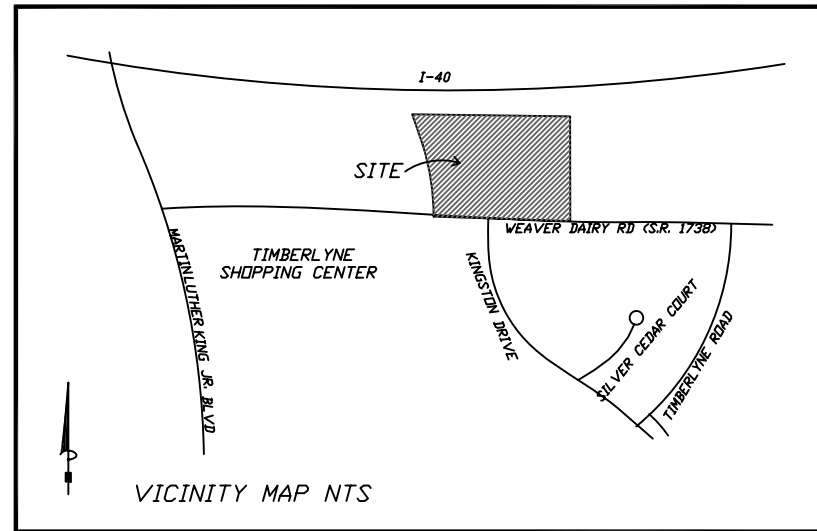


CHAPEL HILL 40

WEAVER DAIRY ROAD NORTH OF KINGSTON DRIVE, CHAPEL HILL NC

CONCEPT PLAN APPLICATION



PROJECT DATA:

<p>TAX MAP #: 717.41 PIN #: 9880-46-8090 EX. ZONING: OI-2 PROPOSED ZONING: PD O&I EXISTING USE: BUSINESS OFFICES PROPOSED USE: HOTEL BUILDING IN ADDITION TO THE EXISTING 3 OFFICE BUILDINGS SITE AREA: 19.96 AC PROJECT AREA: 145,976 SF / 3.35 AC</p> <p>EXISTING BUILDING SF: McCLAMROCK HALL: 42,484 SF BOYD HALL: 54,348 SF DAWSON HALL: 72,464 SF TOTAL: 169,296 SF</p> <p>ADDITIONAL PROPOSED BUILDING SF: 100,000 SF / 125 HOTEL ROOMS TOTAL BUILDING SF PROPOSED: 269,296 SF</p> <p>EXISTING PARKING: 520 SPACES TOTAL, INCLUDING 15 ADA SPACES</p> <p>REQUIRED PARKING FOR 173,674 SF OFFICE PER LUMO: MINIMUM SPACES = 173,674 / 350 SF = 496 SPACES MAXIMUM SPACES = 173,674 / 250 SF = 695 SPACES</p> <p>REQUIRED PARKING FOR ADDITIONAL HOTEL SPACE: MINIMUM: 125 ROOMS X .9 = 113 SPACES MAXIMUM: 125 ROOMS X 1.25 = 156</p> <p>PROPOSED ADDITIONAL PARKING: 155 SPACES FULL SIZE: 150 HANDICAP: 6 ADA SPACES TOTAL: 156</p> <p>PROPOSED TOTAL PARKING: 676 SPACES</p>	<p>IMPERVIOUS SURFACE CALCULATIONS</p> <p>EXISTING IMPERVIOUS SURFACE: SF PROPOSED ADDITIONAL IMPERVIOUS SURFACE: 103,727 SF / 2.38 AC TOTAL POST-DEVELOPMENT IMPERVIOUS SURFACE: SF = %</p> <p>LAND USE INTENSITY COMPLIANCE</p> <p>MAX FLOOR AREA(.264): 242,892 sf PROPOSED: 269,296 sf</p> <p>FEMA FLOODPLAIN INFORMATION. THERE IS NO MAPPED FLOODPLAIN ON SITE. THE NEAREST FLOOD ELEVATION IS LOCATED APPROXIMATELY 500' SOUTH OF THE PROPERTY AT WEAVER DAIRY ROAD. INFORMATION HAS BEEN TAKEN FROM THE 2006 FEMA MAPS. THE FFE OF THE PROPOSED HOTEL IS HIGHER THAN THE NEAREST MAPPED BASE FLOOD ELEVATION OF 529 ALONG WEAVER DAIRY ROAD.</p>
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LIST OF SHEETS

- CP 0.0 - COVER SHEET**
- CP 1.0 - AREA MAP**
- CP 1.1 - SITE ANALYSIS**
- CP 1.2 - SITE CONTEXT PHOTOS**
- CP 1.3 - EXISTING CONDITIONS**
- CP 2.0 - CONCEPTUAL SITE PLAN**
- CP 3.0 - CONCEPTUAL GRADING AND UTILITY PLAN**
- CP 4.0 - CONCEPTUAL BUILDING MASSING**
- SD-1.0 - SUP PLAN OF RECORD**

Coulter Jewell Thames
 ENGINEERING-PLANNING-LANDSCAPE ARCHITECTURE

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Project:
CHAPEL HILL 40
 Weaver Dairy Road
 at Kingston Road
 Chapel Hill, NC
 PIN 9880-46-8090

OWNER:
 Redwing Land LLC
 300 Market Street, Suite 120
 Chapel Hill, NC 27516
 919-933-4422



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Sheet Title:
COVER

Sheet Number
CP-0.0



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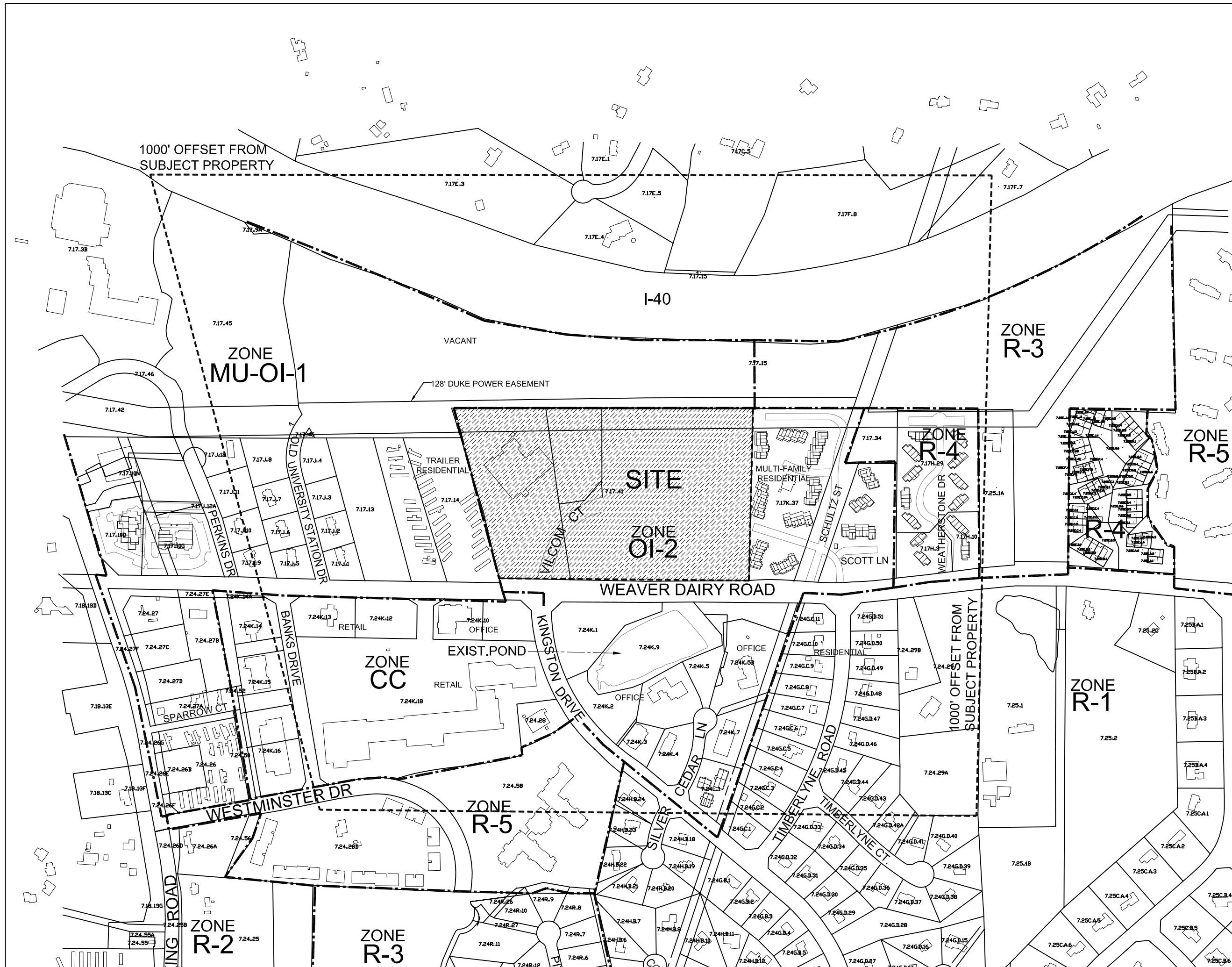
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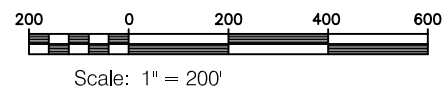
Sheet Title:

AREA MAP

Sheet Number
CP-1.0



1/CP-1.0
AREA MAP
Scale: 1" = 200'





**DAWSON HALL
FACADE**



**BOYD HALL
PARKING**



**WEAVER DAIRY
ROAD ENTRY**



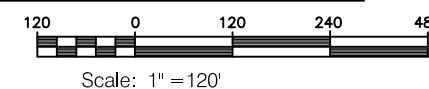
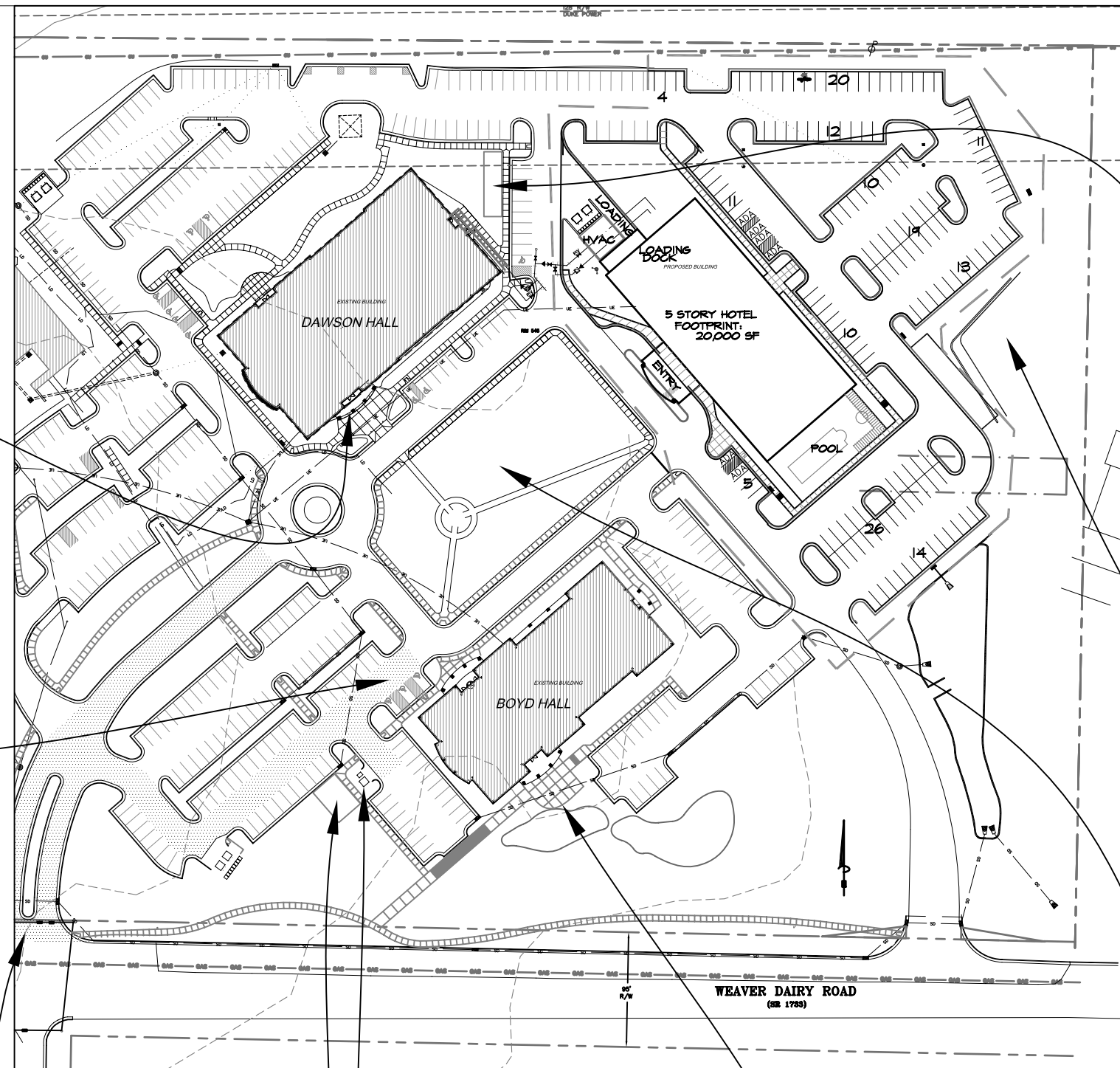
**BOYD HALL
BICYCLE RACKS**



**BOYD HALL
DUMPSTER**



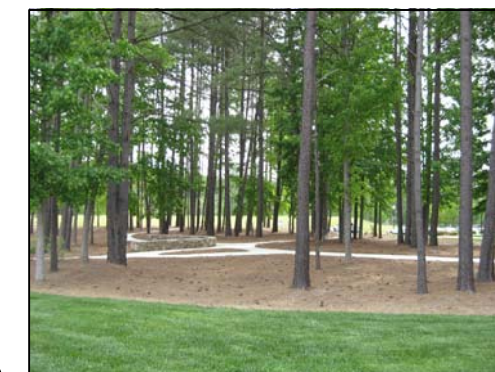
**BOYD HALL PATIO
OVERLOOKING
POND**



**DAWSON HALL
BICYCLE RACKS**



EAST NEIGHBOR



CENTRAL PARK



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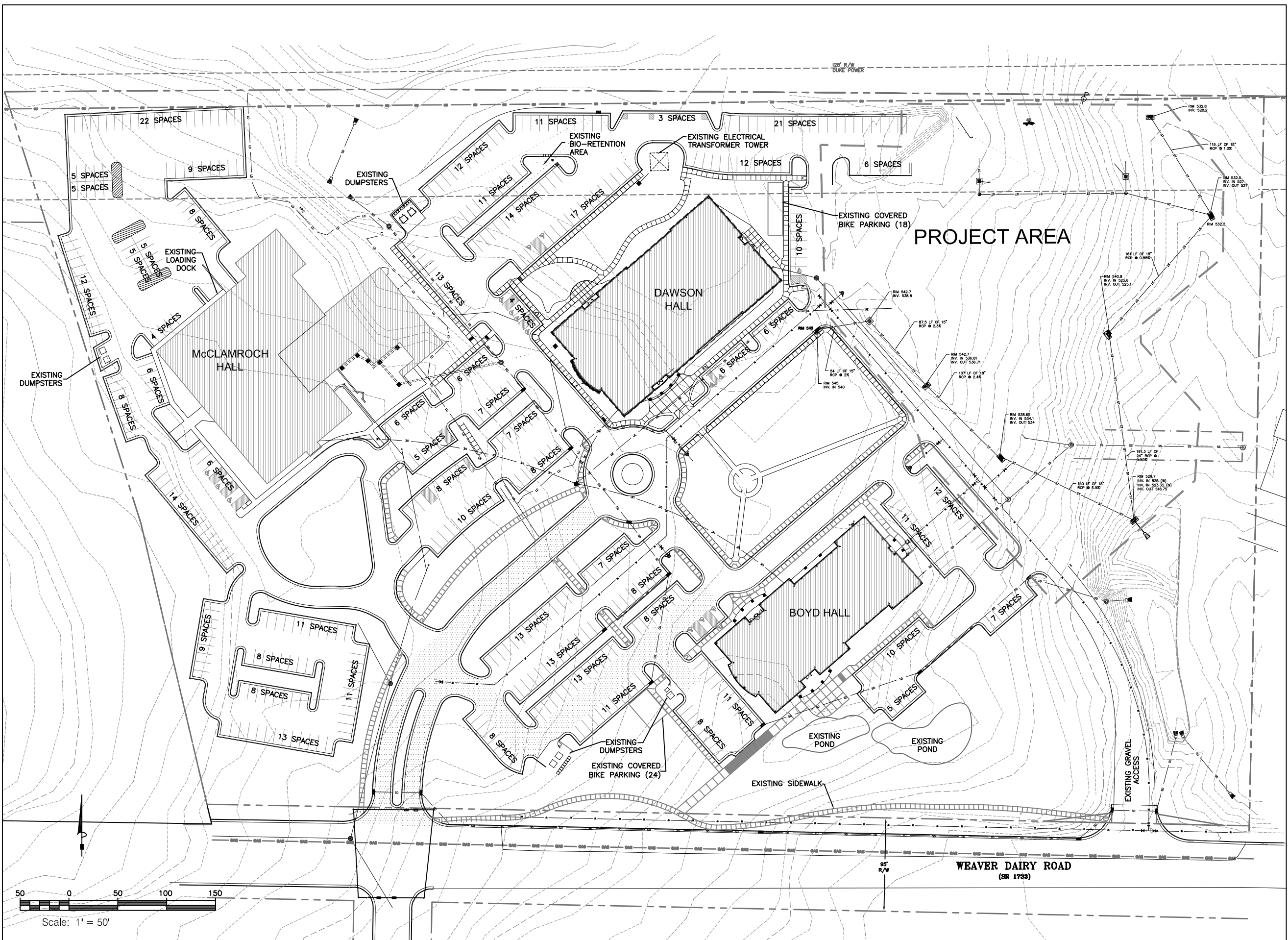
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CONCEPT PLAN SUBMITTAL
Sheet Title:
**SITE
CONTEXT
PHOTOS**
Sheet Number
CP-1.2



1/CP-1.3
EXISTING CONDITIONS
 Scale: 1" = 100'

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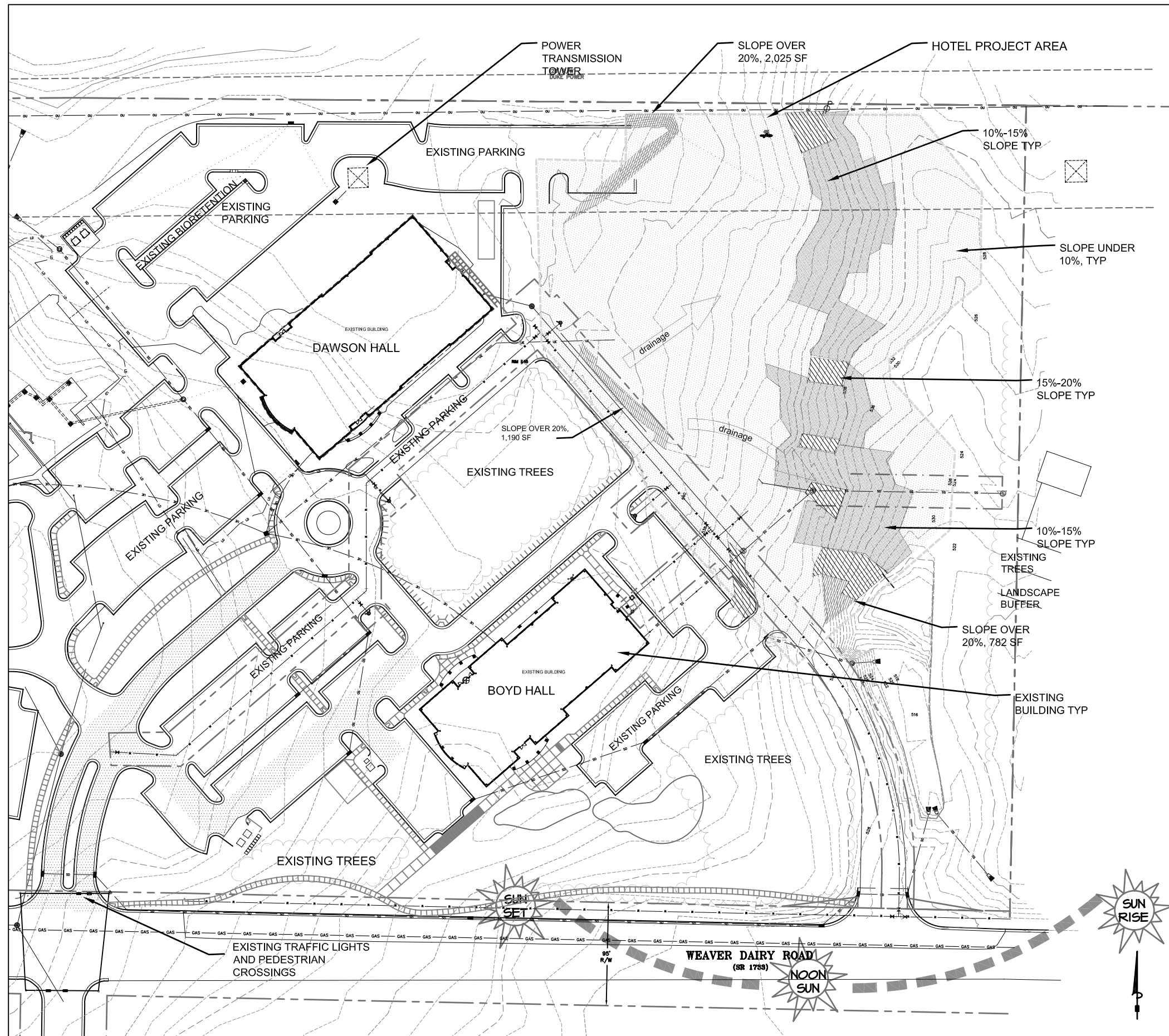
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CONCEPT PLAN SUBMITTAL

Sheet Title:





**EXISTING
 CONDITIONS**

Sheet Number
CP-1.3



TOPOGRAPHY/SLOPES:

THE PROJECT AREA HAS ALREADY BEEN GRADED TO ACCOMODATE A BUILDING WITH A 20,000 SF FOOTPRINT AND ASSOCIATED PARKING. THE MAJORITY OF THE SITE HAS SLOPES OF LESS THAN 10% AND THE OVERALL PROJECT AREA SLOPES LESS THAN 5% FROM SOUTHWEST TO NORTHEAST. THE MAJORITY OF THE SLOPES OVER 20% ARE MAN MADE STEEP SLOPES THAT OCCURRED DURING PARTIAL PROJECT AREA GRADING.

-  SLOPES < 10%
-  SLOPES 10%-15%
-  SLOPES 15%-20%
-  SLOPES > 25%

HYDROLOGICAL FEATURES/DRAINAGE

THERE ARE NO CREEKS SHOWN ON THE SOIL SURVEY OR THE USGS MAPS FOR THIS PROJECT AREA OR THE SITE, OR WITHIN 100' OF THE SITE.

THERE IS ONE POND ON SITE FOR STORM DRAINAGE. THE PROPOSED CONSTRUCTION AREAS ARE SOUTH AND WEST OF THE POND. THE SITE GENERALLY DRAINS FROM WEST TO EAST.

SOIL TYPES

THE JUNE 1977 USDA SOIL SURVEY (SHEET 26), ORANGE COUNTY, CLASSIFIES THREE SOILS IN THE PROJECT AREA. THE MAJORITY OF THE PROJECT AREA, AND THE PORTION WHERE THE BUILDING WOULD BE LOCATED, IS Hrc, OR HERNDON SILT LOAM, 6%-10% SLOPES. THIS IS A WELL DRAINED MODERATELY PERMEABLE SOIL. IN THE VERY NORTH PORTION OF THE SITE UNDER THE POWER LINES THE SOIL IS Lg OR LIGNUM SILT LOAM. THIS IS A MODERATELY WELL DRAINED BUT SLOWLY PERMEABLE SOIL. THIS AREA WILL BE USED FOR SOME PARKING LOT AND SOME LANDSCAPING. THE STORM POND WILL BE LOCATED IN THE NORTHEAST CORNER OF THE PROJECT AREA WHICH HAS AN ApC OR APPLING SANDY LOAM SOIL TYPE. THIS IS WELL DRAINED SOIL WITH LOW ORGANIC CONTENT.

SUN/SHADE PATTERNS

THE SUN WILL PASS AROUND THE FRONT OF THE STRUCTURE DURING THE COURSE OF THE DAY. THE PROPOSED RECREATION AREA WITH THE POTENTIAL OF A POOL AREA WILL RECEIVE SUN FROM SUNRISE THROUGH TO LATE AFTERNOON. THE BUILDING ITSELF WILL SHADE THE NORTH PARKING LOT, AND IN THE PARKING AREAS OVERALL TREES WILL BE LOCATED TO THE SOUTH AND WEST WHEREVER POSSIBLE TO PROVIDE MAXIMUM SHADE FOR PARKED CARS. THE BACK ENTRY WILL RECEIVE LITTLE SUN. THERE WILL BE TREE PLANTINGS AT THE ENTRY AND ALONG THE SIDEWALKS TO PROVIDE MAXIMUM SHADE FOR PEDESTRIANS.

FEMA FLOODPLAIN INFORMATION.

BASED ON THE 2006 FEMA MAPS FOR ORANGE COUNTY THERE IS NO MAPPED FLOODPLAIN ON THIS SITE. THE NEAREST MAPPED FLOODPLAIN IS LOCATED 500 FEET TO THE SOUTH WITH A BASE FLOOD ELEVATION OF 529 AT WEAVER DAIRY ROAD. THE PROPOSED BUILDING WILL BE SET WITH AN FFE OF AT LEAST 542, OR 13 FEET ABOVE THE NEAREST BASE FLOOD ELEVATION.

SPECIAL FEATURES

THIS PROPERTY HAS FRONTAGE ON WEAVER DAIRY ROAD THOUGH THE HOTEL PROJECT AREA IS ACCESSED THROUGH THE EXISTING SITE DRIVEWAYS. THE SITE HAS BEEN SERVICED WITH ALL UTILITIES. EXISTING UTILITIES ARE ALL UNDERGROUND.

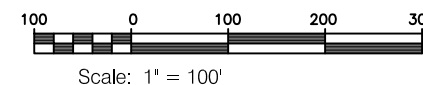
THERE IS A 128' WIDE DUKE POWER EASEMENT ALONG THE NORTH EDGE OF THE PROPERTY AND PROJECT AREA. THIS EASEMENT CURRENTLY CONTAINS LARGE TRANSMISSION TOWERS AND MULTIPLE OVERHEAD LINES WHICH WILL REMAIN. THE ONLY USE PROPOSED FOR THE POWER EASEMENT IS SURFACE PARKING ASSOCIATED WITH THE HOTEL.

VEGETATION

THE SITE HAS A VARIETY OF FOREST AREAS. THERE ARE SOME AREAS OF MATURE HARDWOODS AND SOME OF MEDIUM TO MATURE PINES. THE EXISTING BUILDINGS ARE SURROUNDED BY MATURE LANDSCAPE PLANTINGS. THE MAJORITY OF THE FOREST ON SITE ARE SIGNIFICANT TREE STANDS AS DEFINED BY THE LUMO. THERE ARE FEW SPECIMAN TREES ON SITE.





THE PROPOSED BUILDINGS WOULD BE LOCATED PREDOMINATELY IN AREAS OF PINE WOODS. GRADING OF THE BUILDING AND PARKING AREA WILL ATTEMPT TO MINIMIZE THE AMOUNT OF TREE CLEARING.

1/CP-1.1
SITE ANALYSIS
Scale: 1" = 100'



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Project: **CHAPEL HILL 40**
Weaver Dairy Road
at Kingston Road
Chapel Hill, NC
PIN 9880-46-8090

OWNER:
Redwing Land LLC
300 Market Street, Suite 120
Chapel Hill, NC 27516
919-933-4422



PLANS NOT RELEASED FOR CONSTRUCTION

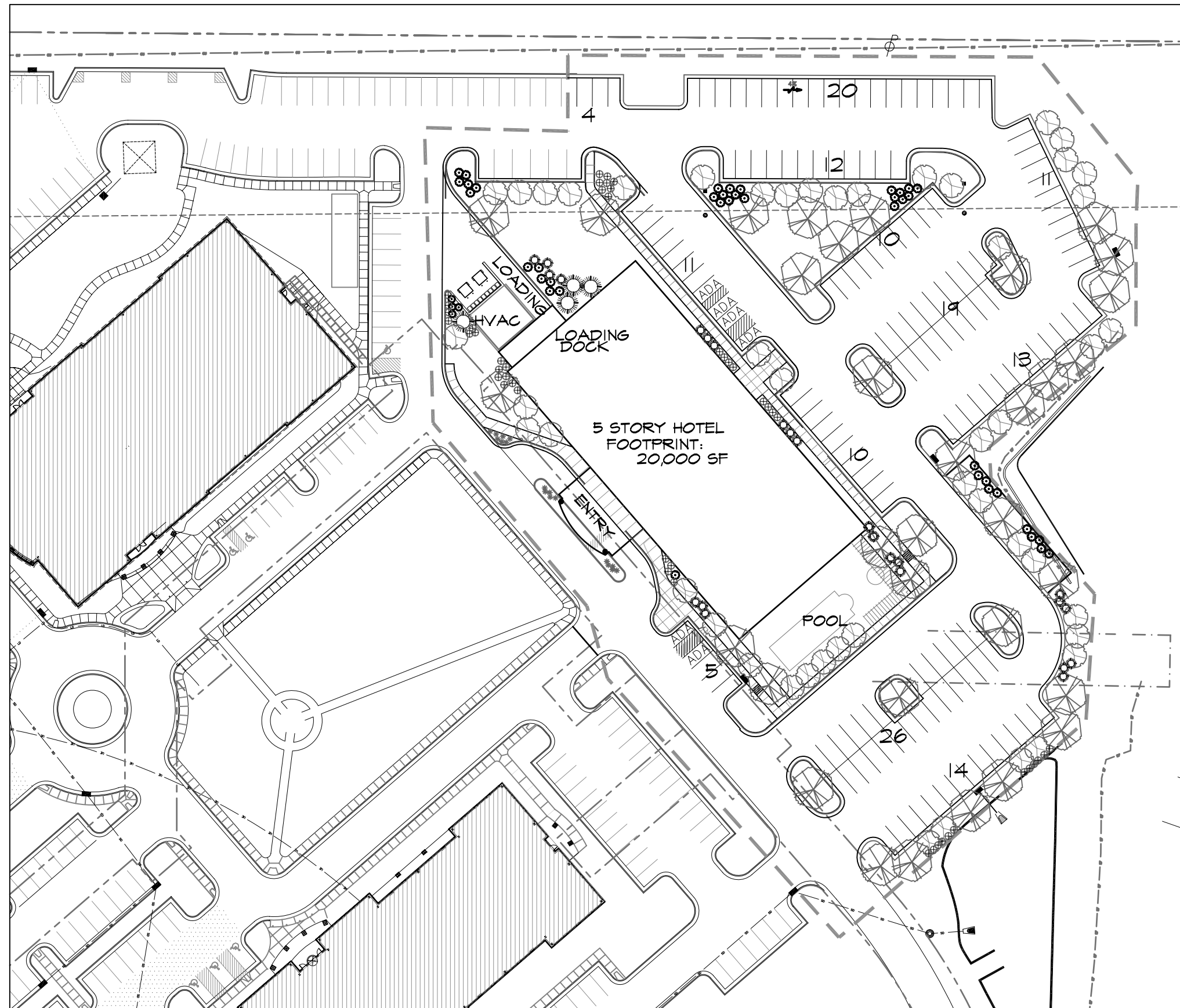
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Revisions	6-09-08

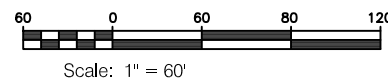
CONCEPT PLAN SUBMITTAL

Sheet Title:
SITE ANALYSIS

Sheet Number
CP-1.1



1/CP-2.0
CONCEPTUAL SITE PLAN
 Scale: 1" = 60'



NOTES:

1. PARKING LOT IS TO BE CONSTRUCTED TO TOWN OF CHAPEL HILL STANDARDS.
2. ALL DRIVE AISLES TO BE PAVED WITH HEAVY DUTY ASPHALT PAVEMENT (1/SUP-8.0)
3. AS-BUILTS TO BE PROVIDED FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS, AND ALL OTHER EXISTING OR PROPOSED IMPERVIOUS SURFACES.
4. PRIOR TO ANY CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRE-DEMOLITION AND PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF.
5. IF ANY VEHICLES ARE PARKING IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
6. ORANGE COUNTY SOLID WASTE DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.

NOTES (TO BE PLACED ON FINAL PLANS):

1. BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
2. BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
3. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PRE-DEMOLITION/CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING WITH OTHER DEPARTMENT OFFICIALS.



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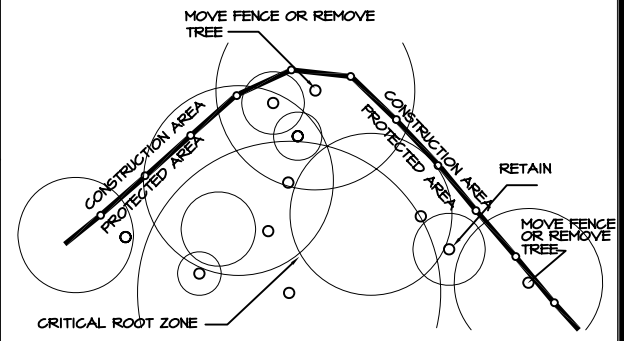
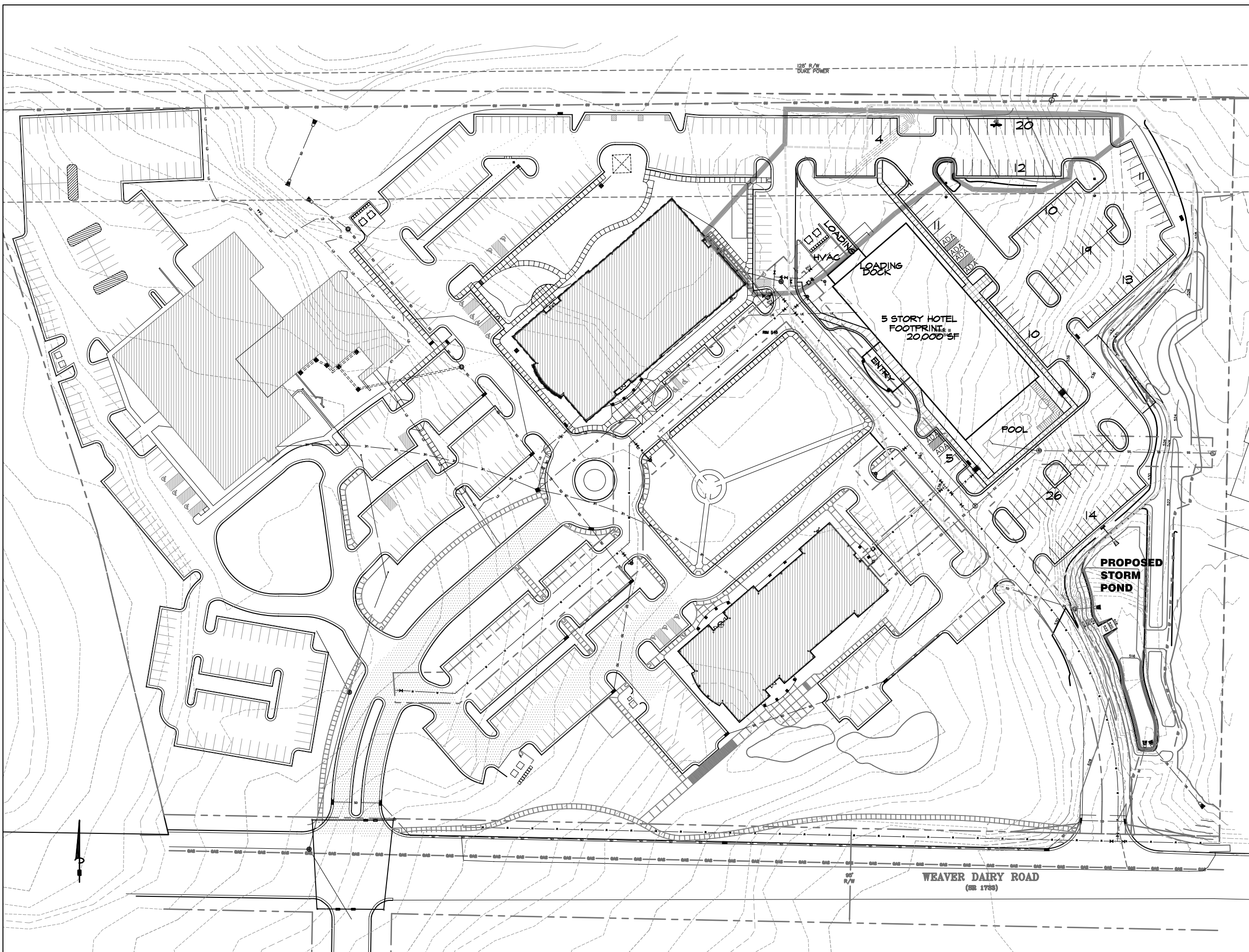
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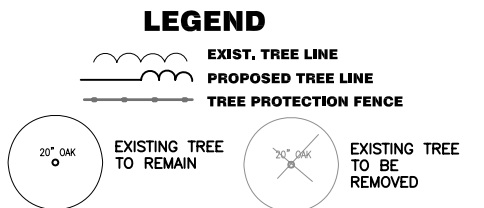
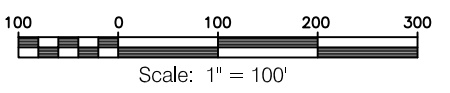
**CONCEPTUAL
 SITE PLAN**

Sheet Number
CP-2.0

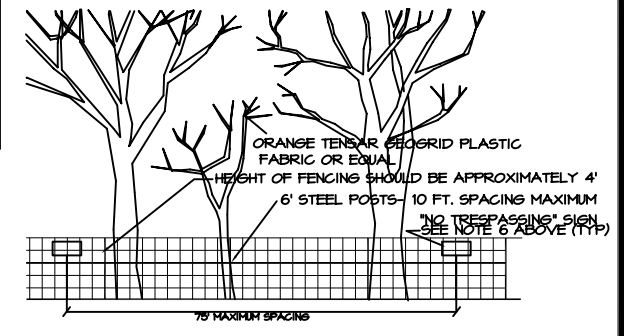


- NOTES:
1. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
 2. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMIT OF WORK.
 3. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
 4. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD WITH THE TOWN'S URBAN FORESTER BEFORE ANY SITE WORK BEGINS.
 5. A LANDSCAPE PROTECTION SUPERVISOR WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL MUST BE PRESENT ON SITE AT ALL TIMES WHEN THE FOLLOWING ACTIVITIES ARE TAKING PLACE: CLEARING, GRUBBING, EXCAVATION, GRADING, TRENCHING, MOVING OF SOIL, INSTALLATION AND REMOVAL OF TREE PROTECTION FENCING, AND THE DELIVERY, TRANSPORTING, AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT.
 6. SIGNAGE IN BOTH ENGLISH AND SPANISH MUST BE PLACED ON TREE PROTECTION FENCING WITH A MAXIMUM SPACING OF 75' O.C. SIGNAGE SHOULD READ: "TREE PROTECTION AREA - NO TRESPASSING WITHIN THE FENCE" AND "PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES".

1/CP-3.0
CONCEPTUAL GRADING & UTILITY PLAN
 Scale: 1" = 100'



ALL UTILITIES ARE PRESENT ON SITE. SERVICE LINES TO THE NEW BUILDING WILL BE ADDED AS REQUIRED.



2/CP-3.0
TREE PROTECTION FENCE
 NO SCALE

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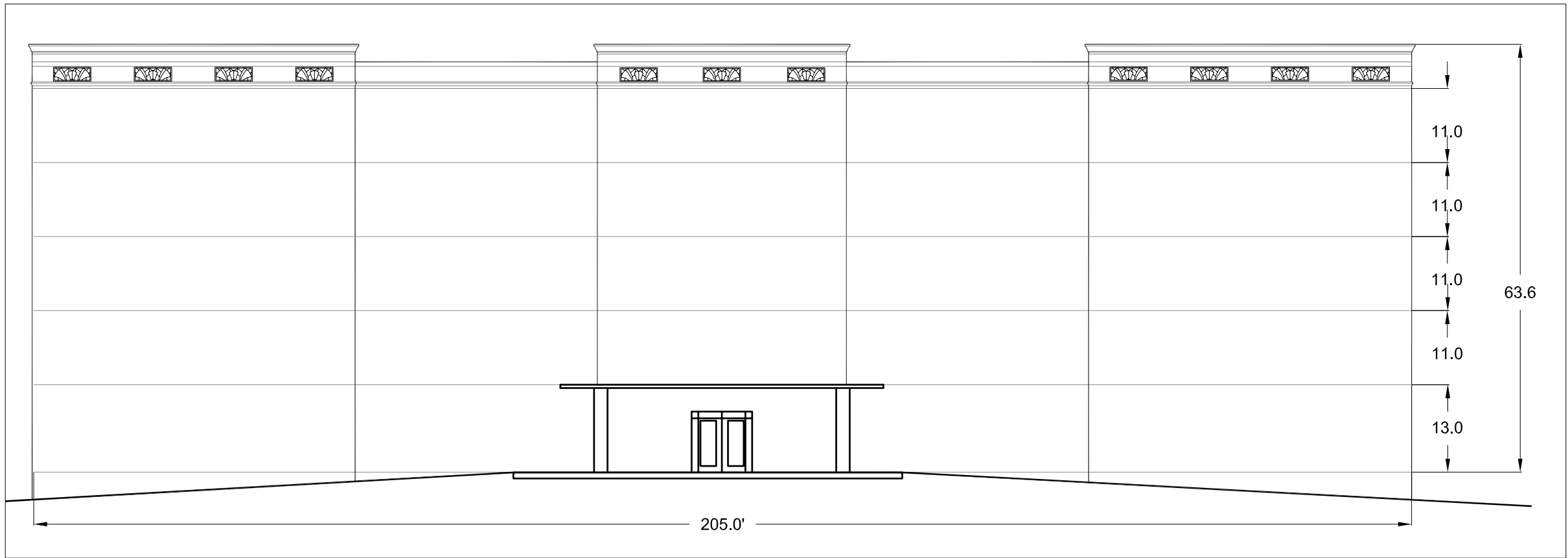
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CONCEPT PLAN SUBMITTAL
 Sheet Title:

CONCEPTUAL GRADING & UTILITY PLAN
 Sheet Number



CONCEPTUAL BUILDING ELEVATION

HOTEL BUILDING WILL COMPLEMENT EXISTING SITE BUILDINGS AND WILL BORROW DESIGN FEATURES FROM EXISTING STRUCTURES WHERE POSSIBLE. HOTEL OWNER WILL ADD ITS OWN CORPORATE DESIGN ELEMENTS WITHIN THE TOWN GUIDELINES.



BOYD HALL



DAWSON HALL

1/CP-4.0
BUILDING ELEVATIONS
NTS

Coulter Jewell Thames
ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE
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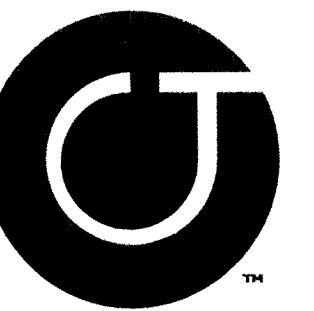
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CONCEPT PLAN SUBMITTAL

Sheet Title:

**CONCEPTUAL
BUILDING
MASSING**

Sheet Number
CP-4.0

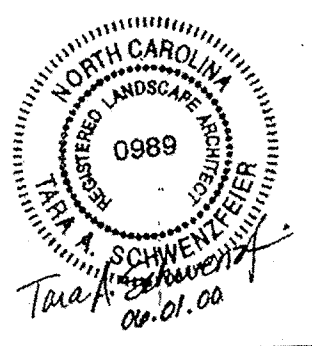


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CLINE
DAVIS
ARCHITECTS PA

125 N. Harrington St.
Raleigh, NC 27603
919/833-6413
919/836-1280 FAX
clinedavisarchitects.com



THE CAMPUS @ VILCOM CENTER
CHAPEL HILL, NORTH CAROLINA
ZCP SUBMITTAL

Project 98126
Date 2/14/00
Revisions
3.06.00
3.30.00
4.24.00
6.01.00
Drawn By TAS
Checked By TAS/ML
Content
Site Plan
Sheet SD1

Project:
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at Kingston Drive
Chapel Hill, NC

OWNER:
Bryan Properties Inc.
300 Market Street, Suite 120
Chapel Hill, NC 27516
919-933-4422

PLANS NOT RELEASED
FOR CONSTRUCTION

Job Number: 0823

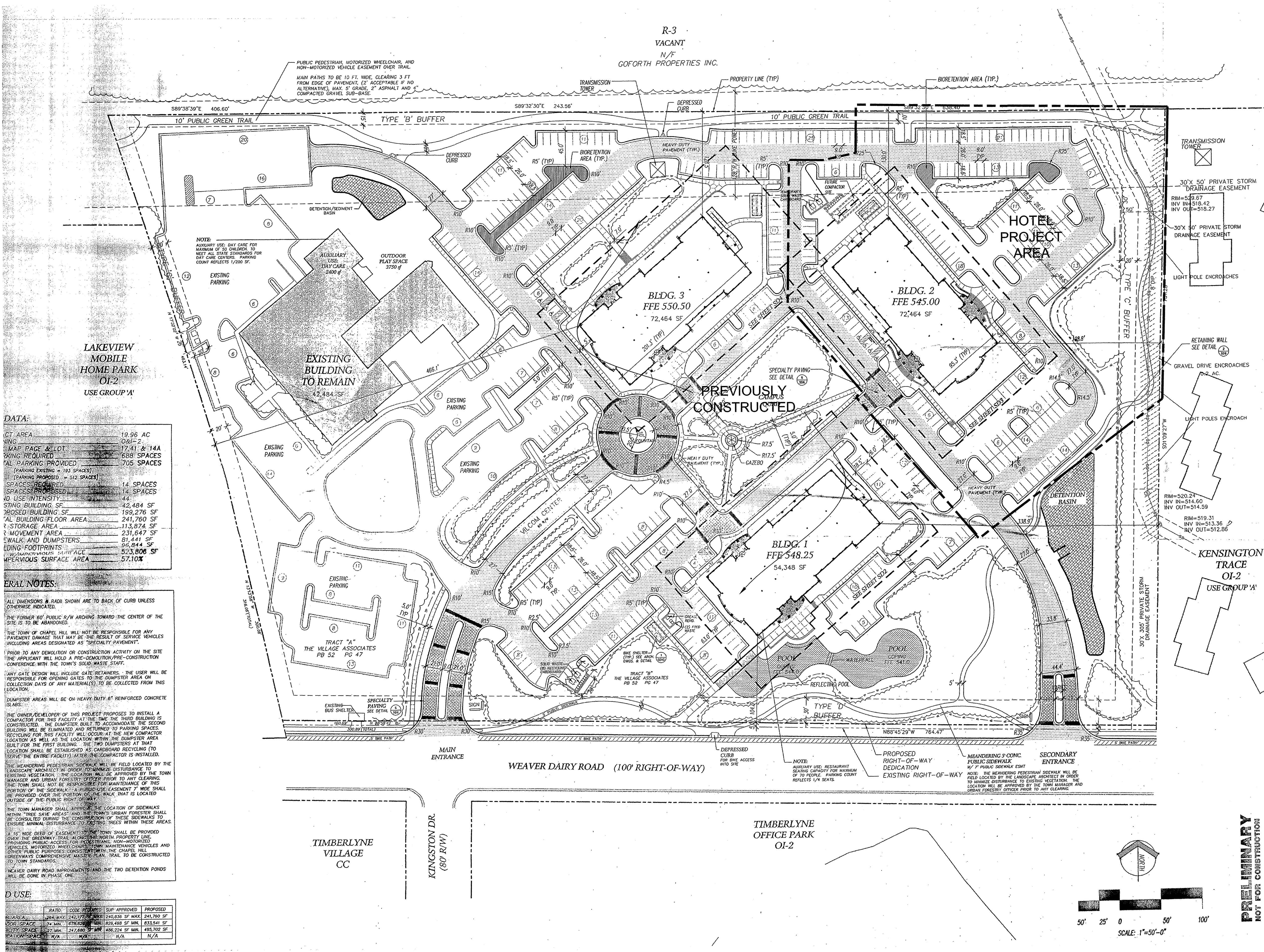
Drawn	WLR
Checked	SPB, DAJ, WLR
Date	5-21-08
Revisions	

CONCEPT PLAN SUBMITTAL

Sheet Title:

PREVIOUSLY
APPROVED
SUP SITE PLAN

Sheet Number
SD-1.0



DATA:

CT AREA	19.96 AC
MAP PAGE & LDT	02-1
SPACES REQUIRED	17,411 & 14A
TOTAL PARKING PROVIDED	688 SPACES
(PARKING EXISTING - 143 SPACES)	
(PARKING PROPOSED - 545 SPACES)	
SPACES REQUIRED	14 SPACES
SPACES PROVIDED	14 SPACES
LD USE INTENSITY	42,484 SF
PROPOSED BUILDING SF	199,276 SF
TOTAL BUILDING FLOOR AREA	241,760 SF
STORAGE AREA	113,874 SF
MOVEMENT AREA	231,647 SF
WALK AND DUMPSTERS	81,441 SF
LOADING FOOTPRINTS	95,844 SF
PERVIOUS SURFACE AREA	82,100 SF
	57.10%

GENERAL NOTES:

ALL DIMENSIONS & RADII SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED.

THE FORMER 10' PUBLIC R/W ARCHING TOWARD THE CENTER OF THE SITE IS TO BE ABANDONED.

THE TOWN OF CHAPEL HILL WILL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY BE THE RESULT OF SERVICE VEHICLES INCLUDING AREAS DESIGNATED AS SPECIALTY PAVEMENT.

FRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE TOWN'S SOLID WASTE STAFF.

ANY GATE DESIGN WILL INCLUDE GATE RETAINERS. THE USER WILL BE RESPONSIBLE FOR OPENING GATES TO THE DUMPSTER AREA ON COLLECTION DAYS OF ANY MATERIAL(S) TO BE COLLECTED FROM THIS LOCATION.

DUMPSTER AREAS WILL BE ON HEAVY DUTY 6" REINFORCED CONCRETE SLABS.

THE OWNER/DEVELOPER OF THIS PROJECT PROPOSES TO INSTALL A COMPACTOR FOR THIS FACILITY AT THE TIME THE THIRD BUILDING IS CONSTRUCTED. THE DUMPSTER BUILT TO ACCOMMODATE THE SECOND BUILDING WILL BE ELIMINATED AND RETURNED TO PARKING SPACES. RECYCLING FOR THIS FACILITY WILL OCCUR AT THE NEW COMPACTOR LOCATION AS WELL AS THE LOCATION WITHIN THE DUMPSTER AREA BUILT FOR THE FIRST BUILDING. THE TWO DUMPSTERS AT THIS LOCATION SHALL BE ESTABLISHED AS CARDBOARD RECYCLING (TO SERVE THE ENTIRE FACILITY) AFTER THE COMPACTOR IS INSTALLED.

THE MEANDERING PEDESTRIAN SIDEWALK WILL BE FIELD LOCATED BY THE LANDSCAPE ARCHITECT IN ORDER TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION. THE LOCATION WILL BE APPROVED BY THE TOWN MANAGER AND URBAN FORESTRY OFFICER PRIOR TO ANY CLEARING. THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THIS PORTION OF THE SIDEWALK. A PUBLIC USE EASEMENT 7' WIDE SHALL BE PROVIDED OVER THE PORTION OF THE WALK THAT IS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

THE TOWN MANAGER SHALL APPROVE THE LOCATION OF SIDEWALKS WITHIN "TREE SAVE AREAS" AND THE TOWN'S URBAN FORESTER SHALL BE CONSULTED DURING THE CONSTRUCTION OF THESE SIDEWALKS TO ENSURE MINIMAL DISTURBANCE TO EXISTING TREES WITHIN THESE AREAS.

A 2'-6" WIDE DEED OF EASEMENT TO THE TOWN SHALL BE PROVIDED OVER THE GREENWAY TRAIL ALONG THE NORTH PROPERTY LINE. PERMISSIBLE PUBLIC ACCESS FOR PEDESTRIANS, NON-MOTORIZED VEHICLES, MOTORIZED WHEELCHAIRS, WHEELCHAIR MANEUVERING DEVICES AND OTHER PUBLIC PURPOSES CONSISTENT WITH THE CHAPEL HILL GREENWAYS COMPREHENSIVE MASTER PLAN. TRAIL TO BE CONSTRUCTED TO TOWN STANDARDS.

WEAVER DAIRY ROAD IMPROVEMENTS AND THE TWO DETENTION PONDS WILL BE DONE IN PHASE ONE.

D USE:

GRID	CODE	REMARKS	SUP. APPROVED	PROPOSED
BLK. AREA	254	MAX. 243,777 SF MAX.	243,836 SF MAX.	241,760 SF
LOOR SPACE	24	MIN. 678,528 SF MIN.	858,498 SF MIN.	833,541 SF
BILITY SPACE	127	MIN. 247,680 SF MIN.	486,224 SF MIN.	485,792 SF
RENTAL SPACE	N/A	N/A	N/A	N/A