SPECIAL USE PERMIT APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9880-00-8527 Date: July 23, 2013

Section A: Project Information

Project Name: Southern Orange County Government Services Campus

Property Address: 2551 Homestead Road, Chapel Hill, NC Zip Code: 27516

Use Groups (A, B, and/or C): B Existing Zoning District: R-5-C

Project Description: Long Range (25 year) Development Plan for Southern Orange County Government Services Campus

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

Applicant Information (to whom correspondence will be mailed)

Name: Roger Waldon, Clarion Associates

Address: 101 Market Street, Suite D

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-967-9188 Email: rwaldon@clarionassociates.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: Roger S. Waldon Date: 7/22/2013

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: Orange County - Frank Clifton, Orange County Manager

Address: 200 South Cameron Street

City: Hillsborough State: NC Zip Code: 27278

Phone: 919-245-2300 Email: fclifton@orangecountync.gov

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: 7-23-13

Revised 09.27.12 Permit Number:_____

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Application type: Special Use Permit - Modification Date: 7-23-2013

Project Name: Southern Orange County Government Services Campus

Use Type: *(check/list all that apply)*

☒ Office/Institutional ☐ Residential ☐ Mixed-Use ☐ Other: _____

Overlay District: (check all those that apply)

☐ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	**1,447,891**	sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	**46,500**	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	**1,494,391**	sq. ft.

Special Protection Areas: (*check all those that apply)*

☐ Jordan Buffer ☒ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance	**Total (sq ft)**
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	**390,000**
Area of Land Disturbance within RCD	**35,000**
Area of Land Disturbance within Jordan Buffer	

Impervious Areas	**Existing (sq ft)**	**Demolition (sq ft)**	**Proposed (sq ft)**	**Total (sq ft)**
Impervious Surface Area (ISA)	**241,550**		**390,000**	**631,550**
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	**16.2%**		**26.0%**	**42.2%**
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

Permit Number:_____

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	**5**			
Number of Floors	**2-4**			
Recreational Space				

Residential Space				
Dimensional Unit (sq ft)	**Existing (sq ft)**	**Demolition (sq ft)**	**Proposed (sq ft)**	**Total (sq ft)**
Floor Area (all floors – heated and unheated)				
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

Non-Residential Space *(Gross Floor Area in Square Feet)*					
Use Type	**Existing**	**Proposed**	**Uses**	**Existing**	**Proposed**
Commercial					
Restaurant			**# of Seats**		
Government	**61,750**	**300,000**			
Institutional					
Medical					
Office					
Hotel			**# of Rooms**		
Industrial					
Place of Worship			**# of Seats**		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	**20'**	**55'**	**55'**
	Interior (neighboring property lines)	**6'**	**45'**	**30'**
	Solar (northern property line)	**8'**	**55'**	**55'**
Height (maximum)	Primary	**39'**	**varies**	**39'**
	Secondary	**60'**	**varies**	**60'**
Streets	Frontages	**40'**	**1,240'**	**1,240'**
	Widths	**50'**	**1,240'**	**1,240'**

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
Homestead Road	**75'**	**varies**	**3**	☒Yes	☒Yes
				☐Yes	☐Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	**Dimensions**	**Surface**	**Handicapped Ramps**
Homestead Road	**10'**	**cement**	☒Yes ☐No ☐N/A
			☐Yes ☐No ☐N/A

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			
Handicap Spaces			
Total Spaces		**258 existing**	**TBD**
Loading Spaces	**1 existing**	**1 existing**	**TBD**
Bicycle Spaces			
Surface Type	asphalt		

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
Homestead	**20'**	**20'**	☐ Yes	☐ Yes
East Property Line	**30'**	**30'**	☐ Yes	☐ Yes
South Property Line	**30'**	**30'**	☐ Yes	☐ Yes
West Property Line	**30'**	**30'**	☐ Yes	☐ Yes

Existing Zoning District:
Proposed Zoning Change *(if any)*:

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	**Floor Area Ratio (FAR)**	**Recreation Space Ratio (RSR)**	**Low Density Residential (0.24)**	**High Density Residential (0.50)**	**Non-Residential (0.70)**	**Maximum Floor Area (MFA) = FAR x GLA**	**Minimum Recreation Space (MSR) = RSR x GLA**
R-5-C	.303	na	na	na	na	406,441 sf	0
TOTAL							
RCD Streamside	153,000	0.01					
RCD Managed		0.019					
RCD Upland							

Check all that apply				
Water	☒ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☒ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☒ Underground	☐ Above Ground		
Telephone	☒ Underground	☐ Above Ground		
Solid Waste	☒ Town	☐ Private		

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 Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

X	**Application fee** (including Engineering Review fee) (refer to fee schedule)	Amount Paid $ 97,787.00
X	**Pre-application meeting** – with appropriate staff	
X	**Digital Files** - provide digital files of all plans and documents	
	Recorded Plat or Deed of Property	
X	**Project Fact Sheet**	
	Traffic Impact Statement – completed by Town's consultant (or exemption)	
	Description of Public Art Proposal	
X	**Statement of Justification**	
X	**Response to Community Design Commission and Town Council Concept Plan comments**	
	Affordable Housing Proposal, if applicable	
	Provide existing Special Use Permit, if Modification	
X	**Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)	
X	**Mailing fee for above mailing list (mailing fee is double due to 2 mailing)**	Amount Paid $ 65.36
X	**Written Narrative describing the proposal**	
X	**Resource Conservation District, Floodplain, & Jordan Buffers Determination** - necessary for all submittals	
	Jurisdictional Wetland Determination – if applicable	
	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)	
	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)	
X	**Reduced Site Plan Set (reduced to 8.5"x11")**	

a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
b) Description of land uses and area (in square footage)
c) Existing and proposed Impervious surface area in square feet for all subareas and project area
d) Ground cover and uses information
e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
f) Time of concentration calculations and assumptions
g) Topography (2-foot contours)
h) Pertinent on-site and off-site drainage conditions
i) Upstream and/or downstream volumes
j) Discharges and velocities
k) Backwater elevations and effects on existing drainage conveyance facilities
l) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas

m) Water quality volume calculations
n) Drainage areas and sub-areas delineated
o) Peak discharge calculations and rates (1, 2, and 25-year storms)
p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
q) Volume calculations and documentation of retention for 2-year storm
r) 85% TSS removal for post-development stormwater run-off
s) Nutrient loading calculations
t) BMP sizing calculations
u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

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
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

a) Include Project Name, Project fact information, PIN, Design team

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

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

a) Existing and proposed building locations
b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on & off-site)
c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking . Typical pavement sections & surface type
d) Location of existing and proposed fire hydrants
e) Location and dimension of all vehicle entrances, exits, and drives
f) Dimensioned street cross-sections and rights-of-way widths
g) Pavement and curb & gutter construction details
h) Dimensioned sidewalk and tree lawn cross-sections
i) Proposed transit improvements including bus pull-off and/or bus shelter
j) Required landscape buffers (or proposed alternate/modified buffers)
k) Required recreation area/space (including written statement of recreation plans)
l) Refuse collection facilities (existing and proposed) or shared dumpster agreement
m) Construction parking, staging, storage area, and construction trailer location
n) Sight distance triangles at intersections
o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
p) Easements
q) Clearing and construction limits
r) Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan

a) Topography (2-foot contours)
b) Existing drainage conditions
c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams, note ephemeral streams on site)
d) Proposed drainage and stormwater conditions
e) Drainage conveyance system (piping)
f) Roof drains
g) Easements
h) BMP plans, dimensions, details, and cross-sections
i) Planting and stabilization plans and specifications

a) Rare, specimen, and significant tree survey within 50 feet of construction area
b) Rare and specimen tree critical root zones
c) Rare and specimen trees proposed to be removed
d) Certified arborist tree evaluation, if applicable
e) Significant tree stand survey
f) Clearing limit line
g) Proposed tree protection /silt fence location
h) Pre-construction/demolition conference note
j) Landscape protection supervisor note
k) Existing and proposed tree canopy calculations, if applicable

a) Dimensioned and labeled perimeter landscape bufferyard
b) Off-site buffer
c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement

a) Classify and quantify slopes 0-10%, 10-15%, 15-25% and 25% and greater
b) Show and quantify areas of disturbance in each slope category
c) Provide/show specialized site design and construction techniques

a) Topography (2-foot contours)
b) Limits of Disturbance
c) Pertinent off-site drainage features
d) Existing and proposed impervious surface tallies

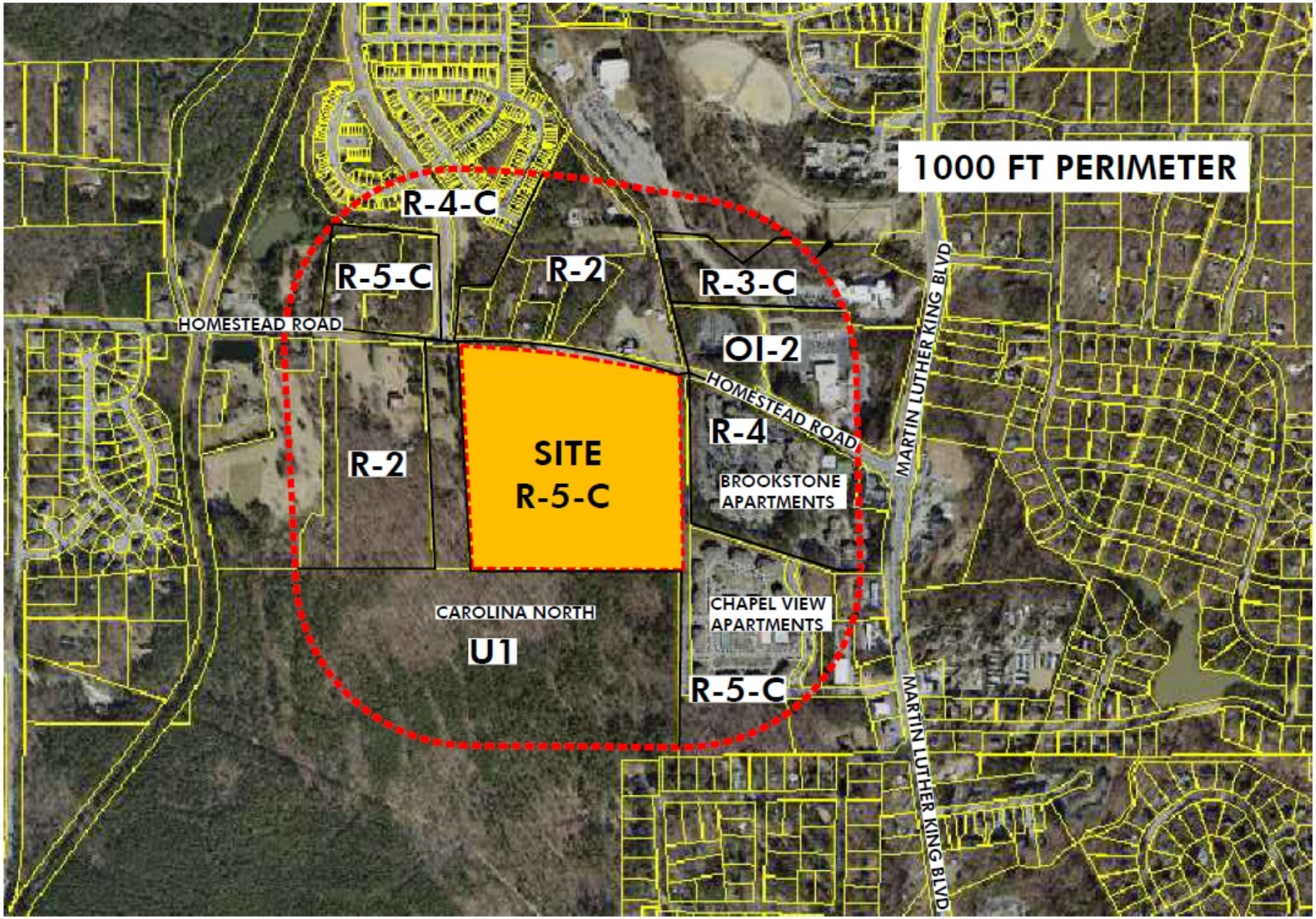
a) Public right-of-way existing conditions plan
b) Streetscape demolition plan
c) Streetscape proposed improvement plan
d) Streetscape proposed utility plan and details
e) Streetscape proposed pavement/sidewalk details
f) Streetscape proposed furnishing details
g) Streetscape proposed lighting details

a) Preliminary Solid Waste Management Plan
b) Existing and proposed dumpster pads
c) Proposed dumpster pad layout design
d) Proposed heavy duty pavement locations and pavement construction detail

a) Construction trailer location
b) Location of construction personnel parking and construction equipment parking
c) Location and size of staging and materials storage area
d) Description of emergency vehicle access to and around project site during construction
e) Delivery truck routes shown or noted on plan sheets

a) Description of how project will be 20% more energy efficient than ASHRAE Standards
b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
c) Participation in NC GreenPower program
d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade).



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222 chatter court chapel hill, nc 27514 919.401.8586 www.corleyredfootarchitects.com

Southern Orange County
Government Services
Campus Master Plan
Chapel Hill, North Carolina

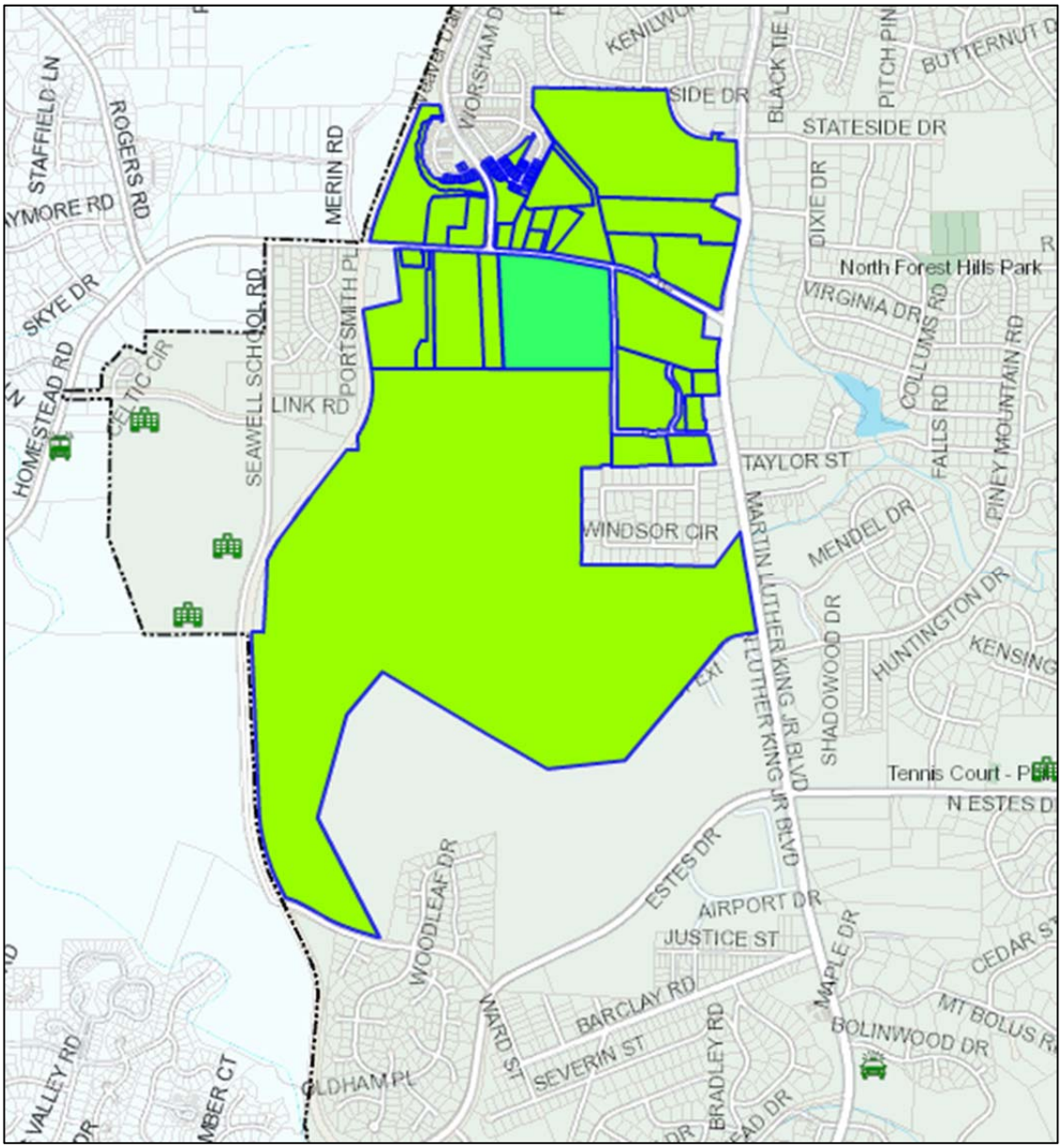
ETS TLH
AREA MAP

SP-1

1307

Parcels to Notify for Southern Orange County Government Services Campus SUP-Modification Application

July 23, 2013



List of addresses begins on next page.

Southern Orange County Government Service 9880-00-85 ########

1	9.87E+09	OF CHAPEL	405 MARTI	CHAPEL HIL	NC	27514
2	9.87E+09	INC VINEYA	NATIONAL	CARY	NC	27513
3	9.88E+09	INC VINEYA	NATIONAL	RALEIGH	NC	27612
4	9.88E+09	ASSOCIATI	NATIONAL	RALEIGH	NC	27612
5	9.88E+09	DONALD F	2516 HOM	CHAPEL HIL	NC	2.75E+08
6	9.88E+09	INC VINEYA	NATIONAL	CARY	NC	27513
7	9.88E+09	QIANG XIA	101 CABER	CHAPEL HIL	NC	27516
8	9.88E+09	INC VINEYA	NATIONAL	RALEIGH	NC	27612
9	9.88E+09	INC VINEYA	NATIONAL	CARY	NC	27513
10	9.87E+09	DURAIRAJ /	102 SONO	CHAPEL HIL	NC	27516
11	9.88E+09	INC VINEYA	NATIONAL	CARY	NC	27513
12	9.88E+09	INC VINEYA	NATIONAL	RALEIGH	NC	27612
13	9.88E+09	JEAN PIERR	114 CABER	CHAPEL HIL	NC	27516
14	9.88E+09	KWANHYE	113 LONEB	CHAPEL HIL	NC	27516
15	9.87E+09	INC VINEYA	NATIONAL	CARY	NC	27513
16	9.88E+09	ZEFENG W	100 VINTA	CHAPEL HIL	NC	27516
17	9.88E+09	JIN JAE CH	120 CABER	Chapel Hill	NC	27517
18	9.88E+09	ROBERT M	PO BOX 37	NORFOLK	VA	23514
19	9.88E+09	INC VINEYA	NATIONAL	CARY	NC	27513
20	9.88E+09	JAMES JR S	103 CABER	CHAPEL HIL	NC	27516
21	9.88E+09	INC VINEYA	NATIONAL	CARY	NC	27513
22	9.88E+09	CHRISTOPH	4724 REGA	RALEIGH	NC	27613
23	9.88E+09	CHANDER T	3024 RAMI	BENSALEM	PA	19020
24	9.88E+09	JUNJIANG S	117 VINTA	CHAPEL HIL	NC	27516
25	9.87E+09	KAROL MA	1333 OAKC	ATLANTA	GA	30311
26	9.88E+09	DEBORAH /	104 TOYNB	CHAPEL HIL	NC	27514
27	9.88E+09	MOTOHIRC	108 CABER	CHAPEL HIL	NC	27516
28	9.88E+09	INC VINEYA	NATIONAL	CARY	NC	27513
29	9.88E+09	LAURA A RI	112 VINTA	CHAPEL HIL	NC	27516
30	9.87E+09	DONALD F	4753 SHAR	RALEIGH	NC	27615
31	9.88E+09	JUNGYEON	305 SYLVAI	CHAPEL HIL	NC	27516
32	9.88E+09	PATRICK K	110 VINTA	CHAPEL HIL	NC	27516
33	9.88E+09	YONG CHEI	111 CABER	CHAPEL HIL	NC	27516
34	9.88E+09	ABAYOMI /	115 CABER	CHAPEL HIL	NC	27516
35	9.88E+09	TODD KIZEI	117 CABER	CHAPEL HIL	NC	27516
36	9.87E+09	DONGMEI	113 SONO	CHAPEL HIL	NC	27516
37	9.88E+09	INNA TCHI	104 VINTA	CHAPEL HIL	NC	27516
38	9.87E+09	SUSAN NA	109 SONO	CHAPEL HIL	NC	27516
39	9.87E+09	STACY ANN	107 SONO	CHAPEL HIL	NC	27516
40	9.88E+09	SUSAN J A	104 CABER	CHAPEL HIL	NC	27516
41	9.88E+09	YOUNGHO	106 CABER	CHAPEL HIL	NC	27516
42	9.88E+09	FILIPPO TO	114 VINTA	CHAPEL HIL	NC	27516
43	9.88E+09	JEFFREY SC	2000 CAM	CHAPEL HIL	NC	27516
44	9.88E+09	INC VINEYA	NATIONAL	CARY	NC	27513
45	9.88E+09	CARL P SC	102 VINTA	CHAPEL HIL	NC	27516
46	9.88E+09	MARIO BA	122 CABER	CHAPEL HIL	NC	27516

47	9.88E+09	PATRICIA S	126 CABER	CHAPEL HIL	NC	27516
48	9.88E+09	LLC GOYAL	113 CABER	CHAPEL HIL	NC	27516
49	9.88E+09	R LARRY BE	9104 E KILL	WICHITA	KS	67206
50	9.88E+09	FREDERICK	108 VINTA(	CHAPEL HIL	NC	27516
51	9.88E+09	DO WON K	3700 CAPIT	TALLAHASS	FL	32311
52	9.87E+09	INC VINEYA	NATIONAL	CARY	NC	27513
53	9.88E+09	DAVID BELI	119 VIBURI	Carrboro	NC	27510
54	9.87E+09	DAVID C TI	2209 HOM	CHAPEL HIL	NC	2.75E+08
55	9.88E+09	JEFFREY SC	2000 CAMI	CHAPEL HIL	NC	27516
56	9.88E+09	KAREN K E	2408 HOM	CHAPEL HIL	NC	27516
57	9.87E+09	TILSON HO	2209 HOM	CHAPEL HIL	NC	27516
58	9.87E+09	WILLIAM B	2217 HOM	CHAPEL HIL	NC	27516
59	9.88E+09	OF NORTH	103 AIRPOI	CHAPEL HIL	NC	27599
60	9.79E+09	LLC ACC GF	PO BOX 53	BIRMINGH/	AL	3.53E+08
61	9.79E+09	LLC ACC GF	PO BOX 53	BIRMINGH/	AL	3.53E+08
62	9.78E+09	C UNIVERS	PROPERTY	CHAPEL HIL	NC	27599
63	9.79E+09	INC RAM P	102 NORTH	CHAPEL HIL	NC	27514
64	9.79E+09	LLC ACC GF	PO BOX 53	BIRMINGH/	AL	3.53E+08
65	9.79E+09	ZOLA DIXO	100 CRITZ I	CHAPEL HIL	NC	27516
66	9.88E+09	JUSTIN M F	107 CABER	Chapel Hill	NC	27514
67	9.88E+09	MARK GRU	237 SADDL	OXFORD	NC	27565
68	9.88E+09	XIAJUAN YI	303 LAURE	CHAPEL HIL	NC	27516
69	9.88E+09	LUISITO M	2107 BAYC	HILLSBORO	NC	27278
70	9.88E+09	ROBERT L C	111 VINTA(	CHAPEL HIL	NC	27516
71	9.87E+09	TALAIGNAI	101 SONOI	CHAPEL HIL	NC	27516
72	9.88E+09	XIAOCHUN	116 CABER	CHAPEL HIL	NC	27516
73	9.87E+09	YE QIAN SH	103 SONOI	CHAPEL HIL	NC	27516
74	9.87E+09	APPARAO K	105 SONOI	CHAPEL HIL	NC	27516
75	9.87E+09	JEFFREY BA	111 SONOI	CHAPEL HIL	NC	27516
76	9.88E+09	SAHADEO E	165 AUSTIN	ELLENWOC	GA	3.03E+08
77	9.87E+09	DONALD F	4753 SHAR	RALEIGH	NC	27615
78	9.88E+09	RUTH FITTI	1026 FLAM	VERO BEAC	FL	32963
79	9.87E+09	SUSAN K H	63 FAIRLAV	BERKELEY	CA	9.47E+08
80	9.88E+09	LLC DUKE E	PO BOX 10	MANDAN	ND	58554
81	9.88E+09	ANNE MAD	2510 HOM	CHAPEL HIL	NC	27516
82	9.88E+09	OF CHAPEL	405 MARTI	CHAPEL HIL	NC	27514
83	9.88E+09	NORTH CAI	1321 MART	CHAPEL HIL	NC	27516
84	9.88E+09	OF NORTH	1321 MAIL	RALEIGH	NC	2.77E+08
85	9.88E+09	LLC ACC GF	PO BOX 53	BIRMINGH/	AL	3.53E+08
86	9.79E+09	LLC WILLIA	5446 UNIV	WINSTON S	NC	27105