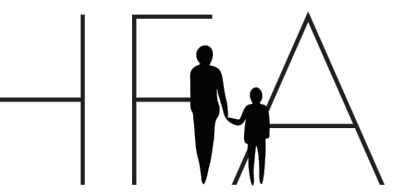


# SITE PLAN REVIEW APPLICATION FOR 104 GRANT STREET, CHAPEL HILL, NC

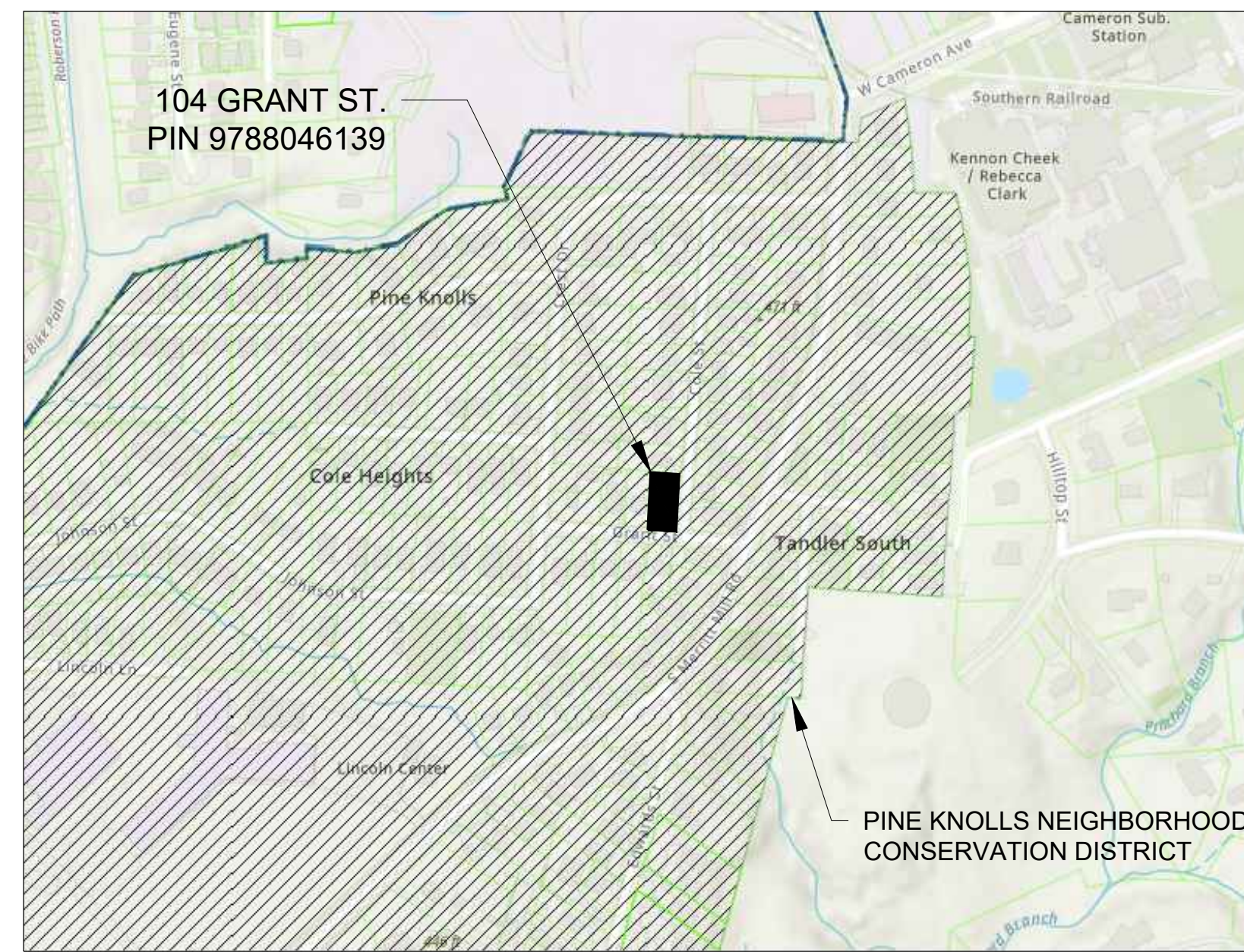
A two unit affordable housing project in Chapel Hill, NC, being developed by Self-Help Ventures Fund.



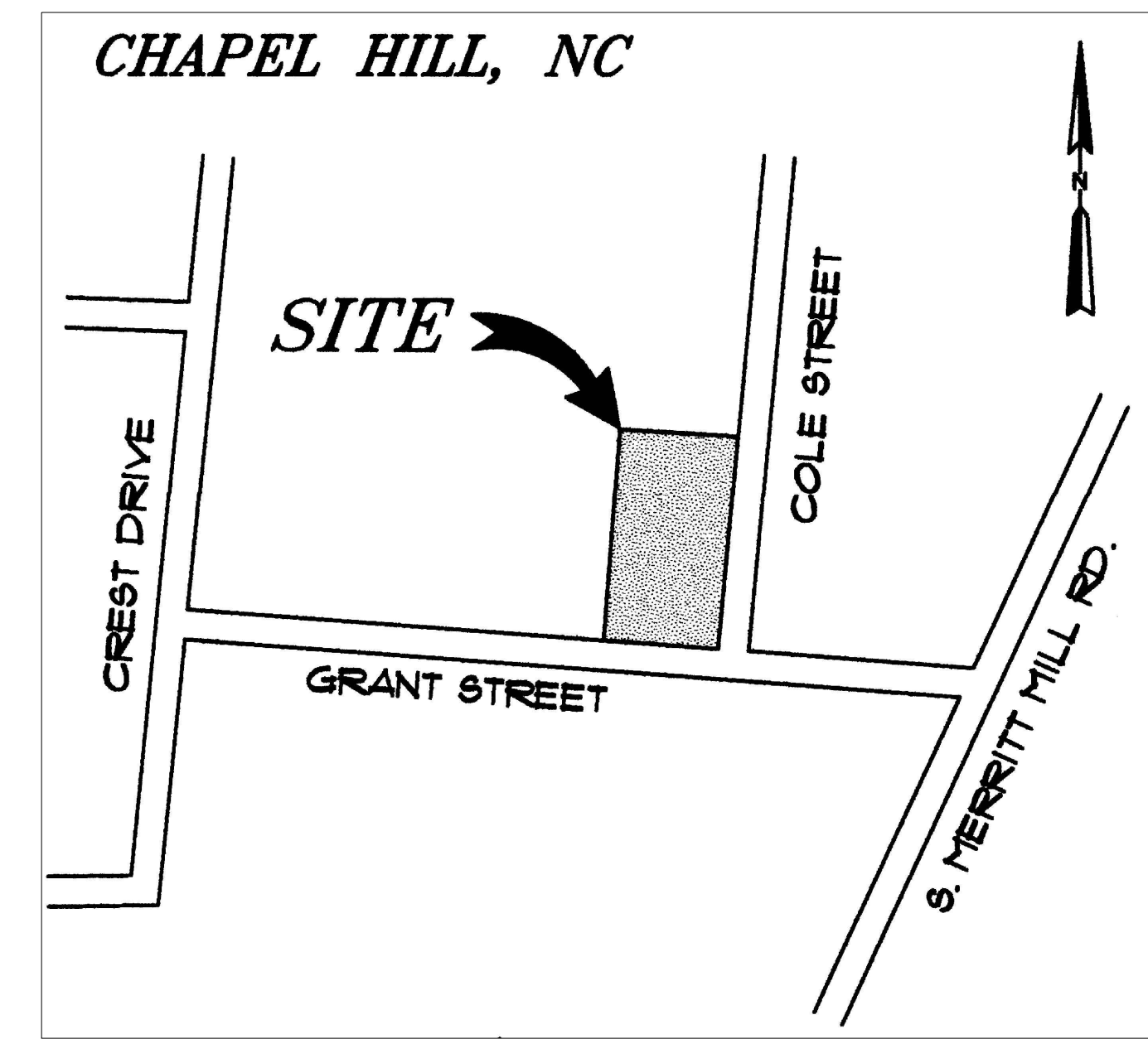
Heather Ferrell, Architect  
Chapel Hill, NC www.hfa.studio

## INDEX OF DRAWINGS

A0.1	TITLE SHEET
EC1.0	EXISTING CONDITIONS - SURVEY
EC1.1	EXISTING ELEVATIONS
SD1.0	PROPOSED SITE PLAN
SD1.1	SITE DETAILS
A1.0	PROPOSED ELEVATIONS



AREA MAP, N.T.S.



VICINITY MAP, N.T.S.

## PROJECT & SITE INFORMATION

PIN: 9788046139  
 Zoning District: R3  
 Project Description: Two unit (duplex) affordable residential development with 1 parking space.  
 Net Land Area: 6,373 SF  
 Gross Land Area: 7,010 SF  
 Proposed Setbacks: Grant Street: 21'-5"; Cole Street: 12'-0"; Interior: 12'-3"; Solar: 24'-6"  
 Parking Spaces: 1 vehicle space  
 Floor Area: 1,627 heated SF; 1,699 SF total  
 Impervious Surface Area: Existing: 2,342 SF; Demolition: 1,843 SF;  
 Proposed: 1,713 SF; Total: 2,212 SF  
 Area of Land Disturbance: 4,853 SF

The drawings and written material herein constitute original work of Heather Ferrell, Architect PLLC, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.  
 © 2024, Heather Ferrell, Architect PLLC

### Applicant

Self-Help Ventures Fund  
 301 West Main Street  
 Durham, NC 27701

### Owner

Empowerment, Inc.  
 109 N Graham  
 St # 200  
 Chapel Hill, NC 27516

### Property Address

104 Grant Street  
 Chapel Hill, NC 27516

### Site Plan Review Application

date: October 15, 2024

### revision:

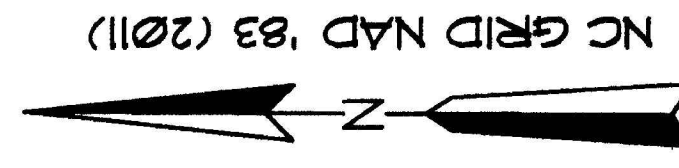
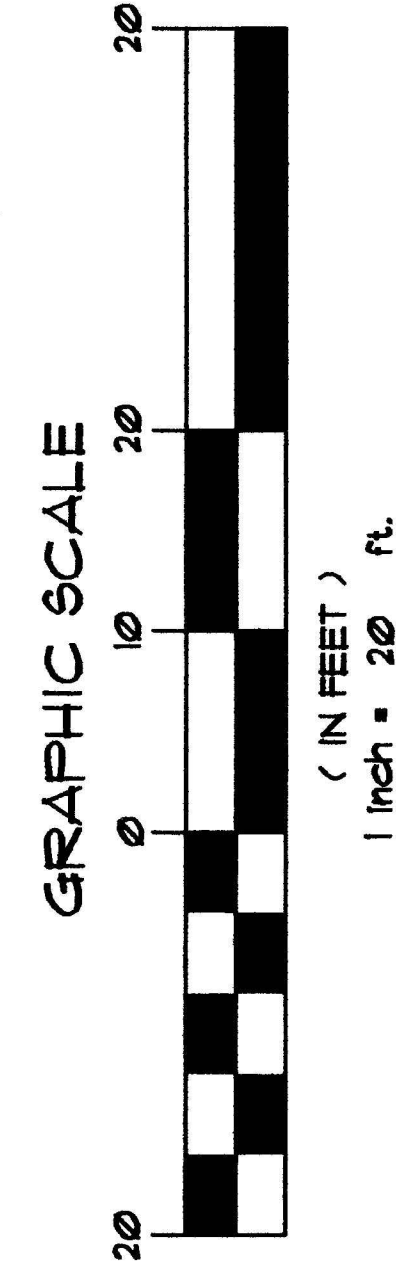
Rev 1 NOV 13, 2024

TITLE SHEET  
 sheet

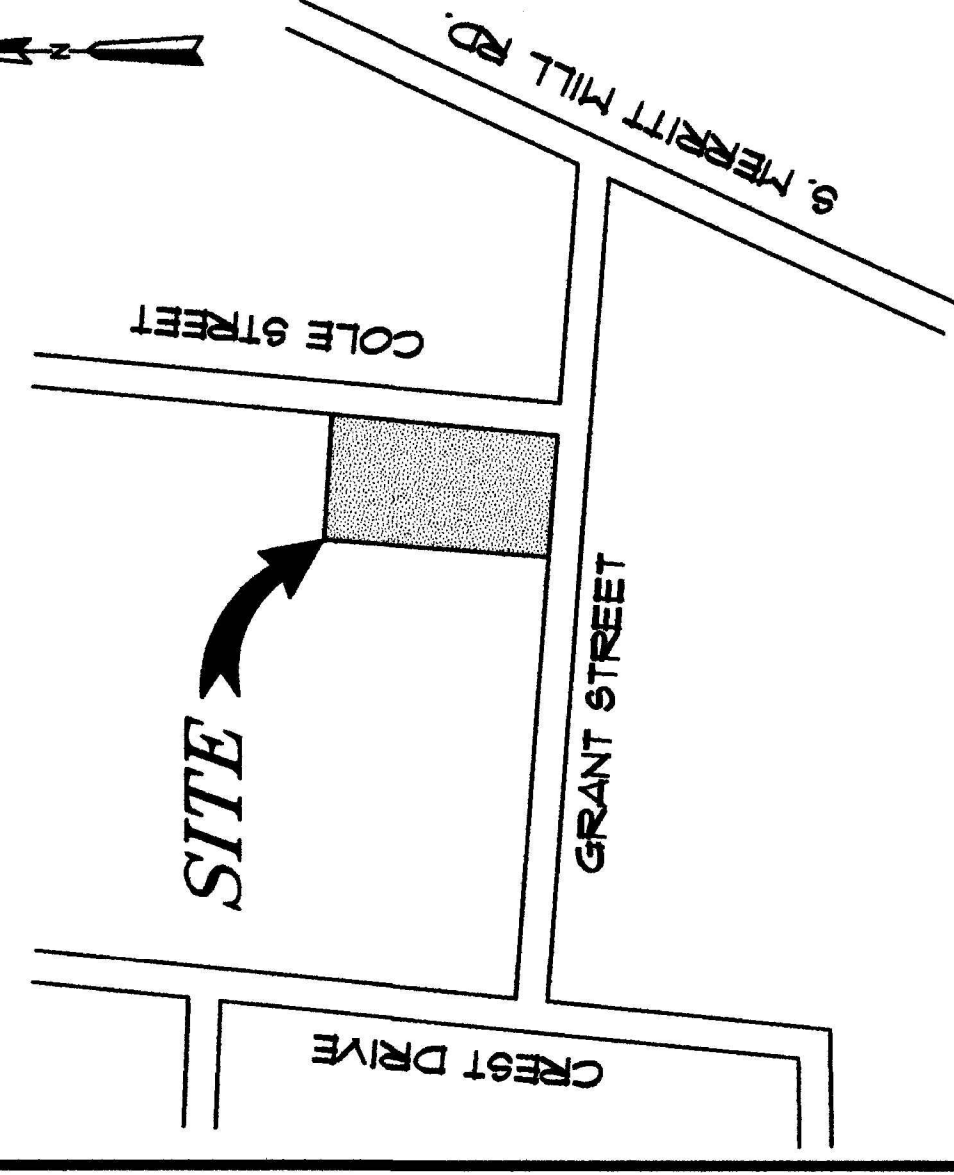
**A0.1**

date OCT 9, 2024



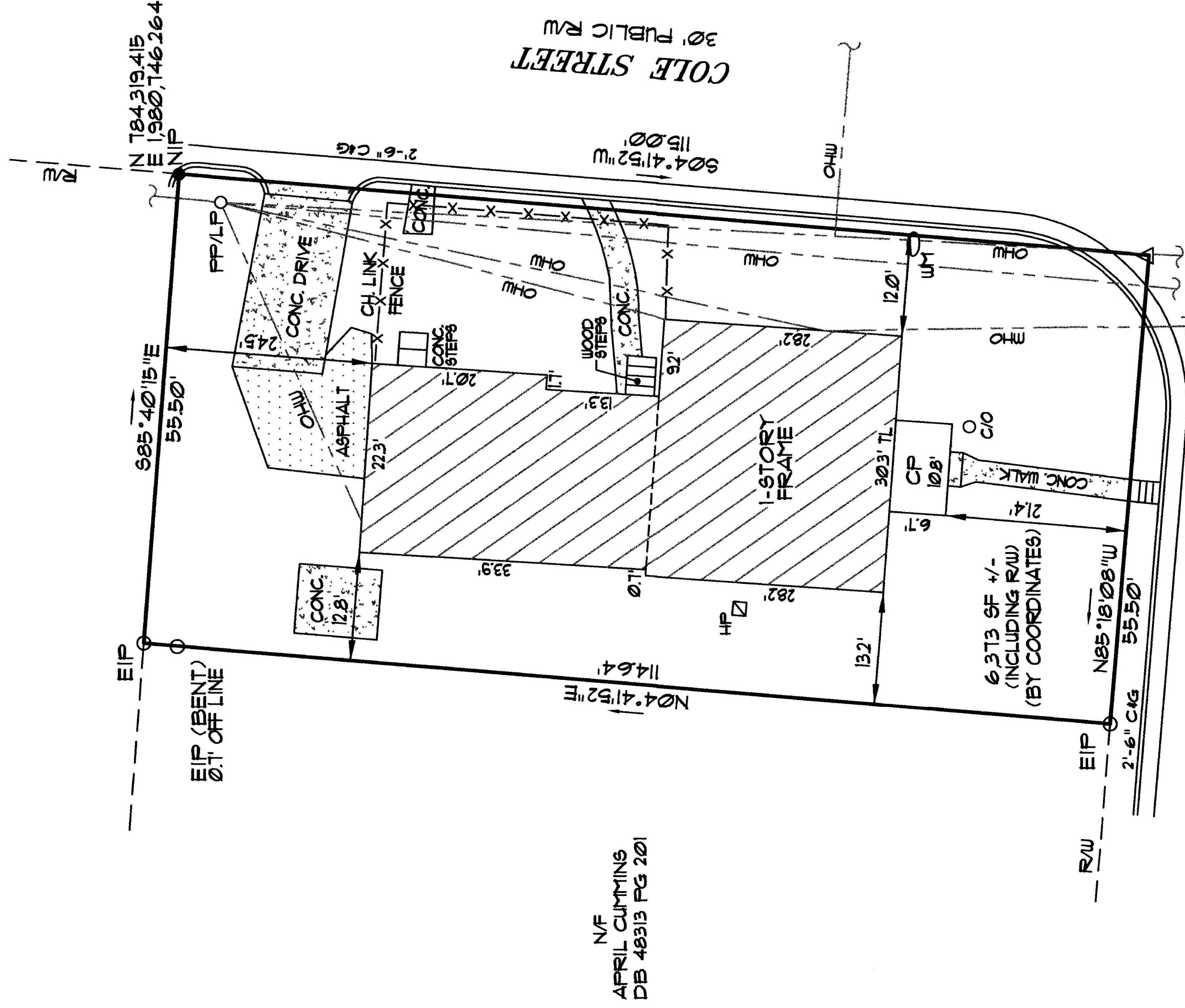


CHAPEL HILL, NC



**VICINITY MAP**  
NO SCALE

N/F  
CHRISTINA GRAVES  
DB 6781 PG 1528

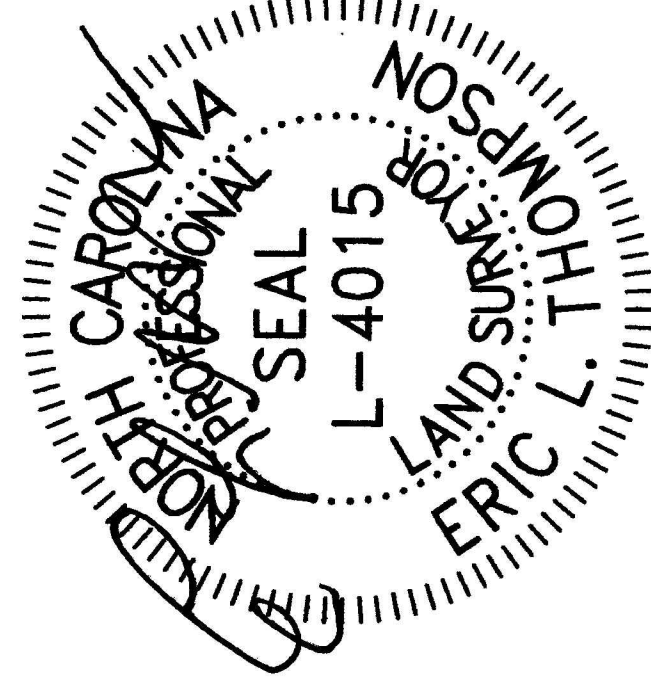


N/F  
APRIL CUMMINS  
DB 48313 PG 201

DOORS FACING COLE ST.  
HAVE METAL AWINGS- NOT SHOWN  
OVERHEAD WIRE ENCROACHMENTS AS SHOWN

**EX. IMPERVIOUS SURFACE**

HOUSE & PORCH: 1658 SF  
CONC. DRIVE & SIDEWALKS: 399 SF  
ASPHALT: 189 SF  
CONC. PAD: 80 SF  
HEAT PUMP: 16 SF  
TOTAL: 2342 SF



I, ERIC L. THOMPSON PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE DEED DESCRIPTIONS AND PLATS FOR THIS PROPERTY ARE LISTED HEREON UNDER "REFERENCES"; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED, AND ARE DRAWN FROM INFORMATION SOURCES LISTED UNDER "REFERENCES"; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 23rd DAY OF APRIL, 2024.

*E.L. Thompson*  
L-4015

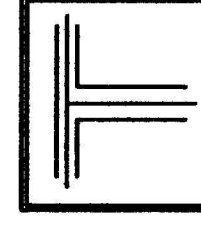
DATE OF SURVEY:	4/18/2024
SURVEYED:	ELT
DRAWN:	ELT
CHECKED:	ELT
SCALE:	1"=20'
JOB NO.	

EXISTING CONDITIONS SURVEY FOR:

**SELF-HELP VENTURES FUND**

LOTS 17 & 18 COLE HEIGHTS EXTENSION  
CHAPEL HILL TOWNSHIP, ORANGE COUNTY  
104 GRANT STREET  
CHAPEL HILL, NORTH CAROLINA 27516

**ERIC L. THOMPSON & ASSOCIATES, P.C.**  
CIVIL ENGINEERING & LAND SURVEYING



P.O. BOX 356  
MORRISVILLE, NORTH CAROLINA 27560  
WWW.ELTAPC.COM  
TEL. (919) 612-4141  
FIRM LIC. No. C-2131

**REFERENCES:**  
DB 6662 PG 23  
PB 33 PG 59  
PIN# 9788-04-6139  
ZONING: R-3  
WATERSHED: JORDAN LAKE PROTECTED  
CAPE FEAR BASIN

**LEGEND:**

- LINE SURVEYED ———
- LINE NOT SURVEYED - - - -
- EXISTING IRON PIPE ○
- NEW IRON PIPE ●
- FENCE — x —
- MATHEMATICAL POINT △
- COVERED PORCH CP
- OVERHEAD WIRE OHW
- HEAT PUMP HP
- SEWER CLEAN-OUT C/O
- WATER METER ○

NOTE: PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD MAP 310918500K DATED 11/17/01.

The drawings and written material herein constitute original work of Heather Ferrell, Architect PLLC, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.  
© 2024, Heather Ferrell, Architect PLLC

**Applicant**  
Self-Help Ventures Fund  
301 West Main Street  
Durham, NC 27701

**Owner**  
Empowerment, Inc.  
109 N Graham  
St # 200  
Chapel Hill, NC 27516

**Property Address**  
104 Grant Street  
Chapel Hill, NC 27516

**Site Plan Review Application**  
date: October 15, 2024  
revision:  
Rev 1 NOV 13, 2024

**EXISTING SURVEY**  
sheet  
**ECI.0**  
date  
September 24, 2024



The drawings and written material herein constitute original work of Heather Ferrell, Architect PLLC, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.  
© 2024, Heather Ferrell, Architect PLLC

**Applicant**

Self-Help Ventures Fund  
301 West Main Street  
Durham, NC 27701

**Owner**

Empowerment, Inc.  
109 N Graham  
St # 200  
Chapel Hill, NC 27516

**Property Address**

104 Grant Street  
Chapel Hill, NC 27516

**Site Plan Review Application**

date: October 15, 2024

revision:

Rev I NOV 13, 2024

**EXISTING ELEVATIONS**

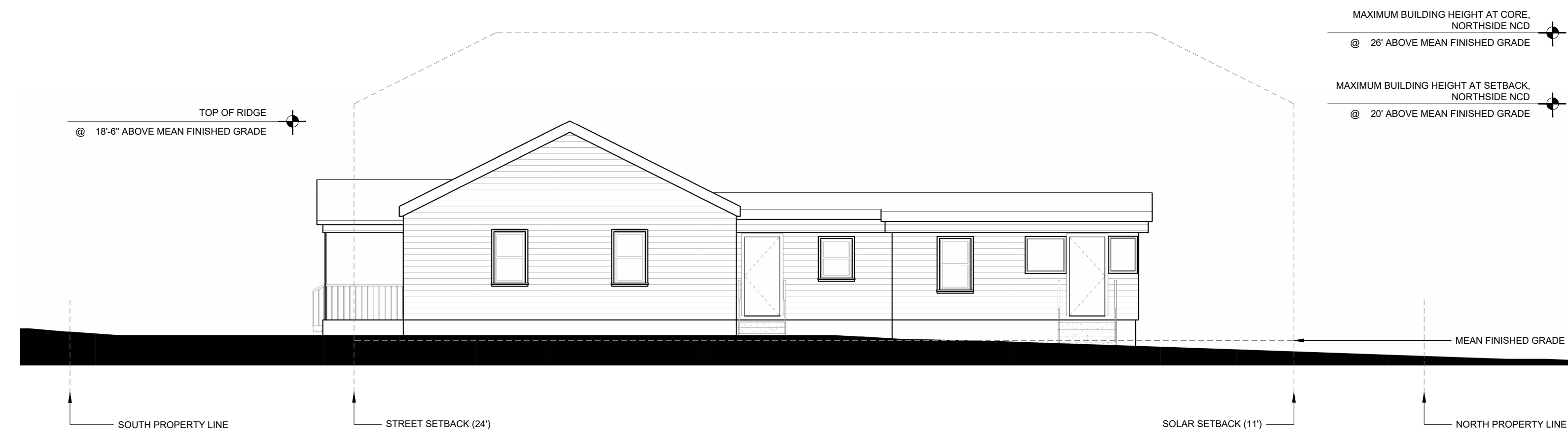
sheet

**ECI.1**

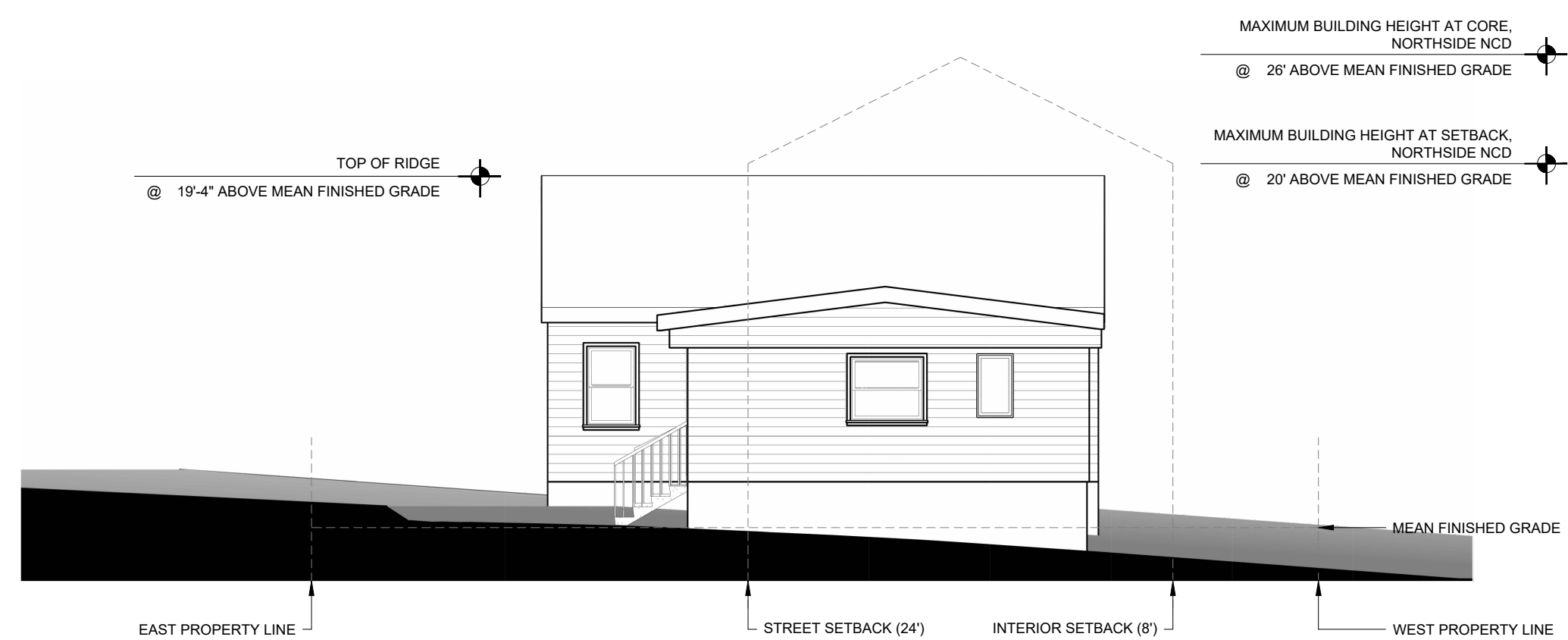
date  
September 29, 2024



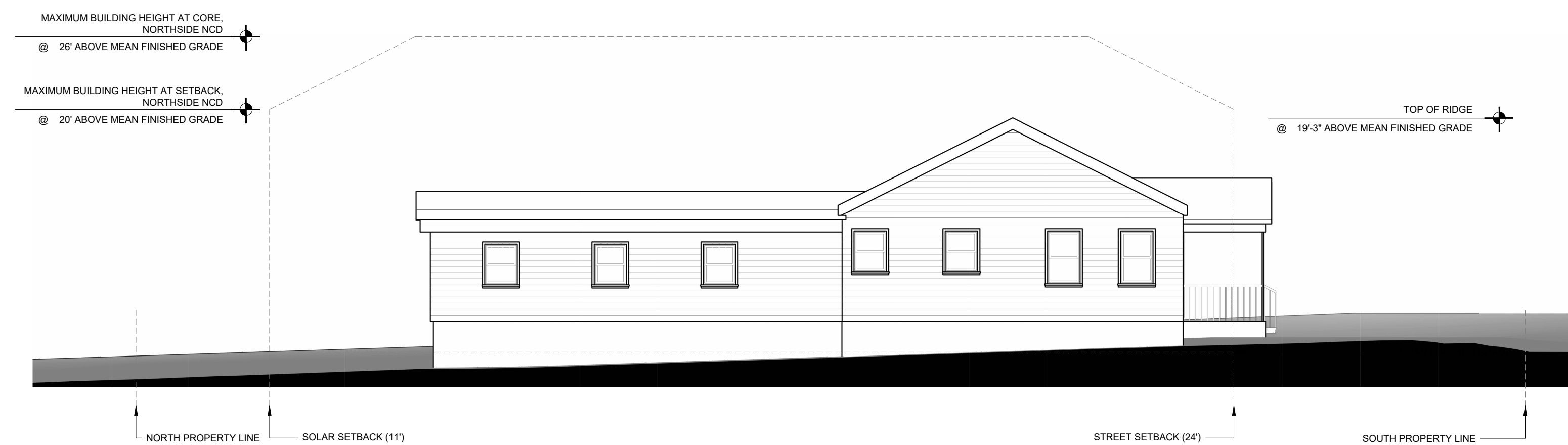
**1** EXISTING ELEVATION - SOUTH  
SCALE: 1/8" = 1'



**2** EXISTING ELEVATION - EAST  
SCALE: 1/8" = 1'



**3** EXISTING ELEVATION - NORTH  
SCALE: 1/8" = 1'



**4** EXISTING ELEVATION - WEST  
SCALE: 1/8" = 1'



**PROPOSED IMPERVIOUS SURFACE AREA:**

HOUSE & PORCH: 1,699 SF  
STAIRS & WALK: 73 SF  
CONCRETE DRIVE: 219 SF  
ASPHALT: 189 SF  
HEAT PUMP: 32 SF

**TOTAL IMPERVIOUS SURFACE: 2,212 SF**

**ROOF DRAINAGE:**

SPLASH BLOCK 1: 488 SF  
SPLASH BLOCK 2: 167 SF  
SPLASH BLOCK 3: 282 SF  
SPLASH BLOCK 4: 282 SF  
SPLASH BLOCK 5: 167 SF  
SPLASH BLOCK 6: 498 SF

COLE STREET  
30' PUBLIC R/W

**NOTES**

- FIRE WATCH: DURING CONSTRUCTION AND DEMOLITION WHERE HOT WORK MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION, OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING, THE OWNER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH. THE FIRE WATCH SHALL CONSIST OF AT LEAST ONE PERSON WITH A MEANS OF COMMUNICATING AN ALARM TO 911. SHALL HAVE A WRITTEN ADDRESS POSTED IN A CONSPICUOUS LOCATION, AND SHALL MAINTAIN CONSTANT PATROLS, PER 2018 NCFC, SECTION 3304.5**
- ADDRESS IDENTIFICATION: 505.1** Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road front the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 3/4 inch (20 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained. 2018 NCFC 505.1
- FIRE DEPARTMENT ACCESS/CONSTRUCTION:** During construction, vehicle access for firefighting shall be provided. Temporary street signs shall be installed at each street intersection when construction allows the passage of vehicles. Signs shall be of an approved size, weather resistant, and maintained until replaced by permanent signs. 2018 NCFC Section 505.2

**4. OCSW Construction Waste Requirements:**

- All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.
- Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
- Pursuant to the County's RRMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
- Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
- The presence if any asbestos containing materials (ACM) and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

The drawings and written material herein constitute original work of Heather Ferrell, Architect PLLC, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.  
© 2024, Heather Ferrell, Architect PLLC

**Applicant**

Self-Help Ventures Fund  
301 West Main Street  
Durham, NC 27701

**Owner**

Empowerment, Inc.  
109 N Graham  
St # 200  
Chapel Hill, NC 27516

**Property Address**

104 Grant Street  
Chapel Hill, NC 27516

**Site Plan Review Application**

date: October 15, 2024

**revision:**

Rev 1 NOV 13, 2024

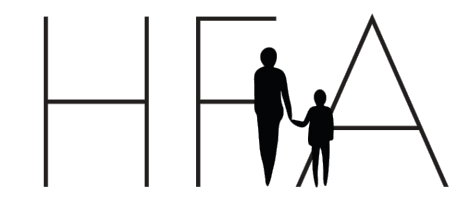
**PROPOSED SITE PLAN**

sheet

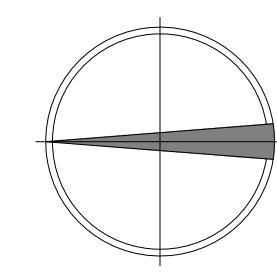
**SDI.0**

date

October 9, 2024



Heather Ferrell, Architect  
Chapel Hill, NC www.hfa.studio



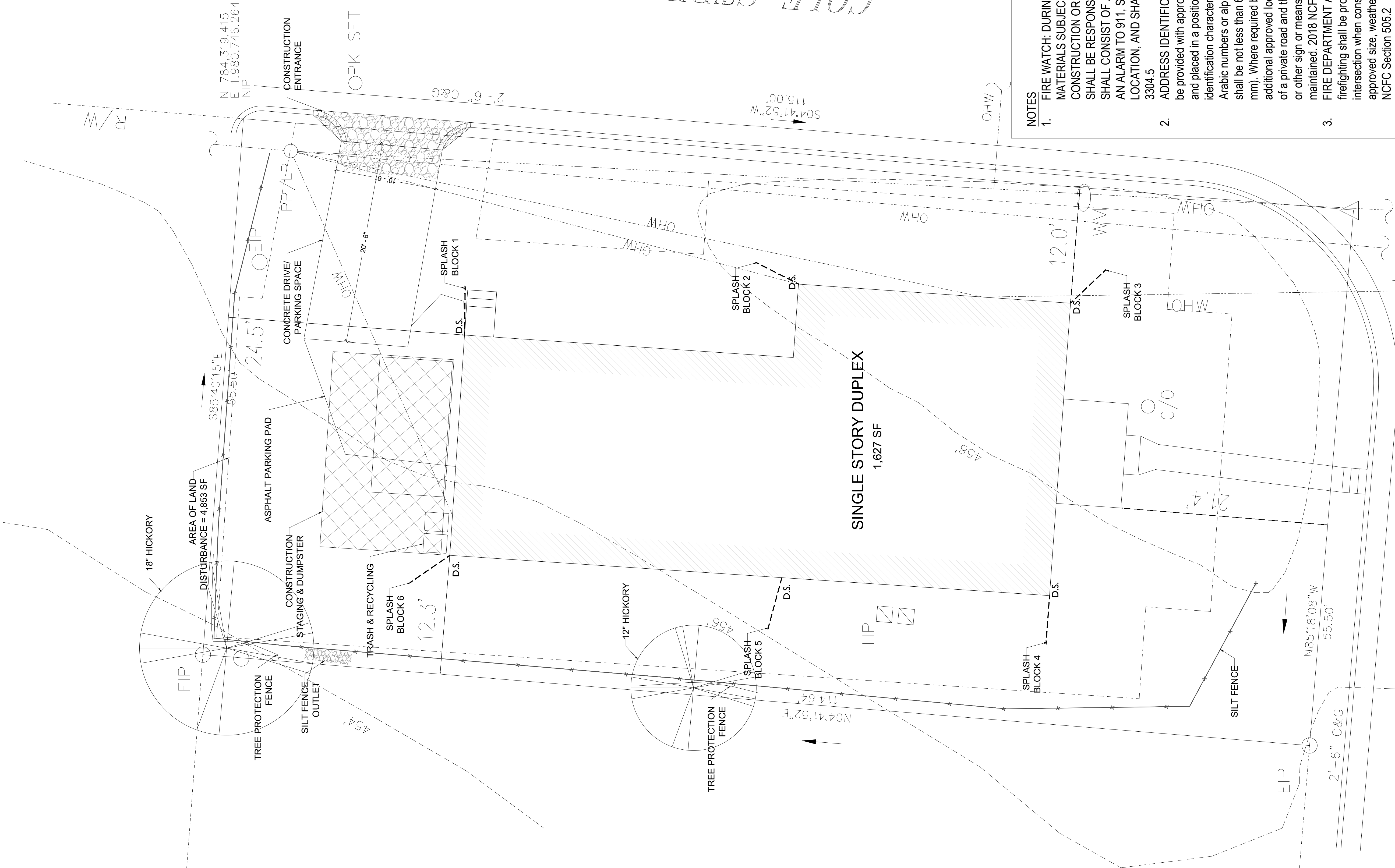
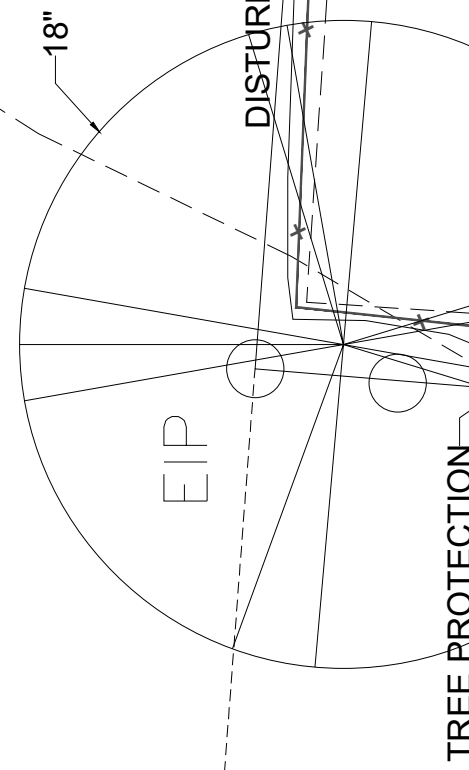
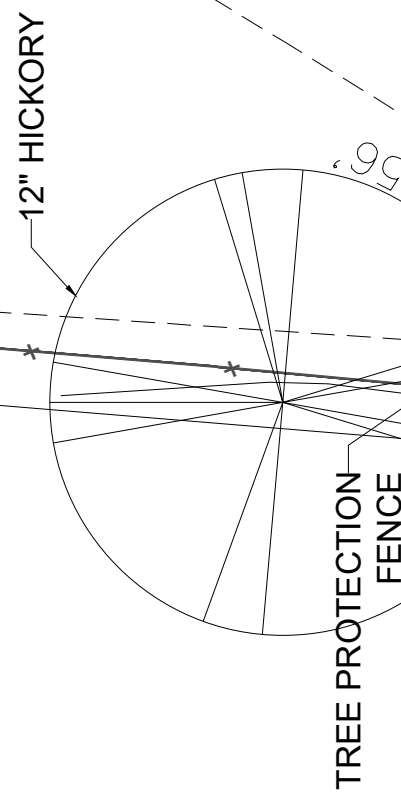
**NORTH**

**PRELIMINARY SITE PLAN**

SCALE: 1/8" = 1'

GRANT STREET  
40' PUBLIC R/W

SINGLE STORY DUPLEX  
1,627 SF





The drawings and written material herein constitute original work of Heather Ferrell, Architect PLLC, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.  
© 2024, Heather Ferrell, Architect PLLC

**Applicant**

Self-Help Ventures Fund  
301 West Main Street  
Durham, NC 27701

**Owner**

Empowerment, Inc.  
109 N Graham  
St # 200  
Chapel Hill, NC 27516

**Property Address**

104 Grant Street  
Chapel Hill, NC 27516

**Site Plan Review Application**

date: October 15, 2024

revision:

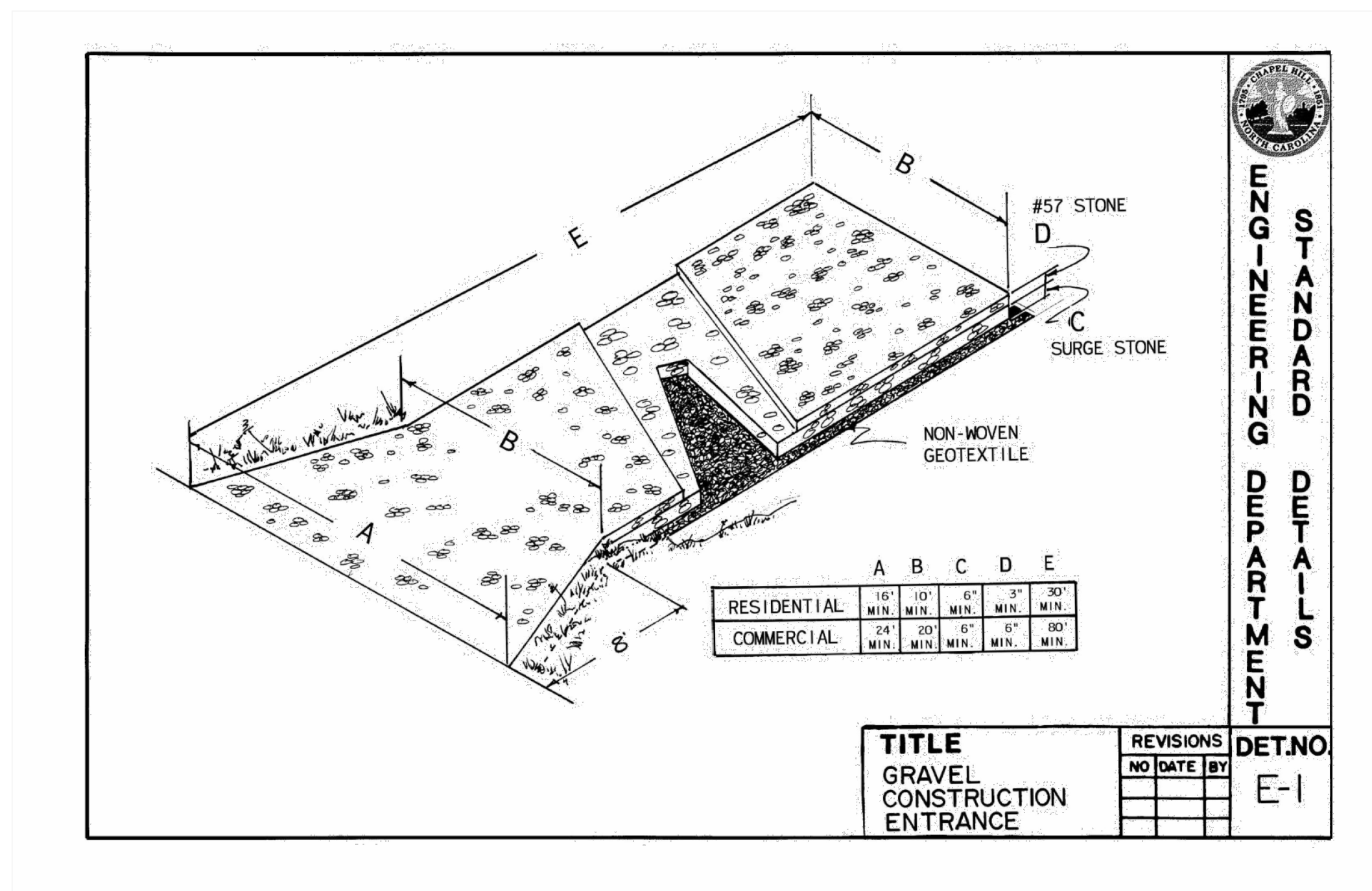
Rev 1 NOV 13, 2024

**SITE PLAN DETAILS**

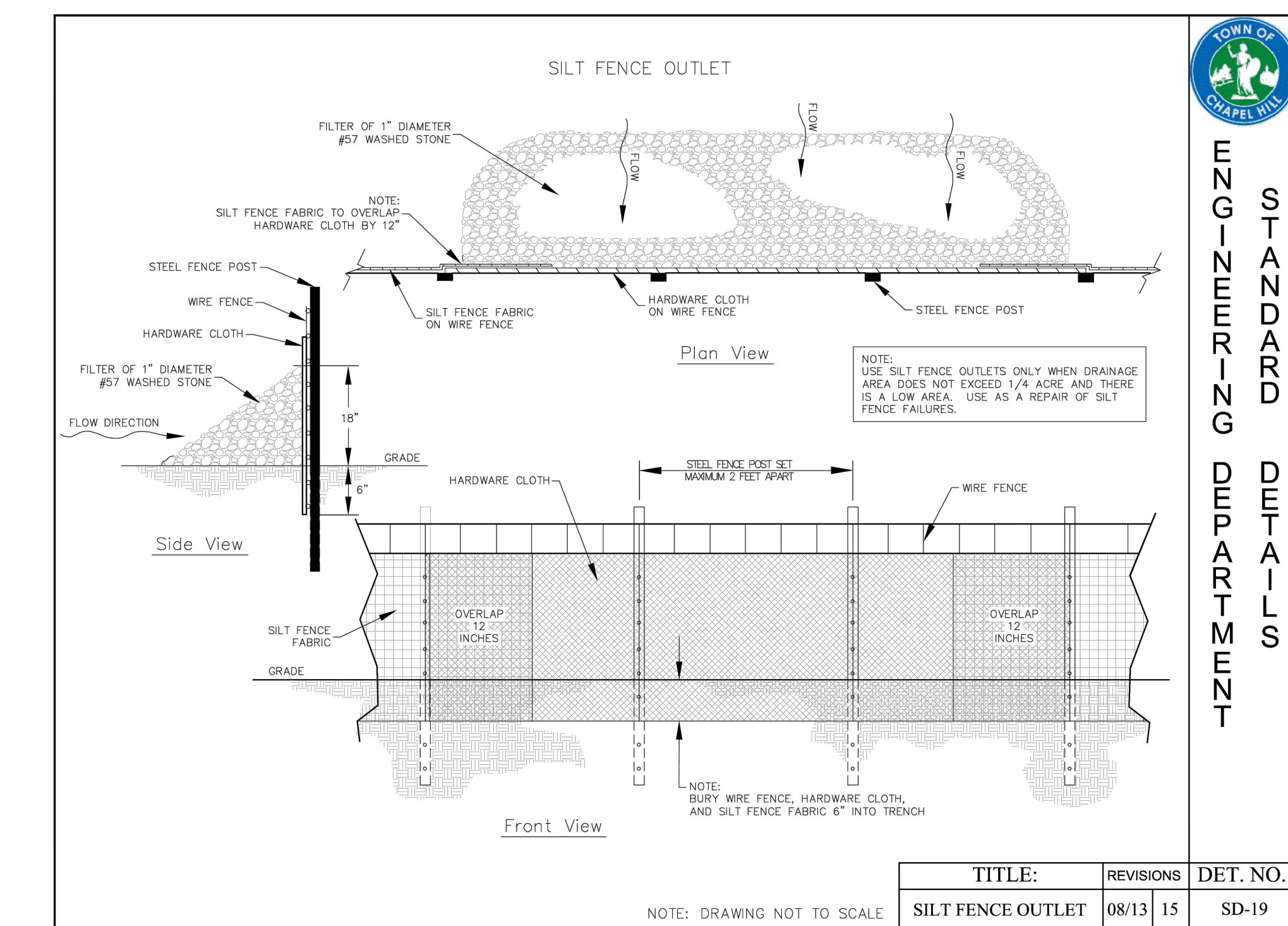
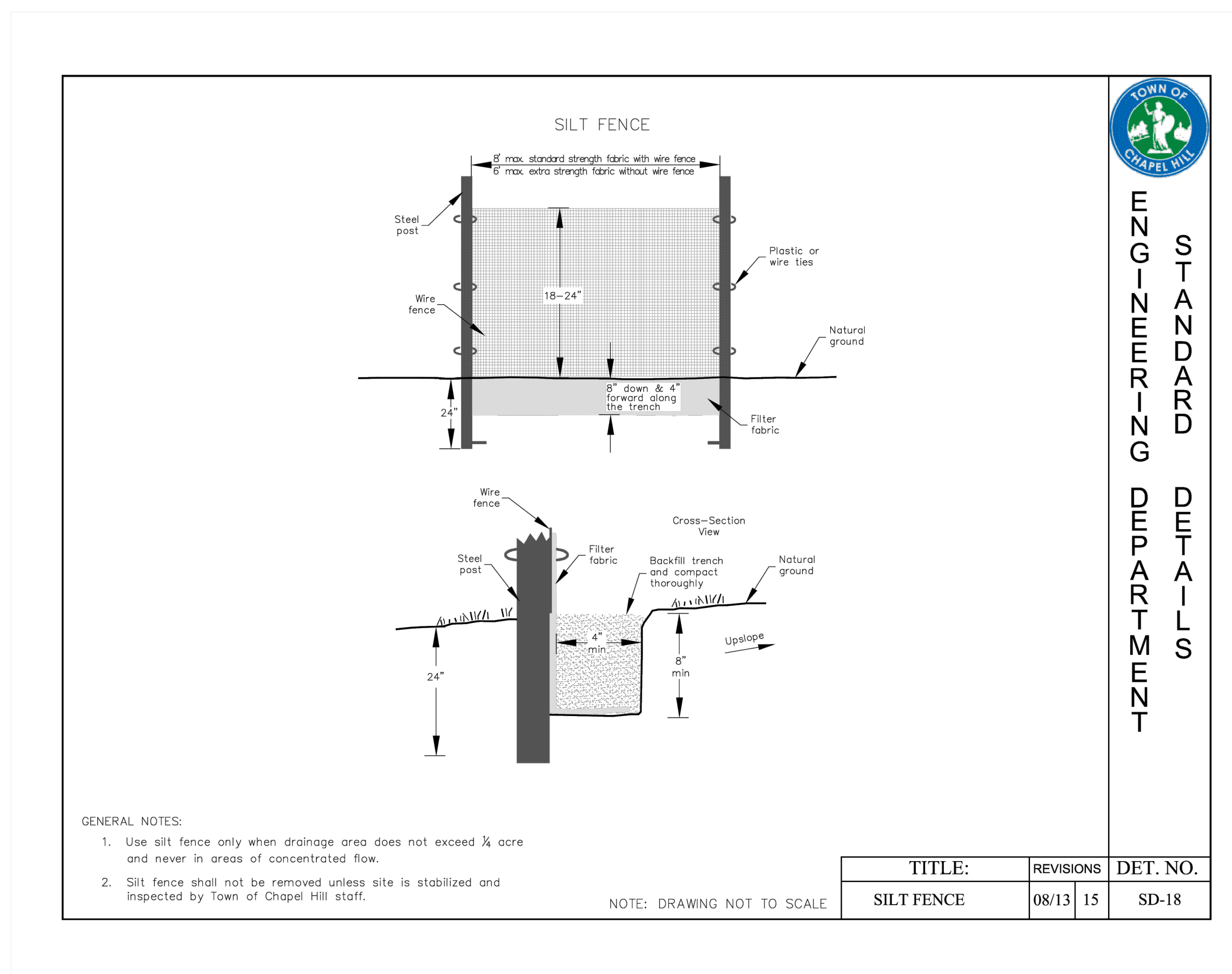
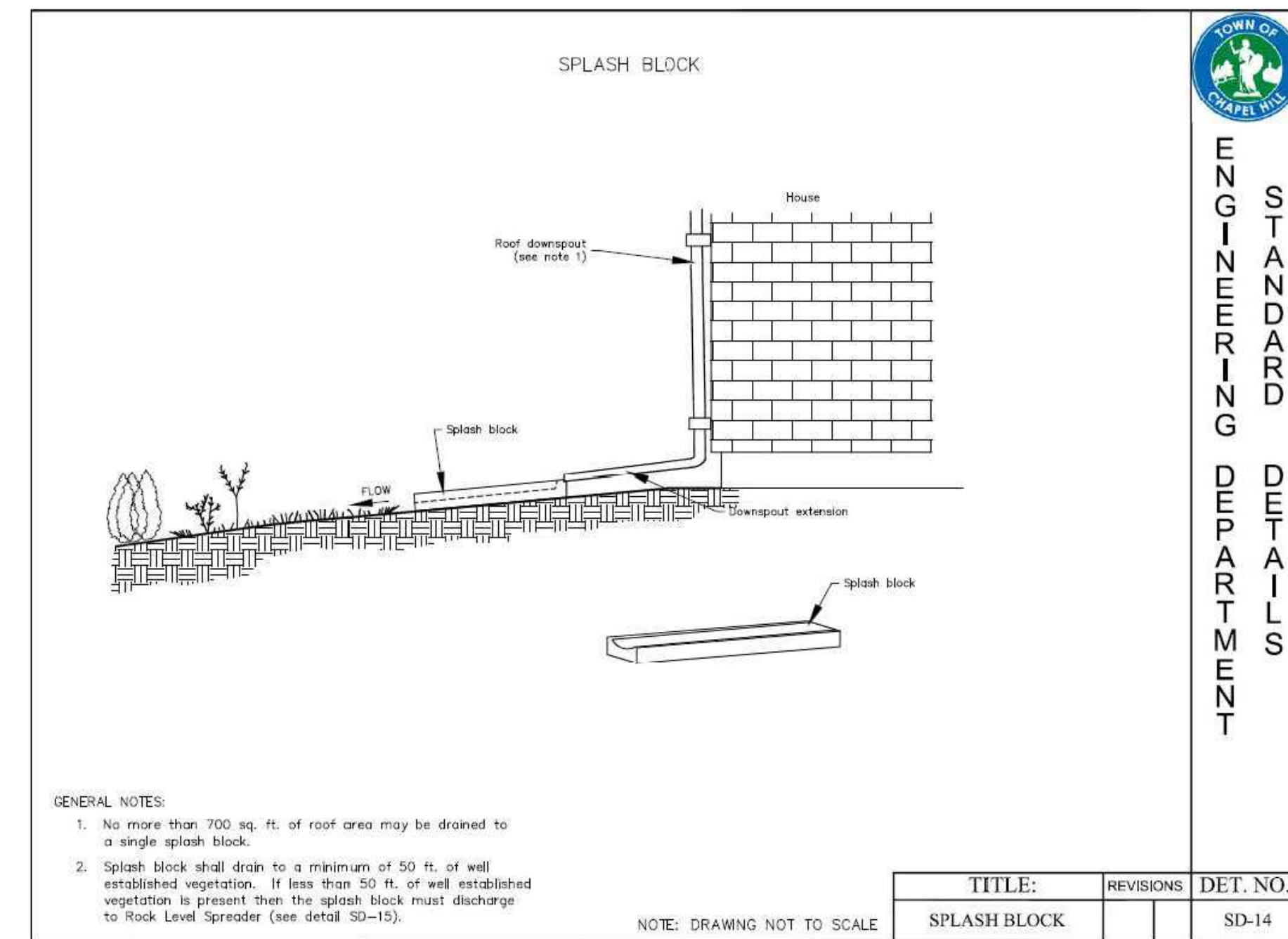
sheet

**SDI.1**

date  
NOV 13, 2024



TITLE	REVISIONS	DET. NO.
GRAVEL CONSTRUCTION ENTRANCE	NO DATE BY	E-1





The drawings and written material herein constitute original work of Heather Ferrell, Architect PLLC, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.  
© 2024, Heather Ferrell, Architect PLLC

**Applicant**

Self-Help Ventures Fund  
301 West Main Street  
Durham, NC 27701

**Owner**

Empowerment, Inc.  
109 N Graham  
St # 200  
Chapel Hill, NC 27516

**Property Address**

104 Grant Street  
Chapel Hill, NC 27516

**Site Plan Review Application**

date: October 15, 2024  
revision:  
Rev I NOV 13, 2024

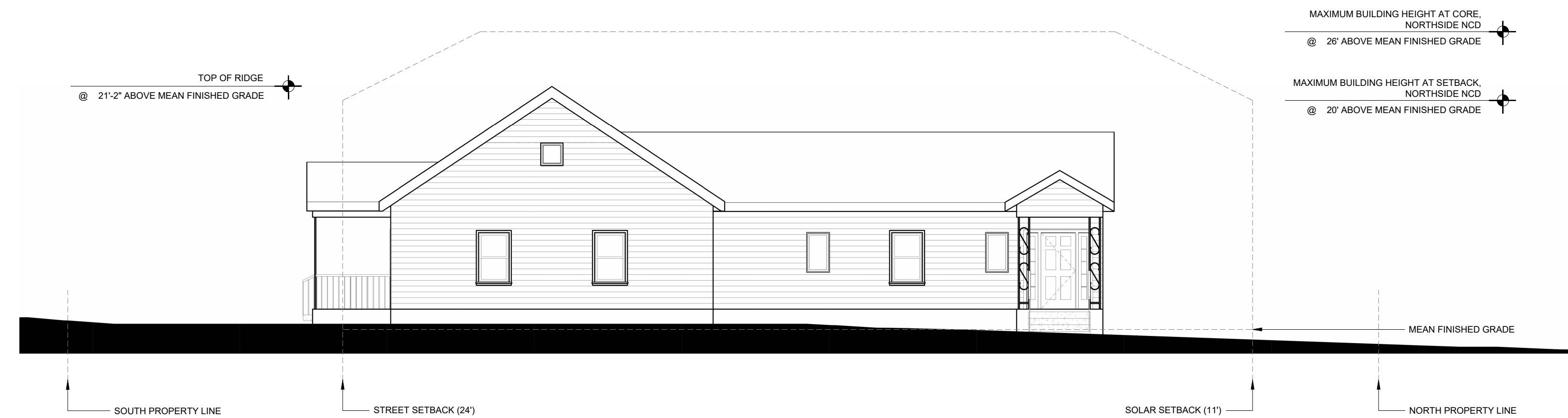
**PROPOSED ELEVATIONS**  
sheet

**AI.0**

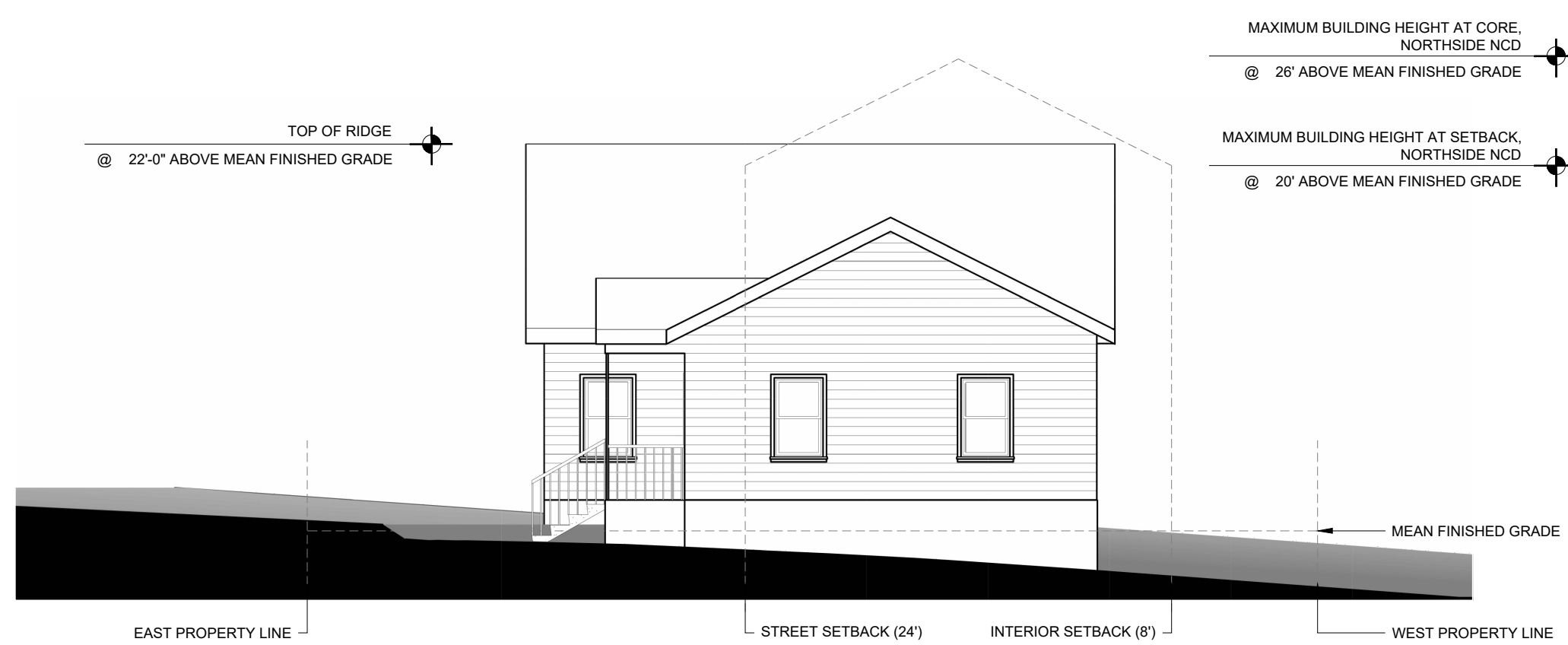
date  
October 9, 2024



**1** PROPOSED ELEVATION - SOUTH  
SCALE: 1/8" = 1'



**2** PROPOSED ELEVATION - EAST  
SCALE: 1/8" = 1'



**3** PROPOSED ELEVATION - NORTH  
SCALE: 1/8" = 1'



**4** PROPOSED ELEVATION - WEST  
SCALE: 1/8" = 1'