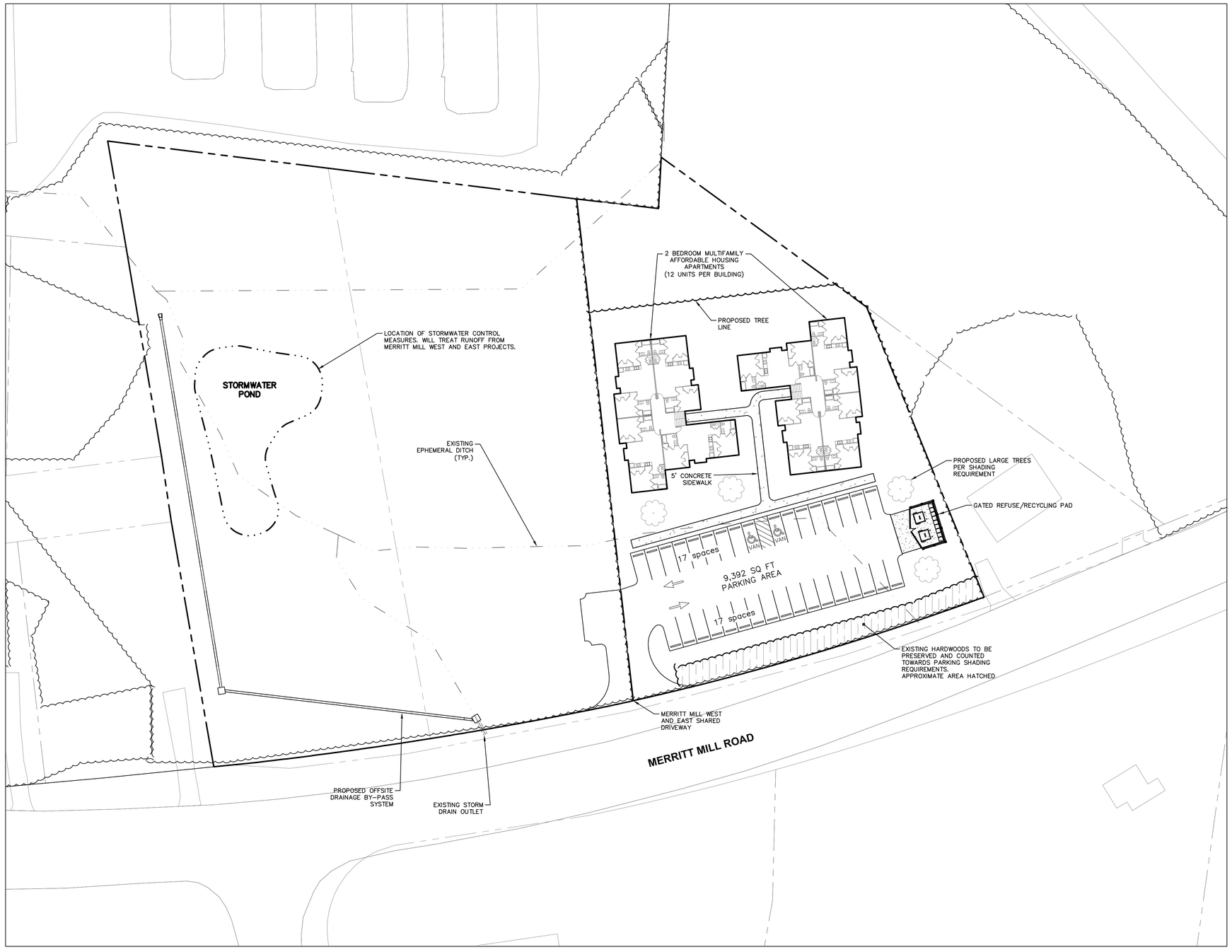

SITE DATA TABLE - EAST

PROJECT NAME:	MERRITT MILL EAST	
PROPERTY ADDRESSES:	SOUTH MERRITT MILL RD	
PROPERTY PIN NUMBERS:	9778933103 & 9778934008	
CURRENT LAND OWNER:	GREENSTREET BUILDERS INC. 206 OAK PARK DR CHAPEL HILL, NC 27517	
PROPOSED LAND OWNER:	CASA NC 624 W. JONES STREET RALEIGH, NC 27603	
CURRENT PROPERTY ZONING:	R-3 & CD-4	
PROPOSED PROPERTY ZONING:	R-SS-C	
CURRENT LAND USE	HARDWOODS	
AREA OF TRACT:	1.1 ACRES	
CURRENT ZONING SETBACKS:	FRONT = 24'	SIDE = 8'
PROPOSED ZONING SETBACKS:	FRONT = N/A	SIDE = N/A
PARKING LOT SCREENING	3' HEIGHT JOINING ROW	6' HEIGHT JOINING RESIDENTIAL
SCREENING DENSITY	MUST OCCUPY 75% OF VERTICAL PLANE OF REQUIRED HEIGHT FOR PERIPHERAL LENGTH OF PARKING LOT	
TOTAL PARKING:	REQUIRED: 34 TO 42 TOTAL SPACES	PROVIDED: 34 TOTAL SPACES INC. 2 HANDICAP SPACES
TOTAL PARKING AREA PROVIDED:	9,392 SQ. FT.	
PARKING LOT SHADING STANDARDS	35% SHADING 1 LARGE TREE PER 2000 SQ. FT. OF PAVED SURFACE PLANTED WITHIN 10' OF PARKING LOT EDGE	
LARGE TREES REQUIRED FOR SHADING REQUIREMENT	5 LARGE TREES EVENLY SPACED SO NO SPACE IS LESS THAN 50' FROM 1 LARGE TREE AND 75' FROM 2 LARGE TREES	
LARGE TREES (35' TALL OR GREATER) MUST BE LOCATED:*	3.5' FROM BACK OF CURB/PAVEMENT 10' FROM BUILDINGS/UNDERGROUND UTILITIES 15' FROM OVERHEAD UTILITIES	
WATERSHED:	JORDAN LAKE	
GARBAGE DUMPSTER WILL BE PROVIDED ADJACENT TO PARKING LOT		

DRAWING LEGEND

SYMBOL	DESCRIPTION
461	MINOR CONTOUR
460	MAJOR CONTOUR
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	EPHEMERAL DITCH
	EXISTING TREE LINE
	PROPOSED TREE LINE

NC GRID NAD 83

PRELIMINARY SITE PLAN

30 0 15 30 60

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

REVIEW DRAWING
NOT FOR CONSTRUCTION

BALLENTINE ASSOCIATES, P.A.
281 PROVIDENCE ROAD, CHAPEL HILL, NC 27514
(919) 967-1450 (919) 967-4775

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Ballentine Associates, P.A. CORPORATE SEAL C328 NORTH CAROLINA Chapel Hill

NORTH CAROLINA PROFESSIONAL ENGINEER 029127 GEORGE J. RETSCKE
NOT FOR CONSTRUCTION

NUM	REVISIONS	DATE

OWNER INFORMATION
CASA NC

624 W. JONES STREET
RALEIGH, NC 27603
OWNERS REPRESENTATIVE:
JESS BRANDES
PH. (919) 307-3429
FAX
EMAIL jbrandes@casanc.org

ISSUED	DATE
CONCEPT PLAN SUBMITTAL	28 FEB 17

MERRITT MILL EAST

CHAPEL HILL, ORANGE COUNTY, NORTH CAROLINA

CONCEPT PLAN DRAWINGS

JOB NUMBER: 116031.02
16 DEC 16
SCALE: AS NOTED
DRAWN BY: Z.H.G.
REVIEWED BY: G.J.R.

SHEET
C1000

N:\Projects\116031.00 Merritt Mill Housing\2_Merritt Mill East\1__Dwg\BA-Model Files\C1000-Site-MM East.dwg, 2/28/2017 10:26:19 AM, zachg