

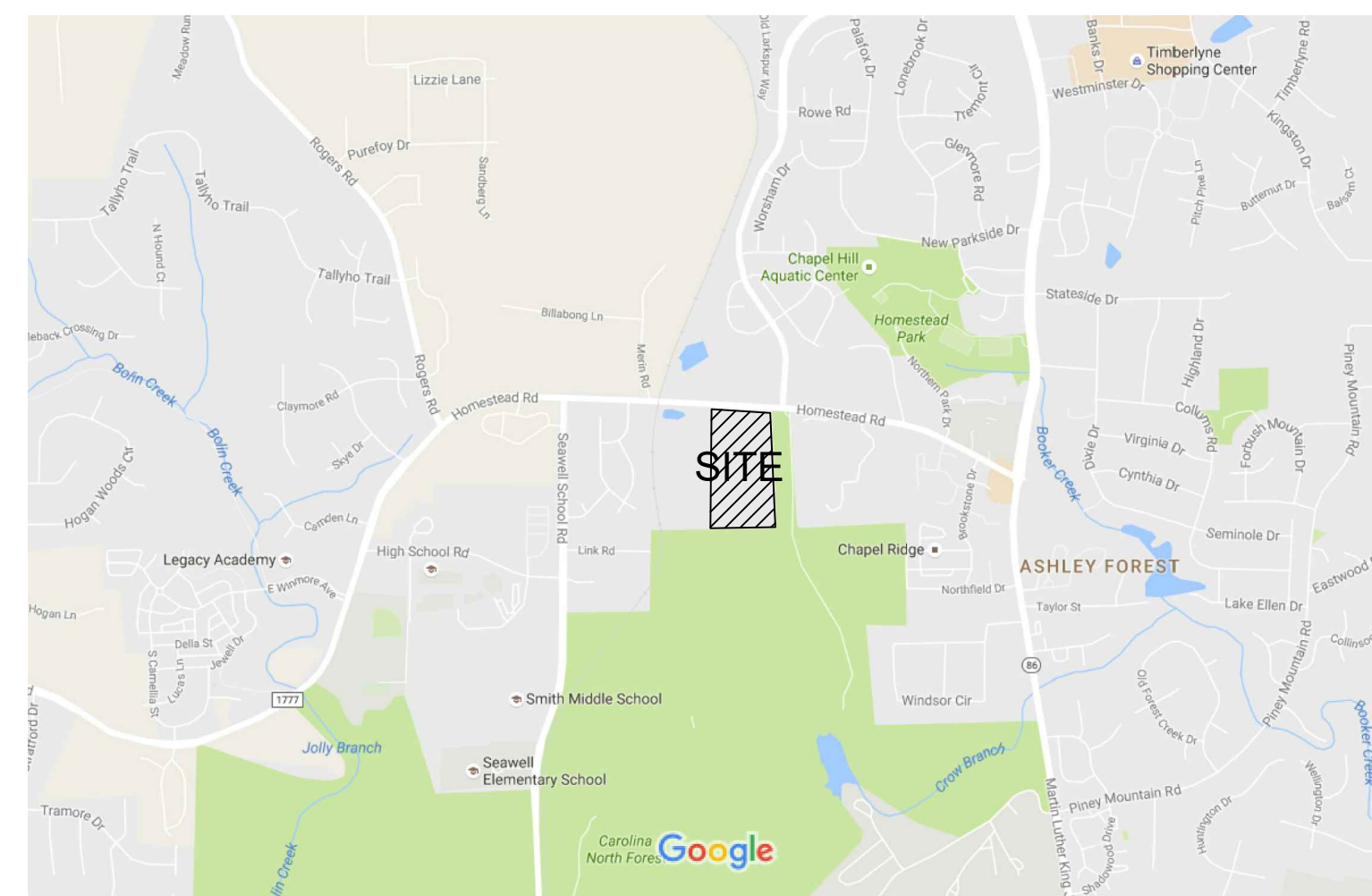
WOOD TOWNHOMES

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	9870907548
ADDRESS	2217 Homestead Rd. Chapel Hill, NC 27516
EXISTING ZONING	R-2
PROPOSED ZONING	R-4
GROSS LAND AREA	685,199-SF 15.73 acre
EXISTING IMPERVIOUS AREA	4,500-SF (EST)
PROPOSED IMPERVIOUS AREA	275,000-SF
TREE COVERAGE AREA (30% NET LAND AREA)	205,560-SF
ACTIVE RECREATION SPACE (R-4)	26,723-SF
LANDSCAPE BOUNDARY BUFFER (MIN)	15'-0"
NUMBER OF DWELLING UNITS	102 UNITS
UNITS PER ACRE	6.48

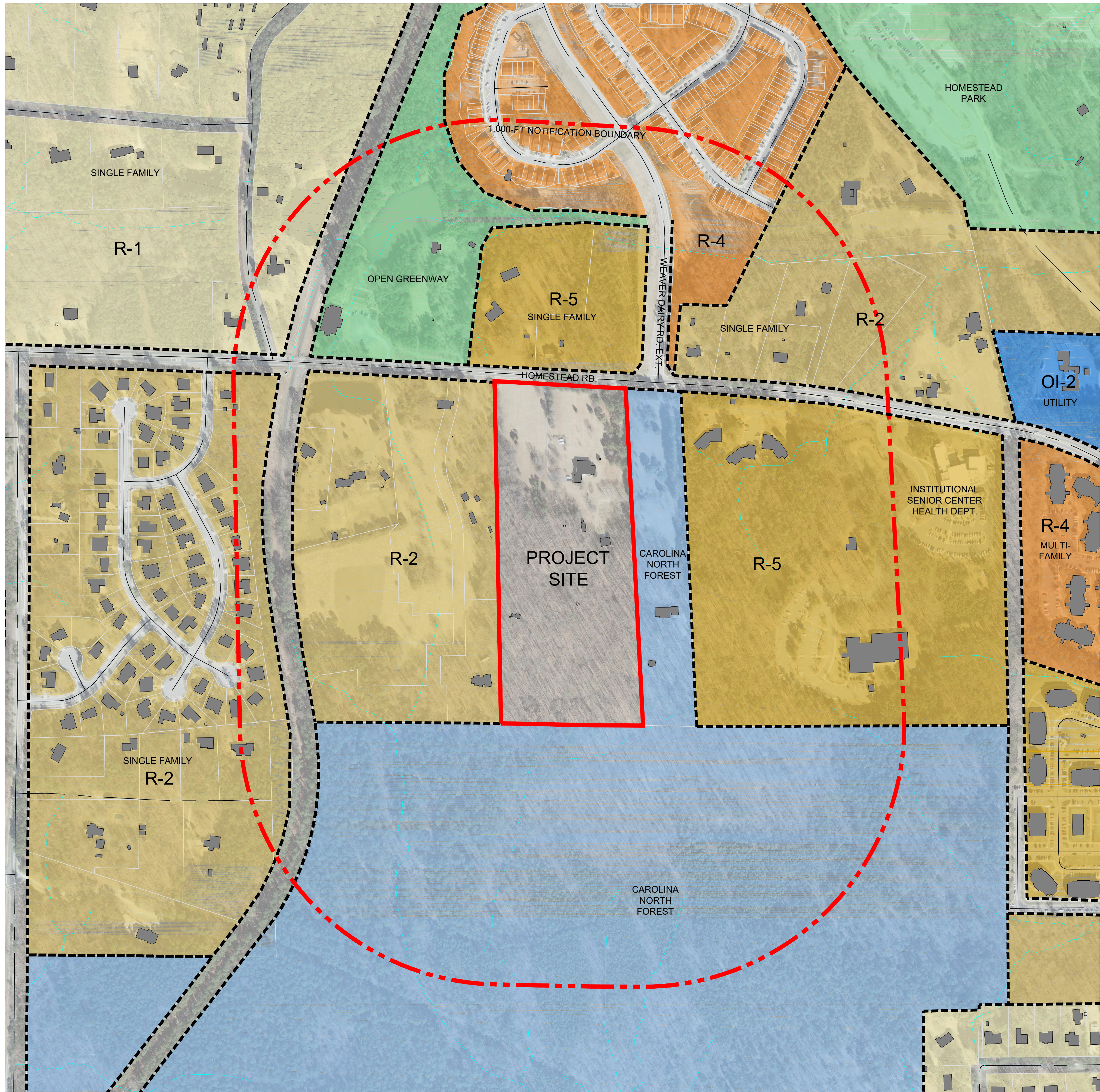
WOOD TOWNHOMES

Chapel Hill, NC

APN# 16062

CONCEPT PLAN
SUBMITTAL SET
NOT FOR CONSTRUCTION

NOVEMBER 22, 2016



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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
MAX DENSITY:	10 UNITS/ ACRE
PROPOSED DENSITY:	6.48 UNITS/ ACRE
PROPOSED DWELLING UNITS:	102 UNITS (MULTIFAMILY)
AFFORDABLE REQUIREMENT: (15% UNITS)	15 UNITS (15.3)
AFFORDABLE BONUS: (3,400-sf PER UNIT)	51,000-SF ADDITIONAL
FAR (.230) =	157,596-SF
TOTAL PROPOSED BLDG AREA	208,596-SF

GURLITZ ARCHITECTURAL

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

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

WOOD TOWNHOMES
Chapel Hill, NC

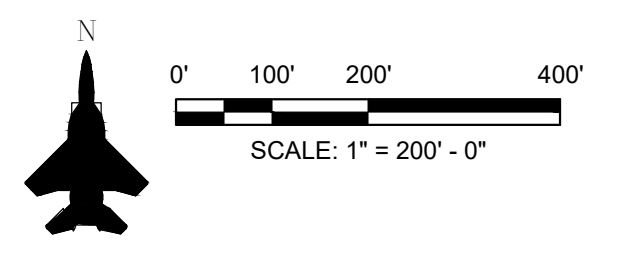
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AREA MAP

1 AREA MAP
Scale: 1" = 200'-0"





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LEGEND	
	PROPERTY LINE
	15' BOUNDARY BUFFER
	2' CONTOUR LINE
	PERENNIAL STREAM
	EPHEMERAL STREAM

SOIL TYPE LEGEND	
Map Unit Symbol	Map Unit Name
Ch	Chewada loam, 0 to 2 percent slopes, frequently flooded
Cp	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

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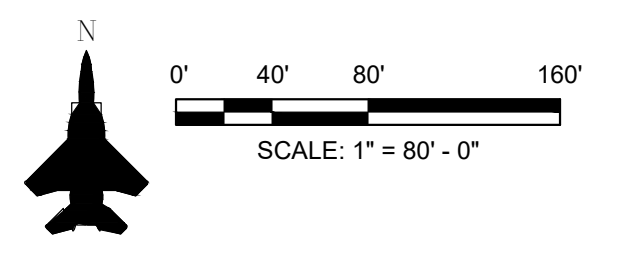
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EXISTING CONDITIONS PLAN

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





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LEGEND	
	PROPERTY LINE/ R.O.W.
	15' BOUNDARY BUFFER
	STREET CENTERLINE
	PERENNIAL STREAM
	EPHEMERAL STREAM
	TREE COVERAGE AREA

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PROPOSED PLAN

1 PROPOSED SITE PLAN
Scale: 1" = 80'-0"

