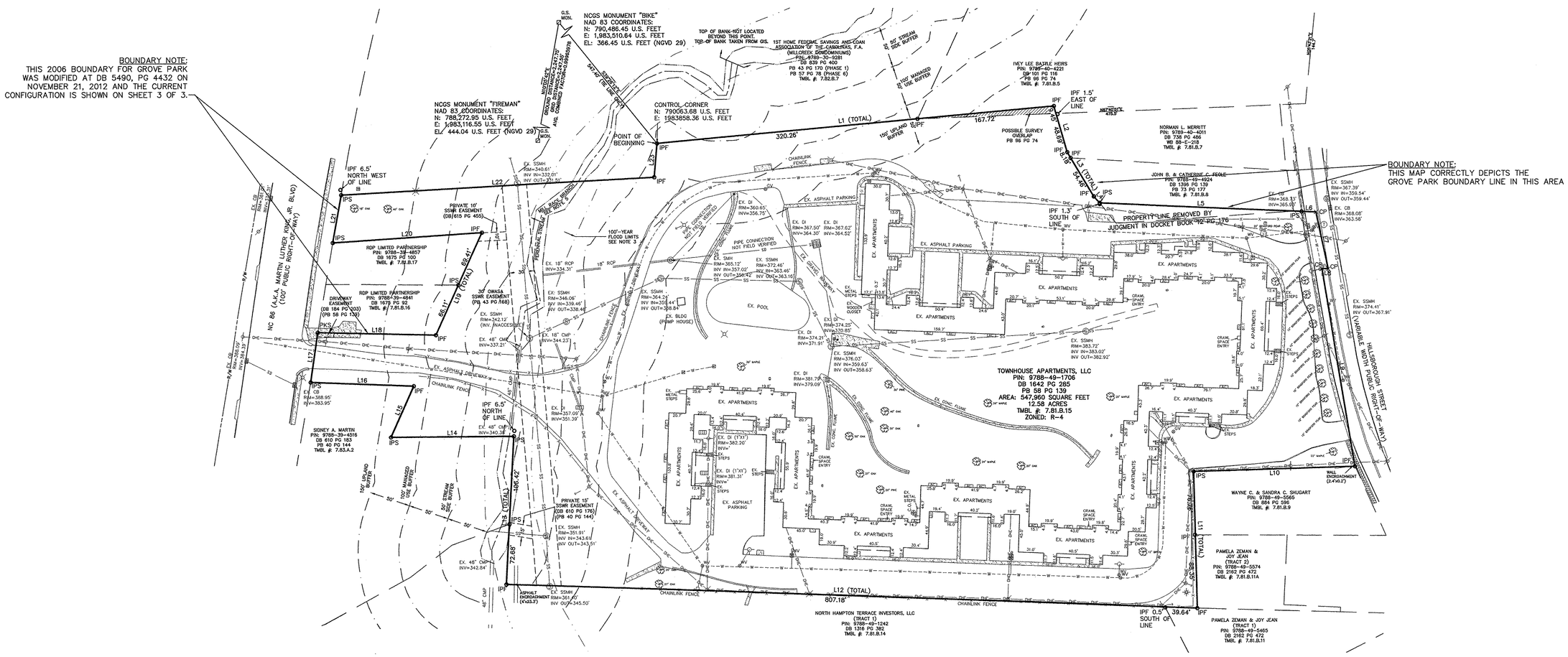
OF 3



NOTES:

1. THIS MAP IS TAKEN FROM THE ALTA SURVEY OF THE "TOWNHOUSES OF CHAPEL HILL" DATED FEBRUARY 2006 AND FROM DEED BOOK 5490, PAGE 432, DATED NOVEMBER 21, 2012, ORANGE COUNTY REGISTRY, AND IS A COMPOSITE PLAN AND IS NOT A CERTIFIED SURVEY OR MAP.
2. THE PURPOSE OF THIS EXISTING CONDITIONS PLAN IS TO HELP DEPICT THE BOUNDARIES OF GROVE PARK FOR THE PURPOSES OF A MODIFICATION TO THE TOWN OF CHAPEL HILL SPECIAL USE PERMIT FOR GROVE PARK.

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NORTH CAROLINA PROFESSIONAL SEAL 7635 PHILIP N. POST ENGINEER

2006 SURVEY

EXISTING CONDITIONS

GROVE PARK – SUP MODIFICATION
425 HILLSBOROUGH STREET

TOWN OF CHAPEL HILL
ORANGE COUNTY, N.C.

SCALE 1"=60'
DRAWN BY MOP
CHECKED BY PNP
DATE 12/02/2014
PROJECT NO. 131202
DRAWING NO. C297SP03

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REVISIONS

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OF 3

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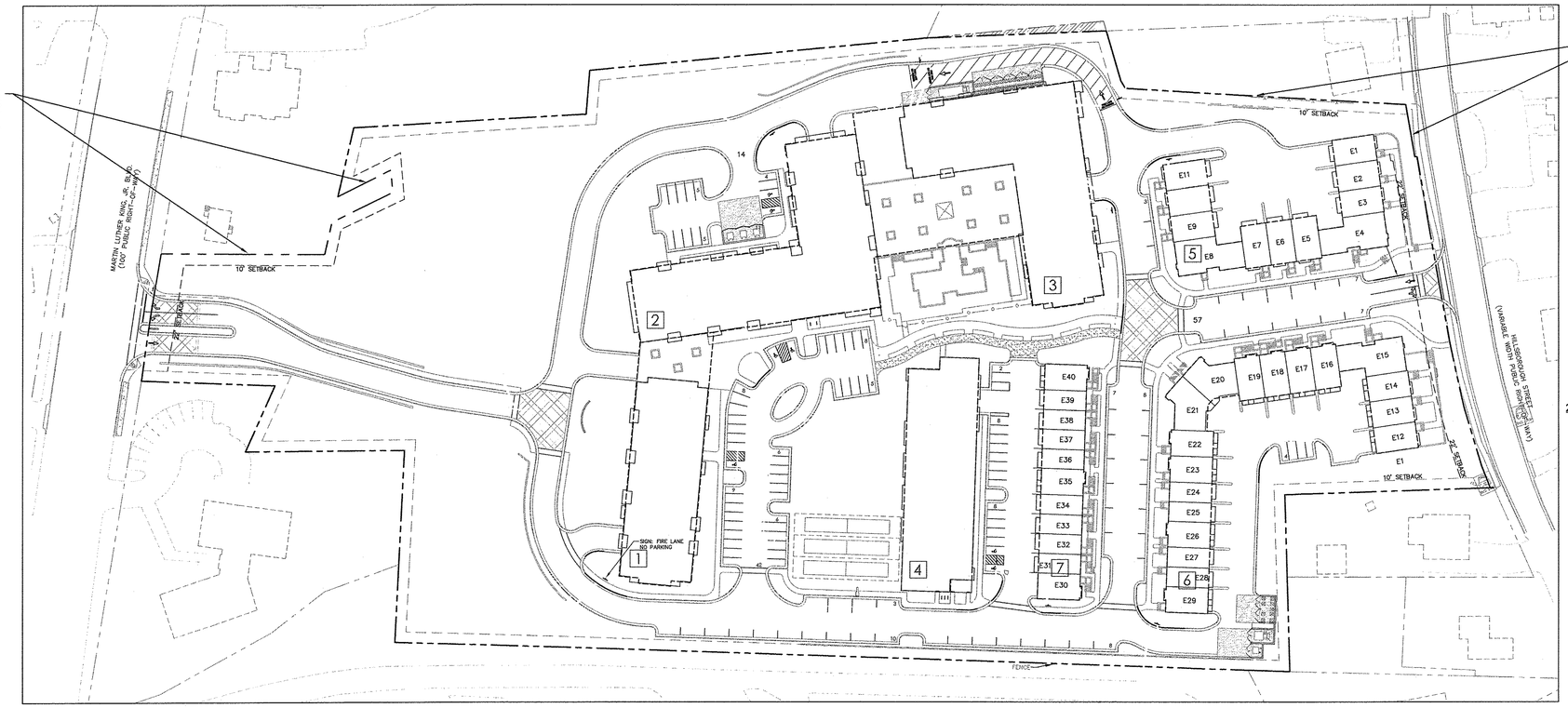
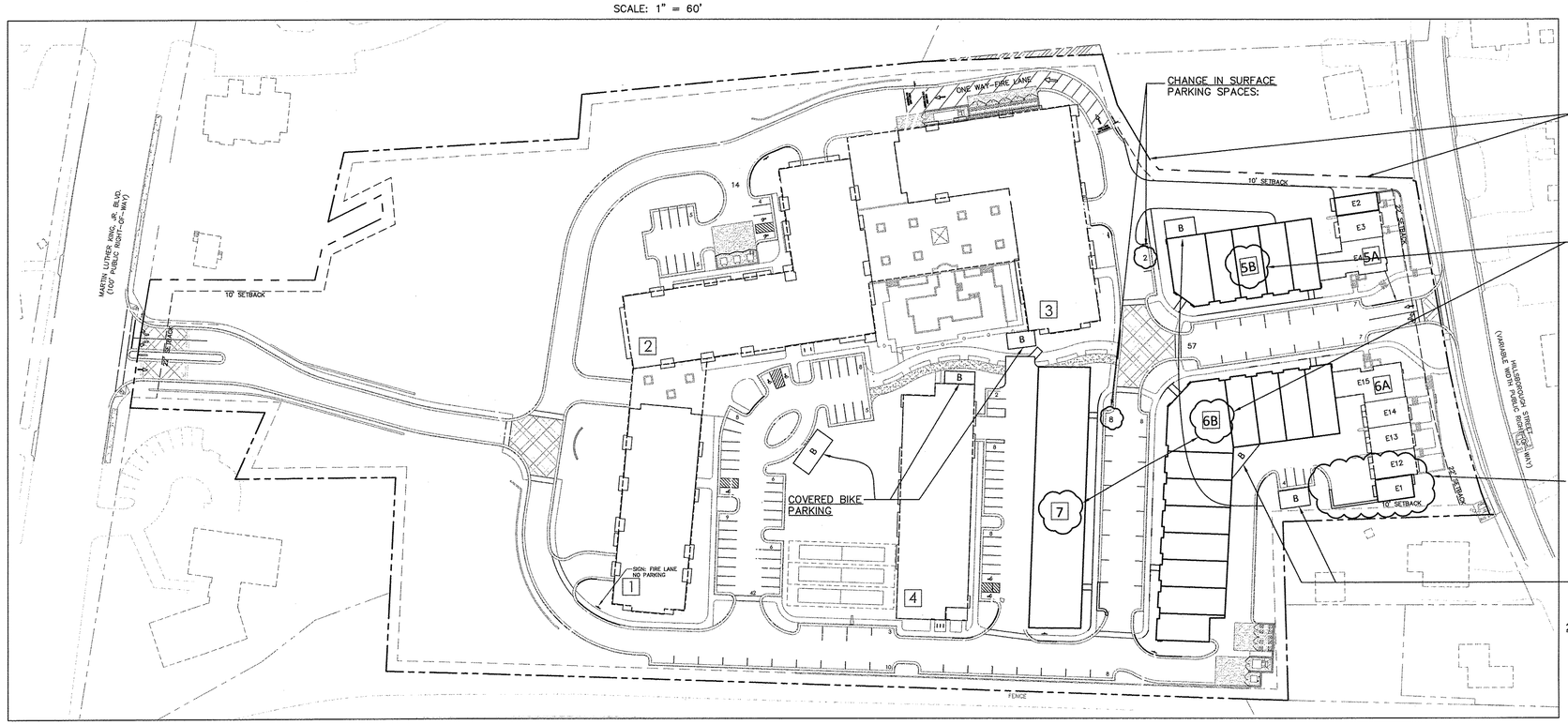


FEBRUARY 23, 2009–APPROVED SUP SITE PLAN FOR GROVE PARK WITH 2009 AND 2012 BOUNDARY LINES

SCALE: 1" = 60'



DECEMBER 2014–REQUEST FOR MODIFICATION TO SUP

SCALE: 1" = 60'

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SUP MODIFICATION–SITE PLAN

GROVE PARK – SUP MODIFICATION
425 HILLSBOROUGH STREET

TOWN OF CHAPEL HILL ORANGE COUNTY, N.C.

SCALE 1"=60'
DRAWN BY MCP
CHECKED BY PNP
DATE 12/02/2014
PROJECT NO. 131202
DRAWING NO. C297SP03

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REVISIONS 1. 2/16/2015 SITE REVISIONS

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