***Obey Creek***

**Development Agreement Compliance Permit Application**

A Development Agreement Compliance Permit (DACP) is required for all Development, any development related activities increasing floor area by more than 1,000 square feet, within the Property governed by the Obey Creek Development Agreement. For development related activities that do not constitute a Development, a zoning compliance permit will be required per Section 4.9 in the Development Agreement. A separate permit is required for each individual building. The Town must, within 10 working days determine the completeness of the application and within 75 days of submission of a complete application, either, approve, approve with conditions, deny the permit, or applicant must request a time extension. The Town must provide written comments to the applicant within 20 working days of the submission of a complete application and subsequent revised applications. For additional information, please contact the Office of Planning & Sustainability at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

|  |  |  |  |
| --- | --- | --- | --- |
| **OFFICE USE:** | Project Number |  | |
| Submission Date |  | Completeness Check Deadline |  |
| Accepted Date: |  | Decision Deadline: |  |

**Section A: Project Information**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Project Name | |  | | | |
| Property Owner: | |  | | | |
| Project Number (from Development Plan): | |  | | Parcel Identifier Number (PIN): |  |
| Project Address: | | |  | | |
| Project Description: |  | | | | |

**Section B: Applicant Information** (to whom correspondence will be mailed)

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Name: |  | | | | | |
| Address: |  | | | | | |
| City: |  | | State: |  | Zip Code: |  |
| Phone Number: | |  | E-Mail: |  | | |

The undersigned applicant hereby certifies that, to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.

|  |  |  |  |
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| Applicant Signature: |  | Date: |  |
|  |  |  |  |
| Property Owner Signature: |  | Date: |  |

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

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| **Section C: Project Summary** | | | | | | | | | | | | | | | | | | |
| **Types of work proposed: (select all that apply)** | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | |
|  |  | **Addition** |  | **Demolition** | | | |  | **Greenway** | | |  | **New Building** | | |  | | **Parking** |
|  | | | | | | | | | | | | | | | | | | |
|  |  | **Street / ROW** | | |  | | **Replace Building** | | |  | **Utilities** | | |  | **Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | | | |
|  | | | | | | | | | | | | | | | | | | |
| Development Block, per Exhibit H: Obey Creek Site Plan) | | | | | |  | | | | Proposed Cumulative Impervious Area (S.F) (block) | | | | | | |  | |
| Proposed Land Disturbance (S.F.): | | | | | |  | | | | Proposed Cumulative  Impervious % (block) | | | | | | |  | |

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| **Section D: Summary Fact Sheet[[1]](#footnote-1)** | | | | | |  |
|  | **Existing[[2]](#footnote-2)** | **Demolition** | **Proposed New** | **Net Total[[3]](#footnote-3)** | **Total (Property)** | **Percentage**  **of total** |
| **Number of Buildings** |  |  |  |  |  |  |
| **Land Uses** | | | | | | |
| Residential (S.F.) |  |  |  |  |  |  |
| Hospitality (S.F.) |  |  |  |  |  |  |
| Office (S.F.) |  |  |  |  |  |  |
| Retail (S.F.) |  |  |  |  |  |  |
| Other (S.F.) |  |  |  |  |  |  |
| Total Floor Area (S.F.) |  |  |  |  |  |  |
| Total External Daily Vehicle Trips Generated |  |  |  |  |  |  |
| **Residential Uses** | | | | | | |
| Total Residential Units  Rental/Owner-Occupied |  |  |  |  |  |  |
| Single-Family units [[4]](#footnote-4)  Rental/Owner-Occupied |  |  |  |  |  |  |
| Multi-Family Units  Rental/Owner-Occupied |  |  |  |  |  |  |
| Affordable Housing Units |  |  |  |  |  |  |
| **Other** | | | | | | |
| Vehicular Parking |  |  |  |  |  |  |
| Bicycle Parking |  |  |  |  |  |  |
| Impervious Surface Area (S.F.) |  |  |  |  |  |  |
| Park space (S.F.) |  |  |  |  |  |  |
| Open Space (S.F.) |  |  |  |  |  |  |
| Open Space (%) |  |  |  |  |  |  |
| Active Recreation Space (S.F.) |  |  |  |  |  |  |
| Greenways (L.F.) |  |  |  |  |  |  |
| Tree canopy % | Not required per Section 5.17(b) of the Obey Creek Development Agreement | | | | | |

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| **E. Site Plans: Design Guidelines (Exhibit J)**  **Required for new buildings, additions >1000 S.F.** | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Vehicular Circulation Site Plan |  |  |
| Bicycle Circulation and Storage Site Plan |  |  |
| Service and Parking Site Plan |  |  |
| Open Space Site Plan |  |  |
| Consistent with Guidelines: Describe how the particular Site Plan complies with the Design Guidelines. |  |  |

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| **F. Building Typologies – Height: Design Guidelines (Exhibit J)**  **Required for new buildings, additions >1000 S.F.** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Building Address |  |  |  |
| Proposed Maximum Height, (stories) |  |  |  |
| Allowed Height |  |  |  |
| Ground Floor Height ft. (North Elevation) |  |  |  |
| Ground Floor Height ft. (East Elevation) |  |  |  |
| Ground Floor Height ft. (South Elevation) |  |  |  |
| Ground Floor Height ft. (West Elevation) |  |  |  |
| Upper Floor Height(s) ft. |  |  |  |

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| **G. Building Typologies – Setback/Block Dimension: Design Guidelines (Exhibit J)  Required for new buildings, additions >1000 S.F.** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Elevation | Setback/Block Dimension |  |  |
| North | / |  |  |
| East | / |  |  |
| South | / |  |  |
| West | / |  |  |

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| **H. Building Topologies – Type of Use, Bldg Design: Design Guidelines (Exhibit J pp. 20-24) Required for new buildings, additions >1000 S.F.** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Building Typology Type (1,2,3,4, or 5) |  |  |  |
| Consistent with Guidelines: Describe how the particular building Type complies with each of the design characteristics (green numbered dots) in the Design Guidelines. | |  |  |
|  | | | |
| **I. Building Standards: Design Guidelines (Exhibit J pp. 37-54)**  **Required for new buildings, additions >1000 S.F.** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Describe how the proposed project complies with each of the following building standards: | |  |  |
| Weather Protection, Shading, and Solar Access: | |  |  |
| Exterior Building Materials and Finishes: | |  |  |
| Awnings, Canopies and Building Projections: | |  |  |
| Building Fenestration: | |  |  |
| Storefront Design: | |  |  |
| Articulation: | |  |  |
| Corner Conditions: | |  |  |

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| **J. For-Sale Affordable Housing:**  **Development Agreement Section 5.2(a) and LUMO 3.10**  **Required for Developments including new for-sale units** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Total for-sale, market-rate units proposed |  |  |  |
| Affordable for-sale units proposed |  |  |  |

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| **K. Lighting: Development Agreement Section 5.21.**  **Required for new buildings, additions >1000 S.F, streets / ROW, parking** | **Y / N / NA** | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Is the lighting design for the Property consistent with IES Standards with respect to illumination levels? |  |  |  |
| Do the frontages along US Highway 15-501, where additional lighting is desired along the sidepath, comply with NCDOT standards for light trespass? |  |  |  |
| Do all other external boundaries of the Property comply with LUMO standards for light trespass? |  |  |  |
| Are full cut-off fixtures used for all area lighting; and is limited building accent lighting shielded to minimize conflicts with adjacent residences and dark skies objectives? |  |  |  |
| Does the light follow details on lighting design as noted in Exhibit J. |  |  |  |

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| **L. Public Schools: Development Agreement 5.7 Required for all new residential units** | **Y / N / NA** | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Has a Certificate of Adequate Public Schools been requested, or has compliance been demonstrated with the Schools Adequate Public Facilities Ordinance (SAPFO) or other procedure in place at the time of this Development application submittal? Compliance must be demonstrated prior to Issuance of a DACP. |  |  |  |

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| **M. Auto/Bicycle Parking:**  **Development Agreement 5.22(e)(3)** | | | | | | | | | **Y / N / NA** | | | **For Town staff:**  **Meets Standard?** | | | |
| **Yes** | | **No** | |
| **Auto Parking – LUMO Section 5.9.7** | | | | | | | | | | | | | | | |
| **Total number of Parking Spaces in the Developed Property:** | | | | | | | | | | | | | | | |
| The Developed Property shall conform to the parking requirements of Town Center-1 subject to the following modifications: | | | | | | | | | | | | | | | |
| **USE Group** | **Maximum allowed[[5]](#footnote-5)** | | | **Dwelling**  **Units-**  **Sq. Ft** | | **Spaces**  **Required/**  **Provided** | | | | **No. of**  **on-street spaces** | | |  | |  |
| Residential | 1 per bedroom  &/or 2 max per unit | | |  | | **/** | | | |  | | |  | |  |
| Retail | 1 per 250 sq. ft. | | |  | | **/** | | | |  | | |  | |  |
| Office | 1 per 333 sq. ft. | | |  | | **/** | | | |  | | |  | |  |
| Clinic | 1 per 333 sq. ft. | | |  | | **/** | | | |  | | |  | |  |
| Hotel | 1 per unit | | |  | | **/** | | | |  | | |  | |  |
| Bank | 1 per 250 sq. ft. | | |  | | **/** | | | |  | | |  | |  |
| Loading Spaces |  | | |  | |  | | | |  | | |  | |  |
|  | | | | | | | | | | | | | | | |
|  | | | | | | | | **Y / N / NA** | | | | |  | |  |
| Is the parking consistent Building Typology, Vehicular Circulation, Service & Parking Plans and Reduced Parking Footprint Commitment? | | | | | | | |  | | | | |  | |  |
| Are there appropriate parking restrictions near bus stops? | | | | | | | |  | | | | |  | |  |
| Does the parking plan include alternate design standards? | | | | | | | |  | | | | |  | |  |
| Are loading spaces screened to minimize nuisance to adjacent uses? | | | | | | | |  | | | | |  | |  |
| **Bike Parking – Development Agreement Section 5.22(e)(4); LUMO Section 5.9.7; and Town of Chapel Hill Design Manual**  The bicycle parking design must comply with the Spring 2010 Association of Pedestrian and Bicycle Professionals Guidelines, and the Class I and Class II bicycle parking standards required by the Town Design Manual. | | | | | | | | | | | | | | | |
| **USE Group**  **(class I / class II % guidelines)** | | **Ratio** | **Dwelling Units- Sq. Ft** | | **% SPM5**  **reduction** | | **Spaces Required (Class I / Class II)** | | | | **Spaces Provided (Class I / Class II)** | |  | |  |
| Residential  (90 / 10) | | 1/ 4 DU |  | |  | |  | | | |  | |  | |  |
| Commercial Under 100K SF (20 / 80) | | See below[[6]](#footnote-6) |  | |  | |  | | | |  | |  | |  |
| Commercial Over 100K SF (20 / 80) | | 1 / 10K SF |  | |  | |  | | | |  | |  | |  |
| Office  (80 / 20) | | 4 + 2 / 2.5K SF |  | |  | |  | | | |  | |  | |  |
| Clinic  (80 / 20) | | 4 + 2 / 2.5K SF |  | |  | |  | | | |  | |  | |  |
| Hotel  (20 / 80) | | Min: 8  1/ 15 rooms |  | |  | |  | | | |  | |  | |  |
| Bank | | See below[[7]](#footnote-7) |  | |  | |  | | | |  | |  | |  |

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| **N. Stormwater Management:**  **Development Agreement Section 5.3(c) and Section 5.12** | **Y / N / NA** | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Do proposed post-development peak discharge rates comply with Section 5.3.c.1? |  |  |  |
| Does 2-Year volume control comply with 5.3.c.2? |  |  |  |
| Does total suspended solids removal comply with 5.3.c.3? |  |  |  |
| Does nutrient export comply with 5.3.c.4? |  |  |  |
| Does the plan meet the Watershed Protection District requirements? 5.3.c.5? |  |  |  |
| Does the plan meet the Sediment and Erosion Control Requirements in Section 5.18.b? |  |  |  |
| Does the plan comply with all NPDES permit requirements and all applicable Federal and State and local stormwater and environmental rules? (Section 5.3.d) |  |  |  |
| Does the plan comply with the stream buffer requirements contained in LUMO Sections 3.6.3 Resource Conservation District and 5.18 Jordan watershed riparian buffer protections. |  |  |  |
| Does the plan comply with the Low Impact Development practices specified in Section 5.3(j)? |  |  |  |

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| **O. Construction Management Plan:**  **Development Agreement Section 5.4(b)** | **Y/N/NA** | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Demonstrate how construction vehicle traffic will be managed and where the construction vehicle routes will be located. |  |  |  |
| Identify any impacts to bicycle, pedestrian, vehicular, or Transit routes and/or facilities and indicate how these impacts will be mitigated. |  |  |  |
| Show parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods. |  |  |  |
| Identify construction staging and material storage areas. |  |  |  |
| Identify construction trailers and other associated temporary construction management structures. |  |  |  |
| Indicate how Development will comply with the Town’s Noise Ordinance (see Section 5.20 of the Development Agreement). |  |  |  |
| Propose times and days when construction and noise from the Development are permitted. |  |  |  |
| Indicate that the construction management plan will provide a phone number for noise notifications during the construction period. The Developer Owner or the Parcel Owner will post a sign on-site stating that noise issues can be reported by calling the posted phone number. |  |  |  |
| Submit written confirmation that Representative has provided information to contractors and subcontractors regarding noise mitigation requirements for Development for contractor and subcontractor review and compliance with same. |  |  |  |

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| **P. Development Agreement: Open Space, Parks, Recreation Areas 5.8. Required for new buildings, additions > 1000 S.F.** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
|  | **Square footage** |  |  |
| Does this application incorporate open space, parks and recreations area as an integral part of the property? |  |  |  |
| Does this application include any of the following Open Space, Park Areas, and if so do they comply with the Park and Open Space Design Guidelines (pp.57-63)? |  |  |  |
| 1. Highland Park |  |  |  |
| 1. Wilson Creek Preserve |  |  |  |
| 1. Overlook Park |  |  |  |
| The location of greenways and sidepaths for pedestrians and cyclists on the Property will be consistent with Exhibit J. |  |  |  |
| Accept for nature trails, do all open space, park and recreation areas comply with ADA guidelines? |  |  |  |
| *The active recreation space requirements are satisfied per Section 5.9(a) in the Development Agreement****.*** | | | |

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| **Q. Solid Waste Management: Development Agreement Section 5.15** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Will construction waste be managed in accordance with Town Standards and with Orange County Regulated Materials Ordinance? |  |  |  |
| Provide the name of the solid waste provider for this Development application submittal. |  |  |  |

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| **R. Landscaping, Site Design, Signage and Sustainability**  **Design Guidelines** | | **For Town staff:**  **Meets Standard?** | |
| **Yes** | **No** |
| Is the plan consistent with the Landscaping and Site Design standards? |  |  |  |
| Is the plan consistent with the Sign standards? |  |  |  |
| Is the plan consistent with the Sustainability standards? |  |  |  |

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| **S. Submittal Requirements** |

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 Office of Planning and Sustainability (Planning) at (919)969-5066 or at [planning@townofchapelhill.org](http://www.townofchapelhill.org/mailto:planning@townofchapelhill.org). **For detailed information on these submittal requirements, please refer to the Description of Detailed Information handout available at [OBEY: Insert link here].**

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| --- | --- | --- | --- | --- |
|  |  | **Application fee** [(refer to fee schedule)](http://www.townofchapelhill.org/index.aspx?page=175) | Amount Paid $ |  |
|  |  | **Digital Files** - provide digital files of all plans and documents | | | |
|  |  | **Recorded Plat or Deed of Property** | | | |
|  |  | **Development Agreement Compliance Application** | | | |
|  |  | **Resource Conservation District Encroachment Exemption or Variance (determined by Planning)** | | | |
|  |  | **Roadway network connection and infrastructure phasing information** | | | |
|  |  | **Recorded Documents** – see below | | | |
|  |  | **Stormwater Management Report-** see below | | | |
|  |  | **Affordable Housing Plan** –see below. Applicable to projects with For-sale dwelling units only | | | |
|  |  | **Site Plan Set** – see below | | | |
|  |  | **Reduced Site Plan Set (reduced to 8.5"x11")** | | | |

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| 1. **Recorded Documents for existing conditions** | | |
|  | a) | HOA Documents |
| c) | Utility Easements |
| d) | ROW Plats |
| e) | Access Easements |
|  | f) | Drainage Easements |
|  | g) | Any other easement or document |

**2.A Stormwater Management Plan (1 copy, signed and sealed by a North Carolina-registered Professional Engineer)**

1. Topography (2-foot contours)
2. Existing roof drain locations, stormwater conveyance system, structures and surface drainage

patterns with flow direction arrows

1. Proposed roof drain locations, stormwater conveyance system, structures, and surface drainage

patterns with flow direction arrows

1. Locations of stormwater management structures, including dimensions. Provide seasonal high water

table elevations.

1. Stormwater management structure details, cross-sections and construction notes
2. Planting and final stabilization plans and specifications
3. Stormwater management structure and drainage easements, as required
4. Proposed outfall locations and outlet structure dimensions and details
5. Erosion and sediment control measures, including details (e.g., inlet protection, silt fence, steep

slope protection and permanent stabilization specifications)

**2.B Stormwater Management Report (1 copies, signed and sealed by a North Carolina-registered Professional Engineer)**

1. Stormwater design and site summary form
2. Written narrative describing:
   * 1. Existing & proposed conditions,
     2. Pertinent onsite and offsite drainage conditions,
     3. Anticipated stormwater impacts,
     4. Discussion of structural and non-structural BMPs and strategies chosen to mitigate development impacts that will be part of the stormwater management plan
     5. Soils information (classification, infiltration rates, depth to groundwater and bedrock)
3. Pre-development and post-development drainage maps clearly labeled and showing delineated drainage sub-basins; connectivity of conveyance system and stormwater structures; points of analysis and time of concentration (tc) flow paths (may be included in plan set).
4. Hydrology calculations, to include:
   1. Summary table of total land areas, land uses and areas (in square feet) within each drainage basin, soil types, curve numbers/runoff coefficients for each land use, Basin ID, and source of values used.
   2. Time of concentration calculations
   3. Peak discharge calculations documenting results shown in summary table (See b above)
5. Hydraulic calculations, to include:
6. Water quality volume calculations for providing 85% TSS removal for post-development stormwater runoff
7. BMP sizing calculations, including stage-storage-discharge information and draw down calculations
8. Routings and hydrographs
9. Pipe sizing calculations and schedule (including HGL & EGL calculations and profiles)
10. Channel sizing calculations
11. Outlet dissipator and spillway sizing calculations
12. Jordan Lake Stormwater Load Accounting Tool, printed on 11x17 paper
13. Design calculations for Low Impact Development practices
14. Draft Operations and Maintenance Plan for each stormwater management structure

|  |  |  |
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| 1. **Affordable Housing Plan (applicable to projects with for sale units only)** | | |
|  | a) | Total number of market rate units and Affordable Dwelling Units in the development |
| b) | Number of bedrooms and bathrooms in each Affordable Dwelling Unit |
| c) | The approximate square footage of each Affordable Dwelling Unit |
| d) | The approximate location within any subdivision of land, of each Affordable Dwelling Unit |
| e) | The pricing for each Affordable Unit. The pricing of each unit or lot shall be determined prior to issuance of a Development Agreement Compliance Permit. At the time of sale, this price may be adjusted if there has been a change in the median income or a change in the formulas used in this ordinance |
|  | f) | Documentation and plans regarding the exterior appearance, materials, and finished of the development for each of the Affordable Dwelling Units, unless it is stated that market rate units and Affordable Dwelling Units shall have identical exterior finishes |
|  | g) | Any and all other information that the Town Manager may require that are needed to demonstrate compliance with the Council’s Affordable Housing Policies |

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| 1. **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 |

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| **4.A Cover Sheet** | |
| a) | Include Project Name, Project fact information, PIN, Design team |

|  |  |  |  |
| --- | --- | --- | --- |
| **4.B 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. |

|  |  |
| --- | --- |
| **4.C Existing Conditions Plan** | |
|  | 1. Soils, environmental constraints, existing vegetation, and any existing land features 2. Location of all existing structures and uses |
| 1. Existing property line and right-of-way lines |
| 1. Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage   lines |
| 1. Nearest fire hydrants |
| 1. Nearest bus shelters and transit facilities |
|  | 1. Existing topography at minimum 2-foot intervals and finished grade |
|  | 1. Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers &   Watershed boundaries |
|  | 1. Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns,   environmental constraints, features, existing vegetation, vistas (on & off-site) |
|  |  |

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| **4.D Detailed Site Plan** | |
|  | 1. Existing and proposed building locations |
|  | 1. 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 |
|  | 1. Location of existing and proposed fire hydrants |
|  | 1. Location and dimension of all vehicle entrances, exits, and drives |
|  | 1. Dimensioned street cross-sections and rights-of-way widths |
|  | 1. Pavement and curb & gutter construction details |
|  | 1. Dimensioned sidewalk and tree lawn cross-sections |
|  | 1. Proposed transit improvements including bus stops, pull-off and/or bus shelter, and other amenities |
|  | 1. Perimeter Buffers, if applicable (or proposed alternate buffers) |
|  | 1. Required Parks |
|  | 1. Required recreation area/space and parks (including written statement of recreation plans) |
|  | 1. Refuse collection facilities (existing and proposed) or shared dumpster agreement |

|  |  |  |
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| **4.E Roadway Design Plan** | | |
|  | 1. Horizontal alignment with curve data (if applicable) |
| 1. Vertical alignment (profile, curve length, grades, k-values, PVI stations) |
| 1. Typical street cross-section |
| 1. Cut and fill limits on topography |
| 1. Intersection curb radii |
|  | 1. Driveway locations and widths |
|  | 1. Sight distance triangles at intersections |
|  | 1. Geotechnical analysis (if applicable) |
|  | 1. Right-of-way widths |
|  | 1. Easements |
|  | 1. Drainage facilities (materials used, slopes, invert elevations, HGL, spread/intercepted flow, pipe & channel size calculations for 10 and 25-year storm, pertinent off-site drainage features |
|  | 1. Work zone traffic control plan |
|  | 1. Pavement removals/demolitions |
|  | 1. Phasing information |

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| **4.F Traffic Plans** | | |
|  | a) | Traffic Calming Plan – detailed construction designs of devices proposed & associated sign & marking plan |
|  | b) | Traffic Sign, Street Name Sign, and Pavement Marking Plan – in accordance with Manual on Uniform Traffic Control Devices. Street name signs in accordance with Town of Chapel Hill standards |
|  | c) | Traffic Signal Plan – in accordance with Manual on Uniform Traffic Control Devices and NCDOT traffic signal design standards (prepared by licensed professional engineer) |

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| **4.G Street Light Plan** | | |
|  | a) | In accordance with Town of Chapel Hill and Duke Energy standards; sealed by professional engineer |
| b) | Proposed location of street lights and underground utility lines and/or conduit lines to be installed |
| c) | Description and/or detail of proposed light poles, fixture, watts, lumens, and spacing |
|  | d) | Location of street edge of pavement and/or curb and gutter, sidewalk, and property lines |

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| **4.H 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)  k) | Landscape protection supervisor note  Tree canopy coverage calculations |

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| **4.I 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 |

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| **4.J Planting Plan** | | |
|  | a) | Dimensioned and labeled perimeter buffers |
| b) | Detailed planting plan, including planting list |
| c) | Detailed parking lot shading/screening plan and parking lot planting plan (including planting strip between parking and building, entryway planning) |
|  | d) | Detailed composite plant list with installation sizes |
|  | e) | Landscape installation details and maintenance plan |
|  | f) | Description of consistency with the landscape design guidelines in Exhibit J. |

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| **4.K Streetscape Plan** | | |
|  | a) | Public right-of-way existing conditions plan |
| b) | Streetscape demolition plan, including any landscaping to be removed |
| 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 |
|  | h) | Street landscaping details |
|  | i) | Identification of conflicts between street trees and utilities |

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| **4.L 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 |

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| **4.M 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 |

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| **4.N Site Lighting Plan** | |
| a) | Site Lighting Plan: A detailed lighting plan for all proposed lighting fixtures on the site (including parking areas, pedestrian paths, building facades, landscape uplighting, etc.). The lighting plan should clearly indicate the locations of all light fixtures. The lighting plan shall also provide isographs with foot-candle and uniform ratios, candlepower of lamps, and types of illumination for all proposed lighting fixtures. The isographs shall be provided for the full extent of the site lighting (to the point where the lighting reaches 0.0 foot-candles), even if this includes off-site areas. The isograph shall be calculated with 100% lighting, and shall also identify and incorporate a site’s topography. |
| b) | Indicate, by isolux contour diagram and grid points, the measured and calculated pre-development and post-development foot-candles at grade both on the development site and on adjacent property where lighting impacts are expected. The lighting plan must be sealed by a professional engineer with demonstrable expertise in lighting design and mitigation strategies, or a lighting specialist who is lighting certified (LC) by NCQLP (National Council on Qualifications for the Lighting Professions). |
| c) | Cut Sheets: A detailed drawing and description shall be provided for each type of light fixture proposed on the site. The number, height, colors and materials for each type of fixture shall be clearly indicated. |
| d) | Please note that in accordance with Section 5.11 (Lighting Standards) of the Town’s Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties. |

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| **4.O Detailed Exterior Building Plans** | |
| a) | Detailed Building Elevations  A detailed list including all materials, textures, and colors for each building. If all buildings are the same, a combined list of materials, texture, and colors is acceptable. All windows, doors, light fixtures, and other appurtenant features must indicate type, style, and color.  A straight-on, one-dimensional view of each building façade including front, side, and rear elevations.  Color renderings, sketches, or perspective drawings. |
| b) | Cross-Sections: Provide simple, typical cross-section(s) indicating how the buildings are placed on the site in relationship to topography, public access, existing vegetation, or other significant site features. |
| c) | Floor Plans: Show the general interior layout of the building (this aids in understanding window locations, etc.) and the relationship of pedestrian circulation and entryways. |
| d) | Other: Indicate the location of all HVAC, chiller, and/or ventilation units. Show any proposed screenings from relevant public rights-of-way. |

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| **4.P Construction Management Plan** | |
| a) | Show how construction vehicle traffic will be managed and where construction vehicle routes will be located |
| b) | Identify any impacts to bicycle, pedestrian, or Transit routes and facilities and indicate how they will be managed |
| c) | Show parking areas for on-site construction workers including plans to prohibit parking in residential neighborhoods |
| d) | Identify construction staging and material storage areas |
| e) | Identify construction trailers and other associated temporary construction management structures |
| f) | Indicate how the project construction will comply with the Town’s Noise Ordinance, |
| g) | Propose times and days when construction and noise from the project are permitted |
| h) | Submit written confirmation that Developer has provided information to contractors and subcontractors regarding noise mitigation requirements for Development for contractor and subcontractor review and compliance with the same |

1. This table is for informational purposes only. Any related requirements are tracked in subsequent sections. [↑](#footnote-ref-1)
2. Existing at the time of the application submittal. Include data from previously-approved DACPs. [↑](#footnote-ref-2)
3. For this application submittal. The next column is a running total for the Property. [↑](#footnote-ref-3)
4. Single Family defined as: Single Family detached, duplex, and townhouse. [↑](#footnote-ref-4)
5. No minimum standards [↑](#footnote-ref-5)
6. 4 + 2 per 2,500 Sq. ft. for first 10,000 Sf. Then 1 per 5,000 sq ft. [↑](#footnote-ref-6)
7. Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area [↑](#footnote-ref-7)