



### Ephesus/Fordham Form District Permit Application

A Form Permit is required for all land distributing activity, as defined in LUMO 3.11.4.6.C.1.a, and any changes of use or change of type of occupancy of any land or structure as defined in LUMO 3.11.4.7.C.1.b, within the Ephesus/Fordham Form District as defined in LUMO 3.11.2. **Projects with multiple buildings must complete pages 3-4 for each building.**

Parcel Identifier Number (PIN): 9799245697, 9799242361 Date: 20 Oct 17

#### Section A: Project Information

Project Name: Fordham Boulevard Apartments  
Property Address: 1312 N. Fordham Boulevard Zip Code: 27514  
Project Description: Demo existing Days Inn and construct new multi-family structure and amenities

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

##### Applicant Information (to whom correspondence will be mailed)

Name: Ballentine Associates/George Retschle  
Address: 221 Providence Road  
City: Chapel Hill State: NC Zip Code: 27514  
Phone: (919) 929-0481 Email: georger@bapa.eng.pro

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: 31 OCT 17

##### Owner/Contract Purchaser Information:

Owner  Contract Purchaser

Name: Ram Realty Advisors/David Klepser  
Address: 1930 Camden Rd., Suite 130  
City: Charlotte State: NC Zip Code: 28203  
Phone: (704) 377-9295 Email: dklepser@ramrealestate.com

The undersigned hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate. The undersigned further authorizes Town staff to enter the property(ies) for the purposes of conducting a site visit(s) to evaluate existing site conditions.

Signature:  Date: 10/25/17

**NOTE** All fields in sections C - G refer to this specific Development application submittal unless otherwise noted. All fields must be filled. Enter NA for information that is not applicable to this Development application submittal.

### Section C: Project Summary

**Types of work proposed: (select all that apply)**

- Addition   
  Change of Use   
  Demolition   
  New Building   
  Parking  
 Street / ROW   
  Replace Building   
  Utilities   
  Other:

Zoning District	<b>WX-7</b>	Net Land Area (Sq. Ft.): <b>Requirement 3.11.2.3&amp;4.1</b>	<b>141,011</b>
Proposed Land Disturbance (Sq. Ft.):	<b>169,757</b>	Gross Land Area (Sq. Ft.): <b>Refer to Standard 3.11.2.7.C</b>	<b>155,112</b>
Project Limits (Sq. Ft.)	<b>169,757</b>	Proportion of residential floor area to non-residential floor area	<b>100 %</b> TO <b>0 %</b>

Requirement: 3.11.2.3&4-1 Standard: 3.11.2.7.	Gross Land Area (Sq. Ft.)		Proportion of floor area		Ratio		Space Required		Space Provided		Sq. Ft. Payment in Lieu	PIL Note
<b>Outdoor Amenity Space</b>	<b>141,011 (NLA)</b>	X	<b>N/A</b>	X	<b>.06</b>	<b>=</b>	<b>8,461</b>	<b>-</b>	<b>9,310</b>	<b>=</b>	<b>0</b>	<b>90% max</b>
<b>Active Recreation Space (residential)</b>	<b>155,112</b>	X	<b>N/A</b>	X	<b>.08/.12</b>	<b>=</b>	<b>18,614</b>	<b>-</b>	<b>14,743</b>	<b>=</b>	<b>9,307</b>	<b>50% min</b>

	Existing (pre- construction)	Proposed Demolition	Proposed New	Net Total, As Proposed
<b>Floor Area, Dwelling Units</b>				
Hospitality (Sq. Ft.)	<b>23,418</b>	<b>23,418</b>	<b>0</b>	<b>0</b>
Office (Sq. Ft.)	-	-	-	-
Retail (Sq. Ft.)	-	-	-	-
Residential (Sq. Ft.)	<b>0</b>	<b>0</b>	<b>291,015</b>	<b>291,015</b>
Institutional/Civic (Sq. Ft.)	-	-	-	-
Total Floor area (Sq. Ft.)	<b>0</b>	<b>0</b>	<b>291,015</b>	<b>291,015</b>
Total residential units	<b>0</b>	<b>0</b>	<b>272</b>	<b>272</b>
Affordable housing units	-	-	-	-
<b>Site Data</b>				
Number of Buildings	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Vehicular parking	<b>54</b>	<b>54</b>	<b>360</b>	<b>360</b>
Bicycle parking	<b>0</b>	<b>0</b>	<b>152</b>	<b>152</b>
Impervious surface area (Sq. Ft.)	<b>40,735</b>	<b>40,735</b>	<b>112,000</b>	<b>112,000</b>
Impervious Surface (% of Net Land Area)	<b>28.89</b>	<b>28.89</b>	<b>79.43</b>	<b>79.43</b>
<b>Site Improvements</b>				
Public Streets (Linear Ft.)	<b>861</b>	<b>0</b>	<b>0</b>	<b>861</b>
Bike facilities (Linear Ft.)	<b>0</b>	<b>0</b>	<b>619</b>	<b>619</b>
Sidewalk (Linear Ft.)	<b>446</b>	<b>446</b>	<b>619</b>	<b>619</b>
Greenways (Linear Ft.)	<b>148</b>	<b>106</b>	<b>184</b>	<b>226</b>

Submit a copy of pages 3-4 / Sections D-F for each building proposed.

**Building Information**

<b>Building Address*</b>	1300 Fordham Blvd. Chapel Hill, NC	<b>Floor Area (sf)</b>	291,015	<b>Height (ft. &amp; # of stories)</b> Requirement: 3.11.2.3&4.3 Standard: 3.11.2.7.I	77'-6 3/4" 6 stories (Not to exceed 90'.)
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\*Established Orange County Emergency-911 addresses. Contact the Planning office to establish an address.

**Section D. Lot, Building Placement, Streetscape**

**Block Length:** 400' maximum. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.B.2. Requirement applies to Type A/B/C frontages. Measured from ROW line to ROW line, or property line where not abutted by ROW.

**Pass Through:** 200' maximum spacing. **Requirement:** 3.11.2.3&4.1 **Standards:** 3.11.2.7.G.5. Requirement applies to each building face, measured from end of façade to end of façade.

**Setbacks & Build-To-Zone (BTZ) Requirements:** 3.11.2.3&4.2-3 **Standards:** 3.11.2.7.F-G. Setback and build to zone requirement applies to building face for Type A/B Frontages. Build-to-zone requirement is expressed as a percentage of lot width or project boundary width if project boundary is less than the lot width.

**Streetscape Requirements:** 3.11.2.5. Min average spacing for Canopy Tree Plantings is 40 ft. on center

**Parking Location:** 3.11.2.5 Except in vehicular way or below grade, parking must be 30 ft. behind facade for Type A-B.

Setback / Frontage Type	Setback (min/max)	BTZ	Ped Way Sidewalk	Ped Way Tree zone	Surface Parking	Hedge Zone	Street Sidewalk	Street Tree Zone
Front: Type A Frontage	0 ft. / 10 ft.	.80 min.	10 ft. min.	8 ft. min	Surface parking not permitted on Type A			
Front: Type B Frontage	0 ft. / 85 ft.	.60 min.	8 ft. min.	8 ft. min.	60 ft. max.	5 ft. min.	6 ft. min.	8 ft. min
Side/Rear: Type C Frontage	5 ft. / NA	NA	6 ft. min.	8 ft. min.	NA	5 ft. min.	6 ft. min.	8 ft. min
Side/Rear: No Frontage	0 or 5 ft. / NA	NA	NA	NA	NA	NA	NA	NA

Site / Streetscape Element widths		Frontage 1 East	Frontage 2 East	Frontage 3 South	Frontage 4
Direction / Street Name		Fordham Blvd.	Fordham Blvd. Wrap	S. Elliott Road	-
Setback / Frontage Type*		0'/20' B	0'/10' A	0'/10' A	-
Frontage Width (property line to line)		472'	75'	59'	-
Lot	Block Length	472' (Block Perimeter = 1,588')	75'	59'	-
	Pass-Thru Distance	322'	N/A	N/A	-
Placement	% of façade in BTZ	72.9%	81.5%	83.1%	-
	Front Setback	0'-20'	0'-10'	0'-10'	-
Pedestrian Way	Sidewalk	N/A	N/A	N/A	-
	Tree Planting Zone	N/A	N/A	N/A	-
Vehicular Way	Parking Area	N/A	N/A	N/A	-
	Hedge or Wall (36" min)	N/A	N/A	N/A	-
Streetscape	Sidewalk	12'	12'	10'	-
	Tree Planting Zone	8'	8'	8'	-

\*List "wrapped" or corner lot application of frontages separately from the applicable base frontage according to Section 3.11.2.D.4

**Section E. Mass, Form**

**Step-back:** 10' minimum step-back required for Type A/B Frontages where building is placed in first ten feet of the build-to-zone. **Requirement:** 3.11.2.3&4.3 Requirement does not apply to building elements that protrude from the building face as defined in section 3.11.2.6.A-F which are permitted to encroach into front setbacks and step-back zone.

**Pedestrian Access.** Required on Type A/B Frontages. 100' maximum spacing. **Requirement 3.11.2.3-4 Standard:** 3.11.2.7.O

**Building Form: Design and Transparency Requirements:** 3.11.3&4.4 **Standards:** 3.11.2.7.K-N standards apply to street facing facades.

	Ground Story Ceiling height	Upper Story Height	Ground Floor Elevation (min)	Ground Floor Elevation (max)	Ground Story Transparency	Upper Story Transparency	Blank Wall Area (Lf)
<b>Residential</b>	9 ft. min.	9 ft. min.	2 ft.	4 ft.	.20 min.	.20 min.	50 ft.
<b>Non-Residential</b>	13 ft. min.	9 ft. min.	0 ft.	2 ft.	.60 min.	.20 min.	30 ft.

Mass / Form Requirements	Frontage 1 East	Frontage 2 South	Frontage 3	Frontage 4	
Direction / Street Name	Fordham Blvd.	South Elliott Road	-	-	
Ground Story Use (Res or Non-Res)	Club/Residential	Residential	-	-	
Ground Story Ceiling Height (ft.)	11'-0"/ 10'-0"	10'-0"	-	-	
Upper Story Ceiling Height (ft.)	9'-0"	9'-0"	-	-	
Ground Floor Elevation min (ft.)	2'-0"	2'-0"	-	-	
Ground Floor Elevation max (ft.)	2'-0"	2'-0"	-	-	
Ground Story Transparency (%)	39.21% (North end) 51.81% (South end)	41.75%	-	-	
Upper Story Transparency (%)	34.57% (North end) 32.20% (South end)	27.63%	-	-	
Blank Wall Area max (linear ft.)	45'-6"	45'-6"	-	-	
Entrance Spacing max (ft.)	48'-10 1/2" (North end) 65'-8 3/4" (South end)	34'-10 1/2"	-	-	

**Section F. Permitted Uses**

Proposed Use(s) 3.11.3.4	Use Key: P = Permitted, S = Special	Square footage	Floors	
Multi-family Living	P	291,015	6	
-	-	-	-	
-	-	-	-	
-	-	-	-	
-	-	-	-	

### Section G. Parking

Vehicle Parking* 3.11.4.1.C	Required Ratios		Proposed Units or Floor Area	Required Spaces		Proposed Spaces	
	Parking ratio (min)	Parking ratio (max)		Parking Spaces (min)	Parking Spaces (max)		
Attached, multi-family residential Efficiency, 1 bedroom	1 / unit	1.25 / unit	189	189	236	-	
Attached, Multi-family residential-2 bedrooms	1.25 / unit	1.75 / unit	83	104	145	-	
Attached, Multi-family residential- 3 bedrooms	1.5 / unit	2.25 / unit	N/A	-	-	-	
Attached, Multi-family residential- 4+ bedrooms	1.67 / unit	2.5 / unit	N/A	-	-	-	
All Group Living	1 / 4 beds	1 / 2 beds	N/A	-	-	-	
Civic / Place of Worship	1 / 500 sf of floor area	1 / 350 sf of floor area	N/A	-	-	-	
All Commercial uses, except as noted below	1 / 300 sf of floor area	1 / 200 sf of floor area	N/A	-	-	-	
Overnight Lodging	0.9 / lodging unit	1.25 / lodging unit	N/A	-	-	-	
Restaurant/bar	1 / 110 sf of floor area	1 / 75 sf of floor area	N/A	-	-	-	
<b>TOTAL PARKING</b>				<b>293</b>	<b>381</b>	<b>360</b>	

\*Refer to sections 3.11.4.C.1 and 5.9.3 for allowable reductions to minimum parking requirement.

Bicycle Parking 3.11.4.1.C	Required Ratios		Proposed Units or Floor Area	Required Spaces		Proposed Spaces		
	Min parking ratio	Short Term / Long Term		Short Term	Long Term	Short Term	Long Term	
Attached, Multi-family residential (all)	1 / 2 units	20% / 80%	138	28	110	42	110	
All group living	1 / 4 beds (4 min)	10% / 90%	N/A	-	-	-	-	
Civic/ Place of Worship	1 / 5000 sf of floor area (4 min)	80% / 20%	N/A	-	-	-	-	
All Commercial uses, except as noted below	1 / 2500 sf of floor area (4 min)	80% / 20%	N/A	-	-	-	-	
Overnight Lodging	1 / 15 lodging units (4 min)	20% / 80%	N/A	-	-	-	-	
Restaurant/bar	1 / 1000 sf of floor area (4 min)	80% / 20%	N/A	-	-	-	-	
<b>TOTAL PARKING</b>				<b>28</b>	<b>110</b>	<b>42</b>	<b>110</b>	<b>152</b>

## Green Building Incentive

All projects in the Ephesus-Fordham district qualify for a Green Building Incentive whereby projects receive a 35% rebate of building permit fees for complying with the terms of the incentive. **Details:** <http://chplan.us/efgreenbuilding>

<b>X</b>	<b>Opt-out:</b> We have evaluated the Town's Green Building Incentive for this project and choose to opt out for the following reasons:
<b>The project will be pursuing an alternate green building certification (NGBS).</b>	

## Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete.

<b>X</b>	<b>Application fee</b> ( <a href="#">refer to fee schedule</a> )	Total \$	<b>144,596.75</b>
<b>X</b>	<b>Existing Recorded Documents</b> — Refer to Section 1	Application Fee \$	<b>142,606.75</b>
<b>X</b>	<b>Supplemental Documentation</b> — Refer to Section 2	Engineering Review \$	<b>1,865.00</b>
<b>X</b>	<b>Stormwater Management Plan and Report</b> — Refer to Section 3	Fire / Life Safety \$	<b>125.00</b>
<b>X</b>	<b>Plan Sets</b> — Refer to Section 4		
<b>X</b>	<b>Single JPEG Image of Building Elevation / Perspective</b> — for use on application webpage		

Submit all Town Staff copies to the Development Services Desk on the 1<sup>st</sup> Floor of Town Hall.  
Submit External Agency copies directly to those agencies listed on the next page.

**Weekly Submittal Deadline (new and resubmittals):** Fridays, 12 noon.

<input checked="" type="checkbox"/>	<b>First Submittal:</b>	<b>Town Staff</b>	<b>External Agencies</b>
	Complete set of documents required in sections 1-3	1 copy	No copies
	Transmittal Sheet (Confirm External Agency submittal on Town submittal)	1 copy	1 per agency
	<b>Plan Set Packets</b> , to include the following:	10 copies	1 per agency
	1. Project Fact Sheet (portion filled out by applicant; 4-9 pages)		
	2. Plan sets, with the following requirements: <ul style="list-style-type: none"> <li>• Coversheet with project name, location, contact info, contents</li> <li>• Each sheet must be numbered and titled according to contents</li> <li>• Folded, collated plans are preferred, when possible.</li> </ul>		
	<b>Electronic Files</b> , to include the following:	1 copy	No copies
	1. One for each document required on application form		
	2. One file for each plan sheet, name must match page title/number		
	3. One "bundled" plan set file. <b>If this file exceeds 20MB, also submit multiple files with a size no larger than 20MB for application website.</b>		

<input checked="" type="checkbox"/>	<b>All Subsequent Submittals</b>	<b>Town Staff</b>	<b>External Agencies</b>
	Same requirements as above. <b>* Confirm number of plan sets with Planner</b>	See above	See above
	Comment Response Letter	10 copies*	1 per agency
	<b>Plan sets must include revision dates on each revised sheet</b>		

27 Nov 17

Mr. Jay Heikes  
Town of Chapel Hill Planning Department  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705



221 Providence Road  
Eastowne Office Park  
Chapel Hill, NC 27514

Subject: Fordham Blvd. Apartments  
Responses to Round #3 Comments

919/929-0481 Chapel Hill  
919/489-4789 Durham  
919/489-2803 Fax

Dear Jay,

This letter is written to provide responses to the Round 3 Ephesus/Fordham Form District Permit comments, as received on 16 Nov 17 and 21 Nov 17. Below are each of the comments received, followed by our responses in bold:

**RECREATION:**

1. 50% of the required Recreation Space must be provided in the form of payment in lieu prior to issuance of a Form Code permit. The Council may set a new rate with approval of the FY18 budget. However if the payment in lieu rate remains as is, it would be as follows:  
**18,614 sf X .50 X \$12/sf= \$111,684 (Revised 11-16-17 per updated GLA calculation).**  
*(Parks and Recreation)*

**Response: Acknowledged.**

**STORMWATER MANAGEMENT:**

2. Plan sheet C1001 shows the southern corners of the building and the pool retaining wall located at the boundary of the Jordan riparian buffer. This implies the footing of the building is likely to be located in the buffer, which is not allowed. The plan and profile view of the footing with dimensions should be shown on the plan sheet. A note should be added to the plan sheet that states that the footing of the building cannot be located in the buffer. The contractor shall contact Stormwater Division Management for inspection and approval of the footing prior to pouring of concrete (*Stormwater*)

**Response: We have designed the footings so that it does not encroach into the buffer (See Foundation Plan sheet S1.1A). The requested note has been added as Note #7 on sheet C1001.**

3. Add note to the plan sheet that states that prior to any land disturbance in the Jordan riprap buffer, the contractor should contact the Stormwater management Division of the Town for field verification of the buffer stake out. (*Stormwater*)

**Response: This note has been added as Erosion Control & Grading Note #12 on sheets C1301 and C1302.**

4. The Jordan riparian buffer authorization exhibit showing the square foot of land disturbance in each zone should be provided on at least 24" x36" sheet and included in the Final plan set package. (*Stormwater*)

**Response: This Exhibit is now on a 30"x42" sheet and has been included in the plan set. See sheet C1203.**

5. The 25 year-24 hour storm event precipitation depth per the Town of Chapel Hill design manual should be 6.41" and not 6". Please address. (*Stormwater*)

**Response: The 25 year-24 hr storm event precipitation depth has been adjusted to 6.41" – See appendix C in the storm water impact analysis.**

6. Provide reinforced steps in the catch basin on cross-section A-A of plan sheet C4202 to enable accessing it for maintenance. (*Stormwater*)

**Response: Concrete steps have been added to the catch basin shown in cross-section A-A.**

7. Riprap detail on plan sheet C5301 shows a 15" and 24" apron. Identify appropriately on plan sheet C1200. The riprap is located in the floodway and hence has to be placed at the existing grade. This may require excavating to ensure meeting the existing grade requirement. A note to this effect must be put on the plan sheet. (*Stormwater*)

**Response: Riprap Aprons have been identified on sheet C1200. Floodway notes have been added to sheets C1200, C1201 and C1202.**

8. The buffer authorization application request for 1,610 sf of grading and revegetation in zone 2 which happens to be in the flood way. An engineer's NO-RISE certification letter must be provided to confirm that the land disturbance and riprap encroachment in the floodway will not cause a rise in what surface elevation. (*Stormwater*)

**Response: A No-Rise Certification is included with this submittal.**

9. Identify on plan sheet C4202, the non-pervious contributing built upon area of 2740 sf draining to the permeable pavement. (*Stormwater*)

**Response: We have added a permeable pavement drainage area legend to sheet C4202 which highlights the areas (in color) covered in the permeable pavement calculation, including the area of non-pervious contributing built upon area, which was updated from our previous submittal (now area is 2,201 sf).**

10. Output data (i.e. PP outlet) in the calculation document shows an 18" pipe but the 18" outlet pipe was omitted from the PP detail on plan sheet C4202. Address. (*Stormwater*)

**Response: The PP outlet in pondpack has been updated to match the 24" outlet pipe shown on plan sheet C4202.**

11. Based on the height of the retaining wall along the floodway, a design and detail of the wall should be provided to Inspection Division for review. (*Stormwater*)

**Response: Acknowledged.**

### **TRANSIT BUS STOPS:**

12. Transit has two stops adjacent to the proposed development. Stops #3069 and #3070 are currently served by the D and F Routes . In Accordance with LUMO 5.8.1(e) and based on the project's size and proportional impact to the transit system we require that the developer issue a payment in lieu of any improvements at this time (shelter, real-time, LED Lighting). Transit will review the demand from this development for future service improvements in the area. (*Transit*) UPDATE 11-21-17: Chapel Hill Transit confirmed that the Transit payment-in-lieu amount is \$10,000, due prior to issuance of first CO.

**Response: Acknowledged.**

### **PLANNING:**

13. Per LUMO 3.11.2.6.F the canopies on a street facing facade must be six feet in depth, extending from the building facade. Please address for the entrance on S. Elliott Rd near the southwest corner of the building. (*Current Development*) UPDATE 11-21-17: The canopy depth comment applies to the stairwell entrance on South Elliott Road – not the roof over the stoop.

**Response: See Sheets A1.01, A1.02 and A2.12; dimensions/notes added.**

14. In order to meet the minimum Alley Cross section, page D21 of the mobility plan, the following changes are required to the northern "thoroughfare" 1) Relocate planting area between the building and include columnar plantings along parking deck facade to match the rendering shown to the CDC for the parking lot facade approval (sheets A 2.25 and A 2.26) and what I believe was an older version of the landscape plan. 2) Widen sidewalk to six feet. (*Current Development*) UPDATE 11-21-17: I apologize that my previous guidance was not as clear as it could have been– please make the following changes: Minimize planting area width to 4 feet as shown in attached exhibit. If possible, replace plantings with ones that can survive in narrower width and still provide vertical screening of the Parking Garage similar to what was shown to CDC. Return sidewalk to previous location (+/- 4 feet away from building façade), keep six feet width. Remaining area between sidewalk and property line to be used for future alley surface, grass / shrubs in interim. As noted previously - adjustments to the alley cross section to account for the transformer are acceptable. Please see attached exhibit for interim and future alley conditions.

**Response: The requested changes have been made. Please see sheets C1001 and LP1.00.**

15. On Sheet C1005 - Site Easement Plan, extend public access easement from the outdoor amenity space, along walkway to the point where the walkway and greenway easement intersect. (West side of building between pool area and rear of pass-thru). Also remove the term "future" from "Variable with reserved easement for future public access..." to reflect the approved design alternative for block length. (*Current Development*) UPDATE 11-21-17: Changes are acceptable. However – Please also remove the word “future” from the easement exhibit key.

**Response: The public access easement has been extended. Also, the word future has been removed from “Variable width reserved easement for future public access”. See sheet C1005.**

16. Pedestrian / Bicycle Detour Plan: temporary accommodation for pedestrian is required along Fordham Blvd. A combination of temporary asphalt trail and the service road could be used to accommodate pedestrians during construction. The details of this accommodation can be reviewed / approved prior to issuance of an Engineering Construction Permit. (*Current Development*) UPDATE 11-21-17: Please make the following changes: Eliminate sheet 1402. Eliminate detail D5-C1401. Show approximate location of pedestrian bypass on sheet C1401 – dashed line is acceptable. Include the following plan note: “Prior to closure of existing sidewalk, the contractor must obtain a sidewalk closure permit. Contact the Traffic Engineering Technician at 919-969-5096 to obtain a permit. Prior to issuance of a sidewalk closure permit, the contractor must submit an exhibit showing a temporary pedestrian detour along the project’s frontage on Fordham Boulevard and South Elliott Road in the approximate location shown on this sheet”

**Response: Sheet C1402 has been eliminated. Detail D5-C1401 for the sidewalk closure has been eliminated. Approximate location of pedestrian bypass was added along with the requested note. See sheet C1401.**

17. Revise Photometric plan to include building and pedestrian lights. UPDATE 7-31-17: Include building mounted lights, include pass-through lighting, Include another row of measurement models - it appears there are a few places that are close to the limit of 5.0 foot candles along the Fordham Blvd Service Rd. Include location and mounting heights of fixtures on top of the parking deck. Include pedestrian scale fixtures along S. Elliott Road in accordance with 3.11.2.4.4.E.2. Model internal parking deck fixtures adjacent to exposed opening to demonstrate compliance 3.11.4.4.G. UPDATE 11-16-17: Sheet A1.06 Appears to show pole mounted light fixtures please address the inconsistency with the lighting plan and cut sheets.

**Response: See Sheets A1.06 and A1.07; pole mounted light fixtures have been removed; wall mounted lighting shown to be coordinated with lighting plans.**

18. Update application form and any corresponding figures reported on cover sheet (and any other affected sheets) see attached application form with fields that require revision.  
**UPDATE 11-16-17: Please correct the building height on page 3 of the application form. (Current Development)**

**Response: Currently 6 stories max.; 77'-6 ¾" max. ht. from mean natural grade (not to exceed max. ht. of 90'-0".)**

19. My understanding is that we need a cost estimate to be submitted, reviewed, and approved ahead of FDP issuance. Please also submit an exhibit showing the future alley condition and cross section.

**Response: A cost estimate and an exhibit for the future alley condition is included with this submittal.**

Please don't hesitate to call me should you have any questions or if you require additional information.

Yours very truly,  
BALLENTINE ASSOCIATES, PA



Dillon W. Smith, PE  
Professional Engineer I

PROJECT: Fordham Blvd Apartment - Possible Future Alley  
 DESCRIPTION: Site/Civil Opinion of Probable Cost  
 PROJECT NO.: 116026.00 Fordham Blvd Apartments  
 DATE: 27-Nov-17  
 LATEST PRINT DATE:



221 Providence Road 919/929-0481 Chapel Hill  
 Eastowne Office Park 919/489-4789 Durham  
 Chapel Hill, NC 27514 919/489-2803 Fax

**OPINION OF PROBABLE COST**

**\*NOTE:**

The figures below are preliminary - the final costs may vary significantly. Unless specifically noted otherwise, this estimate does not include land acquisition (if necessary), development or permit fees, professional fees, or relocation of existing utilities or existing structures.

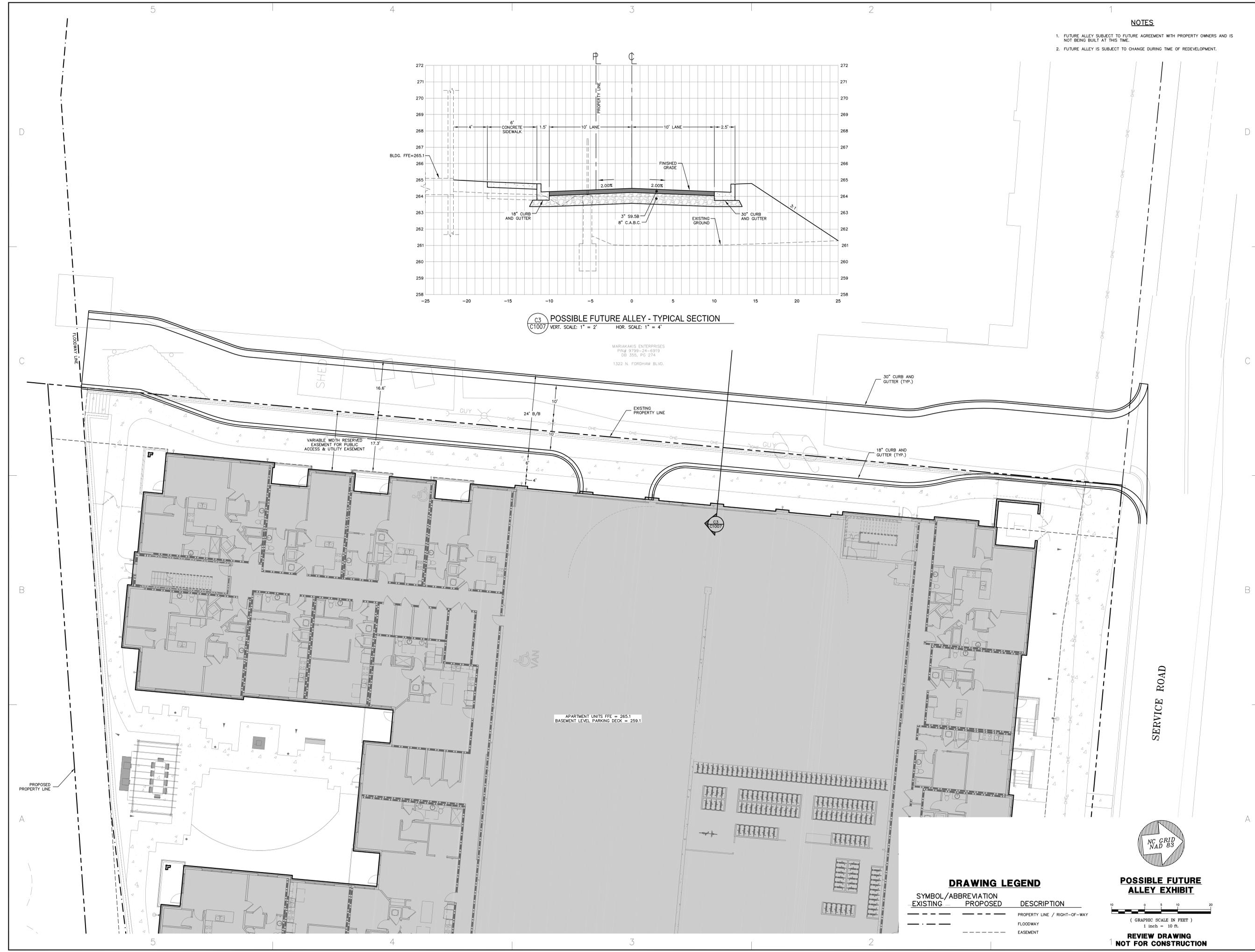
STORM DRAINAGE	QUANTITY	UNIT	UNIT PRICE	TOTAL	NOTES
15" RCP	181	LF @	\$49.00	\$8,869.00	
Catch Basin (NCDOT)	4	EA @	\$2,000.00	\$8,000.00	
<b>SUBTOTAL</b>				<b>\$16,869.00</b>	
EROSION CONTROL	QUANTITY	UNIT	UNIT PRICE	TOTAL	NOTES
Construction Entrance	1	EA @	\$3,500.00	\$3,500.00	
Clearing/Grubbing	0.1	AC @	\$5,600.00	\$560.00	
Silt Fence	350	LF @	\$4.00	\$1,400.00	
Inlet Protection	4	EA @	\$180.00	\$720.00	
Silt Fence Outlet	1	EA @	\$350.00	\$350.00	
Temp. Seed w/ mulch	0.08	AC @	\$1,350.00	\$108.00	
Perm. Seed w/ mulch	0.08	AC @	\$2,500.00	\$200.00	
<b>SUBTOTAL</b>				<b>\$6,838.00</b>	
GRADING	QUANTITY	UNIT	UNIT PRICE	TOTAL	NOTES
Strip & Haul Off	100	CY @	\$8.00	\$800.00	
Haul In Fill	1000	CY @	\$15.00	\$15,000.00	
Fine Grade	1000	SY @	\$2.00	\$2,000.00	
<b>SUBTOTAL</b>				<b>\$17,800.00</b>	
PAVING	QUANTITY	UNIT	UNIT PRICE	TOTAL	NOTES
8" ABC Base Stone-Heavy Duty	760	SY @	\$10.00	\$7,600.00	
3" S9.5B Overlay-Heavy Duty	760	SY @	\$16.50	\$12,540.00	
Milling	10	SY @	\$18.00	\$180.00	
30" Curb & Gutter	326	LF @	\$14.50	\$4,727.00	
18" Curb & Gutter	322	LF @	\$13.50	\$4,347.00	
ABC under Curb	648	LF @	\$2.00	\$1,296.00	
Handicap Ramp	2	EA @	\$1,000.00	\$2,000.00	
Concrete Sidewalk (4")	62	SY @	\$44.50	\$2,759.00	Includes fine grading
<b>SUBTOTAL</b>				<b>\$35,449.00</b>	
MISCELLANEOUS	QUANTITY	UNIT	UNIT PRICE	TOTAL	NOTES
Demolition and Disposal	1	LS @	\$10,000.00	\$10,000.00	
<b>SUBTOTAL</b>				<b>\$10,000.00</b>	

**SUMMARY OF ESTIMATES**

STORM DRAINAGE	\$16,869.00
EROSION CONTROL	\$6,838.00
GRADING	\$17,800.00
PAVING	\$35,449.00
MISCELLANEOUS	\$10,000.00
<b>SUBTOTAL</b>	<b>\$86,956.00</b>
<b>ESTIMATED GRAND TOTAL</b>	<b>\$86,956.00</b>



N:\Projects\116026.00 Fordham Blvd Apartments\1\_Dwg\Bldg Model Files\Possible Future Units Fordham.dwg, 11/27/2017 10:57:47 PM, 0/0



**C3**  
C1007 POSSIBLE FUTURE ALLEY - TYPICAL SECTION  
VERT. SCALE: 1" = 2' HOR. SCALE: 1" = 4'

MARIAKAKIS ENTERPRISES  
PIN # 0799-24-0119  
CIB 555, PO 274  
1322 N. FORDHAM BLVD.

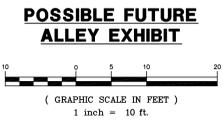
APARTMENT UNITS FFE = 265.1  
BASEMENT LEVEL PARKING DECK = 259.1

**NOTES**

1. FUTURE ALLEY SUBJECT TO FUTURE AGREEMENT WITH PROPERTY OWNERS AND IS NOT BEING BUILT AT THIS TIME.
2. FUTURE ALLEY IS SUBJECT TO CHANGE DURING TIME OF REDEVELOPMENT.

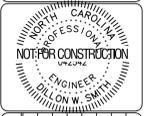
**DRAWING LEGEND**

SYMBOL/ABBREVIATION	DESCRIPTION
	EXISTING
	PROPOSED
	PROPERTY LINE / RIGHT-OF-WAY
	FLOODWAY
	EASEMENT



REVIEW DRAWING  
NOT FOR CONSTRUCTION

**BALLENTINE ASSOCIATES, P.A.**  
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514  
(919) 529-0461



**REVISIONS**

DATE	DESCRIPTION
28 JUN 17	PER E-F FDP REVIEW COMMENTS
31 OCT 17	PER E-F FDP REVIEW COMMENTS
27 NOV 17	PER E-F FDP REVIEW COMMENTS

**OWNER INFORMATION**  
R&M REALTY ADVISORS  
1930 CAMDEN RD.  
CHARLOTTE, NC 28203

**ISSUED**

DATE	DESCRIPTION
21 APR 17	E-F FDP SUBMITTAL #1
28 JUN 17	E-F FDP SUBMITTAL #2
31 OCT 17	E-F FDP SUBMITTAL #3
27 NOV 17	FINAL E-F FDP SUBMITTAL

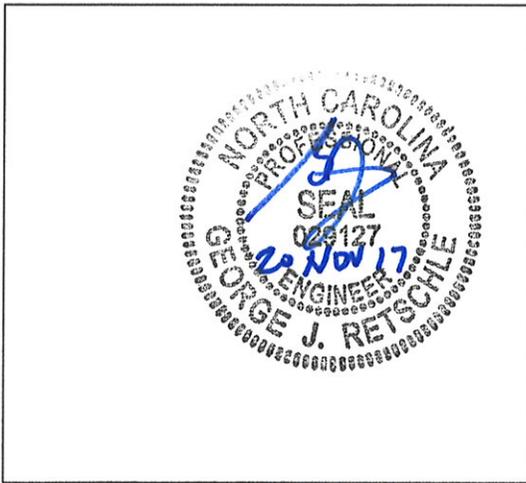
**FORDHAM BLVD. APARTMENTS**  
CHAPEL HILL, NORTH CAROLINA  
E-F FORM DISTRICT PERMIT DRAWINGS

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

**SHEET**  
**C1007**

**NO-RISE CERTIFICATION**

This document is to certify that I am a duly qualified engineer licensed to practice in the State of North Carolina. It is to further certify that the attached technical data supports the fact that the proposed minor land disturbance and installation of two flush rip-rap dissipaters in the floodway as part of the Fordham Boulevard Apartments project will not increase the base flood elevations or the floodway elevations, or impact the floodway widths, on Booker Creek at published cross-sections in the Flood Insurance Study for Chapel Hill, NC dated 02/02/2007 and will not increase the base flood elevations or floodway elevations, or impact the floodway widths at unpublished cross-sections in the area of the proposed development.



Seal and Signature

George J. Retschle  
\_\_\_\_\_  
Name  
President  
\_\_\_\_\_  
Title  
221 Providence Road  
\_\_\_\_\_  
Chapel Hill, NC 27514  
\_\_\_\_\_  
Address  
11/20/2017  
\_\_\_\_\_  
Date

FOR COMMUNITY USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	
_____ Name and Title	_____ Signature	_____ Date