



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan? **Yes**
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map? **Yes**
3. Would the proposed project require a rezoning? **Yes**
4. What is the proposed zoning district? **R-SS-CZD**
5. Would the proposed project require modifications to the existing regulations? **None anticipated**
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)? **No**
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options? **Yes**
 - Is the project for ownership or rental? **Rental**
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site) **Yes, RCD, slopes and topography**
8. Has the applicant addressed traffic impacts? Traffic and circulation issues? **Traffic issues TBD**
9. How is the application compatible with the surrounding neighborhood and/or district?
It falls within the Medium Density Residential use for this area
10. Has the applicant discussed the project with adjacent neighbors? **No, but will soon.**



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9778999279

Date: 3/22/2021

Section A: Project Information

Project Name: Jay Street Apartments

Property Address: Jay Street Zip Code: 27516

Use Groups (A, B, and/or C): A Existing Zoning District: R-3

Project Description: Two 3-story apartment buildings with a total of 48-52 units, community center building with associated parking and pedestrian connectivity

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

Applicant Information (to whom correspondence will be mailed)

Name: Taft-Mills Group, LLC

Address: P.O. Box 566

City: Greenville State: NC Zip Code: 27835

Phone: 252-916-2691 Email: dustin@taftmillsgroup.com

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

Signature:  Date: 3-23-2021

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Taft-Mills Group, LLC

Address: P.O. Box 566

City: Greenville State: NC Zip Code: 27835

Phone: 252-916-2691 Email: dustin@taftmillsgroup.com

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

Signature:  Date: 3-23-2021



Concept Plan Project Fact Sheet

Site Description	
Project Name	Taft Mills - Jay St. Affordable Housing
Address	Jay Street, Chapel Hill, NC 27516
Property Description	Existing Vacant Wooded Land
Existing Land Use	Vacant
Proposed Land Use	Affordable Housing Apartments
Orange County Parcel Identifier Numbers	9778999279
Existing Zoning	
Proposed Zoning	R-SS-CZD
Application Process	Special Use Permit (SUP)
Comprehensive Plan Elements	Affordable Housing; Medium Density Residential
Overlay Districts	RCD

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	N/A	48-52 Apartment Units	✓
Dimensional Standards (Sec. 3.8)	Street = N/A Height @ setback=39' Side = N/A Height @ core=60' Solar = N/A	Per R-SS-CZD Zoning	✓
Floor area (Sec. 3.8)	FAR=1.10	0.14	✓
Modifications to Regulations (Sec. 4.5.6)	None anticipated	Unknown at this time	UNK
Adequate Public Schools (Sec. 5.16)	Per LUMO	TBD	UNK
Inclusionary Zoning (Sec. 3.10)	15% required	100% provided	✓
Landscape			
Buffer – North (Sec. 5.6.2)	Per LUMO	TBD	UNK
Buffer – East (Sec. 5.6.2)	Per LUMO	TBD	UNK
Buffer – South (Sec. 5.6.2)	Per LUMO	TBD	UNK
Buffer - West (Sec. 5.6.2)	Per LUMO	TBD	UNK



Tree Canopy (Sec. 5.7)	30% - Multifamily Residential	TBD	UNK
Landscape Standards (Sec. 5.9.6)	Retain exist. vegetation	TBD	UNK
Environment			
Resource Conservation District (Sec. 3.6)	RCD requirements apply to this site	All of RCD to be protected	✓
Erosion Control (Sec. 5.3.1)	Per LUMO	Requirements shall be met	✓
Steep Slopes (Sec. 5.3.2)	Per LUMO	All steep slope areas to be undisturbed	✓
Stormwater Management (Sec. 5.4)	Per LUMO	Underground treatment	✓
Land Disturbance	Per LUMO	TBD	UNK
Impervious Surface (Sec. 3.8)	Non-residential; 0.70	0.22	✓
Solid Waste & Recycling	Per LUMO	TBD	UNK
Jordan Riparian Buffer (Sec. 5.18)	50-ft. on either side of creek	100% of buffer to be protected	✓
Access and Circulation			
Road Improvements (Sec. 5.8)	Public Street Access	Improvements as req. on Jay St.	UNK
Vehicular Access (Sec. 5.8)	Public Street Access	Access to be provided off Jay St.	✓
Bicycle Improvements (Sec. 5.8)	Per LUMO	TBD	UNK
Pedestrian Improvements (Sec. 5.8)	Sidewalks required	TBD	UNK
Traffic Impact Analysis (Sec. 5.9)	TBD	Unknown at this time	UNK
Vehicular Parking (Sec. 5.9)	Per LUMO	95 spaces currently proposed	✓
Transit (Sec. 5.8)	Bus Service	Access to exist. bus route	✓
Bicycle Parking (Sec. 5.9)	1 per 4 dwelling units	TBD	UNK
Parking Lot Standards (Sec. 5.9)	Per LUMO	Parking areas shall meet LUMO standard	✓
Technical			



Fire	Per Code	Access and circulation shall meet fire code standards	✓
Site Improvements	Per LUMO	All improvements shall meet LUMO standards	✓
Schools Adequate Public Facilities (Sec. 5.16)	Per LUMO	TBD	UNK
Recreation Area (Sec. 5.5)	0.05 ratio	TBD	UNK
Lighting Plan (Sec. 5.11)	Per LUMO	Site lighting shall meet LUMO standards	✓
Homeowners Association (Sec. 4.6)	N/A	Property will fall under the Housing Authority Management	✓

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

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 and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

N/A	Application fee (refer to fee schedule)	Amount Paid \$ <input type="text"/>
✓	Pre-application meeting – with appropriate staff	
✓	Digital Files - provide digital files of all plans and documents	
✓	Concept Project Fact Sheet	
✓	Statement of Compliance with Design Guidelines (1 copies)	
✓	Statement of Compliance with Comprehensive Plan (1 copies)	
✓	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)	
✓	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
✓	Mailing fee for above mailing list	Amount Paid \$ <input type="text"/>
✓	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:	
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 	
✓	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
✓	Reduced Site Plan Set (reduced to 8.5"x11")	

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

March 23, 2021

JAY STREET APARTMENTS – DEVELOPER’S PROGRAM CONCEPT PLAN REVIEW

This Program accompanies a request for review of a Concept Plan application by the Town of Chapel Hill.

Introduction

The Jay Street Apartment project is located south and west of Jay Street, to the east of the Southern Railroad rights-of-way, and is south of the Village West. The project is proposing is an Affordable Housing apartment units. The developer understands the significance of affordable and has done this successfully throughout North Carolina.

Site Description

The project area is described as Lot 1 and is approximately 7.5 acres. The site is mostly wooded, with some existing structures located near the center area of the parcel. Due to the existing topography and parcel location, the project is proposing a single access to Jay Street.

The project site is bounded by West Chapel Hill Cemetery to the north, a mix of existing single family and multi-family residential to the east and south, and the Southern Railroad to the west.

The site slopes significantly from west to east, with slopes becoming steeper to the south due to the close proximity to Tanyard Branch.

Site Access, Circulation, and Pedestrian Connectivity

The project will seek ingress/egress from the only public right-of-way adjacent to the property, Jay Street. Onsite parking will be provided for the apartments and a community building. A turnaround area will be provided at the southern end and will meet Town requirements.

The closest bus stops are located on Village Drive, but none are directly adjacent to the site.

The project will meet the requirements for recreational space, will align with the Greenway Master Plan, and is proposing a connection to the Tanyard Branch Trail.

Building Layout

The proposed structures are situated to meet buffer and setback requirements. The buildings are located in the central area of the property to provide separation from adjacent parcels and the RCD buffer area. The architectural elements will meet the LUMO requirements.

Environmental and Landscaping

The 7.5 acre site contains approximately 1.9 acres of protected RCD buffer area, extending 150’ from Tanyard Branch along the south eastern property line. New landscaping and street trees will be provided

for the developed portion of the site. Required tree coverage, landscaping, and buffers will provide screening and visual interest.

Stormwater

The existing site currently does not have any stormwater treatment measures. The proposed development will comply with the current stormwater quality and quantity regulations. The project will comply with all sedimentation and erosion control requirements utilizing on and offsite protection measures.

Utilities

The project site is currently served by OWASA for water and sewer services. The water and sewer services for the new apartment buildings will be designed to the most current standards and specifications.

March 23, 2021

JAY STREET APARTMENTS – AFFORDABLE HOUSING PLAN CONCEPT PLAN REVIEW

The Chapel Hill Town Council has identified affordable housing as one of its strategic goals and is implementing a comprehensive plan to preserve and increase the availability of affordable housing. The approval of the \$5.25 million funding plan is a major step in the Town’s efforts to reach its affordable housing goals.

The Town Council approved funding awards from the Town’s Affordable Housing Bond and Affordable Housing Development Reserve. In November 2018, Chapel Hill voters approved a \$10 million Affordable Housing Bond Referendum.

In June 2018, the Town of Chapel Hill Council prioritized three Town-owned sites for affordable housing and authorized the Town Manager to pursue affordable housing on those sites. This property, on Jay Street, was one of those locations. Town Staff proposed the following goals for the Jay Street site based on Council feedback, Council’s FY2020-22 Strategic Goals & Objectives, and the Town’s affordable housing policies and goals:

- Provide housing affordable to a range of income levels with priority for units serving households earning 60% or less of Area Median Income
- Maintain long term affordability
- Minimize need for Town funding through leverage of outside funding
- Utilize environmentally friendly and sustainable principles for development
- Facilitate connections within the community and surrounding neighborhood

The concept plan for this site will be the first formal step in beginning a Town and public participation process. The concept plan will be reviewed, and receive input from, two of the Town’s advisory boards, the Community Design Commission and the Housing Advisory Board. The concept plan developed through this process will shape the proposed project.

These homes will be apartments and will be developed by the Taft-Mills Group. “Taft-Mills’ primary focus is delivering high-quality, affordable rental housing developments that blend seamlessly into the communities in which they are located. Possessing a specialized knowledge of Housing Tax Credits, Tax-Exempt Bonds, State and Federal Housing Programs, and various other forms of debt/equity structures, Taft-Mills develops communities that are attractive, safe, and affordable to both families and seniors of modest means.”

In total, the partners propose to develop 48-52 affordable rental units serving households earning from below 30% to 60% Area Median Income (AMI). In Chapel Hill, this is near \$64,500 a year for a family of four. The apartments will range from 1-bedroom units to 4-bedroom units.

The apartments will be available to low and moderate-income households that meet the respective development partners' eligibility requirements. In addition, the range of unit sizes and types will provide opportunities to serve several target populations, including persons with disabilities, individuals or families transitioning out of homelessness, holders of housing vouchers, survivors of domestic violence, and veterans, among others.

The developer will provide a 30-year pro forma for the two apartment buildings, from the date of issuance of C of O, which is standard for affordable multi-family new construction projects.

March 23, 2021

Jay Street Apartments
Affordable Housing Development
Jay Street, Chapel Hill, NC 27516

STATEMENT OF COMPLIANCE CHAPEL HILL DESIGN GUIDELINES

Chapel Hill's Design Guidelines provide guidance for the design elements of new projects. The purpose of the Design Guidelines document "is to assure that new designs remain in continuity with the Town's existing design 'successes,' and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras".

The Chapel Hill Design Guidelines provide five categories of town-wide criteria for design. The Jay Street Apartments Concept Design development proposal demonstrates compliance with each of the following design criteria.

Chapel Hill General Design Criteria

Design Criteria: Livability

Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.

Design Criteria: Visual Impact

New public and private projects should be visually appealing and compatible with other developments in the surrounding area.

Design Criteria: Vegetation

Landscape design concepts should preserve existing trees and incorporate new trees and shrubbery with native species. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.

Design Criteria: Mobility

Land design concepts should provide a network of roads, bicycle paths, lanes, and sidewalks that provide consideration for the safety of motorists, cyclists, joggers, and walkers.

Design Criteria: Activity Centers

Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.

Design Criteria: Views

Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.

Jay Street Apartments Compliance**Livability**

The Jay Street Apartments project will provide human scale architecture with building fenestrations for entrances and windows that harmonize with the surrounding development and communities. Outdoor open space areas, playground, community building and other pedestrian and bicycle amenities will be provided for enjoyment of the proposed amenities areas. The proposed development promotes access to public transportation, as well as bicycle and pedestrian activity. There will be a connection to the existing Greenway Trail off McMasters Street and the Tanyard Branch Trail.

Visual Impact

The visual impact of the proposed development will be compatible with the surrounding neighborhoods and will be buffered with existing and proposed vegetation on all sides of the property. An aesthetically pleasing architectural design with a blend of materials and accents will provide for a softened visual impact. There will be no visual impact on the southern side of the project, as this entire wooded area will be preserved as part of the Resource Conservation District Buffer. On-site landscaping with parking shade trees and foundation plantings will also provide for a softer visual impact.

Vegetation

The site is currently wooded with a mix of mature hardwood and pine trees. These existing trees will be preserved in the buffer areas on the north, west and east sides of the property. The tree canopy of entire southern half of the property will also be preserved as part of the Resource Conservation District Buffer. Within the developed portion of the property, landscaping will be

provided in accordance with the LUMO requirements, including tree canopy, parking lot shade trees and foundation plantings around the buildings.

Mobility

The proposed development will provide the required amount of parking for each unit per the ordinance. This parking will be provided by means of a surface parking lot adjacent to each of the new buildings. The site is designed to provide pedestrian, bicycle and vehicular access to the existing and surrounding streets and neighborhoods. An existing bus stop is located just to the north of the site off Village Drive and is within a short walking distance to access public transportation. The Bolin Creek Extension and Tanyard Branch Greenway Trails are located adjacent to the property and the proposed development will provide connectivity to these pedestrian and bicycle facilities.

Activity Centers

The proposed development will also include a community center building and will provide opportunities for a variety of activities among all age groups. The recreation facilities adjacent to the community building will also provide opportunities for social interaction and engagement.

Views

The design of this project will provide an enhanced urban environment with pleasing views both looking into the site and from within looking out. As previously noted, the preservation of existing vegetation and proposed new landscaping will provide an integrated site that blends in with the natural surroundings and will enhance the existing neighborhood.

March 23, 2021

Jay Street Apartments
Affordable Housing Development
Jay Street, Chapel Hill, NC 27516

STATEMENT OF COMPLIANCE With the Chapel Hill 2020 Comprehensive Plan

The Chapel Hill Town Council has identified affordable housing as one of its strategic goals and is implementing a comprehensive plan to preserve and increase the availability of affordable housing. The approval of the \$5.25 million funding plan is a major step in the Town's efforts to reach its affordable housing goals.

The Jay Street Apartments Affordable Housing project is proposed to be developed in accordance with the Chapel Hill 2020 Comprehensive Plan. We provide this statement of compliance to demonstrate adherence to the general concepts set forth in the CH2020 Comprehensive Plan. Two general concepts within CH2020 Comprehensive Plan fall under Community Vision and are noted as Community Choices and Community Connections. These are defined in the plan as:

Community Choices:

The community would like more choices about where and how people can live and house their families and more choices about how they travel through town. The community also would like more choices about where to shop and how to meet daily needs. Community members also would like choices about where they can work and play in Chapel Hill.

Community Connections:

The community also desires more connections and improved opportunities to meet others and to embrace the diversity of those who live, work, and play in the community. Community members want more connections in how they can get around and a real commitment to safe pedestrian and bicycle transportation. They want real connections between the decisions town leaders make and the ideals that the community has expressed in the Chapel Hill 2020 comprehensive plan. Chapel Hill wants a sense of connectedness from many perspectives.

The other components of the CH2020 Comprehensive Plan fall under the five **Big Ideas**:

- 1. Implement a bikeable, walkable, green communities plan by 2020.**
- 2. Create an entrepreneurial enterprise hub in the Rosemary Street Corridor.**
- 3. Create entertainment/dining/arts hubs to capitalize on Chapel Hill's strengths as a recreational destination.**
- 4. Increase the ratio of workforce housing by 2020 and develop a plan for student housing in the community.**

5. Establish a structure to support community and neighborhood engagement in a proactive manner.

Comprehensive Plan Themes

The new affordable housing development proposed off Jay Street is being designed to comply with the major themes developed within the Chapel Hill 2020 Comprehensive Plan.

A Place for Everyone

This theme is intended to explore and provide diversity and inclusion in a family-friendly, creative environment. It also focuses on the need for affordable housing. The Jay Street development is designed to provide affordable housing for inclusion of all within the community. It will also provide a community center within the project to offer a space to gather for a variety of programs and creative opportunities. The project will be a major step in the Town's efforts to reach its affordable housing goals.

Community Prosperity and Engagement

Part of the focus for this theme is to provide a safe, vibrant and connected community, as well as healthy neighborhoods. The development is designed to provide a safe location for the proposed apartment units, with good vehicular and pedestrian access. It will also provide additional connectivity to the existing Greenway Trail between McMasters Street and Jay Street and the Tanyard Branch Trail.

Getting Around

This theme focuses on all modes of transportation for an inclusive and connected community. The proposed development will offer pedestrian connectivity to the surrounding neighborhoods, as well as the Greenway Trail connecting to McMasters Street. Sidewalks will be provided throughout the site and a proposed extension of the Greenway will be reserved through the site. The site is also adjacent to an active Town of Chapel Hill Transit route and the residents will be able to take advantage of that service.

Good Places, New Spaces

This theme focuses on the various types of neighborhoods throughout Chapel Hill and providing a balanced respect for the old with the prospect of the new. Consideration is also given for open space and the rural buffer. The Jay Street development is located adjacent to some older single-family neighborhoods to the south and east, Village West Apartments to the north and Estes Park Apartments to the west on the other side of the railroad tracks. The development of this vacant property will provide a complimentary neighborhood with a similar balance among the surrounding properties. There is a stream that runs along the southeast side of the property and this area will be fully preserved as Open Space and a Resource Conservation District.

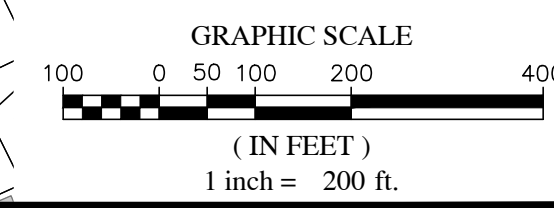
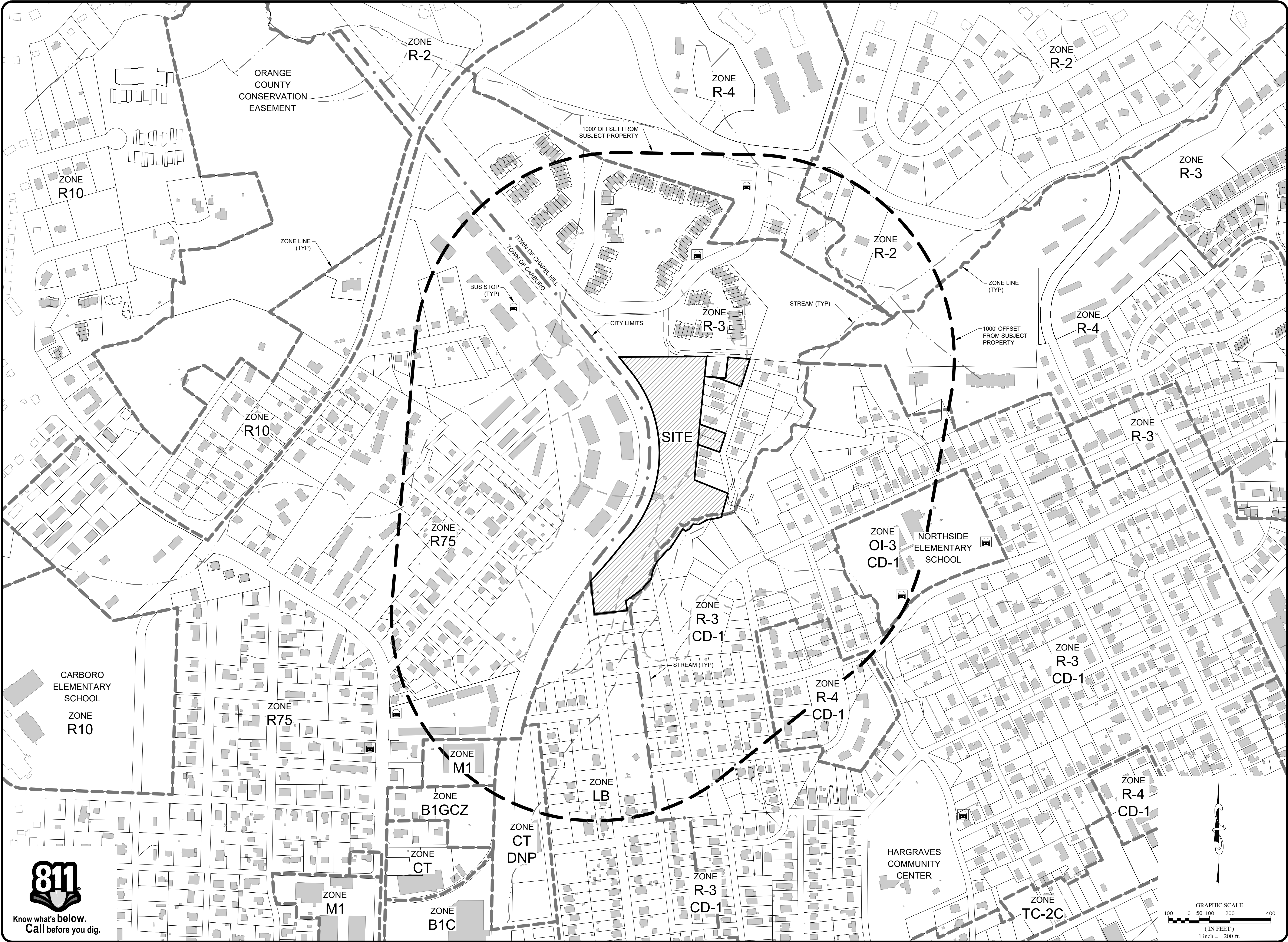
Nurturing Our Community

This theme is focused on environmental sustainability. The proposed development will have two 3-story buildings and a 1-story community building, which is a low density design for the 7.5 acre parcel. The remaining property will be preserved in Open Space and a Resource Conservation District buffer. The proposed impervious area for the project will only be 23% of the property and there will be a significant amount of existing tree canopy preserved on the site. Water quality will also be preserved with the design and installation of Stormwater Control Measures per the requirements of NCDEQ and the Town of Chapel Hill Stormwater Management Program.

Town and Gown Collaboration

This theme focuses on collaboration with the University of North Carolina as well as the UNC Health Care System. While this project is not close in proximity to the UNC Campus, it will provide affordable housing opportunities for both students and university and staff. As previously discussed, it will have access to Greenway and Bicycle routes, as well as bus service, so getting to the campus will be out of reach. Both of these means of transportation will help promote active lifestyle opportunities to include walking to a bus stop or cycling through Town to the campus.

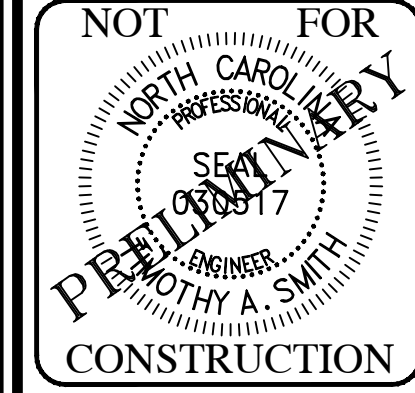
Q:\AR\CONCEPT\082021\TVA_Misc - by Street - Chapel Hill\2021\Current\Drawings\082021\110722_Alt_DWG_T01P1.dwg



NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1			

COPYRIGHT © 2021
 SUMMIT DESIGN AND
 ENGINEERING SERVICES
 DRAWING AT TOWN OF
 CHAPEL HILL, NC
 ALL RIGHTS RESERVED. NO
 PART OF THIS DOCUMENT IS TO BE
 REPRODUCED OR TRANSMITTED IN
 ANY FORM OR BY ANY MEANS,
 ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM,
 WITHOUT PERMISSION IN WRITING
 FROM SUMMIT DESIGN AND
 ENGINEERING SERVICES.

PROJECT ENGINEER/ARCHITECT
 JAS (JSMITH@SUMMITDE.NE)
 PROJECT MANAGER
 ACH (AARON.HUTCHENS@SUMMITDE.NE)
 DRAWN BY
 SEF (SANDY.FALK@SUMMITDE.NE)
 FIRST ISSUE DATE
 03-22-2021



SUMMIT
 DESIGN AND ENGINEERING SERVICES
 State License # P-0339
 320 Executive Court
 Hillsborough, NC 27778
 Voice: (919) 752-3883 Fax: (919) 752-6676
 www.summitde.net

CONCEPT PLANS FOR
JAY STREET APARTMENTS
 CHAPEL HILL, ORANGE COUNTY, NC
 AREA MAP

PROJECT NO.
 DRAWING NAME:
 SHEET NO.
C-1

C:\AR\CONJUDGING\JDS\2021\TVA.MB - Jay Street - Chapel Hill\2021\Current\Drawings\0000_Site_Map_Emit_Conding_3012021_110231.AML.DWG TO PDF.plt



Know what's below.
Call before you dig.

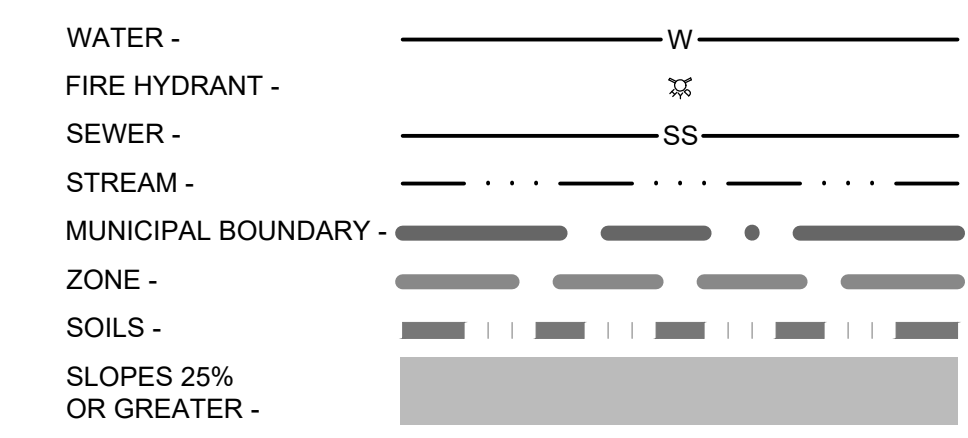


Line Table		
Line #	Length	Direction
L1	31.740	S36° 23' 43.00"W
L2	32.000	S47° 33' 23.00"W
L3	50.000	S12° 45' 21.00"W
L4	39.740	S25° 13' 13.00"W
L5	75.870	S41° 33' 00.00"W
L6	17.930	S57° 04' 12.00"W
L7	114.990	S32° 51' 22.00"W
L8	17.300	N50° 44' 50.00"W
L9	22.100	S62° 21' 53.00"W
L10	29.270	S36° 23' 15.00"W
L11	28.130	N87° 38' 17.00"W
L12	48.640	S61° 19' 04.00"W
L13	35.820	S81° 38' 07.00"W
L14	32.000	S77° 32' 57.00"W

NOTES:

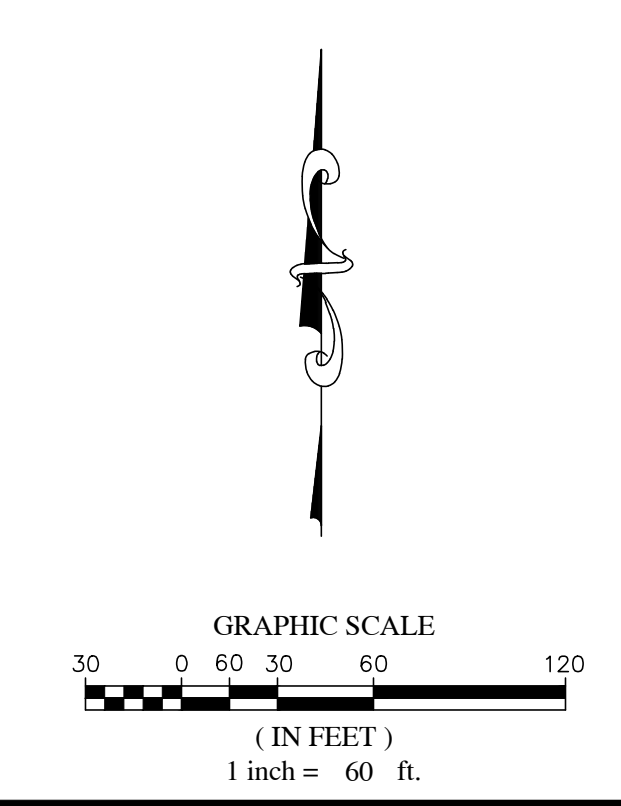
- EXISTING CONDITIONS ARE BASED ON ORANGE COUNTY GIS DATA.
- THIS PROPERTY IS LOCATED WITHIN ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE MAPS NUMBER 3710977800K AND 3710978800K, DATED 11/17/2017.
- THIS PROPERTY IS WITHIN THE LAKE JORDAN WATERSHED, CAPE FEAR RIVER BASIN.

LEGEND:



SOILS LEGEND:

- EnB - ENON LOAM, 2 TO 6 PERCENT SLOPES
- EnC - ENON LOAM, 6 TO 12 PERCENT SLOPES
- IrB - IREDELL GRAVELLY LOAM, 1 TO 4 PERCENT SLOPES
- luB - IREDELL - URBAN LAND COMPLEX, 1 TO 8 PERCENT SLOPES
- WmE - WEDOWEE SANDY LOAM, 15 TO 25 PERCENT SLOPES



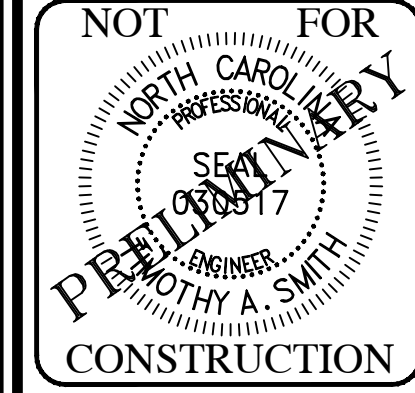
NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1			

COPYRIGHT © 2021
SUMMIT DESIGN AND ENGINEERING SERVICES
DRAWING AT TOWN OF CHAPEL HILL
THIS DRAWING IS THE PROPERTY OF SUMMIT DESIGN AND ENGINEERING SERVICES AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF SUMMIT DESIGN AND ENGINEERING SERVICES.

PROJECT ENGINEER/ARCHITECT
SUMMIT DESIGN AND ENGINEERING SERVICES
PROJECT MANAGER
ACH (AARON.HUTCHES@SUMMITDE.NC)

DRAWN BY
SE (SANDY.FALK@SUMMITDE.NC)

FIRST ISSUE DATE
03-22-2021



SUMMIT
DESIGN AND ENGINEERING SERVICES

State License #: P-0339
320 Executive Court
Hillsborough, NC 27778
Voice: (919) 732-3883 Fax: (919) 732-6676
www.summitde.net

CONCEPT PLANS FOR
JAY STREET APARTMENTS
JAY STREET
CHAPEL HILL, ORANGE COUNTY, NC

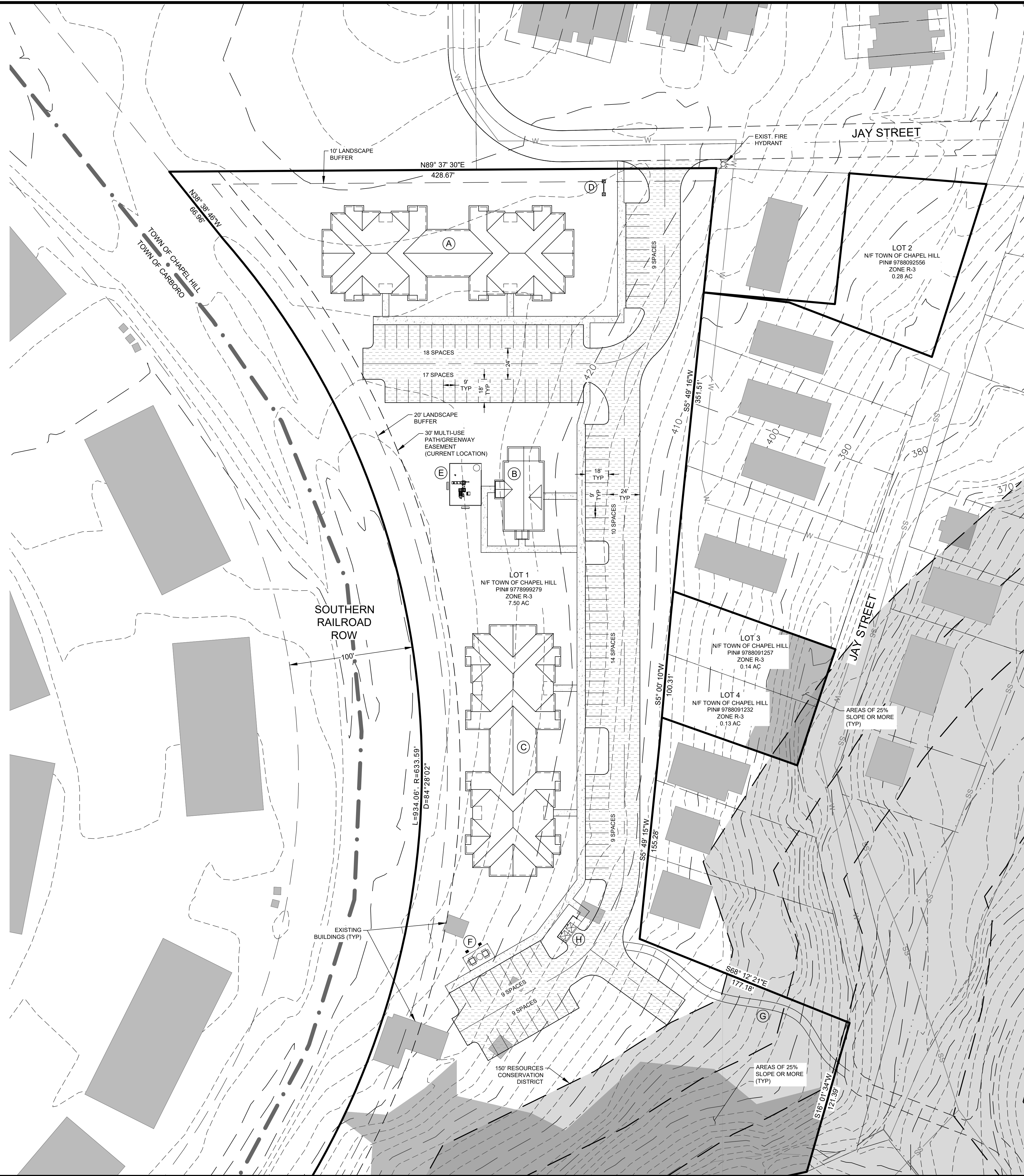
EXISTING CONDITIONS PLAN

PROJECT NO.
DRAWING NAME:
SHEET NO.
C-2

C:\AR\CONJUDGING\JDB2020\TOWN Mills - Jay Street - Chapel Hill\2020\Current\Drawings\03-2020\11-2023\ANL DWS TO PDF.dwg



Know what's below.
Call before you dig.



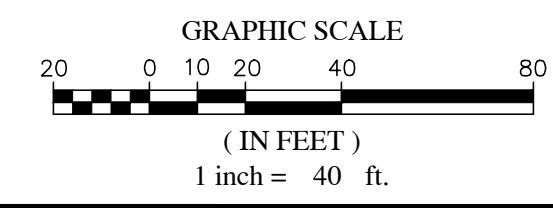
CONCEPTUAL SITE PLAN LEGEND:

- (A) 3 STORY APARTMENT BLDG - 6 1BR, 12 2BR, 6 3BR
- (B) COMMUNITY BUILDING
- (C) 3 STORY APARTMENT BLDG - 12 1BR, 12 2BR
- (D) ENTRY SIGN
- (E) PLAYGROUND
- (F) COVERED PICNIC SHELTER
- (G) TRAIL CONNECTION
- (H) TRASH AND RECYCLING

SITE DATA TABLE (LOT 1):

OWNER: TOWN OF CHAPEL HILL
 DEVELOPER: TAFT-MILLS GROUP
 PIN#: 9778999279
 JURISDICTION: TOWN OF CHAPEL HILL
 TOWN/CITY: CHAPEL HILL
 COUNTY: ORANGE
 DB/PG: 3881/129
 CURRENT ZONING: R-3
 PROPOSED ZONING: R-SS-C
 LOT AREA: 7.50 AC
 EXISTING IMPERVIOUS: 2,161 SF (0.06%)
 PROPOSED IMPERVIOUS: 73,784 SF (23%)
 PARKING SHOWN: 95 SPACES

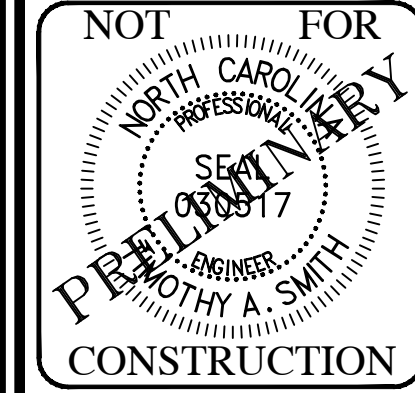
APPLICANT:
 TAFT-MILLS GROUP
 CONTACT: DUSTIN MILLS
 P.O. BOX 566
 GREENVILLE, NC 27835
 (252) 916-2691 (PHONE)
 DUSTIN@TAFTMILLSGROUP.COM



NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

COPYRIGHT © 2021
 SUMMIT DESIGN AND
 ENGINEERING SERVICES
 DRAWING ALTERNATION
 IN ACCORDANCE WITH THE
 PROFESSIONAL ENGINEERING
 BOARD OF ARCHITECTS, PROFESSIONAL
 LAND SURVEYORS TO ALTER ANY ITEM ON
 THIS DRAWING, THE SIGNATURE OF THE
 REGISTERED ARCHITECT OR REGISTERED
 LAND SURVEYOR IS REQUIRED. ANY
 NOTATION VALUES BY FOLLOWED BY HIS
 DESIGNATION OF THE ALTERNATIONS.

PROJECT ENGINEER/ARCHITECT
 TMS (TMSMITH@SUMMITDE.NET)
 PROJECT MANAGER
 ACH (AARON.HITCHENS@SUMMITDE.NET)
 DRAWN BY
 SF (SANDY.FALK@SUMMITDE.NET)
 FIRST ISSUE DATE
 03-22-2021



SUMMIT
 DESIGN AND ENGINEERING SERVICES
 State License # P-0339
 320 Executive Court
 Hillsborough, NC 27835
 Voice: (919) 732-3883 Fax: (919) 732-6676
 www.summitde.net

CONCEPT PLANS FOR
JAY STREET APARTMENTS
 JAY STREET
 CHAPEL HILL, ORANGE COUNTY, NC
CONCEPT PLAN

PROJECT NO.
 DRAWING NAME:
 SHEET NO.
C-3