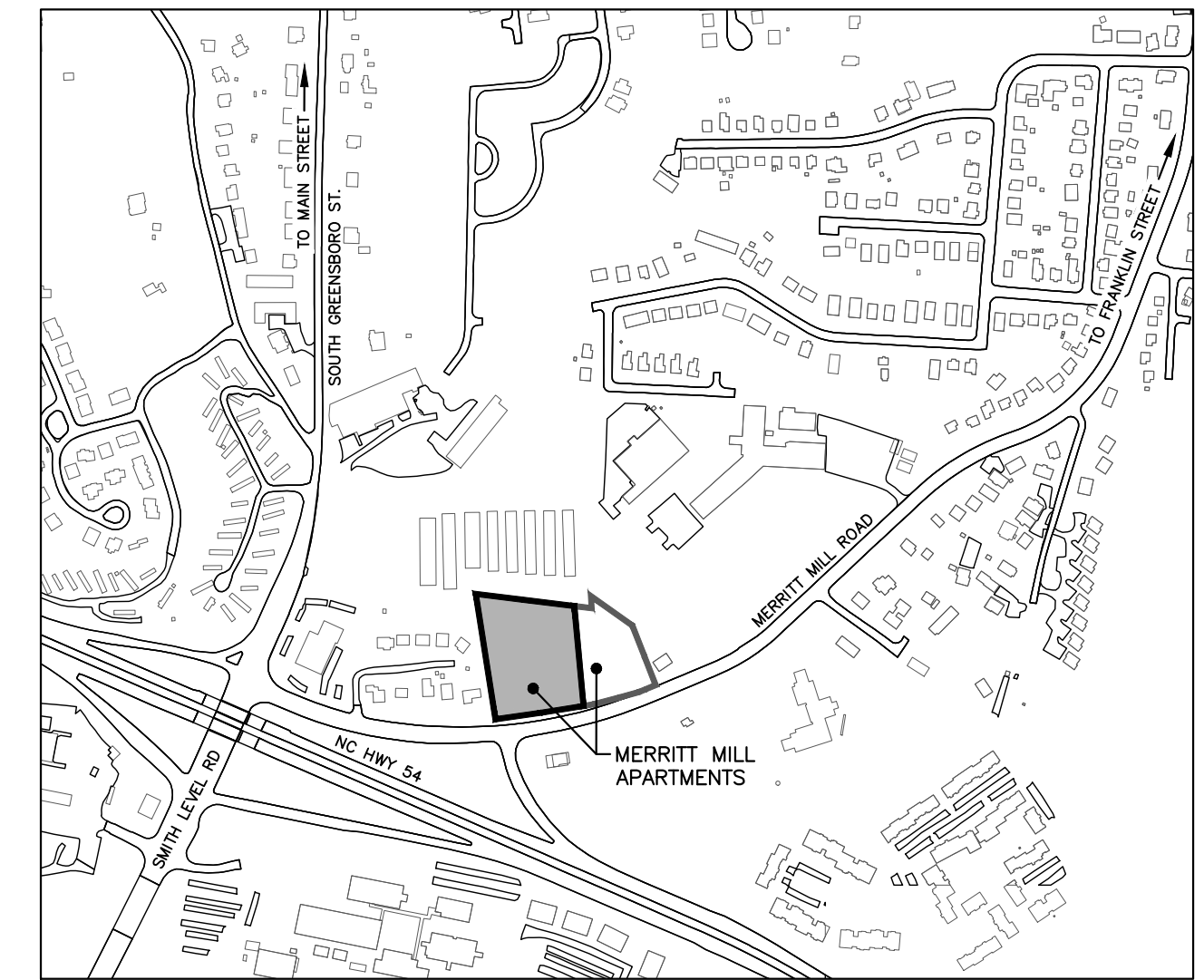
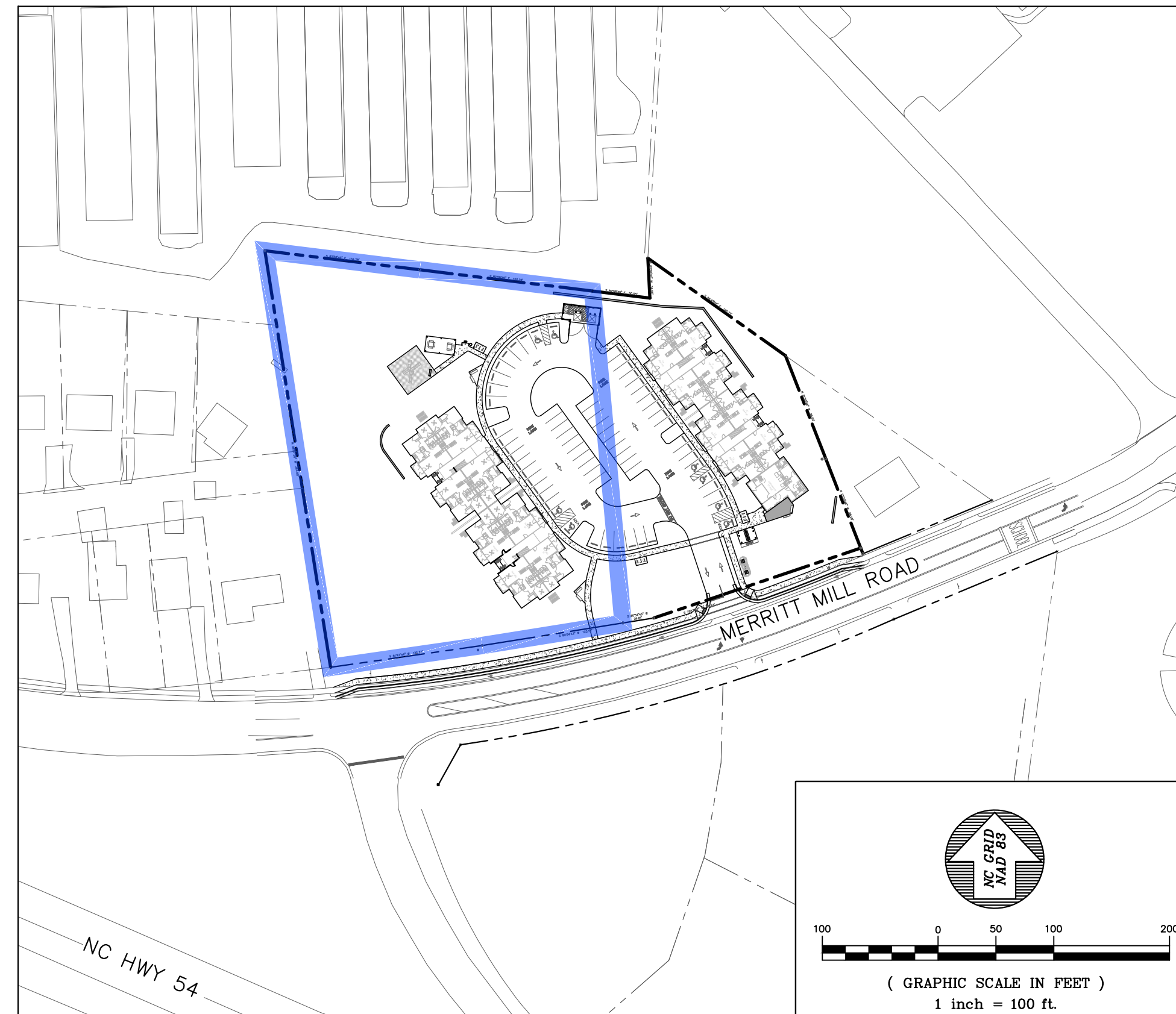


CONDITIONAL USE REZONING/ CONDITIONAL USE PERMIT DRAWINGS

**FOR
MERRITT MILL
AFFORDABLE HOUSING**

CHAPEL HILL & CARRBORO

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



DRAWING LIST

<u>SHEET</u>	<u>DRAWING TITLE</u>
G0001	COVER
C0100	AREA MAP
C0101	EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN
C1001	PRELIMINARY SITE PLAN
C1002	PRELIMINARY RECREATION AREA & OPEN SPACE PLAN
C1101	UTILITY OVERVIEW
C1102	PRELIMINARY LIGHTING PLAN
C1201	GRADING & STORMWATER MANAGEMENT PLAN
C4201	STORMWATER CONTROL MEASURE ENLARGEMENT
C4202	BIORETENTION CELL SECTIONS & DETAILS
C4203	STORM FILTER & UNDERGROUND DETENTION SECTIONS & DETAILS
C5001	SITE DETAILS
C5002	SITE DETAILS
C5201	STORM DRAINAGE DETAILS
C5202	STORM DRAINAGE DETAILS
L1001	PRELIMINARY LANDSCAPE PLAN
A1.1.1	1 BR BUILDING (FLOOR PLANS - EAST)
A1.1.2	1 BR BUILDING (FLOOR PLANS - EAST)
A1.2.1	2 BR BUILDING (FLOOR PLANS - WEST)
A1.2.2	2 BR BUILDING (FLOOR PLANS - WEST)
A3.1	BUILDING ELEVATIONS (EAST)
A3.2	BUILDING ELEVATIONS (WEST)
A4.1	ONE BEDROOM UNIT (EAST)
A4.2	TWO BEDROOM UNIT (WEST)

CIVIL ENGINEER:



DEVELOPER:

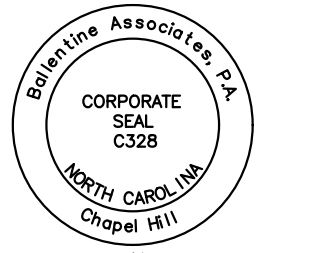


ARCHITECT:



**REVIEW DRAWING
NOT FOR CONSTRUCTION**

**BALLENTINE
ASSOCIATES, P.A.**
221 PROVIDENCE ROAD,
CHAPEL HILL, N.C. 27514
(919) 929 - 0481
(919) 489 - 4789

[illegible]

OWNER INFORMATION
ENSTREET BUILDERS, INC.
 OAK PARK DRIVE
 PEEL HILL, NC 27517
 OWNERS REPRESENTATIVE:
 S BRANDES, CASA NC
 (919) 307-3429

CZ SUBMITTAL #1	13 SEP 17
CZ SUBMITTAL #2	7 DEC 17
CU-REZONING/CUP SUBMITTAL #3	22 FEB 18

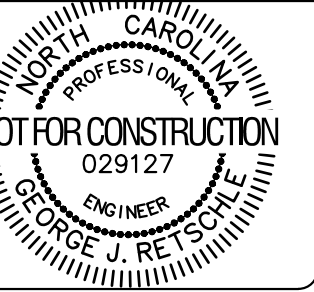
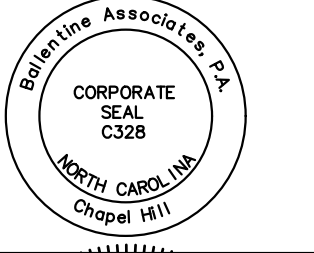
**MERRITT MILL APARTMENTS
AFFORDABLE HOUSING**
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

NUMBER: 116031.01
DATE: 18 AUG 2017
FILE: AS NOTED
DRAWN BY: ZHG / DBB
VIEWED BY: GJR

SHEET
G0001

LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL SIZE (SF)	CURRENT LAND USE
1	GREENSTREET BUILDERS INC.	9778-93-0153	CARRBORO R-7.5	4964/476	45,401	VACANT
2	GREENSTREET BUILDERS INC.	9778-93-1183	CARRBORO R-7.5	4964/476	41,432	VACANT
3	GREENSTREET BUILDERS INC.	9778-93-3103	CHAPEL HILL R-3	4964/476	36,586	VACANT
4	GREENSTREET BUILDERS INC.	9778-93-4008	CHAPEL HILL R-3	4965/277	10,070	VACANT

LABEL #	OWNER	PIN #	ZONING	CURRENT LAND USE
5	TERRY CARVER	9778-93-4164	CHAPEL HILL R-3	SINGLE-FAMILY (1.111)
6	CHAPEL HILL BOARD OF EDUCATION	9778-93-6524	CHAPEL HILL R-3	SCHOOL OFFICE (5.110)
7	PS NC III LP	9778-83-9403	CARRBORO M-1	STORAGE (10.210)
8	RUTHENA STANFORD	9778-83-9117	CARRBORO R-7.5	SINGLE-FAMILY (1.111)
9	ROSCOE B. FARROW II	9778-83-9033	CARRBORO R-7.5	VACANT

[illegible]

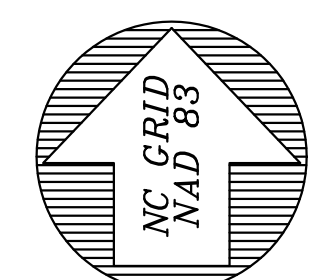
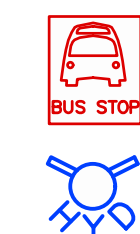
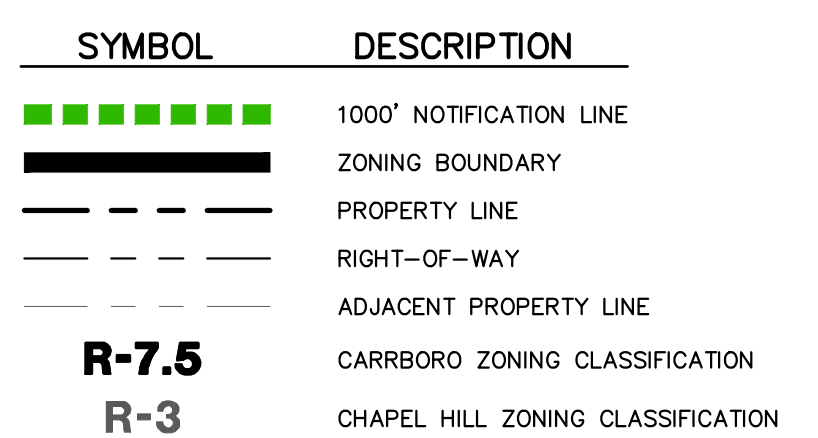
OWNER INFORMATION
STREET BUILDERS, INC.
OAK PARK DRIVE
PEL HILL, NC 27517
AGENTS REPRESENTATIVE:
S BRANDES, CASA NC
(919) 307-3429
Llibrandes@casonc.org

CZ SUBMITTAL #1	13 SEP 17
CZ SUBMITTAL #2	7 DEC 17
CZ-REZONING/SUP SUBMITTAL #3	22 FEB 18

**MERRITT HILL APARTMENTS
AFFORDABLE HOUSING
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
CU-REZONING/CUP DRAWINGS**

NUMBER: 116031.01
E: 18 AUG 2017
E: AS NOTED
WN BY: ZHG / DBB
EWED BY: GJR

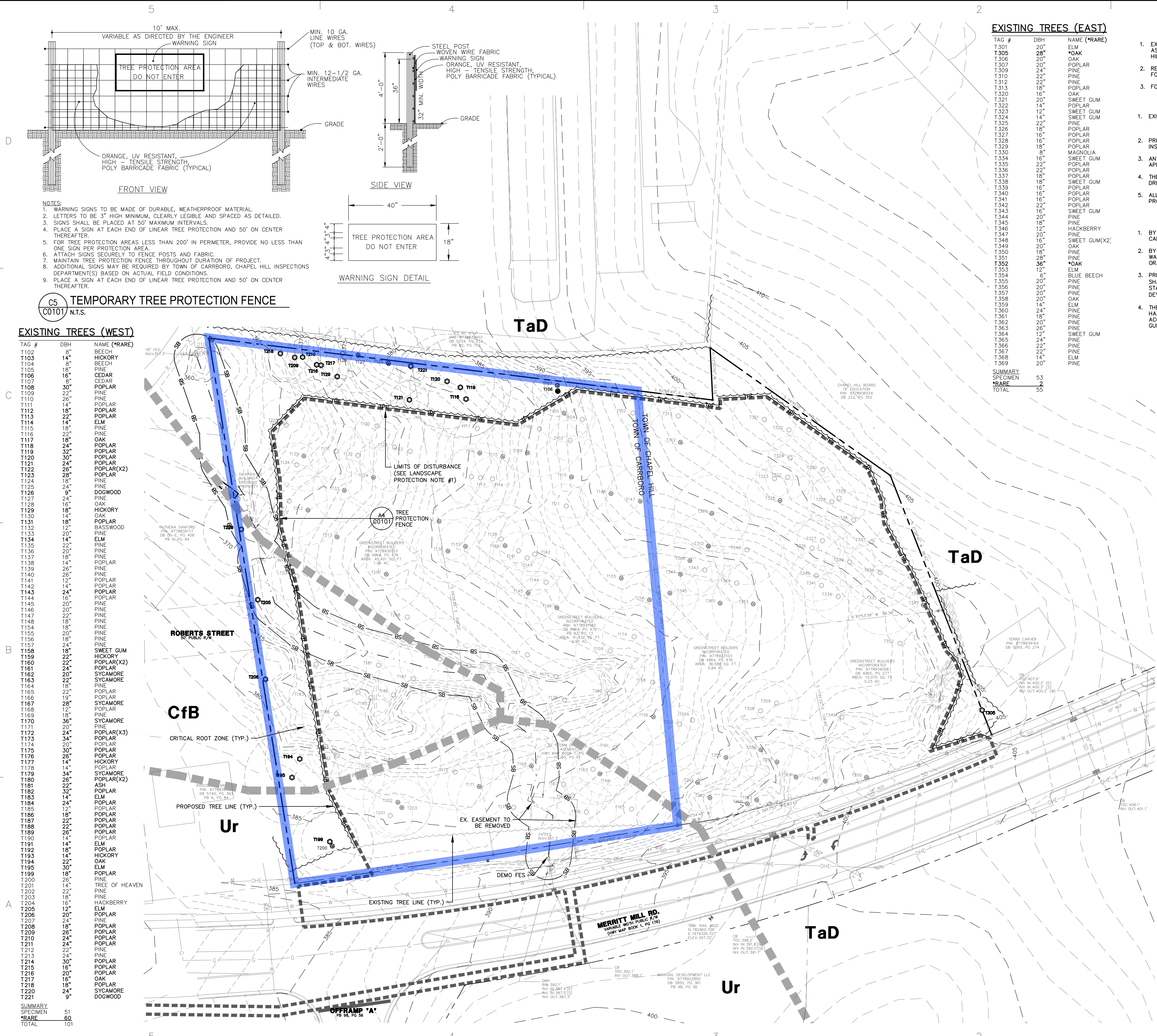
SHEET
C0100



(GRAPHIC SCALE IN FEET)
1 inch = 120 ft.

**REVIEW DRAWING
NOT FOR CONSTRUCTION**

N:\Projects\116031.00 Merritt Mill Housing\1__Dwg\BA-Model Files\C0001-Area Map-MM1.dwg, 2/22/2018 7:48:15 PM, DavidB,
1



\\Projects\116031.00 Merritt Mill Housing\1__Dwg\BA-Model Files\C0101-Ex Conds-Mill.dwg, 2/22/2018 7:41:44 PM, DavidB,

1. APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION AND NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
2. APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
3. COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROPERTY/PROPERTY WILL NOT BE WAIVED.
4. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND REMOVAL OF COMBUSTIBLE, NON-FLAMMABLE AND NON-HAZARDOUS UNMIXED RECYCLABLES AND AN EXECUTED COPY OF THE AGREEMENT SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

DETAIL REFERENCE		#
B4 C5001	1	
A2 C5001	2	
A1 C5001	3	
	4	
	5	
A4 C5002	6	
	7	
	8	
	9	
	10	
	11	
	12	
	13	
	14	
A4 C5002	15	
A4 C5002	16	

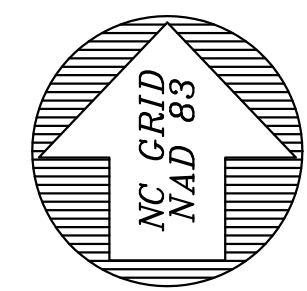
APPLICANT:		CASA	
PROPERTY OWNER:		GREENSTREET BUILDERS, INC.	
PROPERTY ADDRESS:	806 MERRITT MILL RD.	802 MERRITT MILL RD.	
PIN NUMBERS:	9778930153	9778931183	
DEED REFERENCES:	DB 4964 PG 476	DB 4964 PG 476	
EXISTING ZONING:	R-7.5		
PROPOSED ZONING:	R-2		
EXISTING USE:	VACANT		
PROPOSED USE:	1.330 MULTI-FAMILY APARTMENTS		
NET LAND AREA (NLA)	86,833 SF (1.99 AC)		
<u>RESIDENTIAL DENSITY SUMMARY:</u>			
DWELLING UNITS (DU) ALLOWED	12 (1 DU / 7,500 SF NLA)		
DU ALLOWED W/AFFORDABLE BONUS	18 (MAX. 150% OF ALLOWED)		
DU PROPOSED	24 (ALL AFFORDABLE)		
PROPOSED FLOOR AREA	±25,000 SF		
<u>VEHICLE PARKING SUMMARY:</u>		TOTAL	ACCESSIBLE
REQUIRED		*24	1 (VAN)
PROPOSED (CARRBORO SIDE ONLY)		35	4 (1 VAN)
PROPOSED (OVERALL SITE)		66	8 (2 VAN)
*1 SPACE REQUIRED PER AFFORDABLE UNIT.			
<u>BICYCLE PARKING SUMMARY:</u>			
REQUIRED (1.5 SPACES PER UNIT)	36 (50% COVERED)		
PROPOSED	**16 (4 EA. @ LOWER LEVEL STAIRWELLS) **2 (@ MAIL KIOSK) 18 (9 INVERTED "U" UNCOVERED)		
TOTAL	36 (**18 COVERED)		
<u>IMPERVIOUS SUMMARY:</u>			
EXISTING	0 SF (0.000 AC)		
POST DEVELOPED TOTAL	±27,500 SF (0.631 AC)		
NET IMPERVIOUS INCREASE	±27,500 SF (0.631 AC)		

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE TOWN OF CARRBORO AND NCDOT STANDARDS AND SPECIFICATIONS.
2. TRUNCATED DOME ARE REQUIRED AT ALL CROSSWALKS AND RAMPS.
3. THE TOWN OF CARRBORO, ITS ASSIGNS OR THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY PAVEMENT DAMAGE THAT MAY RESULT FROM SERVICE VEHICLES.
4. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETED.
5. CONSTRUCTION TO OCCUR IN A SINGLE PHASE.
6. FIRE LANE STRIPING TO BE COORDINATED WITH THE CARRBORO FIRE MARSHALL PRIOR TO THE ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
7. PER THE NC FIRE PROTECTION CODE, AN ALL WEATHER HARD SURFACE ACCESS SHALL BE IN PLACE PRIOR TO BUILDING CONSTRUCTION.
8. SOLID WASTE & RECYCLING COLLECTION TO BE PROVIDED FOR BY A PRIVATE VENDOR.

SYMBOL/ABBREVIATION

EXISTING	PROPOSED	DESCRIPTION
		IRON PIPE/PROPERTY CORNER
		BUILDING SETBACK
		SIGN SETBACK
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		EPHEMERAL STREAM
		STREAM BUFFER
		CU-REZONING/CUP AREA
		OPEN SPACE

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS.
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. 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.
4. 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.
5. THE PRESENCE OF 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.



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

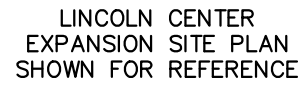
**REVIEW DRAWING
NOT FOR CONSTRUCTION**

MERRITT MILL TYPICAL SECTION

$$\begin{array}{l} \text{H: } 1'' = 4' \\ \text{V: } 1'' = 2' \end{array}$$

$\overline{C1001}$

\\Projects\116031.00 Merritt Mill Housing\1__Dwg\BA-Model Files\C1000-Site-M\Mill.dwg, 2/22/2018 8:54:02 PM, DavidB,



RECREATION AREA SUMMARY:				
REQUIRED:	24 TWO-BEDROOM UNITS X 9.47 =			227.28 RECREATION POINTS
PROPOSED:	FACILITY TYPE	PTS./SQ. FT.	SQ. FT.	POINTS
	CLUBHOUSE	0.508	960	487.68
	PLAYGROUND	0.107	930	99.51
	PICNIC SHELTER	0.148	150	22.20
TOTAL PROPOSED:				609.39

SETBACKS:	MIN. FROM STREET R/W		MIN. FROM LOT BOUNDARY
	BUILDING	SIGN	BUILDING & SIGN
REQUIRED (R-2):	15'	7.5'	8' (+2' PER FT > 35')
PROPOSED:	15'	7.5'	90'± WEST / 114'± NORTH

SYMBOL/ABBREVIATION		
EXISTING	PROPOSED	DESCRIPTION

Diagram illustrating a typical lot layout with setbacks and zones:

- IRON PIPE/PROPERTY CORNER
- BUILDING SETBACK
- SIGN SETBACK
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- EPHEMERAL STREAM
- SB (Stream Buffer)
- STREAM BUFFER
- SUP / R-2 REZONE AREA
- PRIMARY OPEN SPACE
- OTHER OPEN SPACE NOT COUNTED TOWARD REQUIREMENT

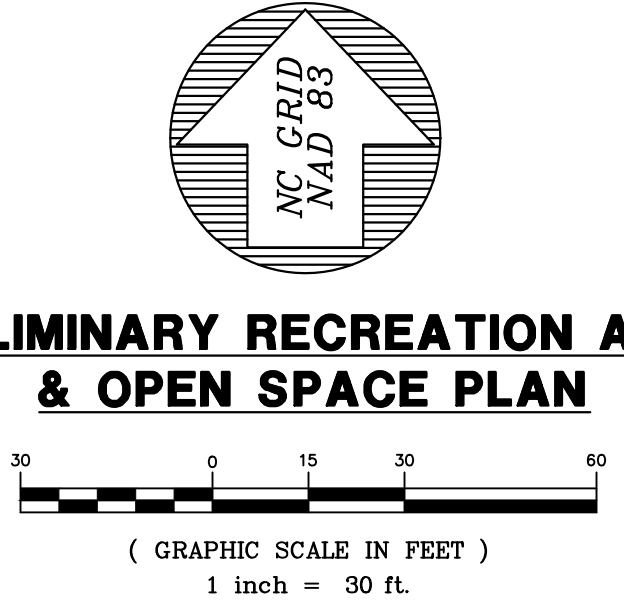
ISSUED	DATE	NUM	REVISIONS	DATE
C2 SUBMITTAL #1	13 SEP 17	1		
C2 SUBMITTAL #2	07 DEC 17	2		
C1-REZONING/CIP SUBMITTAL #3	22 FEB 18	3		
C1-REZONING/CIP SUBMITTAL #4	08 MAR 18	4		
OWNER INFORMATION <u>GREENSTREET BUILDERS, INC.</u> 206 OAK PARK DRIVE CHAPEL HILL, NC 27517 OWNERS REPRESENTATIVE: JESS BRANDES, OWNER (919) 307-3429 FAX EMAIL: jbrandes@csabcnc.org				

**MERRITT MILL APARTMENTS
AFFORDABLE HOUSING**
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

CU-REZONING/CUP DRAWINGS

JOB NUMBER: 116031.01
DATE: 18 AUG 2017
SCALE: AS NOTED
DRAWN BY: ZHG / DBB
REVIEWED BY: GJR

SHEET
C1002



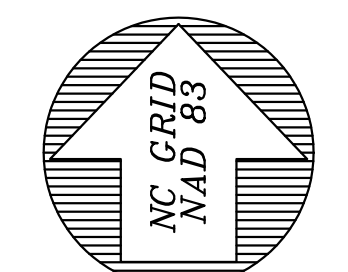
**REVIEW DRAWING
NOT FOR CONSTRUCTION**



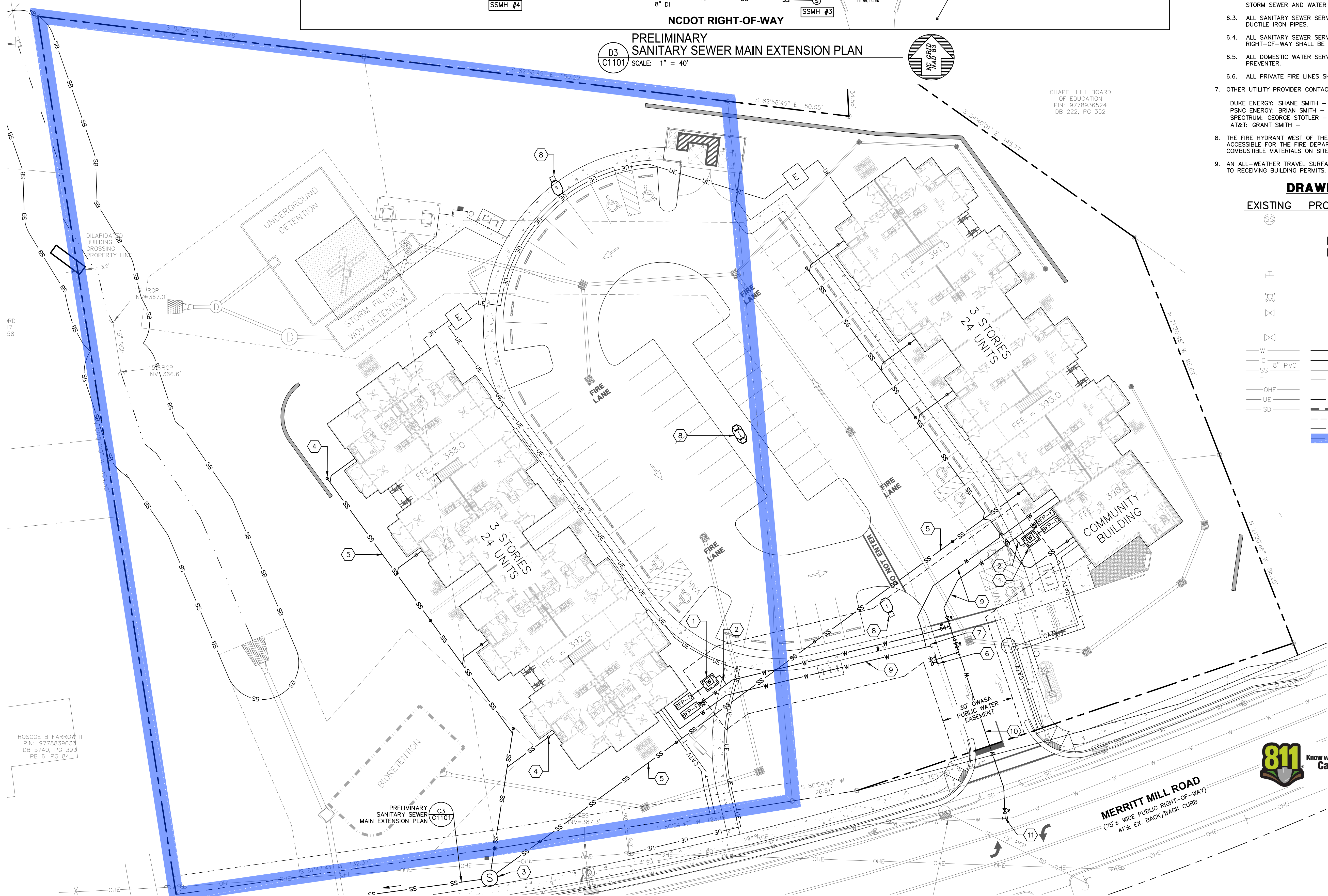
- ### DRAWING LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER MANHOLE
		SEWER CLEANOUT
		RPDA BACK FLOW PREVENTER
		RPZ BACK FLOW PREVENTER
		REDUCER
		TEE – BEND PIPE
		TAPPING SLEEVE
		FIRE HYDRANT
		WATER VALVE
		INDICATOR VALVE
		WATER METER VAULT
— W —	— W —	WATER LINE
— G —	— G —	GAS LINE
SS 8" PVC	SS	SANITARY SEWER LINE
— T —	— T —	TELECOMMUNICATIONS LINE
— OHE —		OVERHEAD ELECTRIC LINE
— UE —	— UE —	UNDERGROUND ELECTRIC LINE
SD		STORM DRAIN PIPE/STRUCTURE
	---	UTILITY EASEMENTS
	— CBTW —	CABLE TV LINE
		REZONE AREA
		REZONE AREA
		SITE LIGHTING

- ① DOMESTIC WATER METER
- ② 2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE
- ③ SAN. SEWER MANHOLE (TYP.)
- ④ SAN. SEWER CLEANOUT (TYP.)
- ⑤ 6" SCH. 40 PVC SAN. SEWER SERVICE
- ⑥ FIRE HYDRANT (SEE NOTE #5)
- ⑦ FIRE DEPT. CONNECTION
- ⑧ SITE LIGHTING
- ⑨ 4" DI WATER LINE
- ⑩ 8" DI WATER LINE
- ⑪ TAPPING SLEEVE & VALVE



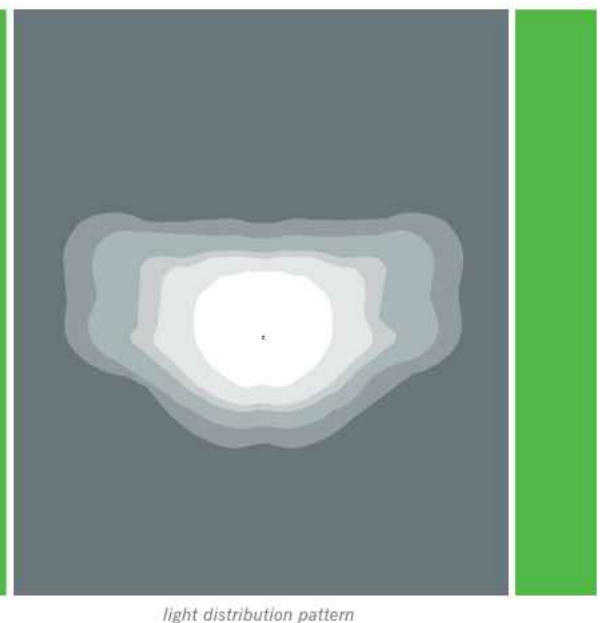
**REVIEW DRAWING
NOT FOR CONSTRUCTION**





The Shoebox combines a decorative, contemporary style with versatility and ample lighting effect. This blend of form and function is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox provides excellent color rendition with a controlled light pattern that reduces glare and keeps the light directed where you want it.

High-pressure sodium	100 150 250 400 watts
Mounting heights	15', 20', 25', 30', 35'
Colors	Bronze Black Gray Green
Pole	Style A
Applications	Streets Parking lots Commercial buildings Residential communities



Outdoor Lighting
Shoebox

Poles available:

Type	Mounting height	Color
Aluminum	15', 20', 25', 30', 35'	Black Green Bronze Gray

Features

Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

Benefits

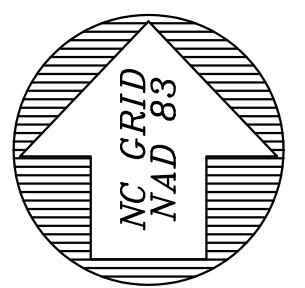
- Frees up capital for other projects
- Meets industry standards and lighting ordinances
- Eliminates high and unexpected repair bills
- Less expensive than metered service
- Worry-free
- Convenience and savings for you
- Provides hassle-free installation and service
- A name you can trust today ... and tomorrow

Luminaire Location Summary						
UserField5	Label	X	Y	Mounting Height	Orient	Tilt
	220 LED Shoebox dbl	1979283	783172.3	25	121.072	0
	220 LED Shoebox	1979207	783274.2	25	295.346	0
	220 LED Shoebox	1979343	783101.2	25	117.783	0

Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
	2	220 LED S8	GAN-AE-04-LED-U-T4W	SINGLE	N.A.	0.850
	1	220 LED S8	GAN-AE-04-LED-U-T4W	BACK-BACK	N.A.	0.850

PHOTOMETRIC PLAN AND DETAILS ON THIS SHEET PROVIDED BY:

Tom Grantham, LC, CEM
Tom.Grantham@duke-energy.com
Business Development Sales Manager
4601 Corporate Dr. NW. #105
Concord NC
704 519 6702 Mobile



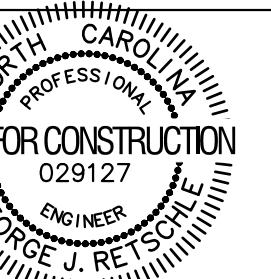
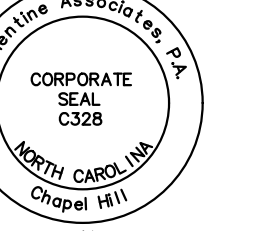
PRELIMINARY LIGHTING PLAN



(GRAPHIC SCALE IN FEET)
1 inch = 20 ft.

**REVIEW DRAWING
NOT FOR CONSTRUCTION**

BALLENANTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD, CHAPEL HILL, NC 27514
(919) 929 - 0481 (919) 489 - 4789

[illegible]

OWNER INFORMATION
GREENSTREET BUILDERS, INC.
106 OAK PARK DRIVE
HAPEL HILL, NC 27517
OWNERS REPRESENTATIVE:
JESS BRANDES, CASA NC
H. (919) 307-3429
JX
MAIL jbrandes@cosanc.org

NO.	SUBMITTAL	DATE
CZ SUBMITTAL #2	7 DEC 17	
CU-RE-ZONING/CUP SUBMITTAL #3	22 FEB 18	

**MERRITT MILL APARTMENTS
AFFORDABLE HOUSING**
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

CU-REZONING/CUP DRAWINGS

DB NUMBER: 116031.01
DATE: 18 AUG 2017
SCALE: AS NOTED
DRAWN BY: ZHG / DBB
REVIEWED BY: GJR

SHEET
1102

1. ALL ASPECTS OF THE STORMFILTER & DETENTION DESIGN ARE PRELIMINARY. THE DESIGN WILL BE FINALIZED AND ADDITIONAL INFORMATION (INCLUDING PLANTING PLAN, DAM SPECIFICATIONS, ETC.) WILL BE PROVIDED DURING THE CONSTRUCTION DRAWING / ZONING PERMIT PHASE.

1. ALL ASPECTS OF THE STORMFILTER & DETENTION DESIGN ARE PRELIMINARY. THE DESIGN WILL BE FINALIZED AND ADDITIONAL INFORMATION (INCLUDING PLANTING PLAN, DAM SPECIFICATIONS, ETC.) WILL BE PROVIDED DURING THE CONSTRUCTION DRAWING / ZONING PERMIT PHASE.

SYMBOL/ABBREVIATION		
EXISTING	PROPOSED	DESCRIPTION

		DROP INLET
		STORM DRAINAGE LINE
		MINOR CONTOUR
		MAJOR CONTOUR
		MICRO CONTOUR
		RIPRAP APRON
		FLARED END SECTION
		EPIHEMERAL STREAM
		STREAM BUFFER
		TREE LINE

1. ALL ASPECTS OF THE BIORETENTION DESIGN ARE PRELIMINARY. THE DESIGN WILL BE FINALIZED AND ADDITIONAL INFORMATION (INCLUDING PLANTING PLAN, DAM SPECIFICATIONS, ETC.) WILL BE PROVIDED DURING THE CONSTRUCTION DRAWING / ZONING PERMIT PHASE.

1. ALL ASPECTS OF THE BIORETENTION DESIGN ARE PRELIMINARY. THE DESIGN WILL BE FINALIZED AND ADDITIONAL INFORMATION (INCLUDING PLANTING PLAN, DAM SPECIFICATIONS, ETC.) WILL BE PROVIDED DURING THE CONSTRUCTION DRAWING / ZONING PERMIT PHASE.

SCALE: 1"=10'

The logo of the American Association of University Professors (AAUP) is a circular emblem. It features a stylized open book at the top, with the letters 'A' and 'U' on the left page and 'P' on the right page. Below the book, the text 'AMERICAN ASSOCIATION OF UNIVERSITY PROFESSORS' is written in a circular path. In the center of the emblem, the letters 'AAUP' are prominently displayed above a horizontal line, with 'C4201' written below it.

SCALE: 1"=10'

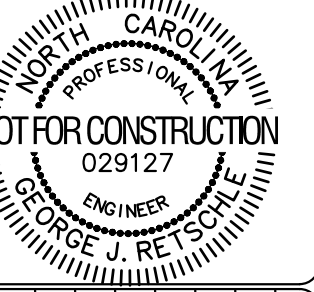
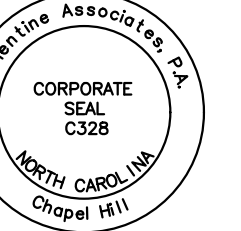
(GRAPHIC SCALE IN FEET)
1 inch = 10 ft.

**REVIEW DRAWING
NOT FOR CONSTRUCTION**

MERRITT MILL APARTMENTS
AFFORDABLE HOUSING
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
CU-REZONING/CUP DRAWINGS

DB NUMBER: 116031.01
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SCALE: AS NOTED
DRAWN BY: ZHG / DBB
REVIEWED BY: GJR

SHEET
C4201

[illegible]

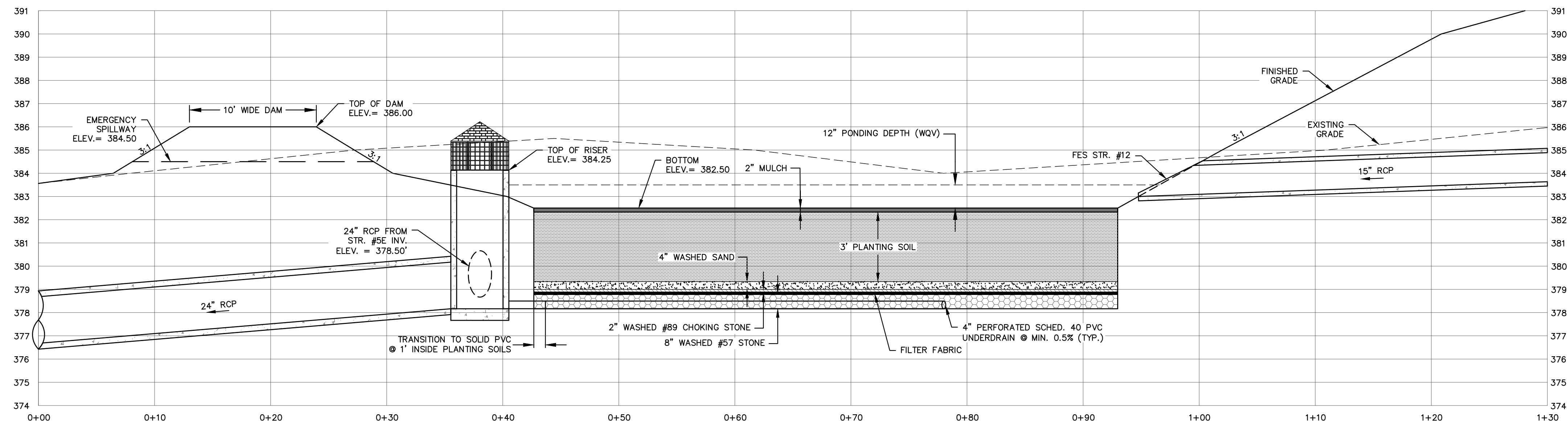
OWNER INFORMATION
CENTRE STREET BUILDERS, INC.
OAK PARK DRIVE
PEL HILL, NC 27517
AGENTS REPRESENTATIVE:
J. BRANDES, CASA NC
(919) 307-3429
j.brandes@casaanc.org

[illegible]

MERRITT MILL APARTMENTS
AFFORDABLE HOUSING
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
CU-REZONING/CUP DRAWINGS

NUMBER: 116031.01
DATE: 18 AUG 2017
REMARKS: AS NOTED
APPROVED BY: ZHG / DBB
REVIEWED BY: GJR

SHEET
C4202



BIORETENTION CELL
SECTION A-A

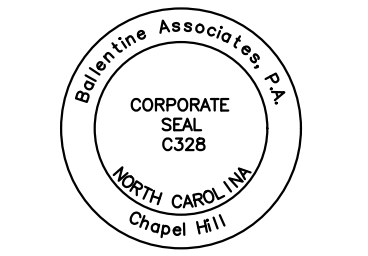
SCALE: H 1"=6'
V 1"=3'

A-A
C4202

BIORETENTION CELL SECTIONS & DETAILS

**REVIEW DRAWING
NOT FOR CONSTRUCTION**

BALLENTINE ASSOCIATES, P.A.
Professional Engineer
No. 029127
Chapel Hill, NC 27517
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NOT FOR CONSTRUCTION
ENGINEER
GEORGE J. BALLENTINE
No. 029127

DATE	
REVISIONS	
NUM	

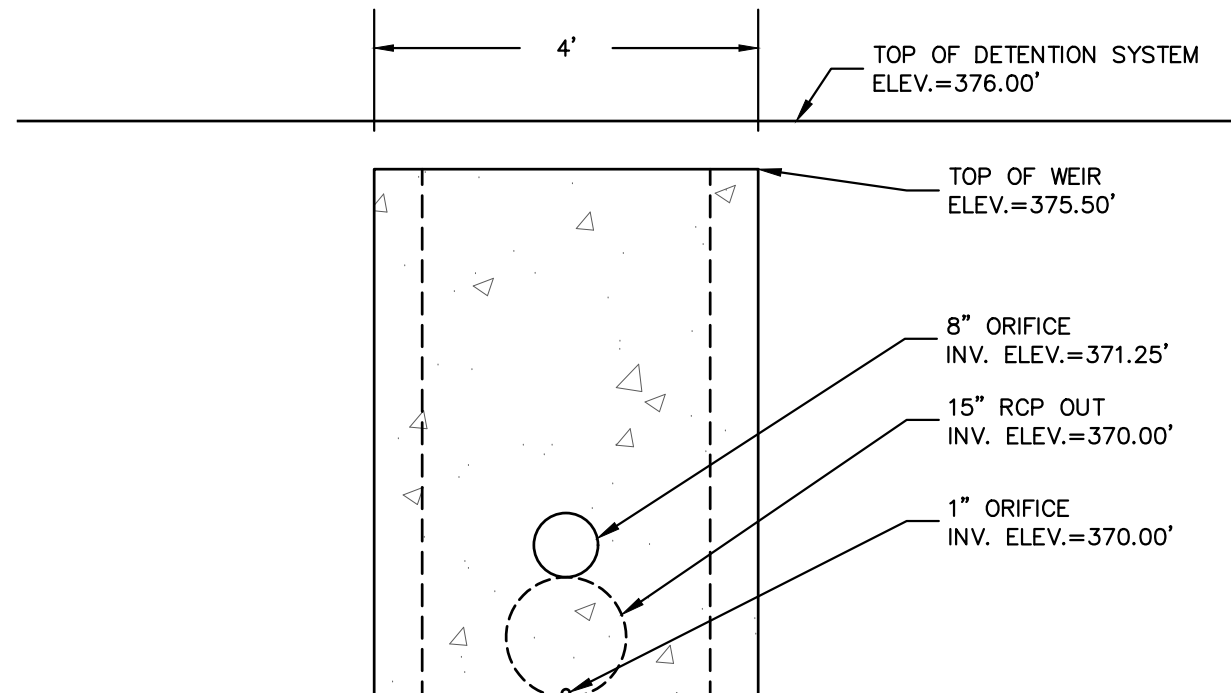
OWNER INFORMATION
GREENSTREET BUILDERS, INC.
206 OAK PARK DRIVE
CHAPEL HILL, NC 27517
OWNERS REPRESENTATIVE:
JESS BRANDES, CASA NC
PH: (919) 307-3429
FAX: (919) 307-3429
EMAIL: jbrandes@csoson.org

DATE	
ISSUED	
CJ-REZONING/CUP SUBMITTAL #3	
CJ-REZONING/CUP SUBMITTAL #4	

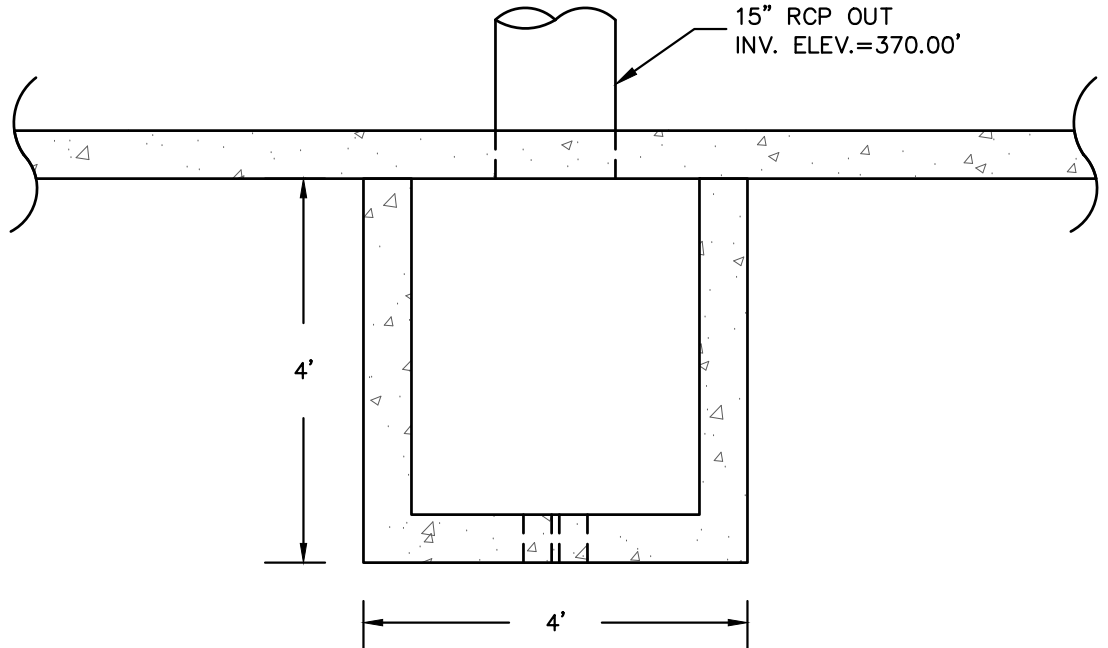
MERRITT MILL APARTMENTS AFFORDABLE HOUSING
CHAPEL HILL/CARBORO, ORANGE COUNTY, NORTH CAROLINA
CJ-REZONING/CUP DRAWINGS

JOB NUMBER: 116031.01
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SCALE: AS NOTED
DRAWN BY: ZHG / DBB
REVIEWED BY: GJR

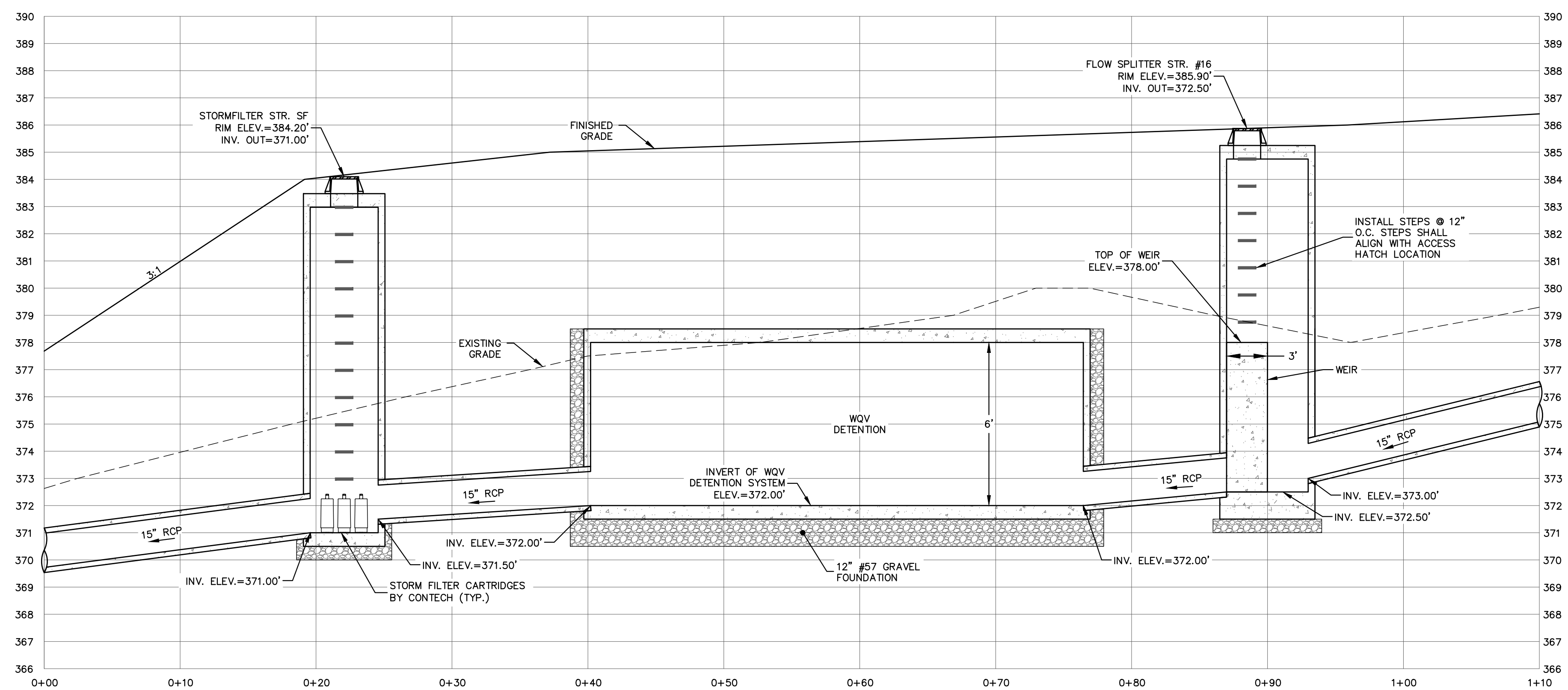
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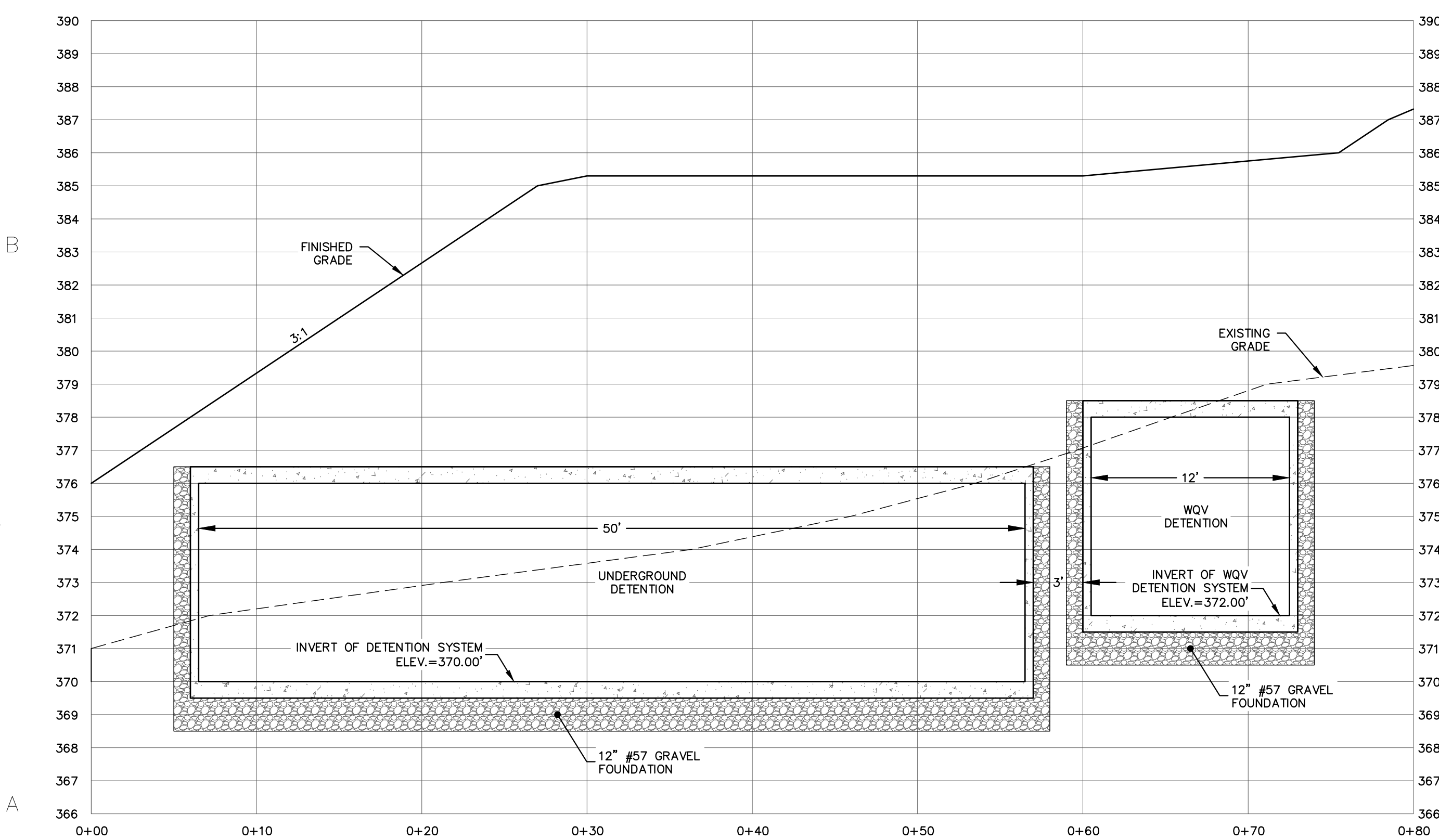
D5 UNDERGROUND DETENTION OUTLET FRONT VIEW
C4203 SCALE: 1" = 2'



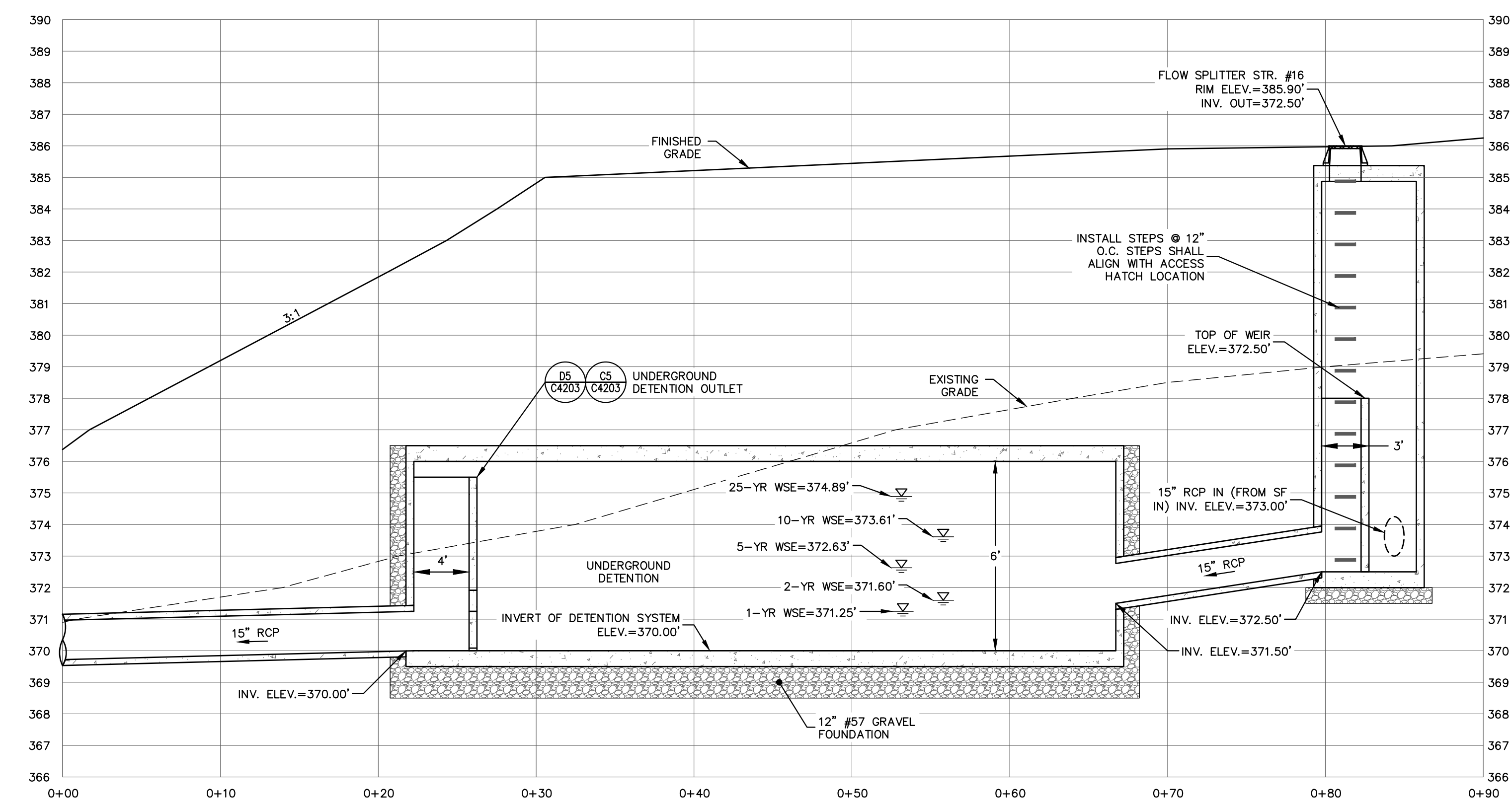
C5 UNDERGROUND DETENTION OUTLET PLAN VIEW
C4203 SCALE: 1" = 2'



STORMFILTER & WQV DETENTION SECTION A-A
SCALE: H 1"=6' V 1"=3'
A-A C4203



DETENTION SYSTEMS SECTION C-C
SCALE: H 1"=6' V 1"=3'
C-C C4203



UNDERGROUND DETENTION SECTION B-B
SCALE: H 1"=6' V 1"=3'
B-B C4203

STORM FILTER & UNDERGROUND DETENTION SECTIONS & DETAILS

REVIEW DRAWING NOT FOR CONSTRUCTION

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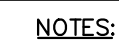
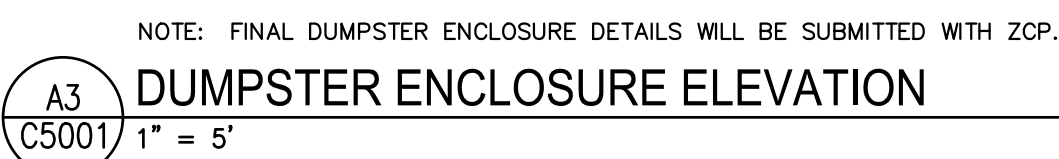
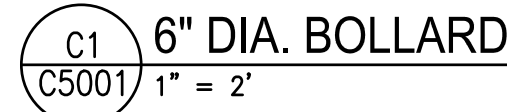
OWNER INFORMATION
 STREET BUILDERS, INC.
 OAK PARK DRIVE
 PEL HILL, NC 27517
 ERS REPRESENTATIVE:
 S BRANDES, CASA NC
 (919) 307-3429
 Llibrandes@casonc.org

[illegible]

AFFORDABLE HOUSING
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA

NUMBER: 116031.01
E: 18 AUG 2017
E: AS NOTED
WN BY: ZHG / DBB
EWED BY: GJR

SHEET
C5001

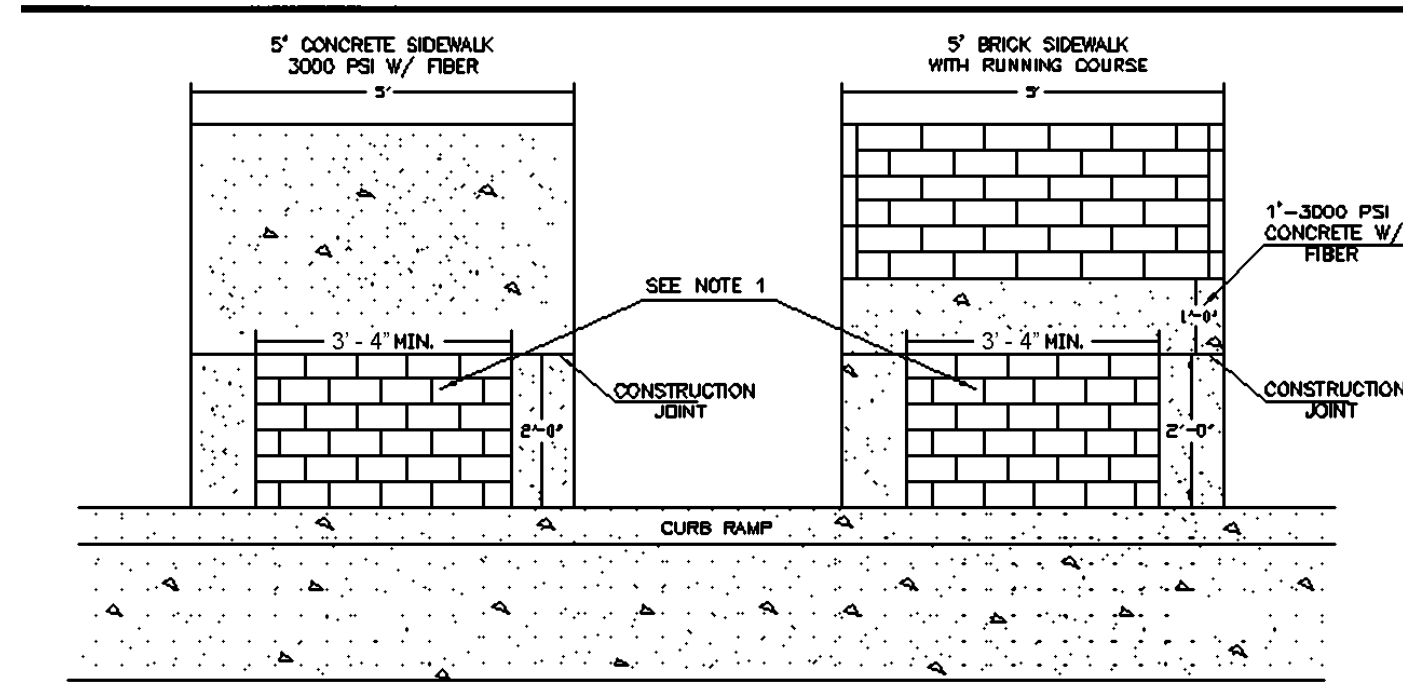


1. ADA DUMPSTER PLAN BY R/DA ARCHITECTS.
2. FINAL DUMPSTER ENCLOSURE DETAILS WILL BE SUBMITTED WITH ZCP.

ADA DUMPSTER PLAN
SCALE: 3/16" = 1'-0"

SITE DETAILS

**REVIEW DRAWING
NOT FOR CONSTRUCTION**



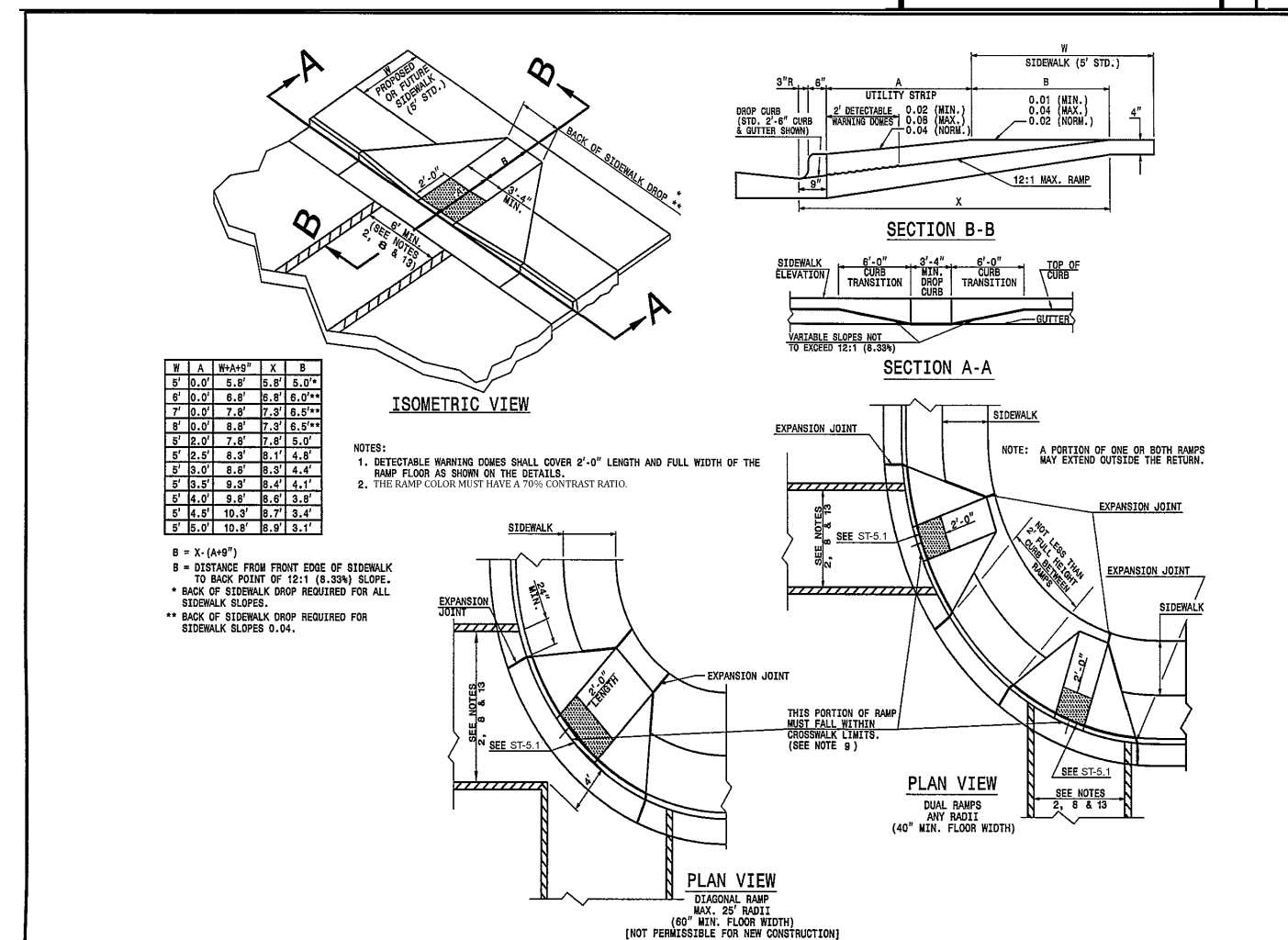
STANDARD
ENGINEERING
DEPARTMENT

NOTES:
1. USE ADAM'S PRODUCT DETECTABLE WARNING DOMES TO MEET CURRENT A.S.A. SPECIFICATIONS.

TITLE:
ACCESSIBLE RAMP
WITH DETECTABLE
WARNING DOMES

REVISIONS
NO. DATE BY
1 09/03 JH
2 02/08 ER

DET.NO.
ST-5.1

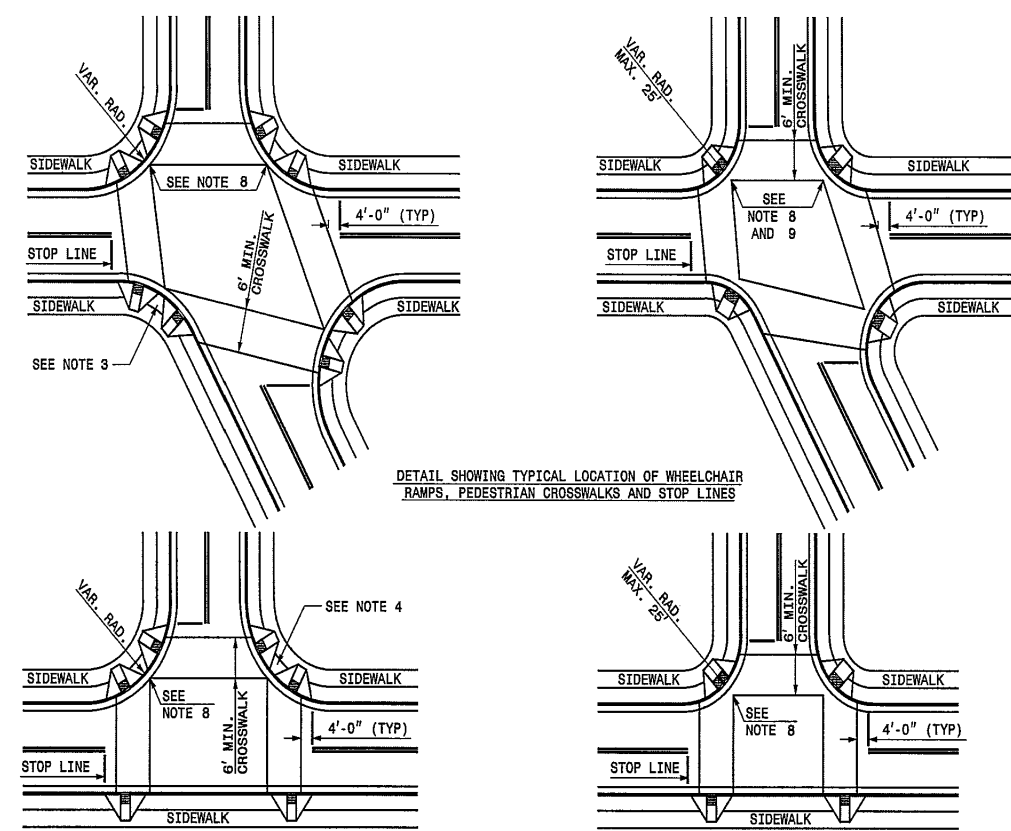


STANDARD
ENGINEERING
DEPARTMENT

TITLE:
ACCESSIBLE RAMP

REVISIONS
NO. DATE BY
1 09/03 JH
2 02/08 ER

DET.NO.
ST - 5.3



STANDARD
ENGINEERING
DEPARTMENT

TITLE:
ACCESSIBLE RAMP

REVISIONS
NO. DATE BY
1 09/03 JH

DET.NO.
ST - 5.2

- NOTES:
1. CONSTRUCT THE WALKING SURFACE WITH SLIP RESISTANCE AND A 70% CONTRASTING COLOR TO THE SIDEWALK.
 2. CROSSWALK WIDTHS AND CONFIGURATION MAY VARY BUT MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
 3. PROVIDE WHEELCHAIR RAMPS AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. LOCATE WHEELCHAIR RAMPS AS DIRECTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. ARE NOT PLACED. WHERE TWO RAMPS ARE INSTALLED, PLACE NOT LESS THAN TWO FEET OF FULL HEIGHT CURB BETWEEN THE RAMPS. PLACE DUAL RAMPS AS PERPENDICULAR TO THE TRAVEL LANE (BAND CROSSED AS POSSIBLE).
 4. DO NOT EXCEED 0.08 (1:12) SLOPE ON THE WHEELCHAIR RAMP IN RELATIONSHIP TO THE GRADE OF THE STREET.
 5. CONSTRUCT WHEELCHAIR RAMPS 40" (3'-4") OR GREATER FOR DUAL RAMPS AND 60" (5'-0") OR GREATER FOR DIAGONAL RAMPS.
 6. USE CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
 7. PLACE A 1/2" EXPANSION JOINT WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB AS SHOWN ON DETAIL ST-5A.
 8. PLACE THE INSIDE PEDESTRIAN CROSSWALK LINES NO CLOSER IN THE INTERSECTION BY BISECTING THE INTERSECTION RADIUS, WITH ALLOWANCE OF 4" CLEAR ZONE IN THE VEHICULAR TRAVELWAY WHEN ONE RAMP IS INSTALLED. (SEE NOTE 13)
 9. COORDINATE THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SO THE FLOOR OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES. PLACE DIAGONAL RAMPS WITH FLARED SIDES SO 24" OF FULL HEIGHT CURB FALLS WITHIN THE CROSSWALK MARKINGS ON EACH SIDE OF THE FLARES.
 10. CONSTRUCT THE PEDESTRIAN CROSSWALK A MINIMUM OF 6 FEET. A CROSSWALK WIDTH OF 8 FEET OR GREATER IS DESIRABLE.
 11. USE STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTION ROADWAY.
 12. TERMINATE PARKING A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
 13. PLACE ALL PAVEMENT MARKINGS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

STANDARD
ENGINEERING
DEPARTMENT

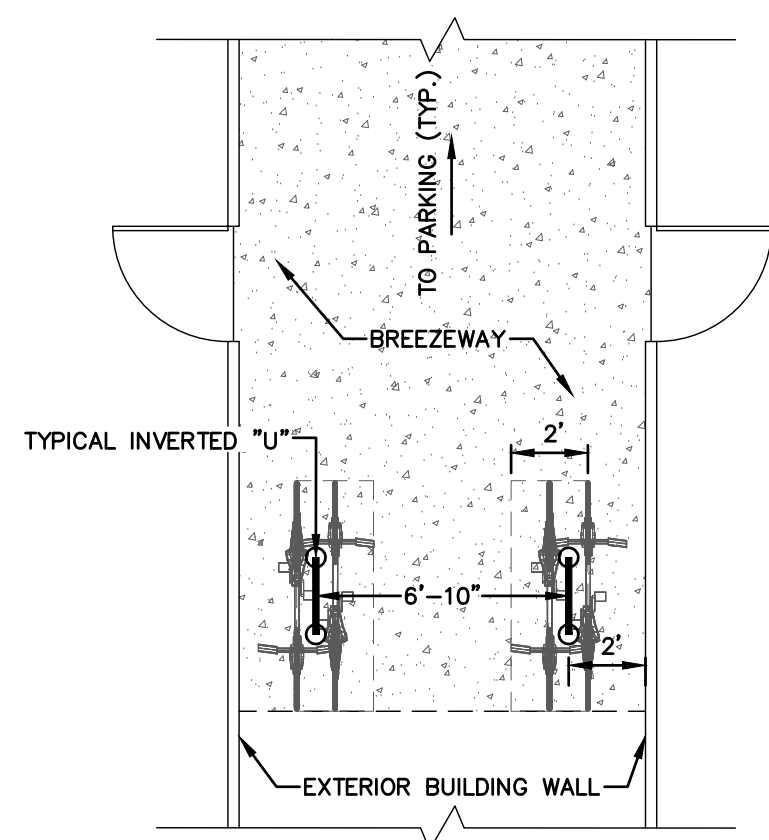
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REVISIONS
NO. DATE BY
1 09/03 JH

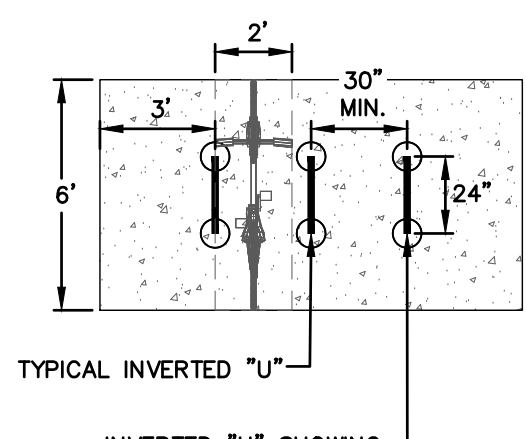
DET.NO.
ST - 5.4

SOURCE: NCDOT STANDARD DRAWINGS

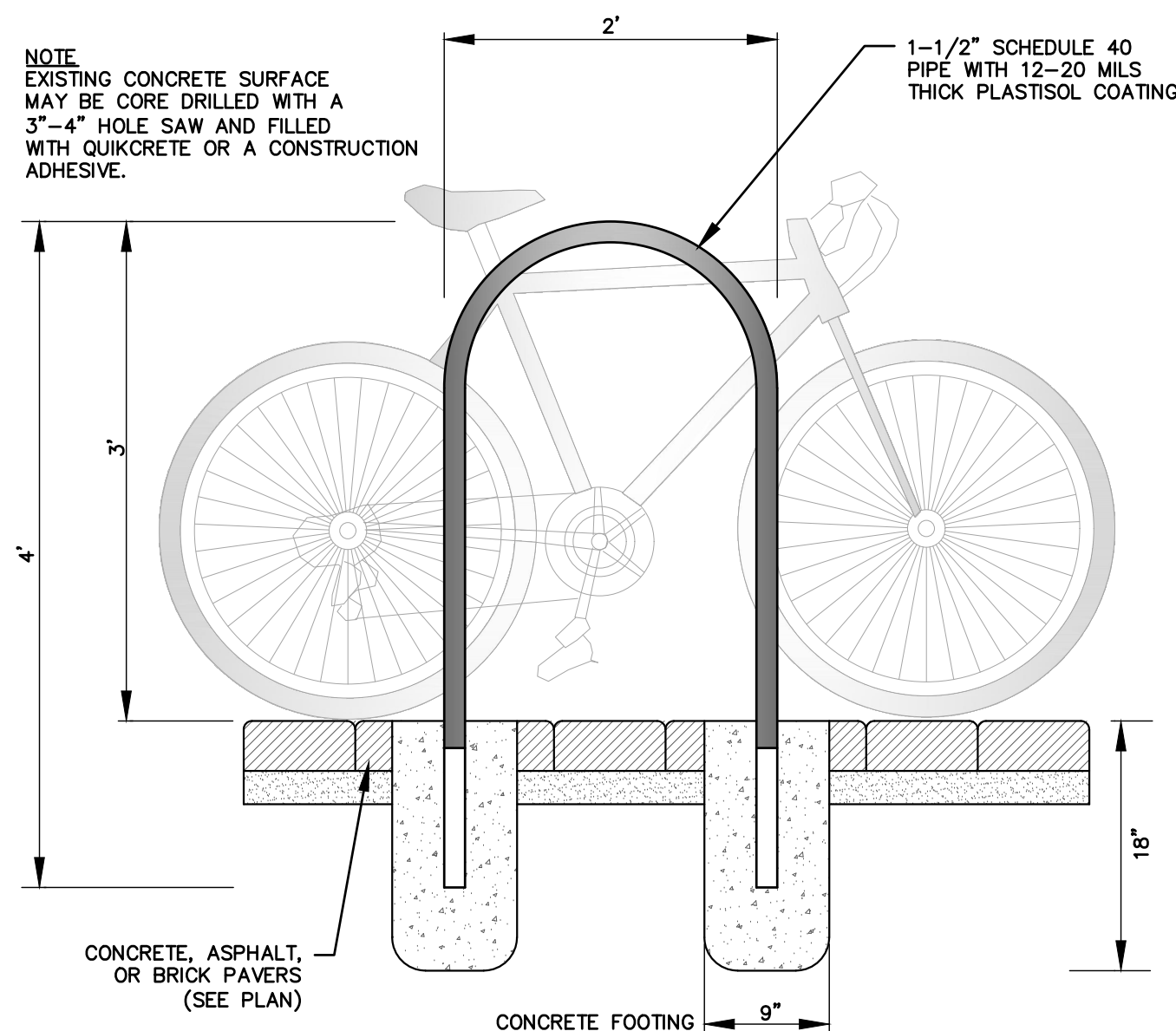
B4
C5002
WHEEL CHAIR RAMP
SCALE: N.T.S.



TYPICAL BREEZEWAY COVERED
PLAN VIEW
SCALE: 1" = 5'

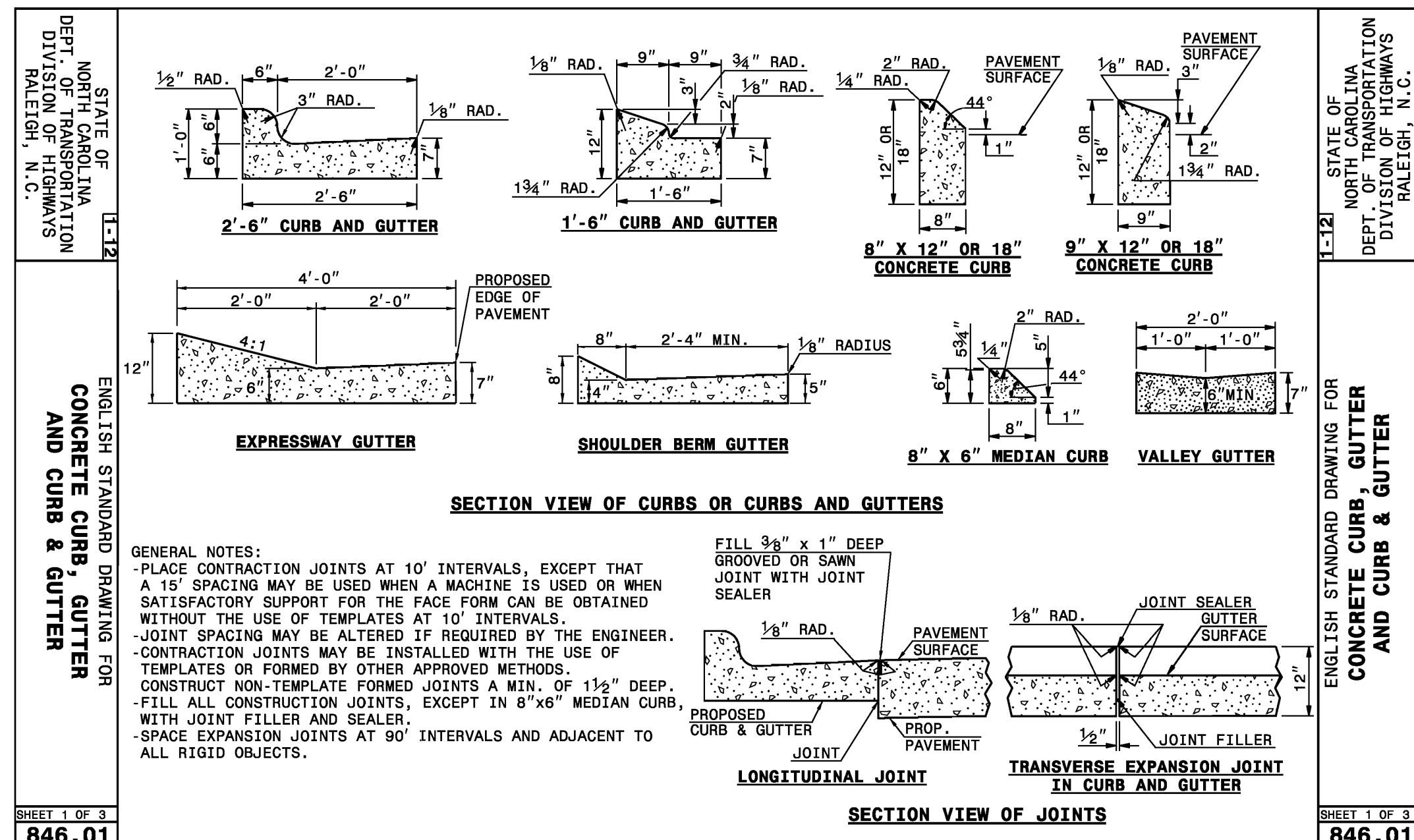


TYPICAL UNCOVERED
PLAN VIEW
SCALE: 1" = 5'



TYPICAL INVERTED "U"
SCALE: N.T.S.

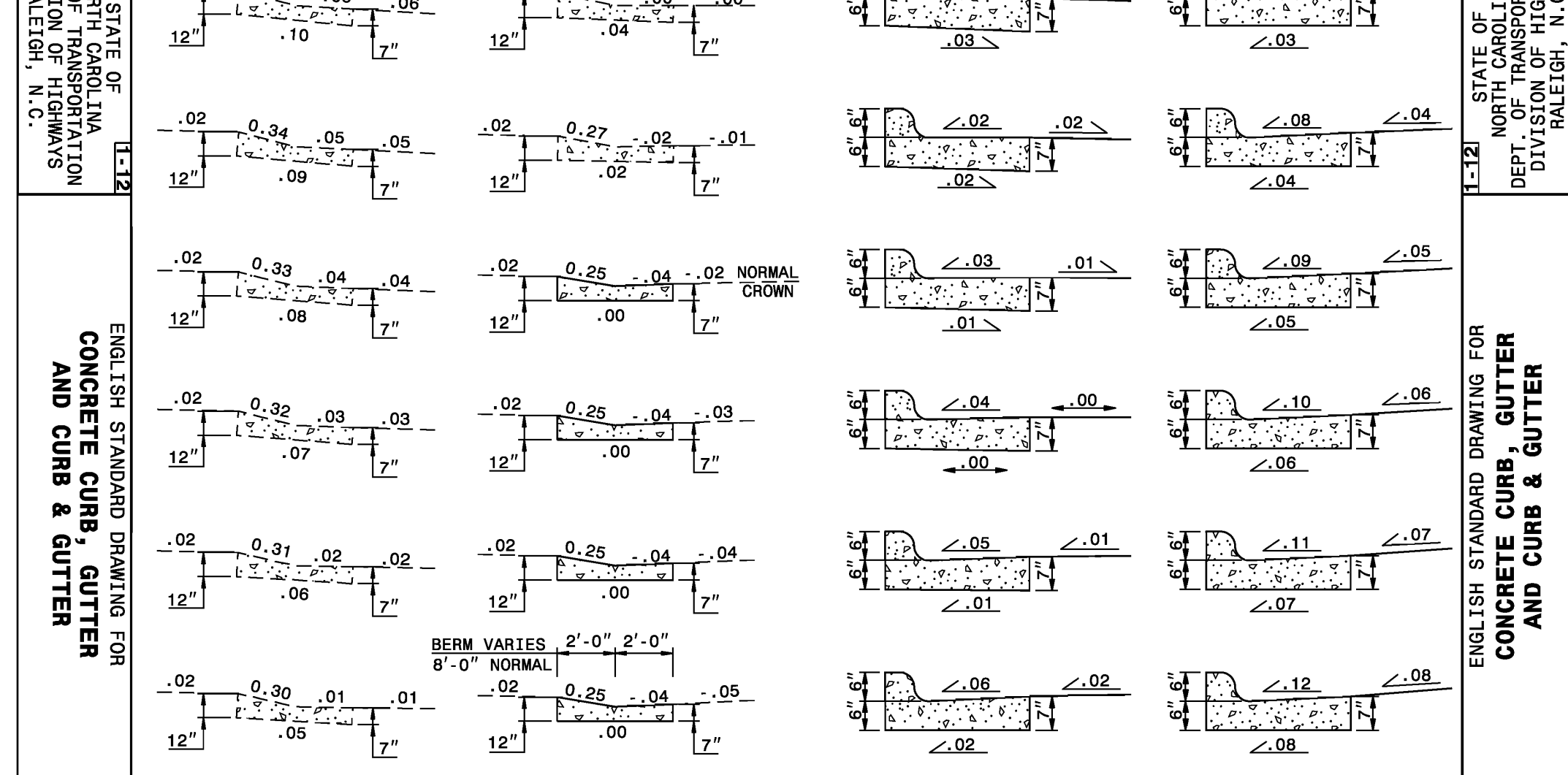
A4
C5002
BIKE RACK DETAILS
SCALE: N.T.S.



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE CURB, GUTTER
AND CURB & GUTTER

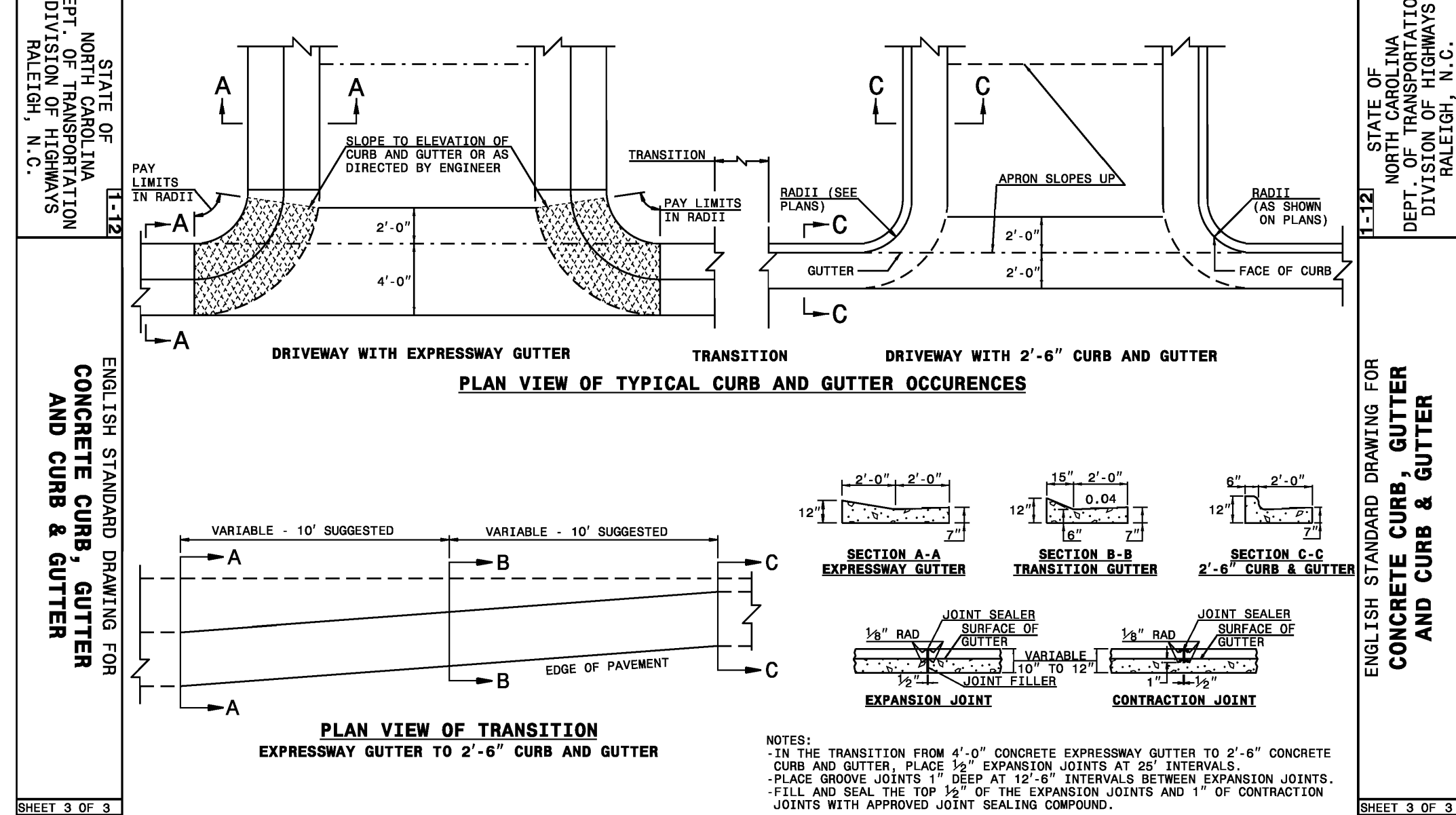
SHEET 1 OF 3
846.01



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE CURB, GUTTER
AND CURB & GUTTER

SHEET 2 OF 3
846.01



STATE OF NORTH CAROLINA
DEPT. OF TRANSPORTATION
DIVISION OF HIGHWAYS
RALEIGH, N.C.

ENGLISH STANDARD DRAWING FOR
CONCRETE CURB, GUTTER
AND CURB & GUTTER

SHEET 3 OF 3
846.01

A2
C5002
NCDOT CONCRETE CURB & GUTTER
N.T.S.

SITE DETAILS
REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE
ASSOCIATES, P.A.
CORPORATE SEAL
C308
NOT FOR CONSTRUCTION
029127
ENGINEER
J. BRANDES

DATE
REVISIONS
NUM

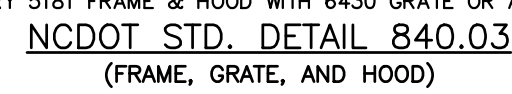
OWNER INFORMATION
GREENSTREET BUILDERS, INC.
206 OAK PARK DRIVE
CHAPEL HILL, NC 27517
OWNERS REPRESENTATIVE:
JESS BRANDES, CASA NC
PH. (919) 307-3429
FAX
EMAIL: jbrandes@cassan.org

ISSUED
SUBMITTAL #2
CU-REZONING/CUP SUBMITTAL #3
7 DEC 17
22 FEB 18

MERRITT MILL APARTMENTS
AFFORDABLE HOUSING
CHAPEL HILL/CARRBORO, ORANGE COUNTY, NORTH CAROLINA
CU-REZONING/CUP DRAWINGS

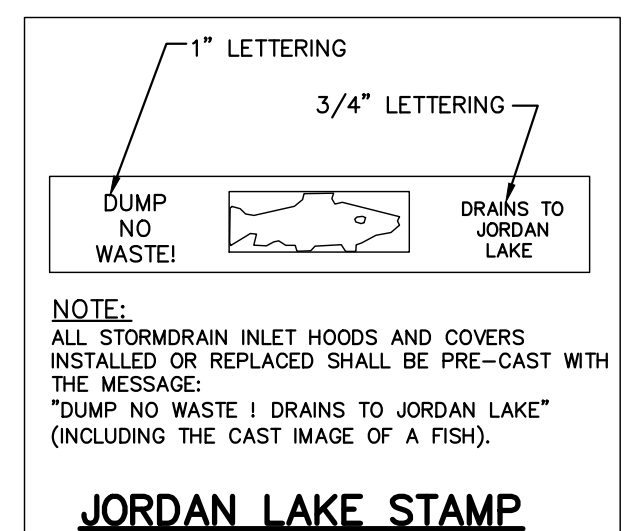
JOB NUMBER: 116031.01
DATE: 18 AUG 2017
SCALE: AS NOTED
DRAWN BY: ZHG / DBB
REVIEWED BY: GJR

SHEET
C5002





BILL OF MATERIAL				
BAR	QTY.	SIZE	LENGTH	WEIGHT
A	8	#5	1'-2"	9.7
B	14	#5	5'-6"	80.3
C	26	#4	1'-6"	26.1
Y	14	#5	6'-11 3/8"	101.5
STEEL TOTAL WEIGHT				217.6
CU. YDS. CLASS "AA" CONC.				2.6
CU. YDS. BRICK/FT. HT. (8")				0.53
CU. YDS. BRICK/FT. HT. (12")				0.84



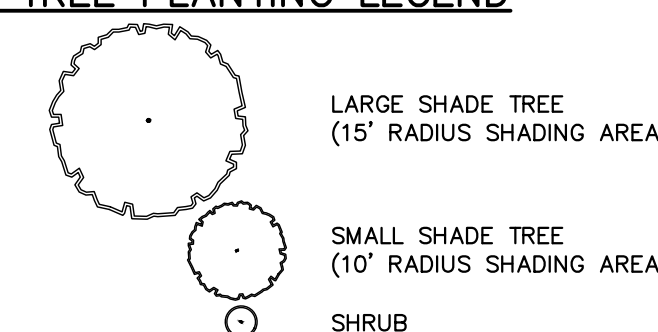
E-3 FORMULA FOR CALCULATING 35% SHADING OF VEHICLE ACCOMMODATION AREAS (VAA)	
1. CALCULATE SQUARE FOOTAGE OF THE VEHICLE ACCOMMODATION AREA. INCLUDE PARKING SPACES, DRIVEWAYS, LOADING AREAS, SIDEWALKS, AND DRIVEWAY CIRCULATION AREAS. DO NOT INCLUDE BUILDING AREA AND ANY AREA WHICH WILL REMAIN COMPLETELY UNDEVELOPED:	15,169 SF
2. MULTIPLY:	<u>X 0.35</u>
3. AREAS TO BE SHADED:	5,309 SF

4. AREA SHADED BY EXISTING TREES TO BE RETAINED IN AND AROUND THE VEHICLE ACCOMMODATION AREA (ST-1 & ST-2)	708 SF
5. AREA SHADED BY REQUIRED SCREENING TREES, IF ANY (ST-3 - ST-12):	3,136 SF
6. AREA SHADED BY REQUIRED STREET TREES, IF ANY:	SF
7. SUBTOTAL: (IF LINE #7 IS GREATER THAN LINE #3, THEN THE SHADING REQUIREMENT HAS BEEN MET, IF NOT, GO ON TO LINE #8).	3,844 SF
8. ENTER THE DIFFERENCE BETWEEN LINE #7 AND LINE #3	1,465 SF
9. DIVIDE LINE #8*	<u>÷ 702</u>
10. TOTAL NUMBER OF SHADE TREES REQUIRED WITHIN THE VEHICLE ACCOMMODATION AREA	2.27 TREES

ACCUMULATED WITHIN THE VEHICLE ACCOMMODATION AREA ARE CREDITED WITH SHADING 707 SQ. FT. (BASED ON A CROWN RADIUS OF 15) NEW OR EXISTING TREES ON THE PERIMETER OF THE PARKING LOT ARE CREDITED FOR HAVING ONLY HALF A CROWN OVER THE VEHICLE ACCOMMODATION AREA (E.G., NEW PERIMETER TREES WILL BE CREDITED FOR SHADING 354 SQ. FT.). GENERALLY, ALL TREES PLANTED IN COMPLIANCE WITH THE DEVELOPMENT PERMIT REQUIREMENTS SHALL BE PLANTED IN THE PERIMETER TREES. PERIMETER TREES OF SECTION 15-315 WILL BE CONSIDERED PERIMETER TREES, WHEN SMALLER TREES SUCH AS DOGWOODS ARE PLANTED, THE CREDITED SHADING AREA WILL BE ADJUSTED PROPORTIONALLY TO 315 SQ. FT. FOR INTERIOR TREES AND 157 SQ. FT. FOR PERIMETER TREES. (BASED ON A CROWN RADIUS OF 10 FT.)

VAA SHADE TREE SUMMARY			
TREE No.	SHADE TREE SIZE	LOCATION	SHADE CREDITS (SF)
ST-1	EX. LARGE	PERIMETER	354
ST-2	EX. LARGE	PERIMETER	354
ST-3	EX. LARGE	SCREEN	354
ST-4	EX. LARGE	SCREEN	354
ST-5	LARGE	SCREEN	354
ST-6	LARGE	SCREEN	354
ST-7	LARGE	SCREEN	354
ST-8	SMALL	SCREEN	157
ST-9	SMALL	SCREEN	157
ST-10	LARGE	SCREEN	354
ST-11	LARGE	SCREEN	354
ST-12	LARGE	SCREEN	354
ST-13	LARGE	INTERIOR	707
ST-14	LARGE	INTERIOR	707
ST-15	LARGE	INTERIOR	707
TOTAL AREA SHADED BY TREES IN VAA			5,975 SF
TOTAL % VAA SHADED			36.26%

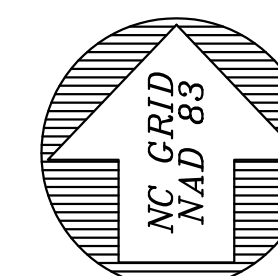
SHADE TREE PLANTING LEGEND



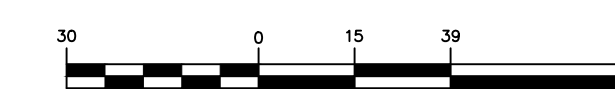
SCREENING REQUIREMENTS			
SERVIENT USE (PROPOSED)	ADJACENT PROPERTY	DOMINANT (EXISTING) USE	SCREENING REQUIRE
1.330	NORTH	10.210	N/A
	WEST	1.111	C
	SOUTH	STREET	C
	EAST	CHAPEL HILL	PER CHAPEL HILL LUM

GUIDE FOR PLANTING TREES:

1. THE BEST TIME FOR PLANTING IS EARLY SPRING AND EARLY FALL. TREES PLANTED IN THE SUMMER RUN THE RISK OF DEHYDRATION.
2. PLANT ALL TREES AT LEAST THREE--AND-A-HALF FEET FROM THE END OF HEAD--IN PARKING SPACES IN ORDER TO PREVENT DAMAGE FROM CAR OVERHANG.
3. DIG THE TREE PIT AT LEAST ONE FOOT WIDER THAN THE ROOT BALL AND AT LEAST SIX INCHES DEEPER THAN THE BALL'S VERTICAL DIMENSION.
4. THE BOTTOM OF THE PIT SHOULD BE SCARIFIED OR LOOSENED WITH A PICK AX OR SHOVEL.
5. AFTER THE PIT IS DUG, OBSERVE SUB--SURFACE DRAINAGE CONDITIONS. MOST SOILS IN THE PORTLAND AREA ARE POORLY DRAINED. WHERE FOOT DRAINAGE EXISTS, THE TREE PIT SHOULD BE DUG AT LEAST AN ADDITIONAL TWELVE INCHES AND THE BOTTOM SHOULD BE FILLED WITH COARSE GRAVEL.
6. BACKFILL SHOULD INCLUDE A PROPER MIX OF SOIL, PEAT MOSS AND NUTRIENTS. ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
7. IMMEDIATELY AFTER IT IS PLANTED, THE TREE SHOULD BE SUPPORTED WITH STAKES AND GUY WIRES TO FIRMLY HOLD IT IN PLACE. REMOVE STAKES AND TIES AFTER ONE YEAR.
8. SPREAD AT LEAST THREE INCHES OF MULCH OVER THE ENTIRE EXCAVATION IN ORDER TO RETAIN MOISTURE AND KEEP DOWN WEEDS. AN ADDITIONAL THREE--INCH SAUCER OF MULCH SHOULD BE PROVIDED TO FORM A BASIN AROUND THE TRUNK OF THE TREE.
9. THE LOWER TRUNK OF NEW TREES SHOULD BE WRAPPED WITH BURLAP OR PAPER TO PREVENT EVAPORATION AND SUN SCALD. THE WRAPPING SHOULD REMAIN ON THE TREE FOR ONE YEAR.



PRELIMINARY **LANDSCAPE PLAN**



(GRAPHIC SCALE IN FEET

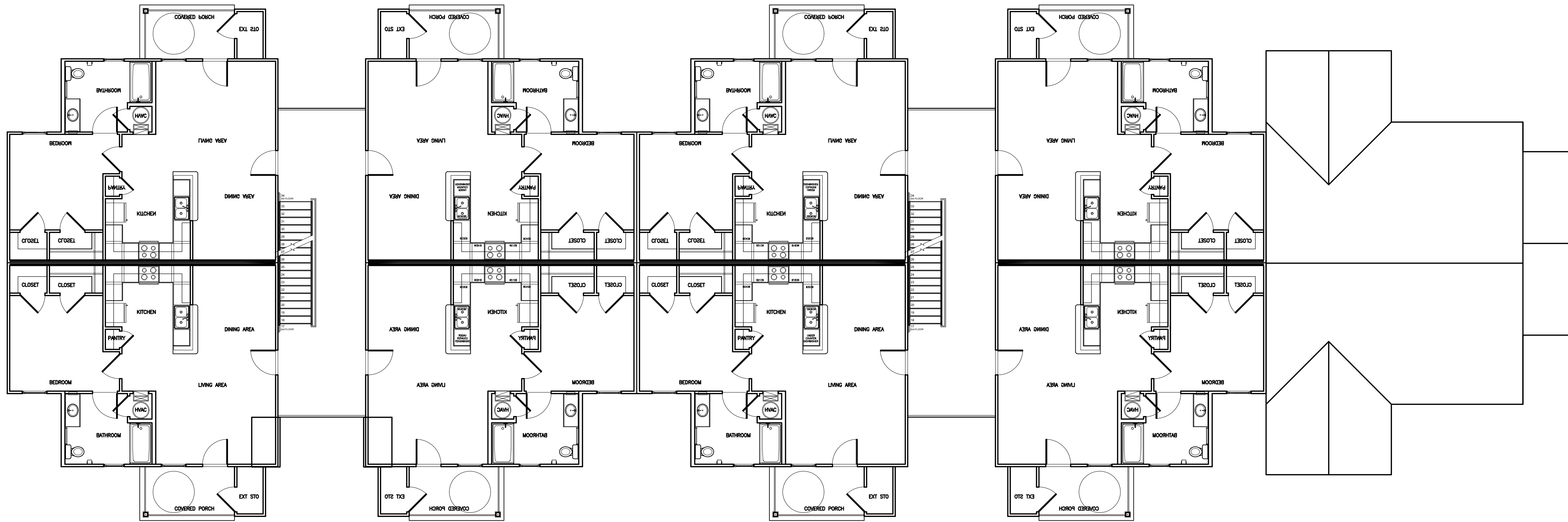
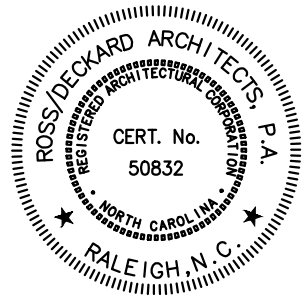
1 inch = 30 ft

REVIEW DRAW

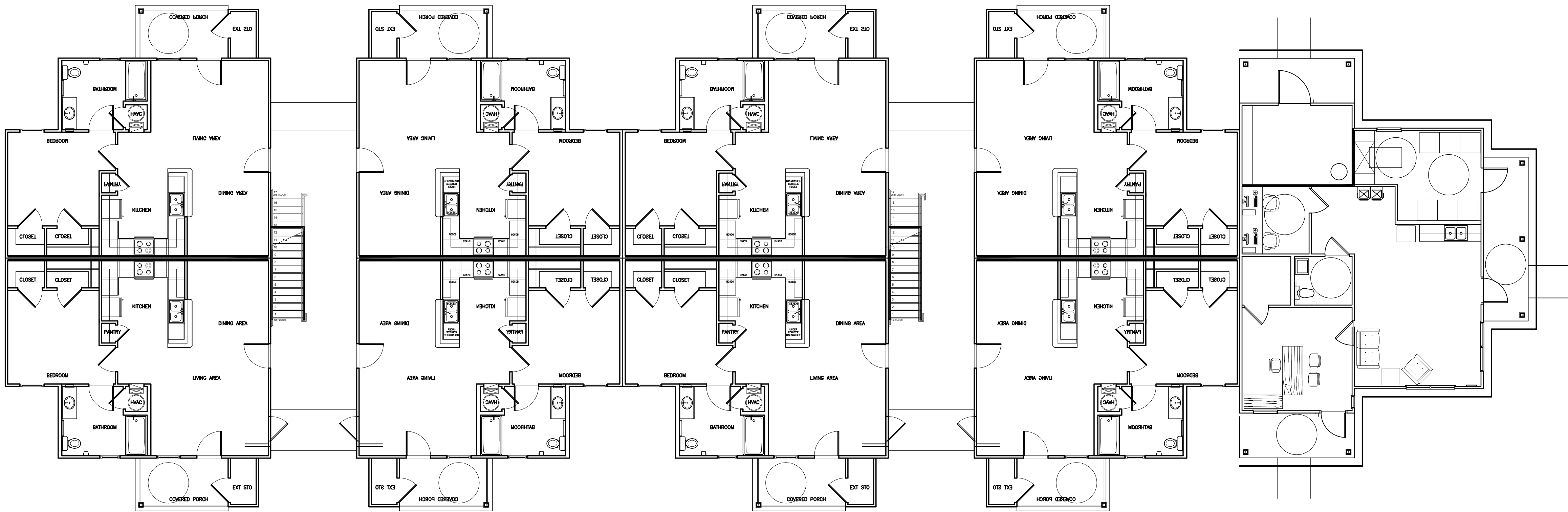
**REVIEW DRAFT
NOT FOR CONSTRUCTION**

NOT FOR CONSTRUCTION





2 Second Floor Plan
Scale: 1/8" = 1'-0"



1 First Floor Plan
Scale: 1/8" = 1'-0"

Merritt Mill

Chapel Hill/Carrboro,
North Carolina

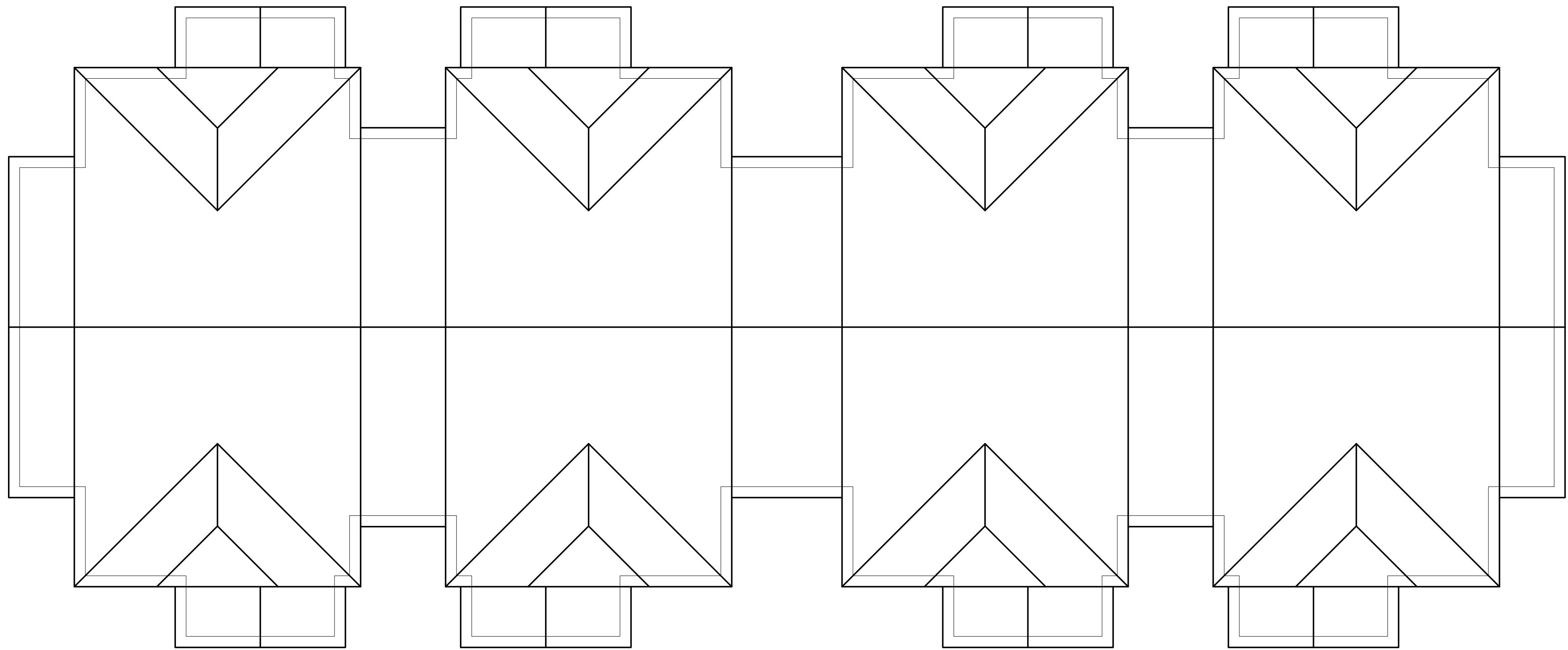
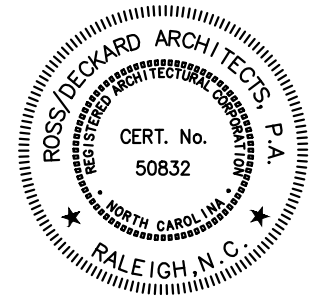
18-502.00

DATE: August 30, 2017
ISSUED FOR: Review

1BR Building

A1.1.1

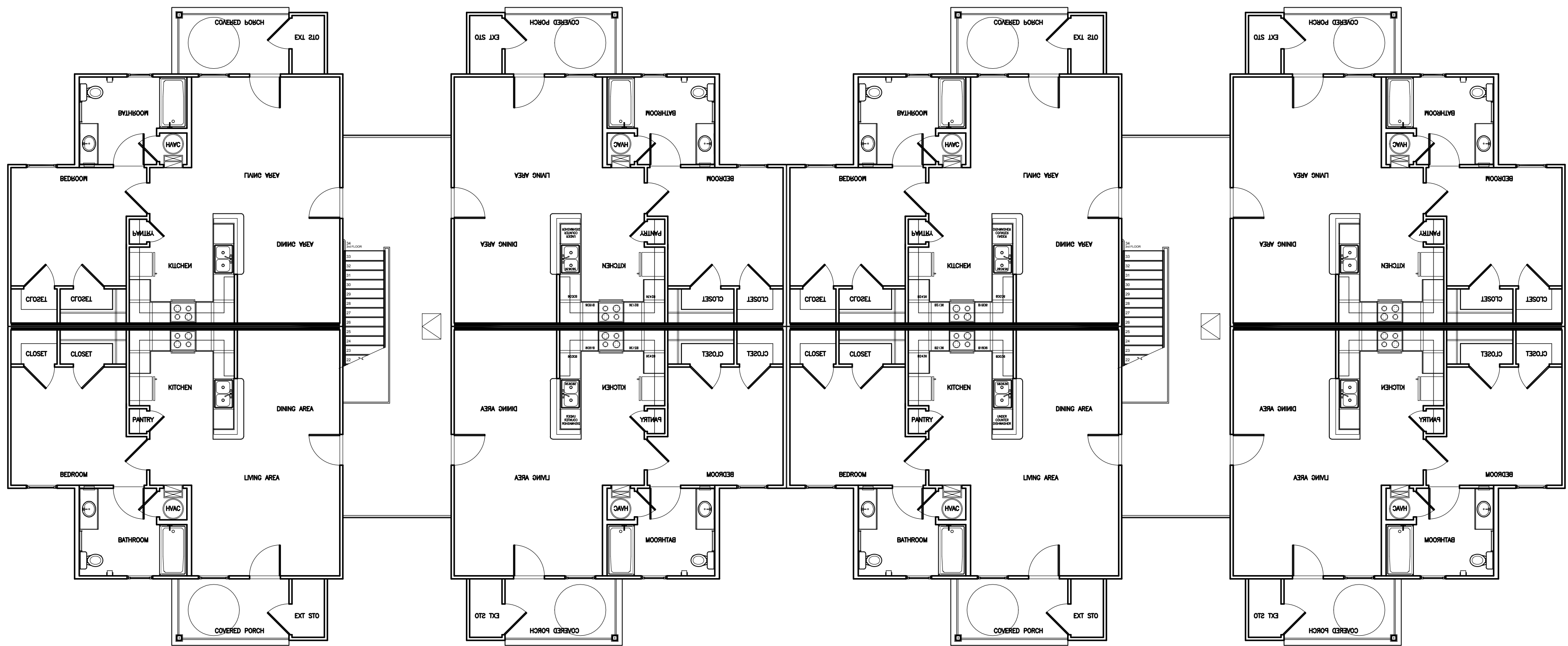
SHEET OF
TOTAL SHEETS IN SET: DRAWN BY: TTB
CHECKED BY: JMR,JTL



2

Roof Plan

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



1

Third Floor Plan

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

Merritt Mill

Chapel Hill/Carrboro,
North Carolina

18-502.00

DATE: August 30, 2017

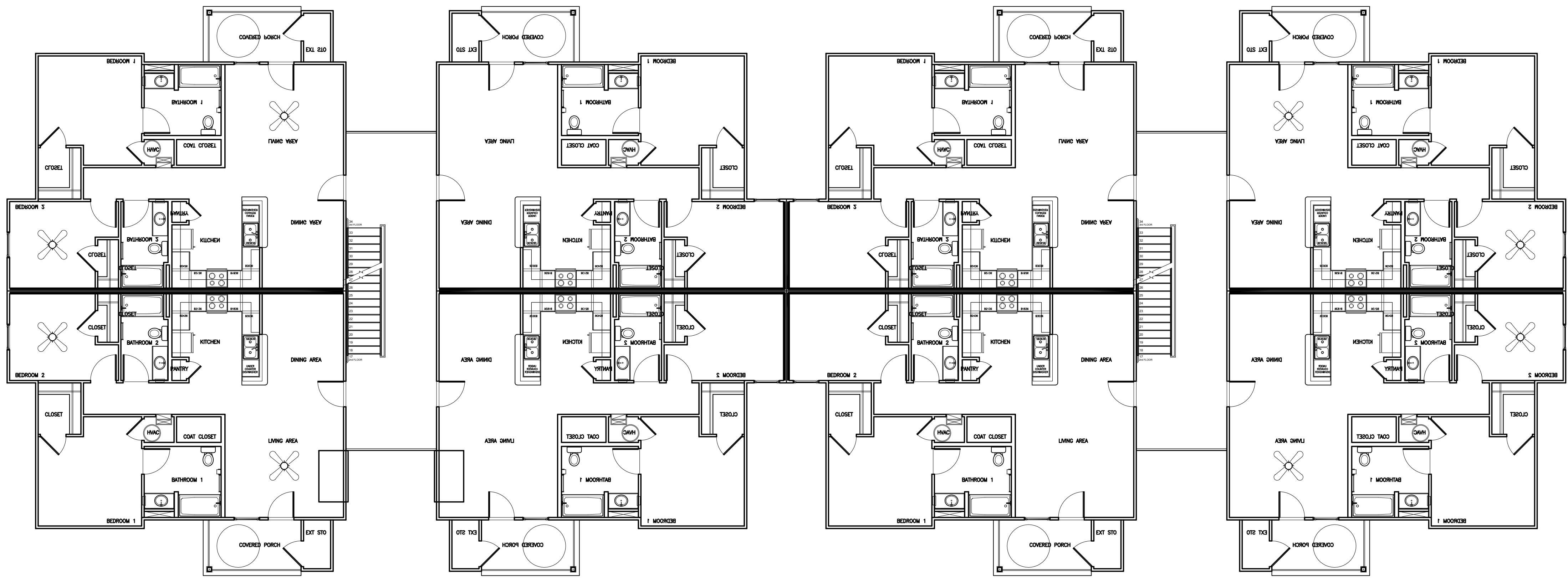
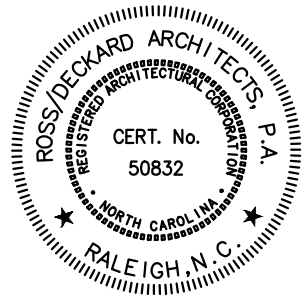
ISSUED FOR: Review

1BR Building

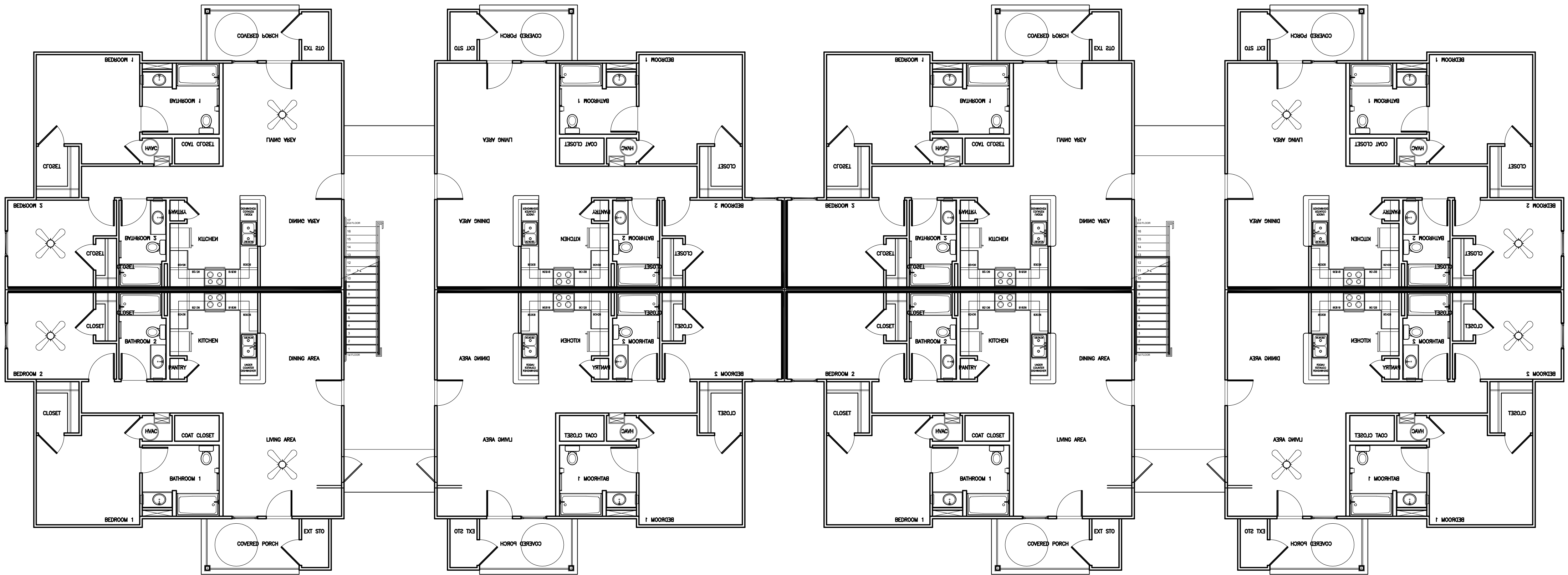
A 1.1.2

SHEET OF
TOTAL SHEETS IN SET: 1

DRAWN BY: TTB
CHECKED BY: JMR,JTL



2 Second Floor Plan
Scale: 1/8" = 1'-0"



1 First Floor Plan
Scale: 1/8" = 1'-0"

Merritt Mill

Chapel Hill/Carrboro,
North Carolina

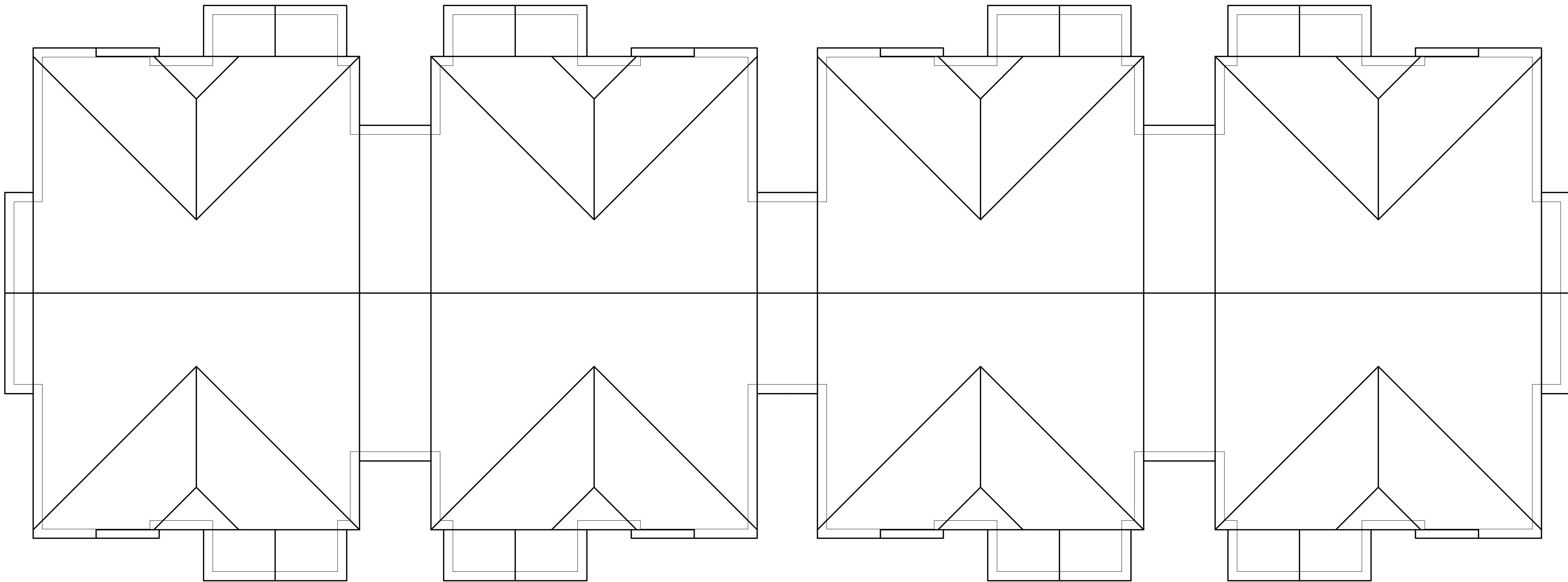
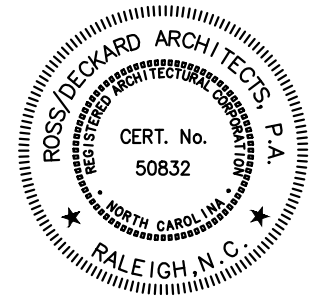
18-502.00

DATE: August 30, 2017
ISSUED FOR: Review

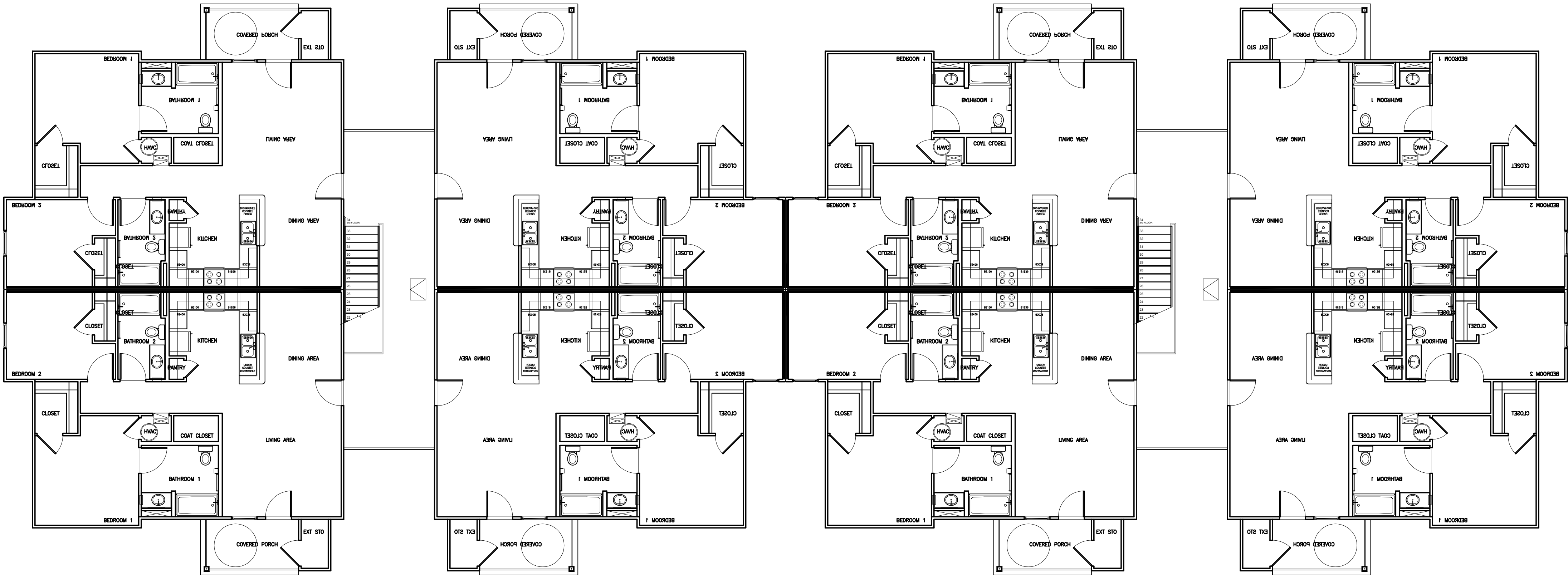
2 BR Building

A 1.2.1

SHEET OF
TOTAL SHEETS IN SET: DRAWN BY: TTB
CHECKED BY: JMR_JTL



2 Roof Plan
Scale: 1/8" = 1'-0"



1 Third Floor Plan
Scale: 1/8" = 1'-0"

Merritt Mill

Chapel Hill/Carrboro,
North Carolina

18-502.00

DATE: August 30, 2017
ISSUED FOR: Review

2BR Building

A 1.2.2

SHEET OF
TOTAL SHEETS IN SET: DRAWN BY: TTB
CHECKED BY: JMR,JTL

NOT FOR
CONSTRUCTION

CONSULTANTS

PROJECT Merritt Mill

Chapel Hill/Carrboro,
North Carolina

18-502.00

REVISIONS

DATE

SET#

SHEET Exterior Elevations
- 1 Bedroom Bldg
- Office

A 3.1



1

West Elevation

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



2

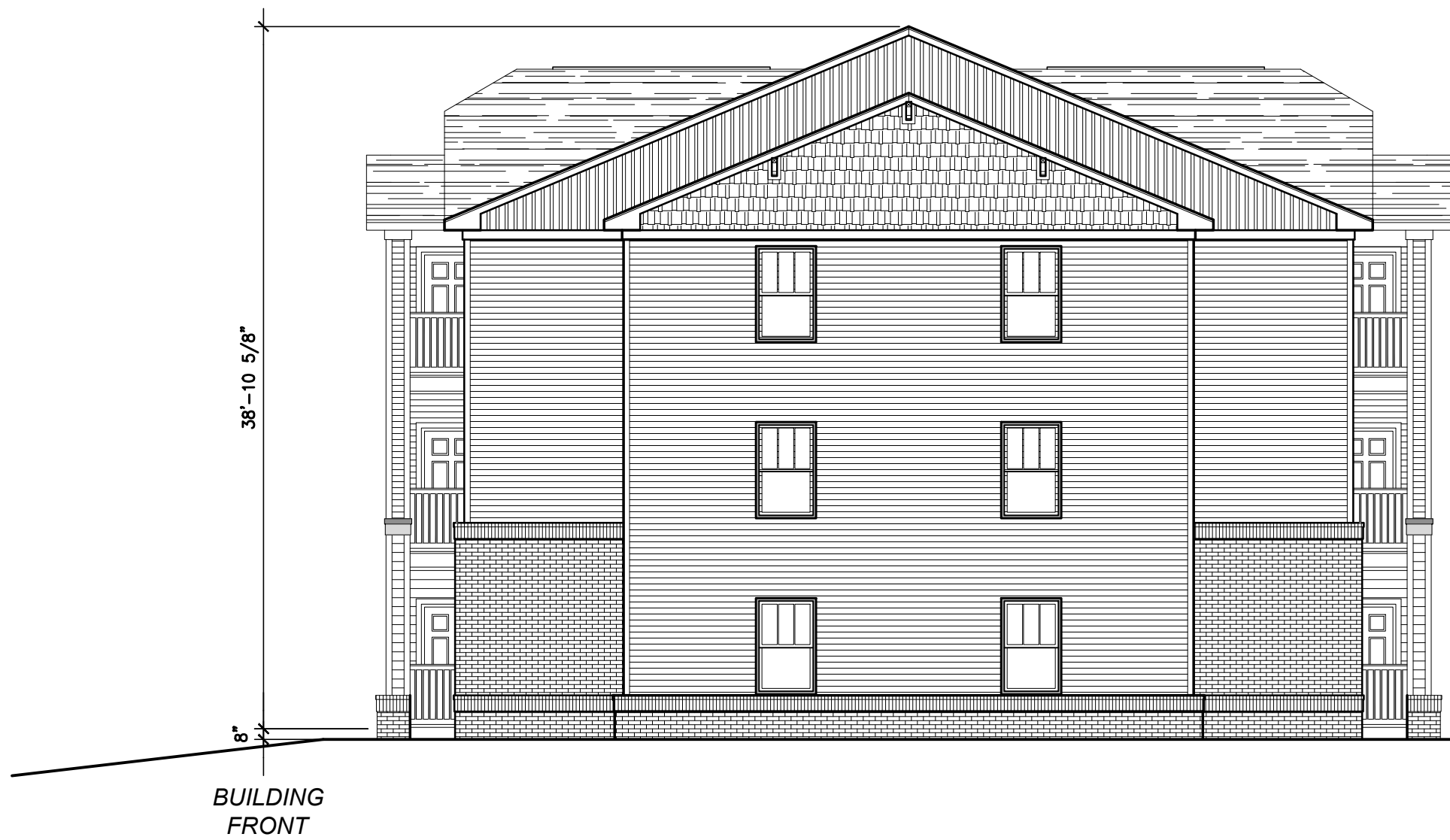
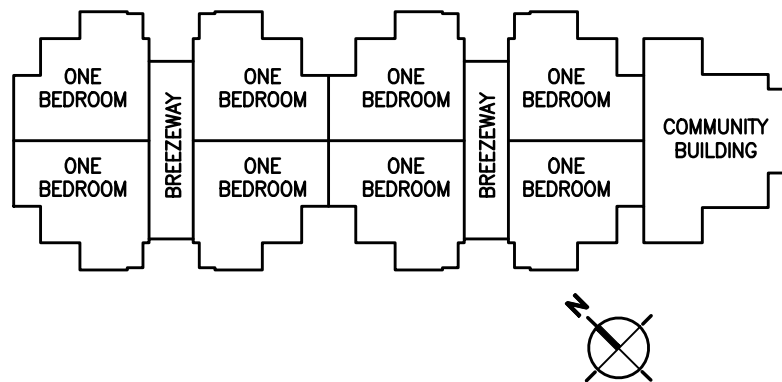
East Elevation

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

ELEVATION KEY

- MARK (M1) ROOF
OC WEATHERED WOOD COLOR (OR SIMILAR)
30 YEAR ARCHITECTURAL, DIMENSIONAL
ANTI-FUNGAL ASPHALT SHINGLES, ON ONE LAYER
OF 15# BUILDING FELT ON 7/16" OSB TYP.
- MARK (M2) VINYL SIDING
MIN. .044 HEAVY GAUGE
CEDAR SHAKE PROFILE
- MARK (M3) VINYL SIDING
MIN. .044 HEAVY GAUGE
BOARD AND BATTEN PROFILE
- MARK (M4) VINYL SIDING
HORIZONTAL SIDING - MIN. .044 HEAVY GAUGE
DOUBLE 5 EXPOSURE
- MARK (M5) BRICK VENEER
BRICK VENEER WITH MASONRY TIES @ 1'-4" O.C.
BOTH DIRECTIONS

KEY PLAN



3

North Elevation

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



4

South Elevation

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

NOT FOR
CONSTRUCTION

CONSULTANTS

PROJECT

REVISIONS

DATE

SET#

SHEET

#

Merritt Mill

Chapel Hill/Carrboro,
North Carolina

18-502.00

DATE: JANUARY 19, 2018

ISSUE FOR: NCHFA Application

Exterior Elevations
- 2 Bedroom Bldg

A 3.2



1

West Elevation

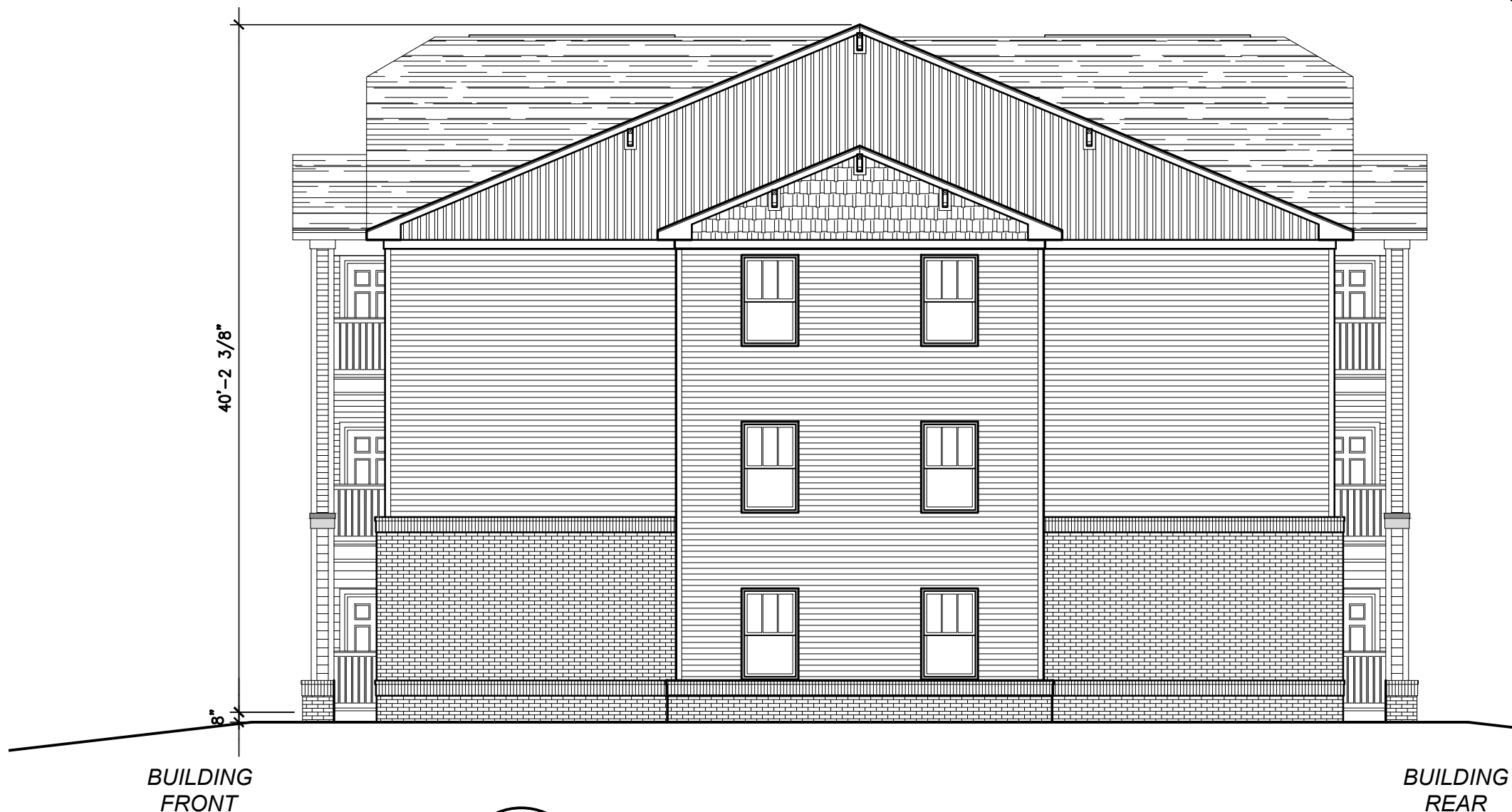
Scale: 1/8" = 1'-0"



2

East Elevation

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



3

North Elevation

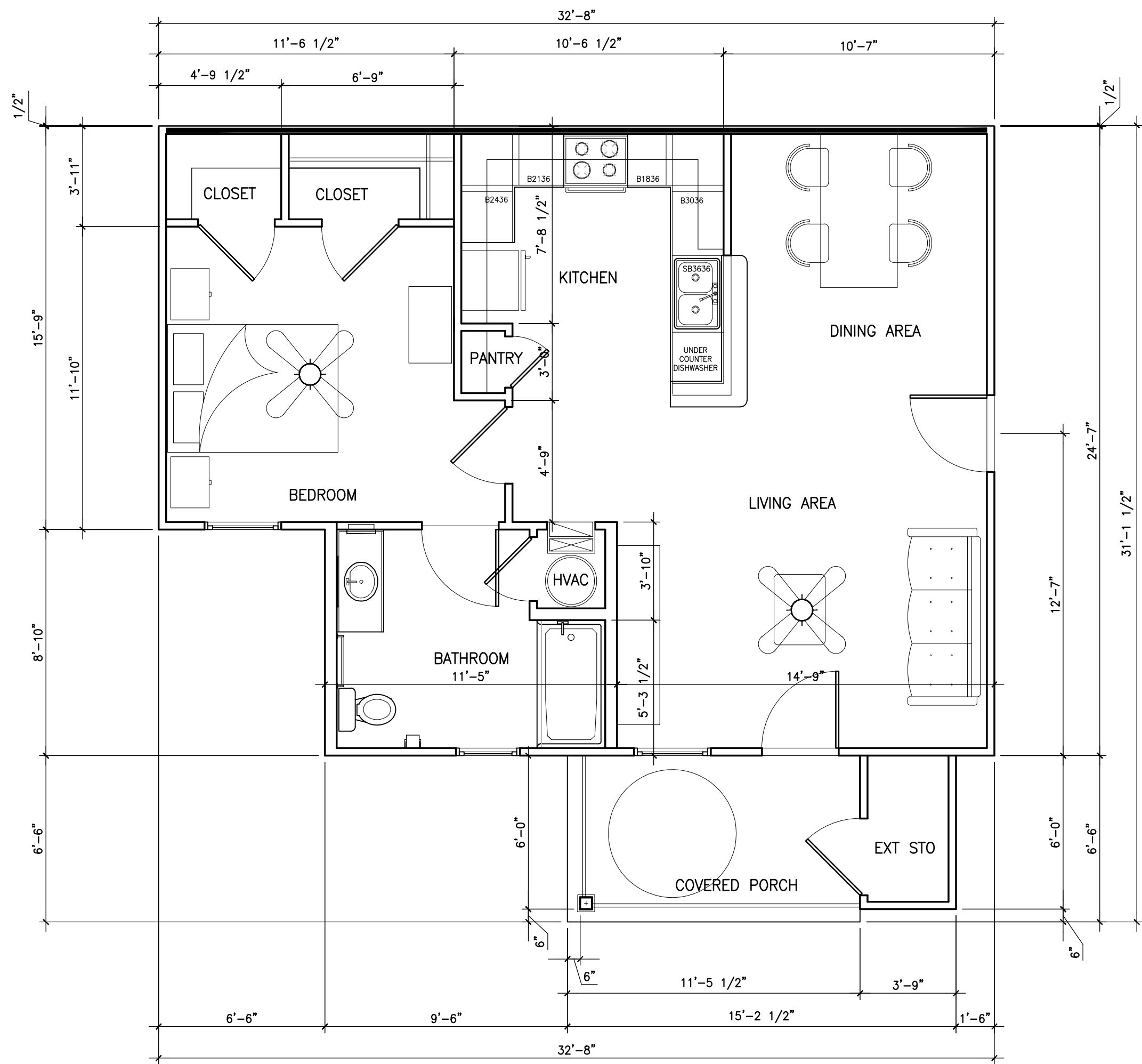
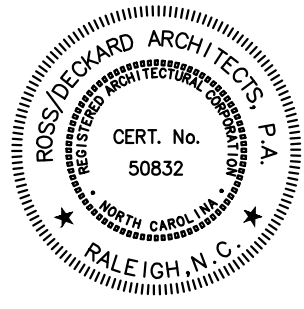
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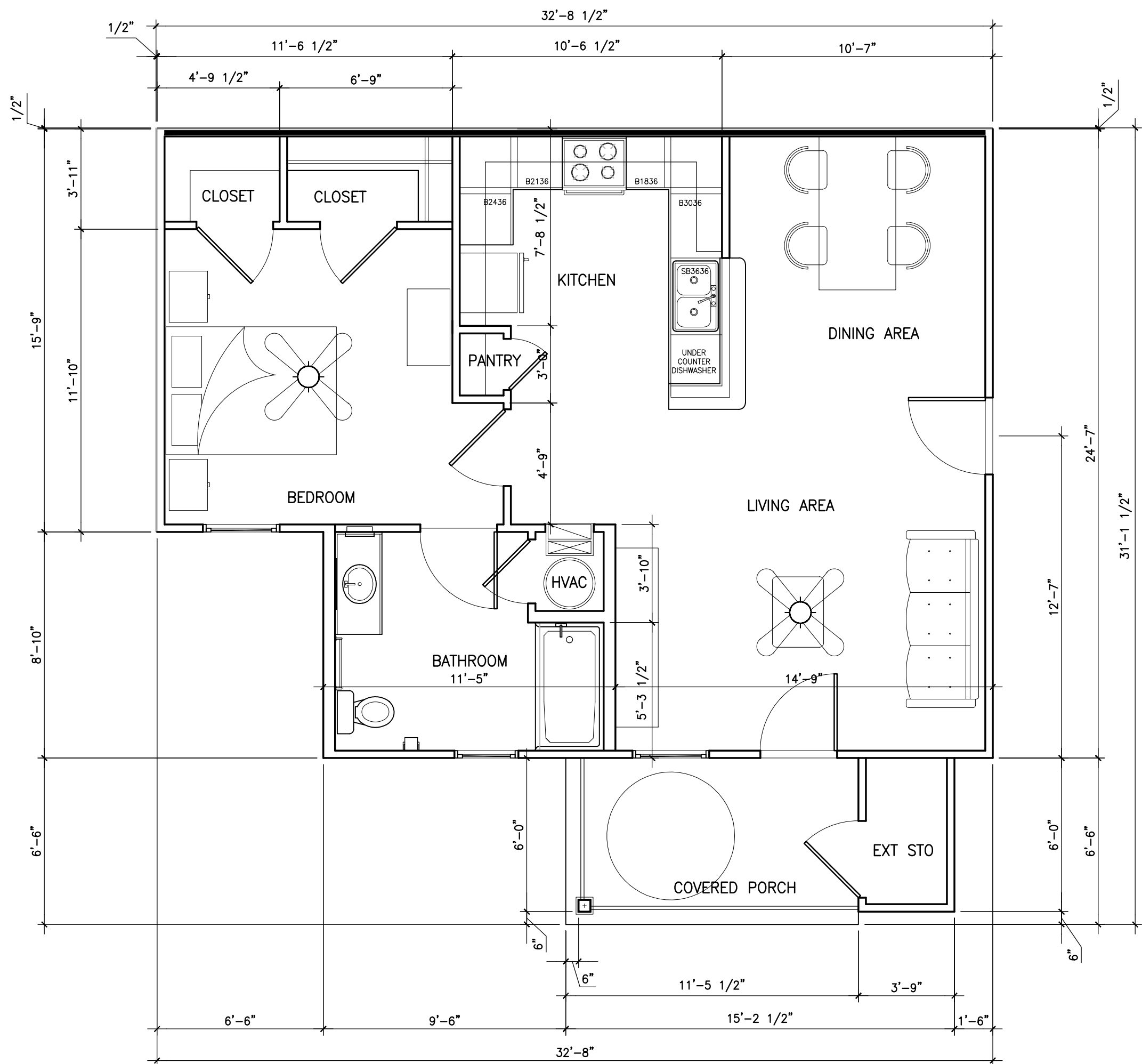
4

South Elevation

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



1 1 Bedroom Unit- End unit
Scale: 1/4" = 1'-0"



2 1 Bedroom Unit- Mid unit
Scale: 1/4" = 1'-0"

Merritt Mill

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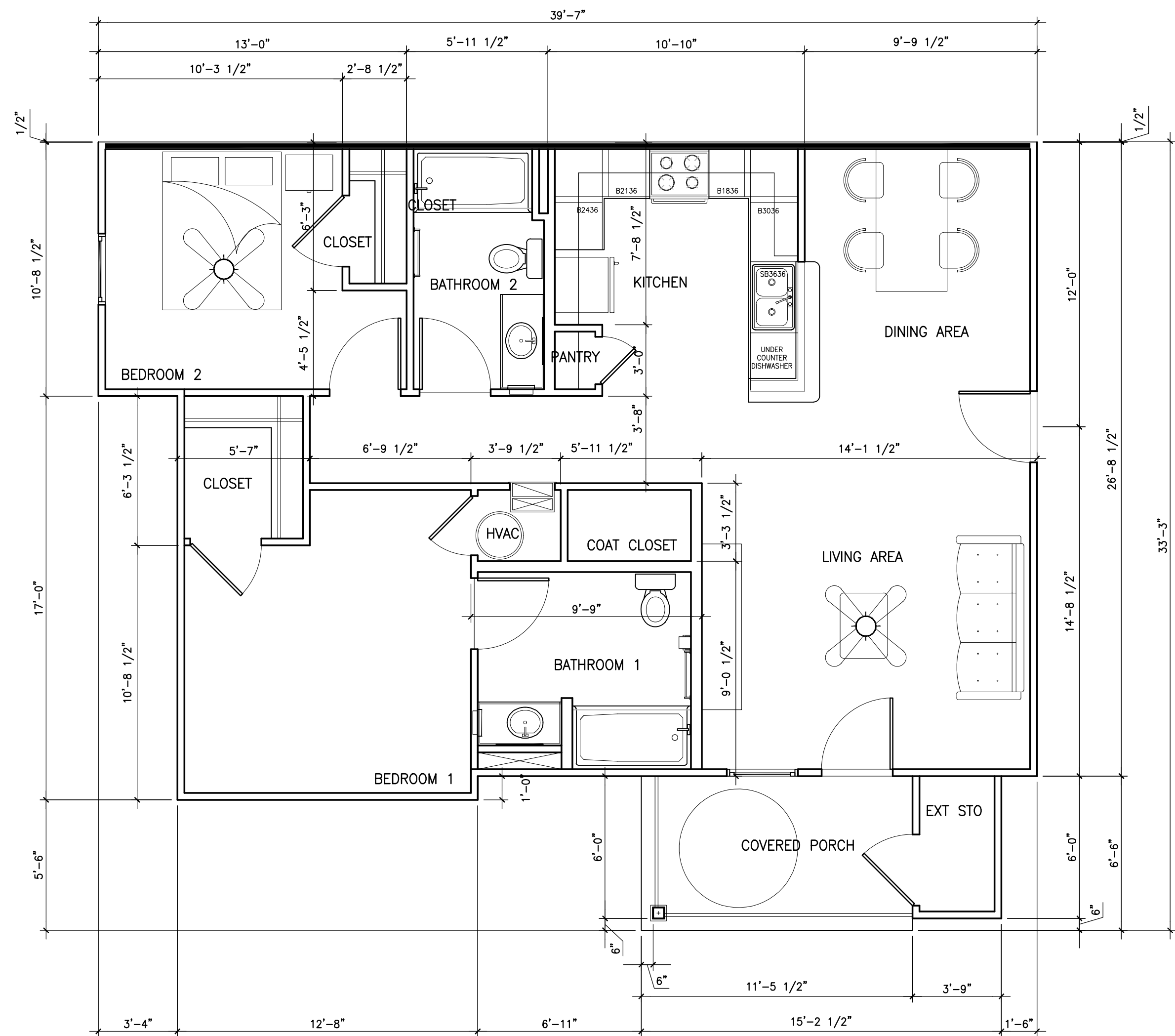
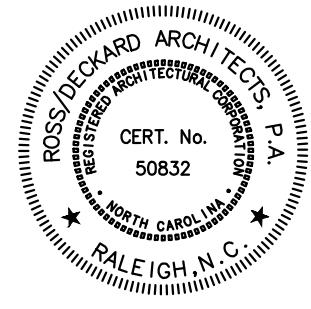
18-502.00

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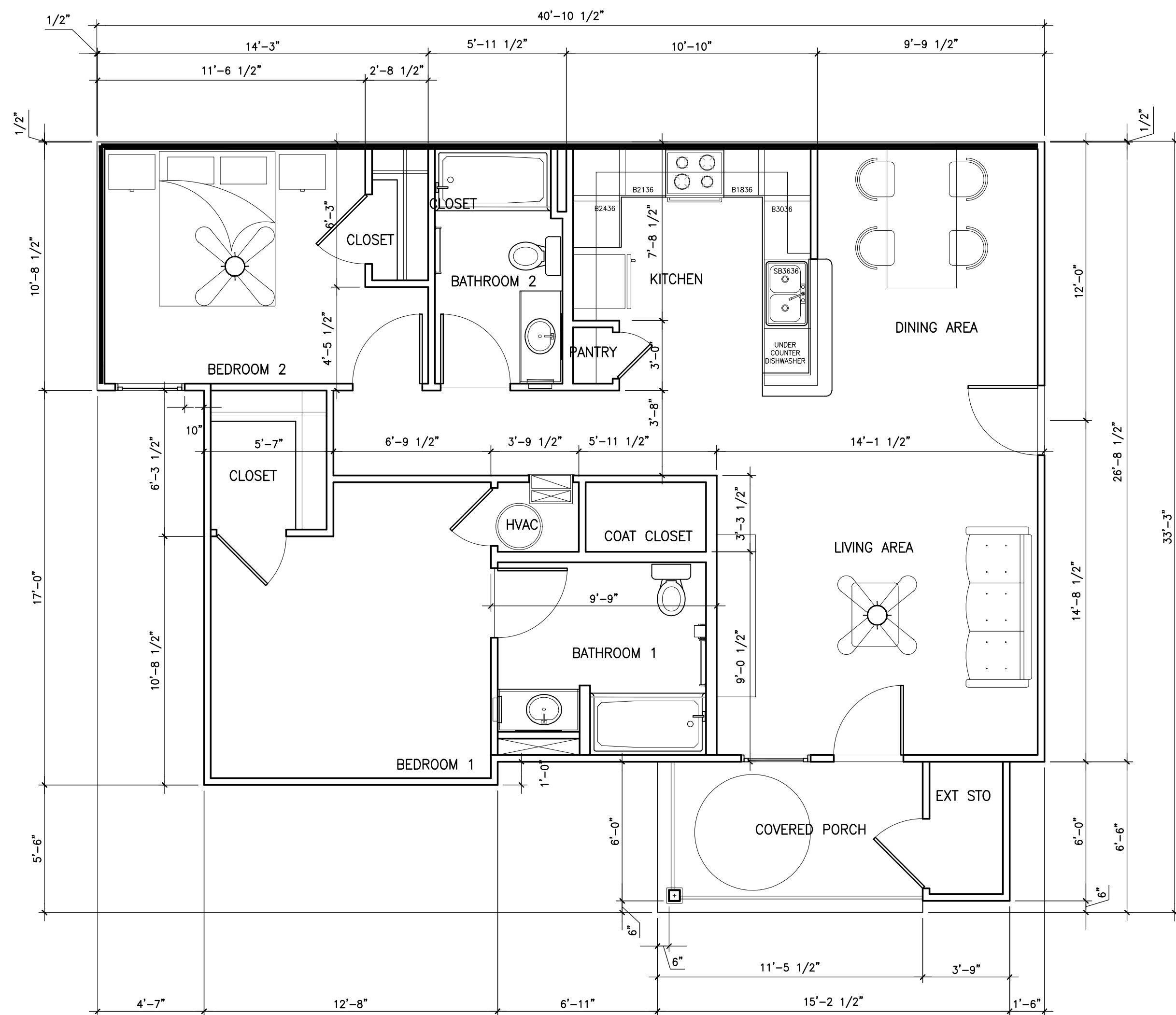
One Bedroom Unit

A 4.1

SHEET OF
TOTAL SHEETS IN SET: DRAWN BY: TIB
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1 2 Bedroom Unit- End unit
Scale: 1/4" = 1'-0"



2 2 Bedroom Unit- Mid unit
Scale: 1/4" = 1'-0"

Merritt Mill

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Two Bedroom Unit

A 4.2

SHEET OF
TOTAL SHEETS IN SET: DRAWN BY: TTB
CHECKED BY: JMR,JTL