

# ST. PAUL VILLAGE

## CONDITIONAL ZONING PERMIT

### 1604 PUREFOY DRIVE

### CHAPEL HILL, NORTH CAROLINA

CIVIL ENGINEER:

arna

ENGINEERING  
CIVIL ENGINEERS

arna Engineering Inc.  
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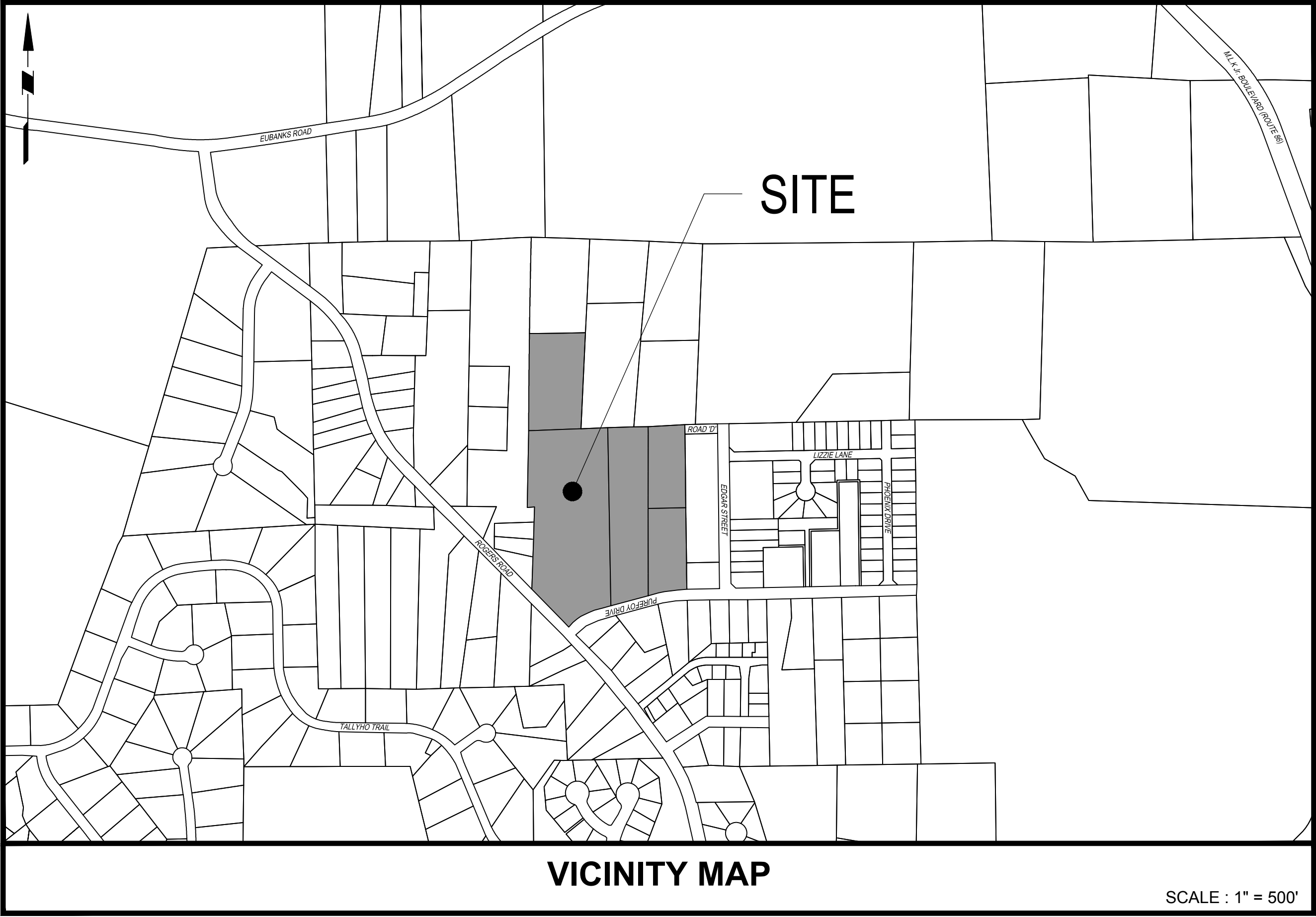


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APPLICANT:

ST. PAUL NIDA, Inc.  
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Drawing Index			
Drawing No.	Drawing No.	Drawing Title	Last Revised
1	GI-001	Cover Sheet	7/27/2023
2	GI-101	Area Map	7/7/2023
3	EX-100	Existing Conditions & Demolition Plan	7/7/2023
4	CM-100	Construction Management Plan	7/7/2023
5	CS-100	Site Plan	7/27/2023
6	CS-200	Trash Management & Fire Apparatus Plan	7/7/2023
7	CS-501	Site Details	7/7/2023
8	CG-100	Grading Plan	7/7/2023
9	CG-110	Drainage Plan	7/7/2023
10	CG-201	Road Profiles	7/7/2023
11	CG-202	Road Profiles	7/7/2023
12	CG-203	Road Profiles	7/7/2023
13	CU-100	Utility Plan	7/7/2023
14	LP-100	Code Planting Plan	7/7/2023
15	LP-201	Landscape Protection Plan	7/7/2023
16	LP-202	Landscape Protection Plan - Tree Survey	7/7/2023
17	LP-501	Planting Notes and Details	7/7/2023

**Supplemental Drawing:**  
1. "Boundary/Topographic Survey" for St. Paul Ame Church, prepared by Riley Surveying, P.A., dated May 26, 2022.  
2. "St. Paul Village Master Plan" (Sheets 1-19) for building elevations, building sections, and illustrative plans, prepared by Perkins & Will, dated May 8, 2023.

SITE DATA	
PROJECT NAME :	ST. PAUL VILLAGE
SITE ADDRESS :	1604 PUREFOY DRIVE, CHAPEL HILL, NC 27516
COUNTY :	ORANGE
PARCEL PIN # :	9870459243, 9870540416, 9870543735, 9870545947, 9870544583
PARCEL OWNER :	ST. PAUL AME CHURCH
SITE AREA :	887,429 SF (20.37 ± AC)
GROSS LAND AREA:	887,429 SF + 26,823 (Street Area) = 914,252 SF (20.99 ± AC)
CURRENT ZONING :	R-5-CZD
PROPOSED ZONING :	O1-3-CZD
EXISTING LAND USE :	VACANT LAND
PROPOSED LAND USE :	MULTI-FAMILY RESIDENTIAL; PLACE OF ASSEMBLY; BUSINESS CONVENIENCE; PLACE OF WORSHIP(SANCTUARY) WITH ACCESSORY USES, INCLUDED BUT NOT LIMITED TO, BUSINESS GENERAL; BUSINESS OFFICE; CLUB; BARBERSHOP/BEAUTY SALON; INDOOR/OUTDOOR RECREATIONAL FACILITIES; OUTDOOR SKATEBOARD RAMP; CHILD DAY CARE FACILITY; ADULT DAY CARE FACILITY; CEMETERY; VOCATIONAL SCHOOL
UNITS:	350 TOTAL (250 MULTI-FAMILY, 100 55-PLUS ACTIVE LIVING)
DENSITY:	16.7 UNITS/ACRE
FLOOD PLAIN DATA :	N/A
WATERSHED :	JORDAN LAKE, UNPROTECTED
RIVER BASIN :	CAPE FEAR
TOTAL LIMITS OF DISTURBANCE :	718,002 SF (16.48 AC)
EXISTING IMPERVIOUS AREA :	12,520 SF (1.4% OF GLA)
PROPOSED IMPERVIOUS AREA :	459,697 SF (50.3% OF GLA)
BUILDING HEIGHT:	60 FT
RECREATIONAL SPACE:	REQUIRED = 0.015 X RESIDENTIAL RATIO X GLA = 13,714 SF PROVIDED = 50,928 SF
PARKING DATA	
MINIMUM REQUIRED:	571 SPACES
PROPOSED:	575 SPACES (55 SURFACE SPACES, 520 GARAGE SPACES)
BICYCLE PARKING	
MINIMUM PROPOSED:	158 SPACES (63 SHORT-TERM, 95 LONG-TERM)



4.	JULY 27, 2023
3.	JULY 7, 2023
2.	MAY 5, 2023
1.	OCTOBER 26, 2022

Drawing Title

GI-001

Sheet 1 OF 17

PRELIMINARY - NOT ISSUED  
FOR CONSTRUCTION.  
SUBMITTED FOR REVIEW  
PURPOSES ONLY







