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CLIENT

NORTHWOOD RAVIN
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MORRISVILLE, NORTH CAROLINA 27560



NORTHWOOD RAVIN

CARRAWAY VILLAGE
LIMITED SCOPE SUP MODIFICATION
EUBANKS ROAD
CHAPEL HILL, NORTH CAROLINA



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. RAV-20000
FILENAME RAV20000-S1
CHECKED BY WHD
DRAWN BY RLU
SCALE 1"=100'
DATE 03.11.2020
SHEET

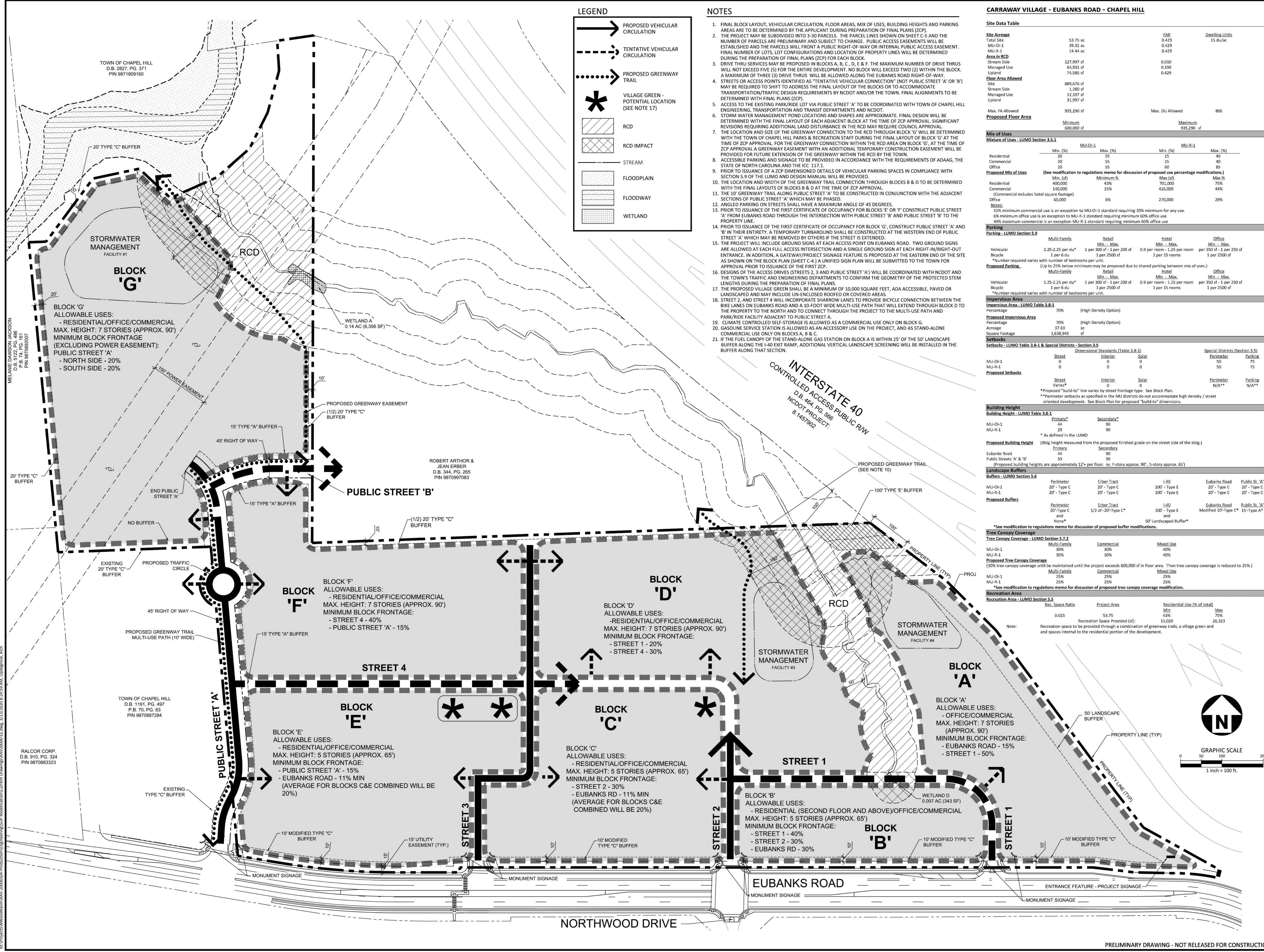
BLOCK PLAN
C-4

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

LEGEND

- PROPOSED VEHICULAR CIRCULATION
- TENTATIVE VEHICULAR CIRCULATION
- PROPOSED GREENWAY TRAIL
- VILLAGE GREEN - POTENTIAL LOCATION (SEE NOTE 17)
- RCD
- RCD IMPACT
- STREAM
- FLOODPLAIN
- FLOODWAY
- WETLAND

- NOTES**
- FINAL BLOCK LAYOUT, VEHICULAR CIRCULATION, FLOOR AREAS, MIX OF USES, BUILDING HEIGHTS AND PARKING AREAS ARE TO BE DETERMINED BY THE APPLICANT DURING PREPARATION OF FINAL PLANS (ZCP).
 - THE PROJECT MAY BE SUBDIVIDED INTO 3-30 PARCELS. THE PARCEL LINES SHOWN ON SHEET C-5 AND THE NUMBER OF PARCELS ARE PRELIMINARY AND SUBJECT TO CHANGE. PUBLIC ACCESS EASEMENTS WILL BE ESTABLISHED AND THE PARCELS WILL FRONT A PUBLIC RIGHT-OF-WAY OR INTERNAL PUBLIC ACCESS EASEMENT. FINAL NUMBER OF LOTS, LOT CONFIGURATIONS AND LOCATION OF PROPERTY LINES WILL BE DETERMINED DURING THE PREPARATION OF FINAL PLANS (ZCP) FOR EACH BLOCK.
 - DRIVE THRU SERVICES MAY BE PROPOSED IN BLOCKS A, B, C, D, E & F. THE MAXIMUM NUMBER OF DRIVE THRUS WILL NOT EXCEED FIVE (5) FOR THE ENTIRE DEVELOPMENT. NO BLOCK WILL EXCEED TWO (2) WITHIN THE BLOCK. A MAXIMUM OF THREE (3) DRIVE THRU'S WILL BE ALLOWED ALONG THE EUBANKS ROAD RIGHT-OF-WAY.
 - STREETS OR ACCESS POINTS IDENTIFIED AS "TENTATIVE VEHICULAR CONNECTION" (NOT PUBLIC STREET 'A' OR 'B') MAY BE REQUIRED TO SHIFT TO ADDRESS THE FINAL LAYOUT OF THE BLOCKS OR TO ACCOMMODATE TRANSPORTATION/TRAFFIC DESIGN REQUIREMENTS BY NCDOT AND/OR THE TOWN. FINAL ALIGNMENTS TO BE DETERMINED WITH FINAL PLANS (ZCP).
 - ACCESS TO THE EXISTING PARK/RIDE LOT VIA PUBLIC STREET 'A' TO BE COORDINATED WITH TOWN OF CHAPEL HILL ENGINEERING, TRANSPORTATION AND TRANSIT DEPARTMENTS AND NCDOT.
 - STORM WATER MANAGEMENT POND LOCATIONS AND SHAPES ARE APPROXIMATE. FINAL DESIGN WILL BE DETERMINED WITH THE FINAL LAYOUT OF EACH ADJACENT BLOCK AT THE TIME OF ZCP APPROVAL. SIGNIFICANT REVISIONS REQUIRING ADDITIONAL LAND DISTURBANCE IN THE RCD MAY REQUIRE COUNCIL APPROVAL.
 - THE LOCATION AND SIZE OF THE GREENWAY CONNECTION TO THE RCD THROUGH BLOCK 'G' WILL BE DETERMINED WITH THE TOWN OF CHAPEL HILL PARKS & RECREATION STAFF DURING THE FINAL LAYOUT OF BLOCK 'G' AT THE TIME OF ZCP APPROVAL FOR THE GREENWAY CONNECTION THROUGH BLOCK 'G'. AT THE TIME OF ZCP APPROVAL A GREENWAY EASEMENT WITH AN ADDITIONAL TEMPORARY CONSTRUCTION EASEMENT WILL BE PROVIDED FOR FUTURE EXTENSION OF THE GREENWAY WITHIN THE RCD BY THE TOWN.
 - ACCESSIBLE PARKING AND SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ADAAG, THE STATE OF NORTH CAROLINA AND THE ICC 117.1.
 - PRIOR TO ISSUANCE OF A ZCP DIMENSIONED DETAILS OF VEHICULAR PARKING SPACES IN COMPLIANCE WITH SECTION 5.9 OF THE LUMO AND DESIGN MANUAL WILL BE PROVIDED.
 - THE LOCATION AND WIDTH OF THE GREENWAY TRAIL CONNECTION THROUGH BLOCKS B & D TO BE DETERMINED WITH THE FINAL LAYOUTS OF BLOCKS B & D AT THE TIME OF ZCP APPROVAL.
 - THE 10' GREENWAY TRAIL ALONG PUBLIC STREET 'A' TO BE CONSTRUCTED IN CONJUNCTION WITH THE ADJACENT SECTIONS OF PUBLIC STREET 'A' WHICH MAY BE PHASED.
 - ANGLED PARKING ON STREETS SHALL HAVE A MAXIMUM ANGLE OF 45 DEGREES.
 - PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR BLOCKS 'E' OR 'F' CONSTRUCT PUBLIC STREET 'A' FROM EUBANKS ROAD THROUGH THE INTERSECTION WITH PUBLIC STREET 'B' AND PUBLIC STREET 'B' TO THE PROPERTY LINE.
 - PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR BLOCK 'G', CONSTRUCT PUBLIC STREET 'A' AND 'B' IN THEIR ENTIRETY. A TEMPORARY TURNAROUND SHALL BE CONSTRUCTED AT THE WESTERN END OF PUBLIC STREET 'A' WHICH MAY BE REMOVED BY OTHERS IF THE STREET IS EXTENDED.
 - THE PROJECT WILL INCLUDE GROUND SIGNS AT EACH ACCESS POINT ON EUBANKS ROAD. TWO GROUND SIGNS ARE ALLOWED AT EACH FULL ACCESS INTERSECTION AND A SINGLE GROUND SIGN AT EACH RIGHT-IN/RIGHT-OUT ENTRANCE. IN ADDITION, A GATEWAY/PROJECT SIGNAGE FEATURE IS PROPOSED AT THE EASTERN END OF THE SITE AS SHOWN ON THE BLOCK PLAN (SHEET C-4). A UNIFIED SIGN PLAN WILL BE SUBMITTED TO THE TOWN FOR APPROVAL PRIOR TO ISSUANCE OF THE FIRST ZCP.
 - DESIGNS OF THE ACCESS DRIVES (STREETS 2, 3 AND PUBLIC STREET 'A') WILL BE COORDINATED WITH NCDOT AND THE TOWN'S TRAFFIC AND ENGINEERING DEPARTMENTS TO CONFIRM THE GEOMETRY OF THE PROTECTED STEM LENGTHS DURING THE PREPARATION OF FINAL PLANS.
 - THE PROPOSED VILLAGE GREEN SHALL BE A MINIMUM OF 10,000 SQUARE FEET, ADA ACCESSIBLE, PAVED OR LANDSCAPED AND MAY INCLUDE UN-ENCLOSED ROOFED OR COVERED AREAS.
 - STREET 2, AND STREET 4 WILL INCORPORATE SHARROW LANES TO PROVIDE BICYCLE CONNECTION BETWEEN THE BIKE LANES ON EUBANKS ROAD AND A 10-FOOT WIDE MULTI-USE PATH THAT WILL EXTEND THROUGH BLOCK D TO THE PROPERTY TO THE NORTH AND TO CONNECT THROUGH THE PROJECT TO THE MULTI-USE PATH AND PARK/RIDE FACILITY ADJACENT TO PUBLIC STREET A.
 - CLIMATE CONTROLLED SELF-STORAGE IS ALLOWED AS A COMMERCIAL USE ONLY ON BLOCK G.
 - GASOLINE SERVICE STATION IS ALLOWED AS AN ACCESSORY USE ON THE PROJECT, AND AS STAND-ALONE COMMERCIAL USE ONLY ON BLOCKS A, B & C.
 - IF THE FUEL CANOPY OF THE STAND-ALONE GAS STATION ON BLOCK A IS WITHIN 25' OF THE 50' LANDSCAPE BUFFER ALONG THE I-40 EXIT RAMP, ADDITIONAL VERTICAL LANDSCAPE SCREENING WILL BE INSTALLED IN THE BUFFER ALONG THAT SECTION.



CARRAWAY VILLAGE - EUBANKS ROAD - CHAPEL HILL

Site Data Table

Site Data	Value	Unit
Total Site	53.75	ac
MU-O-1	39.31	ac
MU-R-1	14.44	ac
Area in RCD	127,997	sf
Stream Side	64,931	sf
Managed Use	74,586	sf
Upland	0.010	
Floor Area Allowed	889,676	sf
Site	1,260	sf
Stream Side	12,837	sf
Managed Use	31,997	sf
Upland	935,290	sf
Max. FA Allowed	935,290	sf
Proposed Floor Area	935,290	sf
Minimum	600,000	sf
Maximum	935,290	sf

Mix of Uses

Mixture of Uses - LUMO Section 3.5.1

	Min. (%)	MU-O-1	Max. (%)	Min. (%)	MU-R-1	Max. (%)
Residential	20	55	15	15	40	40
Commercial	20	55	15	15	40	40
Office	20	55	15	15	40	40

Proposed Mix of Uses (See modification to regulations memo for discussion of proposed use percentage modifications.)

	Min. (sf)	Minimum %	Max. (sf)	Max %
Residential	400,000	43%	701,000	75%
Commercial	140,000	15%	416,000	44%
Office	60,000	6%	270,000	29%

Notes:
 15% minimum commercial use is an exception to MU-O-1 standard requiring 20% minimum for any use.
 6% minimum office use is an exception to MU-R-1 standard requiring minimum 60% office use.
 45% maximum commercial is an exception MU-R-1 standard requiring minimum 60% office use.

Parking - LUMO Section 5.9

	Multi-Family	Retail	Hotel	Office
Vehicle	1.25-2.25 per du*	1 per 300 sf - 1 per 200 sf	0.9 per room - 1.25 per room	per 350 sf - 1 per 250 sf
Bicycle	1 per 6 du	1 per 2500 sf	1 per 15 rooms	1 per 2500 sf

*Number required varies with number of bedrooms per unit.
 (Up to 25% below minimum may be proposed due to shared parking between mix of uses.)

Proposed Parking:

	Multi-Family	Retail	Hotel	Office
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*Number required varies with number of bedrooms per unit.

Impervious Area - LUMO Table 3.8-1

	Percentage	Dimensional Standards (Table 3.8-1)	Special Districts (Section 3.5)
Proposed Impervious Area	70%	(High Density Option)	
Percentage	70%	(High Density Option)	
Area	37.83	ac	
Square Footage	1,638,945	sf	

Setbacks - LUMO Table 3.8-1 & Special Districts - Section 3.5

	Street	Interior	Solar	Perimeter	Parking
MU-O-1	0	0	0	50	75
MU-R-1	0	0	0	50	75

Proposed Setbacks:

	Street	Interior	Solar	Perimeter	Parking
Varies*	0	0	0	N/A**	N/A**

*"Build-to" line varies by street frontage type. See Block Plan.
 **Perimeter setbacks as specified in the MU districts do not accommodate high density / street oriented development. See Block Plan for proposed "build-to" dimensions.

Building Height - LUMO Table 3.8-1

	Primary*	Secondary*
MU-O-1	44	90
MU-R-1	44	90

* As defined in the LUMO

Proposed Building Height (Blg height measured from the proposed finished grade on the street side of the blg.)

	Primary	Secondary
Eubanks Road	44	90
Public Streets 'A' & 'B'	59	90

(Proposed building heights are approximately 12' per floor. I.e. 7-story approx. 90', 5-story approx. 65')

Landscaping Buffers - LUMO Section 5.8

	Perimeter	Eriker Tract	1-40	Eubanks Road	Public St. 'A'
MU-O-1	20' - Type C	20' - Type C	100' - Type E	20' - Type C	20' - Type C
MU-R-1	20' - Type C	20' - Type C	100' - Type E	20' - Type C	20' - Type C

Proposed Buffers:

	Perimeter	Eriker Tract	1-40	Eubanks Road	Public St. 'A'
20'-Type C and None*	1/2 of 20'-Type C*	100' - Type E and 50' Landscaped Buffer*	Modified 10'-Type C*	Modified 10'-Type C*	15'-Type A*

Tree Canopy Coverage - LUMO Section 5.7.2

	Multi-Family	Commercial	Mixed Use
MU-O-1	30%	30%	40%
MU-R-1	30%	30%	40%

Proposed Tree Canopy Coverage (30% tree canopy coverage until the project exceeds 600,000 sf of floor area. Then tree canopy coverage is reduced to 25%.)

	Multi-Family	Commercial	Mixed Use
MU-O-1	25%	25%	25%
MU-R-1	25%	25%	25%

Recreation Area - LUMO Section 5.3

	Rec. Space Ratio	Project Area	Residential Use (% of total)
0.015	53.75	Min 43%	Max 75%
		15,020	26,323

Note: Recreation space to be provided through a combination of greenway trails, a village green and spaces internal to the residential portion of the development.

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