

INDEPENDENT SENIOR HOUSING CHAPEL HILL

217 HOMESTEAD ROAD
CHAPEL HILL, NC 27516

TOWN OF CHAPEL HILL
SPECIAL USE PERMIT SUBMITTAL

SUBMITTED ON SEPTEMBER 27, 2017
RESUBMITTED ON JANUARY 16, 2018
RESUBMITTED ON APRIL 24, 2018



VICINITY MAP
SCALE: 1" = 500'



UTILITIES IMPROVEMENTS QTY	
PRIVATE SEWER	
2" SEWER SERVICE	605 LF
PRIVATE WATER	
2" WATER MAIN	LF

SITE DATA	
PROJECT NAME:	INDEPENDENT SENIOR HOUSING CHAPEL HILL
SITE ADDRESS:	2217 HOMESTEAD ROAD CHAPEL HILL NC 27516
COUNTY:	ORANGE COUNTY
PARCEL PIN #:	9870907548
PARCEL OWNER:	WILLIAM BAINSTER WOOD & VIRGINIA WOOD
PARCEL AREA:	15.73 ACRES
TOTAL DISTURBED/ PROJECT AREA:	387,684 SQUARE FEET (8.90 ACRES)
CURRENT ZONING:	R2
EXISTING LAND USE:	RESIDENTIAL
PROPOSED USE:	AGE RESTRICTED RENTAL APARTMENTS
FLOODPLAIN:	NONE
JORDAN RIPARIAN BUFFER ZONE:	NO
WETLANDS:	NONE
WATER SHED:	JORDAN LAKE
RIVER BASIN:	CAPE FEAR RIVER BASIN
STREAMS:	NONE
CONSTRUCTION TYPE:	NEW CONSTRUCTION
MIN. REQUIRED STREET SETBACK	20
MIN. REQUIRED INTERIOR SET BACK (NEIGHBORING PROPERTY LINE)	6
MIN. REQUIRED SOLAR SETBACK (NORTHERN PROPERTY LINE)	8
MAX BUILDING HEIGHT:	---
PROPOSED BUILDING HEIGHT:	---
EXISTING IMPERVIOUS AREA:	13,140 S.F.
PROPOSED IMPERVIOUS AREA:	194,940 S.F.

OVERALL PARKING SUMMARY					
PROVIDED PARKING	SOUTH	NORTH	EAST	WEST	TOTAL
REGULAR 9'X20' SPACES	23	28	88	88	227
REGULAR ADA ACCESSIBLE SPACES	-	3	2	3	9
TOTAL VEHICULAR PARKING SPACES	23	31	90	91	235
BIKE PARKING	-	-	20	18	38
PARKING RATIO (1 BEDROOM): MULTI - FAMILY (PER LUMO 5.9.7) = 1 SPACES PER DWELLING UNTIL (MIN) / 1.25 SPACES PER DWELLING UNIT (MAX) - BEDROOM (109 BEDROOMS)					
PARKING RATIO (2 BEDROOM): MULTI - FAMILY (PER LUMO 5.9.7) = 1.4 SPACES PER DWELLING UNTIL (MIN) / 1.75 SPACES PER DWELLING UNIT (MAX) - BEDROOM (81 BEDROOMS)					
MIN REQUIRED (TOTAL) = 109 + 114 = 223 SPACES MAX REQUIRED (TOTAL) = 137 + 142 = 279 SPACES					

SHEET INDEX	
SHEET #	SHEET NAME
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C1.01	AREA MAP
C2.00	DEMOLITIONS PLAN
C3.00	SITE PLAN
C3.01	SITE PLAN ENLARGEMENT (NORTH)
C3.02	SITE PLAN ENLARGEMENT (SOUTH)
C3.03	FUTURE RECREATIONAL PLAN
C3.40	CONSTRUCTION MANAGEMENT PLAN
C4.00	EROSION CONTROL NOTES
C4.01	EROSION CONTROL PLAN (PHASE I)
C4.02	EROSION CONTROL PLAN (PHASE II)
C4.03	EROSION CONTROL PLAN (PHASE III)
C5.00	GRADING PLAN
C5.20	STORMWATER MANAGEMENT PLAN (SCM-01)
C6.00	UTILITIES PLAN
C9.00	SITE DETAILS
C9.01	SITE DETAILS
C9.10	EROSION CONTROL DETAILS
L1.00	LANDSCAPE PROTECTION PLAN
L1.01	LANDSCAPE PROTECTION PLAN
L1.10	PLANTING PLAN
L1.11	PLANTING PLAN SCHEDULE
L1.20	STEEP SLOPE PLAN
L2.00	LANDSCAPE DETAILS
L2.01	LANDSCAPE DETAILS
L2.02	LANDSCAPE DETAILS

APARTMENT UNIT BREAKDOWN									
NAME	UNIT	LEVELS				TOTAL	%		
		1	2	3	4				
A1	1BD	598	598	8	10	14	14	46	109
A2	1BD	680	729	8	9	9	9	35	57.37%
A3	1BD	836	893	7	7	7	7	28	
B1	2BD	1042	1102	8	9	11	11	39	81
B2a	2BD	1250	1322	5	6	8	8	27	
B4	2BD+ST	1373	1566	3	4	4	4	15	
TOTAL				39	45	53	53	190	100.00%

APPLICANT/OWNER

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - GEOMATICS - GEOTECHNICAL

ARCHITECTS



STEWART

101 W. MAIN STREET
DURHAM, NC 27701
T 919.380.8752

FIRM LICENSE # C-1051
WWW.STEWARTINC.COM
PROJECT # C17104

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

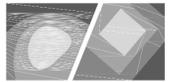
STEWART INC. - CIVIL
CONTACT: ADAM PIKE, PE
PROJECT MANAGER
919.866.4805 (T)
919.380.8752 (F)
APIKE@STEWARTINC.COM

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: CHRISTOPHER J. MILLER, PLA
LANDSCAPE ARCHITECT
919.866.4793 (T)
919.380.8752 (F)
CMILLER@STEWARTINC.COM

STEWART INC. - GEOMATICS
CONTACT: FRANK G. MUNDY, II, PLS
DIRECTOR OF GEOMATICS
919.866.4806 x 206 (T)
919.380.8752 (F)
FMUNDY@STEWARTINC.COM

STEWART INC. - GEOTECHNICAL
CONTACT: DON BROWN, PE, LEED AP
MANAGER OF CONSTRUCTION SERVICES
919.866.4842 x 242 (T)
919.380.8752 (F)
DBROWN@STEWARTINC.COM

GURLITZ ARCHITECTURAL
121 S. ESTES DRIVE, SUITE 100
CHAPEL HILL, NC 27514
CONTACT: NATHAN HARMS
919.489.9000 (T)
NATHAN@GURLITZARCHITECTS.COM



STEWART

421 FAYETTEVILLE ST., SUITE 400 FIRM LICENSE # C-1051
RALEIGH, NC 27601 www.stewartinc.com
T 919.380.8750 PROJECT # C17104

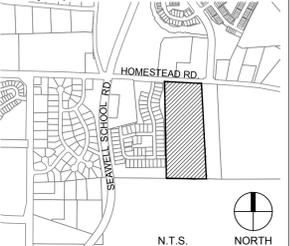
Client:

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:

INDEPENDENT SENIOR HOUSING CHAPEL HILL

Vicinity map:



Seal:

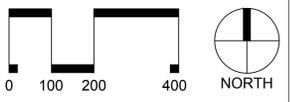


PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

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No.	Date	Description

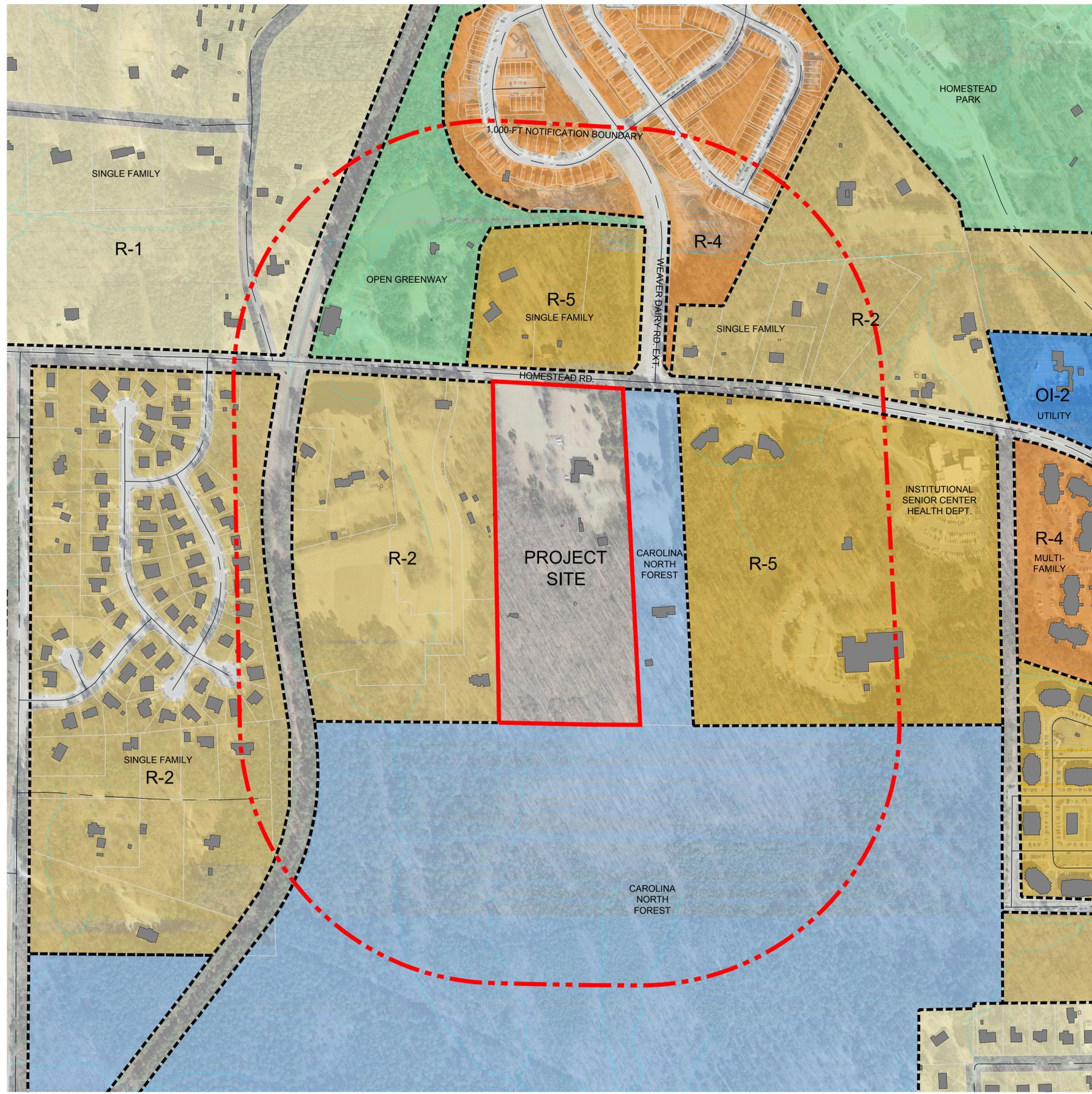


SCALE: 1"=200'

Title:

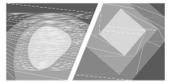
AREA MAP

Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: RS
Approved by: ACP **C1.01**



LEGEND

- 1000' NOTIFICATION
- PROPERTY LINES
- PERENNIAL STREAM
- EPHEMERAL STREAM
- ZONING BOUNDARY



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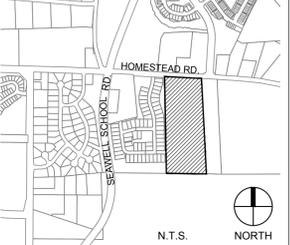
Client:

GLMH-2, LLC
121 S. ESTES DRIVE SUITE 100
CHAPEL HILL, NC 27514

Project:

**INDEPENDENT
SENIOR
HOUSING
CHAPEL HILL**

Vicinity map:



Seal:



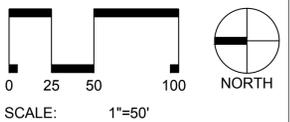
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No. Date Description

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Title:

**EROSION CONTROL
PLAN (PHASE I)**

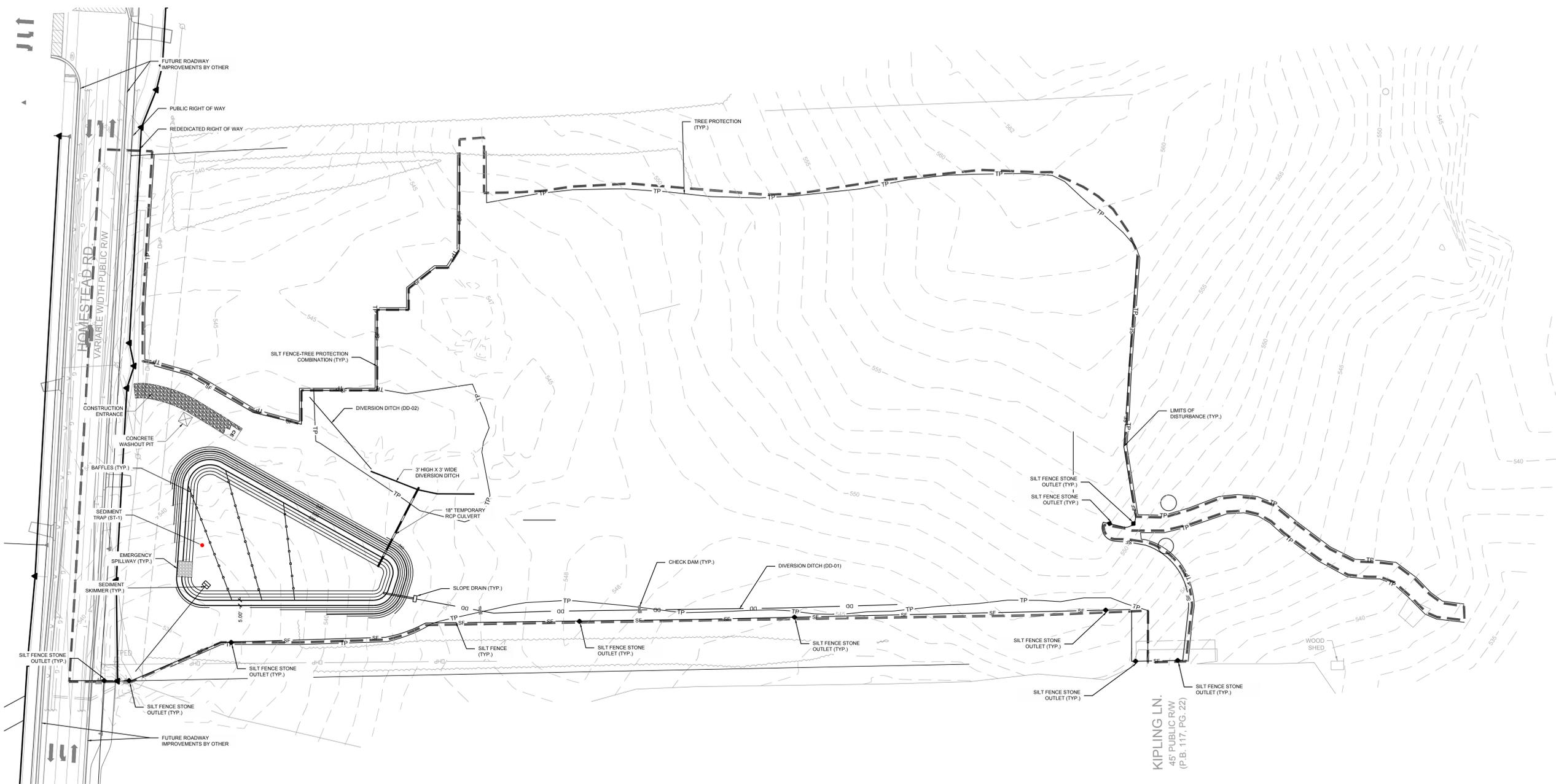
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Date: 09.27.2017

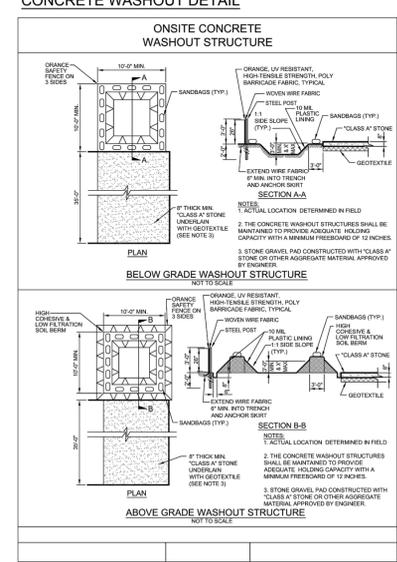
Drawn by: RS/DCB

Approved by: ACP

C4.01



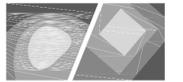
CONCRETE WASHOUT DETAIL



EROSION CONTROL LEGEND

- SF SILT FENCE
- TP TREE PROTECTION
- DD DIVERSION DITCH
- LIMITS OF DISTURBANCE
- BLOCK & GRAVEL INLET PROTECTION
- SILT FENCE AND WIRE INLET PROTECTION
- HORSE SHOE INLET PROTECTION
- SILT FENCE OUTLET
- CHECK DAM
- FLARED END SECTION (FES)
- SEDIMENT TRAP
- RIPRAP DISSIPATER
- 100 YR FLOOD ELEV.

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH NORTH CAROLINA
EROSION CONTROL SPECIFICATIONS



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T 919.380.8750 PROJECT # C17104

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CHAPEL HILL, NC 27514

Project:

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Vicinity map:



Seal:

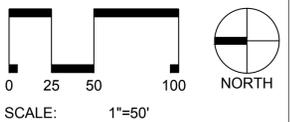


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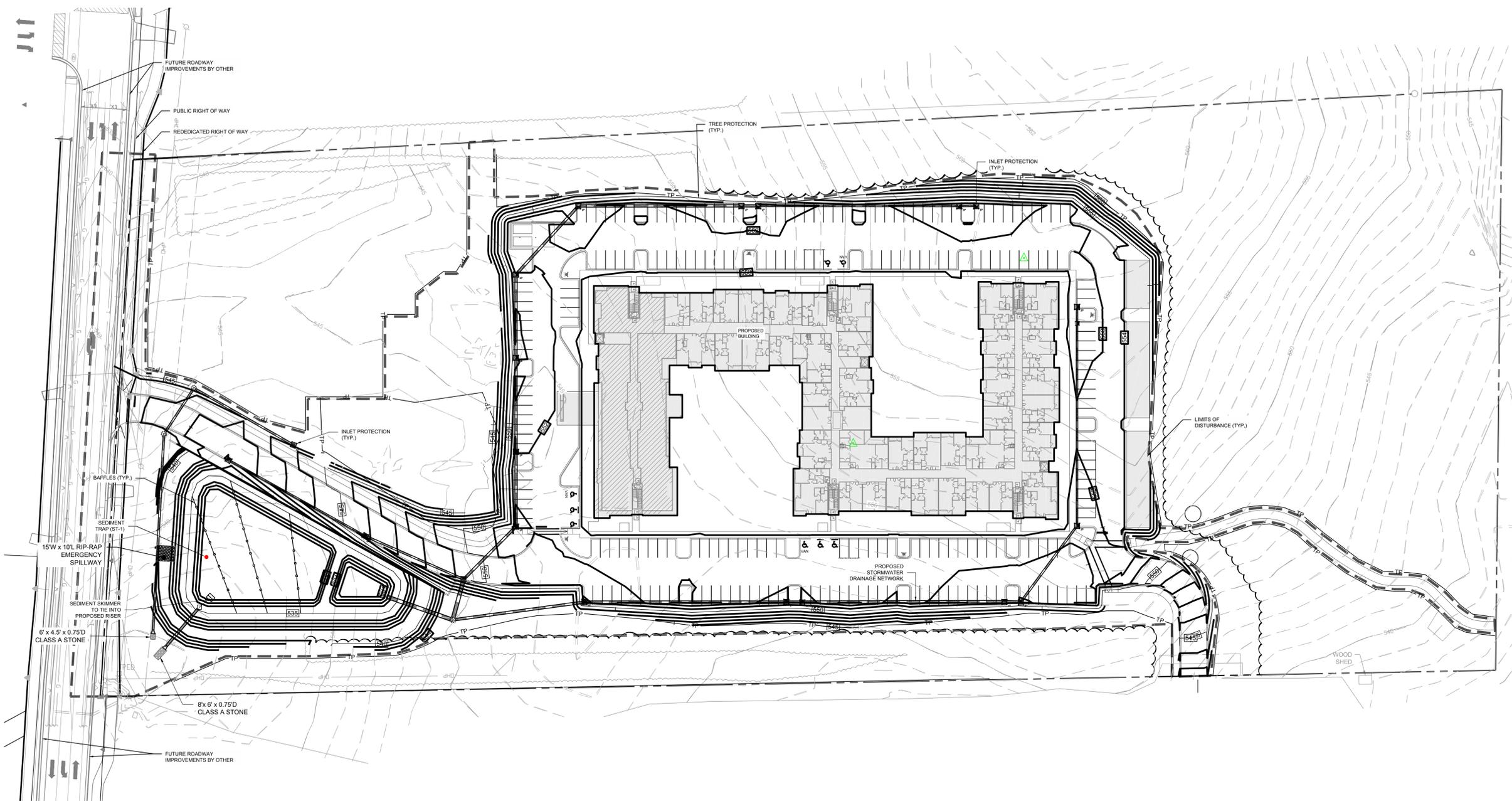
No.	Date	Description



Title:

EROSION CONTROL PLAN (PHASE III)

Project number: C17004 Sheet:
Date: 09.27.2017
Drawn by: RS/DCB
Approved by: ACP **C4.03**



EROSION CONTROL LEGEND

- SILT FENCE
- TREE PROTECTION
- DIVERSION DITCH
- LIMITS OF DISTURBANCE
- BLOCK & GRAVEL INLET PROTECTION
- SILT FENCE AND WIRE INLET PROTECTION
- HORSE SHOE INLET PROTECTION
- SILT FENCE OUTLET
- CHECK DAM
- FLARED END SECTION (FES)
- SEDIMENT TRAP
- RIPRAP DISSIPATER
- TEMPORARY CONSTRUCTION ENTRANCE
- 100 YR FLOOD ELEV.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA EROSION CONTROL SPECIFICATIONS