

ZONING ATLAS AMENDMENT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9778-93-3103 & 9778-93-4008 Date: 2 Oct 2017

Section A: Project Information

Project Name: Merritt Mill Affordable Housing
Property Address: 800 Merritt Mill Road Zip Code: 27516
Use Groups (A, B, and/or C): A Existing Zoning District: R-3
Project Description: Construction of two apartment buildings with a clubhouse, parking and other site amenities. Approximately 35% the project area is in Chapel Hill with 65% in Carrboro.

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

Applicant Information (to whom correspondence will be mailed)

Name: George J. Retschle, PE
Address: 221 Providence Road
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-929-0481 Email: georger@bapa.eng.pro

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

Signature: Date: 2 OCT 17

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: CASA NC
Address: 624 West Jones Street
City: Raleigh State: NC Zip Code: 27603
Phone: 919-754-9960 x429 Email: jbrandes@casanc.org

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

Signature: Date: 10-2-2017



**ZONING ATLAS AMENDMENT 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) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

N/A	Application fee (refer to fee schedule)	Amount Paid \$	N/A
Oct 5	Pre-Application Meeting – with appropriate staff		
TBD	Digital Files – provide digital files of all plans and documents		
✓	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)		
N/A	Mailing fee for above mailing list	Amount Paid \$	N/A
✓	Written Narrative describing the proposal		
✓	Statement of Justification		
✓	Digital photos of site and surrounding properties		
✓	Legal description of property to be rezoned (see legal descriptions with attached deeds: DB 4964 PG 476 & DB 4965 PG 277)		
N/A	Phasing Plan (if applicable) indicating phasing boundaries and phasing notes		
✓	Reduced Site Plan Set (reduced to 8.5" x 11")		

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

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) 1,000 foot notification boundary

REZONING APPLICATION

PROJECT NARRATIVE

And

STATEMENT OF JUSTIFICATION

For:

MERRITT MILL AFFORDABLE HOUSING

800 Merritt Mill Road
Chapel Hill, NC 27516

PIN #s: 9778-93-3103 & 9778-93-4008

Applicant:



624 W Jones Street
Raleigh, NC 27603
(919) 307-3429

Civil Engineer:



Ballentine

Associates, P.A.

221 Providence Road
Chapel Hill, NC 27514
(919) 929-0481

<u>Issue Dates</u>	<u>Description</u>
2 Oct 2017	Rezoning Submittal
7 Feb 2018	Rezoning Submittal #2
18 Apr 2018	Rezoning Submittal #3



Project Narrative

CASA is developing 800 S Merritt Mill Road into an affordable multi-family development of 48 apartments. The existing site includes 1.07 acres in Chapel Hill and 1.99 acres in Carrboro. The development will consist of 2 buildings, each containing 24 units. On the Chapel Hill parcel, the site will include 1 of the buildings of approximately 25,000 square feet, and consisting of 24 one-bedroom units and an attached community building, with laundry and a management office.

The site will also include a playground, courtyard, picnic area and indoor amenities inside the community building. Vehicular access is provided to the entire site through one driveway accessed off of Merritt Mill Road. 66 vehicular parking spaces and 36 Class II bicycle parking spaces will be provided. Class I bicycle parking will be available in a lockable closet on the porch of each unit. The site is less than 1,000 feet from a Chapel Hill Transit stop (CM Route). Pedestrian access within the site and connecting from the site to Merritt Mill Road will be constructed and maintained.

Town stormwater requirements will be met with multiple stormwater control measures including a surface bioretention, an underground storm filter and an underground detention system, all to be located on the Carrboro parcel. An ADA accessible dumpster enclosure will be located at the rear of the parking area.

A public sanitary sewer main extension, of approximately 670 linear feet, will be installed along Merritt Mill Road to accommodate the site.

All 48 units will be permanently affordable to households under 60% of Area Median Income.



Statement of Justification

CASA is petitioning to rezone 800 Merritt Mill to R-SS-C because this is the only residential zoning category that permits multifamily apartments in excess of 7 dwelling units.

As CASA's Special Use Permit Application indicates, the 48-unit development we have planned at this site, including 24 units on the Chapel Hill parcel, will be affordable to households under 60% of AMI.

This residential development, and the amenities provided, comply with and support the following goals of the Comprehensive Plan:

- PFE.3: A range of housing options for current and future residents
 - Chapel Hill has a chronic shortage of affordable rental units, in particular those affordable to households under 50% of AMI. This development will include at least 20 units that are affordable to households under that income level.
- PFE.4: A welcoming and friendly community that provides all people with access to opportunities
 - If a family cannot afford to live in Chapel Hill, they cannot experience that access to opportunities.
- CPE.3: Promote a safe, vibrant and connected (physical and person) community
 - The development of 800 Merritt Mill Road will convert a vacant, underutilized urban infill lot into a vibrant residential community which connects tenants to walkable amenities in both downtown Chapel Hill and downtown Carrboro as well as convenient transit connectivity to the greater community.
- GA.2: A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation
 - The development of 800 Merritt Mill Road will activate a vacant urban lot, and the provision of sidewalks and bicycle parking facilities will create non-vehicular connections to the many nearby amenities.
- GPNS.1: Low density, green Rural Buffers that exclude urban development and minimize sprawl
 - In order to minimize sprawl outside urban areas, the Town must maximize density within urban areas. This development will be moderate density of approximately 15 units/acre.
- GPNS.8: Future land use, form, and density that strengthens the community, social equity, economic prosperity and natural environment
 - Providing more high-quality affordable housing in Chapel Hill is critical to strengthening social equity and economic prosperity for many Chapel Hill households.
- TCG.4: Housing for students that is safe, sound, affordable and accessible and meets a demonstrated need conducive to educational and maturational needs of students, and ***housing for Town, University and the Health Care System employees that encourages them to reside in the community (emphasis mine)***
 - While this development will not provide housing to full-time students, it will help to fill a critical need in housing for the many employees of our local institutions who earn less than 60% of AMI (currently \$30,840 for a single individual or \$43,980 for a family of 4) such as grounds workers, cafeteria and food service workers, janitorial workers and nursing assistants.



Regarding compatibility of this zoning change to adjoining uses:

- All surrounding parcels on the Chapel Hill side of the site are zoned R-3. Changing the zoning of this site to R-SS-C will be compatible with each adjoining use.
- To the immediate east of the site, the land use is also residential and contains a single family home. Adequate screening and buffers to accommodate privacy will be incorporated into the development site plan
- To the northeast, the land use is the Lincoln Center, including administrative offices and a school. This development and the families who live here will benefit from its proximity to the Lincoln Center.
- To the north, the land use is a self-storage facility. Adequate screening and buffers will be incorporated into the site plan to reduce any noise or aesthetic challenges caused by this adjoining use.
- To the west of the site is also residential and contains a small street of single family homes. Adequate screening and buffers to accommodate privacy will be incorporated into the development site plan
- To the south, across from Merritt Mill Road is vacant land that is part of the public right-of-way for Highway 54.

Regarding impacts of the zoning change on surrounding properties and the Town as a whole:

- The site is already zoned for residential development so the main impact a zoning change to R-SS-C has is to the density of the development. This increased density will likely impact surrounding properties through a modest increase in vehicular and foot traffic, given that the development is adding 48 apartments.
- The Town as a whole will benefit from the zoning change. Firstly it will allow CASA to develop 48 critically-needed affordable apartments. Secondly it will convert an underutilized vacant lot into a vibrant community. Finally because of the proximity to walkable amenities and nearness of a transit stop, the development will likely reduce vehicle miles travelled for the families and individuals who live at this site, thereby reducing traffic congestion and pollution for the Town and region.

Regarding the relationship of the application to existing and proposed built systems including utility infrastructure, transportation facilities, police and fire coverage, and other public services and facilities:

- This development of just 48 apartments will not put an undue burden on police and fire coverage or other public services and facilities.
- This development will add to the public utility infrastructure by adding approximately 670 linear feet of public sewer extension along Merritt Mill Road.
- This development will improve the treatment of stormwater. Currently, stormwater on site is not being treated. Additionally a storm drain outlet directs runoff from Merritt Mill Road onto the site. The Merritt Mill Road runoff will be bypassed, while runoff generated as a result of the development will be treated with stormwater control measures to be located on the Carrboro side of the project.
- Additional sidewalk connectivity and additional bike lanes will be included in the development of this site.

Regarding the relationship of the application to natural systems such as hydrology, topography, and other environmental constraints:

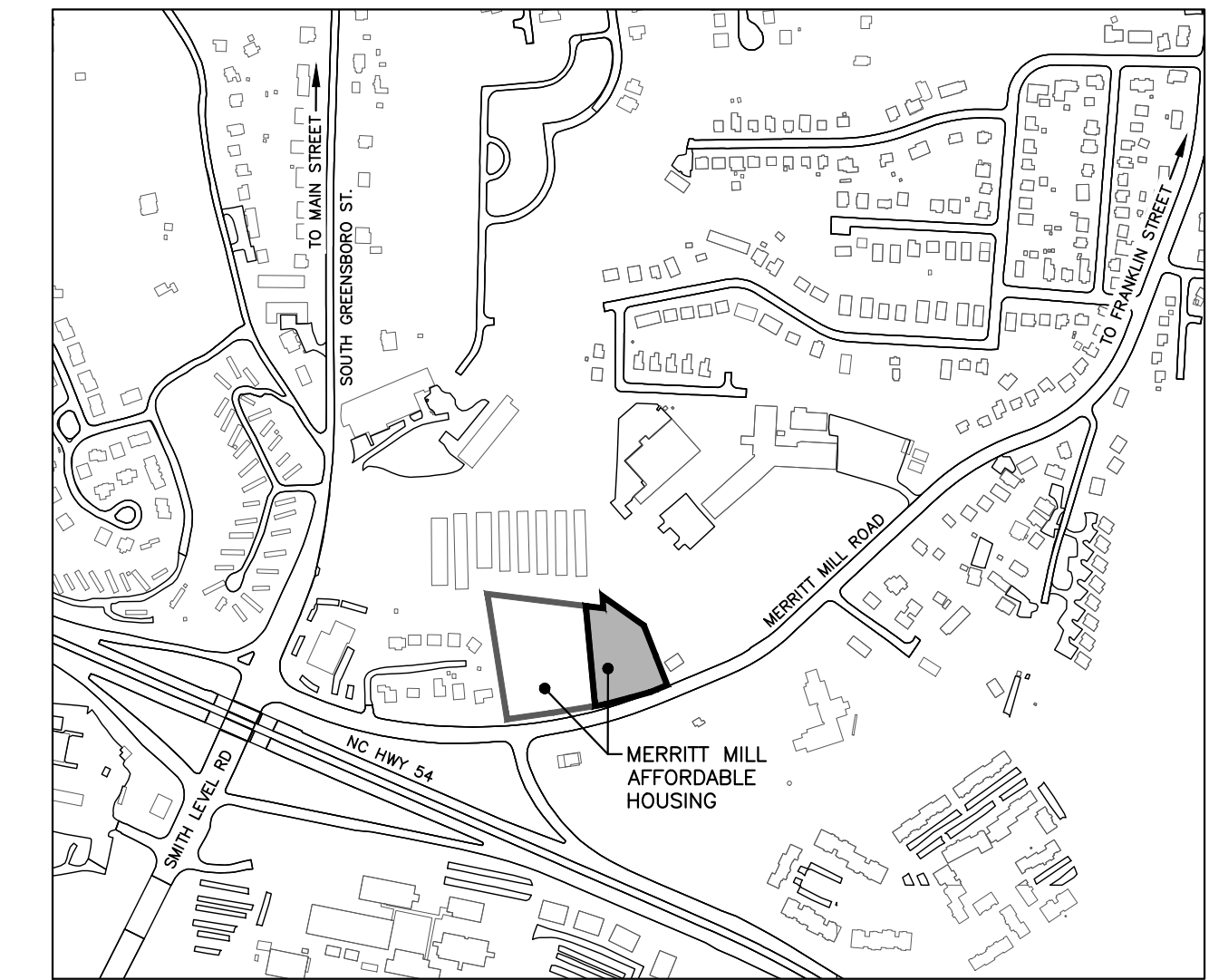


- The zoning change to R-SS-C gives CASA flexibility in meeting the goals for the development while being sensitive to conditions of the site including slope and stormwater.
- As much as possible, buildings and parking are sited to minimize grading and disturbance to natural site topography
- Additionally, by minimizing grading and topography disturbance we are able to preserve as much of the trees and natural vegetation as possible, which helps to provide buffers and screening to adjoining properties as well as shade and aesthetic appeal for the development.

REZONING DRAWINGS FOR MERRITT MILL AFFORDABLE HOUSING

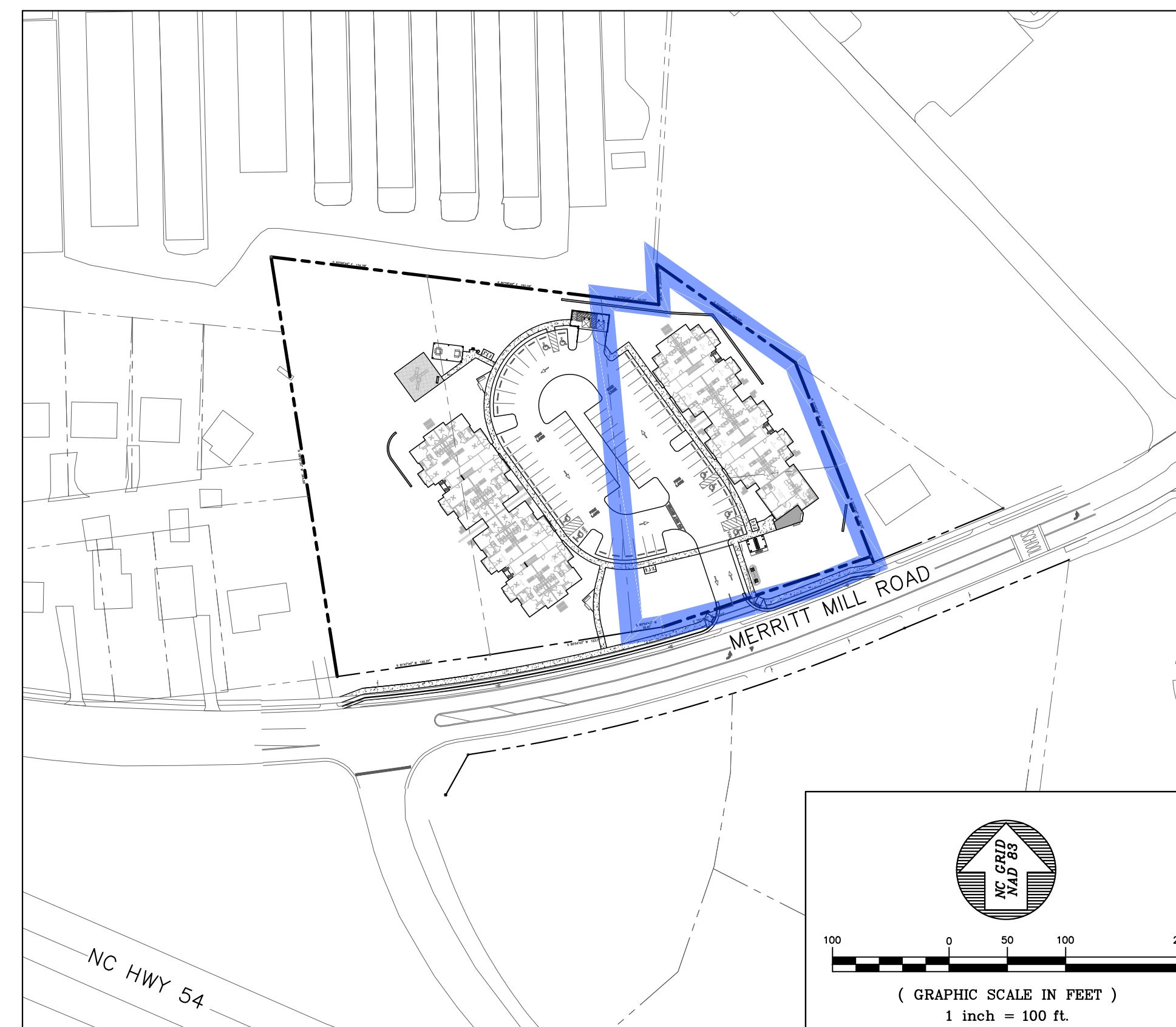
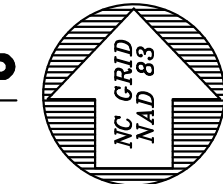
CHAPEL HILL & CARRBORO

PINs: 9778-93-3103
9778-93-4008
9778-93-0153
9778-93-1183



VICINITY MAP

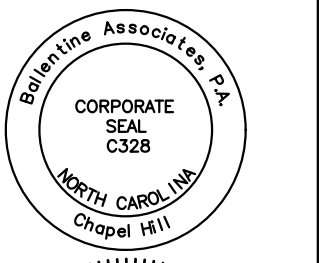
SCALE: 1"=500'



DRAWING LIST

SHEET	DRAWING TITLE
G0001	COVER
C0001	AREA MAP
C0101	EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN
C1001	PRELIMINARY SITE PLAN

BALLENTINE ASSOCIATES, P.A.
CIVIL ENGINEER
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929-0481 FAX (919) 489-1778
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NOT FOR CONSTRUCTION
ENGINEER
GEORGE RETSCHE

DATE	REVISIONS

OWNER INFORMATION
GREENSTREET BUILDERS, INC.
206 OAK PARK DRIVE
CHAPEL HILL, NC 27517
OWNERS REPRESENTATIVE:
JESS BRANDES, CASA NC
PH: (919) 307-3429
FAX: (919) 307-3429
EMAIL: jbrandes@casonc.org

ISSUED	DATE
REZONING SUBMITTAL #1	02 OCT 17
REZONING SUBMITTAL #2	08 MAR 18

MERRITT MILL
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
REZONING APPLICATION DRAWINGS

JOB NUMBER: 116031.02
DATE: 18 AUG 2017
SCALE: AS NOTED
DRAWN BY: ZHG / DBB
REVIEWED BY: GJR

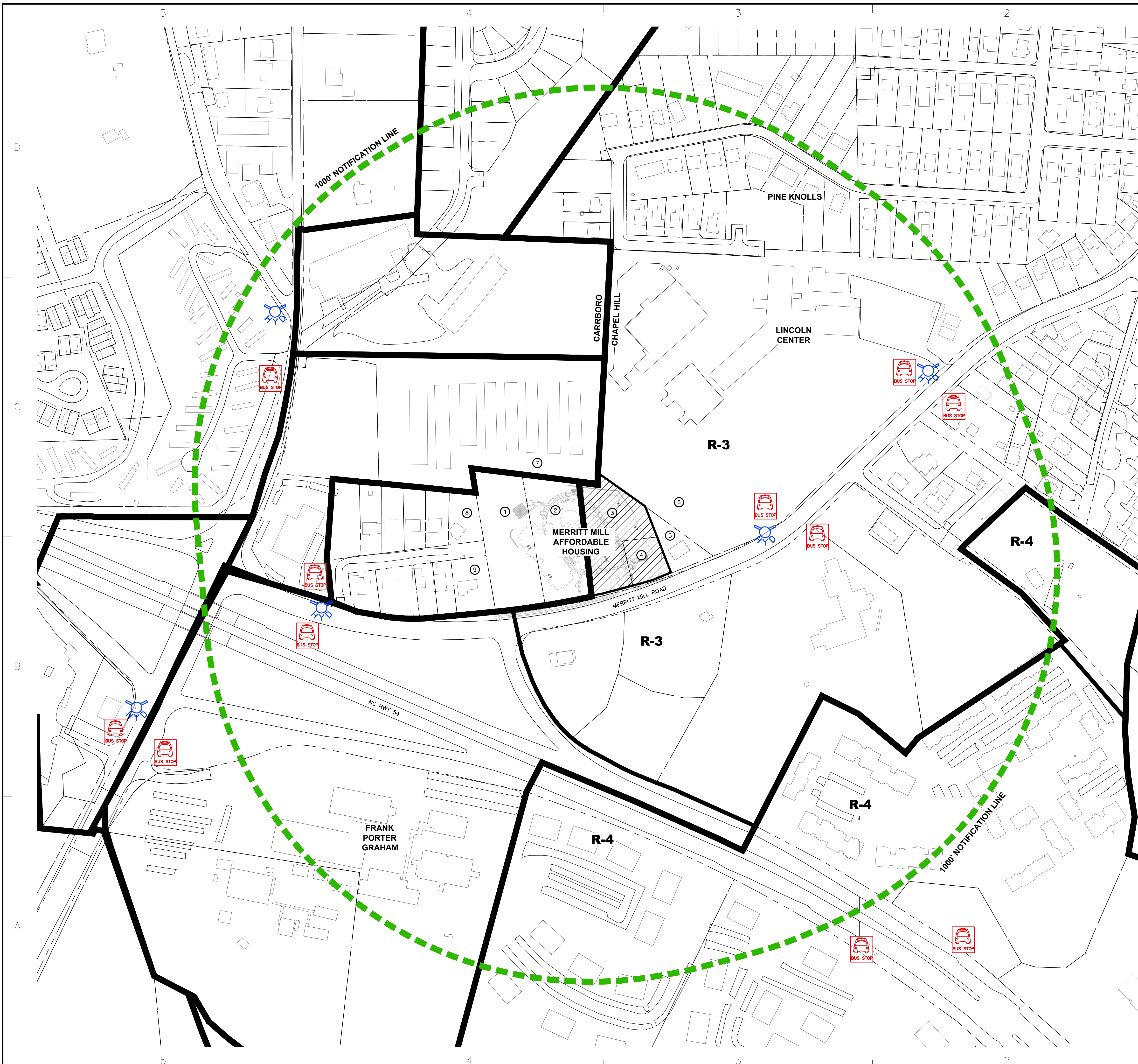
SHEET
G0001

REVIEW DRAWING
NOT FOR CONSTRUCTION

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/IDA
Ross/Deckard Architects
4010 Wake Forest Rd
Raleigh, NC 27609
919.875.0001



SITE PARCEL DATA

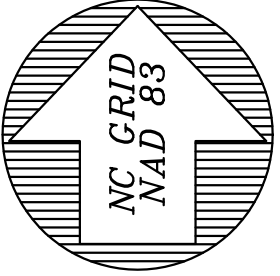
LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	GREENSTREET BUILDERS INC.	9778-93-0153	R-3	4964/476	45,401	VACANT
2	GREENSTREET BUILDERS INC.	9778-93-1183	R-3	4964/476	41,432	VACANT
3	GREENSTREET BUILDERS INC.	9778-93-3103	R-3	4964/476	36,586	VACANT
4	GREENSTREET BUILDERS INC.	9778-93-4008	R-3	4965/277	10,070	VACANT

ADJOINER PARCEL DATA

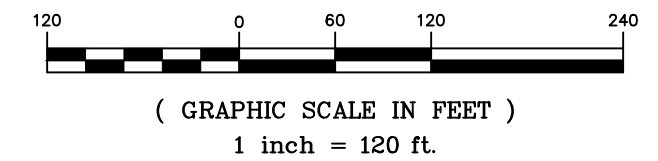
LABEL #	OWNER	PIN #	ZONING	CURRENT LAND USE
5	TERRY CARVER	9778-93-4164	CHAPEL HILL R-3	SINGLE-FAMILY RESIDENTIAL
6	CHAPEL HILL BOARD OF EDUCATION	9778-93-6524	CHAPEL HILL R-3	SCHOOL, OFFICE
7	PS NC III LP	9778-83-9403	CARRBORO M1	STORAGE
8	RUTHENA STANFORD	9778-83-9117	CARRBORO R75	SINGLE-FAMILY RESIDENTIAL
9	ROSCOE B. FARROW II	9778-83-9033	CARRBORO R75	VACANT

DRAWING LEGEND

- | SYMBOL | DESCRIPTION |
|------------|-------------------------|
| | 1000' NOTIFICATION LINE |
| | ZONING BOUNDARY |
| | PROPERTY LINE |
| | RIGHT-OF-WAY |
| | ADJACENT PROPERTY LINE |
| R-1 | ZONING CLASSIFICATION |
| | EXISTING BUS STOP |
| | EXISTING FIRE HYDRANT |

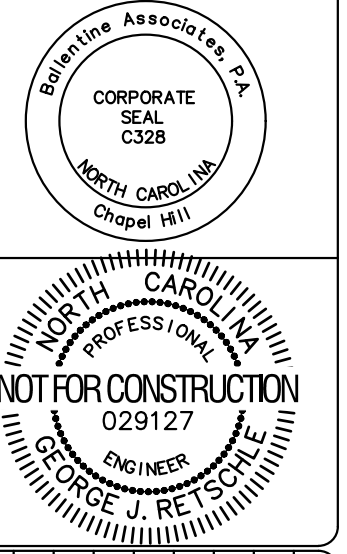


AREA MAP



**REVIEW DRAWING
NOT FOR CONSTRUCTION**

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 1000 W. WILSON ROAD, CHAPEL HILL, NC 27517
 (919) 307-0861
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DATE	REVISIONS

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 206 OAK PARK DRIVE
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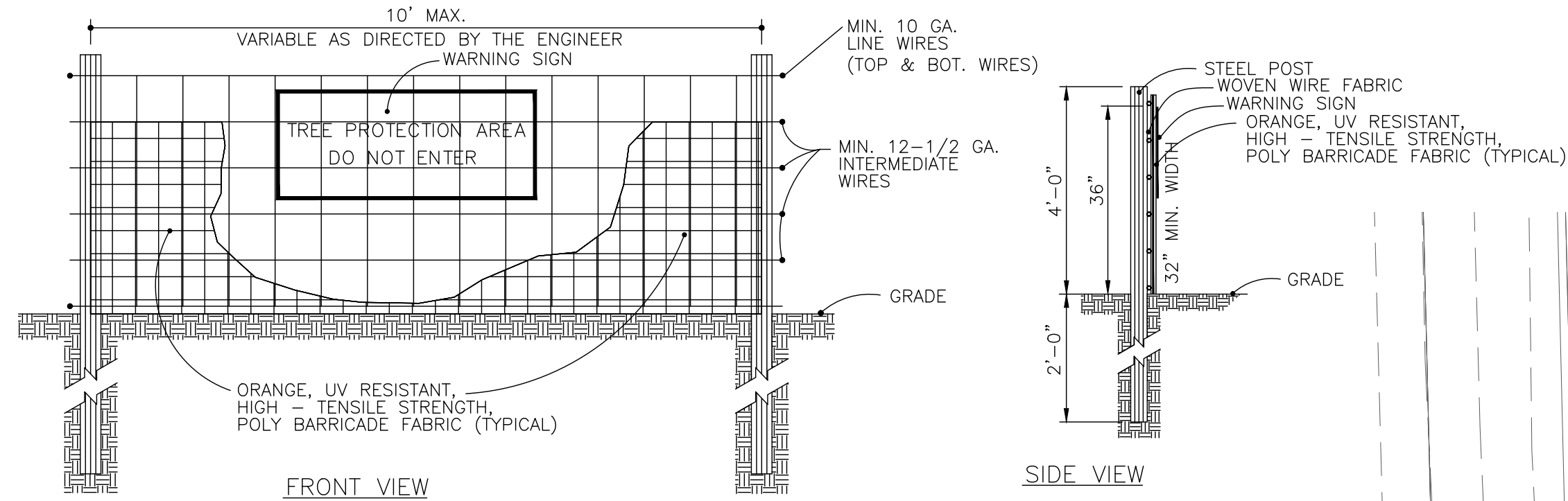
DATE	ISSUED
02 OCT 17 <td>REZONING SUBMITTAL #1</td>	REZONING SUBMITTAL #1
08 MAR 18 <td>REZONING SUBMITTAL #2</td>	REZONING SUBMITTAL #2

MERRITT MILL
 CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
REZONING APPLICATION DRAWINGS

JOB NUMBER: 116031.02
 DATE: 18 AUG 2017
 SCALE: AS NOTED
 DRAWN BY: ZHG / DBB
 REVIEWED BY: GJR

**SHEET
C0001**

N:\Projects\16031.00 Merritt Mill Housing\1_Dwg\Map\Area Map\MMI Map_082018 5:20:56 PM.dwg



- NOTES:**
1. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.
 2. LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
 3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS.
 4. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.
 5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.
 6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 7. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.
 8. ADDITIONAL SIGNS MAY BE REQUIRED BY TOWN OF CARBORO, CHAPEL HILL INSPECTIONS DEPARTMENT(S) BASED ON ACTUAL FIELD CONDITIONS.
 9. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.

C5 TEMPORARY TREE PROTECTION FENCE
C0101 N.T.S.

EXISTING TREES (WEST)

TAG #	DBH	NAME (*RARE)
T102	8"	BEECH
T103	14"	HICKORY
T104	9"	BEECH
T105	18"	PINE
T106	16"	CEDAR
T107	9"	CEDAR
T108	30"	POPLAR
T109	22"	PINE
T110	26"	PINE
T111	14"	POPLAR
T112	18"	POPLAR
T113	22"	POPLAR
T114	14"	ELM
T115	18"	PINE
T116	22"	PINE
T117	18"	OAK
T118	24"	POPLAR
T119	32"	POPLAR
T120	30"	POPLAR
T121	24"	POPLAR
T122	26"	POPLAR(X2)
T123	28"	POPLAR
T124	18"	PINE
T125	24"	PINE
T126	9"	DOGWOOD
T127	24"	PINE
T128	16"	OAK
T129	18"	HICKORY
T130	14"	OAK
T131	18"	POPLAR
T132	12"	SEASWOOD
T133	20"	PINE
T134	14"	ELM
T135	22"	PINE
T136	20"	PINE
T137	18"	PINE
T138	14"	POPLAR
T139	26"	PINE
T140	26"	PINE
T141	12"	POPLAR
T142	14"	POPLAR
T143	24"	POPLAR
T144	16"	POPLAR
T145	20"	PINE
T146	20"	PINE
T147	22"	PINE
T148	18"	PINE
T149	18"	PINE
T150	14"	PINE
T151	18"	PINE
T152	18"	PINE
T153	24"	SWEET GUM
T154	22"	HICKORY
T155	22"	POPLAR(X2)
T156	20"	POPLAR
T157	20"	POPLAR
T158	18"	POPLAR
T159	22"	POPLAR
T160	22"	POPLAR(X2)
T161	24"	POPLAR
T162	20"	SYCAMORE
T163	22"	SYCAMORE
T164	18"	PINE
T165	22"	POPLAR
T166	19"	POPLAR
T167	28"	POPLAR
T168	12"	POPLAR
T169	18"	POPLAR
T170	36"	SYCAMORE
T171	20"	PINE
T172	24"	POPLAR(X3)
T173	34"	POPLAR
T174	20"	POPLAR
T175	30"	POPLAR
T176	26"	POPLAR
T177	14"	HICKORY
T178	14"	POPLAR
T179	34"	SYCAMORE
T180	26"	POPLAR(X2)
T181	22"	ASH
T182	32"	POPLAR
T183	14"	ELM
T184	24"	POPLAR
T185	12"	POPLAR
T186	18"	POPLAR
T187	22"	POPLAR
T188	12"	POPLAR
T189	26"	POPLAR
T190	22"	POPLAR
T191	14"	ELM
T192	18"	POPLAR
T193	14"	HICKORY
T194	22"	OAK
T195	30"	ELM
T196	30"	ELM
T197	18"	POPLAR
T198	26"	PINE
T199	14"	TREE OF HEA
T200	26"	PINE
T201	14"	PINE
T202	22"	PINE
T203	18"	PINE
T204	16"	HACKBERRY
T205	12"	POPLAR
T206	20"	POPLAR
T207	20"	PINE
T208	18"	POPLAR
T209	26"	POPLAR
T210	24"	POPLAR
T211	24"	POPLAR
T212	22"	PINE
T213	24"	PINE
T214	30"	POPLAR
T215	16"	POPLAR
T216	20"	POPLAR
T217	16"	OAK
T218	18"	POPLAR
T220	24"	SYCAMORE
T221	9"	DOGWOOD

SUMMARY

SPECIMEN	51
*RARE	60
TOTAL	101

EXISTING TREES (EAST)

TAG #	DBH	NAME (*RARE)
T301	20"	ELM
T305	28"	*OAK
T306	20"	OAK
T307	20"	POPLAR
T309	24"	PINE
T310	22"	PINE
T316	22"	PINE
T313	18"	POPLAR
T320	16"	OAK
T321	20"	SWEET GUM
T322	14"	POPLAR
T323	12"	SWEET GUM
T324	14"	SWEET GUM
T325	22"	PINE
T326	18"	POPLAR
T327	16"	POPLAR
T328	16"	POPLAR
T329	18"	POPLAR
T330	8"	MAGNOLIA
T334	16"	SWEET GUM
T335	22"	POPLAR
T336	22"	POPLAR
T337	18"	POPLAR
T338	18"	SWEET GUM
T339	16"	POPLAR
T340	16"	POPLAR
T341	16"	POPLAR
T342	22"	POPLAR
T343	16"	SWEET GUM
T344	20"	PINE
T345	18"	PINE
T346	12"	HACKBERRY
T347	20"	PINE
T348	16"	SWEET GUM(X2)
T349	20"	OAK
T350	18"	PINE
T351	28"	PINE
T352	36"	*OAK
T353	12"	ELM
T354	6"	BLUE BEECH
T355	20"	PINE
T356	20"	PINE
T357	20"	PINE
T358	20"	OAK
T359	14"	ELM
T360	24"	PINE
T361	18"	PINE
T362	20"	PINE
T363	26"	PINE
T364	12"	SWEET GUM
T365	24"	PINE
T366	22"	PINE
T367	22"	PINE
T368	14"	ELM
T369	20"	PINE

SUMMARY

SPECIMEN	53
*RARE	2
TOTAL	55

EXISTING CONDITIONS & DEMOLITION NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED UPON A SITE SURVEY PERFORMED BY BALLENTINE ASSOCIATES AND DATED 25 AUG 17, AND UPON DATA OBTAINED FROM TOWN OF CHAPEL HILL, CARBORO AND ORANGE COUNTY GIS.
2. REFER TO SHEET C1301 FOR EROSION CONTROL NOTES, CONSTRUCTION SEQUENCE, AND FOR MORE INFORMATION ABOUT LIMITS OF DISTURBANCE AND TREE PROTECTION.
3. FOR NEAREST EXISTING FIRE HYDRANTS & BUS SHELTERS REFER TO SHEET C0101.

LANDSCAPE PROTECTION NOTES

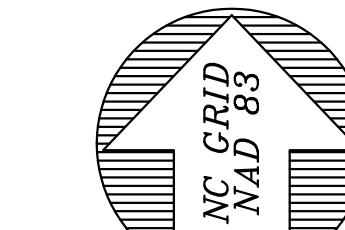
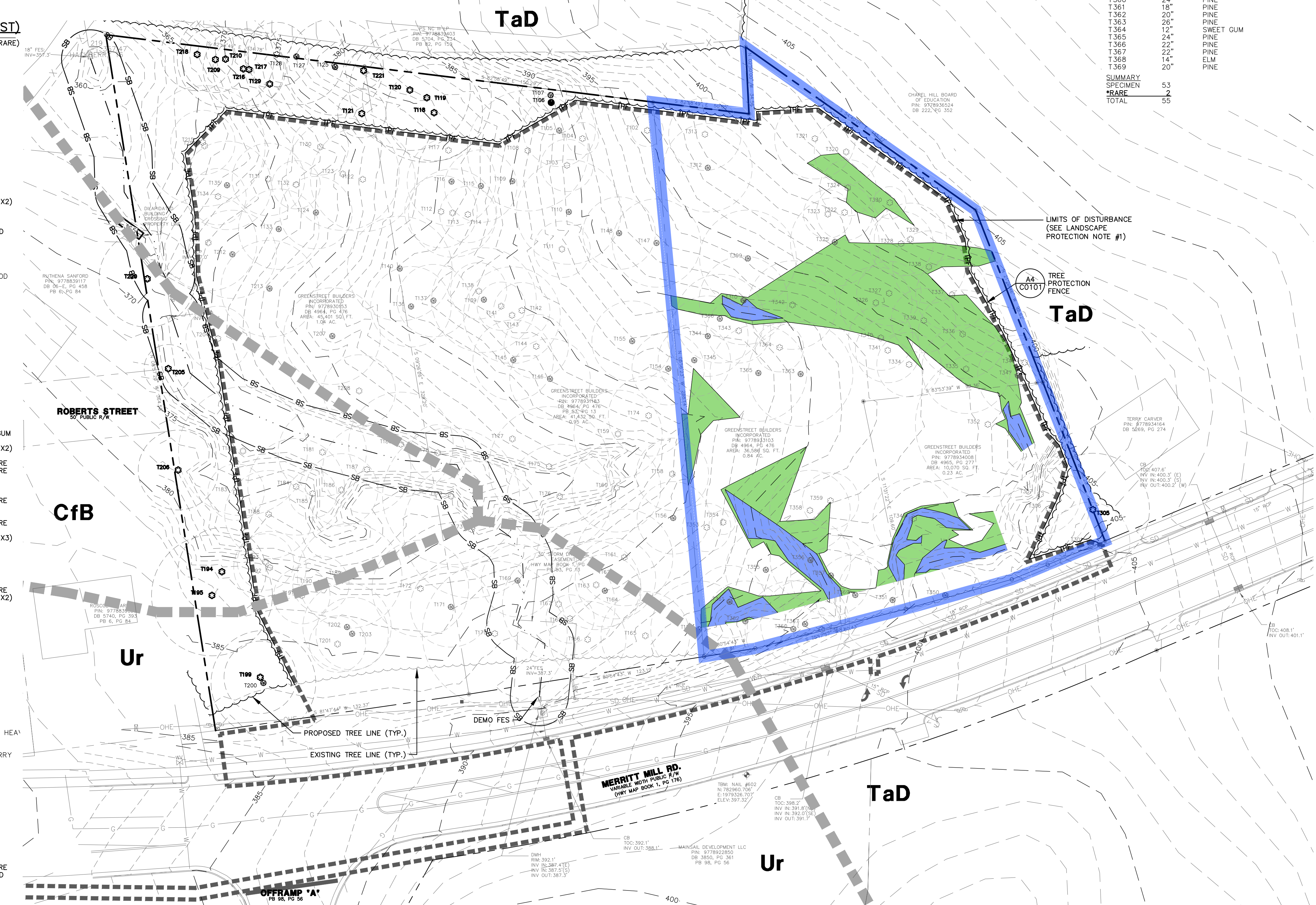
1. PRIOR TO ANY LAND-DISTURBING ACTIVITY ON SITE, TREE PROTECTION FENCING MUST BE INSTALLED AND A PRE-CONSTRUCTION CONFERENCE HELD WITH THE TOWN'S URBAN FORESTER (FOR APPROVAL OF TREE PROTECTION FENCING LOCATIONS). CONTACT EMILY CAMERON AT 919-969-5114 FOR INSPECTION.
2. ANY TREE ROOTS EXPOSED BY CONSTRUCTION WILL BE SEVERED CLEANLY WITH AN APPROPRIATE PRUNING TOOL.
3. THE SOIL WITHIN THE CRITICAL ROOT ZONES OF EXISTING TREES TO REMAIN WILL NOT BE DRIVEN ON OR OTHERWISE DISTURBED DURING THE INSTALLATION OF LANDSCAPING.
4. A LANDSCAPE PROTECTION SPECIALIST WHO IS REGISTERED WITH THE TOWN OF CHAPEL HILL WILL 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.
5. ALL DEMOLITION AND CONSTRUCTION ACTIVITIES OUTSIDE THE LIMITS OF THE TREE PROTECTION FENCING SHALL BE PERFORMED WITHOUT THE USE OF HEAVY EQUIPMENT.
6. MINIMUM TREE CANOPY COVERAGE OF 30% OF NET LAND AREA TO BE PROVIDED BY COMBINATION OF EXISTING TREES TO REMAIN AND TREES TO BE PLANTED.

DRAWING LEGEND

SYMBOL	DESCRIPTION
---461---	MINOR CONTOUR
---460---	MAJOR CONTOUR
WV	WATER VALVE
⊕	FIRE HYDRANT
⊕	FIRE DEPT. CONNECTION
⊕	UTILITY POLE
⊕	WATER METER
⊕	SIGN POST
⊕	PARKING COUNT
⊕	SITE LIGHTING POST
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY LINE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
G	GAS LINE
SD	STORM DRAINAGE PIPE
---	EXISTING TREE LINE
---	SLOPES LESS THAN 15%
---	SLOPES BETWEEN 15% AND 25%
---	SLOPES GREATER THAN 25%
---	SOILS TYPE DELINEATION (SEE SOIL TYPE LEGEND)
⊕	SPECIMEN TREE SAVE
⊕	RARE TREE SAVE
---	R-SS-C REZONE AREA
---	LIMITS OF DISTURBANCE

SOIL TYPE LEGEND

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
TaD	TARRUS SILT LOAM (6% TO 15% SLOPES)	B
Ur	URBAN LAND COMPLEX	
CfB	CECIL FINE SANDY LOAM (2% TO 6% SLOPES)	A



EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN

REVIEW DRAWING NOT FOR CONSTRUCTION

(GRAPHIC SCALE IN FEET)
1 inch = 30 ft.

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

NOT FOR CONSTRUCTION
029127
ENGINEER
J. BRANDES

REVISIONS

DATE	DESCRIPTION

OWNER INFORMATION
GREENSTREET BUILDERS, INC.
206 OAK PARK DRIVE
CHAPEL HILL, NC 27517

ISSUED

DATE	REASON
02 OCT 17	REZONING SUBMITTAL #1
08 MAR 18	REZONING SUBMITTAL #2

MERRITT MILL
CHAPEL HILL/CARBORO, ORANGE COUNTY, NORTH CAROLINA
REZONING APPLICATION DRAWINGS

JOB NUMBER: 116031.02
DATE: 18 AUG 2017
SCALE: AS NOTED
DRAWN BY: ZHG / DBB
REVIEWED BY: GJR

SHEET
C0101

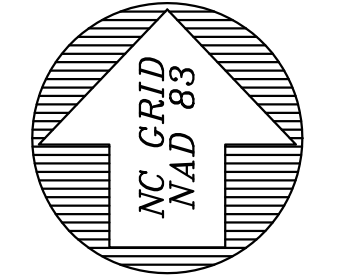


SITE DATA – EAST (CHAPEL HILL PARCELS)

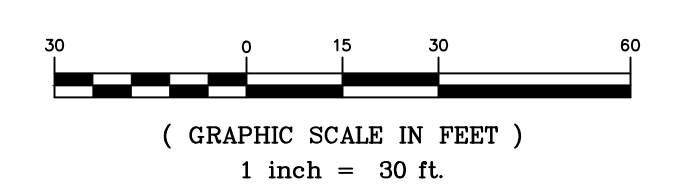
APPLICANT:	CASA	
PROPERTY OWNER:	GREENSTREET BUILDERS, INC.	
PROPERTY ADDRESS:	800 MERRITT MILL ROAD, CHAPEL HILL, NC	
PIN NUMBERS:	9778933103	9778934008
DEED REFERENCES:	DB 4964 PG 476	DB 4964 PG 277
EXISTING ZONING:	R-3	R-3
PROPOSED ZONING:	R-SS-C	R-SS-C
EXISTING USE:	VACANT	VACANT
PROPOSED USE:	MULTI-FAMILY	MULTI-FAMILY
LAND AREA SUMMARY:		
NET LAND AREA	46,656 SF (1.07 AC)	
CREDITED STREET AREA	4,666 SF (0.11 AC)	
GROSS LAND AREA	51,322 SF (1.18 AC)	
FLOOR AREA SUMMARY:		
MAX. FLOOR AREA	1.10 (FAR) X 51,322 SF (GLA) = 56,454 SF	
PROPOSED FLOOR AREA	±25,000 SF	
VEHICLE PARKING SUMMARY:	REGULAR	ACCESSIBLE
MINIMUM REQUIRED (CH SIDE)	24	1 (VAN)
MAXIMUM ALLOWED (CH SIDE)	30	1 (VAN)
PROPOSED (CH SIDE ONLY)	26	4 (1 VAN)
PROPOSED (OVERALL SITE)	66	8 (2 VAN)
BICYCLE PARKING SUMMARY:	REQUIRED	PROPOSED
CLASS I	5	*24
CLASS II	1	**36
TOTAL	6	60
*EACH UNIT WILL HAVE A LOCKABLE PORCH CLOSET		
**INVERTED "Us" AS SHOWN ON PLAN		
IMPERVIOUS SUMMARY:		
EXISTING	0 SF (0.00 AC)	
POST DEVELOPED TOTAL	±25,000 SF (0.574 AC)	
NET IMPERVIOUS INCREASE	±25,000 SF (0.574 AC)	
RECREATION SPACE SUMMARY:		
REQUIRED (0.05 X GLA)	2,567 SF	
PROVIDED:		
COMMUNITY BUILDING	965 SF	
COVERED PATIO	254 SF	
PLAYGROUND	930 SF	
PICNIC AREA	350 SF	
SITTING AREAS	465 SF	
TOTAL REC. SPACE PROVIDED:	2,964 SF	

DRAWING LEGEND

SYMBOL/ABBREVIATION	EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	(Symbol)	IRON PIPE/PROPERTY CORNER
(Symbol)	(Symbol)	(Symbol)	LANDSCAPE BUFFER
(Symbol)	(Symbol)	(Symbol)	BUILDING SETBACK
(Symbol)	(Symbol)	(Symbol)	SIGN
(Symbol)	(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	(Symbol)	RIGHT-OF-WAY
(Symbol)	(Symbol)	(Symbol)	EASEMENT
(Symbol)	(Symbol)	(Symbol)	SUP. / R-SS-C REZONE AREA

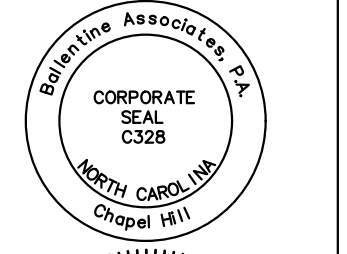


PRELIMINARY SITE PLAN



**REVIEW DRAWING
NOT FOR CONSTRUCTION**

BALLENTINE ASSOCIATES, P.A.
 1000 W. GARDNER ROAD, CHAPEL HILL, NC 27517
 (919) 963-0881
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DATE	REVISIONS

OWNER INFORMATION
 GREENSTREET BUILDERS, INC.
 206 OAK PARK DRIVE
 CHAPEL HILL, NC 27517
OWNERS REPRESENTATIVE:
 JESS BRANDES, CASA NC
 PH. (919) 307-3429
 FAX EMAIL: jbrandes@cassnc.org

DATE	ISSUED
02 OCT 17	REZONING SUBMITTAL #1
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MERRITT MILL
 CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
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**SHEET
C1001**

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