



NOTES

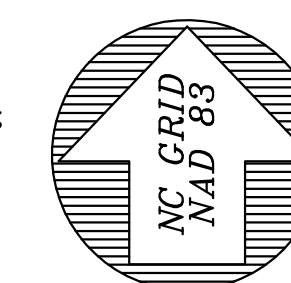
1. THIS PLAN IS CONCEPTUAL ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. EXISTING CONDITIONS SHOWN ARE BASED UPON GIS INFORMATION FROM PUBLICLY AVAILABLE GIS SOURCES AND MUST BE CONFIRMED.
2. THIS PLAN HAS NOT BEEN REVIEWED BY THE AUTHORITIES HAVING JURISDICTION OVER THE DEVELOPMENT ON THIS SITE. BALLENTINE ASSOCIATES DOES NOT GUARANTEE THAT THE DEVELOPMENT INTENSITY OR LAYOUT DEPICTED ON THIS PLAN WOULD BE APPROVED AS SHOWN. FURTHER STUDY IS REQUIRED.

SITE DATA

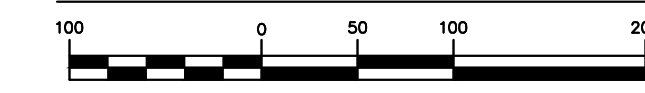
| | | | |
|---------------------------------|---|-----------------|---------------|
| APPLICANT: | TOWN OF CHAPEL HILL | | |
| PROPERTY OWNER: | TOWN OF CHAPEL HILL | | |
| PROPERTY ADDRESS: | BENNETT ROAD, CHAPEL HILL, NC | | |
| PIN NUMBERS: | 9787-27-9166 | | |
| EXISTING ZONING: | R-LD-1 W/ WATERSHED PROTECTION DISTRICT | | |
| PROPOSED ZONING: | R-SS-C | | |
| EXISTING USE: | WOODED/VACANT | | |
| PROPOSED USE: | MULTIFAMILY, OVER 7 DWELLING UNITS | | |
| PROPOSED USE GROUP: | A | | |
| SETBACKS: | N/A' (SOLAR) | 0' (INTERIOR) | 10' (STREET) |
| NET LAND AREA: | 172,115 SF (3.95 AC) | | |
| CREDITED STREET AREA: | 17,211 SF (0.40 AC) | | |
| GROSS LAND AREA: | 189,326 SF (4.35 AC) | | |
| FLOOR AREA SUMMARY: | AREA | EAR | ALLOWABLE FAR |
| | 189,326 SF | 1.10 | 208,259 SF |
| UNIT SUMMARY: | | | |
| DWELLING UNITS ALLOWED (R-1) | N/A | | |
| EXISTING UNITS | 0 | | |
| PROPOSED UNITS | 59 | | |
| PARKING SUMMARY: | | | |
| PARKING SPACES REQUIRED (2 BR): | 1.4/UNIT (MIN) | 1.75/UNIT (MAX) | |
| PARKING SPACES PROVIDED: | 98 SPACES (1.66/UNIT) | | |
| RECREATION SPACE SUMMARY: | | | |
| REQUIRED (0.050 X GLA) | 9,466 SF | | |
| PROPOSED - | XX,XXX SF | | |

DRAWING LEGEND

| SYMBOL/ABBREVIATION | DESCRIPTION |
|---------------------|-------------------------|
| | MINOR CONTOUR |
| | MAJOR CONTOUR |
| | WATER LINE |
| | SEWER LINE |
| | SEWER MANHOLE |
| | SLOPES GREATER THAN 25% |



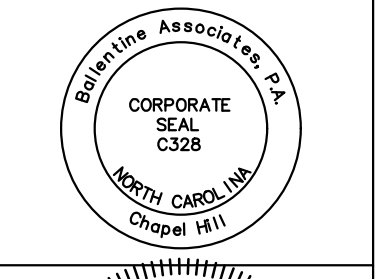
FINAL CONCEPTUAL SITE PLAN - BENNETT ROAD



(GRAPHIC SCALE IN FEET)
1 inch = 100 ft.

REVIEW DRAWING NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
CORPORATE SEAL
SECURITY CAROL HILL
Chapel Hill, NC



NOT FOR CONSTRUCTION
ENGINEER
GEORGE J. REYNOLDS

| DATE | REVISIONS |
|-----------|--------------------------|
| 14 JUN 19 | 14 JUN 19 |
| 16 JUL 19 | MIXED ACCESS ISSUE |
| 26 AUG 19 | REFINED PREFERRED OPTION |

OWNER INFORMATION
TOWN OF CHAPEL HILL
405 MARTIN LUTHER-KING JR BLVD
CHAPEL HILL, NC 27514
OWNERS REPRESENTATIVE:
XXX XXXXXX
PH: (000) 000-0000
FAX: (000) 000-0000
EMAIL

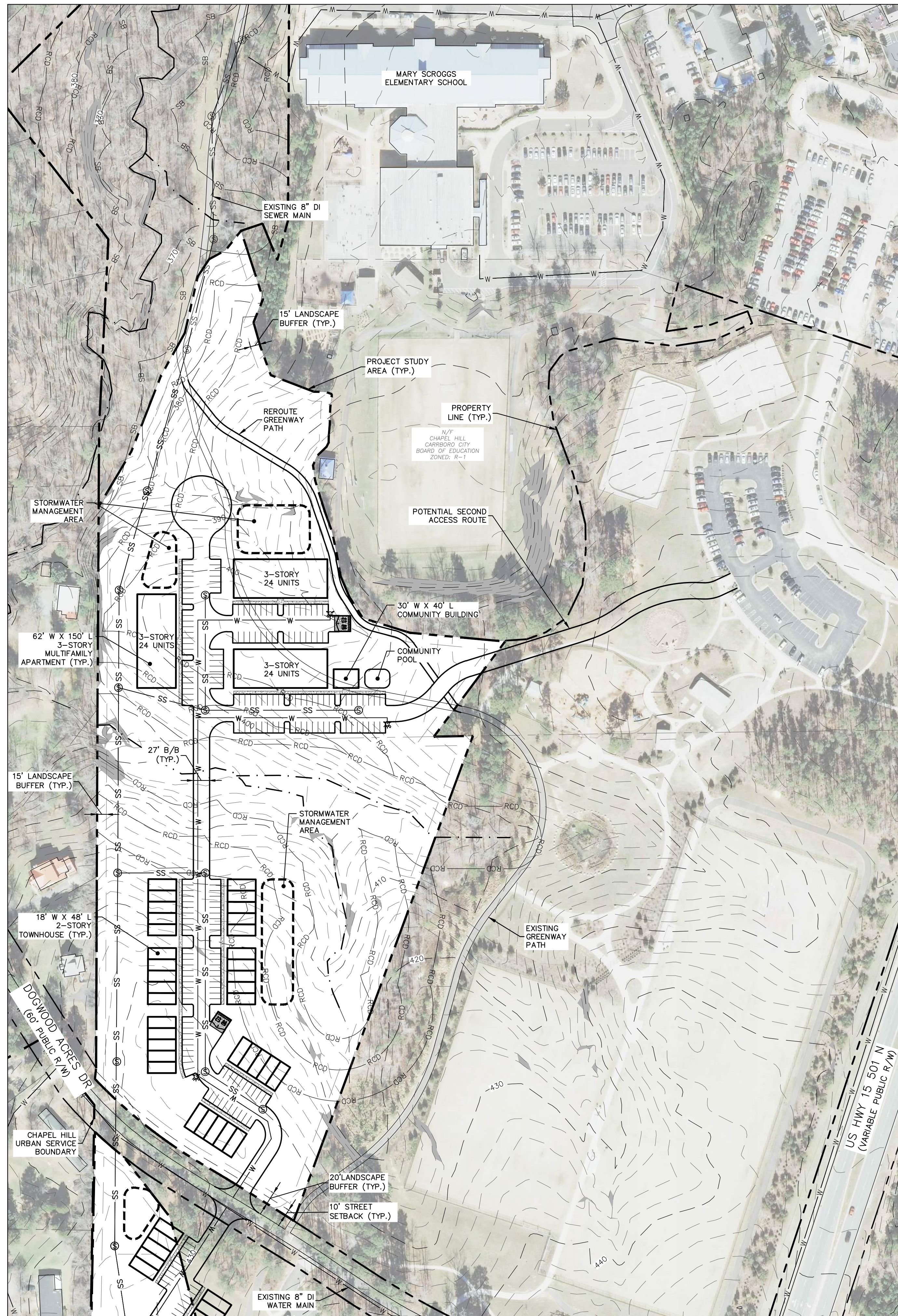
| ISSUED | DATE |
|-------------------------|-----------|
| PRELIM TO TOCH | 14 MAY 19 |
| TEST FITS TO TOCH | 11 JUN 19 |
| TEST FITS TO TOCH | 14 JUN 19 |
| TEST FITS TO TOCH | 16 JUL 19 |
| FINAL TEST FITS TO TOCH | 26 AUG 19 |

TOWN OF CHAPEL HILL AFFORDABLE HOUSING SITE ANALYSIS
CHAPEL HILL, NORTH CAROLINA
BA SCHEMATIC DESIGN DRAWINGS

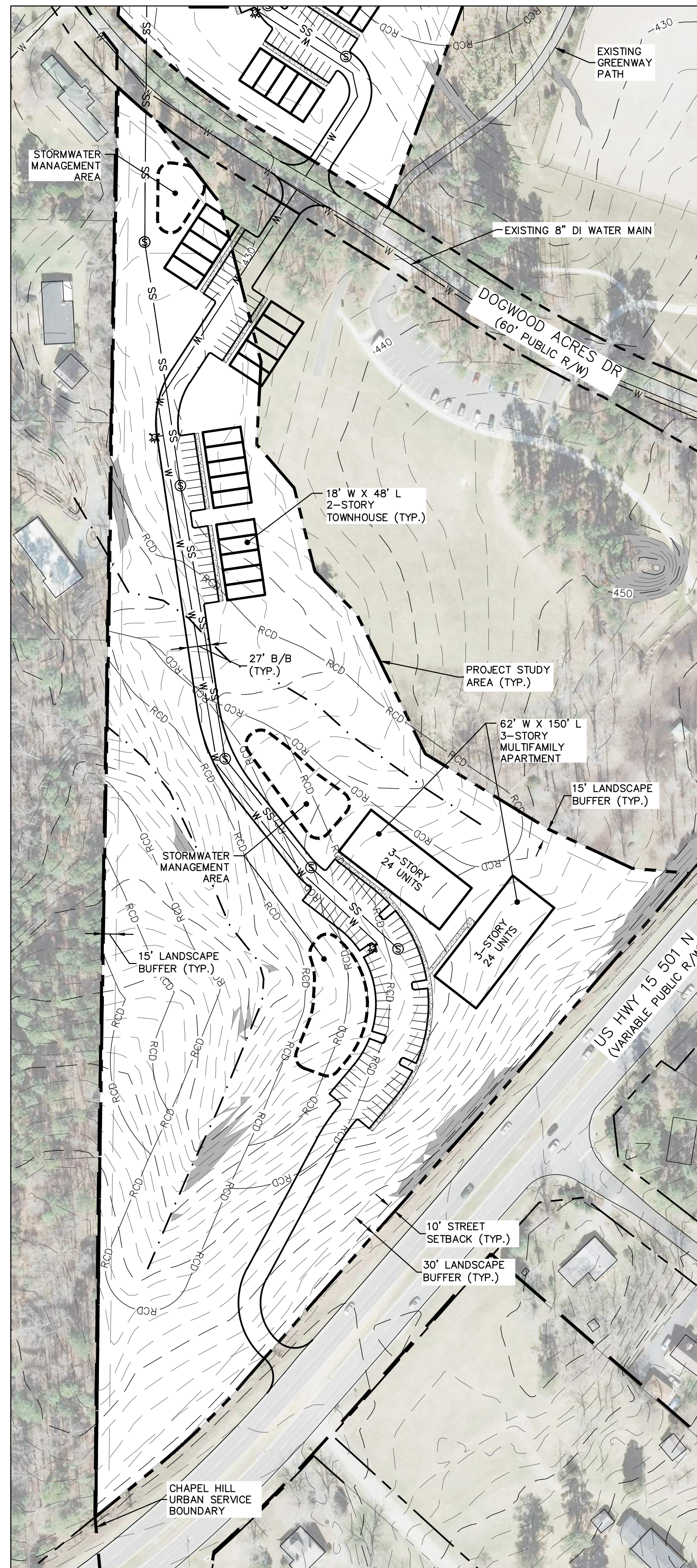
JOB NUMBER: 119004.00
DATE: 14 MAY 19
SCALE: AS SHOWN
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET C1002

N:\Projects\19004.00 Chapel Hill AH1_Dwg\BA_Model\Final\C1001-Sch-Chapel Hill AH1.dwg 8/22/2019 4:28:38 PM JbmM



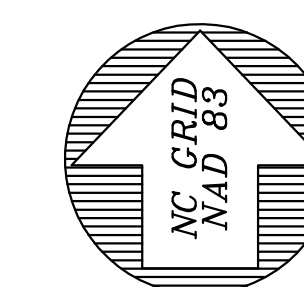
A5
C1007
DOGWOOD ACRES DR NORTH PARCEL
SCALE: 1" = 100'



A3
C1007
DOGWOOD ACRES DR SOUTH PARCEL
SCALE: 1" = 100'

DRAWING LEGEND

| SYMBOL/ABBREVIATION | DESCRIPTION |
|---------------------|-------------------------|
| | MINOR CONTOUR |
| | MAJOR CONTOUR |
| | WATER LINE |
| | SEWER LINE |
| | SEWER MANHOLE |
| | SLOPES GREATER THAN 25% |



FINAL CONCEPTUAL SITE PLAN - DOGWOOD ACRES DRIVE

(GRAPHIC SCALE IN FEET)
1 inch = 100 ft.

NOTES

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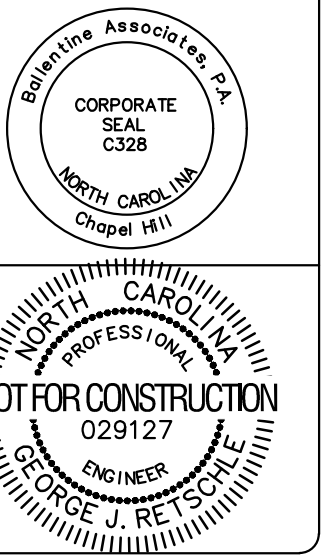
SITE DATA (NORTH PARCEL)

| | |
|----------------------------------|---|
| APPLICANT: | TOWN OF CHAPEL HILL |
| PROPERTY OWNER: | TOWN OF CHAPEL HILL |
| PROPERTY ADDRESS: | DOGWOOD ACRES DRIVE, CHAPEL HILL, NC |
| PIN NUMBERS: | 9777-93-7092, 9777-93-7966 |
| EXISTING ZONING: | R1 W/ WATERSHED PROTECTION DISTRICT |
| PROPOSED ZONING: | R-SS-C |
| EXISTING USE: | WOODED/VACANT |
| PROPOSED USE: | MULTIFAMILY, OVER 7 DWELLING UNITS |
| PROPOSED USE GROUP: | A |
| SETBACKS: | N/A' (SOLAR) 0' (INTERIOR) 10' (STREET) |
| NET LAND AREA: | 587,032 SF (13.48 AC) |
| CREDITED STREET AREA: | 58,703 SF (1.35 AC) |
| GROSS LAND AREA: | 645,735 SF (14.82 AC) |
| FLOOR AREA SUMMARY: | |
| | AREA FAR ALLOWABLE FAR |
| UPLAND RCD ZONE | 187,271 SF 1.10 205,998 SF |
| MANAGED USE RCD ZONE | 90,665 SF .019 1,723 SF |
| STREAMSIDE RCD | 101,563 SF .010 1,016 SF |
| NON-RCD | 266,236 SF 1.10 292,860 SF |
| TOTAL | 645,735 SF 501,597 SF |
| UNIT SUMMARY: | |
| DWELLING UNITS ALLOWED (R-SS-C) | N/A |
| EXISTING UNITS | 0 |
| PROPOSED UNITS | 107 |
| PARKING SUMMARY: | |
| PARKING SPACES REQUIRED (2 BR): | 1.4/UNIT (MIN) 1.75/UNIT (MAX) |
| PARKING SPACES PROVIDED: | 160 SPACES (1.6/UNIT) |
| RECREATION SPACE SUMMARY: | |
| REQUIRED (0.05 X GLA) | 32,287 SF |
| PROPOSED - | XX,XXX SF |

SITE DATA (SOUTH PARCEL)

| | |
|----------------------------------|---|
| APPLICANT: | TOWN OF CHAPEL HILL |
| PROPERTY OWNER: | TOWN OF CHAPEL HILL |
| PROPERTY ADDRESS: | DOGWOOD ACRES DRIVE, CHAPEL HILL, NC |
| PIN NUMBERS: | 9777-92-6176 |
| EXISTING ZONING: | R1 |
| PROPOSED ZONING: | R-SS-C |
| EXISTING USE: | WOODED/VACANT |
| PROPOSED USE: | MULTIFAMILY, OVER 7 DWELLING UNITS |
| PROPOSED USE GROUP: | A |
| SETBACKS: | N/A' (SOLAR) 0' (INTERIOR) 10' (STREET) |
| NET LAND AREA: | 498,756 SF (11.45 AC) |
| CREDITED STREET AREA: | 49,876 SF (1.14 AC) |
| GROSS LAND AREA: | 548,632 SF (12.59 AC) |
| FLOOR AREA SUMMARY: | |
| | AREA FAR ALLOWABLE FAR |
| UPLAND RCD ZONE | 47,703 SF 1.10 52,473 SF |
| MANAGED USE RCD ZONE | 51,502 SF .019 979 SF |
| STREAMSIDE RCD | 133,414 SF .010 1,334 SF |
| NON-RCD | 316,013 SF 1.10 347,614 SF |
| TOTAL | 548,632 SF 402,400 SF |
| UNIT SUMMARY: | |
| DWELLING UNITS ALLOWED (R-SS-C) | N/A |
| EXISTING UNITS | 0 |
| PROPOSED UNITS | 68 |
| PARKING SUMMARY: | |
| PARKING SPACES REQUIRED (2 BR): | 1.4/UNIT (MIN) 1.75/UNIT (MAX) |
| PARKING SPACES PROVIDED: | 105 SPACES (1.54/UNIT) |
| RECREATION SPACE SUMMARY: | |
| REQUIRED (0.05 X GLA) | 27,432 SF |
| PROPOSED - | XX,XXX SF |

BALLENTINE ASSOCIATES, P.A.
CORPORATE SEAL
CHapel Hill, NC



| DATE | REVISIONS |
|-----------|--------------------------------|
| 14 JUN 19 | SECOND ACCESS ISSUE |
| 16 JUN 19 | POTENTIAL ACCESS OPTIONS ADDED |
| 26 AUG 19 | REFINED PREFERRED OPTION |
| 05 SEP 19 | REROUTE GREENWAY PATH |

OWNER INFORMATION
TOWN OF CHAPEL HILL
405 MARTIN LUTHER-KING JR BLVD
CHAPEL HILL, NC 27514
OWNERS REPRESENTATIVE:
XXX XXXXXX
PH: (000) 000-0000
FAX: (000) 000-0000
EMAIL:

| DATE | ISSUED |
|-----------|-------------------------|
| 14 JUN 19 | PRELIM TO TOCH |
| 11 JUN 19 | TEST FITS TO TOCH |
| 14 JUN 19 | TEST FITS TO TOCH |
| 16 JUL 19 | TEST FITS TO TOCH |
| 26 AUG 19 | FINAL TEST FITS TO TOCH |
| 05 SEP 19 | FINAL TEST FITS TO TOCH |

TOWN OF CHAPEL HILL AFFORDABLE HOUSING SITE ANALYSIS
CHAPEL HILL, NORTH CAROLINA
BA SCHEMATIC DESIGN DRAWINGS

JOB NUMBER: 119004.00
DATE: 14 MAY 19
SCALE: AS SHOWN
DRAWN BY: J.B.M.
REVIEWED BY: G.J.R.

SHEET C1003

REVIEW DRAWING NOT FOR CONSTRUCTION



NOTES

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SITE DATA (PARCELS #1-3)

| | | | |
|----------------------------------|--|-----------------|------------|
| APPLICANT: | TOWN OF CHAPEL HILL | | |
| PROPERTY OWNER: | TOWN OF CHAPEL HILL | | |
| PROPERTY ADDRESS: | JAY STREET, CHAPEL HILL, NC | | |
| PIN NUMBERS: | 9778-99-9279, 9788-09-1257, 9788-09-1232 | | |
| EXISTING ZONING: | R3 | | |
| PROPOSED ZONING: | R-SS-C | | |
| EXISTING USE: | WOODED/VACANT | | |
| PROPOSED USE: | MULTIFAMILY, OVER 7 DWELLING UNITS | | |
| PROPOSED USE GROUP: | A | | |
| SETBACKS: | N/A' (SOLAR) 0' (INTERIOR) 10' (STREET) | | |
| NET LAND AREA: | 331,438 SF (7.61 AC) | | |
| CREDITED STREET AREA: | 33,144 SF (0.76 AC) | | |
| GROSS LAND AREA: | 364,582 SF (8.37 AC) | | |
| FLOOR AREA SUMMARY: | | | |
| UPLAND RCD ZONE | 38,864 | 1.10 | 42,750 SF |
| MANAGED USE RCD ZONE | 40,928 | .019 | 778 SF |
| STREAMSIDE RCD | 54,561 | .010 | 546 SF |
| NON-RCD | 230,229 SF | 1.10 | 253,252 SF |
| TOTAL | 364,582 SF | | 297,326 SF |
| UNIT SUMMARY: | | | |
| DWELLING UNITS ALLOWED (R-SS-C) | | N/A | |
| EXISTING UNITS | | 0 | |
| PROPOSED UNITS | | 48 | |
| PARKING SUMMARY: | | | |
| PARKING SPACES REQUIRED (2 BR): | 1.4/UNIT (MIN) | 1.75/UNIT (MAX) | |
| PARKING SPACES PROVIDED: | 68 SPACES (1.4/UNIT) | | |
| RECREATION SPACE SUMMARY: | | | |
| REQUIRED (0.170 X GLA) | | 18,230 SF | |
| PROPOSED - | | XX,XXX SF | |

SITE DATA (PARCEL #4)

| | | | |
|-----------------------------|--|------------------|----------|
| APPLICANT: | TOWN OF CHAPEL HILL | | |
| PROPERTY OWNER: | TOWN OF CHAPEL HILL | | |
| PROPERTY ADDRESS: | JAY STREET, CHAPEL HILL, NC | | |
| PIN NUMBERS: | 9788-09-2556 | | |
| EXISTING ZONING: | R-3 | | |
| PROPOSED ZONING: | R-3 | | |
| EXISTING USE: | WOODED/VACANT | | |
| PROPOSED USE: | DUPLEX | | |
| PROPOSED USE GROUP: | A | | |
| SETBACKS: | 11' (SOLAR) 8' (INTERIOR) 24' (STREET) | | |
| NET LAND AREA: | 12,379 SF (0.28 AC) | | |
| CREDITED STREET AREA: | 1,238 SF (0.03 AC) | | |
| GROSS LAND AREA: | 13,617 SF (0.31 AC) | | |
| FLOOR AREA SUMMARY: | | | |
| AREA | 13,617 SF | 0.4 | 5,446 SF |
| UNIT SUMMARY: | | | |
| DWELLING UNITS ALLOWED (R3) | | 1 (MAX 3,000 SF) | |
| EXISTING UNITS | | 0 | |
| PROPOSED UNITS | | 1 | |
| PARKING SUMMARY: | | | |
| PARKING SPACES REQUIRED: | | 4 SPACES (MAX) | |
| PARKING SPACES PROVIDED: | | 4 SPACES | |

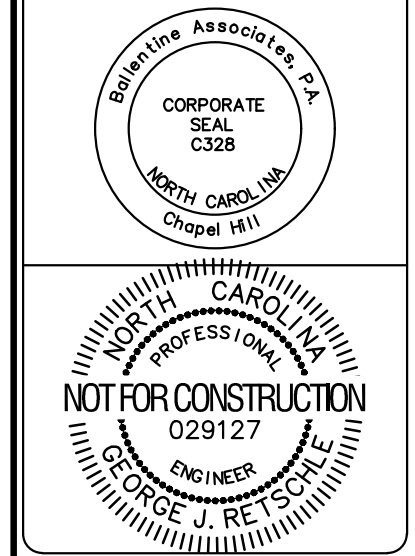
DRAWING LEGEND

| SYMBOL/ABBREVIATION | DESCRIPTION |
|---------------------|-------------------------|
| -372- | MINOR CONTOUR |
| -370- | MAJOR CONTOUR |
| W | SEWER LINE |
| S | SEWER MANHOLE |
| ⊗ | SLOPES GREATER THAN 25% |

FINAL CONCEPTUAL SITE PLAN - JAY STREET

(GRAPHIC SCALE IN FEET)
1 inch = 100 ft.

BALLENTINE ASSOCIATES, P.A.
 1000 SOUTH CAROLINA AVENUE, SUITE 200
 CHAPEL HILL, NC 27514
 PHONE: (704) 943-2700
 FAX: (704) 943-2701
 WWW.BALLENTINEASSOCIATES.COM



REVISIONS

| DATE | DESCRIPTION |
|-----------|--------------------------|
| 14 JUN 19 | SECOND ACCESS ISSUE |
| 26 AUG 19 | REFINED PREFERRED OPTION |

OWNER INFORMATION
 TOWN OF CHAPEL HILL
 405 MARTIN LUTHER KING JR BLVD
 CHAPEL HILL, NC 27514
 OWNERS REPRESENTATIVE:
 PH: (000) 000-0000
 FAX: (000) 000-0000
 EMAIL:

ISSUED

| DATE | DESCRIPTION |
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TOWN OF CHAPEL HILL AFFORDABLE HOUSING SITE ANALYSIS
 CHAPEL HILL, NORTH CAROLINA
BA SCHEMATIC DESIGN DRAWINGS

JOB NUMBER: 119004.00
 DATE: 14 MAY 19
 SCALE: AS SHOWN
 DRAWN BY: J.B.M.
 REVIEWED BY: G.J.R.

SHEET C1001

REVIEW DRAWING NOT FOR CONSTRUCTION

N:\Projects\19004.00 Chapel Hill AH1 - Dwg\BA_Model\Final\C1001-SchChapel Hill AH1.dwg 8/22/2019 4:28:58 PM JohnM