

# BARBEE CHAPEL APARTMENTS

5101 BARBEE CHAPEL RD  
CHAPEL HILL, NC 27517

## CONDITIONAL ZONING PERMIT DRAWINGS

PROJECT NUMBER: TLA-22001

DATE: SEPTEMBER 29, 2022

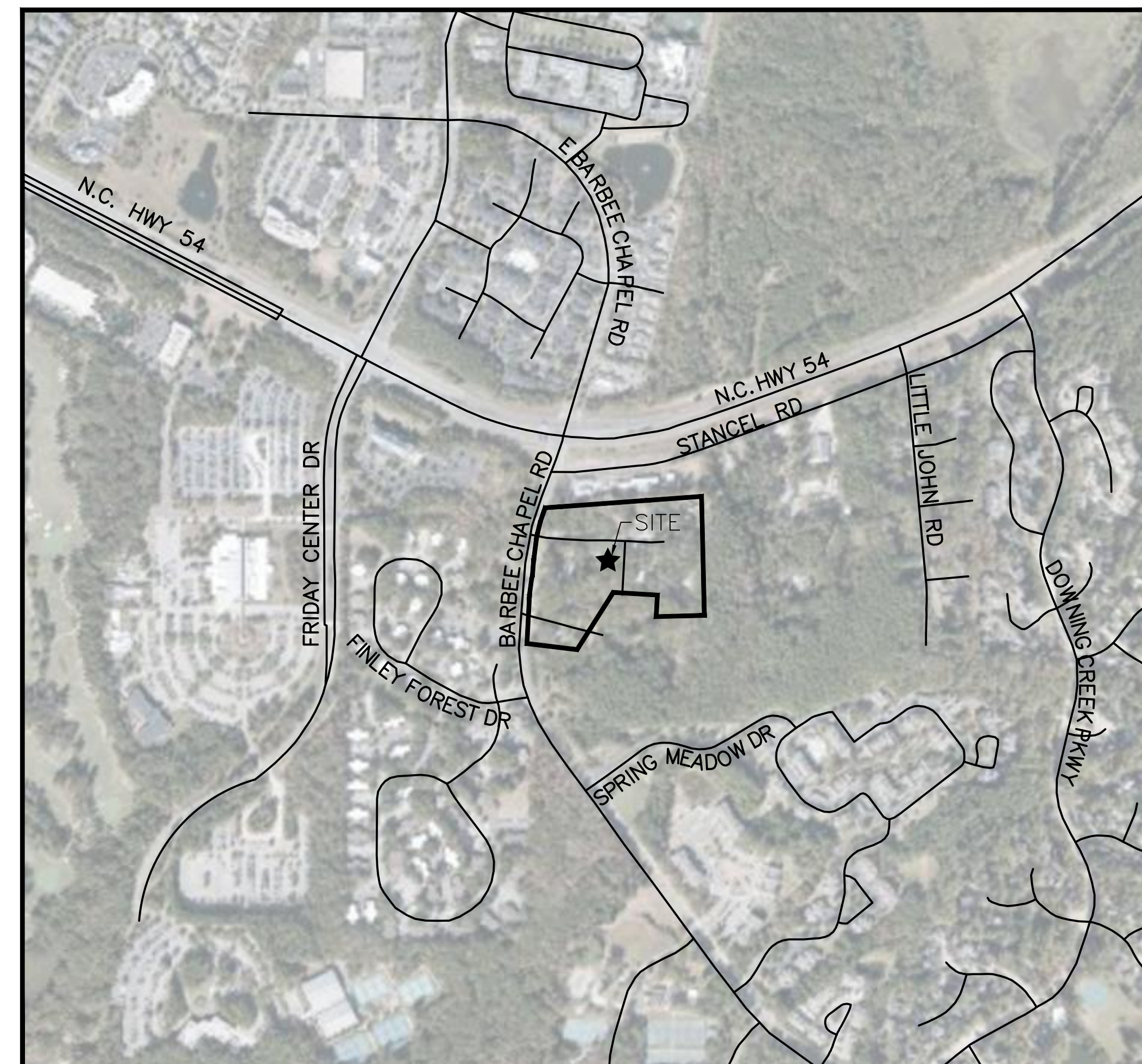
REVISED: FEBRUARY 21, 2023

### SHEET INDEX

- C0.00 PROJECT NOTES
- C0.01 AREA MAP
- C1.00 EXISTING CONDITIONS
- C1.01 STEEP SLOPES PLAN
- C2.00 SITE PLAN
- C2.01 SOLID WASTE PLAN
- C2.02 FIRE PROTECTION PLAN
- C3.00 GRADING PLAN
- C4.00 UTILITY PLAN
- C7.00 CONSTRUCTION MANAGEMENT PLAN
- C8.00 SITE DETAILS
- C9.00 SCM A PLAN VIEW
- C9.01 SCM B PLAN VIEW

### ADDITIONAL SHEETS BY OTHERS

- L1.00 OVERALL SITE PLAN
- L1.01 PLANTING PLAN ZONE 01
- L1.02 PLANTING PLAN ZONE 02
- L1.03 PLANTING PLAN ZONE 03
- L1.04 PLANTING DETAILS AND PLANTING SCHEDULE
- L2.00 TREE PROTECTION PLAN
- A1.00 SITE PLAN
- A2.00 BUILDING ELEVATIONS
- A2.01 BLDG ELEVATIONS
- A2.02 TOWNHOME ELEVATIONS



VICINITY MAP

1" = 500'



SITE DATA	
PIN	9798-04-72-8235, 9798-04-72-7580, 9798-04-72-9483, 9798-04-72-9596, 9798-04-82-2404, 9798-04-82-2505, 9798-04-82-3481, 9798-04-82-1515, 9798-04-72-9722, 9798-04-82-4628
SITE AREA	455,841 SF / 10.46 AC
GROSS LAND AREA	455,841 SF + 10%(455,841 SF) = 501,425 SF / 11.51 AC
ZONING	EXISTING R-2 PROPOSED R-6
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE - UPPER NEW HOPE
WATERSHED PROTECTION	JORDAN LAKE WATERSHED, F/J-B
EXISTING USE	SINGLE FAMILY
PROPOSED USE	MULTI-FAMILY
UNITS	PROPOSED 326 MULTI-FAMILY UNITS 24 TOWNHOME UNITS 350 TOTAL UNITS
DENSITY	PROPOSED 31 UNITS/ACRE
IMPERVIOUS	EXISTING 1.69 AC (14.7% OF GLA) MAX ALLOWED 8.06 AC (70.0% OF GLA)
BUILDING HEIGHT	ALLOWED 39' PROPOSED 60'
RECREATION SPACE	REQUIRED 0.05 * 501,425 SF = 25,071 SF PROPOSED 25,071 SF
VEHICULAR PARKING	REQUIRED STUDIO MIN 1 PER UNIT, MAX 1.25 PER UNIT 1-BED MIN 1 PER UNIT, MAX 1.25 PER UNIT 2-BED MIN 1.4 PER UNIT, MAX 1.75 PER UNIT 3-BED MIN 1.75 PER UNIT, MAX 2.25 PER UNIT PROPOSED PER LUMO
EV PARKING	PROPOSED > 5% OF PROPOSED PARKING
BIKE PARKING	REQUIRED 1 PER 4 UNITS PROPOSED PER LUMO
SETBACKS	REQUIRED STREET = 20' INTERIOR = 10' SOLAR = 8' PROPOSED STREET = 20' INTERIOR = 8' SOLAR = 6'
BUFFERS	REQUIRED NORTH: 20' TYPE C EAST/SOUTH: 10' TYPE B WEST: 20' TYPE C PROPOSED NORTH: 6' MODIFIED EAST: 8-10' MODIFIED SOUTH: 4-10' MODIFIED WEST: 10-15' MODIFIED
DISTURBED AREA	480,000 SF (11.0 AC)

### CONTACT

SPENCER CHRISTIANSEN, PE  
christiansen@mcadamsco.com  
PHONE: 919.287.0722

### CLIENT

TOLL BROTHERS APARTMENT LIVING  
1140 VIRGINIA DR  
FORT WASHINGTON, PA, 19034  
CONTACT  
PHONE: 202.577.6491



### PROJECT DIRECTORY

ARCHITECT  
CI DESIGN INC.  
414 FAYETTEVILLE STREET  
RALEIGH, NORTH CAROLINA 27601  
PHONE: 410.384.4244



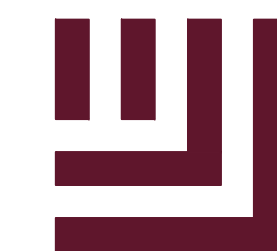
### REVISIONS

NO.	DATE	REVISION
1	11.23.2022	REVISED PER 1ST CZP COMMENTS
2	02.21.2023	REVISED PER 2ND CZP COMMENTS
3		
4		
5		
6		

### CONDITIONAL ZONING PERMIT DRAWINGS FOR:

BARBEE CHAPEL APARTMENTS  
5101 BARBEE CHAPEL RD  
CHAPEL HILL, NC 27517  
PROJECT NUMBER: TLA-22001





**McADAMS**

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

**CLIENT**

TOLL BROTHERS APARTMENT LIVING  
1140 VIRGINIA DR  
FORT WASHINGTON, PA, 19034  
Contact  
PHONE: 202.577.6491



**BARBEE CHAPEL APARTMENTS  
CONDITIONAL ZONING PERMIT  
DRAWINGS  
5101 BARBEE CHAPEL RD  
CHAPEL HILL, NC 27517**



**REVISIONS**

NO.	DATE	REVISION
11.23.2022	REVISED PER 1ST CZP COMMENTS	
02.21.2023	REVISED PER 2ND CZP COMMENTS	

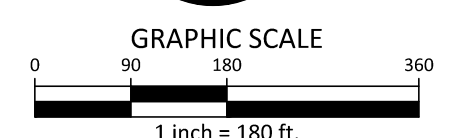
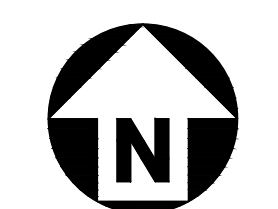
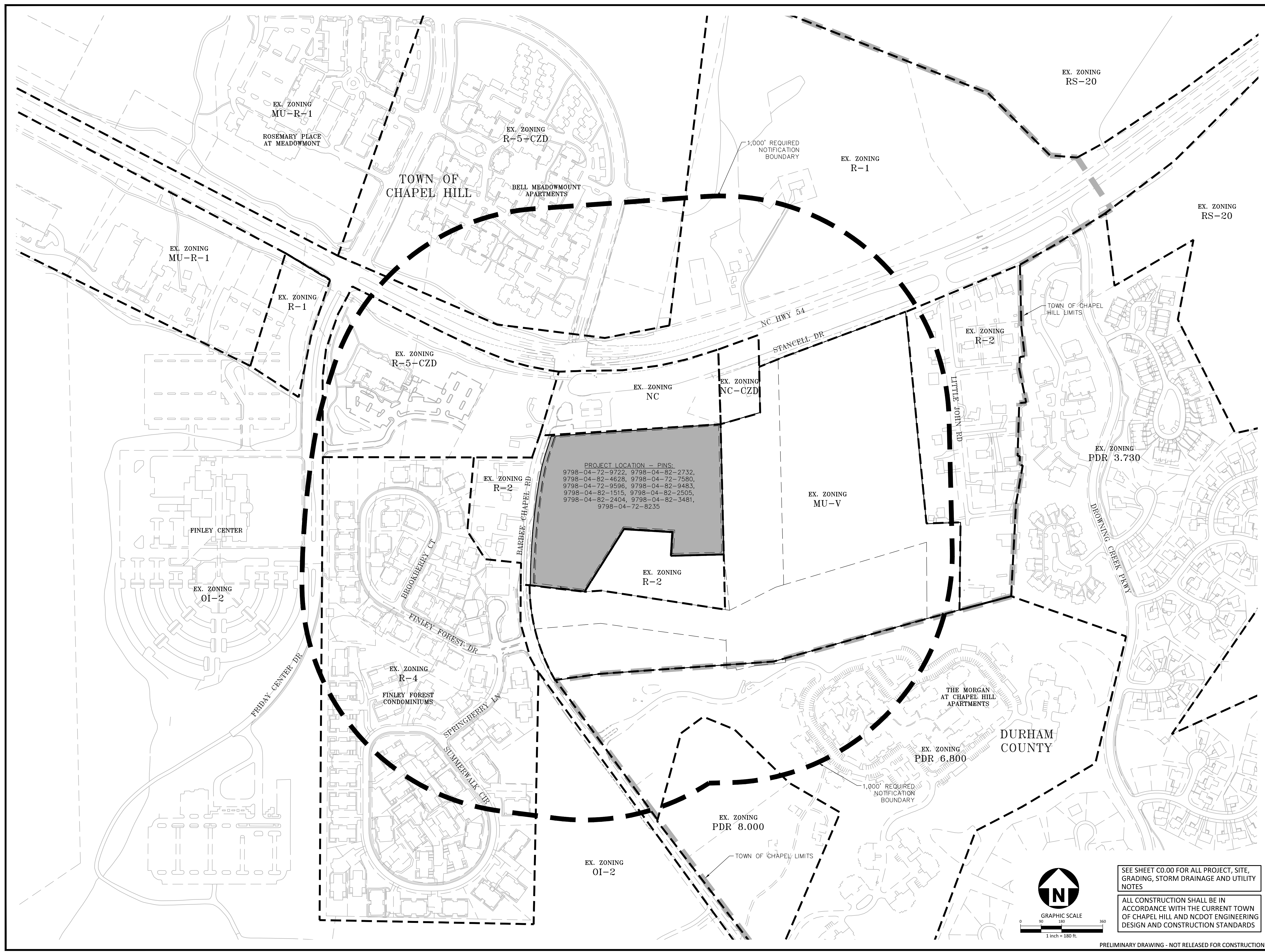
**PLAN INFORMATION**

PROJECT NO.	TLA-22001
FILENAME	TLA22001-AM1
CHECKED BY	SJC
DRAWN BY	WHM/LIL
SCALE	1" = 180'
DATE	09.29.2022

**SHEET**

**AREA MAP**

**C0.01**



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



McAdams

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919.361.5000  
fax 919.361.2269  
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TOLL BROTHERS APARTMENT LIVING  
1140 VIRGINIA DR  
FORT WASHINGTON, PA, 19034  
Contact  
PHONE: 202.577.6491



BARBEE CHAPEL APARTMENTS  
CONDITIONAL ZONING PERMIT  
DRAWINGS  
5101 BARBEE CHAPEL RD  
CHAPEL HILL, NC 27517

<b>A</b>	PARCEL A DON PENDERGRAFT PIN:9798-82-24-8347 PID:141879 2 ELMDALE DR D.B. 1613, PG. 446 25,810 SQ.FT. 0.59 AC.	<b>G</b>	PARCEL G QUENTIN KRANTZ PIN:9798-82-24-0401 PID:141877 110 PEARL LN D.B. 8911, PG. 653 17,024 SQ.FT. 0.39 AC.
<b>B</b>	PARCEL B FRANK HERLANT PIN:9798-82-24-0401 PID:141878 6 ELMDALE DR D.B. 8911, PG. 659 21,676 SQ.FT. 0.50 AC.	<b>H</b>	PARCEL H QUENTIN KRANTZ PIN:9798-82-27-2292 PID:141896 111 PEARL LN D.B. 8911, PG. 656 47,038 SQ.FT. 1.08 AC.
<b>C</b>	PARCEL C STEPHEN PENDERGRAFT, ET AL. PIN:9798-82-82-2595 PID:141882 5105 BARBEE CHAPEL RD D.B. 9659, PG. 517 79,258 SQ.FT. 1.82 AC.	<b>I</b>	PARCEL I DONNA SAYERS PIN:9798-82-34-6161 PID:141895 114 PEARL LN D.B. 2586, PG. 537 45,142 SQ.FT. 1.04 AC.
<b>D</b>	PARCEL D SANDY PENDERGRAFT, ET AL. PIN:9798-72-75-8083 PID:141880 5101 BARBEE CHAPEL RD D.B. 7565, PG. 832 P.B. 35, PG. 34 59,827 SQ.FT. 1.37 AC.	<b>J</b>	PARCEL J RODERICK ROBERSON PIN:9798-82-46-2809 PID:141894 115 PEARL LN D.B. 1463, PG. 403 45,142 SQ.FT. 1.04 AC.
<b>E</b>	PARCEL E FRANK HERLANT PIN:9798-72-95-9660 PID:141881 102 PEARL LN D.B. 2605, PG. 579 24,839 SQ.FT. 0.57 AC.	AREA IN PEARL LN AND ELMDALE DR THAT IS NOT INCLUDED IN ANY LOT 10,090 SQ.FT. 0.23 AC.	
<b>F</b>	PARCEL F SQUARE WHEEL VENTURES LLC PIN:9798-72-97-2169 PID:141875 105 PEARL LN D.B. 8420, PG. 922 62,368 SQ.FT. 1.43 AC.		
PARCEL A 25,810 SQ.FT./0.59 AC.		PARCEL B 21,676 SQ.FT./0.50 AC.	
PARCEL C 79,258 SQ.FT./1.82 AC.		PARCEL D 59,827 SQ.FT./1.37 AC.	
PARCEL E 24,839 SQ.FT./0.57 AC.		PARCEL F 62,368 SQ.FT./1.43 AC.	
PARCEL G 17,024 SQ.FT./0.39 AC.		PARCEL H 47,038 SQ.FT./1.08 AC.	
PARCEL I 45,142 SQ.FT./1.04 AC.		PARCEL J 45,142 SQ.FT./1.04 AC.	
REMAINDER AREA 10,090 SQ.FT./0.23 AC.		TOTAL AREA 45,5841 SQ.FT./10.46 AC.	

**TREE LEGEND**

10E	ELM
12G	SWEET GUM
19H	MISC. HARDWOOD
16H	HICKORY
15M	MAPLE
31O	OAK
18P	PINE
16PO	POPLAR
18SY	SYCAMORE

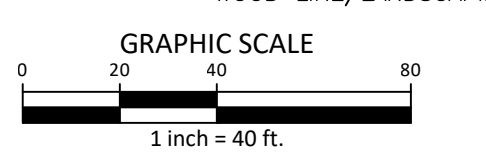
N/F  
NR HILLMONT PROPERTY  
OWNER LP  
PIN:9798-82-65-2259  
PID:141871  
D.B. 9440, PG. 209  
P.B. 177, PG. 378

GENERAL NOTES

- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: TOWN OF CHAPEL HILL ZONING R-2; NO ZONING REPORT PROVIDED.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL 3710979800L DATED 10/19/2018.
- REFERENCES: AS SHOWN
- UTILITY STATEMENT  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK
- NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED
- NO PARTY WALLS WERE LOCATED AS PART OF THIS SURVEY
- NO DOCUMENTARY OR PHYSICAL EVIDENCE OF ANY CEMETERY FOUND IN THE COURSE OF THE SURVEY
- THE SURVEYED PROPERTIES SHOWN AND DESCRIBED IN THE PROPERTY DESCRIPTIONS ARE THE SAME PROPERTIES DESCRIBED IN THE TITLE COMMITMENTS.

LEGEND

■	CONCRETE MONUMENT	⊠	TELEPHONE HANDHOLE
○	EXISTING IRON PIPE	⊞	TELEPHONE BOX
●	IRON PIPE SET	⊟	TELEPHONE PEDESTAL
▲	CALCULATED POINT	⊠	FIBER OPTIC MARKER
●	MASONRY NAIL	⊡	FIBER OPTIC HANDHOLE
▲	NO GEODETIC SURVEY MON.	⊠	BOLLARD
●	FIRE HYDRANT	⊠	AIR CONDITIONER
●	WATER METER	⊠	SIGN
●	WATER MANHOLE	⊠	MAILBOX
●	WATER VALVE	⊠	WATER WELL
●	HOSEBIB	⊠	WETLAND FLAGS
●	DRAINAGE INLET/YARD INLET	⊠	ROOF DRAIN
●	CL CATCH BASIN AT BC	⊠	SATELLITE DISH
●	STORM DRAIN MANHOLE	—	GAS LINE
●	FLARED END SECTION	—	WATER LINE
●	ELECTRIC METER	—	ELECTRIC LINE
●	ELECTRIC TRANSFORMER	—	SEWER LINE
●	ELECTRIC HANDHOLE	—	STORM LINE
●	ELECTRIC BOX	—	FENCE
●	GUY WIRE	—	UNDERGROUND TV CABLE
●	LIGHT POLE	—	UNDERGROUND ELECTRIC LINE
●	POWER/UTILITY POLE	—	UNDERGROUND FIBER OPTIC CABLE
●	CLEAN OUT	—	UNDERGROUND TELEPHONE CABLE
●	SEWER MANHOLE	—	OVERHEAD ELECTRIC LINE
●	GAS SERVICE METER	—	WOOD LINE/LANDSCAPING
●	GAS MARKER		
●	GUY POLE		
●	GAS VALVE		



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND NCDOT ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	REVISION
11.23.2022	REVISED PER 1ST CDP COMMENTS	
02.21.2023	REVISED PER 2ND CDP COMMENTS	

PLAN INFORMATION

PROJECT NO.	TLA-22001
FILENAME	TLA22001-XC1
CHECKED BY	SIC
DRAWN BY	WHM/LJL
SCALE	1" = 40'
DATE	09.29.2022

EXISTING CONDITIONS

C1.00

- SS1 RIM=295.12
- 6" PVC(N)=287.32
- 4" PVC(E)=287.79
- 8" VCP(S)=286.92
- SS2 RIM=293.66
- 8" VCP(N)=285.75
- 8" VCP(E)=286.47
- 8" VCP(S)=286.32
- SS3 RIM=290.89
- 8" VCP(N)=283.63
- 8" VCP(E)=283.49
- SS4 RIM=306.61
- COULD NOT OPEN

M:\Projects\TLA\22001\04-Production\Engineering\Construction Drawings\2 - CDP Drawings\TLA22001-XC1.dwg, 2/20/2023 4:07:19 PM, WHM, McQuinn