

CONDITIONAL USE ZONING
FOR
PEACH APARTMENTS

107 & 107 A/B JOHNSON STREET
CHAPEL HILL, NORTH CAROLINA

PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940

DATE: JULY 21, 2021

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NOTES:

- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND THROUGHOUT THE SITE AS ALLOWED BY LOCAL CODES, UNLESS OTHERWISE SHOWN ON PLANS.
- ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO THE TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY, AGENCY OR COMPANY.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS, THE TOWN OF CHAPEL HILL AND APPROPRIATE UTILITY COMPANIES SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
- UTILITY CONNECTIONS FOR BUILDING PLUMBING LINES SHALL BE COORDINATED BY CONTRACTOR. LOCATIONS, BOTH HORIZONTAL AND VERTICAL, SHALL BE VERIFIED PRIOR TO BEGINNING THEIR CONSTRUCTION.
- SEWER CLEANOUTS IN PAVED AREAS SHALL BE TRAFFIC BEARING.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

CIVIL ENGINEER

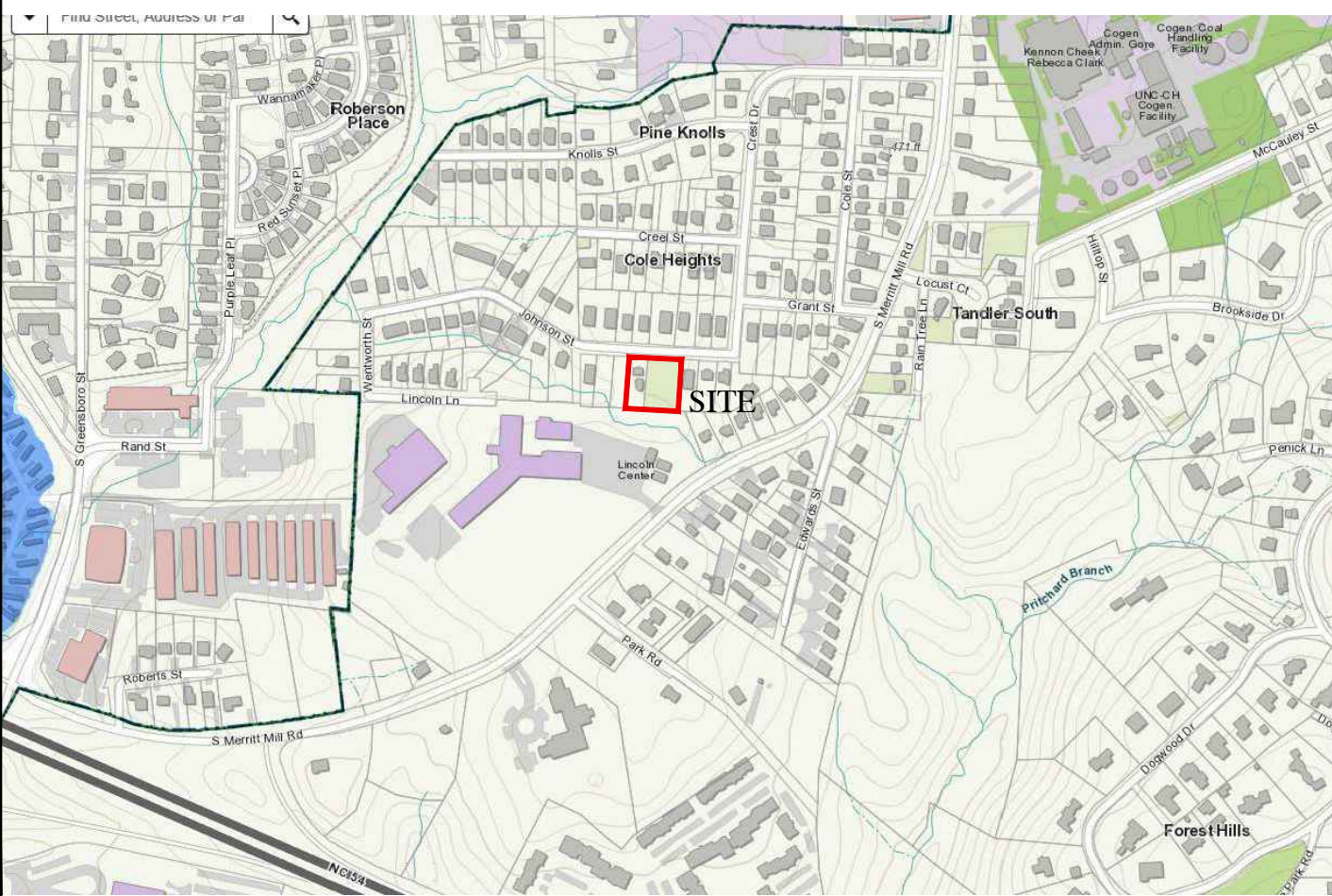
PHILIP POST ENGINEERING, INC.
PHILIP N. POST, PE, PLS
PO BOX 4912
CHAPEL HILL, N.C. 27515
TEL. (919) 818-7862
philip.n.post@gmail.com

ARCHITECT

JOSH GURLITZ
JGA ARCHITECTS
308 W. ROSEMARY ST, SUITE 302
CHAPEL HILL, NC 27516
TEL. (919) 537-5875
josh@joshgurlitz.com

OWNER

DELORES BAILEY
EMPOWERMENT, INC.
109 N. GRAHAM ST, SUITE 200
CHAPEL HILL, NC 27514
TEL. (919) 967-8779
delores.bailey@gmail.com



SITE LOCATION MAP

NTS



SOILS MAP

NTS

DEVELOPMENT INFORMATION

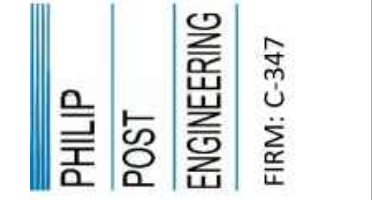
NET LAND AREA = 29,258 SF (0.67 AC)
GROSS LAND AREA = 32,184 SF (0.74 AC)
EXISTING ZONING = R-3
PROPOSED ZONING = R-SS-CUZ
PROPOSED AFFORDABLE DWELLING UNITS: 10 UNITS
(2) EFFICIENCIES; (4) ONE BEDROOM; (3) TWO BEDROOM; (1) THREE BEDROOM
PROPOSED FLOOR AREA = 7,697 SF
LUMO PARKING: 14.5 SPACES
PROPOSED PARKING: 9 REGULAR
2 ACCESSIBLE
2 OVERFLOW
13 TOTAL SPACES
BICYCLE PARKING: 2 SPACES
PROPOSED AMENITIES: PLAYGROUND; GAZEBO; COMMUNITY GARDEN
PROPOSED STORMWATER CONTROL MEASURE: RAIN GARDEN
PROPOSED DISTURBED AREA = 22,998 SF (0.528 AC)
EXISTING IMPERVIOUS AREA = 5,141 SF (0.118 AC)
PROPOSED IMPERVIOUS AREA = 11,614 SF (0.27 AC)
NET NEW IMPERVIOUS SURFACE = 6,437 SF (0.148 AC)

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Chapel Hill, NC 27515



CONDITIONAL USE ZONING
PEACH APARTMENTS
107 & 107-A/B JOHNSON STREET - PIN: 9788-03-2946 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA
COVER SHEET

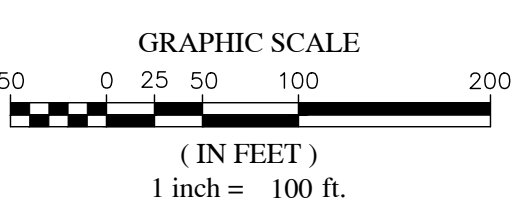
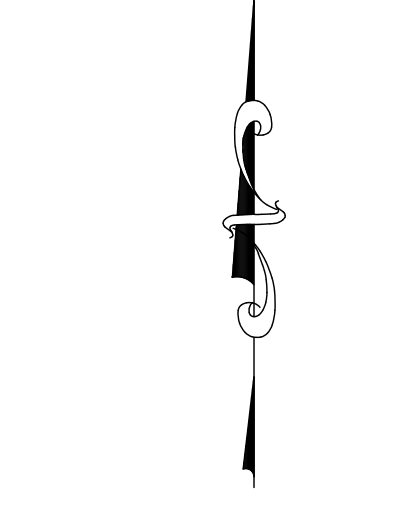
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PEACH
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PEACH_CS.dwg
SHEET NO.
C-1

PRELIMINARY NOT FOR CONSTRUCTION



**PRELIMINARY
NOT FOR CONSTRUCTION**

- BUS STOP
- FIRE HYDRANT



CONDITIONAL USE ZONING
PEACH APARTMENTS
107 & 107-AB JOHNSON STREET - PIN: 9788-03-2946 & 9788-03-4940
CHAPEL HILL, NORTH CAROLINA

AREA MAP

PROJECT NO.
PEACH

DRAWING NAME:
AREA MAP.dwg

SHEET NO.
C-2

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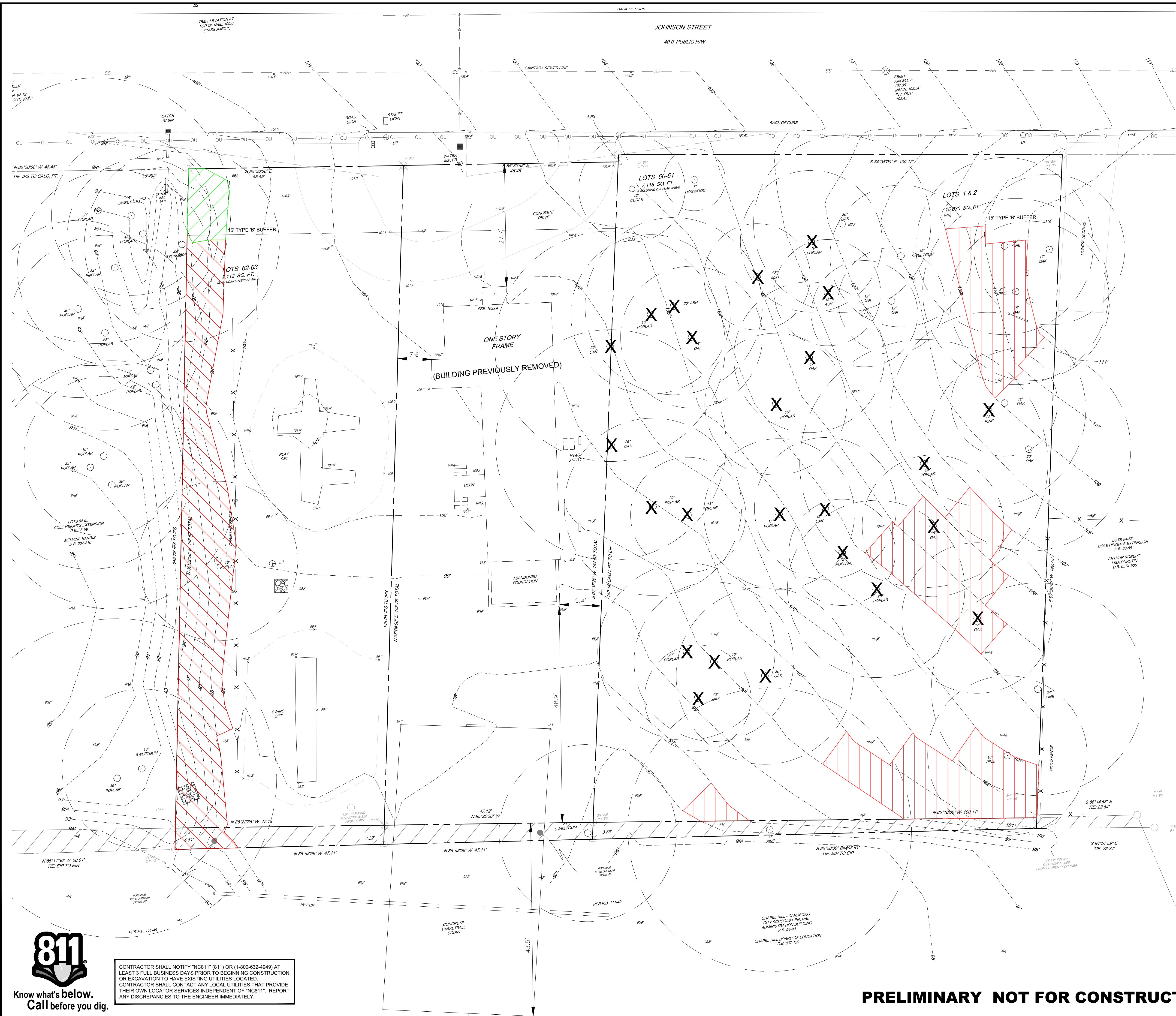
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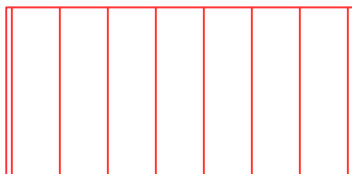
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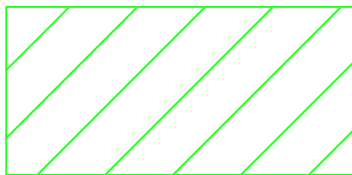
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SLOPES LEGEND



10% TO 15% SLOPES



15% TO 25% SLOPES



OVER 25% SLOPES

REMINDER OF SITE IS LESS THAN 10%

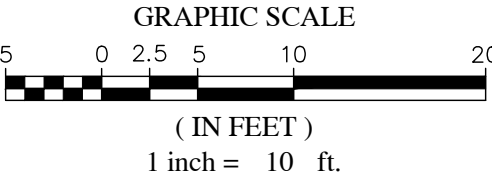
LEGEND

- TELEPHONE PEDESTAL
- CONTROLLER CABINET
- CURB INLET
- DROP INLET
- LIGHT POLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGNAL BOX
- EXISTING SEWER MANHOLE
- CLEAN OUT
- FIRE HYDRANT
- POWERLIGHT POLE
- GUY WIRE
- EXISTING MONUMENT FOUND
- IRON ROD OR PIPE
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT
- EXISTING PIPE/CULVERT
- W - EXISTING WATER LINE
- SS - EXISTING SANITARY SEWER LINE
- T - EXISTING TELEPHONE
- G - EXISTING GAS LINE
- OHE - EXISTING OVERHEAD UTILITY
- UGE - EXISTING UNDERGROUND UTILITY
- EXISTING WOODS LINE
- LD - LIMITS OF DISTURBANCE LINE



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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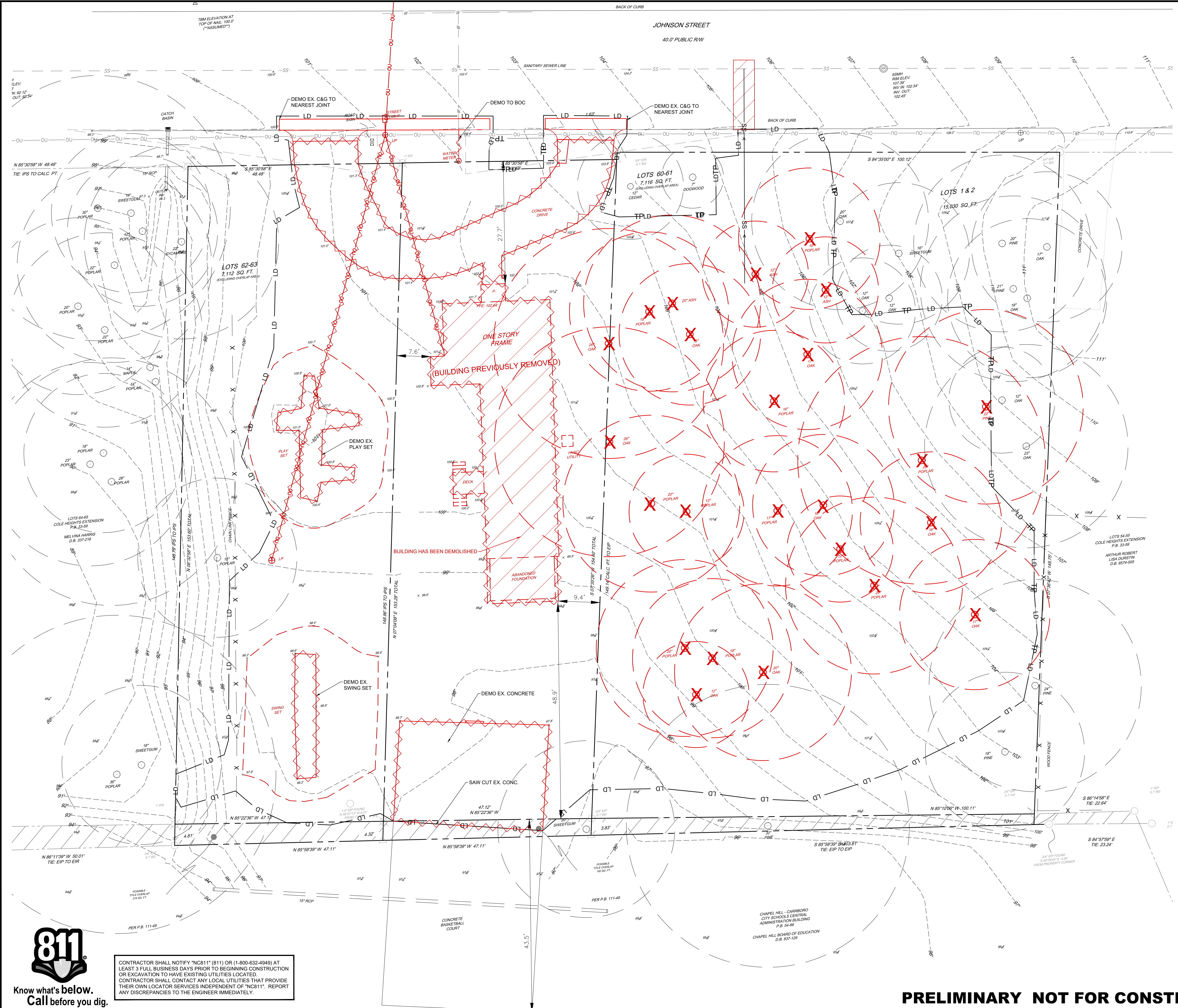
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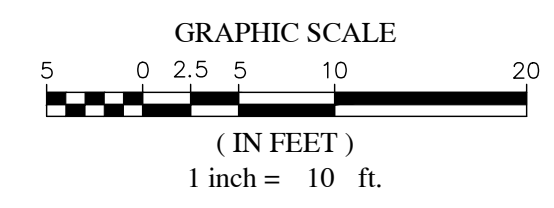
CONDITIONAL USE ZONING
PEACH APARTMENTS
107 & 107-AB JOHNSON STREET - PIN: 9788-03-2946, 9788-03-0899 & 9788-03-0940
CHAPEL HILL, NORTH CAROLINA

EXISTING CONDITIONS - SLOPE ANALYSIS PLAN

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_XC.dwg
SHEET NO.
C-3



- LEGEND**
- TELEPHONE PEDESTAL
 - CONTROLLER CABINET
 - CURB INLET
 - DROP INLET
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGNAL BOX
 - EXISTING SEWER MANHOLE
 - CLEAN OUT
 - FIRE HYDRANT
 - POWER/LIGHT POLE
 - GUY WIRE
 - EXISTING MONUMENT FOUND
 - IRON ROD OR PIPE
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 - W — EXISTING WATER LINE
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 - G — EXISTING GAS LINE
 - OHE — EXISTING OVERHEAD UTILITY
 - UGE — EXISTING UNDERGROUND UTILITY
 - EXISTING WOODS LINE
 - LD — LIMITS OF DISTURBANCE LINE



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-632-4849) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

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PROJECT NO.
PEACH
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PEACH_DEM.dwg
SHEET NO.
C-4

CONDITIONAL USE ZONING
PEACH APARTMENTS
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CHAPEL HILL, NORTH CAROLINA

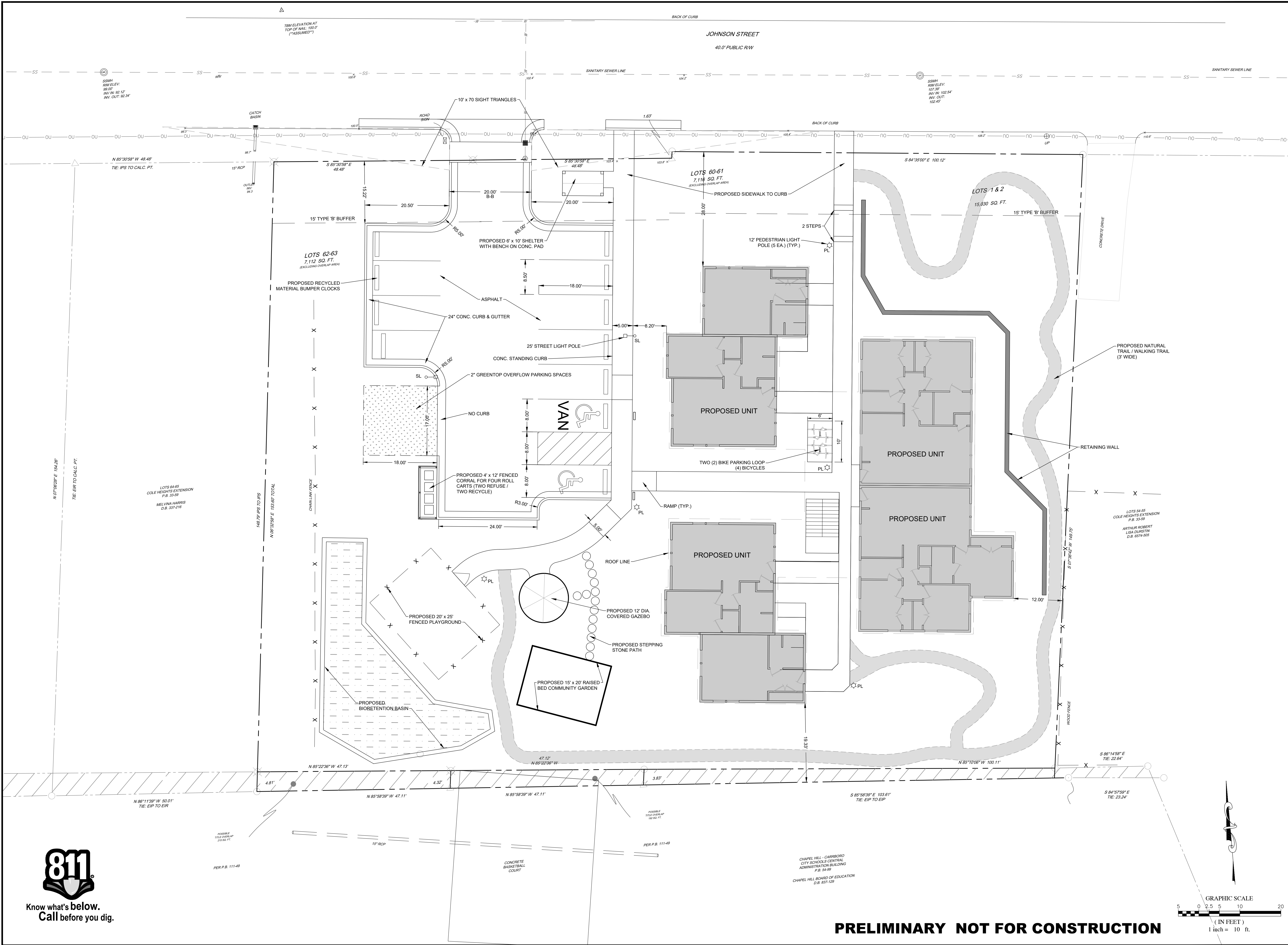
DEMOLITION PLAN

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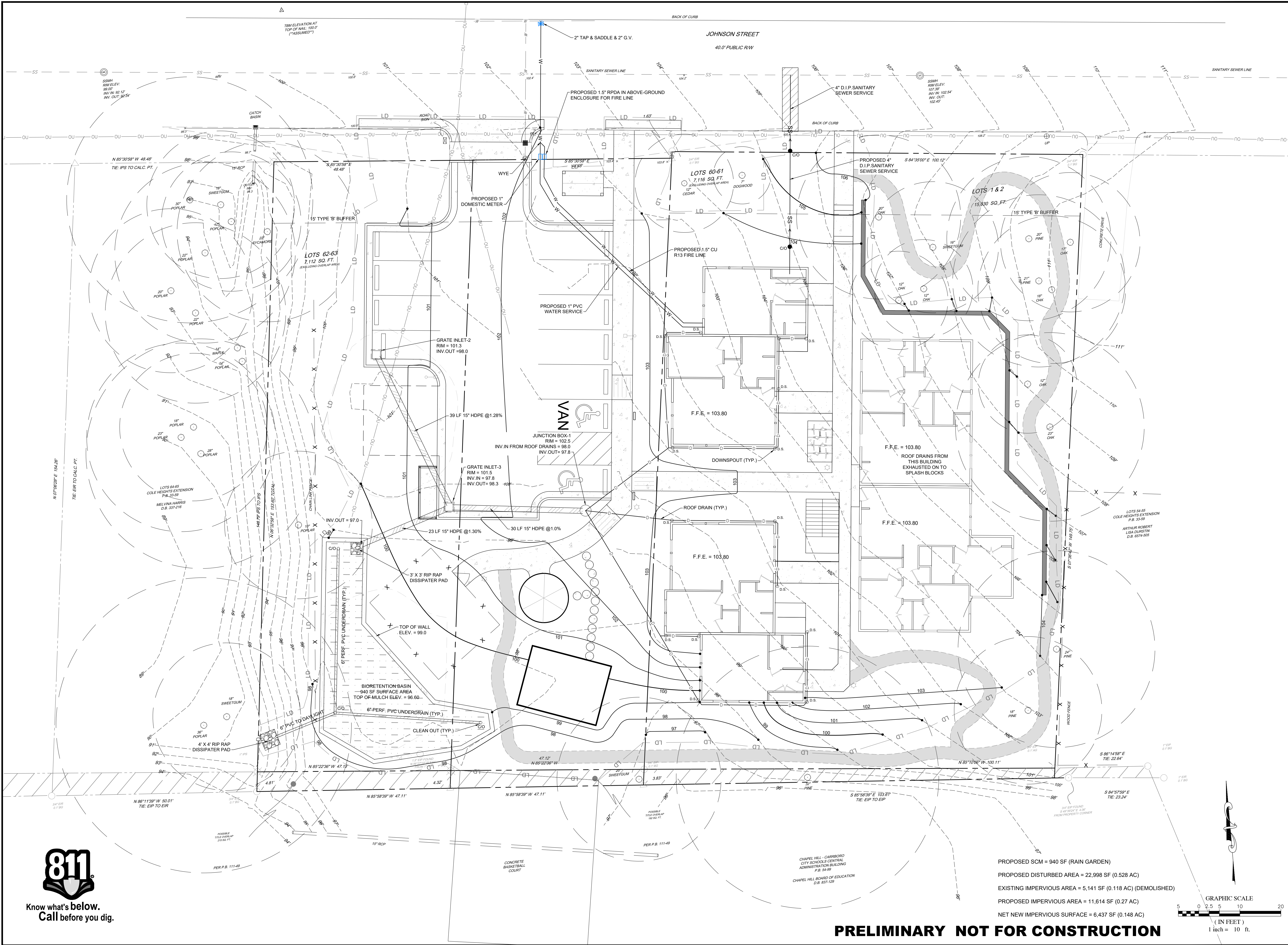
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CONDITIONAL USE ZONING
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CHAPEL HILL, NORTH CAROLINA

SITE PLAN

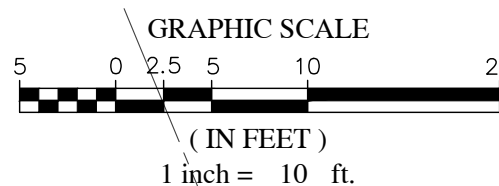
PROJECT NO.
PEACH
DRAWING NAME:
SITE PLAN.dwg
SHEET NO.
C-5



Know what's below.
Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED SCM = 940 SF (RAIN GARDEN)
PROPOSED DISTURBED AREA = 22,998 SF (0.528 AC)
EXISTING IMPERVIOUS AREA = 5,141 SF (0.118 AC) (DEMOLISHED)
PROPOSED IMPERVIOUS AREA = 11,614 SF (0.27 AC)
NET NEW IMPERVIOUS SURFACE = 6,437 SF (0.148 AC)



CONDITIONAL USE ZONING
PEACH APARTMENTS
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CHAPEL HILL, NORTH CAROLINA

GRADING & DRAINAGE & UTILITY PLAN

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_G.dwg
SHEET NO.
C-6

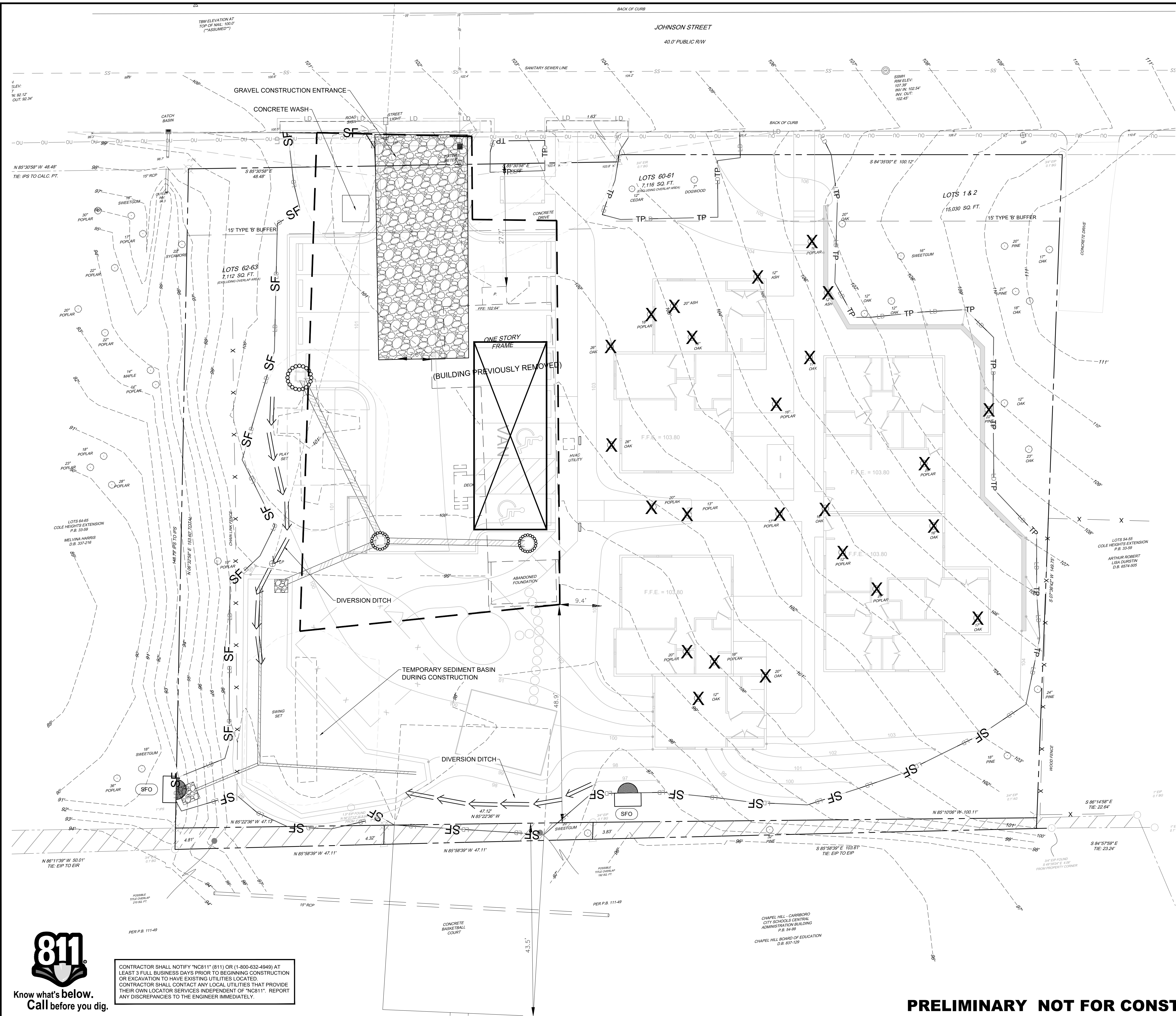
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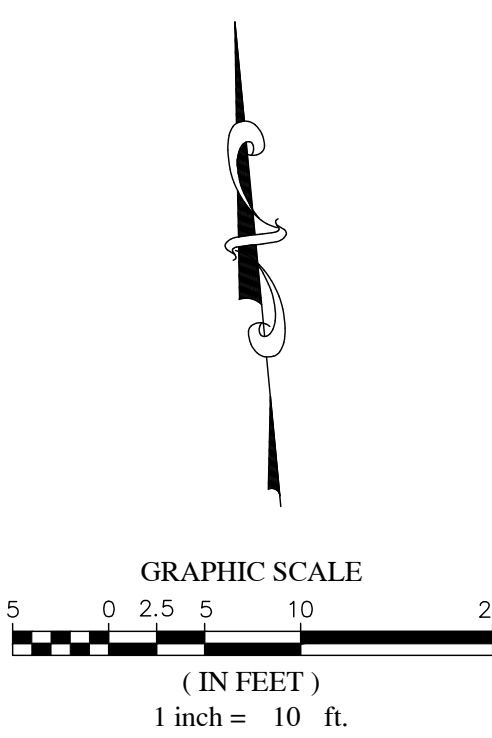
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EROSION CONTROL LEGEND:

- EXIST / PROPOSED
- IP CATCH BASIN INLET PROTECTION
 - IP ROCK PIPE INLET PROTECTION
 - SFO SILT FENCE OUTLET
 - TCD TEMPORARY CHECK DAM
 - SW STRAW WATTLES
 - CE CONSTRUCTION ENTRANCE / EXIT
 - LD EXISTING STORM PIPE
 - TF PROPOSED STORM PIPE
 - SF LIMITS OF DISTURBANCE
 - LD TREE PROTECTION FENCE
 - TF SILT FENCE
 - SF DIVERSION DITCH
 - LD EXISTING MAJOR CONTOUR
 - TF EXISTING MINOR CONTOUR
 - SF PROPOSED MAJOR CONTOUR
 - LD PROPOSED MINOR CONTOUR

- CONSTRUCTION TRAILER LOCATION
- CONSTRUCTION PARKING & DELIVERY AREA



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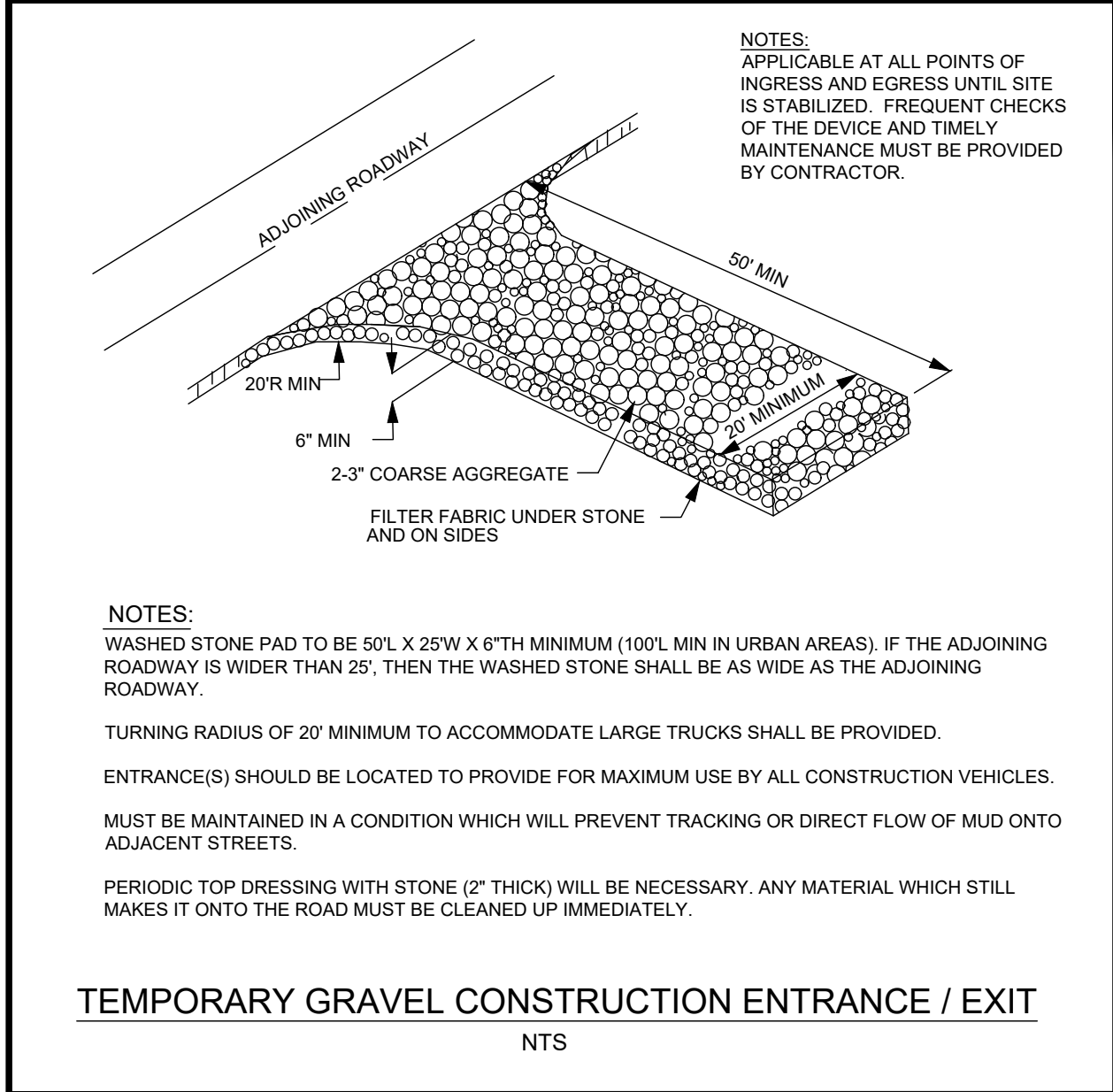
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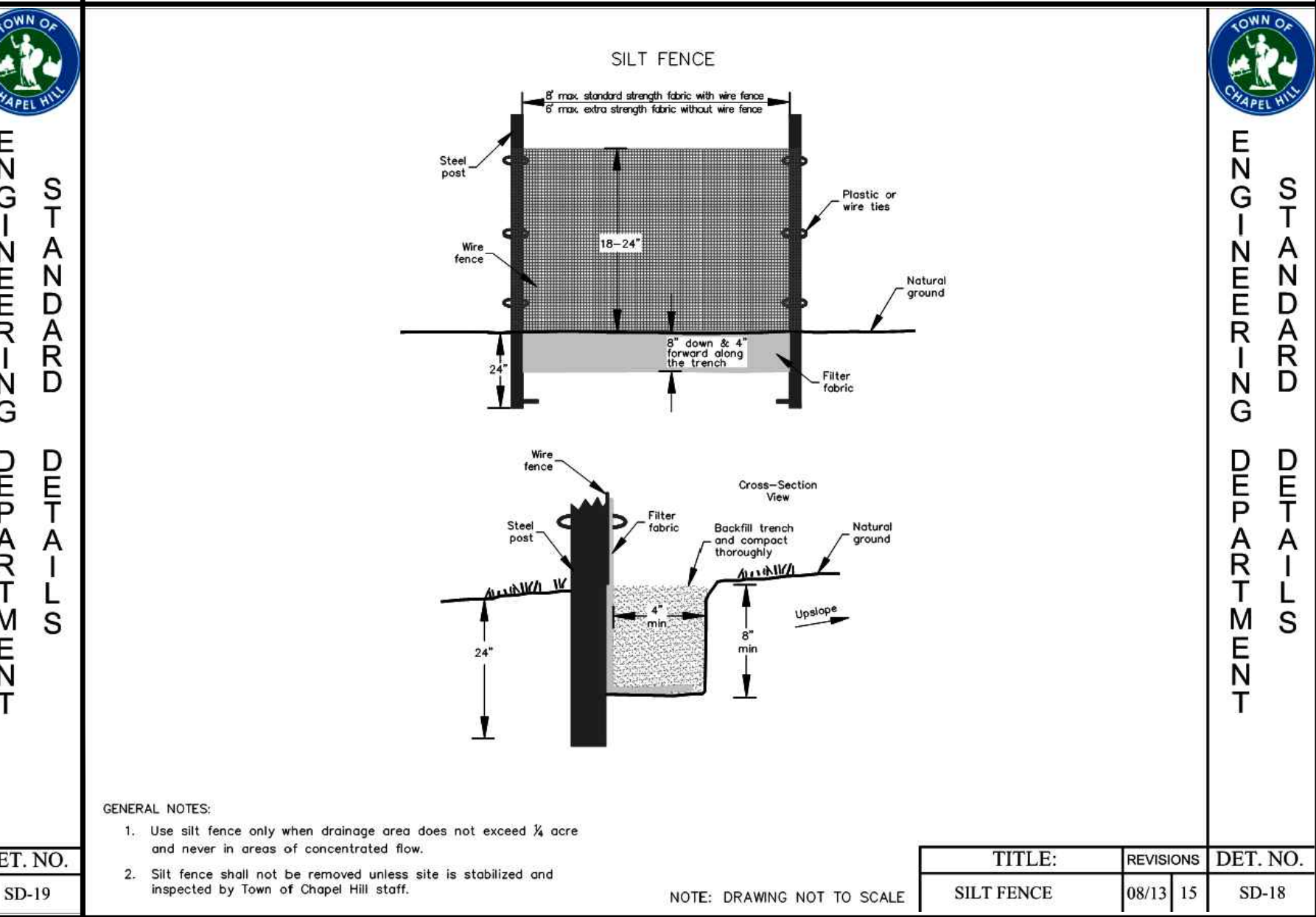
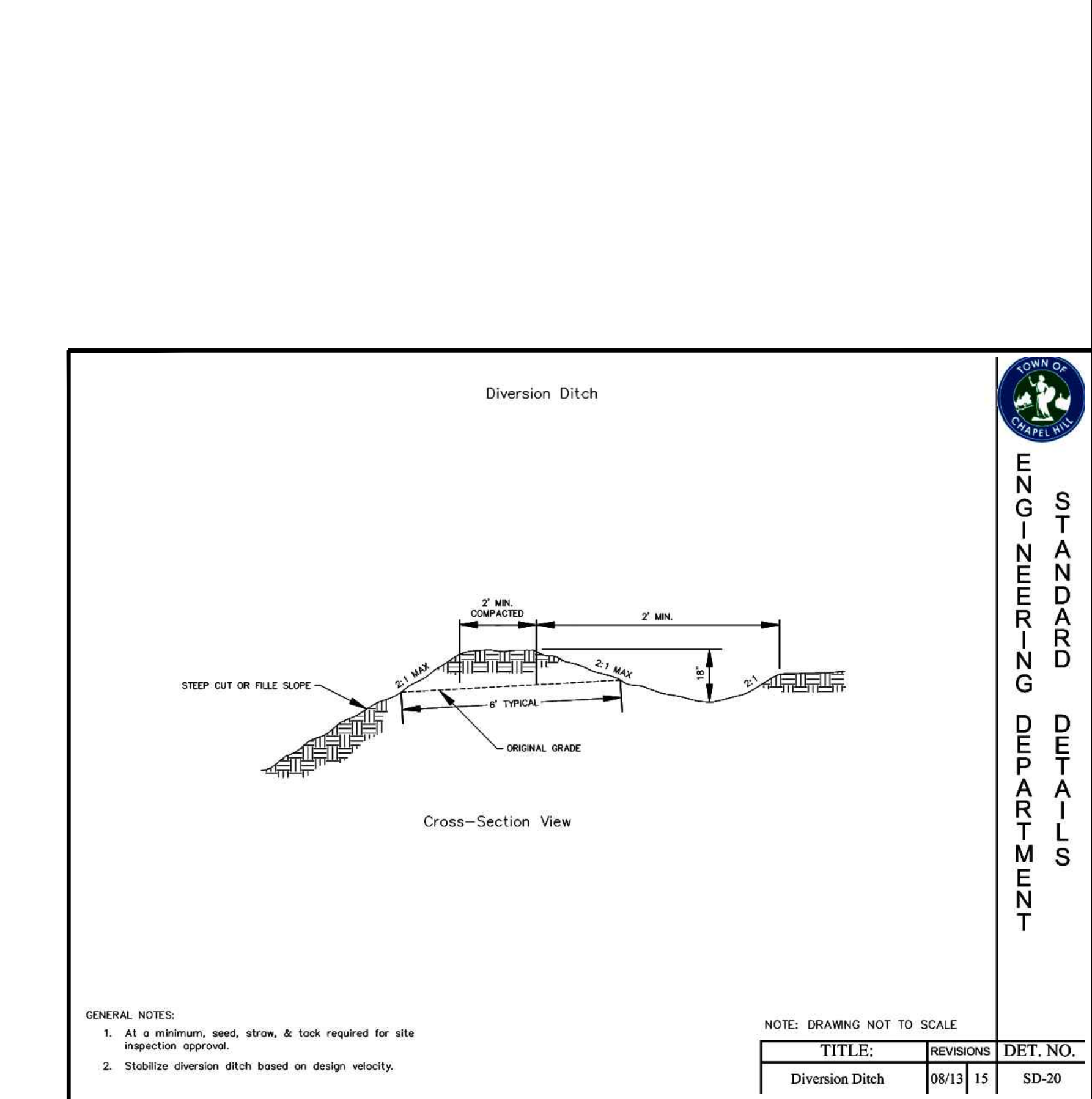
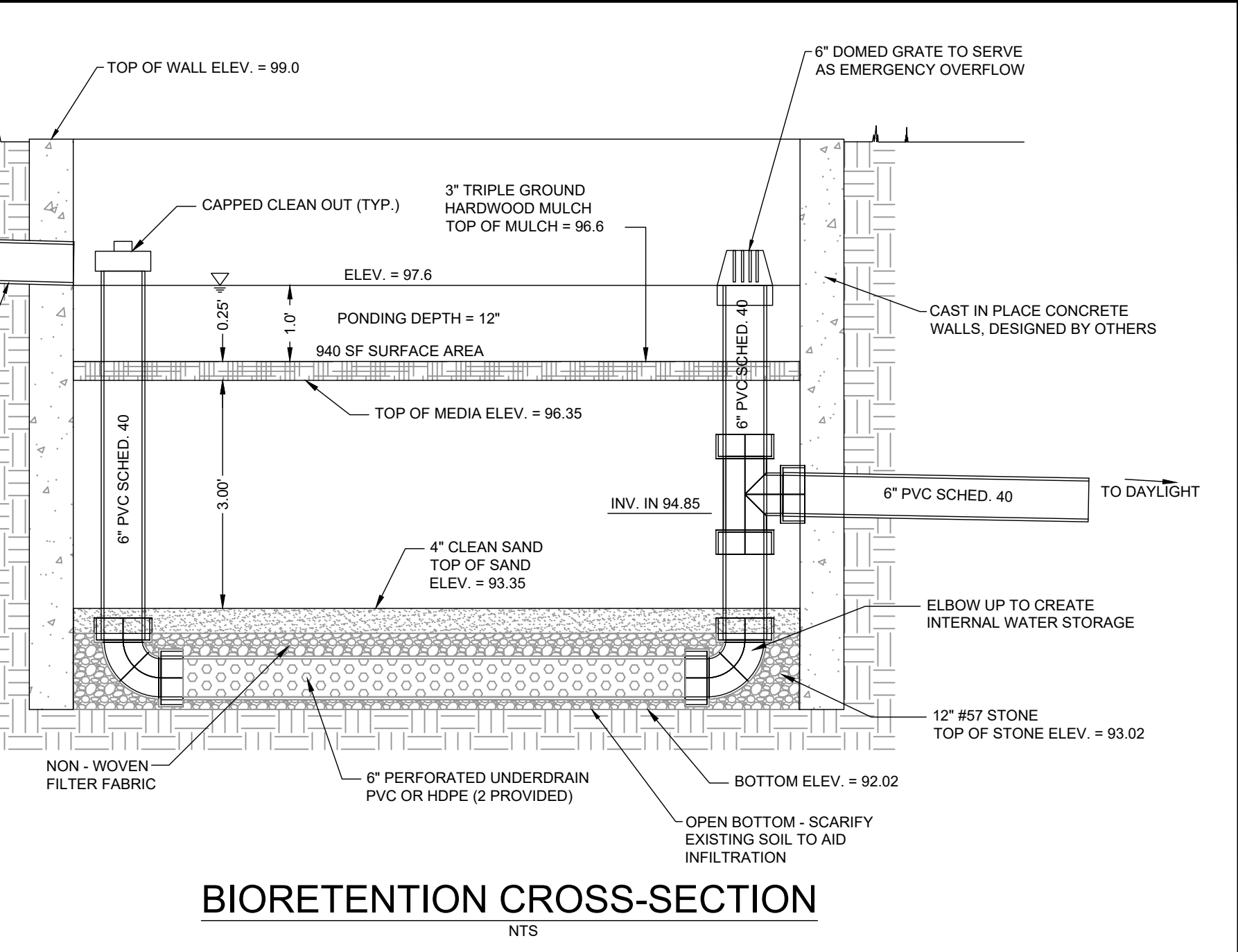
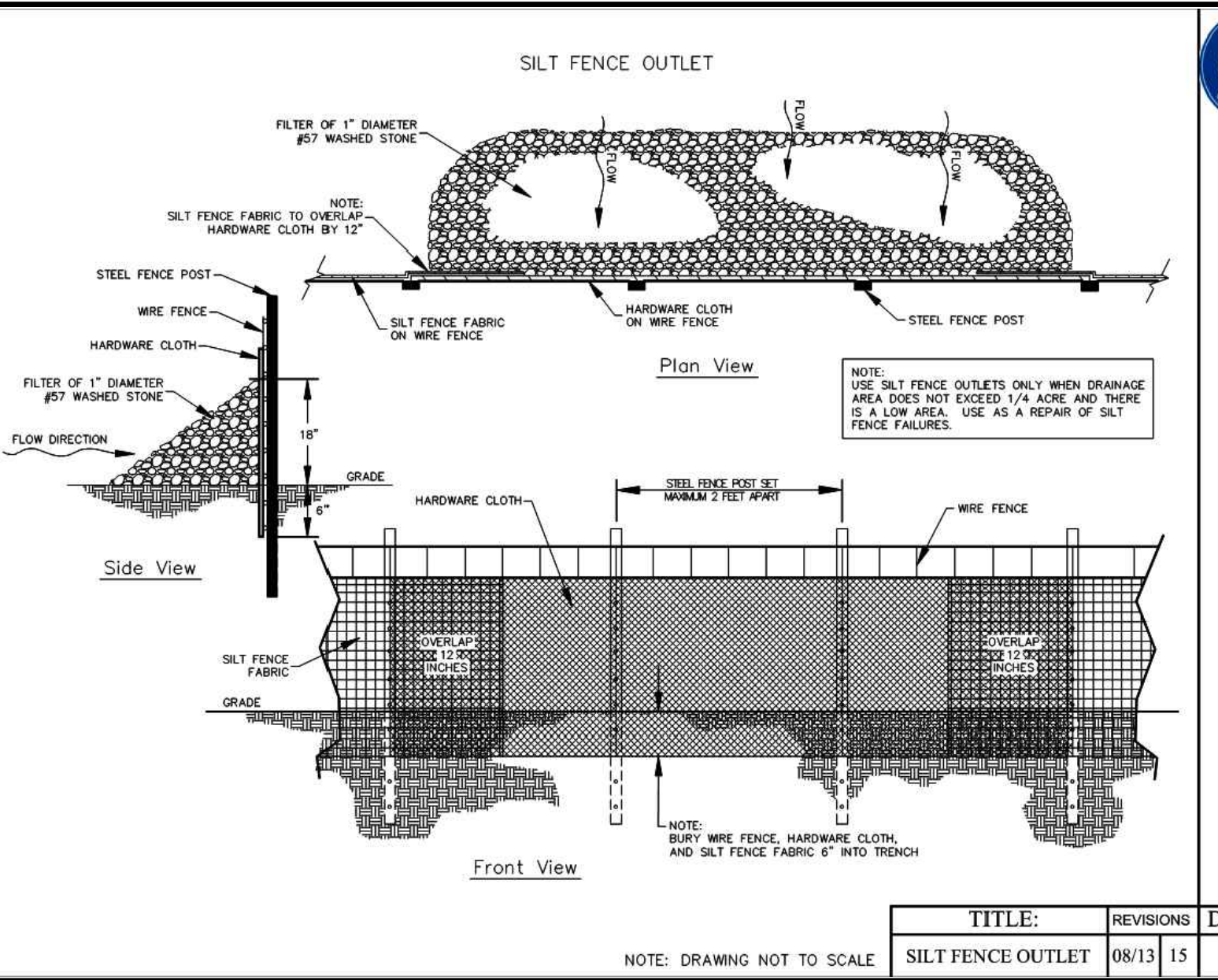
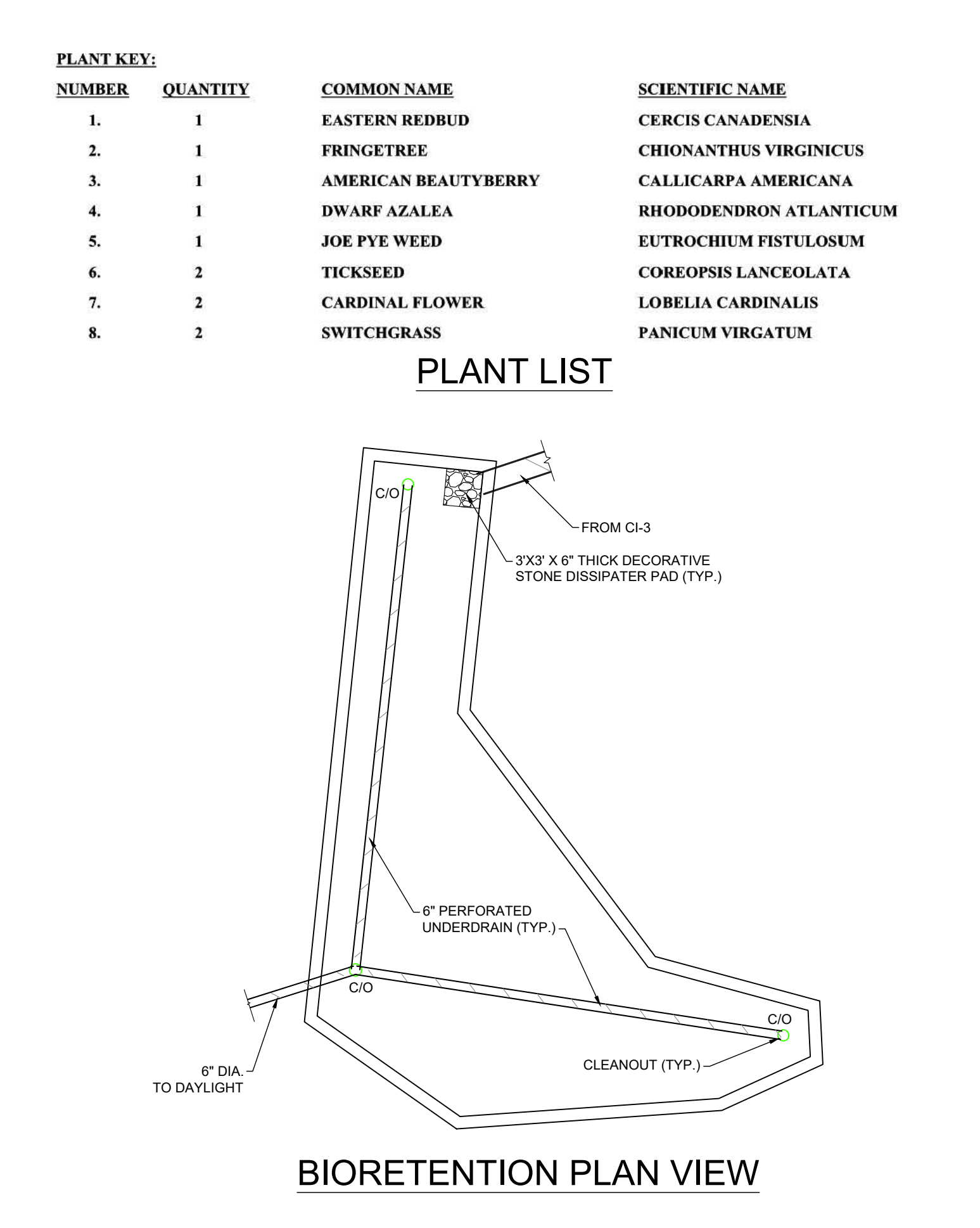
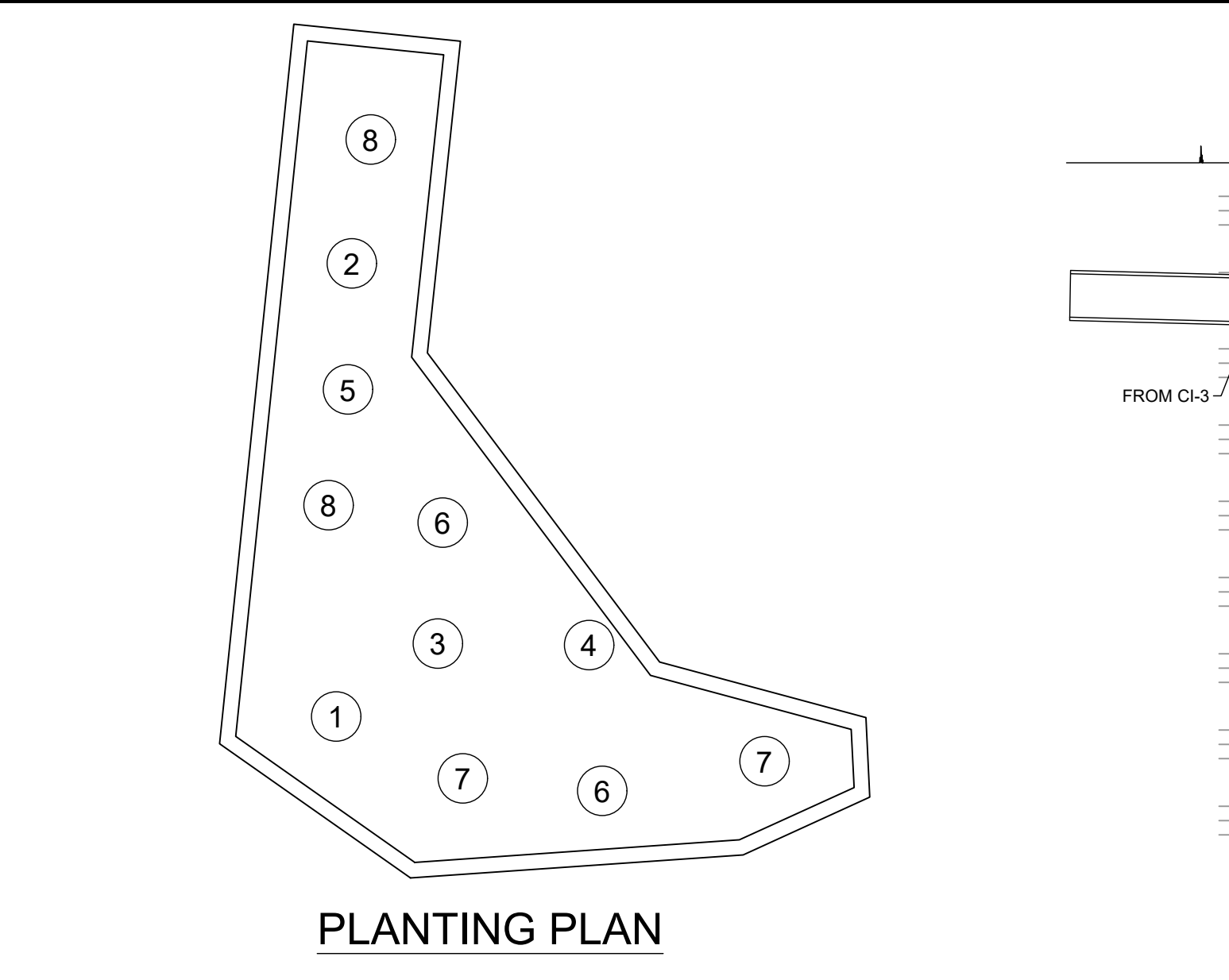
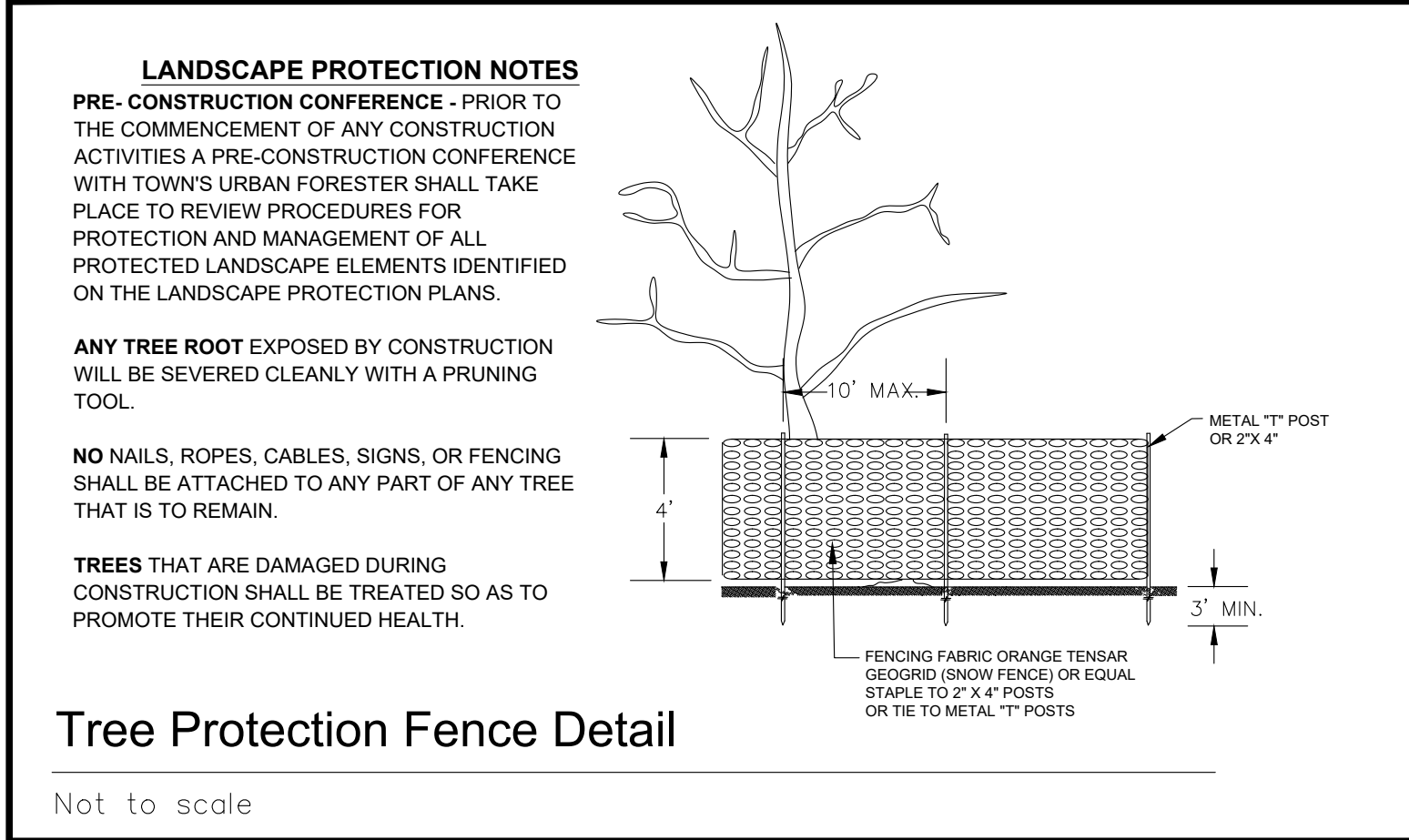
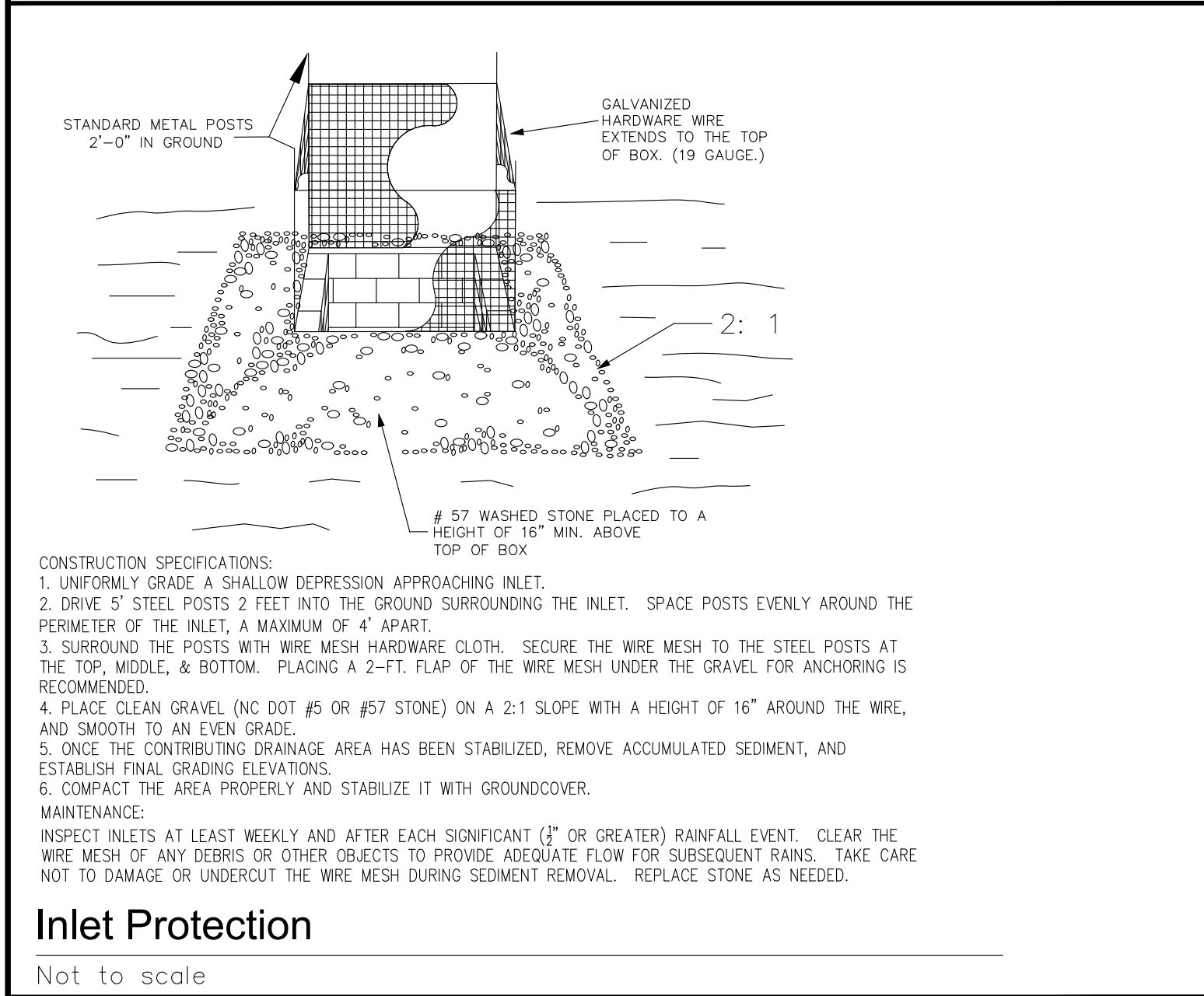
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CHAPEL HILL, NORTH CAROLINA

EROSION CONTROL - CONSTRUCTION MANAGEMENT PLAN

PROJECT NO.
PEACH
DRAWING NAME:
PEACH_EC.dwg
SHEET NO.
C-7



NEW STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.



PERMANENT SEEDING IN NORTH CAROLINA (TABLE 6.11L)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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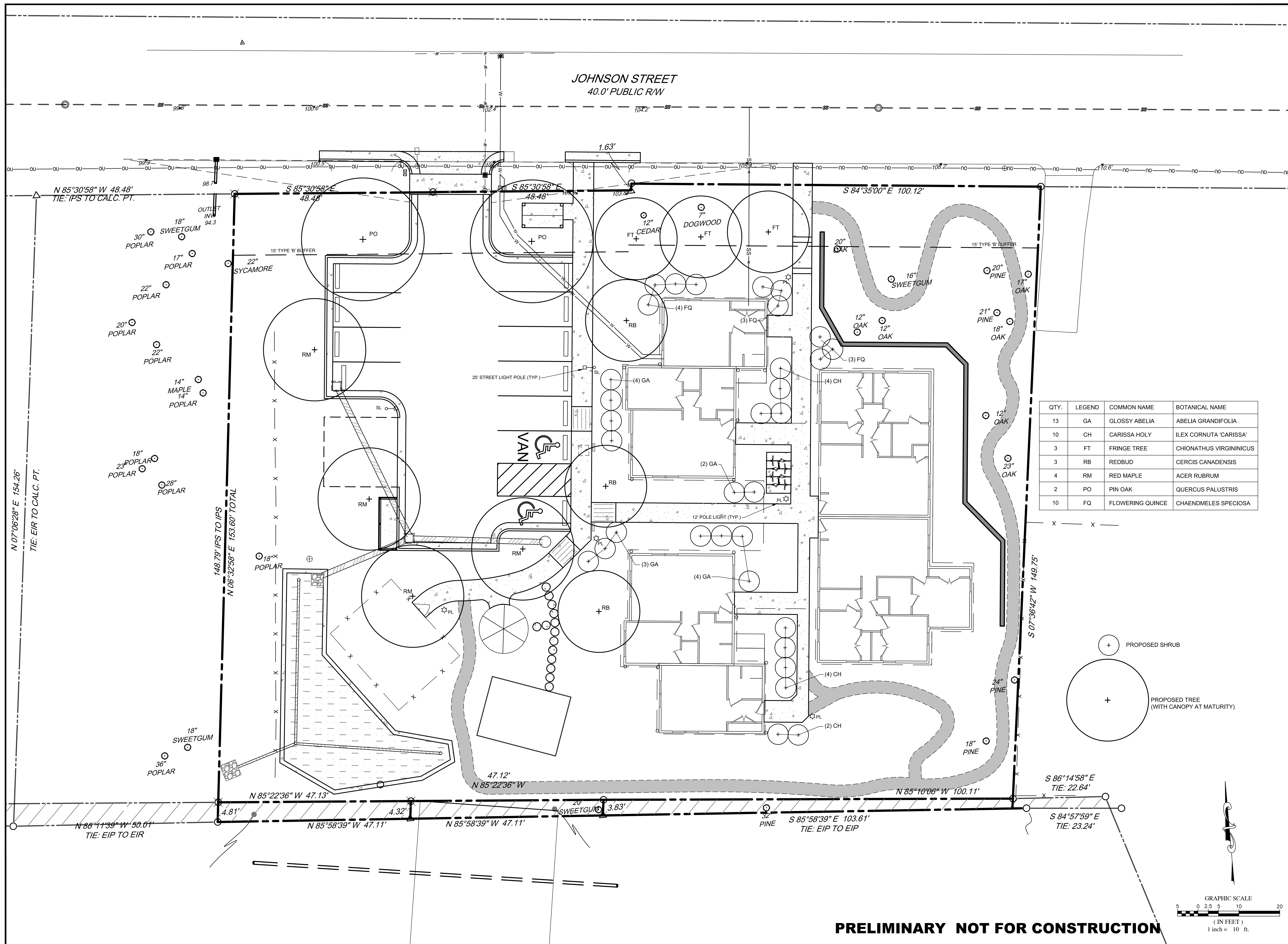
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3	FT	FRINGE TREE	CHIONATHUS VIRGINICUS
3	RB	REDBUD	CERCIS CANADENSIS
4	RM	RED MAPLE	ACER RUBRUM
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