

ZONING COMPLIANCE PERMIT APPLICATION



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

Parcel Identifier Number (PIN): 9880089169

Date: 12/17/2018

Section A: Project Information

Project Name: Carraway Village - Phase 2 Block A South
Property Address: 3600 Eubanks Road Zip Code: 27560
Use Groups (A, B, and/or C): _____ Existing Zoning District: MU-OI-1
Project Description: Construction of a 6,201 sf commercial multi-tenant building including a drive-thru and associated parking lot and utilities.

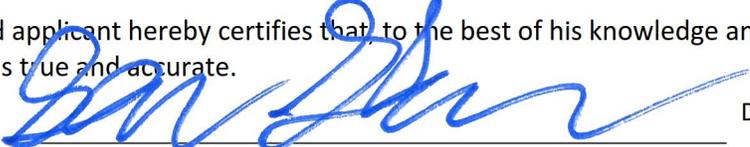
Section B: Applicant, Owner and/or Contract Purchaser Information

Any persons intending to construct, install, remodel, repair, or alter any property in Chapel Hill, may be required to obtain a Business/Privilege License. The application can be found at: <http://www.townofchapelhill.org/index.aspx?page=1199> Please contact the Revenue Collector, 919-968-2759, if you have any questions.

Applicant Information (to whom correspondence will be mailed)

Name: The John R. McAdams Company
Address: 2905 Meridian Parkway
City: Durham State: North Carolina Zip Code: 27713
Phone: 919.361.5000 Email: gleason@mcadamsco.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:  Date: December 21, 2018

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: NR Edge Property Owner LLC
Address: 3015 Carrington Mill Boulevard
City: Morrisville State: North Carolina Zip Code: 27560
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: _____ Date: _____



PROJECT FACT SHEET
 TOWN OF CHAPEL HILL
 Planning Department

Section A: Project Information

Application type: Final Plans/Zoning Compliance Permit Date: 12/7/2018

Project Name: Carroway Village - Phase 2 Block A South

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: Restaurant and Retail

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

| | | | | |
|--|---|------|---------|---------|
| Net Land Area (NLA): Area within zoning lot boundaries | | NLA= | 91,123 | 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= | 164,400 | sq. ft. |
| | b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space | COS= | N/A | sq. ft. |
| TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%) | | GLA= | 100,235 | sq. ft. |

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

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) | 75,000 |
| 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) | 0 | 0 | 38,829 | 38,892 |
| Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) % | 0% | 0% | 43.5% | 43.5% |
| If located in Watershed Protection District, % of impervious surface on 7/1/1993 | N/A | N/A | N/A | N/A |



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

| Dimensional Unit (sq ft) | Existing (sq ft) | Demolition (sq ft) | Proposed (sq ft) | Total (sq ft) |
|--------------------------|------------------|--------------------|------------------|---------------|
| Number of Buildings | 0 | 0 | | 6,201 sf |
| Number of Floors | | | 1 | 1 |
| 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 | N/A | | | |
| 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 | 0 | 6,201 | | | |
| Restaurant | 0 | | # of Seats | 0 | |
| Government | | | | | |
| Institutional | | | | | |
| Medical | | | | | |
| Office | | | | | |
| Hotel | | | # of Rooms | | |
| Industrial | | | | | |
| Place of Worship | | | # of Seats | | |
| Other | | | | | |

| Dimensional Requirements | | Required by Ordinance | Existing | Proposed |
|--------------------------|---------------------------------------|-----------------------|----------|----------|
| Setbacks (minimum) | Street | 20 | | 20 |
| | Interior (neighboring property lines) | 0 | | 0 |
| | Solar (northern property line) | 0 | | 0 |
| Height (maximum) | Primary | 44 | N/A | 44 |
| | Secondary | 90 | N/A | 90 |
| Streets | Frontages | N/A | N/A | N/A |
| | Widths | N/A | N/A | N/A |



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TOWN OF CHAPEL HILL

Planning Department

Section F: 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 |
|-------------|--------------------|----------------|-----------------|------------------------------|------------------------------|
| N/A | | | | <input type="checkbox"/> Yes | <input 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 |
| | | | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| | | | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |

Section G: Parking Information

| Parking Spaces | Minimum | Maximum | Proposed |
|-----------------|-------------|---------|----------|
| Regular Spaces | 47 | 70 | 50 |
| Handicap Spaces | 2 | 2 | 2 |
| Total Spaces | 49 | 72 | 52 |
| Loading Spaces | N/A | N/A | N/A |
| Bicycle Spaces | 1/2,500 (3) | N/A | |
| Surface Type | Asphalt | | |

Section H: Landscape Buffers

| Location (North, South, Street, Etc.) | Minimum Width | Proposed Width | Alternate Buffer | Modify Buffer |
|---------------------------------------|---------------|----------------|------------------------------|---|
| North | N/A | N/A | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| South (Eubanks) | Previously | Approved | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> Yes |
| West - Ex. Private Street | N/A | N/A | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes |
| East - I-40 Off Ramp | Previously | Approved | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> Yes |



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Planning Department

Section I: Land Use Intensity

Existing Zoning District: MU-OI-1

Proposed Zoning Change (if any): N/A

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 |
| | | | | | | | |
| | | | See SUP | | | | |
| TOTAL | | | | | | | |
| RCD Streamside | | 0.01 | | | | | |
| RCD Managed | | 0.019 | | | | | |
| RCD Upland | | | | | | | |

Section J: 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 | | |



**ZONING COMPLIANCE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

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.

| | | |
|---------------------|---|---|
| ✓ | Application fee (refer to fee schedule) | Amount Paid \$ <input style="width: 100px; height: 20px;" type="text"/> |
| ✓ | Digital Files - provide digital files of all plans and documents | |
| ✓ | Recorded Plat or Deed of Property | |
| ✓ | Project Fact Sheet | |
| ✓ | Written Narrative describing the proposal | |
| N/A | Street Addressing (Engineering Department) | |
| N/A | Engineering Construction Permit Application (for work proposed in the public right-of-way) | |
| ✓ | Utility Service Clearance | |
| Previously Approved | Erosion Control Permit (Orange or Durham County if land disturbance greater than 20,000 square feet) | |
| ✓ | Stream Determination - necessary for all submittals | |
| N/A | Jurisdictional Wetland Determination – if applicable | |
| N/A | Resource Conservation District Encroachment Exemption or Variance (determined by Planning) | |
| N/A | Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning) | |
| ✓ | Reduced Site Plan Set (reduced to 8.5"x11") | |

Stormwater Impact Statement (1 copy to be submitted)

- 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



**ZONING COMPLIANCE PERMIT APPLICATION
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Planning Department**

- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24"x36")

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

Area Map

- 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.

Existing Conditions Plan

- 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

Detailed Site Plan

- 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



**ZONING COMPLIANCE PERMIT APPLICATION
SUBMITTAL REQUIREMENTS
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Planning Department**

- 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 buffers (or proposed alternate 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

Stormwater Management 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

Landscape Protection Plan

- 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
- i) Detailed tree protection fencing
- j) Landscape protection supervisor note
- k) Existing and proposed tree canopy calculations, if applicable

Steep Slopes Plan

- 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



Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Cut and Fill Lines
- c) Cross-sections (Streets)
- d) Detailed Drawings of infrastructure (BMPs, curb inlets, infiltration systems, erosion control, etc.)
- e) Limits of Disturbance
- f) Pertinent off-site drainage features
- g) Existing and proposed impervious surface tallies
- h) Ground cover
- i) Spot elevations when necessary
- j) Size calculations

Solid Waste Plan

- a) Solid Waste Management Plan approval by Orange County
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed dumpster pad construction section
- e) Proposed dumpster pad protective bollard and screening fence details
- f) Proposed heavy duty pavement locations and pavement construction detail
- g) Existing pavement damage waiver note
- h) Refuse facility lighting plan
- i) Shared dumpster agreement, in lieu of above

Fire Protection and Utility Plan

- a) Fire Flow Report: for a fire hydrant within 500 feet of each building, provide the calculated gallons per minute of residual pressure is 20 pounds per square inch. The calculations should be sealed by a licensed professional engineer in North Carolina and accompanied by a water supply flow test conducted within one year of the submittal (see Town of Chapel Hill Design Manual for required gallons per minute)
- b) Indicate location and size of water, sewer, electric, cable, telephone, gas and fire safety apparatus