

February 20, 2017
Via Hand Delivery

Town of Chapel Hill
405 Martin Luther King Jr Blvd.
Chapel Hill, NC 27514
Attention: Planning Staff

**RE: Proposed Hillstone Chapel Hill
Zoning Compliance Permit Submission
Leon Capital Group
1730 Fordham Boulevard
Chapel Hill, NC 27514**

Dear Planning Staff,

Philip Post & Associates, a Division of Pennoni; on behalf of Leon Capital Group hereby submits a Zoning Compliance Permit resubmittal for review. The subject development is located on Parcels 9799-36-6631; 9799-46-1235 and 9799-36-7662. In connection with the Zoning Compliance Permit, please find attached the following:

- Submit 9 plan sets to Town Hall with civil and landscape information
- Submit 1 plan set to Town Hall with civil, landscape, and detailed technical elevation information
- Submit plan sets directly to outside review agencies with civil and landscape information
- Submit 3 COA plan sets to Town Hall with elevations, floor plans, and Design Alternative information. (refer to COA application form)

The above-mentioned documents have been revised in accordance with comments received from the Town of Chapel Hill by a letter dated February 3, 2017. We offer the following responses to each comment:

FIRE:

1. GRADE AND APPROACH; Fire apparatus access roads shall not exceed 10% in grade unless approved by the fire chief and all approach and departure angles shall be within the limits established based on the Department's apparatus. NC FPC 2012, 503.2.7, 503.2.8 and D103.2 (*Fire*)

Response: Will comply. All fire access roads on site do not exceed 10% as required.

2. FIRE HYDRANTS; The addition of any required hydrants to serve the submitted building must flow a minimum of 2500 gpm per Town Engineering Standards unless approved by the fire code official. The farthest hydrant serving a proposed structure must be no more than 500' distant. A maximum distance of 500' spacing between hydrants must be maintained unless otherwise approved by the fire code official. Lesser spacing distances may be required. A minimum working space of 3' must be maintained around all hydrants. Where hydrants are subject to physical impact, physical protection may be required, NC FPC 2012, 507.5.6. The minimum number of required hydrants and their spacing must meet NC FPC 2012, Appendix C, table C 105.1 (*Fire*)

Response: Will comply, fire hydrants have been added to meet the required minimum distance of 500 feet from each building and are shown on sheets CS1701 and CS1702. The fire flow report dated 1/31/2017, included with this submission, details an existing water flow of 16,006 gpm and a residual water pressure of 148 psi on site which exceeds the required 2,500 gpm and 20 psi.

3. FIRE HYDRANT LOCATIONS; Indicate the locations of existing and proposed fire hydrants. (Fire)

Response: Will comply. Locations of proposed and existing fire hydrants have been added to sheets CS1701 and CS1702.

4. FIRE DEPARTMENT CONNECTIONS, LOCATIONS; Any required FDC's for any buildings shall meet the design and installation requirements for the current, approved edition of NFPA 13, 13D, 13R, or 14 of the NC FPC 2012 and Town Ordinances; 7-38 for location. FDC's shall be installed on the street/ address side of the building and within 100' of a hydrant or unless otherwise approved by the fire code official and shall not be obstructed or hindered by parking or landscaping. FDC's shall be equipped with NST. (Fire)

Response:

5. FIRE DEPARTMENT CONNECTIONS AND STANDPIPES; When the building being constructed requires standpipes, a temporary standpipe connection will be constructed with ready Fire Department Access when the building is not more than 40' in height. Such standpipes shall provide usable connections adjacent to the stairs and shall continue with building progression always being not more than one floor below the highest floor of the building. NC FPC 2012 Section 1413. (Fire)

Response: Understood. Temporary standpipe connections will be provided as necessary.

6. BUILDING HEIGHT; Buildings exceeding 30 feet or three stories in height must have at least two means of fire apparatus access separated by at least one half the diagonal distance of the building. NC FPC 2012, D104.1, D104.3 (Fire)

Response: Will comply. Fire access has been provided in accordance with our discussion of 2.1.17. Please see sheets LA5.01 through LA5.16.

7. AERIALS; Where a building exceeds 30' in height or 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26' exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15' and maximum of 30' from one complete side of the building. NC FPC 2012 D105.1, D105.2, D105.3 (Fire)

Response: Will comply. At least one fire access roadway has been widened to 26' clear width for each building. Others have been widened as feasible. Please see sheets LA5.01 through LA5.16. Street trees have been adjusted to facilitate aerial roof access at multiple locations. Please see sheet LP1.1.

8. FIRE PROTECTION AND UTILITY PLAN; shall include the fire flow report: for a hydrant within 500' of each building, provide the calculated gallons per minute of with a residual pressure of 20 pounds per square inch. The calculations should be sealed by a professional engineer licensed in the State of NC

and accompanied by a water supply flow test conducted within one year of the submittal. Reference Town Design Manual for required gallons per minute. (Fire)

Response: Will comply. A water main extension has been added on each side of the project for the installation of two new fire hydrants. One for Building 1 and one for Building 2. A revised fire flow report is being prepared and will be submitted under separate cover.

9. FIRE APPARATUS ACCESS ROADS; Any fire apparatus access roads, (any public/private street, parking lot access, fire lanes and access roadways), used for fire department access shall be all weather and designed to carry the imposed load of fire apparatus weighing at least 80,000 lbs. Fire apparatus access roads shall have a minimum width of 20' with an overhead clearance of at least 13'-6" for structures not exceeding 30' in height and shall provide access to within 150' of all exterior portions of the building. Structures exceeding 30' in height shall be provided with an aerial apparatus access road 26' in width in the immediate vicinity of the building or portion thereof and shall provide at least one of the required access roads to be located not less than 15' and not more than 30' from the structure parallel to one entire side of the structure. NC FPC 2012 502.1,503.1.1, 503.2.1, D102.1 (Fire)

Response: Will comply. Both buildings will be constructed with NFPA 13 sprinkler systems. Please see sheets LA5.01 through LA5.16.

LANDSCAPE TREE PROTECTION:

10. We recommend that contour numbers be included on the existing conditions survey and that the existing contours be labeled on the grading plan. Similarly, we recommend that the retaining wall proposed adjacent to the sidewalk on Legion Road be labeled, including TW and BW elevations. (Urban Forestry)

Response: Will comply, existing and proposed contour labels have been added to sheets CS0201, CS1501, and CS1502. Top of wall and bottom of wall spot elevations have been added to sheet CS1502 as requested.

11. We recommend that the tree survey be completed according to LUMO Section 5.7 with locations of all specimen hardwood trees 12" DBH or greater and critical root zones of all rare and specimen trees shown to scale on the existing conditions, demo, and grading plans. (Urban Forestry)

Response: Will Comply, locations and critical root zones of all specimen hardwood trees have been added to sheets CS0201 and CS0501 as required.

12. We recommend that a detail be provided for the installation of "festoon lights" in proposed trees. We propose that trees with such lights in the public right-of-way be privately maintained by encroachment agreement. (Urban Forestry)

Response: Will comply. Please see sheet LA3.01.

13. We recommend increased species diversity for street trees and that the native fringe tree be specified, *Chionanthus virginicus*, instead of the non-native species. (Urban Forestry)

Response: Will comply. The planting plan and plant list have been adjusted accordingly. Please see sheet LP1.1.

14. We recommend that a planting plan be submitted for landscape areas. Plans should not include any known invasive exotic species. (*Urban Forestry*)

Response: Thank you for the recommendation. The plans will not contain any known invasive exotic species.

15. We recommend that the applicant submit a letter from a private solid waste collection service indicating that final plans have been reviewed and that service can be provided to the facilities as shown on the plans. (*Urban Forestry*)

Response: Will comply. The private solid waste collection contractor has not been selected yet and once selected, the referenced letter will be provided.

16. Section 3.11.2.5 shows trees on frontage type A planted in tree grates. Trees along the collector road and on Legion Road do not appear to be in grates. (*Urban Forestry*)

Response: Section 3.11.2.5.C allows a tree planting zone with or without grates. The plans show an 8' tree planting zone, without grates, on all frontages.

17. Once the tree survey is complete and critical root zones correctly shown, include tree protection fencing on the demolition and grading plans. Currently trees are shown to remain on the demo and grading plans that are inside the limits of disturbance as shown on the erosion control plan. All plan sheets should be consistent with sheets LP1.1 and LP2.1. (*Urban Forestry*)

Response: Will comply, demolition plan, sheet CS0501 has been edited to include the removal of trees as shown on sheets LP1.1 and LP2.1.

RECREATION:

18. Make payment in the amount of \$226,596 for payment in lieu of 50% of Recreation Space requirements. Payment must be made prior to issuance of a Form Code permit. (*Parks and Recreation*)

Response: Will comply. Payment shall be made prior to issuance of the permit.

19. Please provide a separate sheet that includes 1) a tally of all Recreation Space elements including the square footage of each and a grand total, 2) shows the location of each Recreation Space, and labels each Recreation Space element including details such as fences, seating, active elements, and passive elements. (*Parks and Recreation*)

Response: We will comply. Recreation spaces are currently in design. A Recreation Space Plan will be provided on the next submittal.

20. For the dog park please add a water source, benches, and waste disposal. (*Parks and Recreation*)

Response: Will comply, water line has been added to sheet CS1701 from building 1 to a spigot located within the private dog park.

STORMWATER MANAGEMENT:

21. Show on plan sheet CS 1701, the catch basin downstream of Ex. STM INL 3. (Stormwater)

Response: Will comply, location of the catch basin downstream of Ex. STM INL 3 has been added to CS1701 as requested.

22. Provide on plan sheet CS 1701, the Invert out elevation of the storm sewer pipe from EX. STM INL 3. (Stormwater)

Response: Will comply, information for the catch basin downstream of Ex. STM INL 3 has been added to CS1701 as requested.

23. The Invert out elevation from EX. STM 2A and 2 are both 272.04' which implies the pipe has no slope. Address. (Stormwater)

Response: Will comply, inverts in EX. STM 2A and 2 have been revised to establish a slope of 1.77% which will provide drainage through the storm system. These revised inverts can be seen on sheet CS1701.

24. Show on plan sheet CS 1501, the Invert in & out elevation to catch basin downstream of Yard Inlet 3. (Stormwater)

Response: Will comply, invert information for the existing catch basin downstream from Yard Inlet 3 has been added to sheets CS1501 and CS1701 as requested.

25. Show on plan sheet CS 1502, spot or contour elevation of the curb and gutter along the underground detention located in the parking area of proposed building 2. (Stormwater)

Response: Will comply, proposed contours have been added to sheet CS1502 as requested.

26. Show on plan sheet CS 1502, the proposed storm sewer pipe link between the catch basins. (Stormwater)

Response: There is no proposed pipe length to connect each section of the underground detention system to the catch basins. The catch basins will be installed to open directly into the underground system.

27. Provide gutter spread calculation for Proposed Road (Type A) if you intend to dedicate it as public road. Reference page 14-15 of the Chapel Hill Design manual. (Stormwater)

Response: The design of the Proposed Road has not been finalized. Gutter spread calculations will be provided when the design is complete.

28. Show on plan sheet CS 8001, the skimmer outfall from the proposed basin #1. (Stormwater)

Response: Will comply, skimmer outfall location has been added to sheet CS8001 as requested.

29. The proposed impervious area as a result of the road widening on Legion Road should be treated. Address. (Stormwater)

Response: The extent of the widening is to be increased. Will comply upon final design.

30. Provide detail of the underground detention system. The traffic loading specification for the stormwater filter unit and underground detention system should be provided on the detail plan sheet. (Stormwater)

Response: Will comply, details for the underground detention systems have been added on sheets CS6022, CS6023, and CS6024.

31. Provide a copy of the approved erosion control permit from Orange County. (Stormwater)

Response: Will comply, a copy of the approved erosion control permit from Orange County for the project is included with this submission.

32. Add note to the plan sheet that states "foundation water that smells like gasoline shall not be discharged into the Town's storm sewer system. The water will have to be pumped into tankers and discharged at a waste water treatment plant." (Stormwater)

Response: Will comply, note 2 has been added to sheet CS8001 as requested.

33. The net land area per the permit application form is 286,102 sf but the pre and post-development peak discharge computation for the entire site uses a site area of 285,549 sf. Address the inconsistency. (Stormwater)

Response: Will comply, the post development peak discharge has been edited to match the permit application. Calculations have been adjusted accordingly to match.

34. Provide a detail of the East and West storm filter units. Identify each of the unit and provide the number of cartridge per unit as computed in the design calculation. (Stormwater)

Response: Will comply, details for the construction of both the East and West storm filter units have been added to sheets CS6023 and CS6024.

35. Provide on the detail plan sheet, the media specification and specific flow rate for the cartridge. The height of cartridge must also be provided on the plan sheet. (Stormwater)

Response: Will comply, details of the media specification for both the East and West storm filter units have been added to sheets CS6023 and CS6024. The filter media type will be Phosphosorb with a flow rate of 1 GPM/SF.

36. Provide a reference for the 54lbs used as the Mass Load per cartridge, M cart (lbs) for estimating the number cartridge required. (Stormwater)

Response: Will comply, construction of the two cartridge systems are detailed on sheets CS6023 and CS6024.

37. Provide a detail of the underground detention system and show how it is connected to the storm filter unit. The dimensions of the storm filter and underground detention system should be provided on the plan sheet. The detail of the west side underground detention system orifice plate and outlets of the 2 storm filter units should be provided on the plan sheet. (Stormwater)

Response: Will comply, details for the underground detention systems have been added on sheets CS6022, CS6023, and CS6024.

38. Provide a drainage delineation map. The 1, 2 and 25-year pre and post-development peak discharge for the East and West side should be analyzed. The calculation document is showing only the analysis for the West side. Address. (Stormwater)

Response: Will comply, drainage delineation maps are included in this submittal.

39. The Net Land area for the site based on the permit application form is 286,102 sf. The drainage area based on the design calculation from Contech Engineered Solution is 2.42 acres (i.e. 105,415 sf, sum of the east and west drainage areas). Address the inconsistency. (Stormwater)

Response: Only a portion of the available area needs to be routed through the detention system to achieve the required flow reductions. Only half of the impervious surface area is required to be treated.

40. Show that the 2-year post-development volume leaving the entire site is less than the pre-development. (Stormwater)

Response: The post-development runoff volume requirement will be met by retaining the increased volume of stormwater runoff for a period of 2-5 days.

41. Add note to plan sheet that at a minimum vertical separation of 18" and 10" horizontal separation shall be provided between sanitary and storm sewer. The proposed storm sewer pipe along Service Road appears to be located on the sanitary sewer manhole. (Stormwater)

Response: Will comply, note 1.3 under water and sewer service notes has been edited on sheet CS0002 as requested to specify minimum vertical and horizontal offsets.

42. Provide soil report showing seasonal high water table information at the location of the underground detention and storm filter unit. (Stormwater)

Response: All detention and storm filter units are self-contained with no opportunity for contacting the seasonal high water table.

43. Provide a profile/Elevational view of the building 1 and 2. Architectural floor plans showing plumbing details should be provided. (*Stormwater*)

Response: See building elevations included on sheets GA3.00, GA3.01, GA3.02.

44. How does storm water from the roof drains to underground detention/stormwater filter unit? Show locations of all roof drain outlets on the plan sheet. (*Stormwater*)

Response: Final locations of the roof drains will be obtained from the architect and shown.

45. Provide on the plan sheet, a permanent and temporary seeding specification. (*Stormwater*)

Response: Temporary and permanent seeding specifications detailed by Orange County Erosion Control have been included on sheet CS8501.

46. Provide gutter spread calculation for the for catch basins on Service Road based on 4 in/hr intensity storm and ensuring that no curb overtops and flow spread width leave at least one lane free of water. (*Stormwater*)

Response: Gutter spread calculations will be provided upon final design of the roadway and drainage system.

47. Identify in the calculation document, the 10 and 25-year hydraulic grade line computation. (*Stormwater*)

Response: Will comply, the 10 and 25 year hydraulic grade lines have been detailed within the revised stormwater report.

48. Provide on plan sheet CS8001, an inlet protection on the Yard Inlet downstream of Yard Inlet 3. (*Stormwater*)

Response: Will comply, inlet protection has been added on sheet CS8001 for the inlet downstream of Yard Inlet 3 as requested.

49. Add note to the plan sheet that HVAC condensate and floor drains under a roof shall not be discharged into storm sewer pipe. (*Stormwater*)

Response: Will comply, note 1 has been added to sheet CS8001 as requested.

TRANSIT BUS STOPS:

50. Transit has one stop adjacent to the proposed development. Stop #3122 is currently served by the D Route . It is our recommendation 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*)

Response: We will discuss with the owner/developer regarding this recommendation and get back to you with their considerations.

TRANSPORTATION PLANNING:

51. Connect sidewalk on Legion Rd to existing sidewalk network (*Long Range/Transportation*)

Response: Will comply, sidewalk has been connected to existing sidewalk along Legion Road frontage. Geometry for connection can be seen on sheet CS1003.

52. Make sure bike lanes width does not include curb and gutter. Cross section in plans are correct. One sheet shows the bike lane striping overlap into the gutter pan. (*Long Range/Transportation*)

Response: Will comply. The road section plan design is being coordinated with other issues and comments and will be revised with the next submittal.

53. 5' bike lane is standard. Check Legion Road bike lane widths or provide explanation for 4' and 3' sections (*Long Range/Transportation*)

Response: Will comply. Additional survey information is being obtained for the widening plan of Legion Road. The revised plan will be included with the next submittal.

54. Show all bike parking locations and number of bike parking spaces provided (*Long Range/Transportation*)

Response: Will comply, bike parking locations have been added to sheets CS1002 and CS1003.

55. Provide bike rack detail for short term bike parking (*Long Range/Transportation*)

Response: Will comply, see sheet LA3.01.

56. Provide information for type of long term bike parking (*Long Range/Transportation*)

Response: Extent and location of long term bike storage to be determined as floor plan design proceeds.

OWASA:

57. Label meter and call out abandoning the water service, at the main in accord with OWASA Stds and Specs, for Lot 2.â€ Clear label Right of Way boundary and include easements for new water service lines and meter vaults.â€ Replace tapping sleeve and valve with tee and 3 gate valves for water service to Lot 1.â€ If sewer service is needed for parking decks, include and call out oil/sand separators.â€ Provide Project Fact Sheet so that we can begin to evaluate the impact to water and sewer systems. Please send it in advance of your next submission. â€ Will there be a â€clubhouseâ€ function which needs a grease interceptor? Call out location for any water or sewer services planned to be installed via bore & jack. (OWASA)

Response: Will comply, sheet CS0501 has been edited to require the abandoning of the existing water service to be in accordance with OWASA standards. Sheet CS3601, Zoning Plan, has been

added to the sheet set to clearly depict right of ways and easements for the site. Tapping sleeves have been removed and replaced with 8x8 Tees as requested on sheet CCS1701. A sewer service will be required for the parking deck, a note requiring the installation of an oil/sand separator has been added to sheet CS1701. There are no food services proposed for the club house and will not require a grease interceptor.

PLANNING:

58. Submit (Certificate of Adequate Public School) CAPS once approved by the school board. We note that the email correspondence submitted indicated that a request for CAPS was submitted to the school district. (*Current Development*)

Response: We have requested the CAPS letter and will forward a copy as soon as it is available.

59. Submit a Fire Flow Report. We note that the email correspondence submitted indicated that a request for a Fire flow test was submitted to OWASA. (*Current Development*)

Response: Will comply, a fire flow test was coordinated with OWASA on December 15, 2016. Results can be seen in Fire Flow Report dated 1/31/2017 included with this submission. A revised report is being prepared to include the new hydrant leg extensions for Building 1 and 2. The revised report will be included with the next submittal.

60. Submit Elevation drawings demonstrating compliance with sections 3.11.2.7 K-P. Refer to the section titled "Detailed Exterior Building Elements" on page 12 of the application. Please note that these exhibits contain more technical detailed information with respect to Form code elements than do the required elevations for the Community Design Commission. (*Current Development*)

Response: Will comply, sheets GA3.00, GA3.01 and GA3.02 have been included with this submission to provide more technical detailed information of the building elevations.

61. Submit zoning plan sheet in accord with the section titled "zoning plan" on page 10. Provide detailed information demonstrating compliance with form code requirements. Take note of requirements I-K. Example information attached. This sheet should be scaled and split to be sufficiently legible and demonstrate compliance with each of the code sections cited in "zoning plan" (*Current Development*)

Response: The zoning plan sheet is being prepared and will be included with the next submittal.

62. Gas Meters: Relocate to sides of building 1 and 2 to comply with sections 3.11.2.7.H.2 and 3.11.4.2.E.4.d (they are not permitted in a front / street setback). (*Current Development*)

Response: Will comply, gas service meters have been moved to the side of the building as required. Service locations can be seen on sheets CS1701 and CS1702.

63. Demonstrate compliance with LUMO 5.12.2 (a) (*Current Development*)

Response: Will comply, proposed electric service shall be installed underground from utility pole to the proposed transformer. Duke Energy has provided a will serve letter dictating their availability to serve the property.

64. Demonstrate compliance with LUMO 5.12.2 (b) (*Current Development*)

Response: Not applicable, proposed electric service shall be installed underground from utility pole to the proposed transformer.

65. Include all lights on photometric plan, including building and proposed landscape lights. (*Current Development*)

Response: The lighting plan is still under development with Duke Energy and we will include with our next submittal.

66. Include cut sheets for lights demonstrating compliance with 3.11.4.5 (*Current Development*)

Response: The cut sheets will be provided with our next submittal per comment #65.

67. Address Limits of disturbance / SF mismatch between sheets CS 8001 and LP 2.1 (*Current Development*)

Response: The mismatch has been corrected.

68. On zoning plan or separate sheet, show proposed recombination, ROW dedication, and proposed "public right of way and utility easements" (PROWUE). (*Current Development*)

Response: Will comply, sheets CS3601 has been added to plan set to clearly define right of way and easements for the site.

69. Prior to building permit issuance, a recombination, right of way dedication, and easement plat (or plats) shall be reviewed by staff and recorded. (*Current Development*)

Response: Will comply, after final review deems the proposed road alignment to be sufficient for the Town, a plat shall be prepared to dedicate the rights-of-way and easement lines for recordation.

70. Show ADA ramps in where sidewalk crosses parking lot. (*Current Development*)

Response: Will comply, ADA ramps have been added parking lot crossing on sheet CS1003.

71. Show crosswalk at proposed intersection of legion road and the new street, crossing legion rd. (*Current Development*)

Response: Will comply, ADA ramps and cross walk have been added at the intersection of Legion Road and Proposed Street on sheet CS1003

72. Building 1 Application page 3+provide height in feet+Frontage 1 - note proposed setback. not setback range+Frontage 2 - note BTZ percent on that block. Note block length with assumed

reserved easement dedication for future street. +Frontage 3 - change Block length to "NA", note % of facade in BTZ for 75' of type A frontage+All frontages- insert "NA" for streetscape sidewalk and tree planting zone - these are only applicable when a parking lot is adjacent to a street. (*Current Development*)

Response: Revised application is included with this submittal.

73. Building 2 Application page 3+provide height in feet+Frontage 1 - correct typo in frontage width+Frontage 1 - note proposed setback. not setback range+Frontage 2 - note BTZ percent on that block. Note block length with assumed reserved easement dedication for future street. +Frontage 3 - change Block length to "NA", note % of facade in BTZ for 75' of type A frontage+All frontages- insert "NA" for streetscape sidewalk and tree planting zone - these are only applicable when a parking lot is adjacent to a street. (*Current Development*)

Response: Revised application is included with this submittal.

74. Complete page 4 for both building 1 and building 2. (*Current Development*)

Response: Page 4 has been included for both buildings 1 and 2.

75. Submit single JPEG or similar image of a building elevation or perspective for the development activity report website. (*Current Development*)

Response: Understood. Included in submittal.

76. Submit floor plan for floor 1 of building 2. (*Current Development*)

Response: Re: sheet GA2.10 for proposed floor 1 of building 2.

77. Submit single summary plan sheet in the COA application plan set depicting areas where design alternatives are proposed (*Current Development*)

Response: We will comply, please see sheet LA5.00.

78. in the COA application plan set For each design alternative submit a plan sheet(s) noting the requirement and the proposed alternative. (for example for build to zone, show the improvements related to pedestrian plaza). (*Current Development*)

Response: We will comply, please see sheets LA5.01 through LA5.16.

79. in the COA application plan set For ground floor elevation requirement, submit exhibits for each elevation similar to the exhibit for Legion road that shows the elevation and site view. black and white line drawings are acceptable for staff review. We will leave it your discretion to provide color ones for the CDC. (*Current Development*)

Response: We will comply, please see the rendering sheets in the submittal.

80. Submit COA plan set with floor plans, and building elevations and other materials as required on the COA application form. (*Current Development*)

Response: Re: sheets GA2.01, GA2.10, GA3.00, GA3.01, & GA3.02 for proposed floor plans and elevations of Building 1 & 2.

INSPECTIONS:

81. NC Department of Insurance review and approval will be required for Buildings 1 & 2 before the Town of Chapel Hill will begin its plan review submittal. (*Inspections*)

Response: Understood and will comply.

82. The swimming pool will require approval from the Orange County Health Department at the time of permitting. (*Inspections*)

Response: Will comply, note 10 under General Notes on sheet CS0002 has been added to require approval of the swimming pool by the Orange County Health Department.

83. A demolition permit from the Town of Chapel Hill will be required for the removal of the existing 2-story, 27,400 sf building on the site. (*Inspections*)

Response: Will comply, note 9 under General Notes on sheet CS0002 has been added to require the contractor/developer to obtain a demolition permit prior to demolition of the existing building.

84. Fire hydrants shall be every 400 feet along the 15-501 service road and Proposed Road (Type A). Currently only able to locate 2 hydrants on the site, one near each FDC at Building 1 & 2 on Legion Road. Hydrants shall be within 100 feet of each FDC. (*Inspections*)

Response: Will comply, proposed and existing fire hydrant locations have been added to sheets CS1701 and CS1702. These hydrants meet the maximum separation 400 feet as required.

85. Page CS1002 - between the proposed dog park and courtyard, there is a fire access lane shown along the 5 foot wide sidewalk behind the retaining wall. Is this correct? (*Inspections*)

Response: Beneath the 5-foot sidewalk, Grasspave2 is proposed to provide a stable, 20' wide fire access road.

ENGINEERING:

86. The minimum transition taper length for an 11 feet wide lane at 35 MPH is 225 ft. Please ensure all Legion Road design complies with the MUTCD standards. (*Engineering*)

Response: Will comply. We are obtaining additional required survey information to complete this design. The revised plan will be included in the next submittal.

87. Five feet wide bike lanes are the standard. Four feet wide bike lanes is the minimum acceptable width when existing obstructions or existing conditions make the installations of standard lanes impractical. *(Engineering)*

Response: We will provide bike lanes to meet the noted standard based upon existing conditions. This will be shown on the next submittal.

88. Provide centerline horizontal alignment/curve data, and vertical curve data(when the grade changes) for the roadways. *(Engineering)*

Response: Will comply, horizontal alignment and curve data for Proposed Road geometry has been added to sheets CS3501 and CS3502 as requested.

89. Provide typical street cross-sections with right-of-way for approval by the staff, and cross-sections every fifty feet for the Legion Road and other streets that may be publicly maintained. *(Engineering)*

Response: Will comply. As noted we are still working with the revised street section and widening design and this will be shown on the next submittal.

90. Provide a drainage plan for the public streets or revise the title of the "Utility" sheets and provide calculations. Sags should have double inlets. *(Engineering)*

Response: Will comply. As noted we are still working with the revised street section and widening design and this will be shown on the next submittal.

91. The Town will evaluate the proposed roadway sections including signal warrants at Legion Rd and the new Public Street intersection. This will be done as part of the ongoing EF District TIA. *(Traffic Engineering)*

Response: Understood. We would like to request this information as soon as possible from HNTB, even if only preliminary.

92. All Street lighting must be LED lighting. *(Traffic Engineering)*

Response: Will comply. All street lighting will be LED lighting and will be shown on the next submittal once Duke Energy has completed their design.

93. Need to show street lighting on Legion Rd and Service Rd along the development frontage. *(Traffic Engineering)*

Response: Will comply. The requested street lighting will be shown on the next submittal. We are evaluating the existing lighting at these locations to determine what additional lighting is required.

94. Bike Lane width must be 5 feet with a 2-foot buffer. *(Traffic Engineering)*

Response: We will comply with the required 5 foot bike lane width, but will not include the requested 2-foot buffer. We understand that this will be a requirement in the future, but it has not been approved yet and due to site constraints cannot be met for this site.

95. All crosswalks shall be high visibility markings. (Traffic Engineering)

Response: Will comply, proposed crosswalks are to painted with thermoplastic resin providing a high visibility for traffic.

96. Widening of Service Rd to accommodate left and right turn lane may be warranted subject to the trip generation/distribution from the EF TIA. (Traffic Engineering)

Response: Understood. We will await the results of the TIA prior to a response.

97. What was the right-of-way for the new Public Street? (Traffic Engineering)

Response: The right-of-way for the Proposed Road is variable. Due to the location requirement by the Fordham District, along a common property line, a variable width will be required to adjoin the two parcels to a public right of way for the Proposed Road and meet design geometry guidelines for the roadway.

SOLID WASTE & RECYCLING:

98. General Comment – How will resident’s garbage, cardboard and mixed recyclables get to the proposed refuse & recycling station located adjacent to Building 2? It’s pretty far for Building 1 residents to have to walk and carry their materials to the station adjacent to Building 2.

Response: 300’ to the compactor and 385’ to the recycling station from the nearest stairwell in building 1 are typical distances for apartment communities. Standard and handicap parking are provided nearby for residents who wish to drop their trash via automobile.

99. According to the applicant’s narrative there will be 227 apartment units in Building 1. As such that building will require 18 recycling carts.

Response: Please see response to comment 101.

100. According to the applicant’s narrative there will be 96 apartment units in Building 2. As such that building will require 8 recycling carts.

Response: Please see response to comment 101.

101. The proposed refuse & recycling station depicts a total of only 16 recycling carts. Since a total of 26 will be needed to adequately serve all 323 apartment units the station will need to be enlarged to accommodate them. Each cart is 29” wide and 33” deep for planning purposes and there must be enough room between them and adjacent to enclosure walls and dumpsters to maneuver the carts in and out of the station during collection. *Orange County will collect the mixed recycling from the recycling carts unless the applicant desires to use a private contractor (See #5 below).*

Response: According to the OCSW Minimum Recycling Capacity Standards for New Development By Use chart, dated October 2015, Co-Mingled Recycling Capacity is calculated for Multi-Family Residential at the rate 0.032carts per bedroom. 393 Bedrooms x 0.032 = (13) 95-Gallon Carts required. (16) 95-gallon co-mingled carts are provided.

102. The proposed refuse & recycling station also depicts a garbage compactor and 2 eight CY dumpsters for corrugated cardboard. Both the compactor and cardboard dumpsters must be serviced by a private waste collection contractor and as such a letter of service from that contractor will have to be provided before final approval of the plans.

Response: We will Comply.

103. A dimensioned and to scale (1" = 10' or 1" = 20') detail of the proposed refuse & recycling station will need to be placed on the plans in a prominent location. In addition, please label the compactor as 'garbage', the 2 dumpsters as 'corrugated cardboard', and the recycling carts.

Response: Will comply, a 1" = 10' scale inset has been added to sheet CS1003 to further detail the proposed refuse and recycling station as requested.

DEMOLITION & DECONSTRUCTION OF EXISTING BUILDING:

104. The applicant is reminded that Orange County's Regulated Recyclable Materials Ordinance (RRMO) requires that certain materials commonly found in construction & demolition (C&D) waste be recycled. In particular, it is presumed that there will be a considerable amount of scrap metal that can be easily salvaged for mandatory recycling. *Prior to the application for a demolition permit the applicant shall contact the OCSW Enforcement staff at 919-968-2788 x 107 or 109 to schedule a pre-demolition deconstruction assessment.* In addition, throughout the course of construction of the new apartment buildings the applicant's contractor must also comply with the RRMO by recycling scrap metal, clean wood, and corrugated cardboard and must use an OCSW Licensed Hauler to take those materials to an OCSW certified recycling center.

Response: Will comply, note 1.c under Orange County Solid Waste Notes on sheet CS0002 has been added to require a pre-demolition meeting for prior to demolition for the project.

Please allow the above items to serve as a formal request for Zoning Compliance Permit review and discussion. During your review of the above, should you have further questions or comments, please do not hesitate to contact me directly at our office.

Sincerely,

Timothy Smith, PE