



September 29, 2022

Town of Chapel Hill  
405 Martin Luther King Jr. Blvd  
Chapel Hill, NC 27514

Town of Carrboro  
301 West Main Street  
Carrboro, NC 27510

Re: Request for Major Modification (Special Use Permit 9778-93-2136)

Greetings,

CASA is requesting a modification to **Stipulation #8** and **Stipulation #9** in the approved Special Use Permit 9778-93-2136 related to the Merritt Mill East, Multi-Family Development, or Perry Place Apartments:

8. Curb and Pavement Transition Taper: It will be necessary to provide a minimum curb and pavement transition taper length of 50 feet for transitions to and from the bike lane prior to issuance of a Certificate of Occupancy.
9. Sidewalk and Bicycle Improvements: Prior to issuance of a Certificate of Occupancy, the developer shall construct 5-foot sidewalk and 5-foot bike lanes along the property frontage. That the design and construction details must be approved by the Town Manager and the North Carolina Department of Transportation prior to issuance of the Zoning Compliance Permit.

It has come to CASA's attention that planning is underway for NCDOT improvements to Merritt Mill Road that includes Perry Place's property frontage. As a result, the requirements under Stipulation #8 related to providing a curb and pavement transition taper and Stipulation #9 involving the construction of a 5-foot sidewalk and 5-foot bike lane along the property frontage will be a duplicative effort for CASA to provide as owner/developer. NCDOT's approval timeline for improvements is scheduled to occur at the end of 2022 at the earliest, while CASA is currently anticipating certificate of occupancy for the entire project in early 2023.



The removal of Stipulation #8 and Stipulation #9 will save the project over \$200,000 in additional costs, which is critical to ensuring the success of Perry Place as an affordable tax credit project. Therefore, CASA is requesting a modified limited scope of review for a forthcoming Conditional Zoning District application. All other stipulations in our original approval remains the same.

CASA is grateful to both the Town of Chapel Hill and the Town of Carrboro for their continued support and collaboration on Perry Place. We appreciate the accommodation.

Sincerely,

MERRITT MILL APARTMENTS, LLC,  
a North Carolina limited liability company

By: CASA, a North Carolina nonprofit corporation,  
its Managing Member

A handwritten signature in black ink that reads "Jess Brandes". The signature is written in a cursive, flowing style.

Jess Brandes  
Senior Director of Real Estate Development  
CASA

# CONDITIONAL ZONING APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
 405 Martin Luther King Jr. Blvd.  
 (919) 968-2728 fax (919) 969-2014  
 www.townofchapelhill.org

Parcel Identifier Number (PIN): 9778-93-2136

Date: 9/29/2022

## Section A: Project Information

Project Name: Merritt Mill East, Multi-Family Development, or Perry Place Apartments

Property Address: 800 S Merritt Mill Rd Zip Code: 27615

Use Groups (A, B, and/or C): \_\_\_\_\_ Existing Zoning District: R-2-CU

Project Description: 48-unit affordable tax credit property serving households earning 60% AMI and below

## Section B: Applicant, Owner, and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed):

Name: Merritt Mill Apartments, LLC

Address: P.O. Box 12545

City: Raleigh State: NC Zip Code: 27605

Phone: 919-307-3454 Email: reberhard@casanc.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Rachel Eberhard Date: 10/5/2022

### Owner/Contract Purchaser Information:

**Owner**

**Contract Purchaser**

Name: Merritt Mill Apartments, LLC

Address: P.O. Box 12545

City: Raleigh State: NC Zip Code: 27605

Phone: 919-307-3454 Email: reberhard@casanc.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: Rachel Eberhard Date: 10/5/2022

Click [here](#) for application submittal instructions.



## CONDITIONAL ZONING

TOWN OF CHAPEL HILL  
Planning Department

Conditional Rezoning applications are reviewed by staff, Planning Commission, and Town Council. The application is part of an open public process that enables Town Council to discuss and decide on the key issues of a rezoning proposal. If a rezoning is approved, the applicant may then submit a detailed final plan application to staff for compliance review with the technical development standards and with the Council rezoning approval.

The establishment of a Conditional Zoning District shall be consistent with the Land Use Plan in the Comprehensive Plan. A proposed Conditional Zoning District is deemed consistent if the proposed District will be located in conformance with an adopted small area plan and/or in one of the following Land Use Categories:

- Medium Residential
- High Residential
- Commercial
- Mixed Use, Office/Commercial Emphasis
- Mixed Use, Office Emphasis
- Town/Village Center
- Institutional
- Office
- University
- Development Opportunity Area
- Light Industrial Opportunity Area

If the proposed conditional zoning districts is located in a Low Residential or a Rural Residential Land Use Category, the Town Council must approve a Land Use Plan amendment prior to proceeding.

**SIGNED CONDITIONS:** All conditions shall be in writing, prepared by the owner of the property or an attorney and must be signed by all property owners and contract purchasers, if applicable. The Town Attorney may require additional signatures if necessary and will determine whether or not the conditions statement is legally sufficient. Within thirty (30) days after receipt of the conditions the Planning Division Manager will notify the applicant of any deficiencies in the conditions statement or if any additional information is needed. The applicant may make changes to the written conditions statement provided it is submitted at least thirty (30) prior to Planning Commission meeting or thirty (30) days prior to Town Council public hearing.

**RECORDATION OF CONDITIONS:** After a rezoning has been approved by the Town Council, the conditions statement shall be recorded with the Register of Deeds Office. After a rezoning has been approved by Town Council and recorded by the Register of Deeds Office, the conditions may not be amended except through a new rezoning application.



**PROJECT FACT SHEET**  
**TOWN OF CHAPEL HILL**  
 Planning Department

**Section A: Project Information**

**Use Type:** *(check/list all that apply)*

- Office/Institutional     Residential     Mixed-Use     Other: \_\_\_\_\_

**Overlay District:** *(check all that apply)*

- Historic District     Neighborhood Conservation District     Airport Hazard Zone

**Section B: Land Area**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=		sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=		sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=		sq. ft.

**Section C: Special Protection Areas, Land Disturbance, and Impervious Area**

**Special Protection Areas:** *(check all those that apply)*

- Jordan Buffer     Resource Conservation District     100 Year Floodplain     Watershed Protection District

Land Disturbance	Total (sq. ft.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading, including off-site clearing)	
Area of Land Disturbance within RCD	
Area of Land Disturbance within Jordan Buffer	

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)				
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%				
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**Section D: Dimensions**

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings				
Number of Floors				
Recreational Space				

**Residential Space**

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

**Non-Residential Space (Gross Floor Area in Square Feet)**

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
<b>Setbacks (minimum)</b>	Street			
	Interior (neighboring property lines)			
	Solar (northern property line)			
<b>Height (maximum)</b>	Primary			
	Secondary			
<b>Streets</b>	Frontages			
	Widths			



**PROJECT FACT SHEET**

TOWN OF CHAPEL HILL

Planning Department

**Section F: Adjoining or Connecting Streets and Sidewalks**

*Note: For approval of proposed street names, contact the Engineering Department.*

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Section G: Parking Information**

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			
Handicap Spaces			
Total Spaces			
Loading Spaces			
Bicycle Spaces			
Surface Type			

**Section H: Landscape Buffers**

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



**PROJECT FACT SHEET**  
**TOWN OF CHAPEL HILL**  
 Planning Department

**Section I: Land Use Intensity**

Existing Zoning District:  
 Proposed Zoning Change (if any):

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

**Section J: Utility Service**

Check all that apply:

<b>Water</b>	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
<b>Sewer</b>	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
<b>Electrical</b>	<input type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Telephone</b>	<input type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input type="checkbox"/> Town	<input type="checkbox"/> Private		





**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning Department**

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 968-2728 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

	<b>Application fee</b> (including Engineering Review fee) (refer to fee schedule)	Amount Paid \$	<input style="width: 90%;" type="text"/>
	<b>Pre-application meeting</b> –with appropriate staff		
	<b>Digital Files</b> – provide digital files of all plans and documents		
	<b>Recorded Plat or Deed of Property</b>		
	<b>Project Fact Sheet</b>		
	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
	<b>Description of Public Art Proposal</b> , if applicable		
	<b>Statement of Justification</b>		
	<b>Response to Community Design Commission and Town Council Concept Plan comments</b> , if applicable		
	<b>Affordable Housing Proposal</b> , if applicable		
	<b>Statement of Consistency with Comprehensive Plan or request to amend Comprehensive Plan</b>		
	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> (see GIS notification tool)		
	<b>Mailing fee for above mailing list</b> (mailing fee is double due to 2 mailings)	Amount Paid \$	<input style="width: 90%;" type="text"/>
	<b>Written Narrative describing the proposal, including proposed land uses and proposed conditions</b>		
	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
	<b>Jurisdictional Wetland Determination</b> – if applicable		
	<b>Resource Conservation District Encroachment Exemption or Variance</b> (determined by Planning)		
	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval</b> (determined by Planning)		
	<b>Reduced Site Plan Set</b> (reduced to 8.5" x 11")		

**Stormwater Impact Statement (1 copy to be submitted)**

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

### Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

### Cover Sheet

- a) Include Project Name, Project fact information, PIN, and Design Team

### Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

### Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



**CONDITIONAL ZONING APPLICATION**  
**SUBMITTAL REQUIREMENTS**  
**TOWN OF CHAPEL HILL**  
**Planning and Development Services**

### Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- q) Clearing and construction limits
- r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

### Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

### Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



**CONDITIONAL ZONING APPLICATION  
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TOWN OF CHAPEL HILL  
Planning and Development Services**

**Planting Plan**

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement)

**Steep Slope Plan**

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

**Grading and Erosion Control Plan**

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

**Streetscape Plan, if applicable**

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

**Solid Waste Plan**

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



**CONDITIONAL ZONING APPLICATION  
SUBMITTAL REQUIREMENTS  
TOWN OF CHAPEL HILL  
Planning and Development Services**

**Construction Management Plan**

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

**Energy Management Plan**

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

**Exterior Elevations**

- a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

**DRAWING LIST**

SHEET	DRAWING TITLE	LATEST ISSUED DATE
G0001	COVER	05 OCT 22
C0100	AREA MAP	04 AUG 21
C0101	EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN	04 AUG 21
C0201	DEMOLITION & LANDSCAPE PROTECTION PLAN	04 AUG 21
C1001	SITE PLAN	05 OCT 22
C1002	SOLID WASTE MANAGEMENT PLAN	04 AUG 21
C1003	RECREATION AREA & OPEN SPACE PLAN	04 AUG 21
C1004	ACCESSIBILITY ROUTE	04 AUG 21
C1101	UTILITY PLAN	04 AUG 21
C1110	SANITARY SEWER PROFILE	04 AUG 21
C1111	WATER PROFILE	04 AUG 21
C1201	GRADING & STORMWATER MANAGEMENT PLAN	05 OCT 22
C1210	STORM PROFILE	05 OCT 22
C1301	CONSTRUCTION MANAGEMENT PLAN & EROSION CONTROL PHASE 1	04 AUG 21
C1302	EROSION CONTROL PHASE 2	04 AUG 21
C1303	EROSION CONTROL PHASE 3	04 AUG 21
C1304	CONSTRUCTION MANAGEMENT PLAN & EROSION CONTROL NOTES	04 AUG 21
C1305	SEDIMENT BASIN ENLARGEMENT	04 AUG 21
C1306	EROSION CONTROL PHASE 3 EXTENTS	04 AUG 21
C1401	TRAFFIC & PEDESTRIAN CONTROL PLAN	04 AUG 21
C4201	STORMWATER CONTROL MEASURE ENLARGEMENTS	04 AUG 21
C4202	BIORETENTION CELL SECTIONS & DETAILS	04 AUG 21
C4203	STORM FILTER & UNDERGROUND DETENTION SECTIONS & DETAILS 1	04 AUG 21
C4204	STORM FILTER & UNDERGROUND DETENTION SECTIONS & DETAILS 2	04 AUG 21
C5001	SITE DETAILS 1	04 AUG 21
C5002	SITE DETAILS 2	04 AUG 21
C5003	SITE DETAILS 3	04 AUG 21
C5004	SITE DETAILS 4	04 AUG 21
C5101	UTILITY DETAILS 1	04 AUG 21
C5102	UTILITY DETAILS 2	04 AUG 21
C5103	UTILITY DETAILS 3	04 AUG 21
C5201	STORM DRAINAGE DETAILS 1	04 AUG 21
C5202	STORM DRAINAGE DETAILS 2	04 AUG 21
C5203	STORM DRAINAGE DETAILS 3	04 AUG 21
C5204	STORM DRAINAGE DETAILS 4	04 AUG 21
C5301	EROSION CONTROL DETAILS 1	04 AUG 21
C5302	EROSION CONTROL DETAILS 2	04 AUG 21
C5303	EROSION CONTROL DETAILS 3	04 AUG 21
C5304	EROSION CONTROL DETAILS 4	04 AUG 21
L1001	LANDSCAPE PLAN	22 JUN 21
L1002	LANDSCAPE DETAILS & BIORETENTION PLANTINGS	22 JUN 21
M OF 1	PHOTOMETRIC PLAN	29 JUL 21
A310	EXTERIOR BUILDING ELEVATIONS	11 MAY 21
A311	EXTERIOR BUILDING ELEVATIONS	11 MAY 21

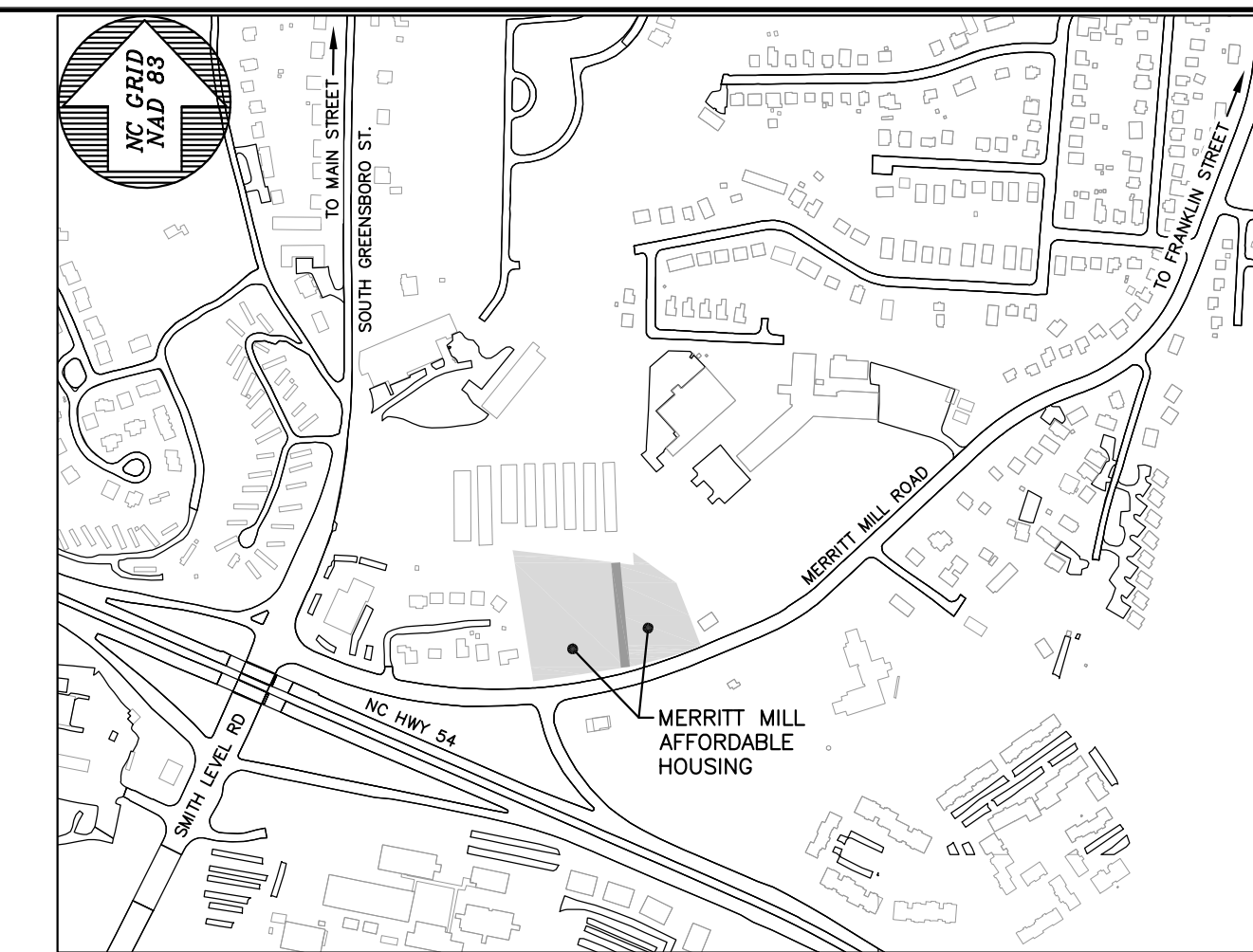
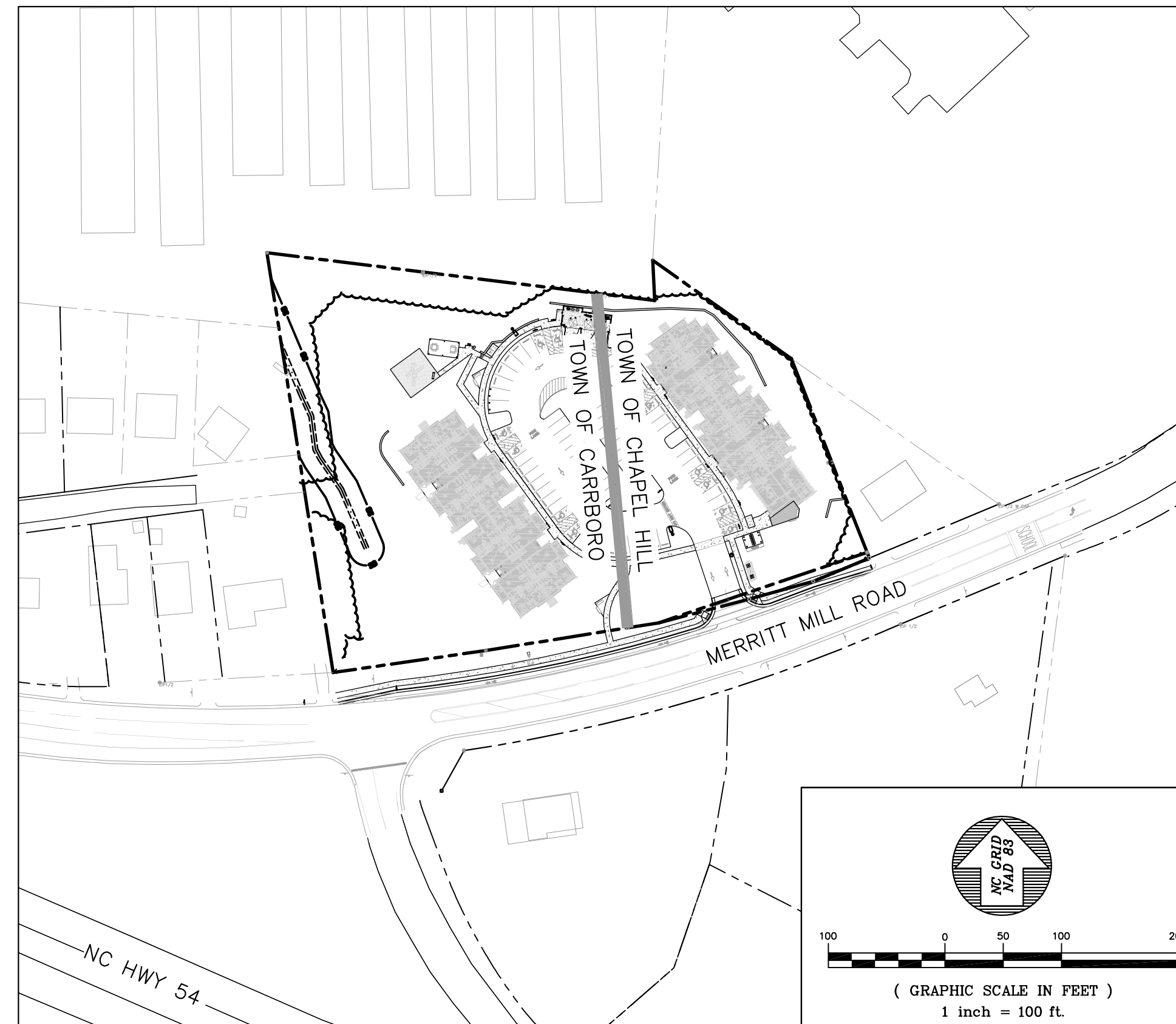
# CONSTRUCTION PLANS FOR PERRY PLACE

## CHAPEL HILL & CARRBORO

**PIN:**  
**9778-93-2136**

**LAND DISTURBANCE SUMMARY**

ON-SITE	115,445 SF (2.65 AC)
OFF-SITE	17,130 SF (0.39 AC)
<b>TOTAL</b>	<b>132,575 SF (3.04 AC)</b>



**VICINITY MAP**

SCALE: 1"=500'

SITE DATA – WEST (CARRBORO PORTION)	
APPLICANT:	CASA
PROPERTY OWNER:	CASA
PROPERTY ADDRESS:	800 S. MERRITT MILL ROAD, CARRBORO, NC
PIN NUMBER:	9778-93-2136
DEED REFERENCES:	DB 6745 PG 22
EXISTING ZONING:	R-2-CU
EXISTING USE:	VACANT
PROPOSED USE:	1,330 MULTI-FAMILY APARTMENTS
NET LAND AREA (NLA)	86,833 SF (1.99 AC)
<b>RESIDENTIAL DENSITY SUMMARY:</b>	
DWELLING UNITS (DU) ALLOWED	43 (1 DU / 2,000 SF NLA) (R-2-CU)
DU ALLOWED W/AFFORDABLE BONUS	64 (MAX. 150% OF ALLOWED)
DU PROPOSED	24 (ALL AFFORDABLE)
PROPOSED FLOOR AREA	22,648 SF
<b>VEHICLE PARKING SUMMARY:</b>	
REQUIRED	24
PROPOSED (CARRBORO SIDE ONLY)	36
PROPOSED (OVERALL SITE)	66
*1 SPACE REQUIRED PER AFFORDABLE UNIT.	
<b>BICYCLE PARKING SUMMARY:</b>	
REQUIRED (1.5 SPACES PER UNIT)	36 (50% COVERED)
PROPOSED	**8 (2 EA. @ LOWER LEVEL STAIRWELLS) *24 PORCH CLOSET 6 (3 INVERTED "U" UNCOVERED)
TOTAL	38 (**14 UNCOVERED)
<b>IMPERVIOUS SUMMARY: (CARRBORO PORTION ONLY)</b>	
EXISTING	0 SF (0.000 AC)
POST DEVELOPED TOTAL	30,026 SF (0.689 AC)
NET IMPERVIOUS INCREASE	30,026 SF (0.689 AC)
SITE DATA – EAST (CHAPEL HILL PORTION)	
APPLICANT:	CASA
PROPERTY OWNER:	CASA
PROPERTY ADDRESS:	800 S MERRITT MILL ROAD, CHAPEL HILL, NC
PIN NUMBERS:	9778-93-2136
DEED REFERENCES:	DB 6745 PG 22
EXISTING ZONING:	R-SS-C2D
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY
<b>LAND AREA SUMMARY:</b>	
NET LAND AREA	46,656 SF (1.07 AC)
CREDITED STREET AREA (10% NET LAND AREA)	4,666 SF (0.11 AC)
GROSS LAND AREA	51,322 SF (1.18 AC)
<b>FLOOR AREA SUMMARY:</b>	
MAX. FLOOR AREA	1.10 (FAR) X 51,322 SF (GLA) = 56,454 SF
PROPOSED FLOOR AREA	22,658 SF
<b>VEHICLE PARKING SUMMARY:</b>	
MINIMUM REQUIRED (CH SIDE)	24
MAXIMUM ALLOWED (CH SIDE)	30
PROPOSED (CH SIDE ONLY)	24
PROPOSED (OVERALL SITE)	66
<b>BICYCLE PARKING SUMMARY:</b>	
REQUIRED	5
PROPOSED	**24
CLASS II	1
TOTAL	6
*EACH UNIT WILL HAVE A LOCKABLE PORCH CLOSET	
**INVERTED "Us" AS SHOWN ON PLAN	
<b>IMPERVIOUS SUMMARY: (CHAPEL HILL PORTION ONLY)</b>	
EXISTING	0 SF (0.000 AC)
POST DEVELOPED TOTAL	26,153 SF (0.600 AC)
NET IMPERVIOUS INCREASE	26,153 SF (0.600 AC)
<b>RECREATION SPACE SUMMARY:</b>	
REQUIRED (0.05 X GLA)	2,567 SF
PROVIDED:	
COMMUNITY BUILDING	1,330 SF
COURTYARD	284 SF
PLAYGROUND	930 SF
PICNIC AREA	350 SF
SITTING AREAS	188 SF
TOTAL REC. SPACE PROVIDED:	3,082 SF

**BALLENTINE ASSOCIATES, P.A.**  
CORPORATE SEAL  
NORTH CAROLINA  
CHAPEL HILL

**REGISTERED PROFESSIONAL ENGINEER**  
NORTH CAROLINA  
029127  
GEOFFREY R. RETSOUE

DATE	REVISIONS
05 OCT 21	MODIFICATIONS TO APPROVED ZCP
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27 SEP 22	SEWER ADJUSTMENT
05 OCT 22	BIKE LANE REMOVAL MODIFICATION

**OWNER INFORMATION**  
CASA  
624 W. JONES STREET  
RALEIGH, NC 27603

**OWNERS REPRESENTATIVE:**  
JESS BRANDES  
PH. (919) 307-3429  
FAX jbrandes@casonc.org

DATE	ISSUED
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**PERRY PLACE**  
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA  
**CONSTRUCTION PLANS**

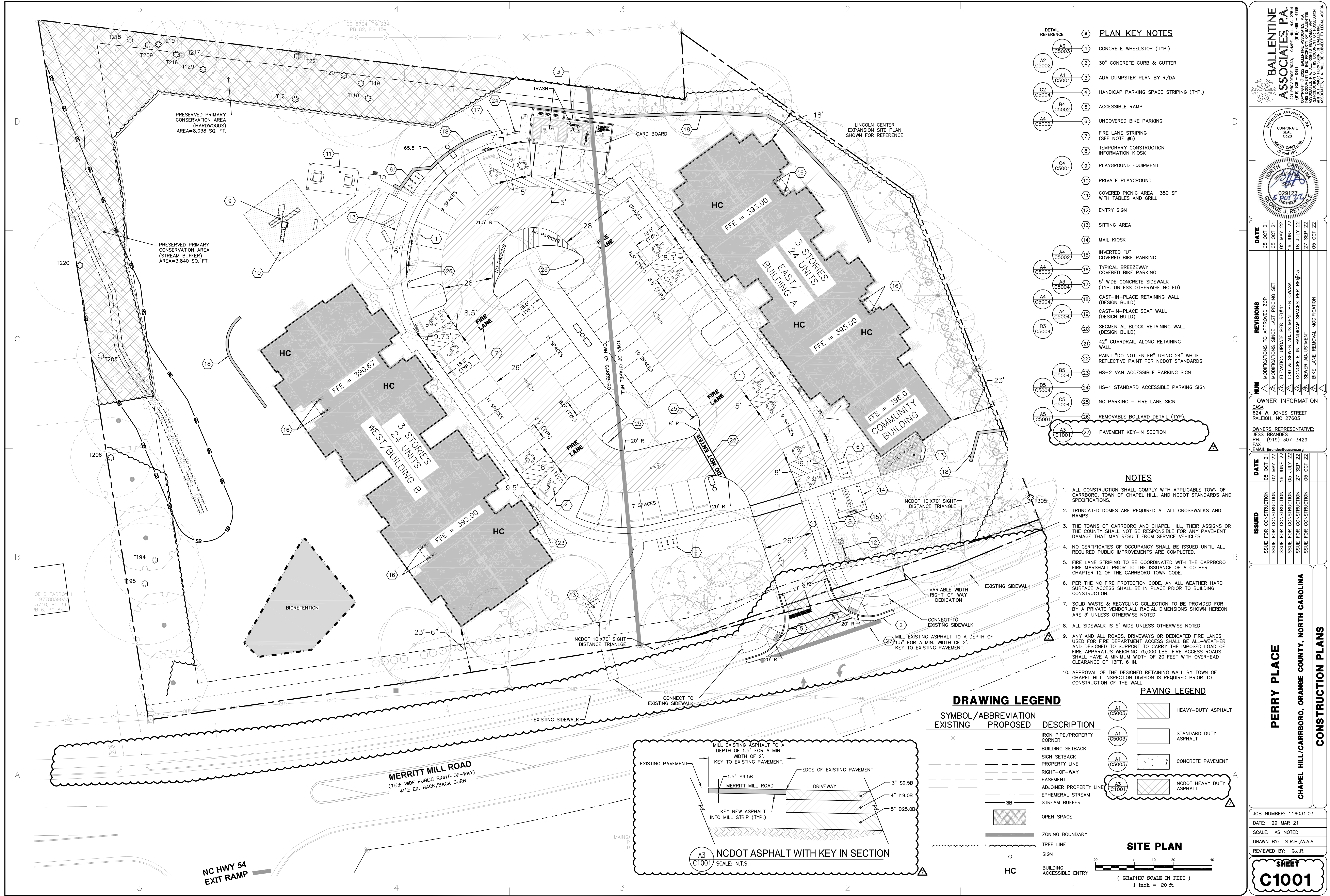
JOB NUMBER: 116031.03  
DATE: 29 MAR 21  
SCALE: AS NOTED  
DRAWN BY: S.R.H./A.A.A.  
REVIEWED BY: G.J.R.

**SHEET**  
**G0001**

CIVIL ENGINEER:  
**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD CHAPEL HILL, N.C. 27514  
(919) 929-0481 www.bapa.eng.pro

DEVELOPER:  
**CASA**  
624 W Jones Street  
Raleigh NC 27603  
Direct line: 919.307.3429

ARCHITECT:  
**R/DA**  
Ross Deckard Architects  
4010 Wake Forest Rd  
Raleigh, NC 27609  
919.875.0001



DETAIL REFERENCE	PLAN KEY NOTES
A3 C5003	1 CONCRETE WHEELSTOP (TYP.)
A2 C5002	2 30" CONCRETE CURB & GUTTER
A1 C5001	3 ADA DUMPSTER PLAN BY R/DA
C2 C5004	4 HANDICAP PARKING SPACE STRIPING (TYP.)
B4 C5002	5 ACCESSIBLE RAMP
A4 C5002	6 UNCOVERED BIKE PARKING
	7 FIRE LANE STRIPING (SEE NOTE #6)
	8 TEMPORARY CONSTRUCTION INFORMATION KIOSK
C4 C5001	9 PLAYGROUND EQUIPMENT
	10 PRIVATE PLAYGROUND
	11 COVERED PICNIC AREA - 350 SF WITH TABLES AND GRILL
	12 ENTRY SIGN
	13 SITTING AREA
	14 MAIL KIOSK
A4 C5002	15 INVERTED "U" COVERED BIKE PARKING
A4 C5002	16 TYPICAL BREEZEWAY COVERED BIKE PARKING
A3 C5004	17 5' WIDE CONCRETE SIDEWALK (TYP. UNLESS OTHERWISE NOTED)
A4 C5004	18 CAST-IN-PLACE RETAINING WALL (DESIGN BUILD)
A4 C5004	19 CAST-IN-PLACE SEAT WALL (DESIGN BUILD)
B3 C5004	20 SEGMENTAL BLOCK RETAINING WALL (DESIGN BUILD)
	21 42" QUARDRAIL ALONG RETAINING WALL
	22 PAINT "DO NOT ENTER" USING 24" WHITE REFLECTIVE PAINT PER NCDOT STANDARDS
B5 C5004	23 HS-2 VAN ACCESSIBLE PARKING SIGN
B5 C5004	24 HS-1 STANDARD ACCESSIBLE PARKING SIGN
C5 C5004	25 NO PARKING - FIRE LANE SIGN
A5 C5001	26 REMOVABLE BOLLARD DETAIL (TYP.)
A3 C1001	27 PAVEMENT KEY-IN SECTION

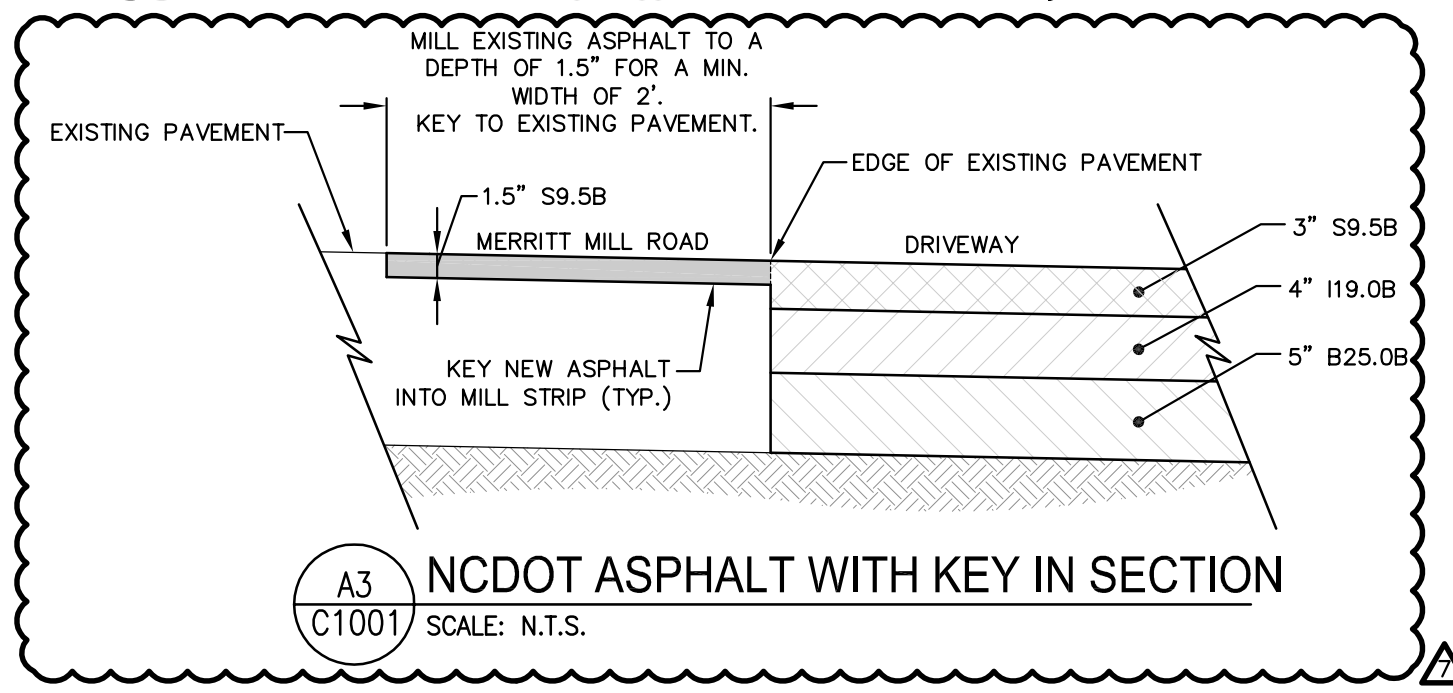
- NOTES**
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CARRBORO, TOWN OF CHAPEL HILL, AND NCDOT STANDARDS AND SPECIFICATIONS.
  - TRUNCATED DOMES ARE REQUIRED AT ALL CROSSWALKS AND RAMPS.
  - THE TOWNS OF CARRBORO AND CHAPEL HILL, THEIR ASSIGNS OR THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
  - NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETED.
  - FIRE LANE STRIPING TO BE COORDINATED WITH THE CARRBORO FIRE MARSHALL PRIOR TO THE ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
  - PER THE NC FIRE PROTECTION CODE, AN ALL WEATHER HARD SURFACE ACCESS SHALL BE IN PLACE PRIOR TO BUILDING CONSTRUCTION.
  - SOLID WASTE & RECYCLING COLLECTION TO BE PROVIDED FOR BY A PRIVATE VENDOR. ALL RADIAL DIMENSIONS SHOWN HEREON ARE 3' UNLESS OTHERWISE NOTED.
  - ALL SIDEWALK IS 5' WIDE UNLESS OTHERWISE NOTED.
  - ANY AND ALL ROADS, DRIVEWAYS OR DEDICATED FIRE LANES USED FOR FIRE DEPARTMENT ACCESS SHALL BE ALL-WEATHER AND DESIGNED TO SUPPORT TO CARRY THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 LBS. FIRE ACCESS ROADS SHALL HAVE A MINIMUM WIDTH OF 20 FEET WITH OVERHEAD CLEARANCE OF 13FT. 6 IN.
  - APPROVAL OF THE DESIGNED RETAINING WALL BY TOWN OF CHAPEL HILL INSPECTION DIVISION IS REQUIRED PRIOR TO CONSTRUCTION OF THE WALL.

**DRAWING LEGEND**

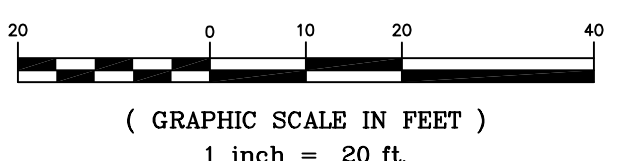
SYMBOL/ABBREVIATION	DESCRIPTION
(Symbol)	EXISTING
(Symbol)	PROPOSED
(Symbol)	IRON PIPE/PROPERTY CORNER
(Symbol)	BUILDING SETBACK
(Symbol)	SIGN SETBACK
(Symbol)	PROPERTY LINE
(Symbol)	RIGHT-OF-WAY
(Symbol)	EASEMENT
(Symbol)	ADJOINER PROPERTY LINE
(Symbol)	EPHEMERAL STREAM
(Symbol)	STREAM BUFFER
(Symbol)	OPEN SPACE
(Symbol)	ZONING BOUNDARY
(Symbol)	TREE LINE
(Symbol)	SIGN
(Symbol)	BUILDING ACCESSIBLE ENTRY

**PAVING LEGEND**

(Symbol)	HEAVY-DUTY ASPHALT
(Symbol)	STANDARD DUTY ASPHALT
(Symbol)	CONCRETE PAVEMENT
(Symbol)	NCDOT HEAVY DUTY ASPHALT



**SITE PLAN**



**BALLENTINE ASSOCIATES, P.A.**  
CORPORATE SEAL  
NORTH CAROLINA  
CHapel Hill

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05 OCT 22	

**OWNER INFORMATION**  
CASA  
624 W. JONES STREET  
RALEIGH, NC 27603

**OWNERS REPRESENTATIVE:**  
JESS BRANDES  
PH. (919) 307-3429  
FAX (919) 307-3429  
jbrandes@casacorp.org

**ISSUED**

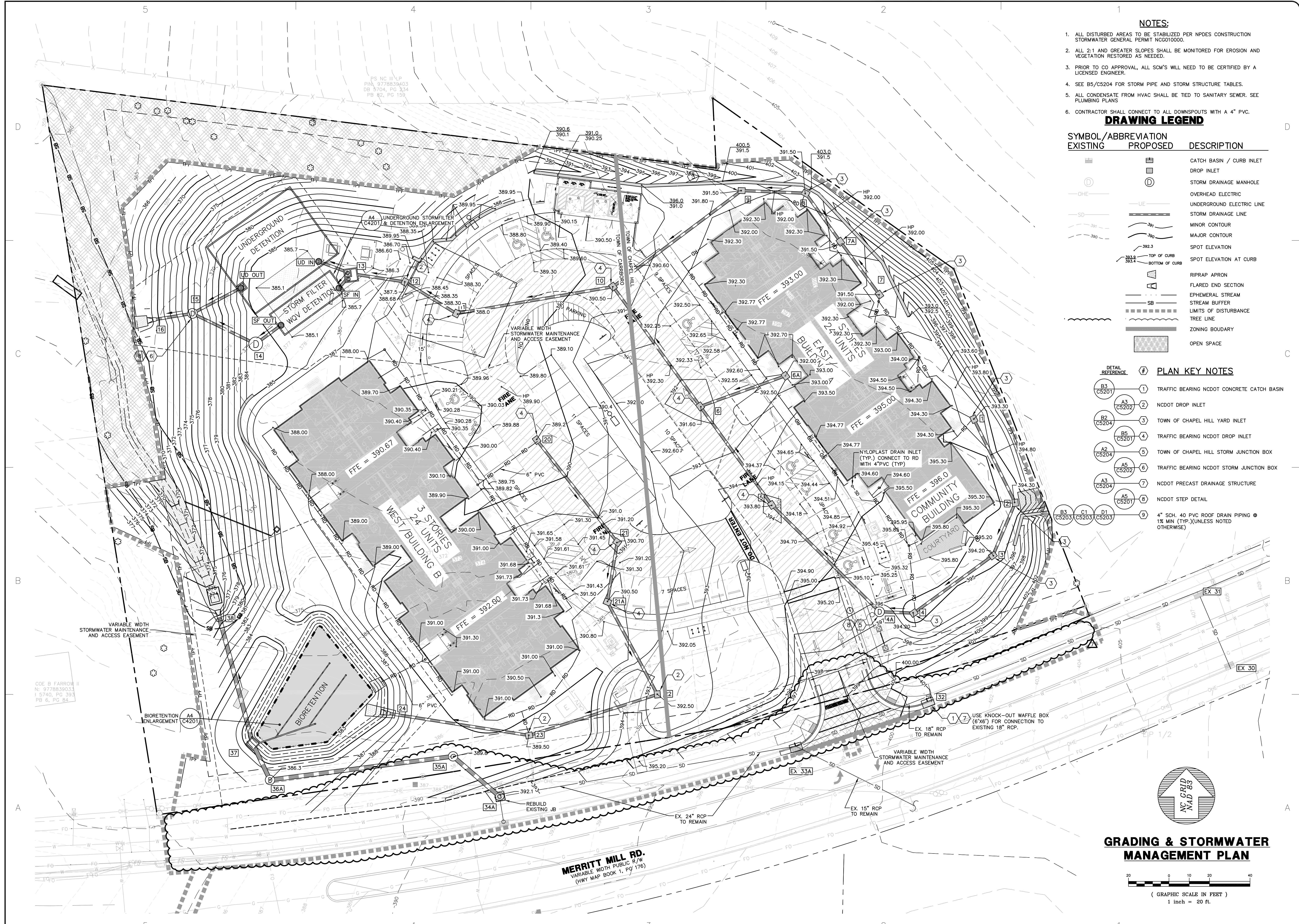
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**PERRY PLACE**  
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

**CONSTRUCTION PLANS**

JOB NUMBER: 116031.03  
DATE: 29 MAR 21  
SCALE: AS NOTED  
DRAWN BY: S.R.H./A.A.A.  
REVIEWED BY: G.J.R.

**SHEET**  
**C1001**

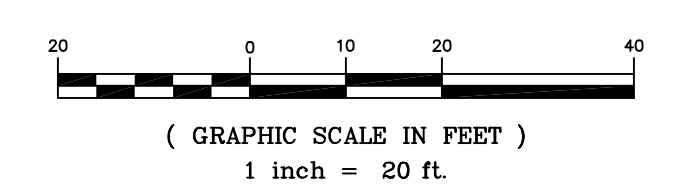


- NOTES:**
- ALL DISTURBED AREAS TO BE STABILIZED PER NPDES CONSTRUCTION STORMWATER GENERAL PERMIT NCG010000.
  - ALL 2:1 AND GREATER SLOPES SHALL BE MONITORED FOR EROSION AND VEGETATION RESTORED AS NEEDED.
  - PRIOR TO CO APPROVAL, ALL SCM'S WILL NEED TO BE CERTIFIED BY A LICENSED ENGINEER.
  - SEE B5/C5204 FOR STORM PIPE AND STORM STRUCTURE TABLES.
  - ALL CONDENSATE FROM HVAC SHALL BE TIED TO SANITARY SEWER. SEE PLUMBING PLANS
  - CONTRACTOR SHALL CONNECT TO ALL DOWNSPOUTS WITH A 4" PVC.
- DRAWING LEGEND**

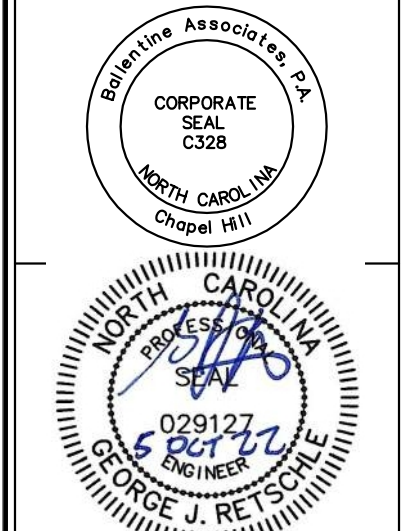
SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	[Symbol]	CATCH BASIN / CURB INLET
[Symbol]	[Symbol]	[Symbol]	DROP INLET
[Symbol]	[Symbol]	[Symbol]	STORM DRAINAGE MANHOLE
[Symbol]	[Symbol]	[Symbol]	OVERHEAD ELECTRIC
[Symbol]	[Symbol]	[Symbol]	UNDERGROUND ELECTRIC LINE
[Symbol]	[Symbol]	[Symbol]	STORM DRAINAGE LINE
[Symbol]	[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	[Symbol]	SPOT ELEVATION AT CURB
[Symbol]	[Symbol]	[Symbol]	RIPRAP APRON
[Symbol]	[Symbol]	[Symbol]	FLARED END SECTION
[Symbol]	[Symbol]	[Symbol]	EPHEMERAL STREAM
[Symbol]	[Symbol]	[Symbol]	STREAM BUFFER
[Symbol]	[Symbol]	[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	[Symbol]	[Symbol]	TREE LINE
[Symbol]	[Symbol]	[Symbol]	ZONING BOUNDARY
[Symbol]	[Symbol]	[Symbol]	OPEN SPACE

- PLAN KEY NOTES**
- | DETAIL REFERENCE             | # | DESCRIPTION  |
|------------------------------|---|--|
| B3 C5201                     | 1 | TRAFFIC BEARING NCDOT CONCRETE CATCH BASIN                                 |
| A3 C5202                     | 2 | NCDOT DROP INLET   |
| B2 C5204                     | 3 | TOWN OF CHAPEL HILL YARD INLET   |
| B5 C5201                     | 4 | TRAFFIC BEARING NCDOT DROP INLET   |
| A2 C5204                     | 5 | TOWN OF CHAPEL HILL STORM JUNCTION BOX                                     |
| A5 C5202                     | 6 | TRAFFIC BEARING NCDOT STORM JUNCTION BOX                                   |
| A3 C5204                     | 7 | NCDOT PRECAST DRAINAGE STRUCTURE   |
| A5 C5201                     | 8 | NCDOT STEP DETAIL  |
| B3 C5203, C1 C5203, D1 C5203 | 9 | 4" SCH. 40 PVC RCP DRAIN PIPING @ 1/2" MIN (TYP.) (UNLESS NOTED OTHERWISE) |

**GRADING & STORMWATER MANAGEMENT PLAN**



**BALLENTINE ASSOCIATES, P.A.**  
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 (919) 929-0481  
 (919) 489-4788



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**OWNER INFORMATION**  
 CASE 624 W. JONES STREET RALEIGH, NC 27603  
**OWNERS REPRESENTATIVE:**  
 JESS BRANDES  
 PH. (919) 307-3429  
 FAX (919) 307-3429  
 jbrandes@orange.org

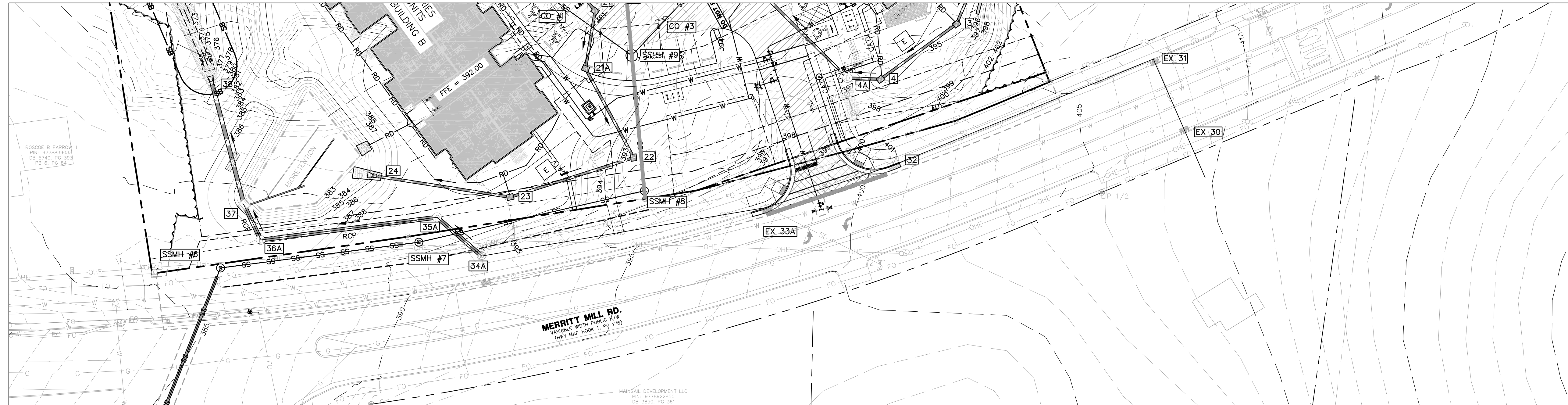
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**PERRY PLACE**  
**CONSTRUCTION PLANS**  
 CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

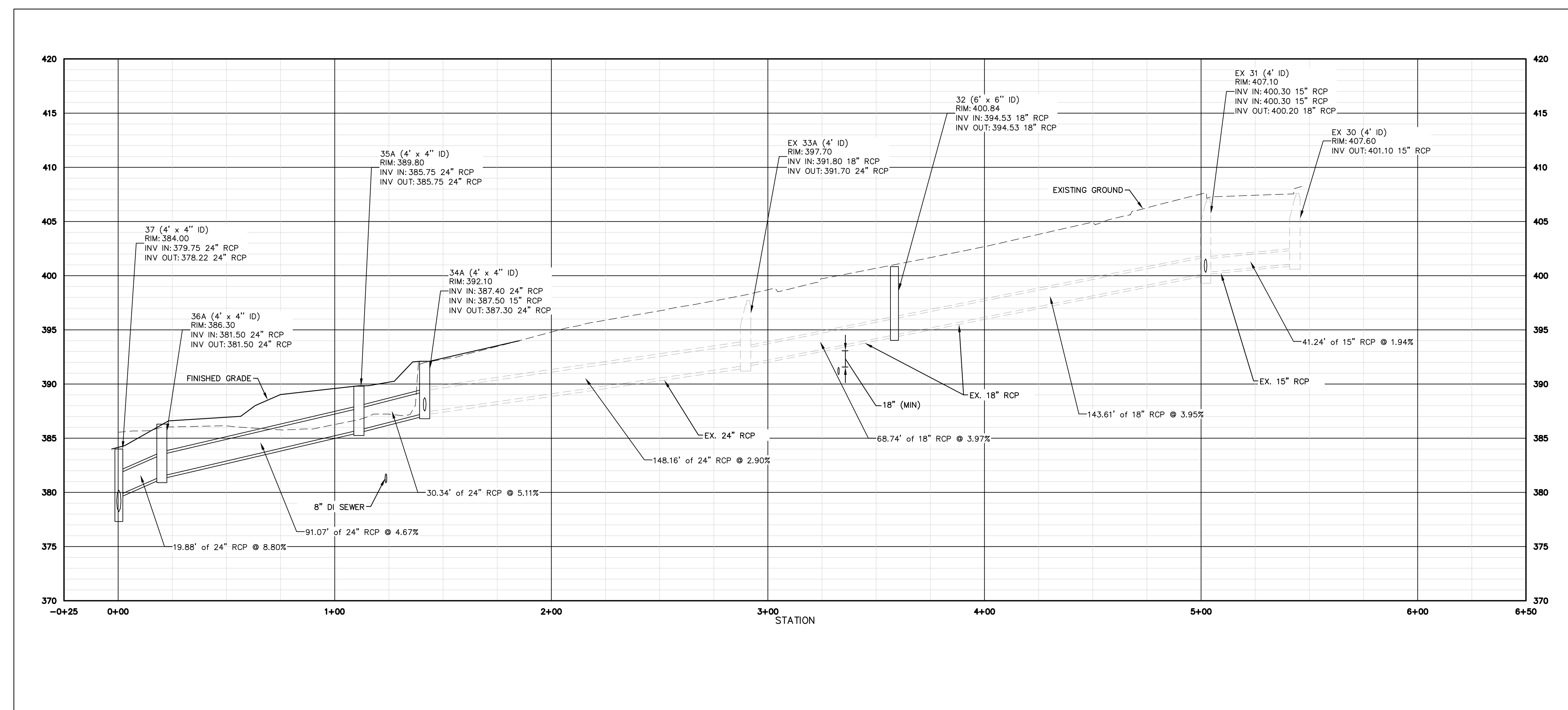
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**SHEET C1201**

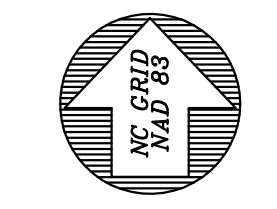




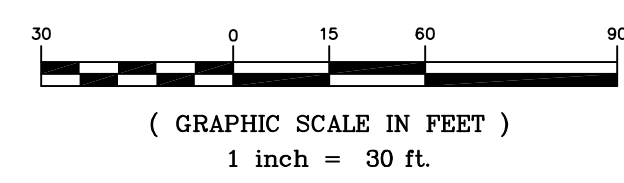
**C4 STORMWATER BY-PASS PLAN**  
 C1210 SCALE: 1" = 30'



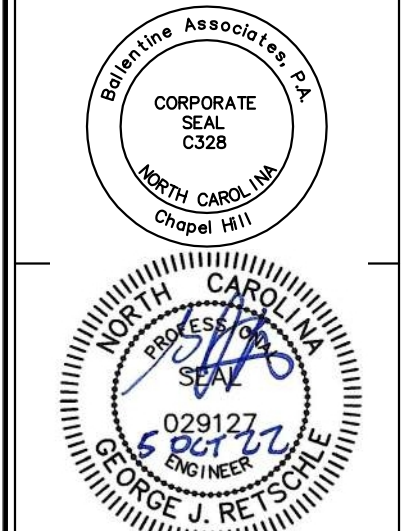
**D4 STORMWATER BY-PASS PROFILE**  
 C1210 SCALE: H: 1" = 30' V: 1" = 6'



**UTILITY OVERVIEW**



**BALLENTINE ASSOCIATES, P.A.**  
 221 W. Hargett Street, Suite 200  
 Raleigh, NC 27603  
 (919) 999-0461  
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 C&S  
 624 W. JONES STREET  
 RALEIGH, NC 27603

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**SHEET C1210**

