

McADAMS

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

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license number: C-0293, C-187

www.mcadamsco.com

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CLIENT

TRINISIC RESIDENTIAL GROUP
110 CORCORAN STREET, 5TH FLOOR
DURHAM, NORTH CAROLINA, 27701
PHONE: 919.884.7395

PROJECT DIRECTORY

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

AURA

850 N ESTES DRIVE & 1000 MARTIN LUTHER KING JR BLVD
CHAPEL HILL, NORTH CAROLINA, 27514

CONDITIONAL ZONING PERMIT

PROJECT NUMBER: TRG-20000

DATE: SEPTEMBER 24, 2020

REVISED: NOVEMBER 12, 2020

REVISED: DECEMBER 18, 2020

SITE DATA

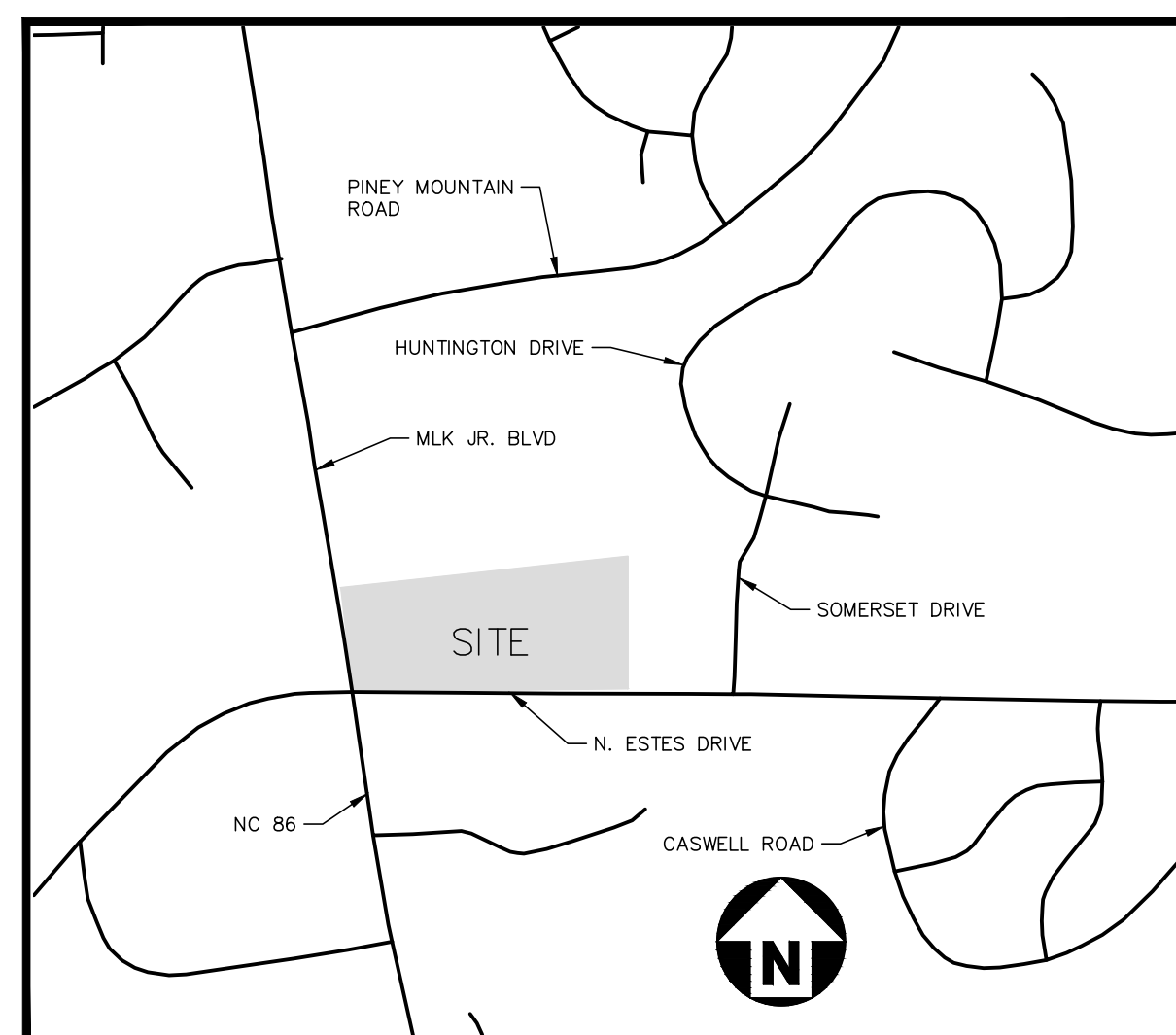
PIN	9789359617
SITE AREA	640,973 SF / 14.71 AC
GROSS LAND AREA	640,973 SF + 10%(640,973SF) = 705,070.3 SF / 16.19 AC
ZONING	EXISTING R-1 PROPOSED OI-3
RIVER BASIN	CAPE FEAR
WATERSHED	JORDAN LAKE
WATERSHED PROTECTION	UNPROTECTED
EXISTING USE	N/A
PROPOSED USE	MIXED USE - COMMERCIAL, RESIDENTIAL
IMPERVIOUS	EXISTING 0.03 AC (0.2%) MAX ALLOWED 11.33 AC (70.0%) PROPOSED 10.70 AC (66.1%)
UNITS	SINGLE FAMILY 44 UNITS MULTIFAMILY 1BR: 184 UNITS 2BR: 125 UNITS 3BR: 70 UNITS TOTAL: 379 UNITS
VEHICULAR PARKING	REQUIRED PER SECTION 5.9.7 OF THE UDO, OI-3 HAS NO MIN OR MAX PARKING REQUIREMENTS PROPOSED 356 DECK SPACES 190 ON-SITE SPACES 88 TOWNHOUSE SPACES TOTAL: 634 SPACES
ACCESSIBLE PARKING	REQUIRED 12 SPACES (2 VAN) PROPOSED 16 SPACES (9 VAN)
BIKE PARKING	REQUIRED RETAIL: 7,521SF = 4 SPACES (MIN BY CODE) OFFICE: 2,316 SF = 4 SPACES (MIN BY CODE) CONV. REST.: 6,020SF = 16 SPACES (20% LONG TERM, 80% SHORT TERM) 379 UNITS = 95 SPACES (90% LONG TERM, 10% SHORT TERM) TOTAL = 24 SPACES (5 LONG, 20 SHORT) 95 SPACES (86 LONG, 10 SHORT) 119 SPACES (91 LONG, 30 SHORT) PROPOSED 120 SPACES (92 LONG, 36 SHORT)
MAXIMUM BUILDING HEIGHT	REQUIRED 60' PROPOSED N/A
RECREATION SPACE	REQUIRED 0.15*705,070.3 SF/2 = 10,576 SF PROPOSED 61,062 SF
SETBACKS	REQUIRED STREET = 0 FT MIN = N/A MAX INTERIOR = 0 FT SOLAR = 0 FT PROPOSED STREET = 0 FT MIN = N/A MAX INTERIOR = 0 FT SOLAR = 0 FT
DISTURBED AREA	15.00 AC

SHEET INDEX

- C0.00 PROJECT NOTES
- C0.01 AREA MAP
- C1.00 EXISTING CONDITIONS
- C1.01 STEEP SLOPES PLAN
- C2.00 OVERALL SITE PLAN
- C2.01 SITE PLAN - AREA A
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- C2.10 SOLID WASTE PLAN
- C2.11 FIRE/WASTE VEHICLE TRACKING - AREA A
- C2.12 FIRE/WASTE VEHICLE TRACKING - AREA B
- C3.00 OVERALL GRADING PLAN
- C3.01 GRADING PLAN - AREA A
- C3.02 GRADING PLAN - AREA B
- C4.00 OVERALL UTILITY PLAN
- C4.01 UTILITY PLAN - AREA A
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- C8.00 SITE DETAILS
- C9.00A STORMWATER CONTROL MEASURE 'A' PLAN VIEW
- C9.01A STORMWATER CONTROL MEASURE 'A' DETAILS
- C9.00B STORMWATER CONTROL MEASURE 'B' PLAN VIEW
- C9.01B STORMWATER CONTROL MEASURE 'B' DETAILS

ARCHITECTURAL

- A1.00 OVERALL SITE PLAN
- L1.01 PLANTING PLAN ZONE 1
- L1.02 PLANTING PLAN ZONE 2
- L1.03 PLANTING PLAN ZONE 3
- L1.04 HARDSCAPE PLAN ZONE 1
- L1.05 HARDSCAPE PLAN ZONE 2
- L1.06 HARDSCAPE PLAN ZONE 3
- L2.00 TREE PROTECTION PLAN
- A5.00 BUILDING ELEVATIONS - SHEET 1
- A5.01 BUILDING ELEVATIONS - SHEET 2
- A5.02 BUILDING ELEVATIONS - SHEET 3



VICINITY MAP

N.T.S.

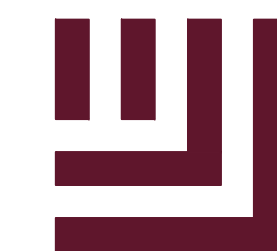


REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11.13.2020	REVISED PER 1ST ZCP COMMENTS
2	12.18.2020	REVISED PER 2ND ZCP COMMENTS

CONDITIONAL ZONING PERMIT PLANS FOR:

AURA
CHAPEL HILL, NORTH CAROLINA, 27514
PROJECT NUMBER: TRG-20000



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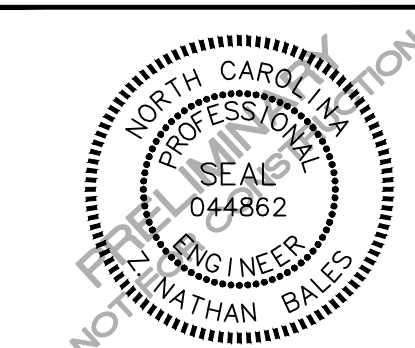
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NORTH ESTES DRIVE
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PLAN INFORMATION

PROJECT NO. TRG-20000
FILENAME TRG20000-AM1
CHECKED BY ZNB
DRAWN BY CJJ
SCALE 1"=200'
DATE 09. 24. 2020

SHEET

AREA MAP

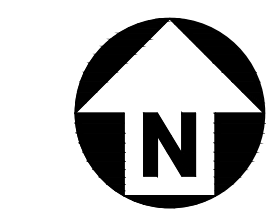
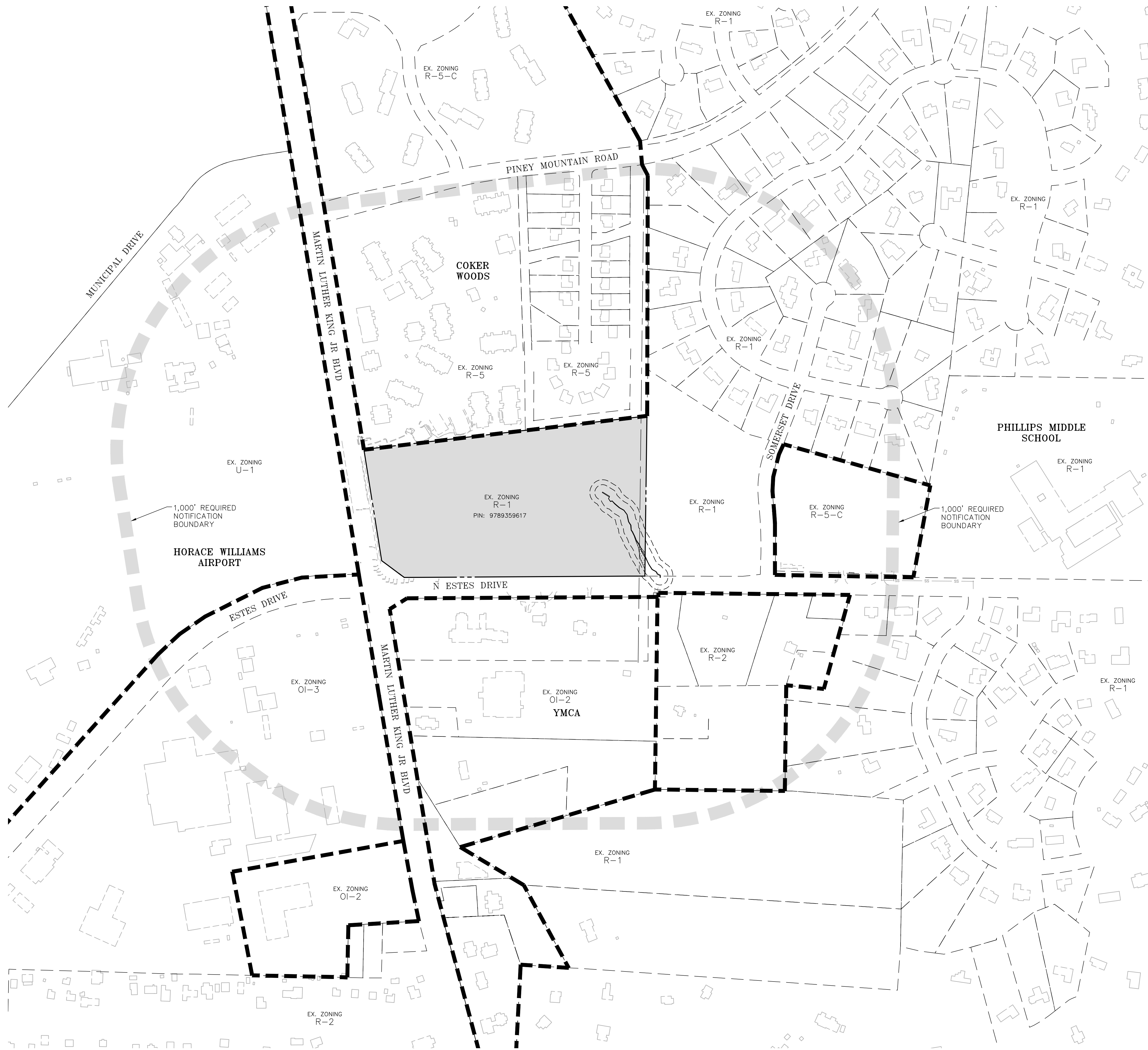
C0.01

GENERAL NOTES

- PIN'S AND PROPERTY INFORMATION FROM CHAPEL HILL/ORANGE COUNTY GIS.
- BOUNDARY FROM SURVEY BY THE JOHN R. McADAMS COMPANY COMPLETED 07/08/2020.

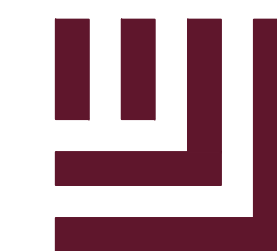
LEGEND

- 1,000' REQUIRED NOTIFICATION BOUNDARY
- PROJECT AREA
- ZONING DISTRICT LINE



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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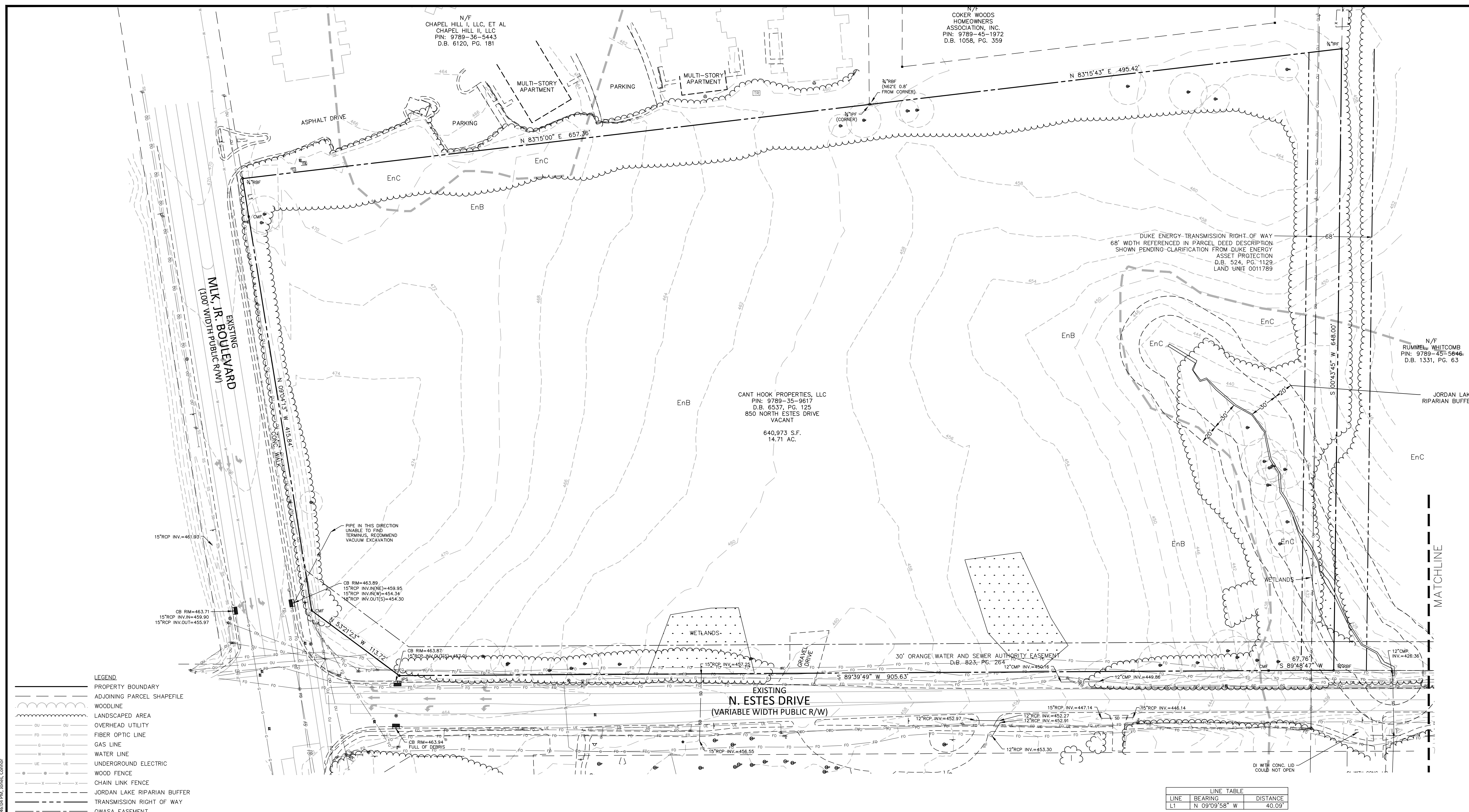
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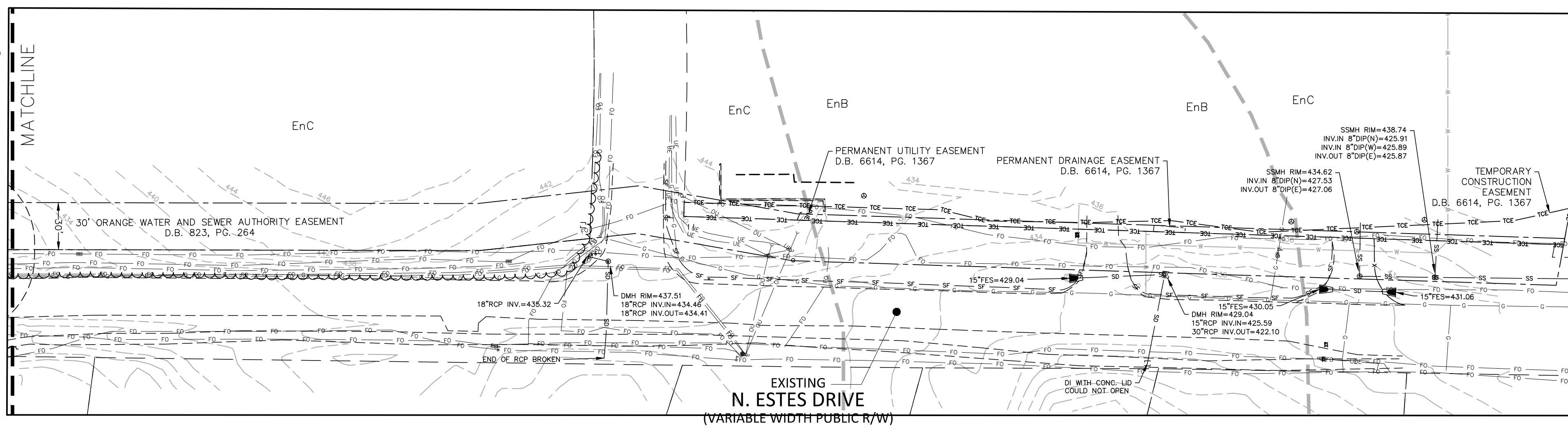
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LEGEND

---	PROPERTY BOUNDARY
---	ADJOINING PARCEL SHAPEFILE
---	WOODLINE
---	LANDSCAPED AREA
OU	OVERHEAD UTILITY
FO	FIBER OPTIC LINE
G	GAS LINE
W	WATER LINE
UE	UNDERGROUND ELECTRIC
W	WOOD FENCE
---	CHAIN LINK FENCE
---	JORDAN LAKE RIPARIAN BUFFER
---	TRANSMISSION RIGHT OF WAY
---	OWASA EASEMENT
○	REBAR FOUND
○	IRON PIPE FOUND
○	IRON PIPE SET
○	CONCRETE MONUMENT FOUND
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
○	STORM CATCH BASIN
○	UTILITY POLE
○	GUY WIRE
○	LIGHT POLE
○	SIGN
○	FIBER OPTIC MARKER
○	FIBER OPTIC HANDHOLE
○	FIBER OPTIC BOX
○	COMMUNICATIONS VAULT
○	TRAFFIC HANDHOLE
○	TRAFFIC SIGNAL BOX
○	ELECTRIC METER
○	WATER VALVE
○	WATER MANHOLE
○	WATER METER
○	HYDRANT
○	GAS VALVE
○	GAS TEST STATION
○	MAILBOX
○	ELECTRIC TRANSFORMER
○	IRRIGATION CONTROL VALVE
○	TEMPORARY BENCHMARK



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°09'58" W	40.09'

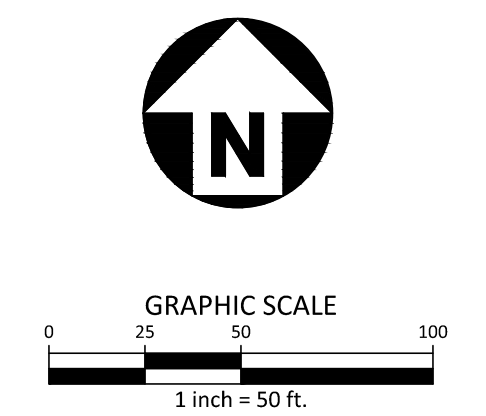
- SURVEY NOTES
1. THIS EXISTING CONDITIONS SURVEY WAS COMPLETED ON JULY 8, 2020.
 2. BEARINGS AND COORDINATES SHOWN ON THE PLAT ARE BASED ON NORTH CAROLINA STATE PLANE GRID NAD 83 (2011) ADJUSTMENT UNLESS NOTED OTHERWISE.
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
 4. VERTICAL DATUM IS NAVD 88 BASED ON WOODS BARCLAY AND TEN #601.
 5. AREAS SHOWN ON THIS MAP COMPUTED BY THE COORDINATE METHOD.
 6. PROPERTY OWNER INFORMATION OBTAINED FROM ORANGE COUNTY GIS.
 7. THE SUBJECT PROPERTIES ARE **NOT** LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THEY ARE LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3710978900J, DATED FEBRUARY 2, 2007.

SOILS LEGEND

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EnB	Enon loam, 2 to 6 percent slopes	C	13.1	88.1%
EnC	Enon loam, 8 to 12 percent slopes	C	1.6	10.9%
Totals for Area of Interest			14.7	100.0%

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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REVISIONS

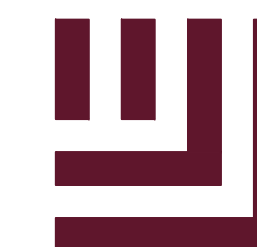
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PLAN INFORMATION

PROJECT NO. TRG-20000
FILENAME TRG20000-XC1
CHECKED BY ZNB
DRAWN BY CJJ
SCALE 1"=50'
DATE 09.24.2020

EXISTING CONDITIONS

C1.00



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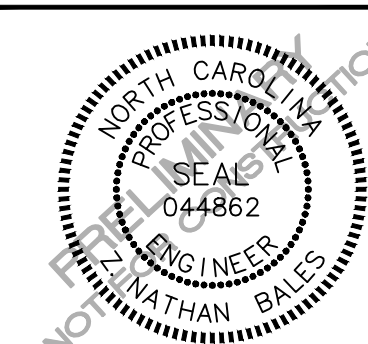
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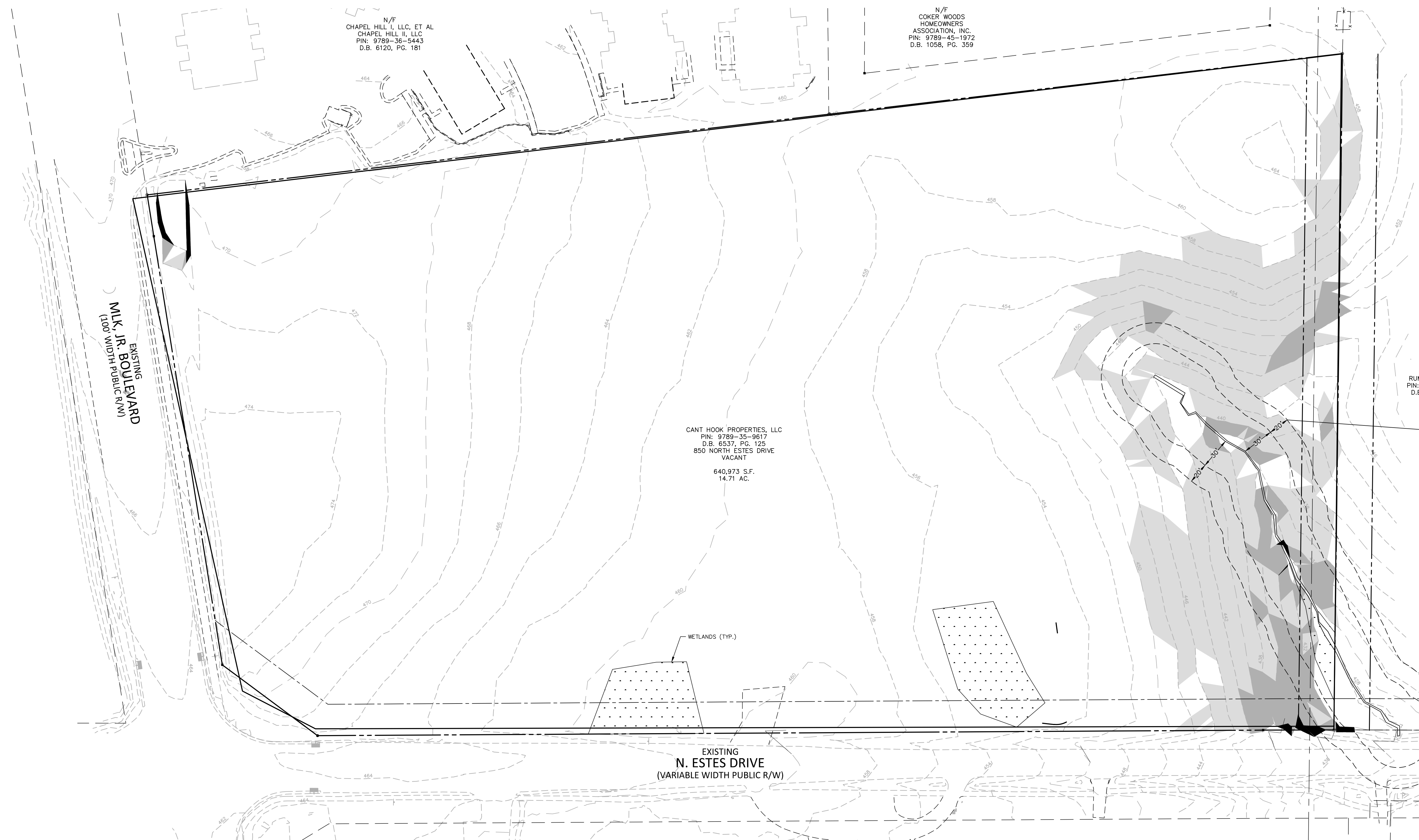
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SCALE 1"=50'
DATE 09.24.2020

SHEET

STEEP SLOPES PLAN

C1.01

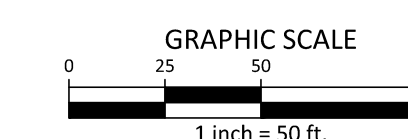


STEEP SLOPE LEGEND

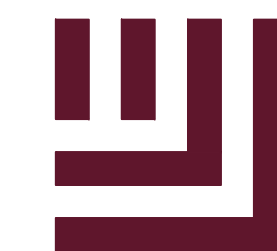
- SLOPES 0% - 10% (12.37AC)
- SLOPES 10% - 15% (1.74AC)
- SLOPES 15% - 25% (0.42AC)
- SLOPES >25% (0.18AC)

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 SCALE 1"=50'
 DATE 09.24.2020

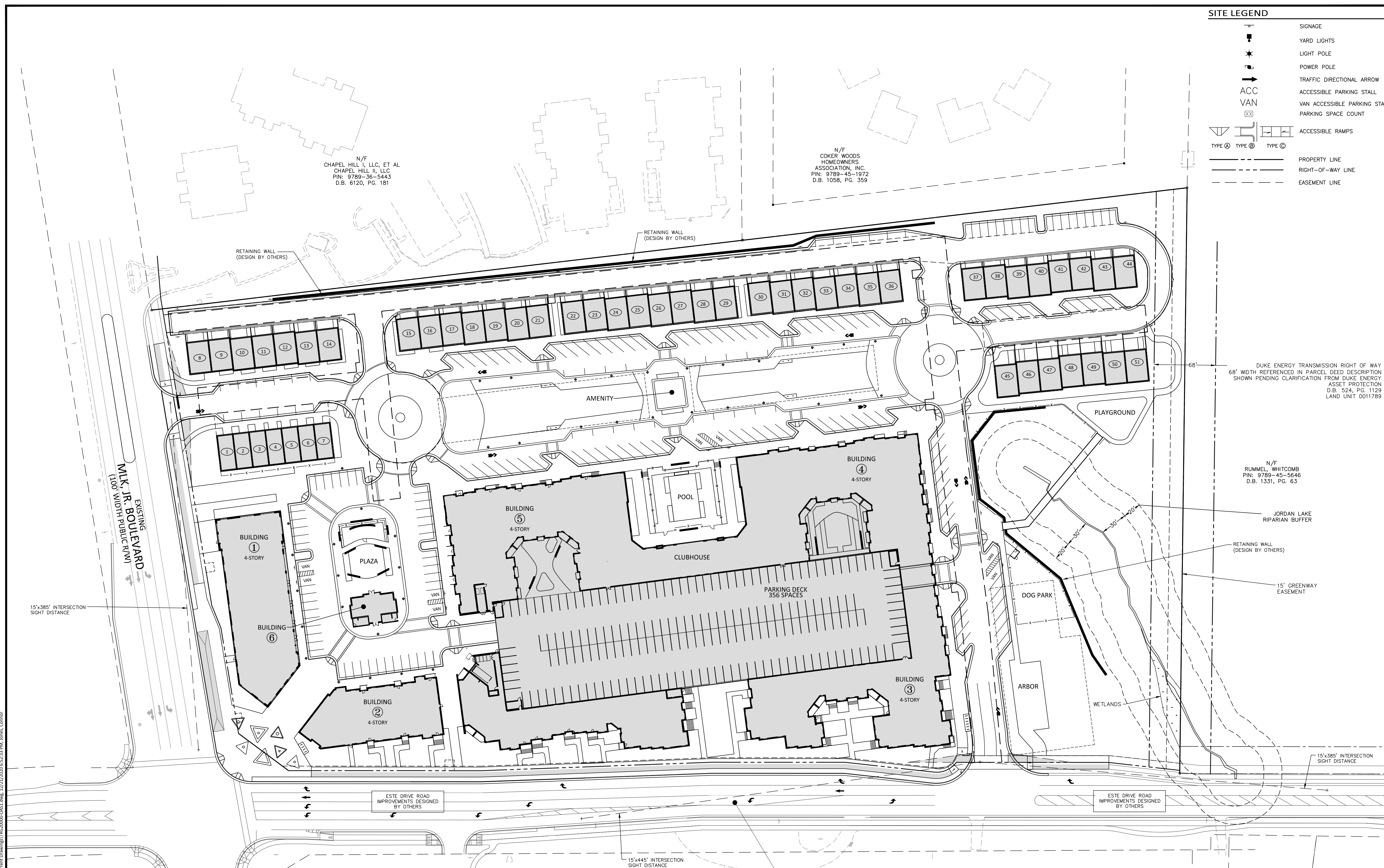
SHEET

OVERALL SITE PLAN

C2.00

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE



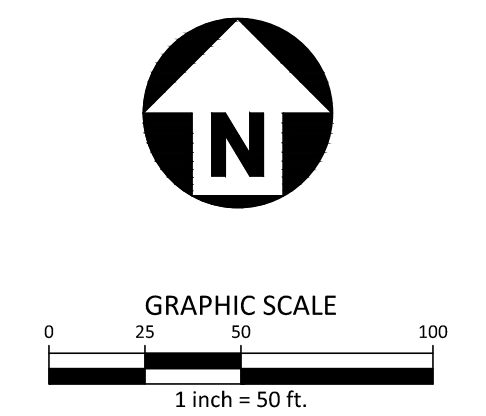
McADAMS
AASHTO INTERSECTION SIGHT DISTANCE SUMMARY
STOP SIGN CONTROL - LEFT & RIGHT TURNS FROM MINOR STREET (PASSENGER CAR)
 Project Name: Aura Date: 9/24/2020
 Project Number: TRG-20000 Calculated By: MRO

No.	Minor Street Name	Major Street Name	Design Speed of Major Street (mph)	Approach grade of minor street (%)	Number of Lanes to Cross (Left Turn)	Left Turn		Right Turn	
						Turn Time Gap (sec.)	Intersection Sight Distance (ft.) ¹	Turn Time Gap (sec.)	Intersection Sight Distance (ft.) ²
1	Stewart Blvd	North Estes Drive	40	-3.00	1	7.5	445	6.5	385
2	Aura Park Drive	MLK Jr Blvd	40	-1.50	N/A	-	-	6.5	385

1) Signalized Intersections do not require left turn sight distance.
 2) Right-in / Right-out intersections do not require left turn sight distance.

^{*} Intersection Sight Distance from Formula 9-1 from AASHTO Geometric Design of Highways and Streets, 2004

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N/F
 CHAPEL HILL II, LLC, ET AL
 CHAPEL HILL II, LLC
 PIN: 9789-36-5443
 D.B. 6120, PG. 181

SITE LEGEND

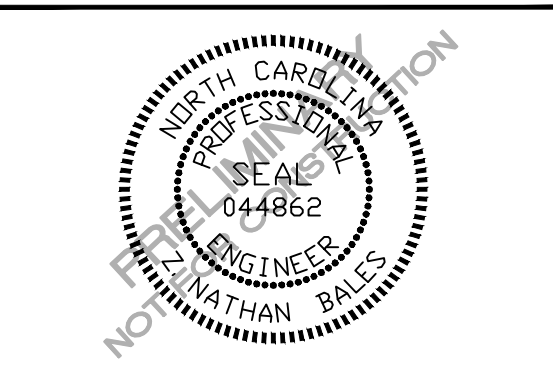
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT



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 DRAWN BY CJJ
 SCALE 1"=30'
 DATE 09.24.2020

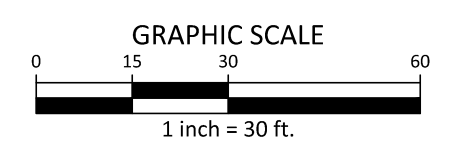
SHEET
 SITE PLAN - AREA A

C2.01

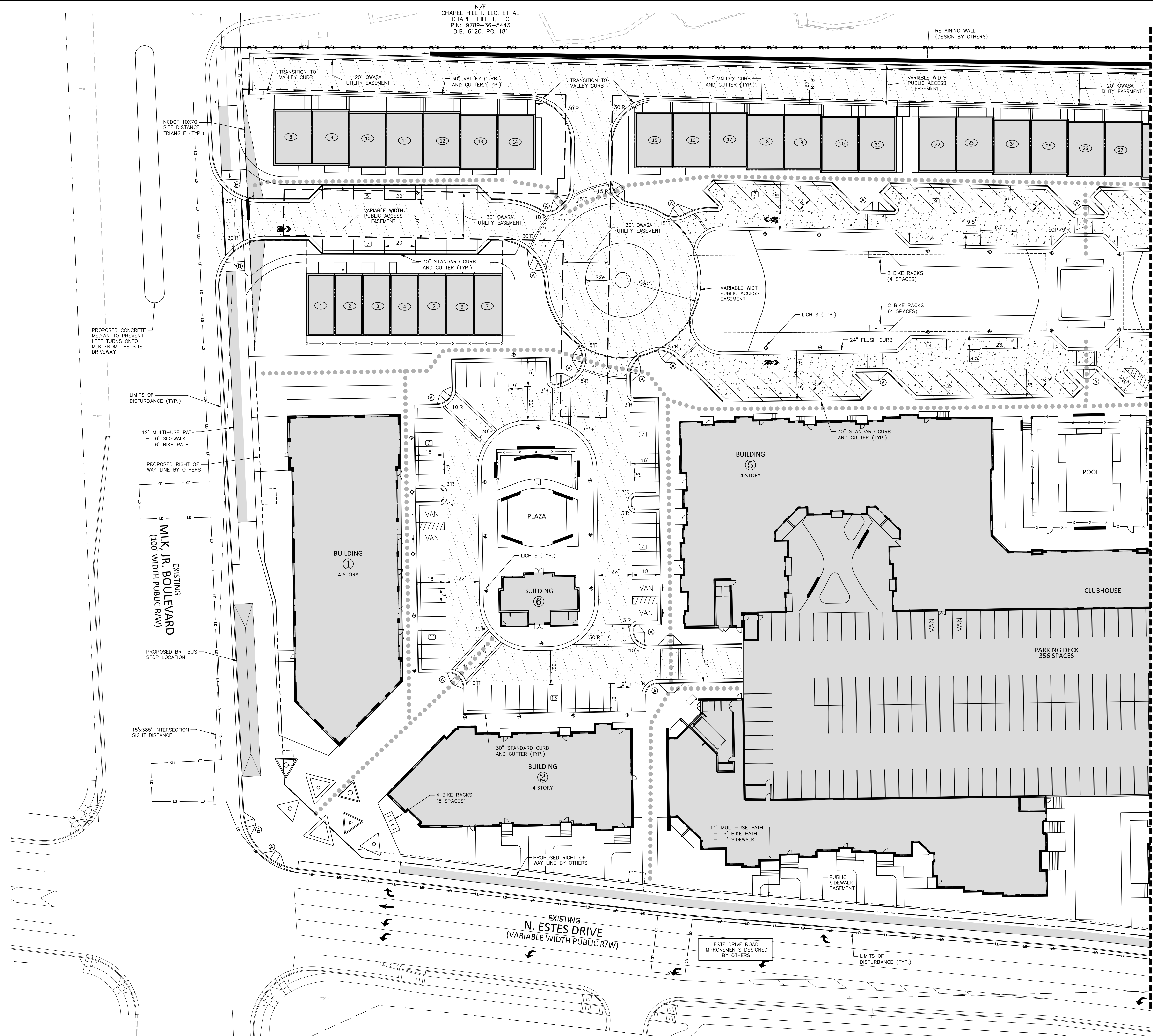
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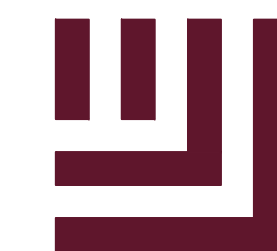
ALL STRIPING AND SYMBOLS TO BE PER MUTCD STANDARDS AND SPECIFICATIONS



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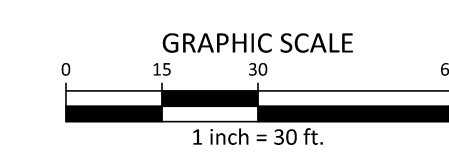
PROJECT NO. TRG-20000
 FILENAME TRG20000-S1
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SITE PLAN - AREA B

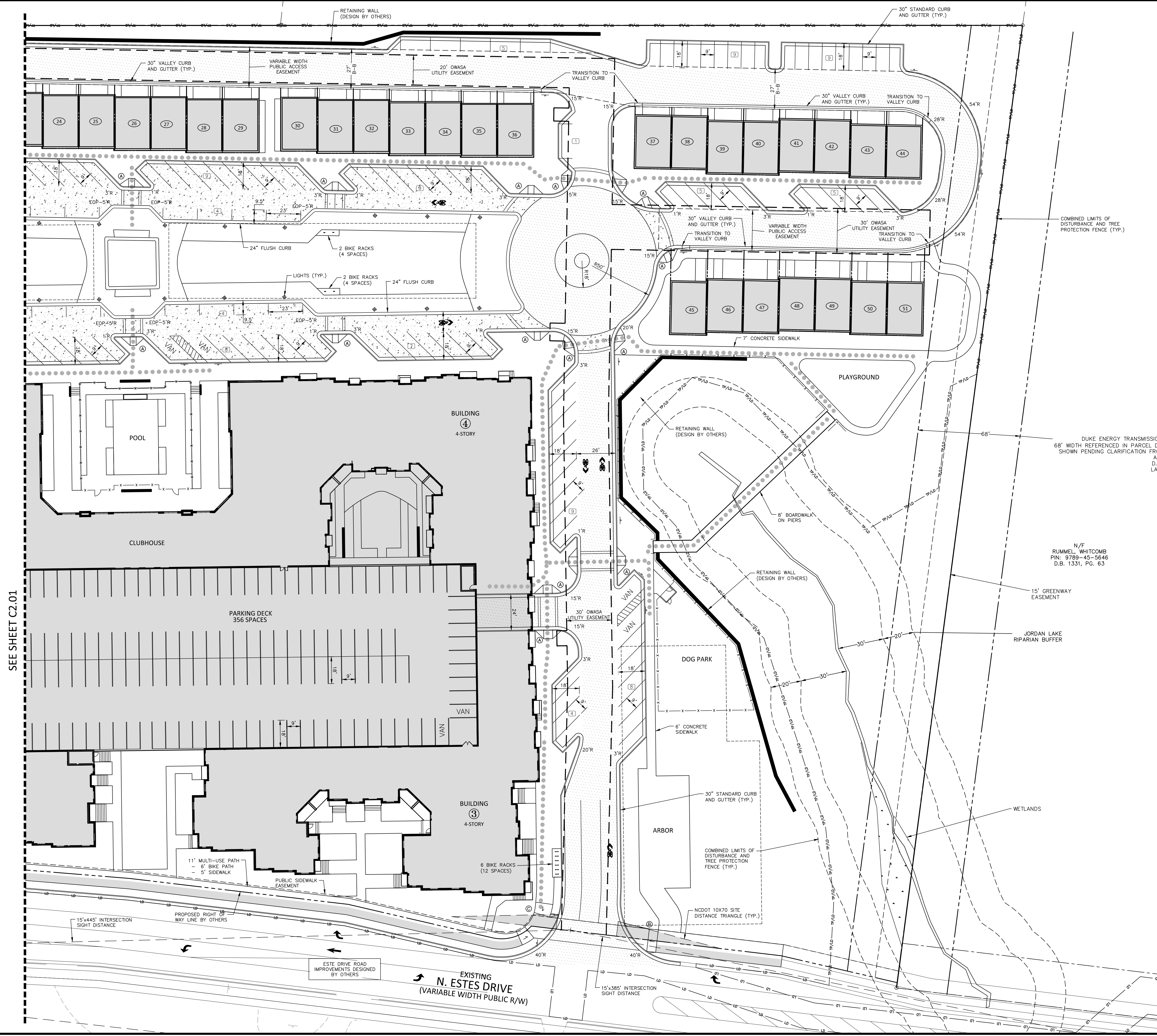
C2.02

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
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- ACCESSIBLE PARKING STALL
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- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT



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SEE SHEET C2.01

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GENERAL TRASH NOTES

1. APPLICANT ELECTS TO HAVE PUBLIC TRASH PICKUP BY CHAPEL HILL FOR TOWNHOMES AND PRIVATE TRASH PICKUP FOR THE REMAINDER OF THE SITE. THIS IS SUBJECT TO CHANGE IF THE APPLICANT DEEMS IT NECESSARY. THE DETAILS OF THESE PLANS WILL BE FURTHER ELABORATED IN THE ZCP STAGE AND WORKED THROUGH WITH CHAPEL HILL OFFICIALS.
2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY CHAPEL HILL.
3. CHAPEL HILL FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
4. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO CHAPEL HILL.

GENERAL RECYCLING NOTES

1. APPLICANT ELECTS TO HAVE PUBLIC RECYCLING FOR TOWNHOMES AND PRIVATE RECYCLING FOR THE REMAINDER OF THE SITE. THIS IS SUBJECT TO CHANGE IF THE APPLICANT DEEMS IT NECESSARY. THE DETAILS OF THESE PLANS WILL BE FURTHER ELABORATED IN THE ZCP STAGE AND WORKED THROUGH WITH ORANGE COUNTY OFFICIALS.
2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
3. COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
4. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

SOLID WASTE AND RECYCLING NOTES:

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
2. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF (919-968-2788). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
5. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
6. IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
7. TRASH WILL BE PLACED IN SEPARATE DUMPSTERS AND COLLECTED BY A PRIVATE WASTE COLLECTION CONTRACTOR.
8. ALL CONSTRUCTION WASTE MATERIALS CONTAINING REGULATED RECYCLABLE MATERIALS (SEE NOTE 2 ABOVE) SHALL BE RECYCLED PURSUANT TO THE ORANGE COUNTY REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO). CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
9. THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
10. ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
11. ANY GATE DESIGN SHALL INCLUDE GATE RETAINERS.
12. THERE WILL BE ROOM IN THE DUMPSTER ENCLOSURES OR ADJACENT TO COMPACTOR AREAS DESIGNATED FOR RECYCLING BINS AS APPROVED BY THE ORANGE COUNTY SOLID WASTE DEPARTMENT.
13. ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO:)
 - 13.1.1. GLASS (CLEAR, BROWN AND GREEN)
 - 13.1.2. PLASTIC
 - 13.1.3. NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - 13.1.4. METAL CANS
 - 13.1.5. CARDBOARD
14. ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE STORAGE AREAS.
15. HEAVY DUTY ASPHALT AND CONCRETE SECTIONS ARE PROVIDED ON SHEET C8.00. THESE SECTIONS APPLY UNLESS AN APPROVED GEOTECHNICAL ENGINEER HAS DESIGN SPECIFIC FOR THIS PROJECT



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NORTH ESTES DRIVE
CHAPEL HILL, NORTH CAROLINA, 27516



REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11.13.2020	REVISED PER 1ST ZCP COMMENTS
2	12.18.2020	REVISED PER 2ND ZCP COMMENTS

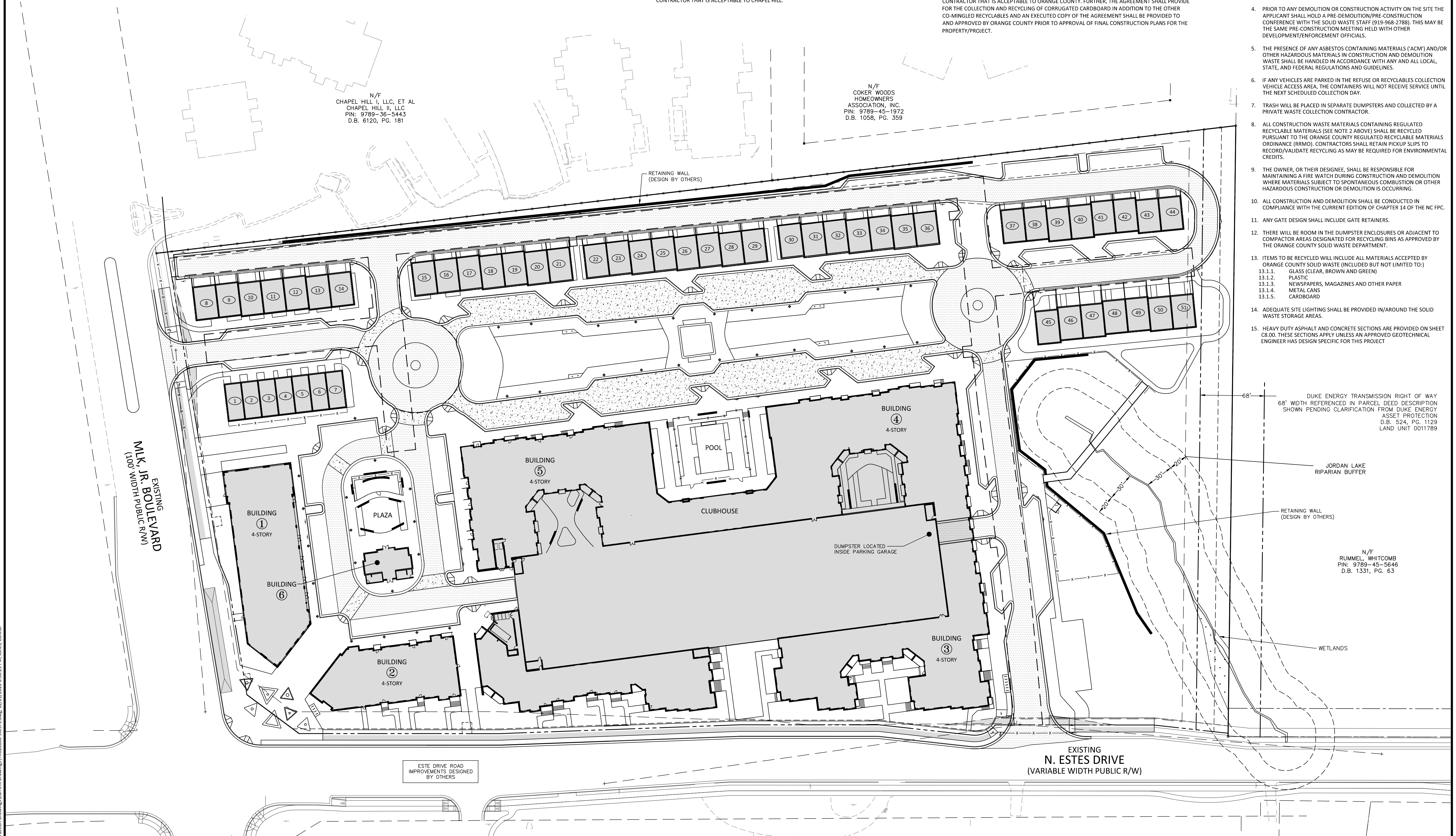
PLAN INFORMATION

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FILENAME TRG20000-SWST1
CHECKED BY ZNB
DRAWN BY CJJ
SCALE 1"=50'
DATE 09.24.2020

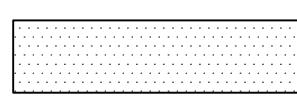
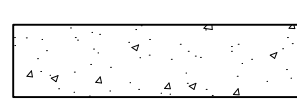
SHEET

SOLID WASTE PLAN

C2.10

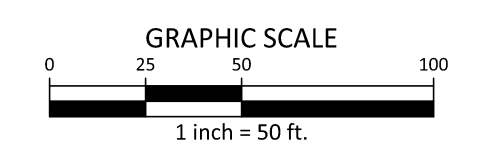
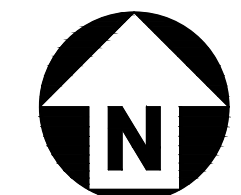


PAVEMENT LEGEND

-  HEAVY DUTY ASPHALT PAVEMENT
 -  HEAVY DUTY CONCRETE PAVEMENT
- NOTE: SEE SECTIONS ON DETAIL SHEET

SEE SHEET C0.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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



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