



**EXEMPTION FORM
ENGINEERING DEPARTMENT**

Request for exemption received from: Coulter Jewell Thames, PA, 111 West Main Street, Durham, NC 27701 phone: 919-682-0368

Date: April 24, 2017

Type of exemption requested: TRAFFIC IMPACT ANALYSIS (TIA)

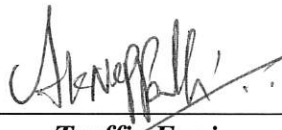
Type of justification submitted: a) Written Request with Trip Analysis
b) Site Plan

Key reasons why we support this exemption:

- a) The proposed development is expected to generate 50 additional vehicle trips per day.
- b) 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:

Purefoy Road Apartments

Signed:  4/24/17
Traffic Engineer Date

Approved:  4/24/17
Public Works Director Date

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

RETURN TO ENGINEERING DEPARTMENT WHEN SIGNED

MISCELLANEOUS PAYMENT RECPT#: 566192
TOWN OF CHAPEL HILL
405 MARTIN LUTHER KING JR BLVD
CHAPEL HILL NC 27514

DATE: 04/19/17 TIME: 15:17
CLERK: swarther DEPT:
CUSTOMER#: 1811
ENGINEERING DEPT
PARCEL:

CHG:	TIAX	TRAFFIC IMPACT	350.00

REVENUE:			
1	10046	46403	350.00
		TRAFFIC IMPACT EXEMPT PERMITS	
	REF1:	REF2:	
CASH:			
	01000	10003	350.00
		CENTRAL DEP CASH - S	

AMOUNT PAID: 350.00

PAID BY: PUREFOY
CHECKNT METH:
5009357747
REFERENCE:

AMT TENDERED: 350.00
AMT APPLIED: 350.00
CHANGE: .00

Kumar Neppalli

From: Andrew Porter <andrew.porter@cjtpa.com>
Sent: Wednesday, November 30, 2016 9:02 AM
To: Kumar Neppalli
Cc: Ken Gorfkle; Dan Jewell; Preston Royster; Steven Epley
Subject: RE: Purefoy Road Apartments (Project 16-106)

Thanks Kumar.

Andy Porter, RLA
Project Manager

Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
phone: 919-682-0368
fax: 919-688-5646

-----Original Message-----

From: Kumar Neppalli [mailto:kneppalli@townofchapelhill.org]
Sent: Wednesday, November 30, 2016 8:58 AM
To: Andrew Porter <andrew.porter@cjtpa.com>
Cc: Ken Gorfkle <kgorfkle@bellsouth.net>; Dan Jewell <djewell@cjtpa.com>; Preston Royster <proyster@cjtpa.com>; Steven Epley <SEpley@vhb.com>
Subject: RE: Purefoy Road Apartments (Project 16-106)

Sure, my office is located at Public Works, Building 1, 6850 Millhouse Rd.

-----Original Message-----

From: Andrew Porter [mailto:andrew.porter@cjtpa.com]
Sent: Wednesday, November 30, 2016 8:58 AM
To: Kumar Neppalli <kneppalli@townofchapelhill.org>
Cc: Ken Gorfkle <kgorfkle@bellsouth.net>; Dan Jewell <djewell@cjtpa.com>; Preston Royster <proyster@cjtpa.com>; Steven Epley <SEpley@vhb.com>
Subject: RE: Purefoy Road Apartments (Project 16-106)

Thank you for the quick response Kumar. I will request the developer send a check to your attention.

Thanks again,
Andy

Andy Porter, RLA

fax: 919-688-5646

-----Original Message-----

From: Kumar Neppalli [mailto:kneppalli@townofchapelhill.org]
Sent: Wednesday, November 30, 2016 8:22 AM
To: Andrew Porter <andrew.porter@cjtpa.com>
Cc: Ken Gorfkle <kgorfkle@bellsouth.net>; Dan Jewell <djewell@cjtpa.com>; Preston Royster <proyster@cjtpa.com>
Subject: RE: Purefoy Road Apartments (Project 16-106)

Hi Andrew, I need more information such as what ITE Code he used and for how many apartments etc.

-----Original Message-----

From: Andrew Porter [mailto:andrew.porter@cjtpa.com]
Sent: Wednesday, November 30, 2016 8:03 AM
To: Kumar Neppalli <kneppalli@townofchapelhill.org>
Cc: Ken Gorfkle <kgorfkle@bellsouth.net>; Dan Jewell <djewell@cjtpa.com>; Preston Royster <proyster@cjtpa.com>
Subject: RE: Purefoy Road Apartments (Project 16-106)

Good morning Kumar.

Steve Epley from VHB has calculated the following daily and peak hour trips for the proposed Purefoy Road Apartment project.

33 ADT
3 AM Trips (1 enter, 2 exit)
3 PM Trips (2 enter, 1 exit)

Please let me know if you need any additional information to complete this request.

Thanks,
Andy

Andy Porter, RLA
Project Manager

Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
phone: 919-682-0368
fax: 919-688-5646

-----Original Message-----

From: Kumar Neppalli [mailto:kneppalli@townofchapelhill.org]
Sent: Tuesday, November 29, 2016 8:54 AM
To: Andrew Porter <andrew.porter@cjtpa.com>

To: Andrew Porter
<andrew.porter@cjtpa.com<mailto:andrew.porter@cjtpa.com>>
Cc: Ken Gorfkle <kgorfkle@bellsouth.net<mailto:kgorfkle@bellsouth.net>>;
Dan Jewell <djewell@cjtpa.com<mailto:djewell@cjtpa.com>>; Ben Hitchings
<bhitchings@townofchapelhill.org<mailto:bhitchings@townofchapelhill.org>>;
Gene Poveromo
<gpoveromo@townofchapelhill.org<mailto:gpoveromo@townofchapelhill.org>>
Subject: RE: Purefoy Road Apartments (Project 16-106)

Hi Andy,

Please see attached draft Round 1 comments on your application referenced above. Gene and Ben have not yet had a chance to review fully, but I do not expect them to change substantively. Please be advised that a Traffic Impact Analysis Exemption is required for this application. We are unable to consider this a complete application without that approval. If you have already obtained one, please send it my way. If not, please work with Kumar to obtain one.
kneppalli@townofchapelhill.org<mailto:kneppalli@townofchapelhill.org>
919-969-5093

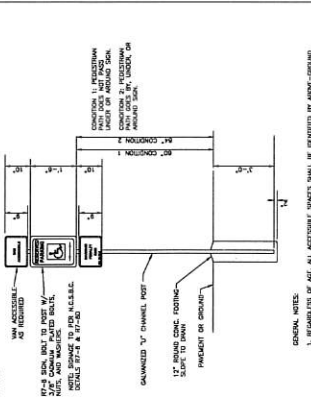
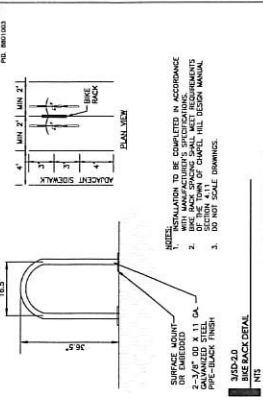
Have a Happy Thanksgiving,

Jay

[TownSeal]

Jay Heikes, Planner
Development Services Division | Planning and Sustainability
405 Martin Luther King Jr Blvd. | Chapel Hill NC 27514

Town of Chapel Hill |
www.townofchapelhill.org<http://www.townofchapelhill.org/>
t: 919-969-5082 |
jheikes@townofchapelhill.org<mailto:jheikes@townofchapelhill.org>



GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
2. NEW SPACES SHALL NOT BE OPENED-ENDED STRUCTURES.
3. EXISTING WALLS SHALL BE REINFORCED WITH 2\"/>

405D-3.0

1. COMPLIANCE WITH THE DEW CODE CHANGE 5 IS REQUIRED DURING CONSTRUCTION OF THIS PROJECT.
2. AN APPROVED CONSTRUCTION TEMP IS REQUIRED FROM THE STATE OF ANY WORK IN THE 10'-0\"/>

405D-3.0

1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSIGNED PRIOR TO DEMOLITION AND TO ACCESS THE POTENTIAL FOR RE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
2. BY CHAMBERLAIN COUNTY ORDINANCE 2016-003, ALL WASTE SHALL BE RECYCLED.

405D-2.0

1. ALL NOTES ARE TO BE KEPT UNLESS OTHERWISE NOTED.
2. CONSTRUCTION TO BUILDING SHALL BE TO FACE OF WALL AT FINISH GRADE UNLESS OTHERWISE NOTED.
3. EXISTING CONSTRUCTION SHALL BE TO FACE OF WALL AT FINISH GRADE UNLESS OTHERWISE NOTED.
4. EXISTING CONSTRUCTION SHALL BE TO FACE OF WALL AT FINISH GRADE UNLESS OTHERWISE NOTED.

405D-2.0

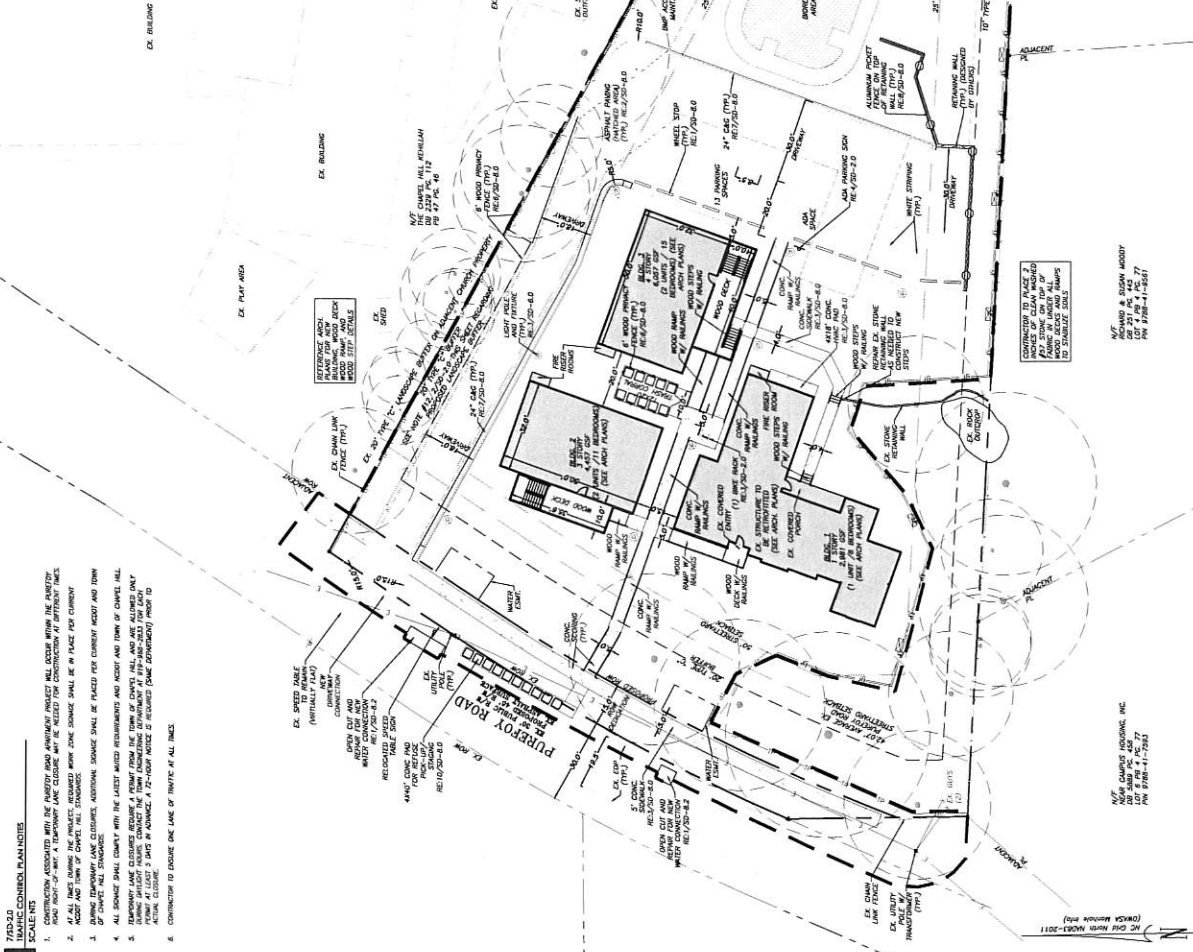
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PUREFOY ROAD APARTMENTS

111 PUREFOY ROAD, CHAPEL HILL, NC 27514

1ST SITE PLAN SUBMITTAL: OCTOBER 10, 2016

APPLICANT / OWNER
 CHAPEL HILL, NC 27517
 1435 FONSSETT DRIVE
 PHONE: 919-445-1467

CONSULTANTS:

CIVIL ENGINEER:
 CHERYL S. JEWELL
 111 WEST MAIN STREET
 CHAPEL HILL, NC 27514
 PHONE: 919-487-0388
 CONTACT: PRESTON WATSON

ARCHITECT:
 ANDREW P. KOSTER
 119 E. TARRANT STREET, SUITE 300
 CHAPEL HILL, NC 27514
 PHONE: 919-487-0388
 CONTACT: PHIL KESTER



111 West Main Street
 Chapel Hill, NC 27514
 P 919.487.0388
 www.cjta.com



- VICINITY MAP**
 NO SCALE
- LIST OF SHEETS**
- SD-0.0 COVER SHEET
 - SD-0.1 AREA MAP
 - SD-1.0 EXISTING CONDITIONS/DEMOLITION PLAN
 - SD-2.0 SITE LAYOUT PLAN
 - SD-3.0 EXISTING AND PROPOSED STORMWATER DRAINAGE PLAN
 - SD-3.1 STORMWATER DETAILS
 - SD-4.0 EROSION CONTROL PLAN
 - SD-5.0 UTILITY PLAN
 - SD-6.0 SITE LIGHTING PLAN
 - SD-7.0 LANDSCAPE PLAN
 - SD-8.0 SITE DETAILS
 - SD-8.1 EROSION CONTROL DETAILS
 - SD-8.2 UTILITY DETAILS
 - A4.1 BUILDING 1 ELEVATIONS
 - A4.2 BUILDING 2 ELEVATIONS
 - A4.3 BUILDING 3 ELEVATIONS

TITLE
 PUREFOY
 ROAD
 APARTMENTS

111 PUREFOY ROAD
 CHAPEL HILL, NC 27514
 GRANBIE COUNTY NC

PH: 919.487.0388
 F: 919.487.0388
 111 WEST MAIN STREET
 CHAPEL HILL, NC 27514

Job Number 1643

Client CHL, LLC
Contract 12/12/2015
Revision

DATE
 10/10/2016

FOR CONSTRUCTION

COVER SHEET

Sheet Number
 SD-0.0

PROJECT DATA

PARCEL A:
 111 PUREFOY ROAD
 CHAPEL HILL, NC 27514

OWNER:
 426 GORBLE DRIVE
 CHAPEL HILL, NC 27717

OWNER ADDRESS:
 1435 FONSSETT DRIVE
 CHAPEL HILL, NC 27717

PARCEL ID:
 9786119689

ACREAGE:
 56,605.72 SF / 1.30 AC

PLAT BOOK:
 F63/7540 ORANGE CO. REG.

EXISTING AND PROPOSED USES:
 MULTI-FAMILY RESIDENTIAL
 EXISTING ZONING: R-4
 PROPOSED ZONING: R-4

ADAPTED PLANS:
 R-4, MEDIUM DENSITY RESIDENTIAL, 10 UNITS / ACRE
 MICHIGAN ZONING DISTRICT PLAN

TOTAL PROJECT AREA:
 N/A

AREA OF DISTURBANCE:
 TOTAL DISTURBED AREA = 53,281 SF / 1.22 AC
 TOTAL DISTURBED AREA = 53,281 SF / 1.22 AC
 CAPE FEAR RIVER BASIN
 JORDAN LAKE WATERSHED PROTECTION DISTRICT

RIVER BASIN:
 JORDAN LAKE WATERSHED PROTECTION DISTRICT

DESIGN STANDARDS:
 MIN. LOT FRONTAGE: 45'
 MIN. BUILDING HEIGHT: 50'

PRIMARY:
 30' (PER CORRESPONDENCE W/ JUDY JOHNSON)

SECONDARY:
 35' (NEIGHBORHOOD CONSERVATION DISTRICT)

BUILDING SETBACK:
 42.07' AVERAGE EX. PUREFOY ROAD STREET/HARD SETBACK

STREET:
 PUREFOY ROAD (NEIGHBORHOOD CONSERVATION DISTRICT)

SOLAR:
 5° MIN. (NEIGHBORHOOD CONSERVATION DISTRICT)

EXISTING BLDG. AREA:
 0 SF

PROPOSED BLDG. AREA:
 82,000 SF (1 UNIT / 8 BEDROOMS)
 82,000 SF (2 UNITS / 11 BEDROOMS)
 TOTAL = 164,000 SF (1 UNIT / 11 BEDROOMS)

NUMBER OF SPACES:
 2 PER DWELLING UNIT

MAX. NUMBER OF SPACES:
 2.50 PER DWELLING UNIT

PROVIDED:
 1.17 PARKING SPACES INCLUDING 1 HANDICAP VAN ACCESSIBLE SPACE

MIN. BICYCLE PARKING:
 1 PER 4 DWELLING UNITS

PROVIDED:
 2 BICYCLE PARKING SPACES (CLASS II ROCK)

LANDSCAPE BUFFER:
 R4-R4 ZONING (CHURCH) - 30' TYPE 'C' LANDSCAPE BUFFER
 PUREFOY ROAD (COLLECTOR STREET) - 20' TYPE 'C' LANDSCAPE BUFFER
 SEE NOTE #12 2/25-2.0 REGARDING SHARED LANDSCAPE BUFFER

WEST:
 R4-R-LOT ZONING - 10' TYPE 'B' LANDSCAPE BUFFER

EAST:
 R4-R-LOT ZONING - 10' TYPE 'B' LANDSCAPE BUFFER

SEE PROTECTION:
 RESD-7.0 LANDSCAPE PLAN

MINERALS SURFACE:
 3,746 SF / 0.13 AC (0.1% OF SITE)

EXISTING:
 0 SF

PROPOSED:
 6,045 SF (18.2% OF SITE)

DEVELOPMENT AREA AND RECREATION SPACE:
 NONE REQUIRED PER PRE SUBMITTAL MEETING

MAX. RECREATION AREA:
 NONE REQUIRED PER PRE SUBMITTAL MEETING

MIN. RECREATION SPACE:
 0 SF; APPLICATOR REQUESTING FRAGMENTED

PROJECT NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HOLLAND LAND SURVEYING, MAY 2016.

RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION: NO FLOODPLAIN AS PER REVISED PRELIMINARY FEMA MAP NUMBER 15215C0011A0001. SEE STEP SLOPES ON SD-1.0 EXISTING CONDITIONS PLAN.

STEP SLOPE PROTECTION: SEE STEP SLOPES ON SD-1.0 EXISTING CONDITIONS PLAN.

STREAM BUFFERS: THERE ARE NO STREAM BUFFERS ON THIS SITE.

APPROVAL STAMPS

(Area reserved for approval stamps, currently blank)