

PARK APARTMENTS - PHASE II

0 ELLIOTT ROAD
 CHAPEL HILL, NORTH CAROLINA, 27517
PHASE II FORM DISTRICT PERMIT

PIN: 9799343528
 PROJECT NUMBER: WDF-22001
 DATE: MAY 18, 2023



TOWN OF CHAPEL HILL
 Planning Department
 405 Martin Luther King Jr. Blvd.
 Chapel Hill, NC 27514-5705
 phone (919) 968-2728
 www.townofchapelhill.org

Blue Hill Certificate of Appropriateness Approval

This Certificate of Appropriateness for Park Apartments Phase II has been approved by the Community Design Commission, in accordance with approved certificate of appropriateness plans dated January 24, 2023 and last revised April 14, 2023, as heard at the CDC meeting on April 26, 2023.

This certifies that a Certificate of Appropriateness has been issued to:

Name of Applicant: Jessica Hardesty - McAdams

Applicant's Address: 621 Hillsborough St Suite 500, Raleigh, NC 27603

For:

Name of Development: Park Apartments Phase II
 119 Bennett Way, Chapel Hill, NC 27514

Identified as: Project # CDC-23-2
 PINs 9799.34.3528

This Certificate of Appropriateness includes approval with the following conditions:

- Any changes to the approved plans will require review and approval by the Community Design Commission for a modification to the Certificate of Appropriateness.

This Certificate of Appropriateness also includes approval for the following Design Alternatives:

- The minimum structured parking setback behind the front building façade has been reduced along the Elliott Road Extension and Bennett Way frontages, to 0 ft on the uppermost parking level, and reduced on other parking levels as shown on plans.
- The average street tree spacing standard has been increased along the Bennett Way frontage, where necessary to accommodate utility access and/or fire access.
- The minimum building step back distance for upper floors has been reduced to 0 ft at the building corners, and reduced to 8 ft along the remainder of facades facing Elliott Road Extension and Bennett Way.
- The minimum and maximum requirements for residential ground floor elevation have been modified to a minimum of 6 in and a maximum of 6 ft above the sidewalk along the building façade facing Bennett Way.

April 26th, 2023
 (CDC approval date)

Corey Liles
 Planning Manager

SITE DATA

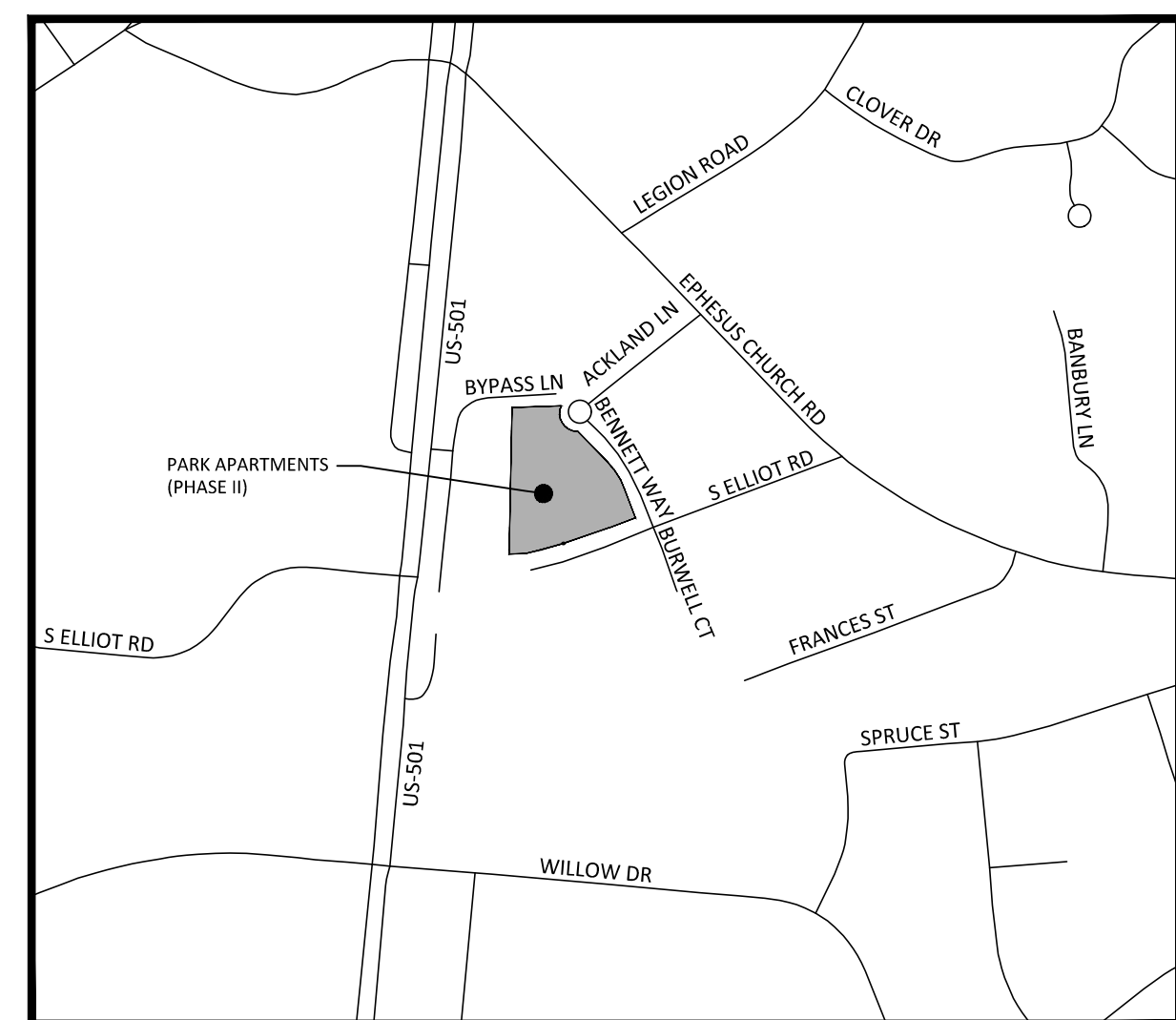
PIN	9799343528
SITE AREA	95,118 SF / 2.18 AC
NET LAND AREA (PHASE II)	95,118 SF / 2.18 AC
GROSS LAND AREA (PHASE II)	104,630 SF / 2.40 AC
ZONING	WX-7, WR-7
WATERSHED PROTECTION	JORDAN LAKE
RIVER BASIN	CAPE FEAR
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY RESIDENTIAL (PHASE II: 260 UNITS 262,245 SF)
IMPERVIOUS	EXISTING 0.00 AC (00.0%) PROPOSED 2.03 AC (93.12%)
VEHICULAR PARKING (PHASE II)	MINIMUM REQUIRED 1 BR: 166 UNITS*1.4/UNIT = 232 SPACES 2 BR: 78 UNITS*1.75/UNIT = 137 SPACES 3 BR: 16 UNITS*2.25/UNIT = 36 SPACES TOTAL = 380 SPACES MAXIMUM REQUIRED 1 BR: 166 UNITS*1.25/UNIT = 208 SPACES 2 BR: 78 UNITS*1.75/UNIT = 137 SPACES 3 BR: 16 UNITS*2.25/UNIT = 36 SPACES TOTAL = 380 SPACES PROPOSED 380 SPACES
ACCESSIBLE PARKING (PHASE II)	REQUIRED 8 SPACES (2 VAN) PROPOSED 8 SPACES (2 VAN)
BIKE PARKING (PHASE II)	REQUIRED 260 UNITS * 1 SPACE/4 UNITS (20% SHORT TERM/80% LONG TERM) = 65 SPACES (13 SHORT TERM, 52 LONG TERM) PROPOSED LOCATION AND FINAL COUNT TO BE COORDINATED
MAXIMUM BUILDING HEIGHT	REQUIRED 90'-0" PROPOSED WR-7 / WX-7 7-STORIES, NOT TO EXCEED 90'
OUTDOOR AMENITY AREA (PHASE II)	REQUIRED 0.06*95,118 SF = 5,708 SF PROPOSED 5,794 SF (3,529 SF DOG PARK; 2,265 SF BUSINESS AMENITY PLAZA)
RECREATION SPACE (PHASE II)	REQUIRED 0.12*104,630 SF/2 = 12,556 SF PROPOSED 8,260 SF FEE IN LIEU FOR 6,278 SF (HALF OF REQUIRED AREA MIN)
DISTURBED AREA	2.44 AC

SITE SHEET INDEX

C0.00	PROJECT NOTES
C0.01	AREA MAP
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE AND ZONING PLAN
C2.01	PAVEMENT MARKING AND SIGHT DISTANCE PLAN
C2.02	SOLID WASTE AND BLOCK FRONTAGE PLAN
C3.00	GRADING AND STORM DRAINAGE PLAN
C4.00	UTILITY PLAN
C6.00	EROSION CONTROL NOTES
C6.01	EROSION CONTROL PLAN - STAGE I
C6.02	EROSION CONTROL PLAN - STAGE II
C6.03	EROSION CONTROL DETAILS
C7.01	CONSTRUCTION MANAGEMENT PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM DRAINAGE DETAILS
C8.03	OWASA DETAILS
C8.04	OWASA DETAILS
C8.05	OWASA DETAILS
C9.00	STORMWATER CONTROL MEASURE 'C' - PLAN VIEW
C9.01	STORMWATER CONTROL MEASURE 'C' - DETAILS
L5.00	LANDSCAPE PLAN
L5.01	LANDSCAPE DETAILS
TC-1	LANDSCAPE PROTECTION & TREE COVERAGE PLAN
M1	LIGHTING PHOTOMETRIC PLAN

ARCHITECTURAL SHEET INDEX

A1.01	FLOOR PLAN LEVEL P1
A1.02	FLOOR PLAN LEVEL P2
A1.03	FLOOR PLAN LEVEL 3
A1.04	FLOOR PLAN LEVEL 4, 5, & 6
A1.05	FLOOR PLAN LEVEL 7
A1.06	ELEVATIONS WITH MATERIAL CALCULATIONS
A1.07	BUILDING SECTIONS



VICINITY MAP
 1"=500'



Know what's below.
 Call before you dig.

LIGHTING LOCATIONS AND PHOTOMETRICS
 APPROVED AS PART OF PARK APARTMENTS PHASES
 1A AND 1B FORM DISTRICT PERMIT (#19-025)

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



The John R. McAdams Company, Inc.
 2905 Meridian Parkway
 Durham, NC 27713
 phone 919. 361. 5000
 fax 919. 361. 2269
 license number: C-0293, C-187
 www.mcadamsco.com

CONTACT

DERICK BLANKENSHIP, PE
 blankenship@mcadamsco.com
 PHONE: 919. 361. 5000

OWNER

WOODFIELD INVESTMENTS
 11425 HORSEMANS TRAIL
 RALEIGH, NC 27613
 PHONE: 919. 535. 8947

PROJECT DIRECTORY

ARCHITECT
 HOUSING STUDIO
 333 WEST TRADE STREET, SUITE 300
 CHARLOTTE, NORTH CAROLINA, 28202
 PHONE: 704. 333. 7862

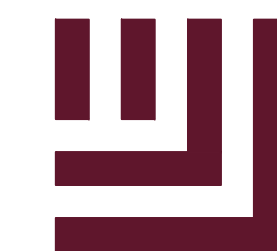


REVISIONS

NO. DATE

PHASE II FORM DISTRICT PERMIT FOR:

PARK APARTMENTS
 PHASE II
 CHAPEL HILL, NORTH CAROLINA, 27517
 PROJECT NUMBER: WDF-22001



McADAMS

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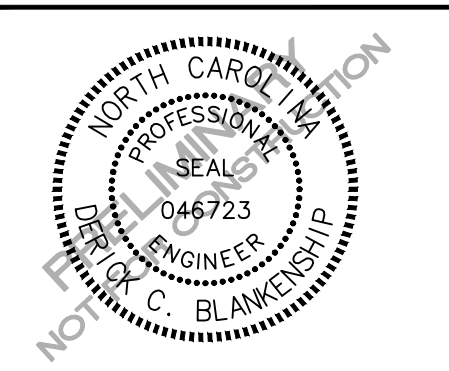
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CLIENT

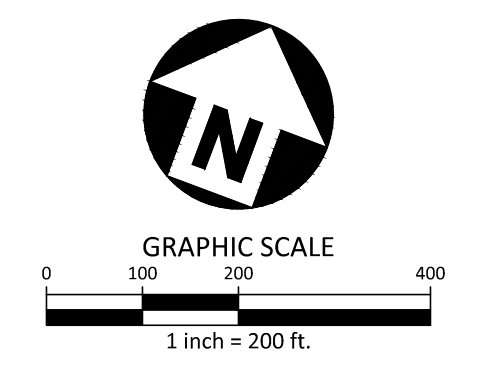
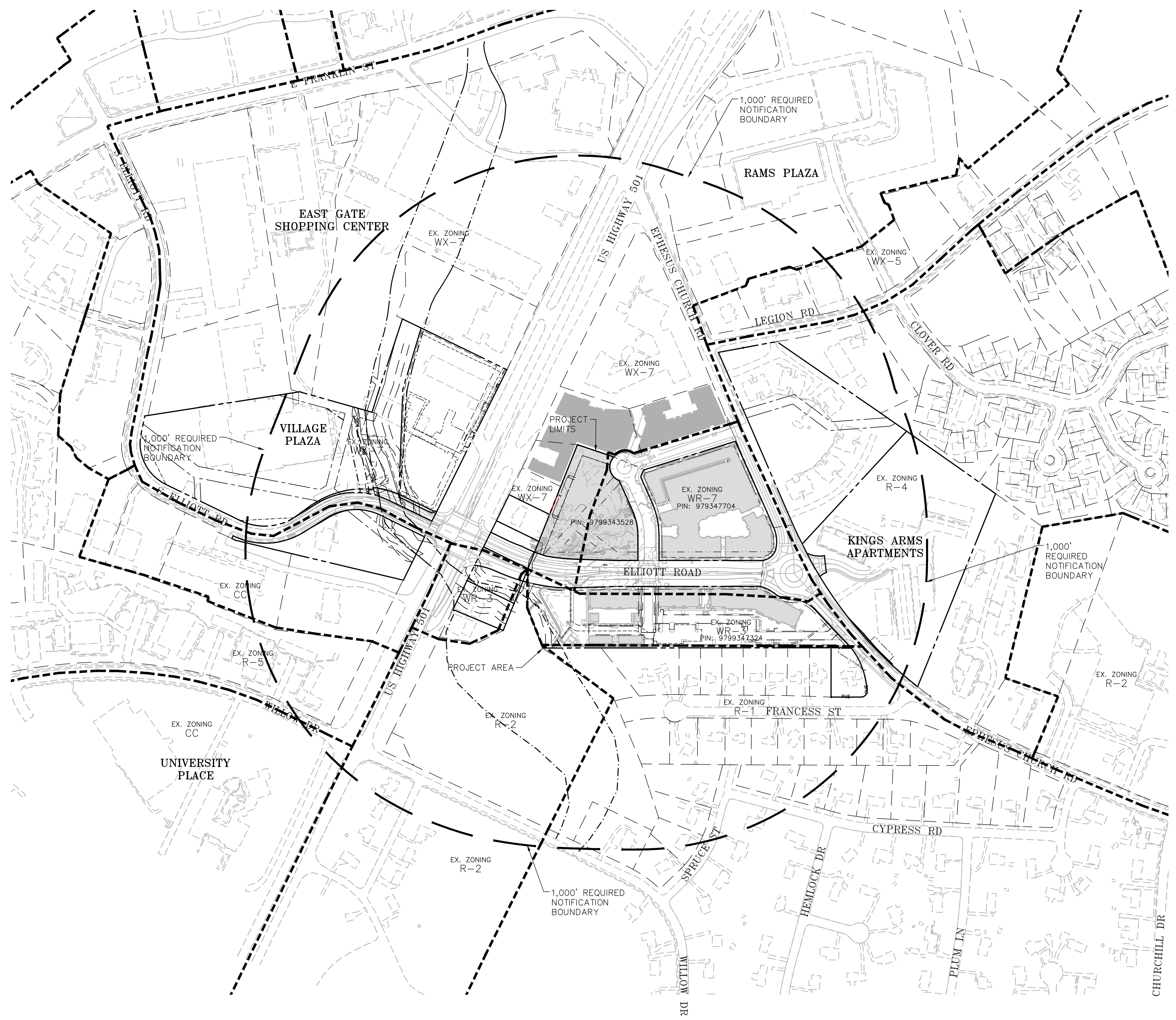
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GENERAL NOTES
1. PINS AND PROPERTY INFORMATION FROM ORANGE COUNTY GIS.
2. BOUNDARY FROM SURVEY BY TIMMONS GROUP COMPLETED 05/19/2015.

LEGEND
1,000' REQUIRED NOTIFICATION BOUNDARY
PROJECT AREA
ZONING DISTRICT LINE



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND OWASA DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. WDF22001
FILENAME WDF22001-AM1
CHECKED BY DCB
DRAWN BY MRO
SCALE 1"=200'
DATE 04.14.2023

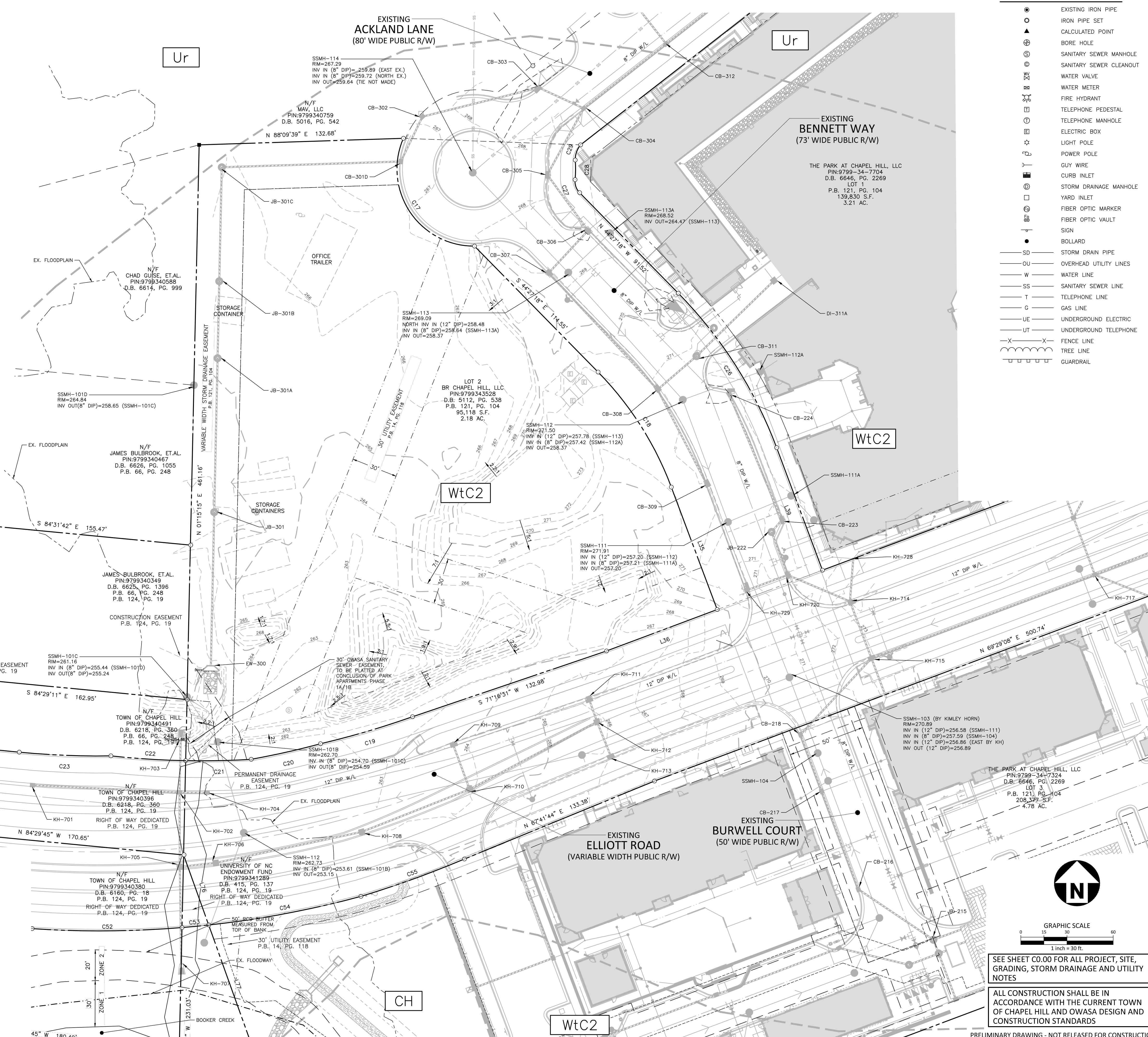
SHEET

AREA MAP

C0.01

M:\Projects\WDF\WDF22001\04-Production\Engineering\WDF\Current Drawings\WDF22001-AM1.dwg, 5/18/2023 8:17:53 AM, David Blameworth

EW-300 RIM=258.62 (JB-301; 36" RCP) INV IN=259.20 (JB-301A; 36" RCP) INV OUT=259.10 (EW-300; 36" RCP)	KH-701 T/C=262.59 INV OUT=259.59 (KH-702; 15" RCP)
JB-301 RIM=264.80 INV IN=259.20 (JB-301A; 36" RCP) INV OUT=259.10 (EW-300; 36" RCP)	KH-702 T/C=261.78 INV IN=254.58 (KH-703; 42" RCP) INV IN=258.51 (KH-704; 15" RCP) INV OUT=252.76 (KH-705; 42" RCP)
JB-301A RIM=265.60 INV IN=259.80 (JB-301B; 36" RCP) INV OUT=259.70 (JB-301; 36" RCP)	KH-703 INV IN=254.90 (KH-702; 42" RCP)
JB-301B RIM=264.23 INV IN=260.40 (JB-301C; 36" RCP) INV OUT=260.30 (JB-301A; 36" RCP)	KH-704 T/C=261.84 INV OUT=258.59 (KH-702; 15" RCP)
JB-301C RIM=266.00 INV IN=261.00 (JB-301D; 36" RCP) INV OUT=260.90 (JB-301B; 36" RCP)	KH-705 T/C=263.73 INV IN=252.07 (KH-702; 42" RCP) INV IN=258.12 (KH-706; 18" RCP) INV OUT=251.37 (KH-707; 42" RCP)
CB-301D RIM=266.75 INV IN=262.10 (JB-302; 30" RCP) INV OUT=261.60 (JB-301C; 36" RCP)	KH-706 T/C=263.70 INV IN=258.79 (KH-708; 18" RCP) INV OUT=258.69 (KH-705; 18" RCP)
CB-302 T/C=267.35 INV IN=262.45 (CB-303; 30" RCP) INV OUT=262.35 (CB-301D; 30" RCP)	KH-707 INV IN=248.86 (KH-705; 42" RCP)
CB-303 T/C=268.50 INV IN=263.10 (CB-304; 30" RCP) INV OUT=263.00 (CB-302; 30" RCP)	KH-708 T/C=264.17 INV IN=259.83 (KH-710; 18" RCP) INV OUT=259.73 (KH-706; 18" RCP)
CB-304 T/C=268.88 INV IN=263.90 (CB-305; 24" RCP) INV IN=263.90 (CB-312; 24" RCP) INV OUT=263.30 (CB-303; 30" RCP)	KH-709 T/C=264.27 INV OUT=261.06 (KH-710; 15" RCP)
CB-305 T/C=268.40 INV IN=264.30 (CB-306; 24" RCP) INV IN=264.10 (CB-304; 30" RCP) INV OUT=264.10 (CB-304; 30" RCP)	KH-710 T/C=264.87 INV IN=260.91 (KH-709; 15" RCP) INV IN=260.66 (KH-712; 18" RCP) INV OUT=260.56 (KH-708; 18" RCP)
CB-306 T/C=268.85 INV IN=265.05 (CB-307; 18" RCP) INV OUT=264.55 (CB-305; 24" RCP)	KH-711 T/C=266.47 INV OUT=263.26 (KH-712; 15" RCP)
CB-307 T/C=268.85 INV IN=265.35 (CB-308; 18" RCP) INV OUT=265.25 (CB-306; 18" RCP)	KH-712 T/C=266.79 INV IN=263.13 (KH-711; 15" RCP) INV IN=262.88 (KH-713; 18" RCP) INV OUT=262.78 (KH-710; 15" RCP)
CB-308 T/C=271.60 INV IN=267.35 (CB-309; 15" RCP) INV IN=267.10 (JB-311; 18" RCP) INV OUT=267.10 (CB-307; 18" RCP)	KH-713 T/C=266.67 INV OUT=263.11 (KH-712; 18" RCP)
CB-309 T/C=272.30 INV IN=267.85 (CB-308; 15" RCP)	KH-714 T/C=273.27 INV IN=266.62 (KH-714; 30" RCP) INV IN=269.81 (KH-717; 18" RCP) INV OUT=266.98 (KH-715; 30" RCP)
JB-311 RIM=271.25 INV IN=367.60 (DI-311A; 18" RCP) INV OUT=267.50 (CB-308; 18" RCP)	KH-715 T/C=273.27 INV IN=266.62 (KH-714; 30" RCP) INV IN=269.81 (KH-717; 18" RCP) INV OUT=266.98 (KH-715; 30" RCP)
DI-311A T/G=273.70 INV OUT=268.70 (JB-311; 18" RCP)	KH-720 T/C=271.15 INV IN=267.90 (JB-222; 18" RCP) INV IN=267.80 (KH-729; 15" RCP) INV OUT=267.30 (KH-714; 30" RCP)
CB-216 T/C=270.05 INV IN=264.65 (CB-217; 24" RCP) INV OUT=264.55 (CB-215; 24" RCP)	KH-729 T/C=271.15 INV OUT=267.94 (KH-720; 15" RCP)
CB-217 T/C=270.65 INV IN=265.30 (CB-218; 24" RCP) INV OUT=265.20 (CB-216; 24" RCP)	
CB-218 T/C=271.05 INV IN=265.70 (KH-715; 30" RCP) INV OUT=265.60 (CB-217; 24" RCP)	
JB-222 RIM=271.50 INV IN=267.75 (CB-223; 15" RCP) INV OUT=267.50 (KH-720; 18" RCP)	
CB-223 T/C=271.35 INV IN=267.80 (CB-224; 15" RCP) INV OUT=267.80 (JB-222; 15" RCP)	
CB-224 T/C=271.65 INV OUT=268.40 (CB-223; 15" RCP)	
SSMH-101C RIM=261.16 INV IN (8" DIP)=255.44 (SSMH-101B) INV OUT (8" DIP)=255.24	
SSMH-101B RIM=262.70 INV IN (8" DIP)=254.70 (SSMH-101C) INV OUT (8" DIP)=254.59	
SSMH-101A RIM=264.84 INV OUT (8" DIP)=258.65 (SSMH-101C)	
SSMH-111 RIM=271.91 INV IN (12" DIP)=257.20 (SSMH-112) INV IN (8" DIP)=257.21 (SSMH-111A) INV OUT=257.20	
SSMH-112 RIM=271.50 INV IN (12" DIP)=257.78 (SSMH-113) INV IN (8" DIP)=257.42 (SSMH-112A) INV OUT=258.37	
SSMH-113A RIM=268.52 INV OUT=264.47 (SSMH-113)	
SSMH-113 RIM=269.09 NORTH INV IN (12" DIP)=258.48 INV IN (8" DIP)=258.64 (SSMH-113A) INV OUT=258.57	
SSMH-111A RIM=270.89 INV IN (12" DIP)=256.58 (SSMH-111) INV IN (8" DIP)=257.59 (SSMH-104) INV IN (12" DIP)=256.86 (EAST BY KH) INV OUT (12" DIP)=256.89	
SSMH-104 RIM=270.89 INV IN (12" DIP)=256.58 (SSMH-111) INV IN (8" DIP)=257.59 (SSMH-104) INV IN (12" DIP)=256.86 (EAST BY KH) INV OUT (12" DIP)=256.89	
SSMH-103 (BY KIMLEY HORN) RIM=270.89 INV IN (12" DIP)=256.58 (SSMH-111) INV IN (8" DIP)=257.59 (SSMH-104) INV IN (12" DIP)=256.86 (EAST BY KH) INV OUT (12" DIP)=256.89	



LEGEND

●	EXISTING IRON PIPE
○	IRON PIPE SET
▲	CALCULATED POINT
⊕	BORE HOLE
⊙	SANITARY SEWER MANHOLE
⊚	SANITARY SEWER CLEANOUT
⊗	WATER VALVE
⊘	WATER METER
⊙	FIRE HYDRANT
⊚	TELEPHONE PEDESTAL
⊙	TELEPHONE MANHOLE
⊚	ELECTRIC BOX
⊙	LIGHT POLE
⊚	POWER POLE
⊙	GUY WIRE
⊚	CURB INLET
⊚	STORM DRAINAGE MANHOLE
⊚	YARD INLET
⊚	FIBER OPTIC MARKER
⊚	FIBER OPTIC VAULT
⊚	SIGN
●	BOLLARD
—SD—	STORM DRAIN PIPE
—OU—	OVERHEAD UTILITY LINES
—W—	WATER LINE
—SS—	SANITARY SEWER LINE
—T—	TELEPHONE LINE
—G—	GAS LINE
—UE—	UNDERGROUND ELECTRIC
—UT—	UNDERGROUND TELEPHONE
—X—X—	FENCE LINE
—T—T—	TREE LINE
—G—G—	GUARDRAIL

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REVISIONS

NO.	DATE

PLAN INFORMATION

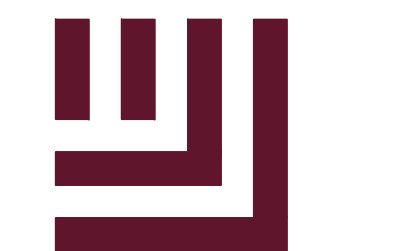
PROJECT NO.	WDF22001
FILENAME	WDF22001-XC1
CHECKED BY	ZNB
DRAWN BY	MRO
SCALE	1"=30'
DATE	04.14.2023

EXISTING CONDITIONS

C1.00

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND OWASA DESIGN AND CONSTRUCTION STANDARDS

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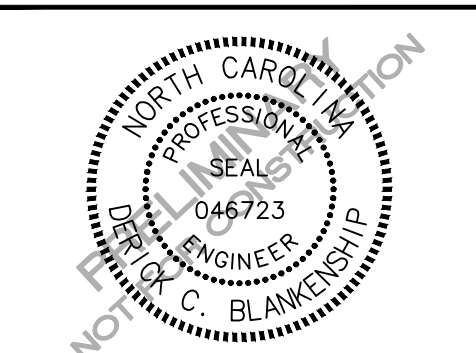
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FILENAME WDF22001-DM1
CHECKED BY ZNB
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SCALE 1"=30'
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SHEET

DEMOLITION PLAN

C1.01

DEMOLITION LEGEND

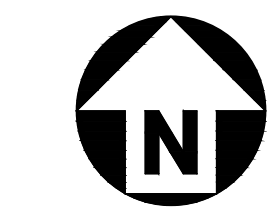
- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

TREE LEGEND

- | | | | |
|------|----------------|-------|--------------------------|
| ① A | ASH | ⑩ M | MIMOSA |
| ② B | BEECH | ⑪ RO | RED OAK |
| ③ BR | BIRCH | ⑫ WO | WHITE OAK |
| ④ C | CEDAR | ⑬ O | OAK |
| ⑤ CH | CHERRY | ⑭ PEC | PEACH |
| ⑥ CM | CRAPE MYRTLE | ⑮ PER | PEAR |
| ⑦ CP | CYPRESS | ⑯ PCN | PECAN |
| ⑧ DG | DOGWOOD | ⑰ PRS | PERSIMMON |
| ⑨ E | ELM | ⑱ P | PINE |
| ⑩ G | SWEET GUM | ⑲ PO | POPLAR |
| ⑪ HW | MISC. HARDWOOD | ⑳ RB | REDBUD |
| ⑫ H | HICKORY | ㉑ SY | SYCAMORE |
| ⑬ HO | HOLLY | ㉒ W | WALNUT |
| ⑭ MC | MAGNOLIA | ㉓ | DOUBLE AND TRIPLE TRUNKS |
| ⑮ M | MAPLE | ㉔ D-O | DOUBLE OAK |
| ⑯ J | JAPANESE MAPLE | ㉕ T-O | TRIPLE OAK |

○ CALIPER INCH SIZE OF TREE
○ TYPE OF TREE
○ FOR DOUBLE, T FOR TRIPLE



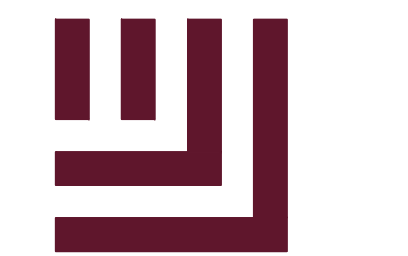
GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\WDF\WDF22001\04-Production\Engineering\WDF\Current Drawings\WDF22001-DM1.dwg, 5/18/2023 8:21:35 AM, Derek Blankenship



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PLAN INFORMATION

PROJECT NO. WDF22001
FILENAME WDF22001-S1
CHECKED BY DCB
DRAWN BY MRO
SCALE 1"=30'
DATE 04.14.2023

HEET

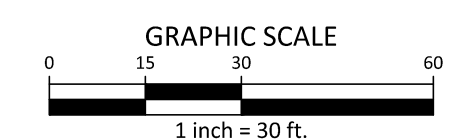
SITE AND ZONING PLAN

C2.00

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

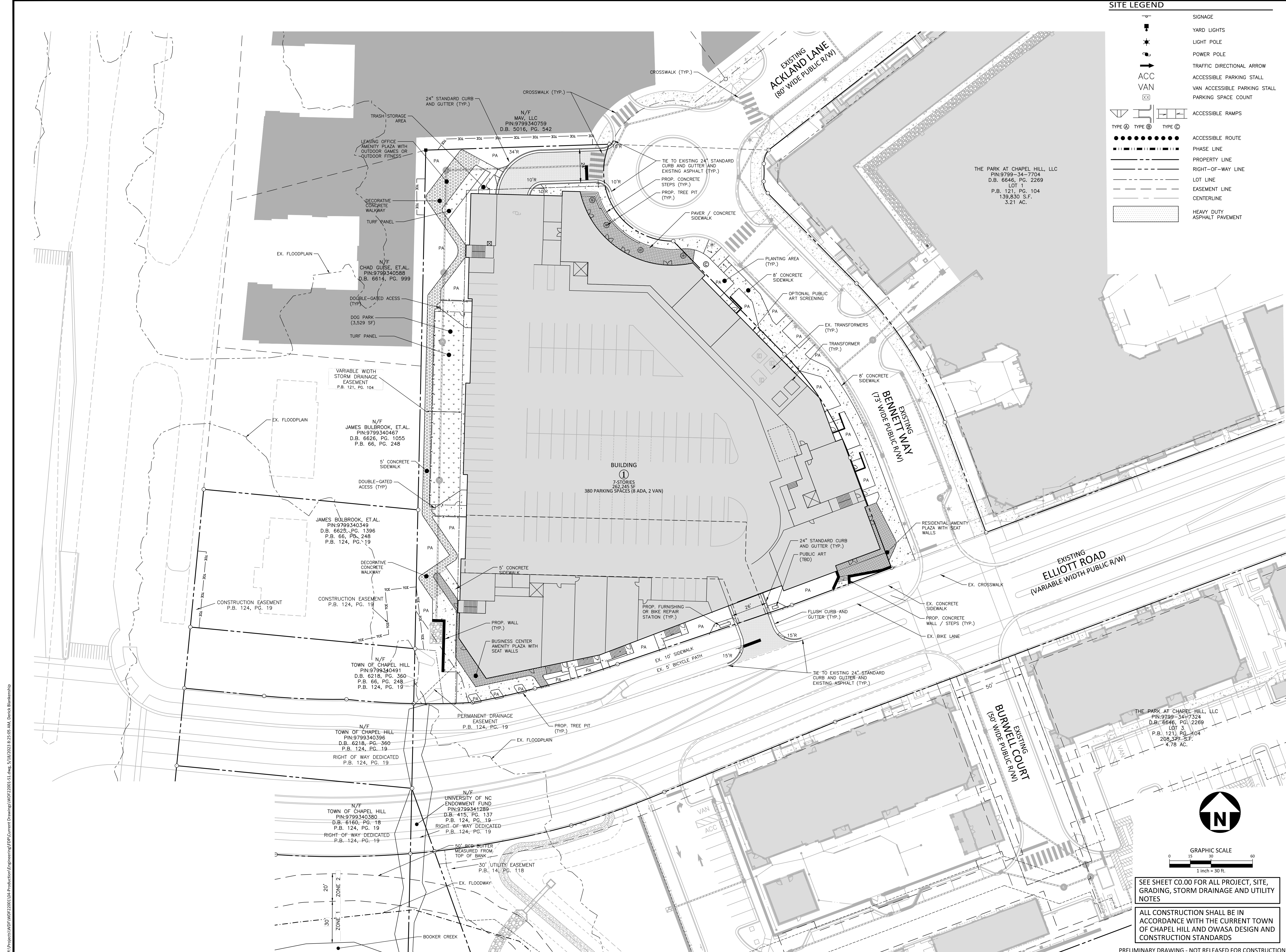
THE PARK AT CHAPEL HILL, LLC
PIN: 9799-34-7704
D.B. 6646, PG. 2269
LOT 1
P.B. 121, PG. 104
139,830 S.F.
3.21 AC.



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CHAPEL HILL AND OWASA DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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AASHTO INTERSECTION SIGHT DISTANCE SUMMARY

No.	Minor Street Name	Major Street Name	Design Speed of Major Street (mph)	Approach grade of minor street (%)	Number of Lanes to Cross (Left Turn)	Left Turn		Right Turn	
						Turn Time Gap (sec.)	Intersection Sight Distance (ft.)	Turn Time Gap (sec.)	Intersection Sight Distance (ft.)
1	Driveway B	Elliott Road	40	-2.00	0.0	N/A	N/A	6.5	385

1) Signalized intersections do not require left turn sight distance.
 2) Right-in / Right-out intersections do not require left turn sight distance.

* Intersection Sight Distance from Formula 9-2 from AASHTO Geometric Design of Highways and Streets, 2004

ROUNDBOUT SIGHT DISTANCE SUMMARY

No.	Minor Street Name	Major Street Name	Entry Design Speed (mph)	Maximum Approach Grade (%)	Entering Stream		Circulating Stream	
					Turn Time Gap (sec.)	Intersection Sight Distance (ft.)	Turn Time Gap (sec.)	Intersection Sight Distance (ft.)
1	Driveway A	Bennett Way	15	-2.00				

1) Maximum entry design speed taken from Exhibit 6-59 from FHWA Roundabouts: An Informational Guide, 2nd Edition.
 2) Roundabout Sight Distance calculated using Formula 6-6 & 6-7 from FHWA Roundabouts: An Informational Guide, 2nd Edition.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

PAVEMENT MARKING LEGEND

- LANE LINES/MARKINGS**
- T2 24" WHITE STOPBAR
- T3 24" WHITE CROSSWALK LINE (HIGH VISIBILITY)
- T9 4" YELLOW MINISKIP (2' - 6" SP.)
- TD 4" WHITE MINISKIP (3' - 9" SP.)
- TE 4" WHITE SOLID LANE LINE
- TI 4" YELLOW DOUBLE CENTER
- UJ BICYCLE SYMBOL
- UK BICYCLE STRAIGHT ARROW
- TQ 6" WHITE CROSSWALK LINE

- ARROWS/CHARACTERS**
- UA LEFT TURN ARROW
- UB RIGHT TURN ARROW

SIGNAGE LEGEND



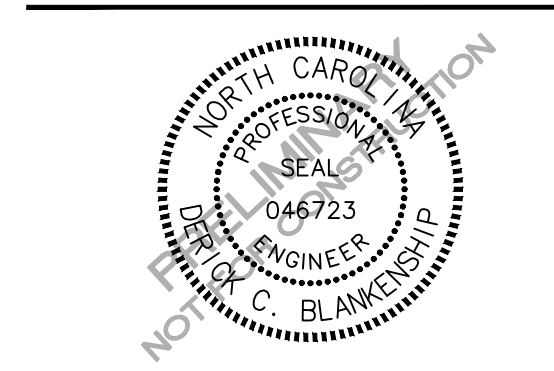
GENERAL NOTES:

1. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EDITION OF THE MUTCD.

McADAMS
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 2905 Meridian Parkway
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PARK APARTMENTS - PHASE II
 PHASE II FORM DISTRICT PERMIT
 0 ELLIOTT ROAD
 CHAPEL HILL, NORTH CAROLINA, 27517



REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	WDF22001
FILENAME	WDF22001-S1
CHECKED BY	DCB
DRAWN BY	MRO
SCALE	1"=30'
DATE	04.14.2023

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PAVEMENT MARKING AND SIGHT DISTANCE PLAN

C2.01

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SOLID WASTE AND RECYCLING NOTES:

- ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND/OR THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE THAT 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 THE SOLID WASTE STAFF (919-968-2789). THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS (ACM) AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
- IF ANY VEHICLES ARE PARKED IN THE REFUSE OR RECYCLABLES COLLECTION VEHICLE ACCESS AREA, THE CONTAINERS WILL NOT RECEIVE SERVICE UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- TRASH WILL BE PLACED IN SEPARATE DUMPSTERS AND COLLECTED BY A PRIVATE WASTE COLLECTION CONTRACTOR.
- ALL CONSTRUCTION WASTE MATERIALS CONTAINING REGULATED RECYCLABLE MATERIALS (SEE NOTE 2 ABOVE) SHALL BE RECYCLED PURSUANT TO THE ORANGE COUNTY REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO). CONTRACTORS SHALL RETAIN PICKUP SLIPS TO RECORD/VALIDATE RECYCLING AS MAY BE REQUIRED FOR ENVIRONMENTAL CREDITS.
- THE OWNER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR MAINTAINING A FIRE WATCH DURING CONSTRUCTION AND DEMOLITION WHERE MATERIALS SUBJECT TO SPONTANEOUS COMBUSTION OR OTHER HAZARDOUS CONSTRUCTION OR DEMOLITION IS OCCURRING.
- ALL CONSTRUCTION AND DEMOLITION SHALL BE CONDUCTED IN COMPLIANCE WITH THE CURRENT EDITION OF CHAPTER 14 OF THE NC FPC.
- ANY GATE DESIGN SHALL INCLUDE GATE RETAINERS.
- THERE WILL BE ROOM IN THE DUMPSTER ENCLOSURES OR ADJACENT TO COMPACTOR AREAS DESIGNATED FOR RECYCLING BINS AS APPROVED BY THE ORANGE COUNTY SOLID WASTE DEPARTMENT.
- ITEMS TO BE RECYCLED WILL INCLUDE ALL MATERIALS ACCEPTED BY ORANGE COUNTY SOLID WASTE (INCLUDED BUT NOT LIMITED TO):
 - GLASS (CLEAR, BROWN AND GREEN)
 - PLASTIC
 - NEWSPAPERS, MAGAZINES AND OTHER PAPER
 - METAL CANS
 - CARDBOARD
- ADEQUATE SITE LIGHTING SHALL BE PROVIDED IN/AROUND THE SOLID WASTE STORAGE AREAS.

PUBLIC RECYCLING WAIVER:

- 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 NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
- APPLICANT MUST REQUIRE AT THE LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
- COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
- 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 RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED 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.

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT

BLOCK FRONTAGE CALCULATIONS:

ELLIOTT ROAD:	360.7 LF ALONG RIGHT-OF-WAY
REQUIRED FRONTAGE:	72.1 LF (20%)
PROVIDED FRONTAGE:	326.0 LF (90%)
BENNETT WAY:	388.1 LF ALONG RIGHT-OF-WAY
REQUIRED FRONTAGE:	77.6 LF (20%)
PROVIDED FRONTAGE:	350.3 LF (90%)

NOTE: PRIVATE DRIVE CALCULATION EXCLUDES DRIVEWAY ENTRANCE



May 9, 2023

Mr. Derick Blankenship
621 Hillsborough St. - 0 Elliott Rd.
Raleigh, NC. 27603

RE: Service availability 0 Elliott Rd., Chapel Hill, NC.

To whom it may concern:

The purpose of this letter is to confirm that Waste Management can provide or arrange for the provision of compactor and cardboard recycling services at 0 Elliott Rd. located in Chapel Hill, NC, when services are ordered by property management, pursuant to an entered upon agreement for future service.

We are currently in the Chapel Hill Area M-F between the hours of 8 AM and 5 PM.

A final site visit will be required upon coral completion to verify safe access to the waste containers without customer vehicle or structural limitations.

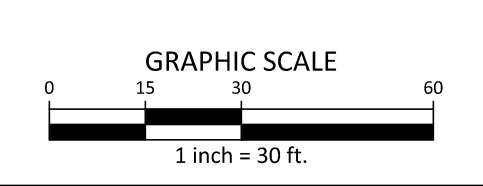
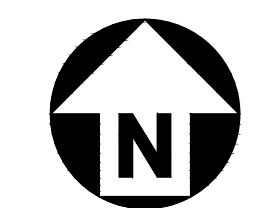
Sincerely,

Rob Wiseman
Senior Account Executive
South Atlantic
Rwisema1@wm.com



THINK GREEN!

SOLID WASTE MANAGEMENT - WILL SERVE LETTER



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

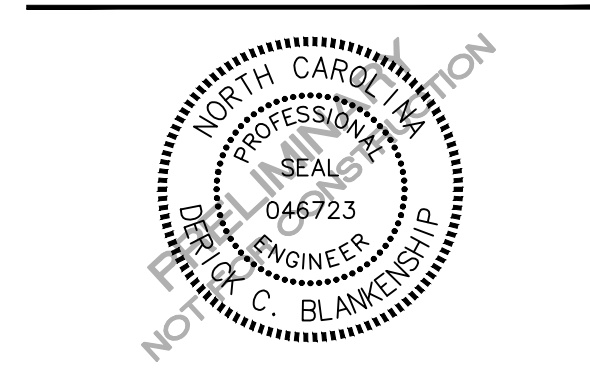
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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2905 Meridian Parkway
Durham, NC 27713
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PARK APARTMENTS - PHASE II
PHASE II FORM DISTRICT PERMIT
0 ELLIOTT ROAD
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REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	WDF22001
FILENAME	WDF22001-S1
CHECKED BY	DCB
DRAWN BY	MRO
SCALE	1"=30'
DATE	04. 14. 2023

SOLID WASTE AND BLOCK FRONTAGE PLAN
C2.02

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JB-350
RM=266.80
INV IN=263.25 (CB-351)
INV IN=263.35 (CB-352)
INV IN=261.50 (JB-353)
INV OUT=261.50

CB-351
T/C=267.25
INV OUT=263.35

CB-352
T/C=267.20
INV OUT=263.45

JB-750
RM=266.29
INV IN=263.46 (CB-751)
INV IN=263.36 (CB-752)
INV OUT=263.26

CB-751
T/C=267.25
INV OUT=263.58

CB-752
T/C=266.00
INV OUT=263.50

JB-353
RM=269.46
INV IN=263.35 (CB-354)
INV OUT=261.60

CB-354
T/C=267.00
INV OUT=263.50

STORM STRUCTURE TABLE

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-RAIN
- JUNCTION BOX
- LINE BREAK SYMBOL
- DRAINAGE FLOW ARROW
- TOP & BOTTOM CURB ELEVATIONS
- TW=223.00
TOP OF WALL ELEVATION
- BW=213.00
BOTTOM OF WALL ELEVATION
(NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60
SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD—RD—RD
ROOF DRAIN, 8" ADS
NON-PERFORATED TUBING OR
EQUAL 1.0% MIN. SLOPE 3' MIN.
COVER PVC SCHEDULE 40 IN
TRAFFIC AREAS
- TP—TP—TP
TREE PROTECTION FENCE
- LD—LD
LIMITS OF DISTURBANCE
- WOODED AREA
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA
(2% MAX. SLOPE IN ALL DIRECTIONS)

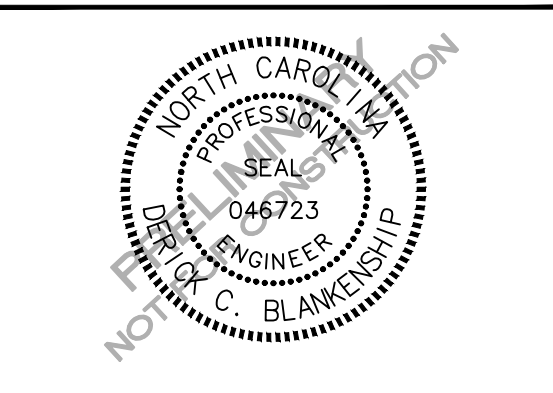
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FILENAME WDF22001-G1
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DRAWN BY MRO
SCALE 1"=30'
DATE 04.14.2023

GRADING & STORM DRAINAGE PLAN
C3.00

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