

# SPECIAL USE PERMIT APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
phone (919) 969-5066 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9778-93-3103 & 9778-93-4008

Date: 31 Aug 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 with this application and accurate.

Signature:  Date: 31 Aug 2017

### 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 with this application and accurate.

Signature:  Date: 8-30-2017

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



# 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=	*46,656	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=	4,666	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=	**51,322	sq. ft.

\*86,888 SF of project in Carrboro (total project NLA = 133,544 SF) \*\*total project GLA = 146,898

## 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)	*135,000
Area of Land Disturbance within RCD	N/A
Area of Land Disturbance within Jordan Buffer	N/A

\*For overall project. Includes approximately 25,000 SF of offsite disturbance for utilities & right-of-way improvements.

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	0	0	*25,000+/-	*25,000+/-
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA)%	0%	0%	*48.71%	*48.71%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A	N/A	N/A	N/A

\*Chapel Hill side of project area only.



# PROJECT FACT SHEET

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Planning Department

## Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	0	0	*1	*1
Number of Floors	0	0	3	3
Recreational Space	0	0	2,964	2,964

\*Chapel Hill side of project area only.

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)	0	N/A	25,000	25,000
Total Square Footage of All Units	0	N/A	25,000	25,000
Total Square Footage of Affordable Units	0	N/A	25,000	25,000
Total Residential Density	0	N/A	20.34 du/ac	20.34 du/ac
Number of Dwelling Units	0	N/A	24	24
Number of Affordable Dwelling Units	0	N/A	24	24
Number of Single Bedroom Units	0	N/A	24	24
Number of Two Bedroom Units	0	N/A	0	0
Number of Three Bedroom Units	0	N/A	0	0

\*Chapel Hill side of project area only.

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
Setbacks (minimum)	Street	10	0	10
	Interior (neighboring property lines)	0	0	0
	Solar (northern property line)	N/A	0	N/A
Height (maximum)	Primary (CORE)	60	0	60
	Secondary	39	0	39
Streets	Frontages	N/A	0	N/A
	Widths	N/A	0	N/A



## 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
N/A				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
N/A				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

**List Proposed Points of Access** (Ex: Number, Street Name): One 2-way drive to/from Merritt Mill Road.

\*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	23	30	21
Handicap Spaces	1	N/A	5
Total Spaces	24	30	*26
Loading Spaces	0	N/A	0
Bicycle Spaces	6	N/A	34
Surface Type	Asphalt		

\*26 spaces located wholly within Chapel Hill

### Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	N/A	N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
East	N/A	N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South	N/A	N/A	<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: R-3

Proposed Zoning Change (if any): R-SS-C

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
R-SS-C	1.10	0.05				56,454 SF	2,567 SF
<b>TOTAL</b>							
<b>RCD Streamside</b>		0.01					
<b>RCD Managed</b>		0.019					
<b>RCD Upland</b>							

## Section J: Utility Service

Check all that apply:

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



**SPECIAL USE PERMIT 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](mailto:planning@townofchapelhill.org).

N/A	<b>Application fee</b> ( <a href="#">including Engineering Review fee</a> ) ( <a href="#">refer to fee schedule</a> )	Amount Paid \$	<input type="text"/>
TBD	<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>		
N/A	<b>Traffic Impact Statement</b> – completed by Town’s consultant (or exemption)		
N/A	<b>Description of Public Art Proposal</b>		
✓	<b>Statement of Justification</b>		
✓	<b>Response to Community Design Commission and Town Council Concept Plan comments</b>		
✓	<b>Affordable Housing Proposal, if applicable</b>		
N/A	<b>Provide existing Special Use Permit, if Modification</b>		
✓	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> ( <a href="#">see GIS notification tool</a> )		
N/A	<b>Mailing fee for above mailing list (mailing fee is double due to 2 mailings)</b>	Amount Paid \$	<input type="text"/>
✓	<b>Written Narrative describing the proposal</b>		
✓	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> – necessary for all submittals		
N/A	<b>Jurisdictional Wetland Determination</b> – if applicable		
N/A	<b>Resource Conservation District Encroachment Exemption or Variance (determined by Planning)</b>		
N/A	<b>Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)</b>		
✓	<b>Reduced Site Plan Set (reduced to 8.5" x 11")</b>		

**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

### Project Narrative

CASA is developing 800 S Merritt Mill Road into an affordable multi-family development of 48 apartments. The existing site includes 1.18 acres in Chapel Hill and 2.04 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 club house, laundry and management office.

The site will also include a playground, picnic area, courtyard and sitting areas, as well as indoor amenities inside the community building, which will also have a covered porch. Vehicular access is provided to the entire site through one driveway accessed off of Merritt Mill Road. 66 vehicular parking spaces and 10 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.

To meet Town stormwater requirements, stormwater control measures will be constructed on the Carrboro parcel. An accessible dumpster enclosure will be located at the rear of the parking area.

Public sewer 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. Deed restrictions will be recorded ensuring affordability for 99 years.

## STATEMENT OF JUSTIFICATION

As required by the Land Use Management Ordinance Section 4.5.2 *Standards and Findings of Fact*, in order to receive recommendation of SUP modification approval by the town manager, the following findings shall be made concerning the Merritt Mill Apartments:

1. The proposed Merritt Mill Apartments will be ***located, designed and operated so as to maintain and promote public health, safety, and general welfare.***

This project brings high-quality, permanently affordable homes to the Chapel Hill market that are sorely needed by low-income individuals and families in the community. Affordable housing is a public health intervention for combatting homelessness, the chronic stress of insecure housing, asthma and other diseases correlated to substandard housing. Affordable, well-located housing is the bedrock for families to stabilize their financial circumstances, improve their job prospects, keep their kids in the same school and ease transportation challenges. For people with disabilities, housing that is affordable and accessible opens doors for more full participation in the community, and improves access to healthcare and other needed supports.

2. Proposed modifications to the existing SUP will be designed to ***comply with all required regulations and standards of the Land Use Management Ordinance, including all applicable provisions of articles 3 and 5, and applicable specific standards contained in the supplemental use regulations (article 6), and all other applicable regulations.***

This site is very unique in that part of the site lies in Chapel Hill and part of the site lies in Carrboro. The Applicant, in coordination with staff from both Towns, has worked to create a cohesive development that feels like a unified community both in how the property functions for its residents and how it looks. The proposed development has 1 building of 24 one-bedroom units in Chapel Hill and 1 building of 24 2-bedroom units in Carrboro. To the greatest extent possible, the Applicant has tried to honor the requirements of both Towns while requesting Town flexibility as to where (which jurisdiction) those requirements are borne out (for example: storm water detention), and flexibility in which requirements can be counted as satisfied in just one jurisdiction rather than being duplicated in each. The Applicant requests that reviewers keep this concept in mind when evaluating compliance with Town standards.

Several examples of compliance are as follows as well as highlighted requests for modifications:

### ***Compliance with Article 3:***

- Multifamily apartments are a permitted use within R-SS-C
- The proposed development will meet the dimensional requirements of Sect. 3.8.

### ***Compliance with Article 5***

- The proposed developments meets the requirements of Sections 5.1, 5.2, 5.5, 5.8, 5.10, 5.11, 5.12, 5.14 through 5.19.
- Since the proposed development will be within R-SS-C, no buffers are required per Section 5.6.2 (b).

- The proposed development includes 66 spaces for the entire 48-unit development meeting requirements of the Chapel Hill LUMO Section 5.9 when the project is viewed as a whole (minimum 58, maximum 72 for 48 units) as well as when viewed just on the Chapel Hill side (minimum 24, maximum 30) since we are proposing 26 spaces wholly within Chapel Hill and 6 that straddle both municipalities.
- The proposed development includes bicycle parking in compliance with LUMO Section 5.9.

#### **Article 5 Modification Requests**

- The applicant anticipates needing to regrade approximately 2,000 square feet of steep slopes that are in the center of the site. ***This exceeds the disturbance limitation of Section 5.3 therefore we are requesting a modification.*** Temporary erosion control measures will be implemented during construction, and stormwater control measures will be provided for permanent stormwater management of development runoff.
- Since this is a site in both Chapel Hill and Carrboro, the Chapel Hill side of the site will not have a separate stormwater control measure. Instead all storm water will be treated on the Carrboro side, which is primarily lower in elevation than the Chapel Hill side. ***Therefore the Applicant requests a partial waiver from Section 5.4: Stormwater Management per Section 5.4.5. (a) given that alternative methods for off-site management are proposed, and that these measures will comply with Town of Carrboro requirement.***
- Site constraints mean this project will not meet the requirement of Sect. 5.7 for minimum tree canopy of 30% on the Chapel Hill side alone. The majority of existing steeper topography is on the Carrboro side of the project, meaning that the Chapel Hill side is more suitable for development, thus a greater percentage of tree clearing will take place on the Chapel Hill side. As a result, the minimum tree canopy will be met by including tree coverage on the Carrboro side. The Applicant is proposing 34% tree canopy when including both Chapel Hill and Carrboro (8,511SF on Chapel Hill side, 24,390SF on Carrboro side). ***The Applicant requests a modification of Section 5.7 since it is met inclusive of the entire site.*** The Applicant will develop and abide by a Landscape Protection Plan.
- In order to meet the Chapel Hill Fire Department's requirement that fire apparatus setup locations be close enough to the buildings, ***the Applicant requests a modification and waiver from the requirement of Section 5.9.6.(c)(2)A requiring a 5' planting strip between the buildings and parking.***
- Since this site is in both Chapel Hill and Carrboro, the Chapel Hill side of the site will not have a separate solid waste collection and recycling area. One area will be provided on the Carrboro side. Therefore ***the Applicant requests a modification of Section 5.13 since it is provided on the Carrboro side.***

3. The existing facility is ***located, designed and will be operated so as to maintain or enhance the value of contiguous property.*** It is located in a residential area and maintains residential use of the parcel. Denser, more walkable development is found to enhance property values in



neighborhoods that have it. Tenants at Merritt Mill Apartments will be able to conveniently patronize nearby businesses, access the Lincoln School on foot, and boost transit use along Merritt Mill road. The design of Merritt Mill Apartments must pass multiple levels of scrutiny and meet the high design and quality standards of the NC Housing Finance Agency. The development will be operated by the Applicant with on-site staffing, and the project funders will provide similar oversight and scrutiny through annual site visits and property audits. In support of this finding, it should also be stated that our ***use & development is a public necessity***, because CASA provides a very critical resource to the community – quality, permanently affordable rental housing.

4. The proposed development ***conforms with the general plans for the physical development of the town as embodied in the LUMO, and supports 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 60% of AMI. This development will provide 48 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.

## Carrboro CUP-CZ & Chapel Hill SUP Checklists

### CASA - MERRITT MILL APARTMENTS



#### Town of Chapel Hill SUP Application

	<u>Chapel Hill requirement</u>	<u>Status</u>	<u>Justification</u>
1) FDC (Fire Department Connection)	Shared FDC required on Carrboro side per CFD & CHFD.	Modification Requested	Shared FDC shown on Carrboro side of project.
2) Tree Canopy	30% (10,997 sq. ft.)	Modification Requested	Applicant is proposing 23% (8,511 sq. ft.) on Chapel Hill side but a total of 34% (32,901 sq. ft. out of 96,989 area subject to canopy requirements) for the entire site
3) Stormwater Management	Adequate treatment per LUMO	Modification Requested	All stormwater from both sides will be treated in Carrboro
4) Solid Waste Management	Trash and recycling per LUMO	Modification Requested	provided on the Carrboro side
5) Vehicular Parking	Min. (1/DU) = 24 spaces Max. (1.25/DU) = 30 spaces	Requirement Met	26 spaces provided entirely on Chapel Hill side. 6 spaces are bisected by the Town line.
6) 5' Planting Strip	Required between building and parking	Modification Requested	Per the Chapel Hill Fire Department a 5' planting strip between buildings and parking would result in the proposal exceeding the minimum distance allowed between buildings and fire apparatus setup location(s).
7) Steep Slopes	No more than 25% disturbance of slopes greater than 25%	Modification Requested	There are approximately 2,000 sq. ft. of slopes greater than 25% on the Chapel Hill side of the site. The majority of these areas are in the center of the site and will need to be regraded, thus we are requesting a modification. Temporary erosion control measures will be used during construction, and permanent stormwater management facilities will control runoff to help protect undisturbed steep slopes on site and on neighboring properties.

**Responses to Concept Plan Review Comments by Chapel Hill Community Design Commission**  
**31 Aug 2017 (Revised 30 Jan 2018)**

The following is a summary of key ideas raised during the Community Design Commission review of the concept plan for Merritt Mill East:

- Comment: The applicant should consider planning and presenting the site plans for the East and West projects together.

Response: Agreed. Applicant and staff from both Towns have been planning the project as a unified site. All submittals going forward will show both east and west sides of the site.

- Comment: The buildings should be placed on the site to promote a sense of community. Think about how the buildings relate to each other and create a sense of community, perhaps by a common courtyard.

Response: Agreed. The buildings have been reduced from 4 to 2 and reoriented to face each other. The community now has shared outdoor amenities in multiple locations and a shared community building with indoor and outdoor spaces (including a courtyard) available to all tenants.

- Comment: Recommend the parking and dumpster areas be looked at being placed in the rear or side.

Response: The dumpster has been moved to the back of the parking area. The parking was unable to be moved to the rear of the buildings. Multiple attempts to do so yielded prohibitively expensive grading, the removal of virtually all tree-cover, and too much impervious surface.

- Comment: Provide a continuous sidewalk along the property frontage for pedestrian connectivity to Merritt Mill Road.

Response: A continuous sidewalk along Merritt Mill Road is provided that connects with both buildings.

- Comment: The applicant noted that they may plan to move the driveway location near the 54 ramp, and there seemed to be support that this may be a better location.

Response: Per NCDOT and the Town traffic engineer, the Applicant was advised not to move the driveway closer to the ramp and to put it in the current location.

- Comment: Provide plantings that are not labor-intensive.

Response: Agreed. The Applicant aims to have their properties as low-maintenance as possible, to include low-maintenance, drought-tolerant plantings. The Landscaping Plan will be reflect this best practice.

27 Nov 2017 (REV 30 Jan 18)



**Ballentine  
Associates, P.A.**

Ms. Kay Pearlstein  
Town of Chapel Hill Planning Department  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

919/929-0481 Chapel Hill  
919/489-4789 Durham  
919/489-2803 Fax

Subject: Merritt Mill Apartments  
SUP Application  
Responses to Technical Review Team (TRT) Comments

Dear Kay,

Thank you for reviewing the SUP application for the Merritt Mill Apartments and for working with staff to provide comments. This letter is written to provide responses to the TRT comments dated 12 Oct 2017. Below please find each of your comments followed by our responses in bold:

RECREATION:

1. There appears to be recreation elements on both sides of the jurisdictional boundary. I believe that we need to coordinate how best to help the applicant meet requirements in the most effective manner possible.

**Thank you, your assistance will be much appreciated.**

STORMWATER MANAGEMENT:

2. The submitted plan set required more details in order for a thorough review to occur. The requested revisions reflect larger items. Subsequent reviews will look at further details when provided. All of the minimum design criteria (general MDC and the wetlands-specific) must be met. Please discuss if recommendations (recommended MDC) are met as well. Please document in report.

**Acknowledged; the required level of detail will be provided with ZCP drawings.**

3. Please briefly discuss if other LID practices were considered for the site. Wetlands offer great stormwater management - why were they chosen over others? Please include brief discussion in report.

**Plans have been revised to show multiple stormwater control measures. Previous plans included a constructed wetland but site constraints including lack of available area necessitated revisions. Stormwater requirements will be met with a combination of a bioretention cell, underground StormFilter and underground detention.**

4. Please indicate location(s) of SW maintenance easements and provide for access.

**Preliminary stormwater maintenance and access easements are shown on the grading plan.**



5. Please indicate flow path and POA on drainage area maps. (A "study point" is referenced in the summary tables, but is not indicated on maps)

**The drainage area study point is indicated on maps DA-3 & DA-4.**

6. Please show outlet pipe / riser structure in wetlands. Please provide details of riser structure.

**Stormwater control measure outlet pipe and riser structures are shown for the bioretention and underground StormFilter & detention. Details will be provided with construction drawings.**

7. Please provide further details of wetland; flow path, different zones (deep pool, shallow water, etc.), riser/outlet, profile, plantings, etc. Please include temporary pool surface area as well as the permanent pool surface area on wet land enlargement.

**Plans have been revised and we are no longer planning a constructed wetland.**

8. Please provide site-specific soils report and indicate SHWT on wetland profile.

**We have consulted with a soils scientist to locate the SHWT and prepare a soils report. The soils report will be included with stormwater report that will be provided with construction drawings.**

9. It is preferred that SW pipe not pass through the retaining wall (access and long-term maintenance).

**Plans have been revised so that SD pipes do not pass through retaining wall(s).**

#### INSPECTIONS:

10. Accessibility Requirements: That prior to issuance of a Certificate of Occupancy, the applicant shall provide the minimum required handicapped parking spaces and design all handicapped parking spaces, ramps, and crosswalks, and associated infrastructure according to Americans with Disabilities Act standards, North Carolina Building Code, American National Standards Institute (ANSI) Code, and Town standard. Parking - number of spaces to comply with NCBC 2012 section 1106.1, 1 per 6 compliant spaces or portion thereof must be van accessible, No slope to exceed 2% in any direction. Signage per NC requirements, MUT-CD and ICC A 117.1. Curb cuts and accessible routes Per ICC A117.1 2009 Ed. Cross slope limited to 2%, call for inspection before placement of concrete. Slope greater than 5% requires construction as a ramp.

**Acknowledged.**

11. A fire hydrant shall be within 100 feet of the fire department connection as currently shown.

**A fire hydrant and a fire department connection are shown as required.**

12. A monitored fire sprinkler system shall be installed to protect all residents.

**Acknowledged.**

13. Rated separation shall be provided between the residential units and the clubhouse area.

**Acknowledged.**

14. Key boxes shall be required on any building that has a fire alarm system, a fire sprinkler system, an elevator, or special locking arrangements. The key box shall be of an approved type as required from the Chapel Hill Fire Department. The size of the key box will be determined by the number of keys necessary to mitigate any emergency situation based on the building and its occupancy. An approved lock shall be installed on gates or similar barriers when required by the fire code official. Keys shall be changed out immediately if the locks are changed or rekeyed.

**Acknowledged.**

15. Address numbers must be a minimum of 4 inches high and of contrasting color to their background. Reflective numbers are preferred and required on front and rear doors of strip shopping centers. When the distance from the street or fire department access lane to the front or address side of the building exceeds 25 feet, larger numbers are required. 26 feet to 50 feet shall have 8 inch numbers, 51-75 feet shall have 12 inch numbers and over 75 feet shall have 18 inch numbers. Where access is by private 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.

**Acknowledged.**

**CURRENT DEVELOPMENT:**

17. Please complete the Project Fact Sheet, pages 4 and 5 in particular.

**The Project Fact Sheet has been completed as applicable and is enclosed.**

18. You will need to submit a Stream Determination with your resubmittal.

**The Town Stream Determination is enclosed.**

19. The buildings may need to move back to allow the required 5-0 foot planting strip between the buildings and parking (sidewalks are not included in the 5-0 ft. width).

**In order to meet the fire code requirement as noted under comment #60 (below), apparatus access shall be located within a minimum of 15' and maximum of 30' from one complete side of each building. In order to meet this requirement and maintain ADA sidewalks we must have several areas of 0' between the sidewalk(s) and building(s). Planting areas between building and parking/sidewalk will be provided to the extent practicable while still meeting the fire code.**

20. Please provide sidewalk/pathway from the buildings to the dumpsters.

**Walkways have been added connecting the building accesses to the dumpster enclosure.**

21. Site Plan - The Site Plan should include the overall plan for both sites at the same weight with the CH portion being clearly delineated. It is important to have an overall site plan that shows the site being developed as one.

**The Carrboro and CH sides are shown at the same line-weight. The CH side remains clearly delineated within the bold line.**

22. Utility Overview - Darken the dumpsters, parking, and utility connections on the Carrboro side. It is important to see where they are heading and how eventually connected to manholes or larger lines. Label clubhouse, wetland, and dumpster areas as Shared or otherwise indicate for both portions of the site.

**Revisions have been made accordingly.**

23. We support the modification for the Tree Canopy.

**Acknowledged.**

24. The Landscape Plan is missing. It will show all the proposed landscaping around the perimeter of the site, between the parking and building, and parking lot. A chart with the variety of plants, quantity, size, and any other notes about colors, etc. needs to be included on the plan.

**A preliminary Landscape Plan is included. It should be noted that because the proposed development will be within R-SS-C, no buffers are required per LUMO Section 5.6.2 (b). Any project boundary plantings will be voluntary and shall not include invasive species listed in the Town Design Manual. A final Landscape Plan will be provided with Final/ZCP plans.**

25. Elevations - Place dimension lines for height on all sides of the elevations and label according to direction rather than left, right, etc. Insert a key plan that shows which buildings are 1-bedroom and which are 2-bedroom.

**Dimensions have been added to the elevations.**

26. Your requested modifications include recreation, tree canopy, and stormwater. If we identify any others, these would need to be added to your Statement of Justification.

**Acknowledged; all requested modifications are covered in the Statement of Justification.**

#### URBAN FORESTRY:

27. We recommend that the Demolition Plan and storm drainage plan note clearly all proposed changes in the Merritt Mill Road right-of-way.

**Additional notes have been added to sheets C0101, C1001, C1101 and C1201 for clarity on proposed changes within the Merritt Mill right-of-way. Construction drawing level detail will be provided with Final/ZCP Plans.**

28. We recommend that critical root zones be shown for trees surveyed and shown on the Existing Conditions plan.

**Critical root zones for all trees surveyed are shown on the Existing Conditions sheet C0101.**

29. Tree protection fencing must be 4 feet tall, not 3 feet. We recommend revising the detail on C0101.

**The tree protection detail has been revised to show 4 feet tall fencing per the Town's Design Manual.**

30. On the Grading Plan, we recommend showing the tree protection fencing at the limits of disturbance and further suggest revising the grading (347 contour) proposed adjacent to the trunk of one of the two specimen trees to be protected on the site. Remove the tree symbol in the graded area west of the entrance; it does not appear to correspond to an existing surveyed tree. Indicate how proposed 2:1 slopes will be stabilized and maintained.

**Plans have been revised to show tree protection fencing at limits of disturbance. The erroneous tree symbol noted above has been removed. For stabilization and maintenance of 2:1 slopes, see notes #2 and #3 on the Grading Plan. More specific notes (including a seeding schedule) will be provided with Final/ZCP plans.**

31. We recommend that the tree canopy coverage calculations be included on the landscape plan to demonstrate how the requested alternative 20 percent canopy coverage will be met.

**Tree canopy calculations are shown on L1001.**

32. We recommend that all utilities be included on the utility plan, including overhead and underground electrical lines, telephone and CATV.

**Preliminary underground electric, telecom & cable TV lines have been added to the Utility Plan.**

33. We recommend that Sheet C1401 be completed if it is to be entitled "Planting Plan." Indicate proposed plantings with species, quantities, spacing and sizes. We further suggest buffer plantings be added between the playground and proposed dumpster facilities.

**Please see L1001 Preliminary Landscape Plan. Note that no landscape buffers are required in R-SS-C zoning. Preliminary entrance, parking & building screening is shown. A final Landscape Plan (with a list of plant species, quantities, spacing and sizing) will be provided with Final/ZCP plans.**

34. The Town of Chapel Hill would not be authorized to service dumpster facilities located outside Town limits as shown. If all 48 units were located in Chapel Hill's jurisdiction, the Town would require a minimum of one 8-cubic yard container collected once per week per 25 dwelling units. Please submit confirmation that the proposed refuse facility can be serviced as shown by either the Town of Carrboro or a private contractor.

**The site will be served by a private refuse and recycling collection vendor. A will serve letter has been included with this submittal.**

35. We recommend that the final plan include a lighting plan.

**Please see C1102 for Preliminary Site Lighting. A final lighting plan meeting Chapel Hill & Carrboro ordinances will be provided with Final/ZCP drawings.**

36. About 90 feet of the proposed sidewalk east of the entrance as well as the two curb ramps at the entrance are shown partially outside the public right-of-way. To allow public access and maintenance, we recommend that either additional public right of way be dedicated, or a public pedestrian access easement be provided. Provide details to show the required landing for each curb ramp and show how the new sidewalk, curb and gutter will be connected to the existing sidewalk and driveway apron at the eastern site boundary.

**Additional right-of-way will be dedicated so that the public sidewalks will be entirely within the public right-of-way. Curb and gutter, sidewalk and wheelchair ramp details meeting NCDOT standards will be provided with Final/ZCP plans.**

#### CURRENT DEVELOPMENT (CONT.):

37. You may need a crosswalk on S. Merritt Mill to connect with bus stops on opposite side of the street.

**Crosswalks linking sidewalks along the north and south sides of Merritt Mill are shown on the approved Lincoln Center Campus Redevelopment plans. Please see C1/C0001 for reference.**

38. Consider moving the picnic shelter and gazebo away from S. Merritt Mill to the playground at the rear of the property.

**The playground has been shifted to the Merritt Mill frontage, where it can be viewed from the community building. This is a requirement in order for CASA to obtain NC Housing Finance Agency tax credits and enable the project to happen.**

39. You will need a modification for the parking numbers - appears 17 spaces on the Chapel Hill side so not enough.



**Since the initial submittal, the parking count has been revised to show 66 total vehicular spaces with roughly half of these on the Chapel Hill side of the project. Parking is in compliance with LUMO Section 5.9:**

	Minimum	Maximum
24 (1) bedroom units	1.00/unit = 24	1.25/unit = 30
24 (2) bedroom units	1.25/unit = 30	1.75/unit = 42
	<u>54</u>	<u>72</u>

40. Please take a look at the grading at the front of the property along S. Merritt Mill. If you could move picnic/gazebo to the playground, then grading for the catch basin may be moved further from the street.

**The gazebo has been removed from the plans. A courtyard and several seating areas have been added.**

**FIRE:**

41. FIRE APPARATUS ACCESS FOR CHFD: All fire department access determinations shall be based upon CHFD apparatus specifications (data specs provided by Office of the Fire Marshal/Life Safety Division) and field verification. All proposed fire department access designs shall be reviewed and shall also pass field inspection.

**Acknowledged.**

**OC SOLID WASTE:**

42. Solid Waste Management Plan Document - This document must be completed and returned to me for review and approval. A blank copy is attached to these review comments and will be emailed to you.

**The Orange County Solid Waste Management Plan is included with this submittal, along with a Solid Waste Management Narrative, Plan and private vendor will serve letter.**

43. Plan Sheet C 1001 Revise the Refuse/Recycling enclosure to show 2 refuse dumpsters and 1 cardboard dumpster and label them as such. The Town's Ordinance requires 1 bulk garbage container (dumpster) for every 25 multi-family units so 2 will be required unless the town approves using only 1 (due to 1/2 the units being only 1 bedroom and the other 1/2 being only 2 bedrooms). Add the following standard OCSW notes: 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 Regulation Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. 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 project will be served by a private refuse and recycling collection vendor. The above notes have been added to C1001.**

44. General Note - Add a detail of the Refuse/Recycling station that is dimensioned and at a scale of 1" = 10' or 1" = 20'.

**Please see C5001 for preliminary dumpster area details.**

**NCDOT ORANGE COUNTY:**

45. Intra-jurisdictional Coordination: It is noted that this development lies within jurisdiction of both Town of Chapel Hill and Town of Carrboro. Review and approval should be carefully coordinated between the various jurisdictions. I have copied Trish McGuire with Town of Carrboro for her information.

**Acknowledged.**

46. Trip Generation and Traffic Impacts: The site as proposed consists of 48 apartment units and clubhouse. The proposed access and existing roadway network is expected to adequately accommodate the anticipated site vehicle trips. The plan submittal indicates an existing sidewalk and construction of a new bike lane on Merritt Mill Road frontage. The submittal does not indicate locations of existing or proposed transit stops in proximity of the site. The Applicant should provide additional information on access to transit.

47. Prior to performing work in the NCDOT right of way, the Applicant will need to obtain the following:

- Approved NCDOT Driveway Permit for proposed access on Merritt Mill Road.
- Approved NCDOT Three-Party Encroachment Agreement with TOCH and TOC for proposed sidewalk and appurtenances
- Approved NCDOT Three-Party Encroachment Agreement with OWASA for proposed utility construction (NC DOT Orange County)

**Acknowledged.**

48. Generally speaking, the plans lack sufficient design detail to facilitate comprehensive comments, however, I offer the following based on the information provided:
- Sheet C1001 – Provide additional roadway design detail for proposed construction of bike lane including but not limited to:
    - a) Typical section
    - b) Pavement design

- c) Drainage
- d) Signing and marking
- e) Transition to existing conditions on approach and trailing ends
- Provide additional geometric and pavement design detail for proposed driveway connection
- ADA curb ramps as indicated do not comply with current NCDOT standard. Please refer to 2012 edition of NCDOT RSD
- Sheet C1101 – Provide additional design detail per NCDOT and OWASA requirements for proposed utility construction
- Sheet C1201 – Locate proposed storm drain system outside of existing right of way. Tie existing roadway drainage in to system.
- Sheet C1401 – Indicate 10' x 70' sight distance easement per NCDOT standards.
- Indicate intersection sight lines per AASHTO requirements
- Keep sight lines free and clear of obstructions from landscaping, above ground utilities or other appurtenances

**Details meeting the above standards will be provided with Final/ZCP drawings.**

#### LONG RANGE / TRANSPORTATION:

50. Indicate the location of the proposed bike racks on the site plan.

**Proposed bike racks are shown on the site plan.**

51. Show the tie-in/transition of proposed sidewalk to the existing sidewalk on either end along Merritt Mill Rd.

**These transitions have been added to the Site Plan.**

52. The proposed bike lane appears to be 4' wide (outside of the gutter pan); while Town's standard is 5' wide. Modify the bike lane as needed to meet a 5' width.

**The bike lane has been widened to 5' from the pavement marking to the outside of the gutter pan.**

53. At the site driveway, include 'mini-skips' (thick dashed line) for the bike lane, and a striped crosswalk for pedestrians.

**These pavement markings have been added. Details will be provided with ZCP drawings.**

54. Detail on Class I bike parking (layout, dimensions, access) will need to be provided at the time of Final Plans. Staff recommends that bike hooks be installed in the porch closets, allowing vertical storage of bikes.

**Class I bike parking details will be provided with Final/ZCP Plans. A minimum of one bike hook will be installed inside each porch closet.**

55. Please coordinate with Town of Carrboro staff on an appropriate solution for the end of the bike lane at the western site boundary (interim solution until future bike lane extension). Use signage, striping, etc. to ensure that cyclists can transition safely into mixed traffic.

**Signage, striping, etc. will be coordinated with Carrboro staff and finalized with Zoning Permit drawings.**

56. Staff recommends an additional sidewalk connection from the western building to sidewalk along Merritt Mill Rd, more direct and not requiring a crossing of the site driveway.

**This sidewalk connection has been added.**

57. Staff is interested in knowing what demand may be generated for visitor parking, and how that will be accommodated with 1 space being provided per unit. Considering designating some parking as carpool spaces to reduce parking demand.

**The parking count has been increased to 66 (1.375 per unit) and we feel this will be sufficient to accommodate anticipated occupant and visitor parking.**

#### FIRE DEPARTMENT ACCESS:

58. COMMERCIAL AND INDUSTRIAL DEVELOPMENTS: D104.1 Buildings exceeding three stories or 30 feet in height: Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least two means of fire apparatus access for each structure. D104.2 Buildings exceeding 62,000 square feet in area: Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. D104.3 Remoteness: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**Access has been provided as required by the Chapel Hill and Carrboro Fire Departments.**

59. FIRE APPARATUS ACCESS ROADS; Any fire apparatus access roads, (any public/private street, parking lot access, fire lanes and access roadways), used for fire department access shall be all weather and designed to carry the imposed load of fire apparatus weighing at least 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20' with an overhead clearance of at least 13'-6" for structures not exceeding 30' in height and shall provide access to within 150' of all exterior portions of the building. Structures exceeding 30' in height shall be provided with an aerial apparatus access road 26' in width in the immediate vicinity of the building or portion thereof and shall provide

at least one of the required access roads to be located not less than 15' and not more than 30' from the structure parallel to one entire side of the structure. NC FPC 2012 502.1, 503.1.1, 503.2.1, D102.1

**Acknowledged.**

60. **AERIALS;** Where a building exceeds 30' in height OR 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26' exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15' and maximum of 30' from one complete side of the building. NC FPC 2012 D105.1, D105.2, D105.3

**Access has been provided as required by the Chapel Hill and Carrboro Fire Departments.**

**FIRE SERVICE FEATURES:**

61. **GRADE AND APPROACH;** Fire apparatus access roads shall not exceed 10% in grade unless approved by the fire chief and all approach and departure angles shall be within the limits established based on the Department's apparatus. NC FPC 2012, 503.2.7, 503.2.8 and D103.2

**Access has been provided as required by the Chapel Hill and Carrboro Fire Departments.**

62. **FIRE APPARATUS ACCESS ROADS AUTHORITY;** the fire code official shall have the authority to increase the minimum access widths where they are deemed inadequate for fire and rescue operations. NC FPC 503.2.2

**Access has been provided as required by the Chapel Hill and Carrboro Fire Departments.**

63. **GATES AND BARRICADES;** Where required or authorized by the fire code official and permanent or temporary (construction), any gates across fire apparatus access roads shall be a minimum width of 20', be of swinging or sliding type, have an emergency means of operation, shall be openable by either forcible entry or keyed, capable of being operated by one person, and shall be installed and maintained according to UL 325 and ASTM F 2200. NC FPC 2012, 503.5, 503.6, D103.5

**Acknowledged.**

64. **FIRE LANES;** Where required, approved marking signs including the words, NO PARKING-FIRE LANE signs shall be provided for fire apparatus access roads to identify such roads. NC FPC 2012, 503.3, D103.6, D103.6.1, D103.6.2

**Acknowledged.**

65. **BUILDING HEIGHT;** Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. NC FPC 2012, D104.1, D104.3



**Access has been provided as required by the Chapel Hill and Carrboro Fire Departments.**

66. PREMISE IDENTIFICATION; approved building address numbers, placed in acceptable position to the fire code official, shall be required on all new buildings. NC FPC 2012, 505.1

**Acknowledged.**

67. KEY BOXES; Where required by the fire code official, a secure key box, mounted on the address side of the building, near the main entrance, shall be provided to ensure adequate access to the building based on life safety and/or fire protection needs. NC FPC 2012, 506

**Acknowledged.**

**FIRE PROTECTION:**

68. SPRINKLERS: Any building with more than 6000 sf of floor space is required to have a sprinkler system. Town Ordinance 7-56.

**Acknowledged.**

69. FIRE PROTECTION AND UTILITY PLAN; shall include the fire flow report: for a hydrant within 500' of each building, provide the calculated gallons per minute of with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of NC and accompanied by a water supply flow test conducted within one year of the submittal. Reference Town Design Manual for required gallons per minute.

**Acknowledged.**

70. FIRE DEPARTMENT CONNECTIONS, LOCATIONS; Any required FDC's for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2012 and Town Ordinances; 7-38 for location. FDC's shall be installed on the street/ address side of the building and within 100' of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping.

**Acknowledged.**

71. FIRE DEPARTMENT CONNECTIONS, INSTALLATION; A working space of not less than 36" in width and depth and a working space of 78" in height shall be provided on all sides with the exception of wall mounted FDC's unless otherwise approved by the fire code official. The FDC's where required must be physically protected by an approved barrier from impacts. NC FPC 2012, 912.1, 912.2 912.2.1, 912.3.2, 312

**Acknowledged.**

CONSTRUCTION/DEMOLITION:

72. 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 a written address posted in a conspicuous location and shall maintain constant patrols. NC FPC 2012 Section 1404

**Acknowledged.**

Please don't hesitate to call me should you have any questions or if you require additional information in order to approve this application.

Yours very truly,  
BALLENTINE ASSOCIATES, PA



George J. Retschle, P.E.  
President

## ENERGY MANAGEMENT PLAN

Merritt Mill Road Apartments  
Chapel Hill, NC

### INTRODUCTION

This project will utilize the following sustainable practices to maintain an energy efficiency that is 20% more efficient than ASHRAE standards. In addition, the measures noted below will insure adequate daylighting and indoor air quality is maintained throughout the buildings. The intent of the selected solutions is that they are long term and passive in nature without a need for extensive maintenance or sophisticated end-user implementation which should insure a reduced carbon footprint well into the future.

### SUSTAINABLE PRACTICES

The project will comply with Energy Star 2.0 program and be verified of compliance by a third-party energy rater. Rater will assist with the review of project details prior to construction, verify installation of rated materials, and test the final construction for compliance with methods accepted by the IBC and Energy Star program. A blower door test will be performed on 8 units inclusive of each type of unit and building location. Units that fail the test will be documented and corrected as verified by additional testing.

Site drainage will be designed to capture rainwater through a complete guttering system, swales, and a storm water management system reducing risk of water damage. Landscape plantings will be selected from indigenous plant species to help insure acceptable health without excessive watering demands. On-site recycling will be provided for tenant and management use.

Construction will include use of no or very low maintenance materials throughout including heavy-gauge vinyl siding and brick. Wood products with exterior exposure will be wrapped with aluminum coil stock to reduce weathering. Windows will be Energy Star rated, constructed of vinyl, and include a continuous silicone bead as well as traditional flashing at the head, jamb, and sill. Exterior railings will also be constructed of vinyl which utilize recycled material and eliminates on-site finishing. A 10 mil vapor barrier which exceeds code minimum thickness will be installed under slab with all penetrations sealed. A passive Radon ventilation system will be provided for each building to reduce potential of exposure to damaging Radon gas.

All bathroom faucets, shower heads, and toilets will be EPA WaterSense labeled. Bathroom exhaust will be hard ducted to the exterior and carry a rating of a minimum of 70cfm. The bath fan will be tied to the overhead light in each bathroom to encourage use of the fan for removal of humidity. Energy Star rated refrigerators and dishwashers will be installed in all kitchens and within the clubhouse space. Water heaters will have an Energy Factor of 0.95 which will be achieved without the use of an insulated blanket. Bedrooms and living rooms will have ceiling fans installed with separate switching for the fan/light to encourage reduced dependency on mechanical cooling. A programmable thermostat will be installed on each HVAC system. Ductwork will be installed with mastic and fiberglass mesh. HVAC and Fire Sprinkler systems will be Chlorofluorocarbon (CFC) free.

An additional 5% of the total units will be constructed as ANSI Type A compliant accessible units with added mobility features including over-sized roll-in showers to serve increased demand without future construction.

This project is located and designed to minimize dependency on automobiles. Primarily, this site is a vacant infill lot that is being developed with residential density. The site is providing the minimum number of parking spaces required, and is located less than 1,000 feet from a free, year-round Chapel Hill Transit bus (CM route). Pedestrian connectivity to the public sidewalk is emphasized in the site plan. Bicycle parking is provided in excess of the Town of Chapel Hill requirements.

Prepared by  
Jonathan T. LaCorte, AIA, LEED AP BD+C  
**Ross/Deckard Architects, P.A.**

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## Orange County Solid Waste Management Plan



All development applications must provide a detailed solid waste management plan, including a recycling plan and a plan for management of construction debris. The following form must be completed to fulfill this requirement. This form must be completed and approved to satisfy the requirement of a plan for management of construction debris. Please complete all information in its entirety. Assistance in completing this form is available from the Orange County Solid Waste Staff at (919) 968-2788 x107 or x109.

### **COMPLETE ALL INFORMATION BELOW**

(Incomplete contact information will delay plan review and approval.)

Project Name Merritt Mill Housing  
Property ID #: 9778-93-3103; 9778-93-4008 Permit: \_\_\_\_\_  
9778-93-0153; 9778-93-1183  
Project Location 742 S Merritt Mill Rd, Chapel Hill, NC 27516  
\_\_\_\_\_  
Project Owner CASA  
Contact Person Jess Brandes  
Address 624 W Jones Street  
Raleigh, NC 27603  
Telephone ( 919 ) 307 - 3429  
Fax/Mobile ( 919 ) 754 - 9968 / ( 540 ) 220 - 1582  
Design Firm Ballentine Associates  
Contact Person George J. Retschle, PE  
Address 221 Providence Road  
Chapel Hill, NC 27514  
Telephone ( 919 ) 929 - 0481  
Fax/Mobile ( 919 ) 489 - 2803 / ( ) -  
Date 21 Apr 2017

### **Provide a brief description of the work to be performed under this application:**

(For example: construct a new commercial building [include use/sq. ft.], apartment complex [# units], place of worship, horizontal improvements for subdivision, etc.)

New construction of affordable housing apartments, intended for United States veterans and their families.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**1. Site Preparation Wastes (landclearing, demolition, deconstruction)**

During site preparation for a project the amount of waste destined for a construction waste landfill or an inert debris landfill should be minimized or diverted for reuse or recycling. Many materials can be reused, recycled, or salvaged, provided that materials are kept separate. This approach may also reduce overall project waste disposal costs. **Regulated Recyclable Materials (clean wood waste, scrap metal and corrugated cardboard) generated in Orange County must be recycled.** During demolition activities, metal and wood are often not “reasonably possible to separate” or doing so may present health and safety concerns (asbestos, lead paint, etc.). In these cases only, are regulated materials not required to be separated for recycling. Consider whether the following materials will be generated on this project, *in any quantity*, and indicate the management method(s).

<input checked="" type="checkbox"/>	<b>1. Trees and Plant Materials:</b>
<input type="checkbox"/>	No tree/plant wastes will be produced (proceed to # 2)
<input type="checkbox"/>	Tree waste will be salvaged as timber, mulch, or boiler fuel
<input type="checkbox"/>	Valuable plants will be removed for replanting
X	Landclearing and inert debris landfill (LCID)
X	Construction and demolition debris landfill (C&D)
<input type="checkbox"/>	Other (specify):

<input checked="" type="checkbox"/>	<b>2. Dirt, Rock, Clean Fill, Inert materials to be removed from site:</b>
<input type="checkbox"/>	No inert materials will be removed from the site (proceed to # 3)
X	Site Needs Fill
<input type="checkbox"/>	Will be hauled to site needing fill.
<input type="checkbox"/>	Construction and demolition debris landfill (C&D)
X	Landclearing and inert debris landfill (LCID)
<input type="checkbox"/>	Other (specify):

<input checked="" type="checkbox"/>	<b>3. Asphalt Paving:</b>
<input type="checkbox"/>	No asphalt wastes will be produced (proceed to # 4)
<input type="checkbox"/>	Recycled at asphalt-paving producer
<input type="checkbox"/>	Used on or off site. Describe use: Asphalt will be milled and reused in new asphalt.
X	Disposed in an approved landfill (Orange County Landfill charges no tipfee if clean)
<input type="checkbox"/>	Other (specify):

<input checked="" type="checkbox"/>	<b>4. Concrete, Brick, Block, other Aggregate materials:</b>
<input type="checkbox"/>	No aggregate materials will be removed from the site (proceed to # 5)
<input type="checkbox"/>	Recycled as scrap at an aggregate producer
<input type="checkbox"/>	Used on or off site: Describe use:
X	Construction and demolition debris landfill (C&D)
X	Landclearing and inert debris landfill (LCID)
<input type="checkbox"/>	Other (specify):

<input checked="" type="checkbox"/>	<b>5. Metal Scrap</b> (metal wastes are required by ordinance to be recycled)
X	No metal waste will be produced (proceed to # 6)
	Segregated for on-site recycling collection
	Recycle at Orange County Landfill (no tip fee charged)
	Segregated for hauling to scrap dealer by general contractor
	Segregated for hauling to scrap dealer by sub-contractor
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	<b>6. Clean Wood Wastes</b> (clean wood wastes are required to be recycled)
	No clean wood wastes will be produced (proceed to # 7)
	Segregated for on-site recycling collection
X	Recycle at Orange County Landfill (reduced tip fee charged)
	Saved and used on future jobs
	Separated for private salvage or charity
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	<b>7. Demolition/Salvage of Buildings or Structures on the Site:</b>
X	No structure(s) will be removed (proceed to Construction Waste section)
	Structure(s) must be removed. Please describe (include square footage for each structure):
<p>If any structure described above is greater than 500 ft<sup>2</sup>, it must be assessed for deconstruction possibilities. Please call Solid Waste Staff at (919) 968-2788 x107 or x109 to arrange an assessment.</p>	
<p>Could the structure(s) be moved from the site?</p> <p style="text-align: right;">YES   NO   Don't Know</p>	
<p>Has the sale or donation of the structures been considered? Please explain:</p> <p style="text-align: right;">YES   NO</p>	
How will the structure be removed otherwise?	
What is the timetable on removal of the structure(s)?	
<p>Are there salvageable materials (hardwood floors, fixtures, molding, that can be removed for reuse prior to demolition? If Yes, Please list (use a separate sheet if necessary):</p> <p style="text-align: right;">YES   NO   Don't Know</p>	
<p>Have, or will, these materials been offered for sale or donation?</p> <p style="text-align: right;">YES   NO</p>	

## 2. Construction Wastes

During the construction phase there are multiple options for recycling building materials. **Regulated Recyclable Materials (clean wood waste, scrap metal and corrugated cardboard) generated in Orange County must be recycled.** Although other materials are not required to be recycled, you are highly encouraged to do so. One of the best methods of recycling is to separate the materials on the jobsite. You may also combine materials for delivery to a certified recycling facility. Specifying waste reduction/recycling practices on a project will assure better performance.

<input checked="" type="checkbox"/>	<b>1. Clean Wood Wastes</b> (clean wood wastes are required by ordinance to be recycled)
	No clean wood wastes will be produced (proceed to # 2)
	Segregated for on-site recycling collection
X	Recycle at Orange County Landfill (reduced tip fee charged)
	Saved and used on future jobs
	Separated for private salvage or charity
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	<b>2. Metal Scrap</b> (metal wastes are required by ordinance to be recycled)
	No metal waste will be produced (proceed to # 3)
	Segregated for on-site recycling collection
X	Recycle at Orange County Landfill (no tip fee charged)
	Segregated for hauling to scrap dealer by general contractor
X	Segregated for hauling to scrap dealer by sub-contractor
	Certified Commingled Recycling Facility
	Other (specify):

<input checked="" type="checkbox"/>	<b>3. Concrete, Brick, Block, other Aggregate materials:</b>
	No aggregate materials will be removed from the site (proceed to # 4)
	Recycled as scrap at an aggregate producer
	Used on or off site: Describe use:
X	Construction and demolition debris landfill (C&D)
X	Landclearing and inert debris landfill (LCID)
	Other (specify):

<input checked="" type="checkbox"/>	<b>4. Corrugated Cardboard</b> (cardboard wastes are required to be recycled)
	No cardboard waste will be produced (proceed to # 5)
	Segregated for on-site recycling collection
X	Recycle at Orange County Landfill (no tip fee charged)
	Segregated for hauling to paper dealer by general contractor
X	Segregated for hauling to paper dealer by sub-contractor
	Certified Commingled Recycling Facility
	Other (specify):



**☒ 5. Drywall**

<input type="checkbox"/>	No drywall waste will be produced (proceed to # 6)
<input type="checkbox"/>	Segregated for on-site recycling collection
<input type="checkbox"/>	Used on site as agricultural supplement
<input checked="" type="checkbox"/>	Disposed in an approved landfill
<input type="checkbox"/>	Certified Commingled Recycling Facility
<input type="checkbox"/>	Other (specify):

**☒ 6. Other Materials**

<input checked="" type="checkbox"/>	No other wastes will be produced (proceed to # 7)
-------------------------------------	---

Please specify other wastes that will be produced and how they will be managed:

Plastics (including vinyl and shrink-wrap):
Carpet and padding:
Shingles:
Fixtures (sinks, tubs, lighting, etc):
Other (specify):
Other (specify):
Other (specify):

**7. Bulk Containers (Dumpsters)**

County ordinance requires that any bulk waste container be labeled to define what materials are intended or prohibited from being deposited in them and be serially numbered. Hauling Licenses are required for vehicles greater than 9000 GVW in Orange County. Ensure that your waste haulers is licensed. You may contact Orange County Solid Waste for a list of licensees at (919) 968-2788 x107 or x109.

<input checked="" type="checkbox"/>	There will be one or more bulk containers at the site for construction wastes.
<input type="checkbox"/>	Contractors will be required to remove own wastes without the use of bulk containers.
<input type="checkbox"/>	Corral or similar system will be used.

### 3. Recycling After Occupancy

Depending on the eventual use of the structure, different waste materials will be produced and available for recycling. Recyclable materials must be separated into categories based on collection methods.

#### PLANNING REQUIREMENTS:

- Indicate location of all bulk waste containers for refuse and recycling. Plan must show location of all containers, even if using existing refuse/recycling enclosures. Standard details/notes for any of the following are available from Orange County Solid Waste Management (919-968-2788 x107 or x109).
- All refuse/recycling containers are required to be on concrete pads.
- Provide a detailed and scaled plan of all bulk waste containers areas that show: each container labeled, required screening, lighting, overhead clearances, bollards, and concrete pad.
- Indicate whether refuse/recycling area will be gated. Any doors/gates will need retainers to be latched open for refuse/recycling collection.
- Ensure adequate collection vehicle access to all containers for deposit and collection. Access templates are available from Orange County Solid Waste Management.
- Sharing of exterior recycling locations is acceptable if a joint access/shared-use agreement is filed and the deeds of all properties amended.

<input checked="" type="checkbox"/>	<b>Check materials that will be generated once the structure is ready for occupancy:</b>
X	Standard: glass bottles, metal cans, newspaper, glossy magazines, #1 plastics, #2 plastics
X	Corrugated Cardboard (not including waxed or single layer cardboard)
X	Mixed Paper: junk mail, cereal boxes
X	Office Paper: white or colored copy paper, confidential papers
	Restaurant: food wastes, cooking oil, disposable dining ware
	Other Plastics: #5, #7
	Business specific wastes (please describe):

#### Cardboard Recycling Requirement

Orange County Ordinance requires recyclable corrugated cardboard to be kept separate from all other refuse. All developments must provide for cardboard recycling. If the facility's garbage will be collected from a bulk container (dumpster), a second waste container is likely to be required for cardboard. Public recycling drop-off sites can accommodate a very limited amount of commercial use (no > 50 boxes per week).

X	Site Plan includes space for cardboard recycling container on Sheet # <u>C1001</u>
	Corrugated Cardboard will be handled in an alternate manner. Description Required:

#### ☒ Collection Type: This project will be served by the following collection methods. Check all that apply.

	<b>Exterior individual or cooperative-use bulk waste container site.</b> May be suitable for apartment complexes, restaurants, places of worship, educational facility, office building, retail/office/restaurant combinations
X	Garbage dumpster
	Garbage compactor
X	Cardboard dumpster
	Cardboard compactor
X	Recycling carts for glass, cans, plastic bottles, newspaper, magazines, office paper (co-mingled)
	Cooking grease rendering container (required for any commercial kitchen facility)
	Food waste collection container (If qualify based on volume; contact OCSW staff for details of program)
	<b>Standard "curbside" recycling collection.</b> May be suitable for single-family developments and subdivisions, including some duplex, triples, and townhome developments.

**Note:** Collection of solid waste, mixed recycling and corrugated cardboard will be by a private vendor and managed on-site by property management.

## Solid Waste Management Plan

### Project Narrative

The following is a narrative of how solid waste, mixed recyclables, and corrugated cardboard will be handled for the Merritt Mill Affordable Housing project located partially in Chapel Hill and partially in Carrboro. The project includes two 24-unit affordable housing apartment buildings with associated parking and dumpster areas. It is the intent of the developer/applicant to utilize the services of a private company for the collection of solid waste, mixed recyclables and corrugated cardboard. In doing so, the project developer/applicant understands and agrees that they are waiving their rights to have Orange County Community Recycling collect mixed recyclables and that the project will not receive public recycling collection at any time now or in the future unless a recycling center is constructed to Orange County specifications or contingency for such a center is included on the development plans. Further the project developer/applicant understands that the fees for public recycling and waste management will not be waived. In addition, attached is a will-serve letter from Waste Industries acknowledging that they have reviewed the project plans and agree to the prescribed methods for storage and collection of these materials as stated herein.

The project is designed with one dumpster area where all residents will each deposit their own refuse, cardboard and recyclables. The refuse and recycling area is located to the north of the project adjacent to the provided parking areas. One refuse and one recycling dumpster will be provided. This area will be easily accessible by residents, garbage and recycling trucks. There will be no refuse or cardboard compactors associated with this project. Cardboard will be recycled along with glass, cans, plastics, newspapers, and other co-mingled recycling permitted by Waste Industries.



# WASTE INDUSTRIES

[www.wasteindustries.com](http://www.wasteindustries.com)

148 Stone Park Ct. | Durham, NC 27703

**Merritt Mill**  
Chapel Hill, NC 27515  
14 November 2017

To Whom It May Concern,

Waste Industries is a private waste collector headquartered in Raleigh, NC. We verify that we have reviewed the Preliminary Site Plan dated 18 August 2017 (Sheet C1001), prepared by Ballentine Associates, P.A. Based upon those plans, Waste Industries is prepared to provide solid waste and recycling services for Merritt Mill, located in Chapel Hill, NC.

Regards,

Jason McMillan  
Account Manager  
Waste Industries USA, Inc.



## EXEMPTION FORM ENGINEERING DEPARTMENT

**Request for exemption received from:** Ballentine Associates, 221 Providence Rd,  
Eastowne Office Park, Chapel Hill, NC 27514; Telephone: (919)929-0481

**Date:** August 30, 2017

**Type of exemption requested:** TRAFFIC IMPACT ANALYSIS (TIA)


**Type of justification submitted:** a) Written Request with Trip Analysis  
b) Site Plan

**Key reasons why we support this exemption:**

- a) The proposed Affordable Housing is expected to generate 291 daily vehicular trips.
- b) NCDOT in agreement with Town for issuing TIA Exemption.
- c) Meets the Town TIA Guidelines for an Exemption.

**Based upon the attached request for exemption and supporting information, we recommend that the Town Manager approve an exemption for:**

Merritt Mill Affordable Housing

Signed:  8/30/17  
Traffic Engineer Date

Approved:  8/30/17  
Public Works Director Date

**Attachment(s):** a) Written request from the Applicant/Developer  
b) Site Plan and Fee



**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

11/21/2016

Jess Brandes  
PO Box 12545  
Raleigh, NC 27605

RE: Stream Determination for Parcel #'s 9778-93-3103, 9778-93-4008

Dear Ms. Brandes:

As requested, the Town Public Works Department has performed a stream determination on the properties identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Jordan Lake Stream Buffer ordinance are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District and the Jordan Lake Watershed Riparian Buffer. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on your property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District and Jordan Lake Watershed Riparian Buffer on your property and corresponding regulations.

This classification will remain in effect for five years from the date of the site visit before a request for reclassification will be considered, unless the stream channel characteristics are significantly altered as a result of watershed changes.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30** days of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-5083. If you have questions regarding the Town's Resource Conservation Districts or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at <http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances>.

Regards,

Dave Milkereit  
Stormwater Specialist





**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

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www.townofchapelhill.org

## STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9778-93-3103	S Merritt Mill vacant lot
9778-93-4008	S Merritt Mill vacant lot

These are the results of a site visit to the properties listed above for a stream determination conducted on 11/16/2016 by Town Staff:

- ☐ No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.
- ☒ Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map(s).

**A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.**

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Watershed Riparian Buffer:

- ☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must be determined by a field survey commissioned by the owner or a representative.
- ☐ Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer.
- ☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

\_\_\_\_\_  
Town Staff signature

11/21/2016  
date



# Stream Determination Area Map

- Ephemeral Stream
- - - Intermittent Stream

- ▤ Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels

□ Site visited

- ⊗ Ephemeral Breakpoint
- ★ Intermittent Breakpoint
- ⊕ Perennial Breakpoint

**Address:** S Merritt Mill vacant lots

**Parcel ID's:** 9778-93-3103, 9778-93-4008



0 75 150 300 Feet

1 inch = 150 feet

Stream locations are approximate and must be verified by survey.  
Buffers are measured from top of bank.



# USGS 24K Topographic / County Soil Survey Maps

 Site Parcel Boundary

**Address:** S Meritt Mill vacant lots

0 50 100 150 200 Feet

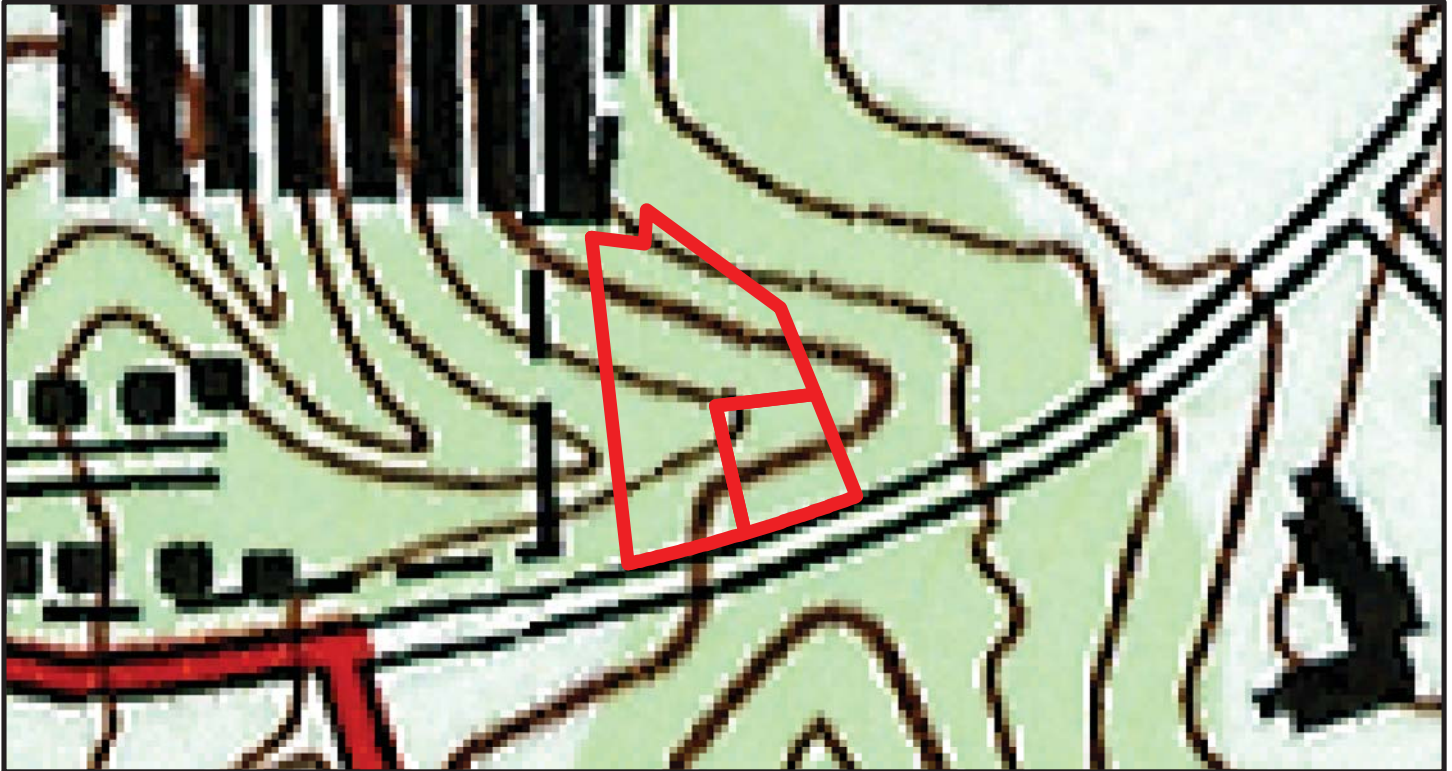


1 inch = 175 feet

**Parcel ID:** 9778-93-3103, 9778-93-4008



*Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 11/21/2016*





FIELD MAP 1:  
S Merritt Mill  
9778-93-3103 & 9778-93-4008  
11/16/2016

Dashed line is 150 ft  
from parcel boundary





2016/11/16/1411

R1

## NC DWQ Stream Identification Form Version 4.11

Date: 11/16/16	Project/Site:	Latitude:
Evaluator: Amy DM	County:	Longitude:
<b>Total Points:</b> Stream is at least intermittent if $\geq 19$ or perennial if $\geq 30^*$	<b>Stream Determination (circle one)</b> Ephemeral Intermittent Perennial	<b>Other</b> e.g. Quad Name:

## A. Geomorphology (Subtotal = 5.5)

	Absent	Weak	Moderate	Strong
1 <sup>a</sup> . Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

<sup>a</sup> artificial ditches are not rated; see discussions in manual

## B. Hydrology (Subtotal = 1.5)

12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

## C. Biology (Subtotal = 3)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

201611161420

R3

## NC DWQ Stream Identification Form Version 4.11

Date: 11/16/16	Project/Site:	Latitude:
Evaluator: AM DM	County:	Longitude:
<b>Total Points:</b> Stream is at least intermittent if $\geq 19$ or perennial if $\geq 30^*$	<b>Stream Determination (circle one)</b> Ephemeral Intermittent Perennial	<b>Other</b> e.g. Quad Name:

## A. Geomorphology (Subtotal = 9)

	Absent	Weak	Moderate	Strong
1 <sup>a</sup> . Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

<sup>a</sup> artificial ditches are not rated; see discussions in manual

## B. Hydrology (Subtotal = 1.5)

12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

## C. Biology (Subtotal = 6)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:





**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
www.townofchapelhill.org

## REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed ([dmilkereit@townofchapelhill.org](mailto:dmilkereit@townofchapelhill.org)), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Specialist."

Requestor's Name: Jess Brandes

Mailing Address: PO Box 12545

City, State, ZIP: Raleigh, NC 27605

Phone / FAX / Email: 919-307-3429 jbrandes@casanc.org

Check method(s) for  
report to be sent:

☐ US Mail

☒ Email

☐ FAX

☐ Call for pickup

Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:

[Signature] Pres 11-7-16  
(Signature) (Date)

Owner Name(s): Glen Greenstreet, Pres. Greenstreet Builders Inc  
(Please print)

Company Name (if applicable): GREENSTREET BUILDERS INC

### Property Information

Fill in both columns, or fill in Parcel ID Number (PIN) and attach a site map indicating location.

Parcel ID Number (PIN)	Address / Location Description
9778933103	S. Merritt Mill vacant lot
9778934008	S. Merritt Mill vacant lot

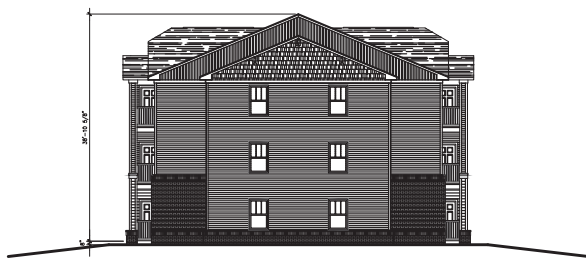
Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.



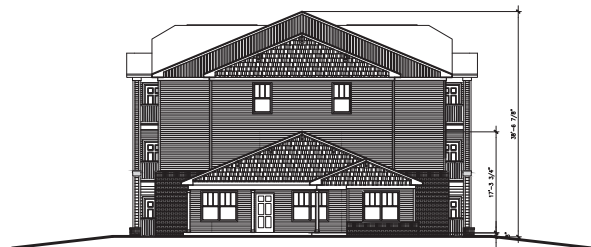
Front Elevation



Rear Elevation



Side Elevation



Right Elevation

BUILDING 1 BR - 3 STORY

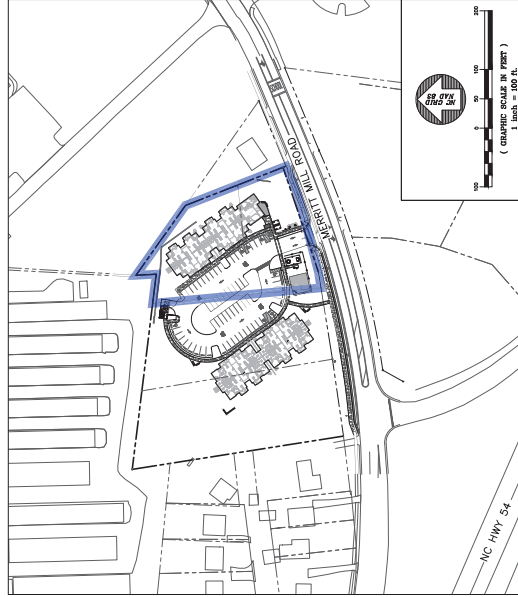




SPECIAL USE PERMIT  
DRAWINGS  
FOR  
MERRITT MILL  
AFFORDABLE HOUSING

CHAPEL HILL & CARRBORO

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



SHEET	DRAWING TITLE
G0001	COVER
C0001	AREA MAP
C0101	EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN
C0001	PRELIMINARY SITE PLAN
C101	UTILITY OVERVIEW
C102	PRELIMINARY LIGHTING PLAN
C201	GRADING & STORMWATER MANAGEMENT PLAN
C4301	STORMWATER CONTROL MEASURE ENHANCEMENTS
C6001	SITE DETAILS
C6002	STORM DRAINAGE DETAILS
C6201	PRELIMINARY LANDSCAPE PLAN
L0001	BUILDING ELEVATIONS - EAST
A-3.1	BUILDING ELEVATIONS - WEST
A-3.2	BUILDING ELEVATIONS - WEST

CIVIL ENGINEER:

ARCHITECT:

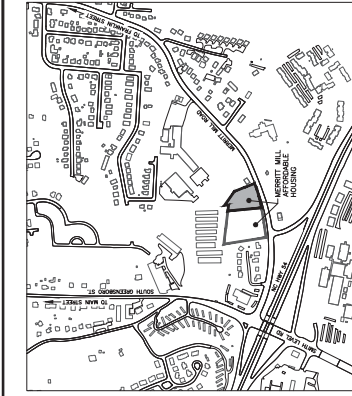
DEVELOPER:

**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD CHAPEL HILL, N.C. 27314  
(919) 542-5461  
www.bappa.org

**CASA**  
624 W. Jones Street  
Raleigh, NC 27609  
Direct line: 919.307.3429

**Rost Deckard Architects**  
4015 Wake Forest Rd  
Raleigh, NC 27609  
919.875.0001

OWNER INFORMATION SHELDON B. BALLENTINE, INC. 221 PROVIDENCE ROAD CHAPEL HILL, NC 27314 (919) 542-5461		ISSUED SHEET SUBMITTAL #1 21 AUG 17 SHEET SUBMITTAL #2 27 NOV 17 SHEET SUBMITTAL #3 7 DEC 17 SHEET SUBMITTAL #4 30 JAN 18		DATE	
REVISIONS		DATE		DATE	
SPECIAL USE PERMIT DRAWINGS MERRITT MILL APARTMENTS AFFORDABLE HOUSING CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA					
JOB NUMBER: 116037.02 DATE: 18 AUG 2017 SCALE: AS NOTED DRAWN BY: DHC / DBB REVIEWED BY: CAR					
SHEET G0001					



**ASSOCIATES P.A.**  
2017 BUILDING MODIFICATIONS  
1000 S. BROADWAY, SUITE 100  
CHAPEL HILL, NC 27517  
TEL: (919) 307-5426  
FAX: (919) 307-5426

**OWNER INFORMATION**  
GREENSTREET BUILDERS, INC.  
CHAPEL HILL, NC 27517  
GREENSTREET BUILDERS, INC.  
CHAPEL HILL, NC 27517  
TEL: (919) 307-5426  
FAX: (919) 307-5426

**SPECIAL USE PERMIT DRAWINGS**  
**MERRITT MILL APARTMENTS**  
**AFFORDABLE HOUSING**  
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

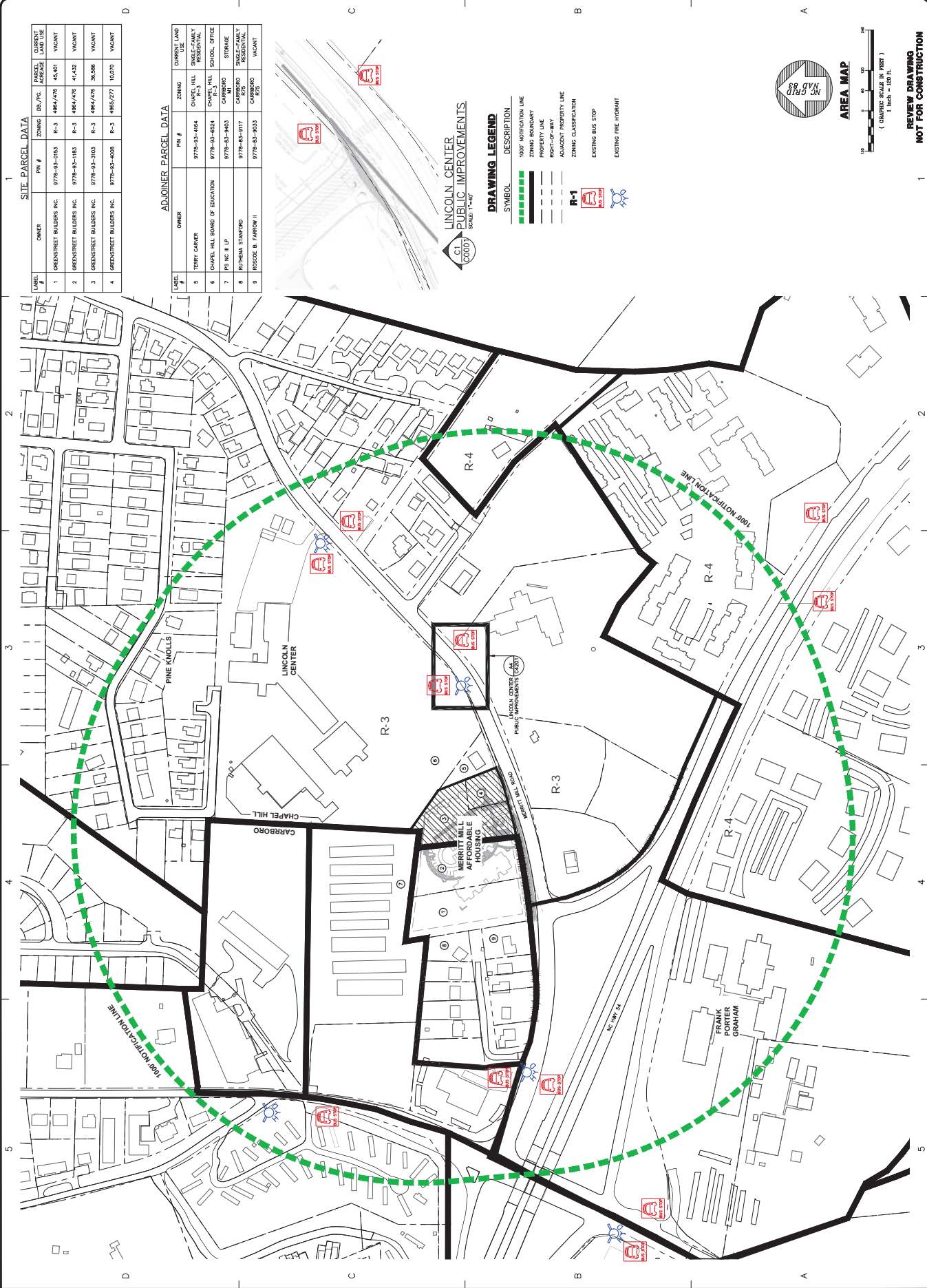
**JOB NUMBER:** 110037.02  
**DATE:** 18 AUG 2017  
**SCALE:** AS NOTED  
**DRAWN BY:** DHC / DHB  
**REVIEWED BY:** CUR

**REVISIONS**

NO.	DATE	DESCRIPTION

**DATE**

NO.	DATE	DESCRIPTION



**SITE PARCEL DATA**

LABEL #	OWNER	PARCEL #	ZONING	DB. P/L	PASSED	CURRENT
1	GREENSTREET BUILDERS INC.	9778-93-4153	R-3	1864/476	46,401	VACANT
2	GREENSTREET BUILDERS INC.	9778-93-1183	R-3	1864/476	44,432	VACANT
3	GREENSTREET BUILDERS INC.	9778-93-1013	R-3	1864/476	36,586	VACANT
4	GREENSTREET BUILDERS INC.	9778-93-1008	R-3	1865/271	10,070	VACANT

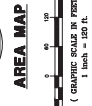
**ADJACENT PARCEL DATA**

LABEL #	OWNER	PARCEL #	ZONING	CURRENT	LAND
5	TERRY CARVER	9778-93-4164	CHAPEL HILL	SINGLE-FAMILY	RESIDENTIAL
6	CHAPEL HILL BOARD OF EDUCATION	9778-93-6034	CHAPEL HILL	SCHOOL	OFFICE
7	PS NC III LP	9778-93-9403	CARRBORO	SINGLE-FAMILY	RESIDENTIAL
8	RUHEMA STAMFORD	9778-93-9117	CARRBORO	SINGLE-FAMILY	RESIDENTIAL
9	HOSCO II FARMER II	9778-93-9033	CARRBORO	SINGLE-FAMILY	RESIDENTIAL

**LINCOLN CENTER**  
**C1 PUBLIC IMPROVEMENTS**  
SCALE 1"=40'

**DRAWING LEGEND**

SYMBOL	DESCRIPTION
	100' NOTIFICATION LINE
	ZONING BOUNDARY
	PROPERTY LINE
	RIGHT-OF-WAY
	ADJACENT PROPERTY LINE
	ZONING CLASSIFICATION
	EXISTING BUS STOP
	EXISTING FIRE HYDRANT



**REVIEW DRAWING**  
**NOT FOR CONSTRUCTION**

**00001**  
**SHEET**



[illegible]

**SYMBOLS**

- MINOR CONTOUR
- MAJOR CONTOUR
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- UTILITY POLE
- WATER METER
- MAN POINT
- PAVING COUNT
- SITE LIGHTING POST
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD ELECTRIC LINE WITH ELECTRONIC
- WATER LINE
- GAS LINE
- STORM DRAIN PIPE
- SLOPE

**SLOPE**

- SLOPES LESS THAN 10%
- SLOPES GREATER THAN 10%
- SLOPE DESIGNATION (SEE SLOPE LEGEND)
- SPECIMEN TREE SAVE
- P-S-C PAVING, SLOPE, CONNECTION
- A-S-C ADJOINING, SLOPE, CONNECTION

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
ToD	TARRUS SILT LOAM (8% TO 13% SLOPES)	B
Ur	URBAN LAND COMPLEX	
CbB	CEOL FINE SANDY LOAM (2% TO 6% SLOPES)	A



EXISTING TREES (WEST)











[illegible]













1. THIS LANDSCAPE PLAN SHALL BE CONSIDERED PRELIMINARY. A FINAL LANDSCAPE PLAN INDICATING PLANT SPECIES, SIZE, QUANTITIES & SPACING SHALL BE SUBMITTED WITH FINAL/ZCP PLANS.
2. ALL LANDSCAPING SHALL BE PER THE TOWN OF CHAPEL HILL DESIGN MANUAL.







NOT FOR  
CONSTRUCTION

SEALS

CONSULTANTS

PROJECT

REVISIONS

DATE

SHEET

#

Merritt Mill

Chapel Hill/Carrboro,  
North Carolina

18-502.00

DATE: 04/24/2018  
BY: RDA  
CHECKED: RDA

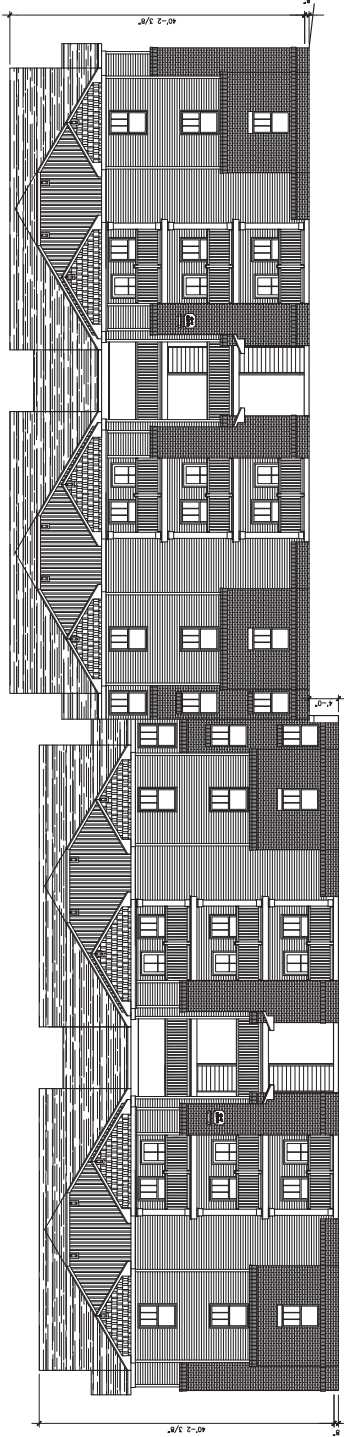
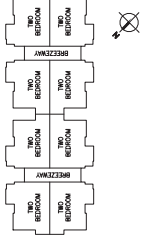
Exterior Elevations  
- 2 Bedroom Bkg

A 3.2

ELEVATION KEY

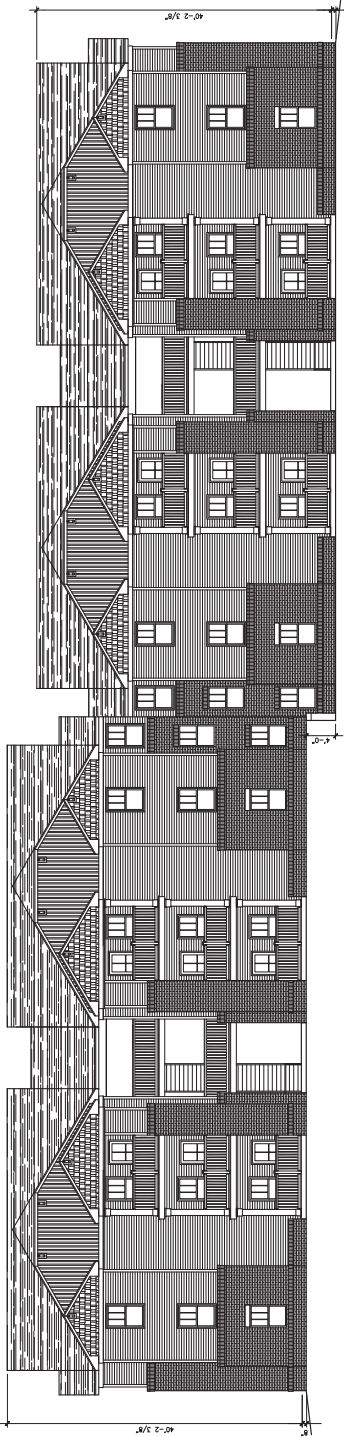
- MARK (M) ROOF  
CL. MATERIALS: WOOD SHAKES (OR SIMILAR)  
CL. MATERIALS: BRICK VENEER WITH MOUNTAIN TILES  
CL. MATERIALS: BRICK VENEER WITH MOUNTAIN TILES  
CL. MATERIALS: BRICK VENEER WITH MOUNTAIN TILES  
CL. MATERIALS: BRICK VENEER WITH MOUNTAIN TILES
- MARK (M) WALL SIDING  
CL. MATERIALS: BRICK VENEER WITH MOUNTAIN TILES  
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KEY PLAN



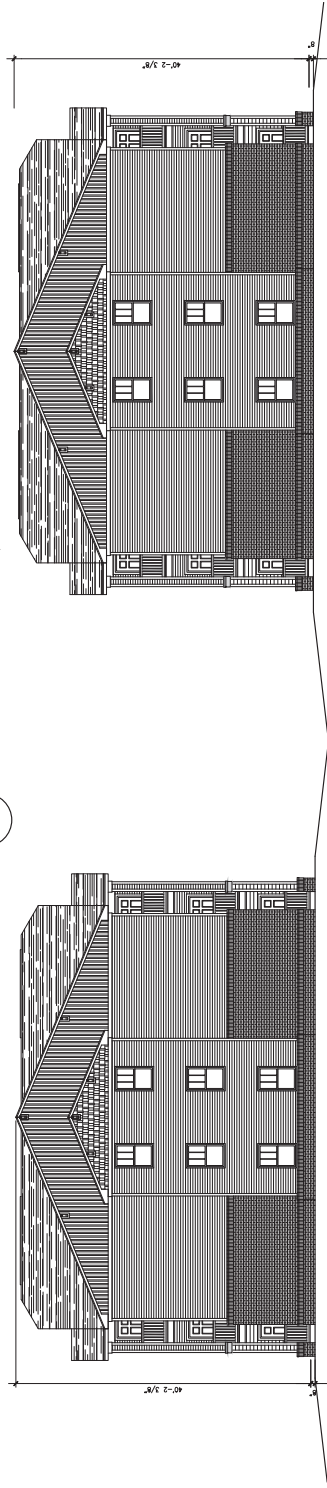
1 West Elevation

Scale: 1/8" = 1'-0"



2 East Elevation

Scale: 1/8" = 1'-0"



3 North Elevation

Scale: 1/8" = 1'-0"

4 South Elevation

Scale: 1/8" = 1'-0"