# Illustrative Plan

June 27, 2019

# WEAVERS GROVE

This Illustrative Plan is conceptual and Builders may change subject to Town of Chapel Hill approval.

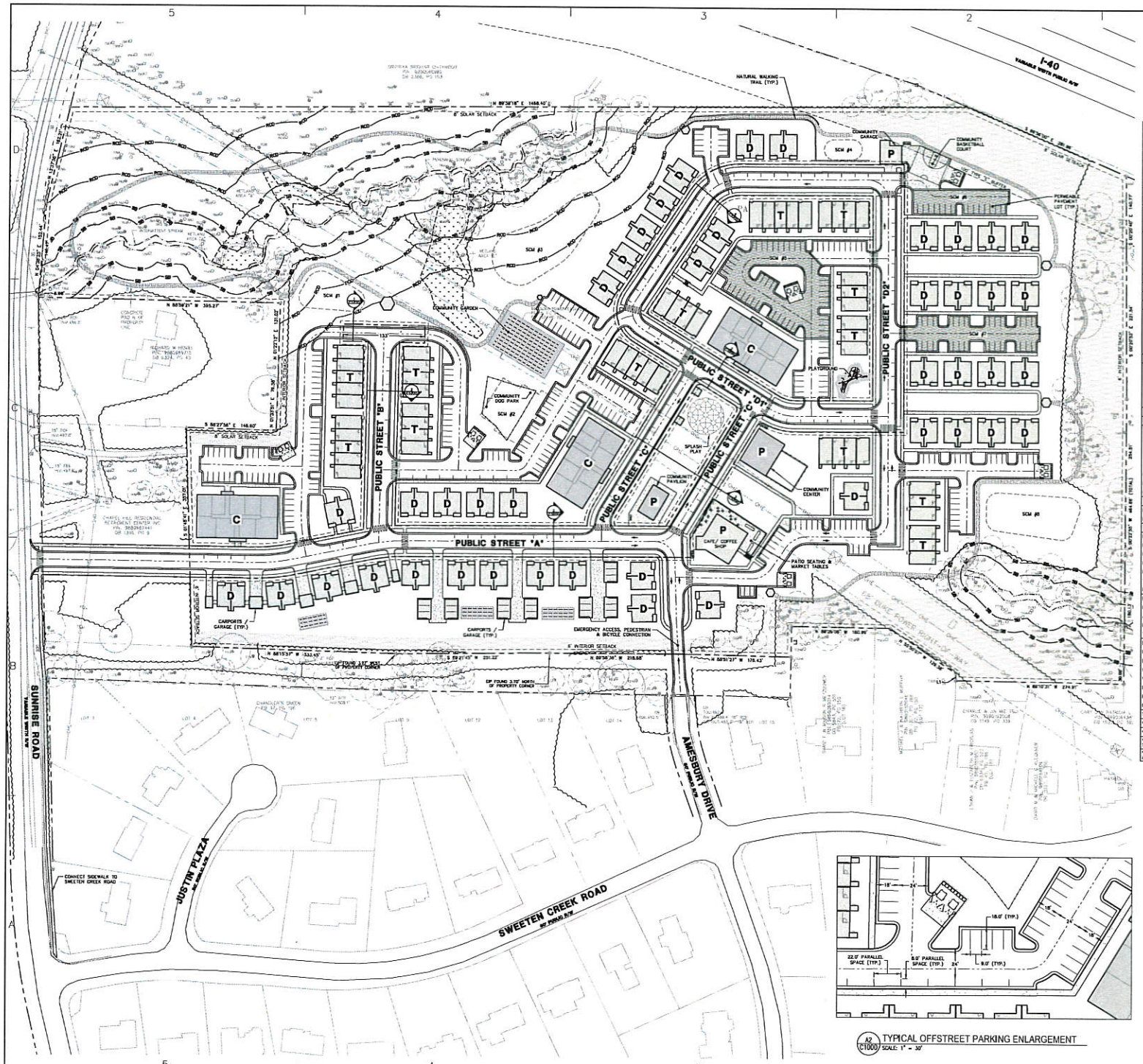
0 50 100 150FT

L1001

Habitat for Humanity Orange County, NC

BALLENTINE ASSOCIATES, P.A.

SCOTT MURRAY LAND PLANNING, INC.




A2 C1000 TYPICAL OFFSTREET PARKING ENLARGEMENT
SCALE: 1" = 30'

## NOTES

1. ALL DRIVE AISLES AND PARKING LOTS SHALL BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
2. THE TOWN OF CHAPEL HILL, ITS AGENTS OR ORANGE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
3. ALL WALKWAYS SHALL BE CONSTRUCTED WITH A 2% CROSS SLOPE IN THE DIRECTION SHOWN ON THE GRADING PLAN.
4. PRIOR TO INSTALLATION OF ANY STREET SIGNS OR MARKINGS, THE DEVELOPER WILL CONTACT THE TOWN'S PUBLIC WORKS DEPARTMENT FOR AN ON-SITE APPROVAL OF THE FINAL DESIGN AND PLACEMENT.
5. ALL PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE INSTALLED USING A THERMAL PLASTIC MATERIAL WITH A MINIMUM THICKNESS OF 125 MILS.

## SITE DATA TABLE

| | | | |
|---|---|---|---|
| APPLICANT: | HABITAT FOR HUMANITY OF ORANGE COUNTY NC | | |
| PROPERTY OWNER: | HABITAT FOR HUMANITY OF ORANGE COUNTY NC | | |
| PROPERTY ADDRESS: | 7518 SUNRISE ROAD | | |
| PIN NUMBERS: | 9890-08-5829, 9890-18-0437, 9890-08-8312, 9890-08-3350, 9890-08-0413, | | |
| EXISTING ZONING: | R-2 | | |
| PROPOSED ZONING: | RS-CZ | | |
| EXISTING USE: | SINGLE FAMILY/ VACANT | | |
| PROPOSED USE: | RESIDENTIAL | | |
| NET LAND AREA: | 1,393,113 SF (31.98 AC) | | |
| CREDITED STREET AREA: | 138,311 SF (3.20 AC) | | |
| GROSS LAND AREA: | 1,532,424 SF (35.18 AC) | | |
| FLOOR AREA SUMMARY: | AREA | FAR | ALLOWABLE F.A. |
| STREAMSIDE RCD | 141,806 | .010 | 1,418 SF |
| MANAGED USE RCD ZONE | 78,946 | .019 | 1,500 SF |
| UPLAND RCD ZONE | 88,844 | .303 | 26,950 SF |
| NON-RCD | 1,242,828 SF | .303 | 376,577 SF |
| TOTAL | 1,532,424 SF | | 400,355 SF |
| EXISTING FLOOR AREA: | | 28,852 SF | |
| FLOOR AREA TO BE DEMOLISHED: | | 28,852 SF | |

| DEVELOPMENT SUMMARY: | | | |
|---|---|---|---|
| RESIDENTIAL SUMMARY: | | | |
| DWELLING UNITS ALLOWED (R-2) | 327 (15 DUs PER AC OF GLA) | | |
| EXISTING DWELLING UNITS | 3 | | |
| DWELLING UNITS TO BE DEMOLISHED | 3 | | |
| PROPOSED NEW DWELLING UNITS | 219 | | |
| TOTAL PROP. RESIDENTIAL F.A. : | 381,000 SF | | |
| NON-RESIDENTIAL SUMMARY: | | | |
| COMMUNITY CENTER (2-STORY) | 8,000 SF | | |
| CAFE (2-STORY) | 8,200 SF | | |
| PAVILION | 1,500 SF | | |
| GARAGE | 2,300 SF | | |
| TOTAL PROP. NON-RESIDENTIAL F.A. : | 19,000 SF | | |
| TOTAL PROP. F.A. (ALL USES): | 400,000 SF | | |
| PARKING SUMMARY: | VEHICULAR PARKING | | BIKE PARKING |
| RESIDENTIAL PARKING REQD (3 BR): | 1.75/DU (MIN) | 2.25/DU (MAX) | 1/4DU* |
| | 384 (MIN) | 493 (MAX) | 42 |
| NON-RESIDENTIAL PARKING REQ. : | | | |
| COMMUNITY CENTER | 1/350 SF = 17 | | 8+2/4,000 SF =11 |
| CAFE | 1/375 SF (MIN) =25 | 1/250 SF (MAX) =37 | 4+2/2,500 SF =12 |
| PAVILION | 1/350 SF = 4 | | 8+2/4,000 SF =9 |
| GARAGE | 1/350 SF = 7 | | 8+2/4,000 SF =9 |
| TOTAL REQUIRED PARKING SPACES: | 437 | | 83 |
| PROPOSED REGULAR SPACES: | 407 | | |
| PROPOSED COVERED SPACES: | 32 | | |
| TOTAL PARKING SPACES PROVIDED: | 439 | | 88** |
| IMPERVIOUS SUMMARY: | | | |
| EXISTING | 43,725 SF (1.00 AC) | | |
| EXISTING TO BE DEMOLISHED | 43,725 SF (1.00 AC) | | |
| POST DEVELOPED PROPOSED | 520,878 SF (11.95 AC) | | |
| PROPOSED ALLOWANCE | 19,322 SF (0.44 AC) | | |
| TOTAL POST DEVELOPED PROPOSED | 540,000 SF (12.40 AC) | | |
| NET IMPERVIOUS INCREASE | 496,275 SF (11.39 AC) | | |
| LAND DISTURBANCE SUMMARY: | | | |
| RESOURCE CONSERVATION DISTRICT | 65,978 SF (1.51 AC) | | |
| JORDAN LAKE BUFFER | 13,182 SF (0.28 AC) | | |
| NON-BUFFERED | 971,196 SF (22.30 AC) | | |
| TOTAL LAND DISTURBANCE | 1,022,401 SF (23.47 AC)*** | | |
| RECREATION SPACE SUMMARY: | | | |
| REQUIRED (0.030 X GLA) | 78,521 SF | | |
| PROPOSED: | | | |
| WALKING TRAIL | 44,000 SF | | |
| VILLAGE GREEN | 20,000 SF | | |
| DOG PARK | 3,000 SF | | |
| PLAYGROUND | 4,500 SF | | |
| COMMUNITY GARDEN | 7,500 SF | | |
| TOTAL PROP. RECREATION SPACE = | 81,100 SF **** | | |

* RESIDENTIAL BICYCLE PARKING IS 1 PARKING SPACE PER 4 DWELLING UNITS OF DUPLEX AND CONDO.
** 42 CLASS 1 RESIDENTIAL + 44 CLASS 2 NON-RESIDENTIAL
*** TOTAL DISTURBANCE DOES NOT INCLUDE WALKING TRAIL. WALKING TRAIL AREA HAS BEEN INCLUDED TO DISTURBANCE TOTALS FOR RCD AND JORDAN LAKE BUFFERS FOR BUFFER IMPACT PERMITTING ONLY.
**** REMAINING RECREATIONAL FACILITES SHOWN ARE OPTIONAL AND WILL BE INSTALLED AS FUNDING ALLOWS.

## DRAWING LEGEND

| SYMBOL/ABBREVIATION EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| OHE | | OVERHEAD ELECTRIC LINE |
| | | PROPERTY LINE |
| | | RIGHT-OF-WAY LINE |
| | | ADJOINER PROPERTY LINE |
| | | EASEMENT LINE |
| | | SETBACK LINE |
| | | ROAD CENTERLINE |
| | | STORMWATER MANAGEMENT |
| | | TREE LINE |
| | C | 3-STORY CONDOMINIUM (27 DU'S) |
| | D | DUPLEX (2-STORY) |
| | T | TOWNHOME (2-STORY) |
| | P | NON-RESIDENTIAL BUILDINGS |
| | | LANDSCAPE BUFFER (TYP.) - SEE SHEET L1000 |

## SITE PLAN

( GRAPHIC SCALE OF FEET )
1 inch = 60 ft.

**REVIEW DRAWING**
**NOT FOR CONSTRUCTION**

BALLENTINE ASSOCIATES, P.A.
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CORPORATE SEAL C-2328

| DATE | REVISIONS |
|---|---|

| DATE | ISSUED |
|---|---|
| 27 JUN 19 | CONDITIONAL ZONING SUBMITTAL |

OWNER INFORMATION
HABITAT FOR HUMANITY OF ORANGE CO
88 VILCOM CENTER DR
SUITE L110
CHAPEL HILL, NC 27514
OWNER'S REPRESENTATIVE:
JENNIFER PLATER
(919) 932-7077 x 21
FAX
E-MAIL

# WEAVERS GROVE
CHAPEL HILL, NORTH CAROLINA
CONDITIONAL ZONING DOCUMENTS

JOB # 118016.00
DATE: 27 JUN 19
SCALE: AS NOTED
DRAWN BY: T.L.P.
REVIEWED BY: G.J.R.

SHEET
C1001