

AREA MAP
SCALE: 1"=500'
N.C. GRID NAD 83

E-F FORM DISTRICT PERMIT DRAWINGS

FOR

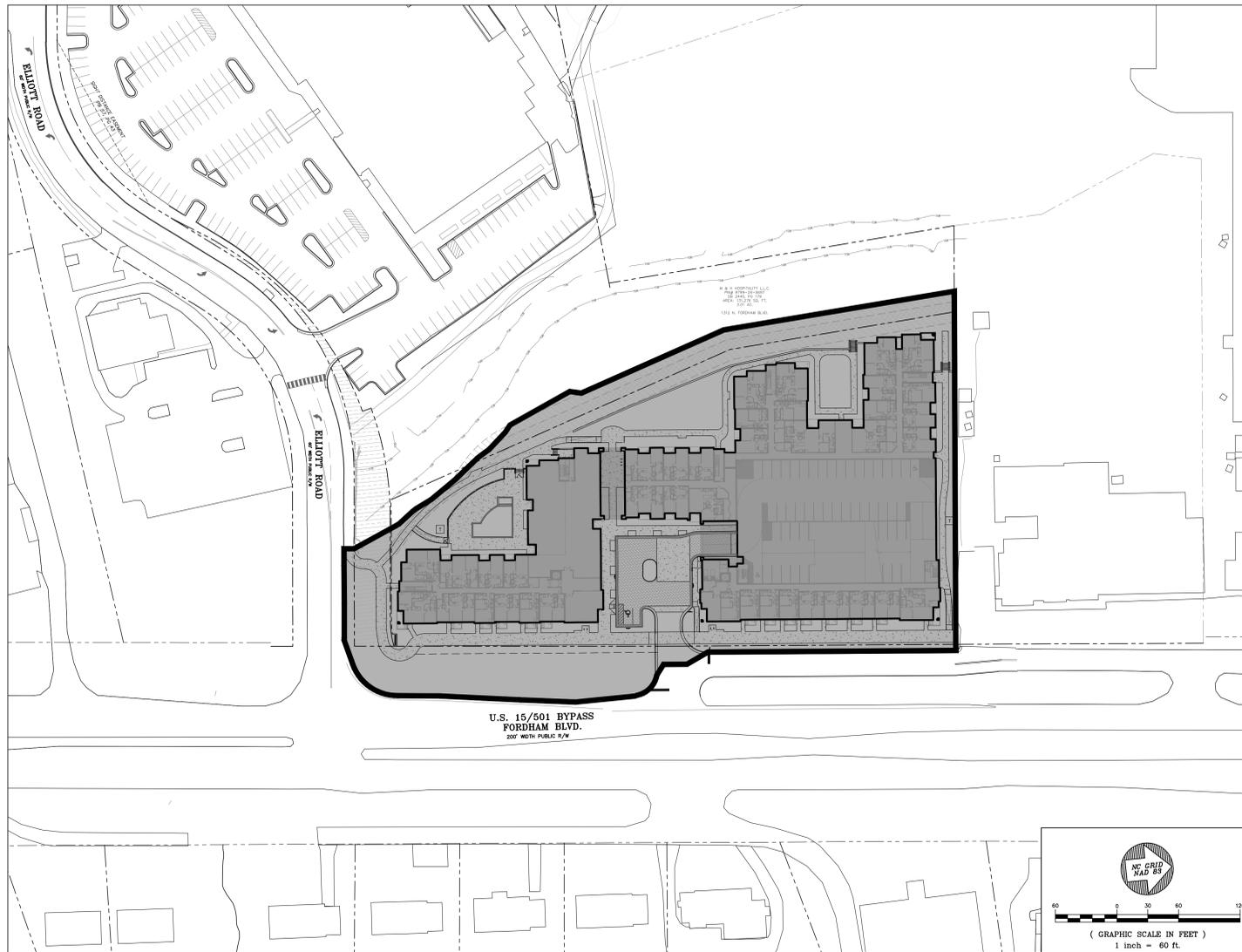
FORDHAM BLVD. APARTMENTS

CHAPEL HILL, NORTH CAROLINA



VICINITY MAP
SCALE: 1"=500'

SITE DATA TABLE	
PROJECT NAME:	FORDHAM BOULEVARD APARTMENTS
PROPERTY ADDRESS:	1312 N. FORDHAM BOULEVARD CHAPEL HILL, NC 27514
PROPERTY PIN NUMBER:	9799-24-5697, 9799-24-2361
CURRENT LAND OWNER (PIN 9799245697):	M&H HOSPITALITY, LLC 1312 N. FORDHAM BOULEVARD CHAPEL HILL, NC 27514
CURRENT LAND OWNER (PIN 9799242361):	RRP IV VILLAGE PLAZA CHAPEL HILL, LLC 4801 PCA BOULEVARD PALM BEACH GARDEN, FL 33418
CONTRACT PURCHASER:	RAM REALTY ADVISORS 1930 CAMDEN ROAD, SUITE 130 CHARLOTTE, NC 28203
DEED REFERENCE:	D.B. 2440 PG. 179 / D.B. 6162, PG. 154
PROPERTY ZONING:	WX-7
CURRENT USE:	COMMERCIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
EXISTING TRACT AREA:	PIN 9799-24-5697: 3.01 AC. PIN 9799-24-2361: 7.92 AC.
PROPOSED TRACT AREA:	PIN 9799-24-5697: 3.20 AC. PIN 9799-24-2361: 7.92 AC. R/W DEDICATION: 0.21 AC.
BUILDING SETBACKS:	FRONT: TYPE B FRONTAGE = 0 FT./20 FT. SIDE LOT LINES = 5 FT. REAR LOT LINES = 5 FT. ALLEYS = 5 FT.
TYPE B FRONTAGE BUILD-TO ZONE SUMMARY:	REQUIRED BUILDING FACADE IN BUILD-TO: 60% PROPOSED BUILDING FACADE IN BUILD-TO: 75.3%
EXISTING BUILDING SF:	11,359 S.F.
PROPOSED BUILDING SF:	80,154 S.F.
BUILDING FLOOR AREA:	294,593 S.F.
BUILDING HEIGHT:	REQUIRED: NOT TO EXCEED 7 STORIES / 90' PROVIDED: 87'
BUILDING UNITS:	273 UNITS
BUILDING ADDRESS:	1300 FORDHAM BOULEVARD
VEHICULAR PARKING SUMMARY:	REQUIRED: 1 BEDROOM - MIN: 1/UNIT, MAX: 1.25/UNIT 2 BEDROOMS - MIN: 1.25/UNIT, MAX: 1.75/UNIT 3 BEDROOMS - MIN: 1.5/UNIT, MAX: 2.25/UNIT 4+ BEDROOMS - MIN: 1.67/UNIT, MAX: 2.5/UNIT PROPOSED: 360 SPACES *INCLUDES ACCESSIBLE PARKING SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED: 8 SPACES PROPOSED: 8 SPACES
BICYCLE PARKING SUMMARY:	REQUIRED: 1 PER 2 UNITS (20% SHORT TERM/80% LONG TERM) REQUIRED: 4 / 16 = 20 SPACES* PROPOSED: 4 / 16 = 20 SPACES *IN NO CASE IS A SINGLE USE REQUIRED TO PROVIDE MORE THAN 20 BICYCLE PARKING SPACES PER LINDO SECTION 3.11.4.E.1.b.
OUTDOOR AMENITY SPACE SUMMARY:	TOTAL NET LAND AREA = 139,591 S.F. REQUIRED: 6% OF NET LAND AREA = 8,375 S.F. PROVIDED: 10,660 S.F.
RECREATION SPACE SUMMARY:	TOTAL GROSS LAND AREA = 153,550 S.F. REQUIRED: 12% OF GROSS LAND AREA = 18,426 S.F. PROVIDED: 16,950 S.F.
EXISTING IMPERVIOUS SURFACE AREA:	40,703 S.F.
PROPOSED IMPERVIOUS SURFACE AREA:	112,000 S.F.
PROPOSED LIMIT OF DISTURBANCE:	3.90 ACRES



AGENCY CONTACT LISTING

TELEPHONE	ELECTRIC
AT&T	DUNE ENERGY
BRENDA PENDERGRAFT (919) 942-6633 BP@DISHNET.COM	9700 DAVIS TAYLOR DRIVE CHARLOTTE, NC 28262 (800) 853-5307
FIRE DEPARTMENT	BUILDING DEPARTMENT
TOWN OF CHAPEL HILL	TOWN OF CHAPEL HILL
FIRE DEPARTMENT STATION #1	INSPECTIONS DIVISION
DAN JONES, CHIEF	CHELSEA LAWS, INSPECTIONS MANAGER
403 MARTIN LUTHER KING JR. BLVD	TOWN HALL, 1ST FLOOR
CHAPEL HILL, NC 27514	405 MARTIN LUTHER KING JR. BLVD.
(919) 968-2781	CHAPEL HILL, NC 27514
FIRE@TOWNOFCHAPELHILL.ORG	(919) 968-2718
SANITARY SEWER	WATER
ORANGE WATER AND SEWER AUTHORITY	ORANGE WATER AND SEWER AUTHORITY
NICK PARKER	NICK PARKER
400 JONES FERRY ROAD	400 JONES FERRY ROAD
CARRBORO, NC 27510	CARRBORO, NC 27510
(919) 968-4421	(919) 968-4421
ZONING	STORM DRAINAGE
TOWN OF CHAPEL HILL DEVELOPMENT SERVICES	TOWN OF CHAPEL HILL PUBLIC WORKS
TOWN HALL, 3RD FLOOR	CHRIS JENSEN, STORMWATER ENGINEER
405 MARTIN LUTHER KING JR. BLVD.	405 MARTIN LUTHER KING JR. BLVD.
CHAPEL HILL, NC 27514	CHAPEL HILL, NC 27514
(919) 969-5077	(919) 969-7233
DEPARTMENT OF TRANSPORTATION	EROSION CONTROL
NC DOT DIVISION 7	ORANGE COUNTY EROSION CONTROL DIVISION
P.O. BOX 766	WESLEY POOL, EROSION CONTROL OFFICER II
127 EAST CRESCENT SQUARE DRIVE	131 W. MARGARET LANE, SUITE 200
GRAHAM, NC 27253	HILLSBOROUGH, NC 27278
CHUCK EDWARDS	(919) 245-6587
(336) 570-6833	SOLID WASTE
GAS	ORANGE COUNTY
F.S.N.C. ENERGY	JEFF SCOUTEN
BRIAN SMITH	(919) 968-2788
(919) 598-7454	

SITE PLANNING / CIVIL ENGINEERING:

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

DEVELOPER:

ram
people making places
RAM REALTY ADVISORS
1930 CAMDEN ROAD
CHARLOTTE, NC 28203
ramrealestate.com

ARCHITECTURE / LANDSCAPE ARCHITECTURE:

CLINE DESIGN
125 N. HARRINGTON STREET
RALEIGH, NC 27603
clinedesignassoc.com

DRAWING LIST	
SHEET	DRAWING TITLE
G0001	COVER
C0101	EXISTING CONDITIONS, DEMOLITION & LANDSCAPE PROTECTION PLAN
C1001	SITE PLAN
C1002	ZONING PLAN
C1003	SOLID WASTE MANAGEMENT PLAN
C1101	UTILITY PLAN
C1201	GRADING & DRAINAGE PLAN
C1210	STORM PROFILES
C1301	PHASE 1 EROSION CONTROL PLAN
C1302	PHASE 2 EROSION CONTROL & CONSTRUCTION MANAGEMENT PLAN
C1303	SEDIMENT BASIN ENLARGEMENT
C1401	TRAFFIC CONTROL PLAN
C4201	STORMFILTER ENLARGEMENT & SECTIONS
C4202	PERMEABLE PAVEMENT ENLARGEMENT & SECTIONS
C5001	SITE DETAILS
C5002	SITE DETAILS
C5003	SITE DETAILS
C5101	UTILITY DETAILS
C5102	UTILITY DETAILS
C5201	STORM DRAINAGE DETAILS
C5202	STORM DRAINAGE DETAILS
C5301	EROSION CONTROL DETAILS
C5302	EROSION CONTROL DETAILS
SD1.00	PEDESTRIAN AREA PLAN/SITE FURNISHINGS
LP1.00	LANDSCAPE PLAN
LP2.00	LANDSCAPE DETAILS AND PLANT LIST
LT1.00	SITE LIGHTING PLAN
A1.00	PARKING LEVEL
A1.01	1ST FLOOR PLAN
A1.02	2ND FLOOR PLAN
A1.03	3RD FLOOR PLAN
A1.04	4TH FLOOR PLAN
A1.05	5TH FLOOR PLAN
A1.06	6TH FLOOR PLAN
A1.07	ROOF PLAN
A2.11	EXTERIOR ELEVATIONS
A2.12	EXTERIOR ELEVATIONS
A2.13	EXTERIOR ELEVATIONS
A2.14	EXTERIOR SECTION/ELEVATIONS
A2.15	EXTERIOR RENDERING
A2.21	EXTERIOR BUILDING MATERIALS & LIGHTING
A3.01	BUILDING SECTIONS

BALLENTINE ASSOCIATES, P.A.
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(919) 929 - 0481

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REGISTERED PROFESSIONAL ENGINEER
CORPORATE
C328
NORTH CAROLINA
CHAPEL HILL

REGISTERED PROFESSIONAL ENGINEER
04254
04254
20 APR 17
ENGINEER
DAN W. SMITH

DATE	REVISIONS	ISSUED
21 APR 17		E-F FORM SUBMITTAL #1

FORDHAM BLVD. APARTMENTS
CHAPEL HILL, NORTH CAROLINA
E-F FORM DISTRICT PERMIT DRAWINGS

JOB #: 116026.00
DATE: 21 APR 17
SCALE: AS NOTED
DRAWN BY: D.W.S.
REVIEWED BY: G.J.R.

SHEET

G0001

REVIEW DRAWING
NOT FOR CONSTRUCTION