# WOOD TOWNHOMES

### 2217 Homestead Rd. Chapel Hill, NC 27516

#### DRAWING LIST:

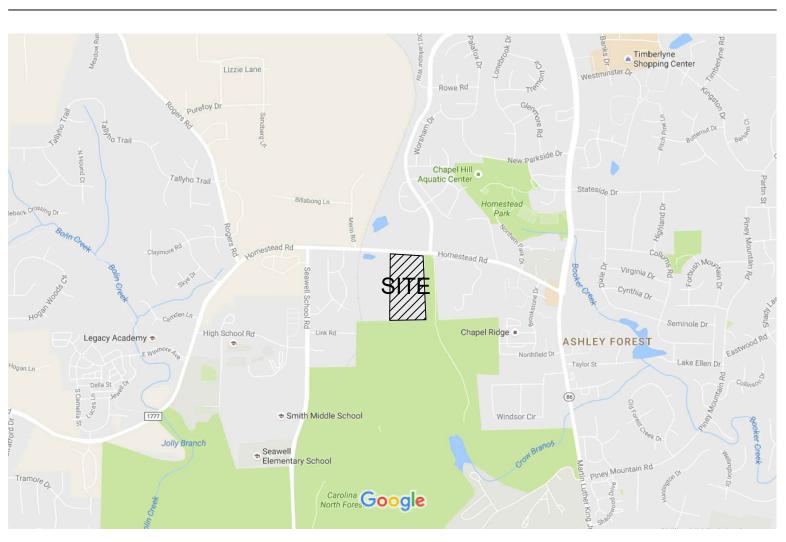
G-001 COVER & PROJECT INFORMATION

C-101 AREA MAP

C-102 EXISTING CONDITIONS PLAN

C-103 PROPOSED PLAN

#### AREA PLAN



#### PROJECT INFORMATION:

PROJECT NAME	WOOD TOWNHOMES
PARCEL ID ADDRESS	<b>9870907548</b> 2217 Homestead Rd. Chapel Hill, NC 27516
EXISTING ZONING PROPOSED ZONING	R-2 <b>R-4</b>
GROSS LAND AREA	685,199-SF 15.73 acre
EXISTING IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA	4,500-SF (EST) <b>275,000-SF</b>
TREE COVERAGE AREA (30% NET LAND AREA) ACTIVE RECREATION SPACE (R-4)	205,560-SF 26.723-SF
LANDSCAPE BOUNDARY BUFFER (MIN)	15'-0"
NUMBER OF DWELLING UNITS UNITS PER ACRE	102 UNITS 6.48



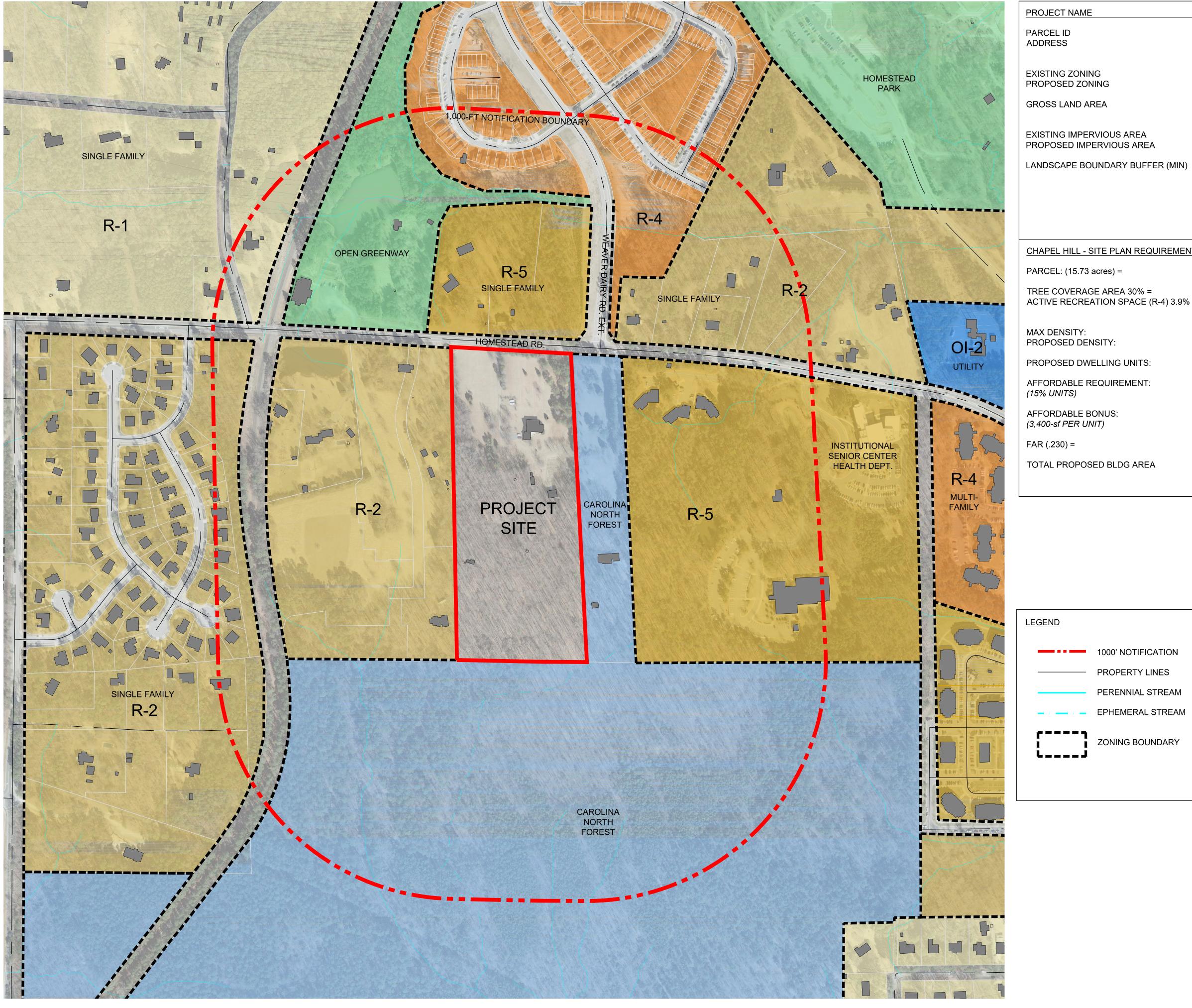
121 South Estes Dr Suite 100 Chapel Hill, NC 27514 919.489.9000 phone 919.493.8937 fax gurlitzarchitects.com

WOOD
TOWNHOMES
Chapel Hill, NC

APN# 16062

CONCEPT PLAN
SUBMITTAL SET
NOT FOR CONSTRUCTION

NOVEMBER 22, 2016



AREA MAP

Scale: 1" = 200'-0"

PROJECT NAME WOOD TOWNHOMES PARCEL ID 9870907548 ADDRESS 2217 Homestead Rd. Chapel Hill, NC 27516 **EXISTING ZONING** R-2 PROPOSED ZONING R-4 685,199-SF **GROSS LAND AREA** 15.73 acre

4,500-SF (EST)

102 UNITS (MULTIFAMILY)

51,000-SF ADDITIONAL

15 UNITS (15.3)

275,000-SF

15'-0"

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GURLITZ ARCHITECTURAL

CHAPEL HILL - SITE PLAN REQUIREMENTS:

PARCEL: (15.73 acres) = 685,199-SF TREE COVERAGE AREA 30% = 205,560-SF 26,723-SF ACTIVE RECREATION SPACE (R-4) 3.9% =

10 UNITS/ ACRE MAX DENSITY: PROPOSED DENSITY: 6.48 UNITS/ ACRE

PROPOSED DWELLING UNITS: AFFORDABLE REQUIREMENT:

AFFORDABLE BONUS:

(3,400-sf PER UNIT)

FAR (.230) = 157,596-SF TOTAL PROPOSED BLDG AREA 208,596-SF

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

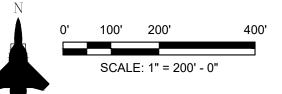
WOOD **TOWNHOMES** Chapel Hill, NC

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AREA MAP





PROJECT NAME

PARCEL ID
ADDRESS

PARCEL ID
ADDRESS

9870907548
2217 Homestead Rd.
Chapel Hill, NC 27516

EXISTING ZONING
PROPOSED ZONING

R-2
R-4

EXISTING ZONING
PROPOSED ZONING
R-4

GROSS LAND AREA
GROSS LAND AREA
EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA
LANDSCAPE BOUNDARY BUFFER (MIN)

Chapel Hill, NC 2

R-2
R-4

685,199-SF
15.73 acre

4,500-SF (EST)
275,000-SF

GURLITZ ARCHITECTURAL

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CHAPEL HILL - SITE PLAN REQUIREMENTS:

PARCEL: (15.73 acres) = 685,199-SF

TREE COVERAGE AREA 30% = 205,560-SF

ACTIVE RECREATION SPACE (R-4) 3.9% = 26,723-SF

10 UNITS/ ACRE

15 UNITS (15.3)

6.48 UNITS/ ACRE

102 UNITS (MULTIFAMILY)

51,000-SF ADDITIONAL

MAX DENSITY: PROPOSED DENSITY:

PROPOSED DWELLING UNITS:

AFFORDABLE REQUIREMENT:

(15% UNITS)

AFFORDABLE BONUS: (3,400-sf PER UNIT)

FAR (.230) = 157,596-SF

TOTAL PROPOSED BLDG AREA 208,596-SF

PROPERTY LINE

----- 15' BOUNDARY BUFFER

----- 2' CONTOUR LINE

PERENNIAL STREAM

EPHEMERAL STREAM

#### SOIL TYPE LEGEND

Map Unit Symbol	Map Unit Name
Ch	Chewacla loam, 0 to 2 percent slopes, frequently flooded
Ср	Congaree fine sandy loam, 0 to 2 percent slopes, frequently flooded
EnB	Enon loam, 2 to 6 percent slopes
EnC	Enon loam, 6 to 12 percent slopes
GeB	Georgeville silt loam, 2 to 6 percent slopes
GeC	Georgeville silt loam, 6 to 10 percent slopes
HeB	Helena sandy loam, 2 to 8 percent slopes
HrB	Herndon silt loam, 2 to 6 percent slopes
HwB	Lloyd clay loam, 2 to 6 percent slopes
HwC	Lloyd clay loam, 6 to 10 percent slopes

## WOOD TOWNHOMES Chapel Hill, NC

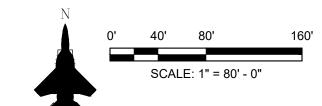
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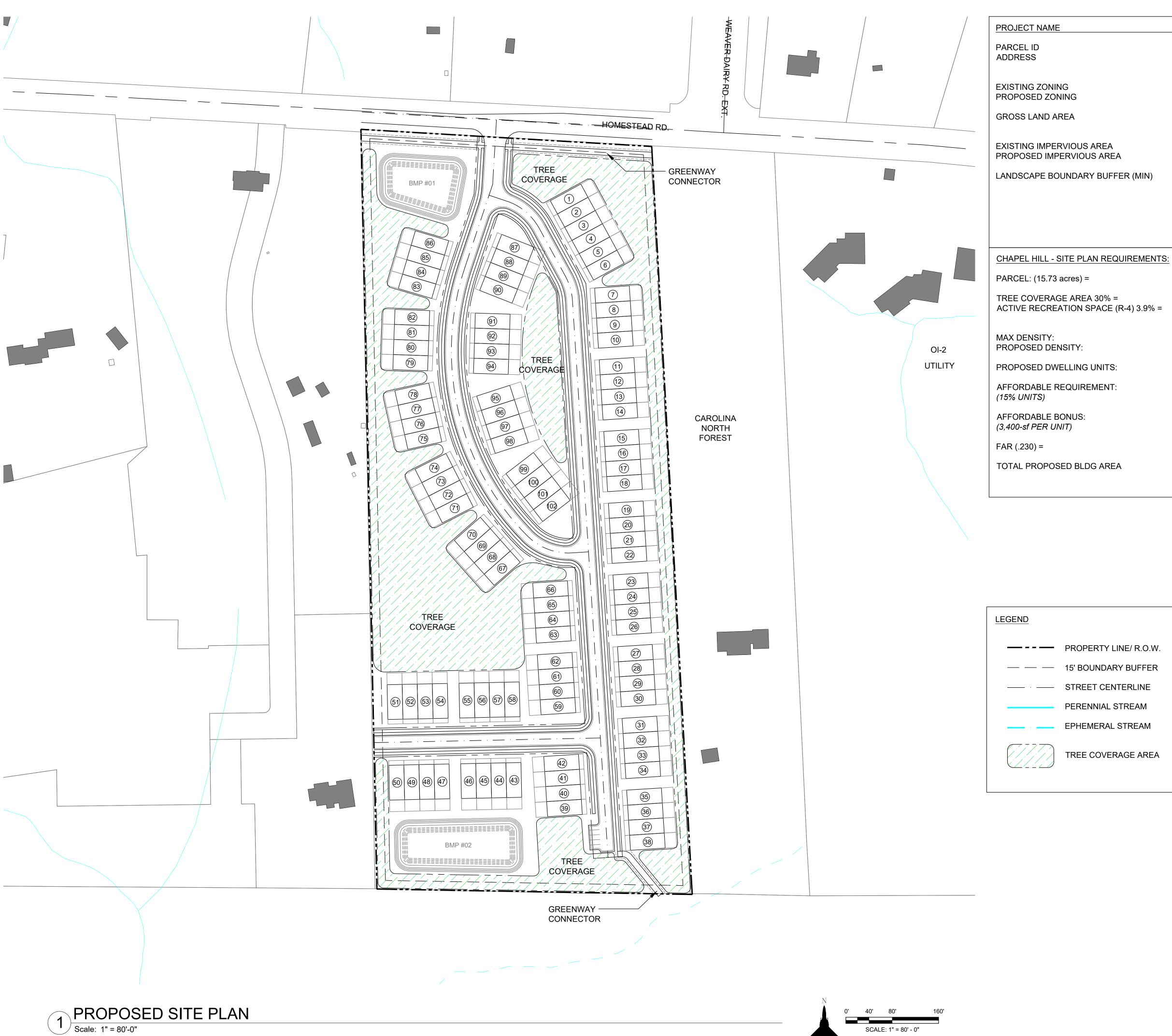
NOVEMBER 22, 2016

EXISTING CONDITIONS PLAN

1 EXISTING CONDITIONS PLAN
Scale: 1" = 80'-0"



C-102



WOOD TOWNHOMES PROJECT NAME 9870907548 2217 Homestead Rd. Chapel Hill, NC 27516 **EXISTING ZONING** R-2 PROPOSED ZONING R-4 685,199-SF **GROSS LAND AREA** 15.73 acre 4,500-SF (EST)

275,000-SF

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PARCEL: (15.73 acres) = 685,199-SF TREE COVERAGE AREA 30% = 205,560-SF ACTIVE RECREATION SPACE (R-4) 3.9% = 26,723-SF

PROPOSED DWELLING UNITS:

AFFORDABLE BONUS:

(3,400-sf PER UNIT)

157,596-SF TOTAL PROPOSED BLDG AREA 208,596-SF

TREE COVERAGE AREA

— — 15' BOUNDARY BUFFER — STREET CENTERLINE PERENNIAL STREAM WOOD EPHEMERAL STREAM

APN# 16062

Chapel Hill, NC

CONCEPT PLAN SUBMITTAL SET NOT FOR CONSTRUCTION

**TOWNHOMES** 

GURLITZ

ARCHITECTURAL

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Suite 100

NOVEMBER 22, 2016

PROPOSED PLAN

