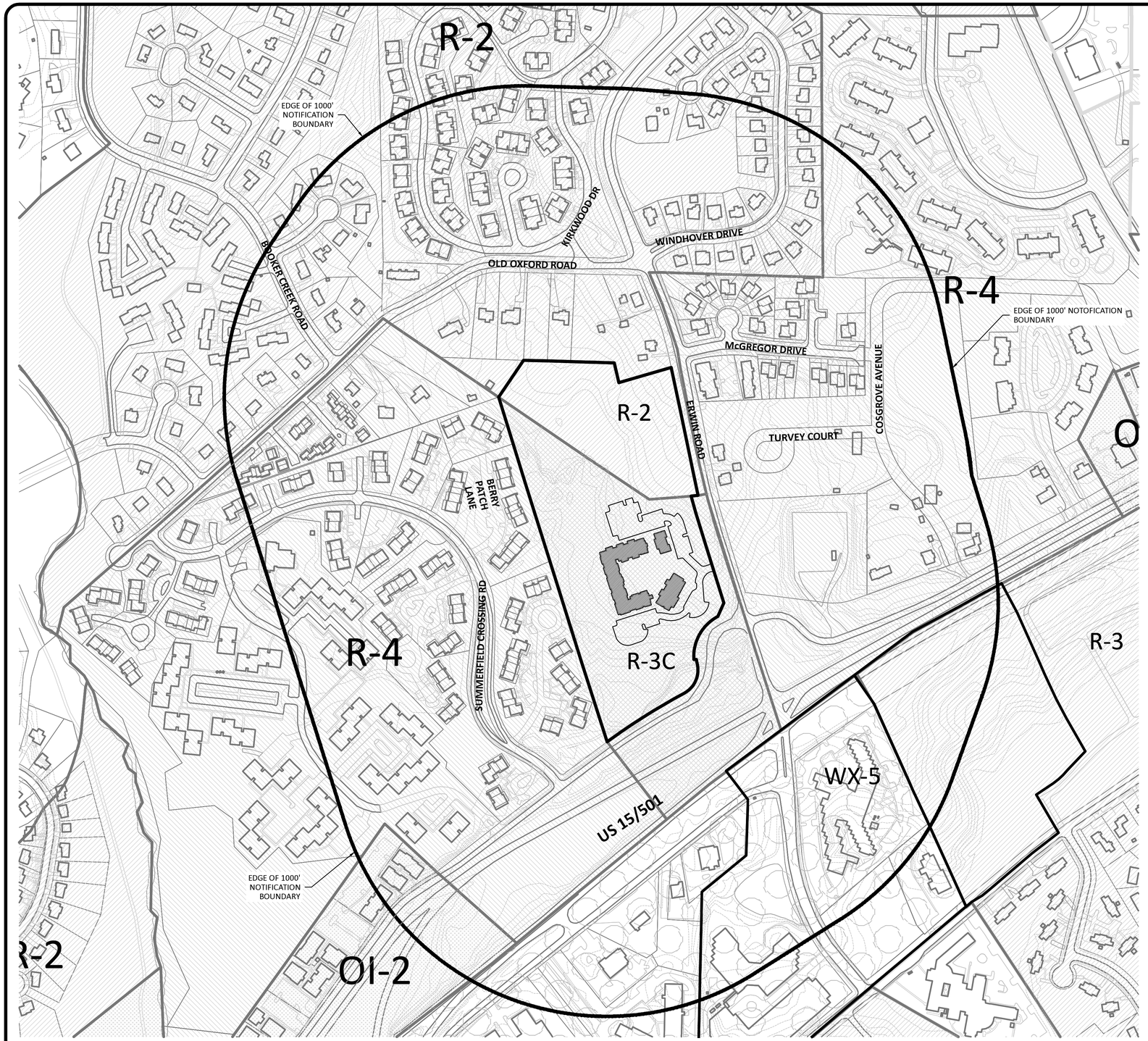

N

ZONING LEGEND

- ZONING OI2
- ZONING R2
- ZONING R3C
- ZONING R4
- ZONING WX

200 0 100 200 400

SCALE: 1"=200'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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City Planning and Land Development Consultants

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CLIENT:
SUMMINT HOSPITALITY, LLC
3141 JOHN HUMPHRIES W/YND #200
RALEIGH, NC 27612

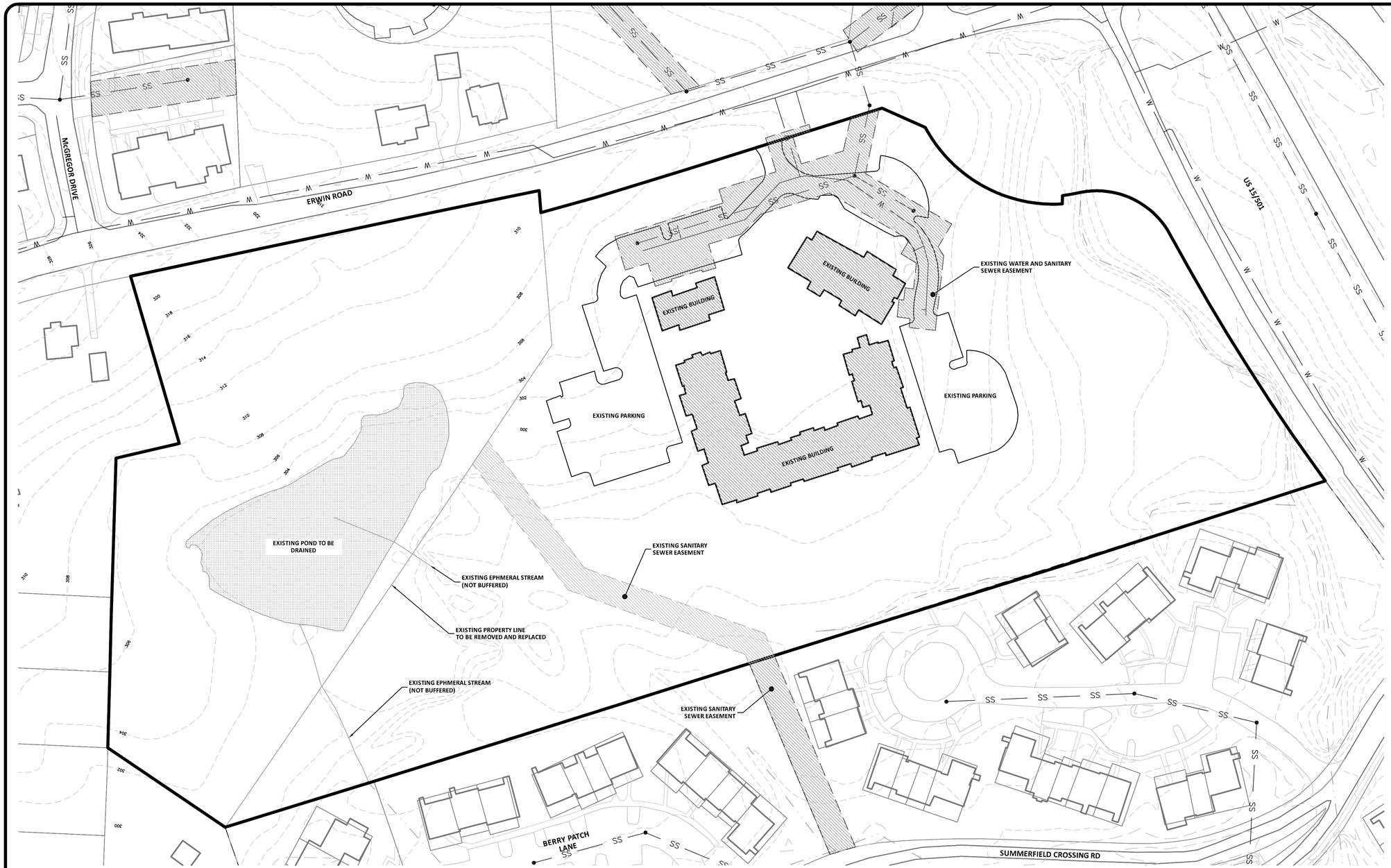
REVISIONS

101-111 ERWIN ROAD MIXED USE

CHAPEL HILL, NC

AREA MAP

PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=200'
DATE:	2018-04-25
SHEET NO:	C1.0



60 0 30 60 120

SCALE: 1"=60'

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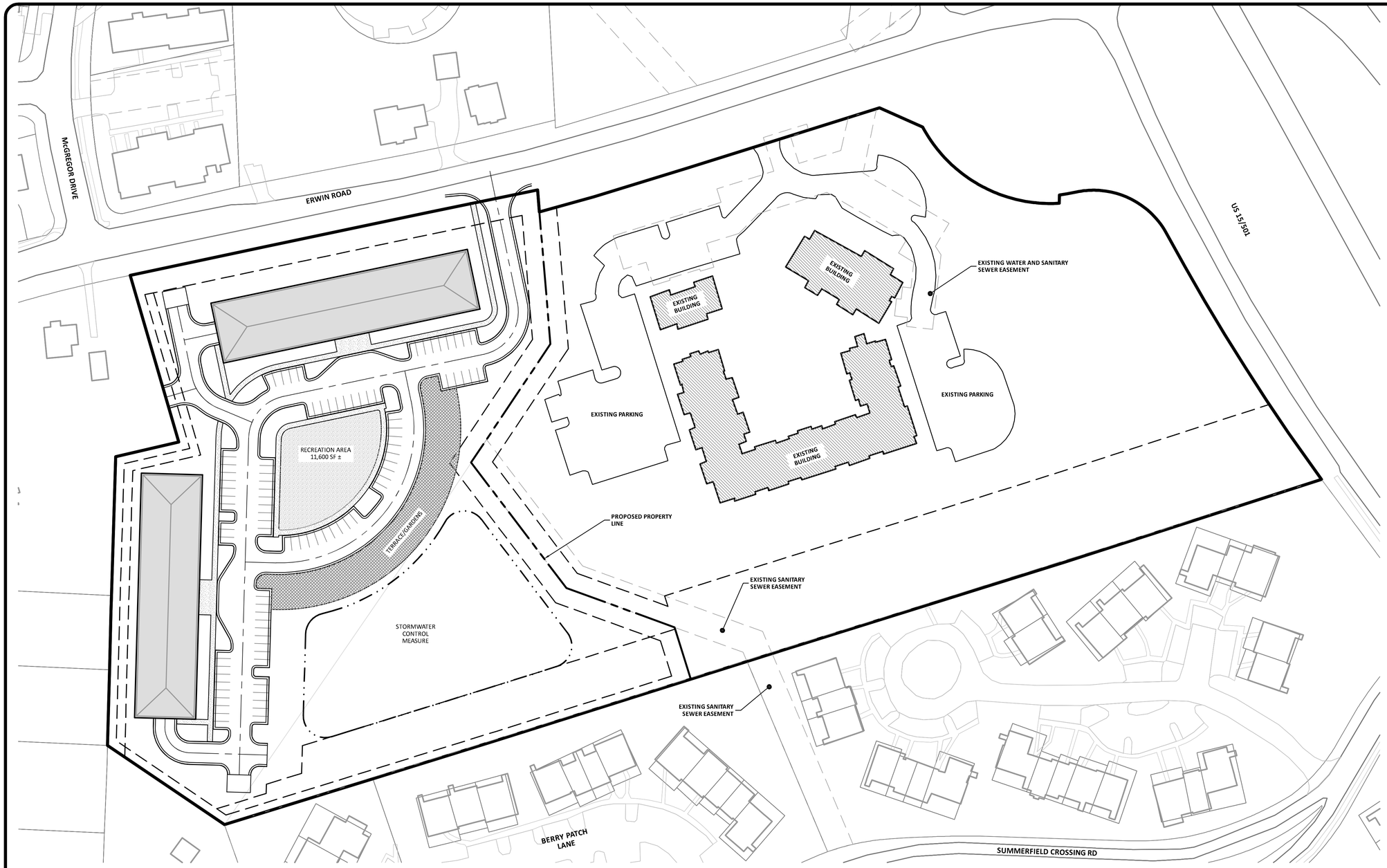
101-111 ERWIN ROAD MIXED USE

CHAPEL HILL, NC

EXISTING CONDITIONS PLAN

PROJECT NO:	----
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=60'
DATE:	2018-04-25
SHEET NO:	C2.0



60 0 30 60 120

SCALE: 1"=60'

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RALEIGH, NC 27612

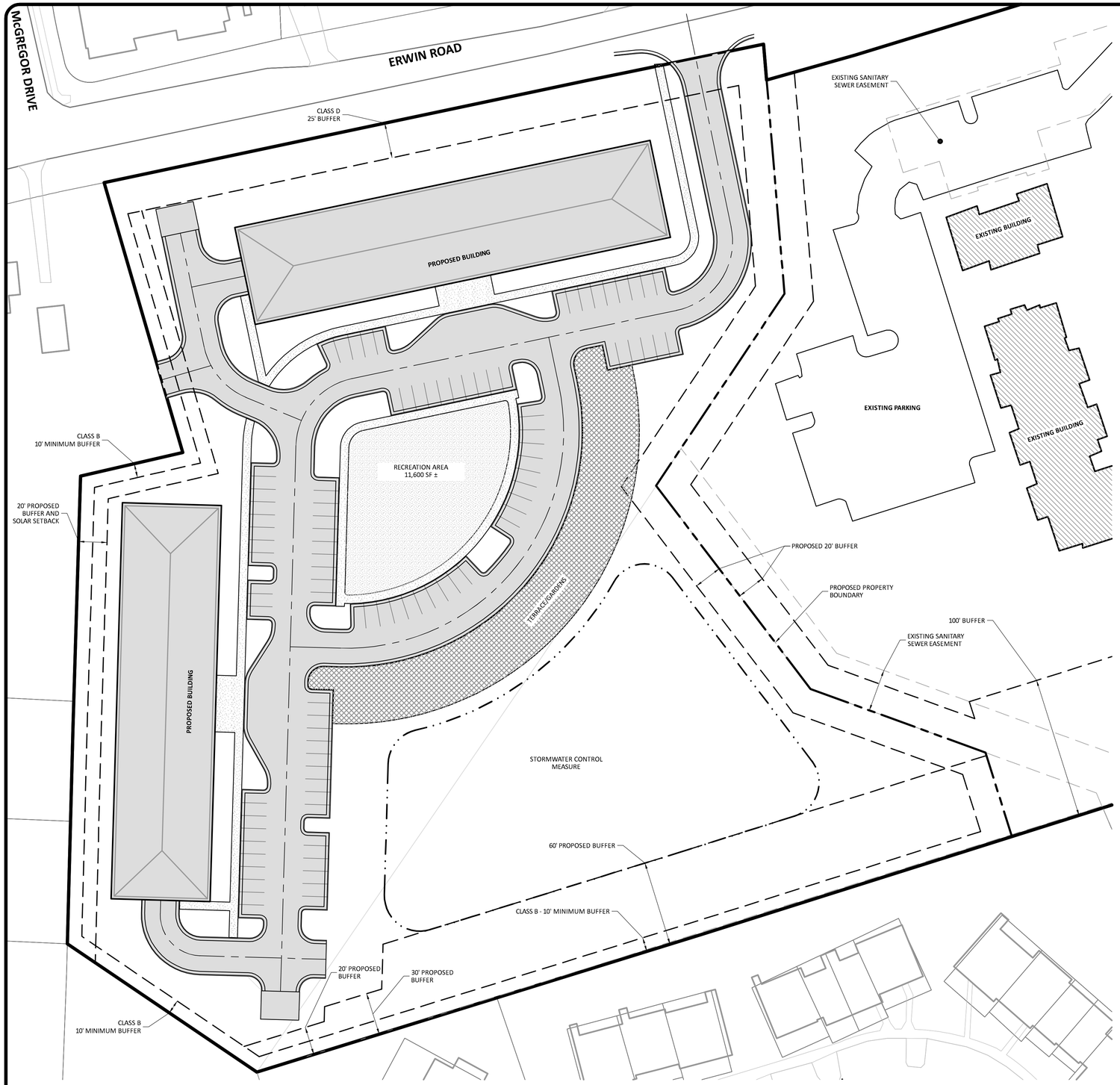
REVISIONS:

101-111 ERWIN ROAD MIXED USE

CHAPEL HILL, NC

OVERALL SITE LAYOUT PLAN

PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=60'
DATE:	2018-04-25
SHEET NO:	C3.0



N

40 0 20 40 80

SCALE: 1"=40'

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REVISIONS

101-111 ERWIN ROAD MIXED USE

CHAPEL HILL, NC

SITE LAYOUT PLAN

PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE
SCALE:	1"=40'
DATE:	2018-04-25
SHEET NO:	C3.1

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60 0 30 60 120

SCALE: 1"=60'

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15401 WESTON PARKWAY, SUITE 175
CARY, NC 27513

REVISIONS

OXFORD RESERVE
SPECIAL USE PERMIT

CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS PLAN

9-19-16

PROJECT NO:	-
DESIGN BY:	JPE
DRAWN BY:	RSF
SCALE:	1"=50'
DATE:	2016-09-29
SHEET NO:	C1.2

STEEP SLOPE DATA		
SLOPE RANGE	TOTAL AREA	DISTURBED AREA
0% TO 10%	307,036 SF	315,311 SF
10% TO 15%	20,610 SF	20,610 SF
15% TO 25%	4,326 SF	4,326 SF
GREATER THAN 25%	4,387 SF	4,387 SF

STEEP SLOPE LEGEND

10%-15%

15%-25%

>25%

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PREPARED BY:

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REVISIONS

OXFORD RESERVE SPECIAL USE PERMIT

CHAPEL HILL, NORTH CAROLINA

STEEP SLOPE PLAN

9-19-16

PROJECT NO: -

DESIGN BY: JPE

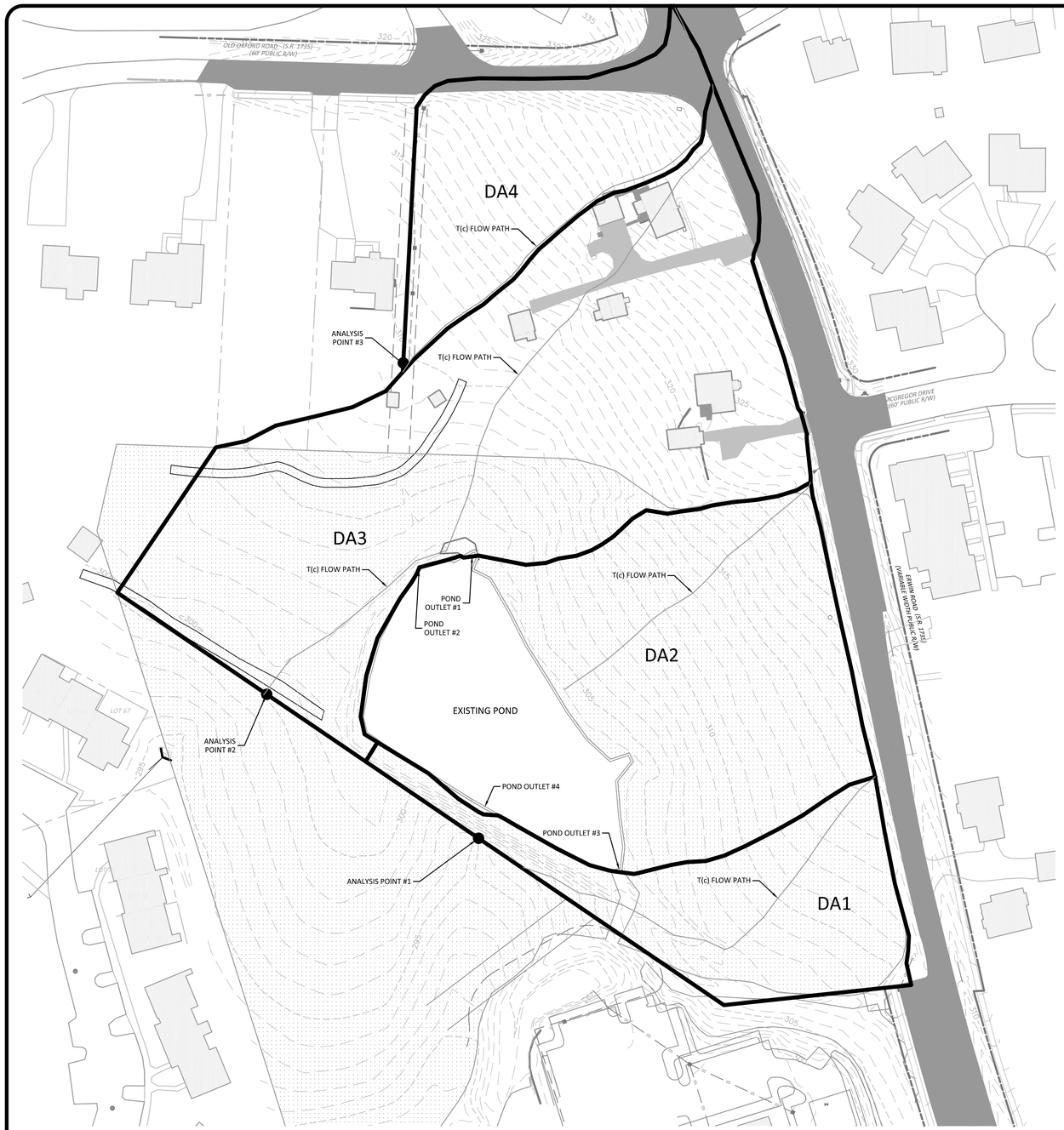
DRAWN BY: RSF

SCALE: 1"=50'

DATE: 2016-09-29

SHEET NO: C3.2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



2-YEAR STORMWATER VOLUME SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
SITE AREA	336,359 SF	
IMPERVIOUS AREA	14,142 SF	157,811 SF
CURVE NUMBER	79	88
2-YR 24-HR RUNOFF VOLUME	1.058 AC-FT (46,086 CF)	1.519 AC-FT (66,167 CF)
2-YR 24-HR VOLUME INCREASE	0.461 AC-FT (20,081 SF)	

ONSITE IMPERVIOUS AREA SUMMARY		
AREA TYPE	PRE-DEVELOPMENT	POST-DEVELOPMENT
ROADS	0 SF	43,780 SF
SIDEWALK	0 SF	14, 263 SF
HOUSE FOOTPRINTS	4,936 SF	80,820 SF
DRIVEWAY	9,206 SF	18,948 SF
TOTALS	14,142 SF	157,811 SF

NOTE: IMPERVIOUS FOR POST-DEVELOPMENT HOUSE FOOTPRINTS INCLUDES ALL DECKS, PORCHES, PATIOS ETC. INSIDE THE BUILDING ENVELOPE THAT CONTRIBUTE IMPERVIOUS AREA TO THE SITE.

ANALYSIS POINT #1 - RUNOFF SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
DRAINAGE AREA	119,484 TO POND 44,565 POND BYPASS	290,311 SF TO POND 20,820 SF POND BYPASS
CURVE NUMBER	77 TO POND AND POND BYPASS	89 TO POND 80 POND BYPASS
TIME OF CONCENTRATION	13.1 TO POND 15.7 POND BYPASS	5.0 MIN. TO POND 5.0 MIN. POND BYPASS
1-YEAR 24-HOUR RUNOFF	1.3 CFS	1.2 CFS
2-YEAR 24-HOUR RUNOFF	2.2 CFS	1.8 CFS
25-YEAR 24-HOUR RUNOFF	7.4 CFS	5.6 CFS

NOTES:
1. PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREAS INCLUDE OFFSITE AREA
2. THE 1-YEAR 24-HOUR RUNOFF IS 80% OF THE 2-YEAR 24-HOUR RUNOFF

ANALYSIS POINT #2 - RUNOFF SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
DRAINAGE AREA	119,484 TO POND 155,041 POND BYPASS	27,406 SF (ALL BYPASS)
CURVE NUMBER	77 TO POND 81 POND BYPASS	80 (ALL BYPASS)
TIME OF CONCENTRATION	13.1 TO POND 5.0 POND BYPASS	5.0 MIN. (ALL BYPASS)
1-YEAR 24-HOUR RUNOFF	7.9 CFS	1.3 CFS
2-YEAR 24-HOUR RUNOFF	11.9 CFS	2.0 CFS
25-YEAR 24-HOUR RUNOFF	28.1 cfs	4.7 CFS

NOTES:
1. PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREAS INCLUDE OFFSITE AREA
2. THE 1-YEAR 24-HOUR RUNOFF IS 80% OF THE 2-YEAR 24-HOUR RUNOFF

ANALYSIS POINT #3 - RUNOFF SUMMARY		
	PRE-DEVELOPMENT	POST-DEVELOPMENT
DRAINAGE AREA	44,457 SF	7,619 SF
CURVE NUMBER	82	80
TIME OF CONCENTRATION	5.0 MIN.	5.0 MIN.
1-YEAR 24-HOUR RUNOFF	2.4 CFS	0.4 CFS
2-YEAR 24-HOUR RUNOFF	3.5 CFS	0.6 CFS
25-YEAR 24-HOUR RUNOFF	7.9 CFS	1.3 CFS

NOTES:
1. PRE-DEVELOPMENT AND POST-DEVELOPMENT DRAINAGE AREAS INCLUDE OFFSITE AREA
2. THE 1-YEAR 24-HOUR RUNOFF IS 80% OF THE 2-YEAR 24-HOUR RUNOFF

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PRE-DEVELOPMENT GROUND COVER LEGEND

- ROADS AND PARKING
- BUILDING
- DRIVEWAY
- POND
- TREES/WOODS

60 0 30 60 120
SCALE: 1"=60'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CHAPEL HILL, NORTH CAROLINA

STORMWATER MANAGEMENT PLAN - PRE-DEVELOPMENT

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 24642 JONATHAN P. EAKINS
9-19-16

PROJECT NO: -
DESIGN BY: JPE
DRAWN BY: RSF
SCALE: 1"=50'
DATE: 2016-09-29
SHEET NO: C4.2