

FINAL PLAN APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788 54 3697 Date: 11-20-2018

Section A: Project Information

Project Name: SECU Family House Expansion

Property Address: 133 Old Mason Farm Road Zip Code: 27517

Use Groups (A, B, and/or C): B Existing Zoning District: OI-2

Project Description: Addition to existing facility including 28,000 sf built space, 52 parking spaces, landscaping, stormwater treatment facility

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

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames PA, Attn Wendi Ramsden

Address: 111 West Main Street

City: Durham State: NC Zip Code: 27701

Phone: 919-682-0368 Email: wramsden@cjtpa.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: On file Date: _____

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: UNC Facilities Services Attn: Anna Wu

Address: 103 Airport Drive, Campus Box 1090

City: Chapel Hill State: NC Zip Code: 27599-1090

Phone: _____ Email: _____

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: On file Date: _____

Click here <http://chplan.us/TechnicalReviewSubmittals> for application submittal instructions.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL
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Section A: Project Information

Application Type: Zoning Compliance Permit

Date: REV 20 November 2018

Project Name: SECU Family House Expansion

Use Type: (check/list all that apply)

- Office/Institutional
 Residential
 Mixed-Use
 Other: Residential Support

Overlay District: (check all that apply)

- Historic District
 Neighborhood Conservation District
 Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	410,738	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=		sq. ft.
	b) Credit 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=	451,812	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Areas

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)	117,295 sf
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Impervious Surface Area (ISA)	82,328 sf			122,404 sf
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	18.22%			27.09%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	8,201 sf / 1.82%			



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Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	34,336 sf	0	28,000 sf	62,336 sf
Number of Floors	2			3
Recreational Space	n/a			n/a

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					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other	24,336 sf	28,000 sf			

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	22'	143'	143'
	Interior (neighboring property lines)	8'	48'	110'
	Solar (northern property line)	9'	172'	110'
Height (maximum)	Primary	34'	n/a	n/a
	Secondary	60'	unchanged	50'
Streets	Frontages	40'	662'	662'
	Widths	40'	640'	640'



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Section E: Adjoining or Connecting Streets and Sidewalks

(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
Old Mason Farm Road	60'	24'	2	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> 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
Old Mason Farm Road	221 lf x 5' wide	concrete	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section F: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	107		99
Handicap Spaces	5		12
Total Spaces	111		111
Loading Spaces	n/a		2 car unloading spaces
Bicycle Spaces	12		6 existing + 6 new
Surface Type	Concrete and asphalt		

Section G: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
North	20'	20'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
East	10'	10'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
South / street	20'	20'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
West	10'	10'	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes

Modifications as allowed by the SUP



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Section H: Land Use Intensity

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
OI-2	.264	n/a				119,278 sf	n/a
TOTAL							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section I: Utility Service

Check all that apply:

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input type="checkbox"/> Town	<input checked="" type="checkbox"/> Private – Trash	<input checked="" type="checkbox"/> County - Recycling	