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ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE

NC BOARD OF EXAMINERS FOR ENGINEERS & SURVEYORS LICENSE NO. C-209
NC BOARD OF LANDSCAPE ARCHITECTS LICENSE NO. C-104

COLUMBIA STREET ANNEX

1150 SOUTH COLUMBIA STREET, CHAPEL HILL, NC 27514

SPECIAL USE PERMIT APPLICATION - 2018/20

PROJECT DATA

EXISTING USE	VACANT RESIDENTIAL
PROPOSED USE GROUP	MIXED USE - RESIDENTIAL, COMMERCIAL, RETAIL
PARCEL 1	9788204502
PARCEL 2	9788205716
PARCEL 3	9788206500
EXISTING LAND AREA	131,340.04 SF - PARCEL 1 14,228.80 SF - PARCEL 2 8,453.88 SF - PARCEL 3 6,967.26 SF - MONROE ST R/W 160,990.47 SF TOTAL NET LAND AREA
POST RECOMBINATION AREAS:	3.69 ACRES, NET
LAND AREA IN RCD streamside zone	35,935 SF net
LAND AREA IN RCD managed use zone	38,618 SF net
LAND AREA IN RCD upland zone	34,668 SF net
LAND AREA non-RCD	51,769 SF net
GROSS LAND AREA	177,090 SF / 4.065 ACRES
PROJECT AREA	1.64 ACRES NET / 1.804 AC GROSS
DISTURBED AREA	1.64 ACRES

EXISTING ZONING	R-2
PROPOSED ZONING	MU-V
FAR	MU-V ARTERIAL 1.2 x 86,437 = 103,724 sf RCD - streamside 0.01 x 35,935 = 359 sf RCD - managed use 0.019 x 38,618 = 734
MAXIMUM BUILDING SIZE	104,817 SF BASED ON GROSS LAND AREA
EXISTING BUILDING SIZE	N/A
PROPOSED BUILDING SIZE	57,000 SF residential 4,000 SF general business maximum 61,000 SF total (incl mechanical, excl underground parking) RESIDENTIAL: maximum 52 UNITS TOTAL (15% WILL BE DESIGNATED AFFORDABLE)
PROPOSED FAR	.734
REQUIRED PARKING BASED ON MAXIMUM BLDG SIZE	MIN 65 SPACES, MAX 111 SPACES
PROPOSED PARKING	69 SPACES INCLUDING: 3 VAN ACCESSIBLE ADA (all in underground parking) 21 STANDARD SURFACE SPACES 17 UNDERGROUND SPACES INCLUDING APPROX. 4 COMPACT 28 UNDERGROUND GARAGE (DOUBLE STACKED)

EXISTING IMPERVIOUS	676 SF
PROPOSED IMPERVIOUS	48,950 SF

REQUIRED BICYCLE PARKING	GENERAL BUSINESS: 4 + 2 per 2500 sf = 6 SPACES (20% CLASS I AND 80% CLASS II) RESIDENTIAL: 1 per 4 units = 13 SPACES (90% CLASS I AND 10% CLASS II) TOTAL BIKE PARKING REQUIRED WILL MEET LUMO REQUIREMENT LOCATIONS: UNDERGROUND PARKING, SURFACE PLAZA, IN RESIDENTIAL UNITS
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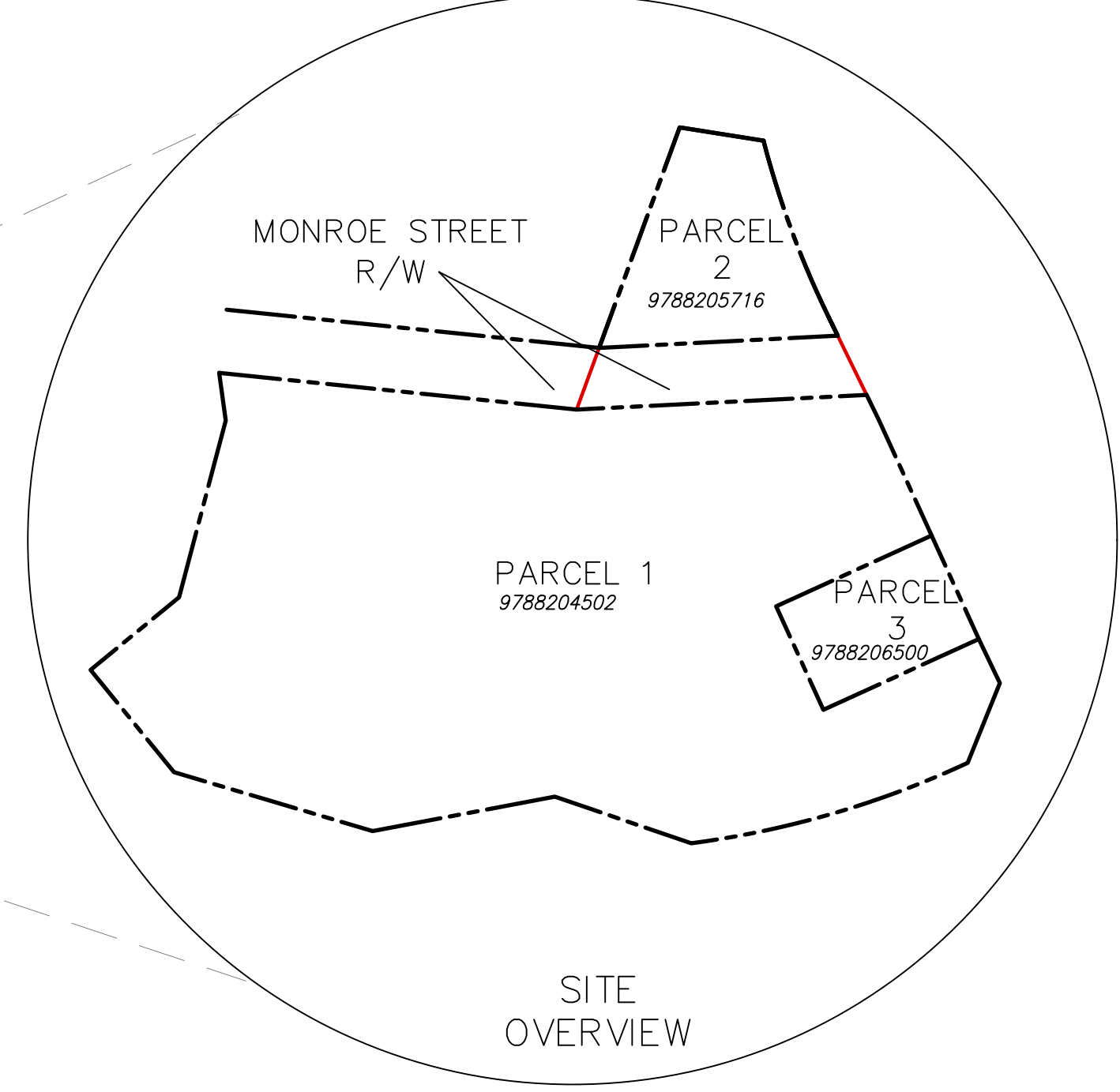
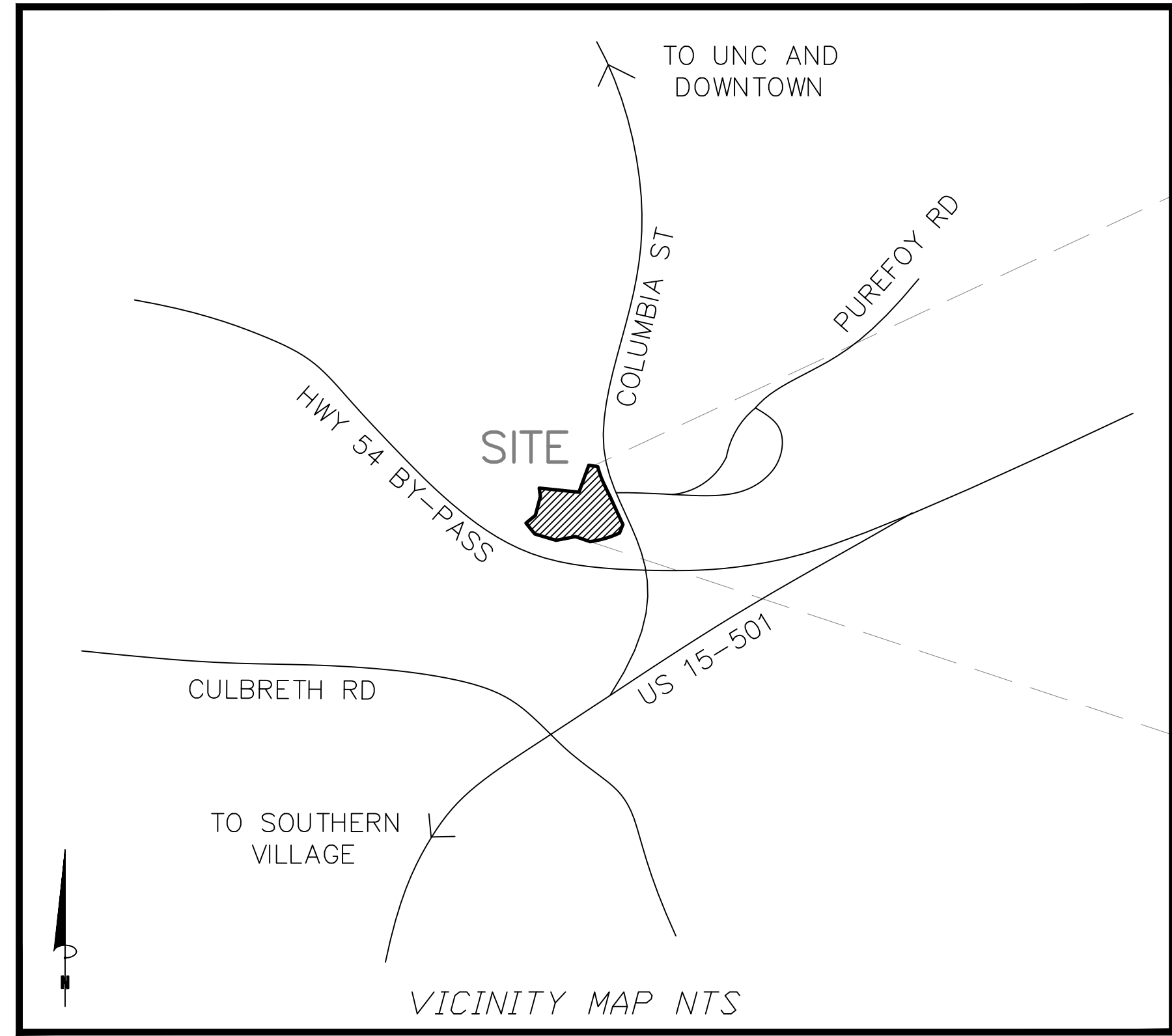
EXISTING TREE CANOPY	134,000 SF = 80.8% OF SITE
REQUIRED TREE CANOPY	40% = 58,724 SF CALCULATION ON SHEET SUP-7.0
PROPOSED TREE CANOPY	66,331 SF (EXISTING RETAINED COVERAGE)

REQUIRED RECREATION SPACE	0.046 RSR GROSS LOT AREA IS 177,090 SF PROJECT AREA IS 71,450 SF RESIDENTIAL PERCENTAGE OF PROJECT IS 93.4% PROJECT AREA x RECREATION MULTIPLIER x PERCENTAGE RESIDENTIAL = 71,450 x 0.046 x .934 = 3,070 SF PAYMENT IN LIEU IS \$12/SF
RECREATION SPACE PROVIDED	3,070 SF ACTIVE RECREATION SPACE PROVIDED AS FITNESS CENTER IN THE BUILDING FOR TENANTS SHORTFALL IN FINAL INTERIOR FITNESS SPACE SQUARE FOOTAGE WILL BE MADE UP AS PAYMENT IN LIEU AT \$12/SF

4,000 SF GENERAL BUSINESS
1 SPACE/300 SF TO 1 SPACE /200 SF
= 13 MIN 20 MAX

52 RESIDENTIAL UNITS
MIX OF STUDIO / 1 BDRM / 2 BDRM
1.0 TO 1.75 PER UNIT
= 52 MIN 91 MAX

NON-RESIDENTIAL SPACE IS INTENDED FOR USE BY RESIDENTS FOR WORK/LIVE USE. THERE IS NO PARKING SPECIFICALLY RESERVED FOR THE NON-RESIDENTIAL SPACE.



LIST OF SHEETS

SUP-0.0	COVER SHEET
SUP-0.1	AREA MAP
SUP-1.0	EXISTING CONDITIONS, TREE SURVEY, DEMOLITION, AND TREE PROTECTION PLAN
SUP-1.1	SITE ANALYSIS
SUP-1.2	TREESAVE PLAN
SUP-2.0	SITE PLAN - OVERALL
SUP-2.1	SITE PLAN - UNDERGROUND PARKING
SUP-3.0	GRADING PLAN
SUP-3.1	SITE / RCD SECTIONS
SUP-3.2	DRIVEWAY/PARKING SECTIONS
SUP-3.3	STORMWATER MAINTENANCE PLAN
SUP-4.0	EROSION CONTROL PLAN
SUP-5.0	UTILITY PLAN
SUP-6.0	NOT USED
SUP-7.0	LANDSCAPE AND TREESAVE PLAN
SUP-8.0	SITE DETAILS
SUP-8.1	STORMWATER DETAILS
SUP-8.2	STREAM RESTORATION DETAILS
SUP-8.3	SITE DETAILS
A-5.1	ELEVATIONS - EAST, WEST
A-5.2	ELEVATIONS - NORTH, SOUTH
A-5.3	ZONING ENVELOPE DIAGRAM

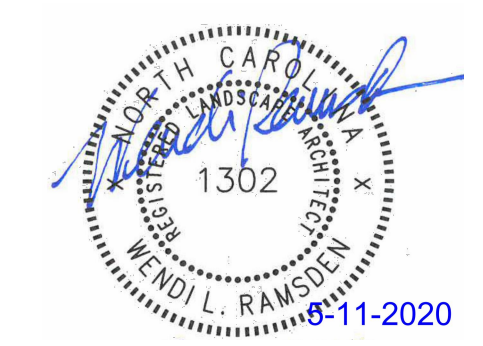
SPECIAL CONDITIONS OF APPROVAL

- PARCELS MUST BE RECOMBINED PRIOR TO ZCP APPROVAL.
- THE BUILDINGS ARE REQUIRED TO BE SPRINKLED.
- LAYOUT IS BASED ON A RIGHT-IN / RIGHT-OUT DRIVEWAY CONFIGURATION.
- THE APPLICANT MUST SUBMIT A CONSTRUCTION MANAGEMENT PLAN FOR APPROVAL BY THE TOWN PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT.
- THE PROJECT WILL MEET THE TOWN'S 15% AFFORDABLE HOUSING REQUIREMENT, WITH THE PROVISION OF 7 AFFORDABLE UNITS PROVIDED IN THE BUILDING.
- CONTRACTORS MUST COMPLETE THE TOWN'S TREE PROTECTION SEMINAR PRIOR TO TREE PROTECTION FENCE INSTALLATION. CONTACT ADAM NICHOLSON, URBAN FORESTRY, 919-969-5006.
- DEVELOPER WILL BE REQUIRED TO INSTALL ADA RAMPS AND PEDESTRIAN ACTIVATED LED SIGNAL AT THE EVENTUAL SOUTH COLUMBIA STREET CROSSWALK LOCATION IN FRONT OF OR JUST NORTH OF THE PROJECT SITE.
- REVISED S COLUMBIA STREET TRAFFIC COUNTS WILL BE REQUIRED AT ZCP SUBMITTAL.

COLUMBIA STREET ANNEX

1150 South Columbia Street
Chapel Hill, North Carolina

OWNER:
CH HOTEL ASSOCIATES LLC.
3008 ANDERSON DRIVE, SUITE 120
RALEIGH NC 27609



If this drawing is not 24" x 36" it is a reduced print - refer to graphic scale

Date	For
24 May 18	Addition of RCD data
20 May 19	Review Comment Revisions
24 Oct 19	Review Comment Revisions
14 Feb 20	Review Comment Revisions
11 May 20	Review Comment Revisions

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Drawn By: WLR, MIC Date: 26 April 18

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COVER

SUP-0.0

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE



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COLUMBIA STREET ANNEX

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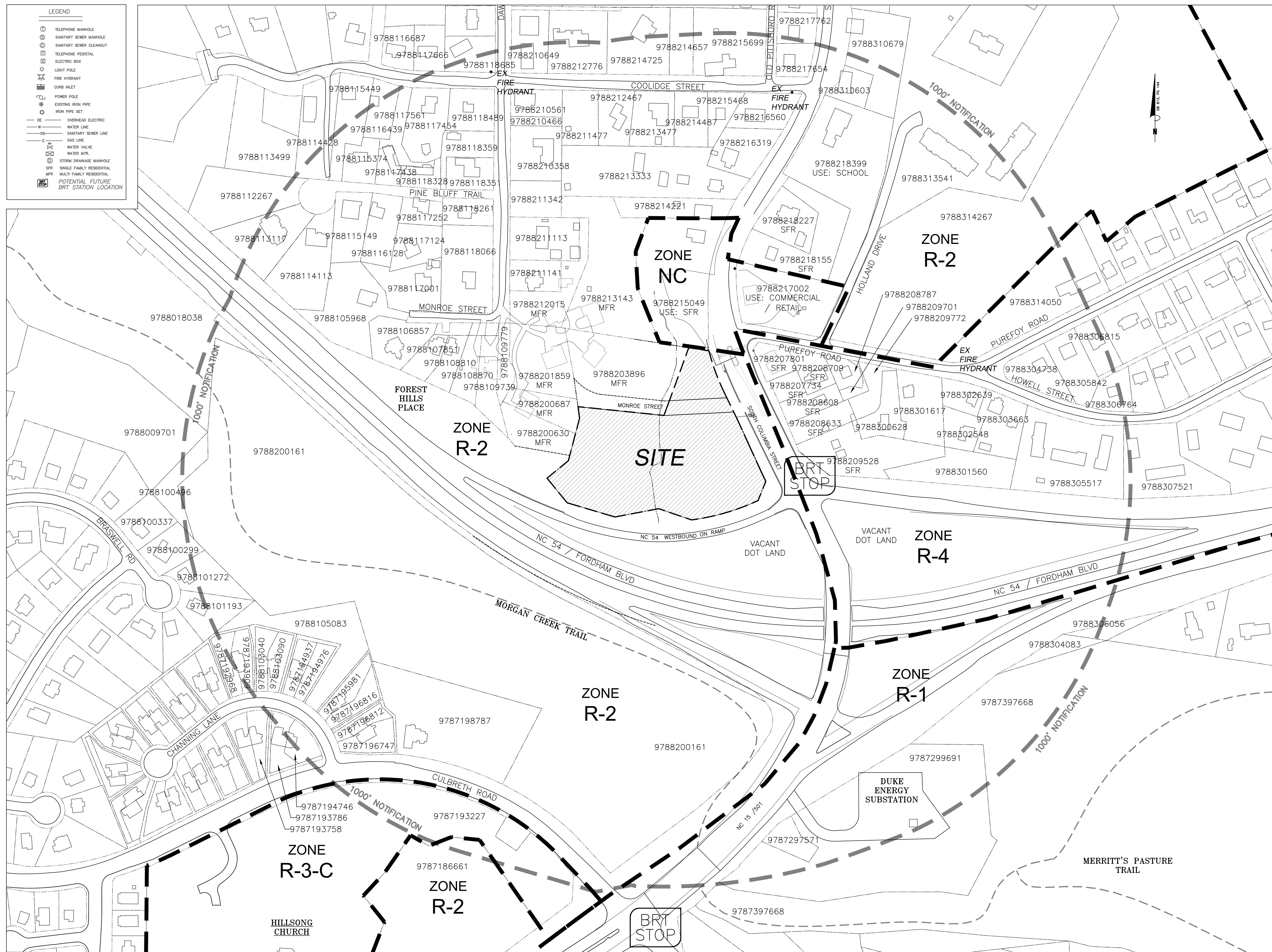
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AREA MAP

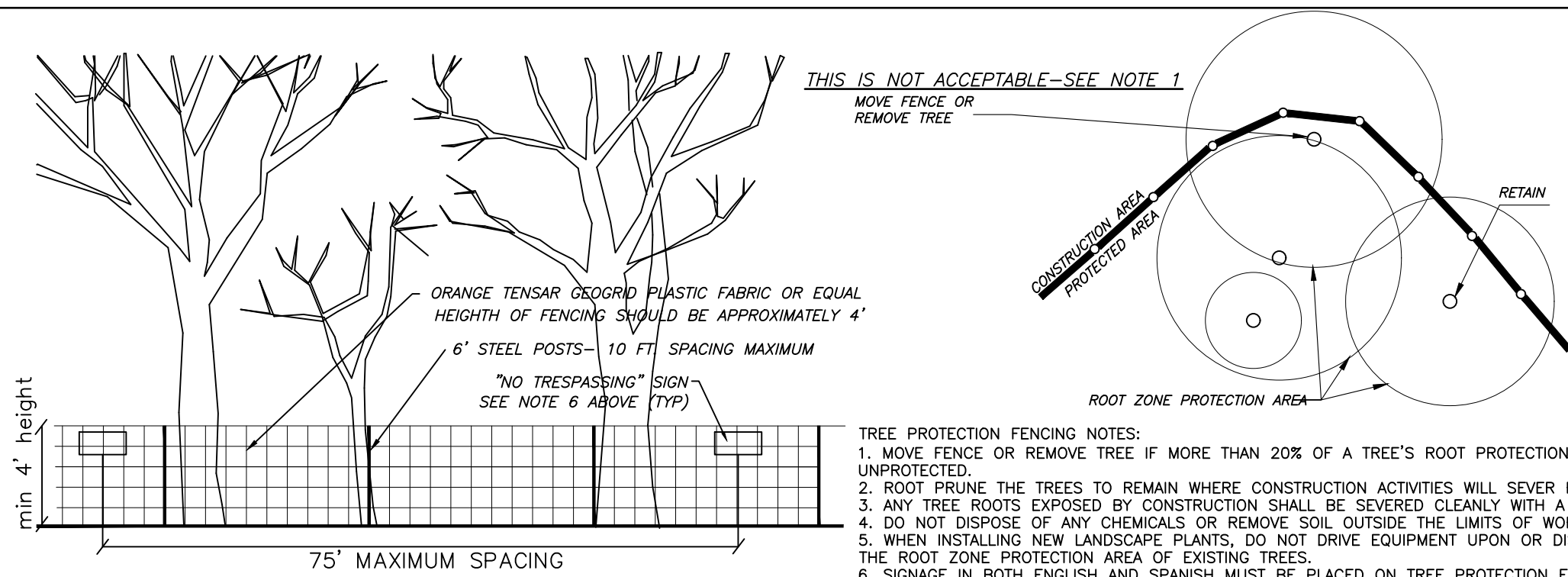


LEGEND

- ⊕ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊕ TELEPHONE PEDSTAL
- ⊕ ELECTRIC BOX
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ CURB INLET
- ⊕ POWER POLE
- ⊕ EXISTING IRON PIPE
- ⊕ IRON PIPE SET
- ⊕ OVERHEAD ELECTRIC
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- WATER VALVE
- WATER MTR.
- ⊕ STORM DRAINAGE MANHOLE
- SFR SINGLE FAMILY RESIDENTIAL
- MFR MULTI FAMILY RESIDENTIAL
- POTENTIAL FUTURE
- BRT STATION LOCATION

1/SUP-0.1
 AREA MAP
 SCALE: 1"=120'

Scale 1" = 120'

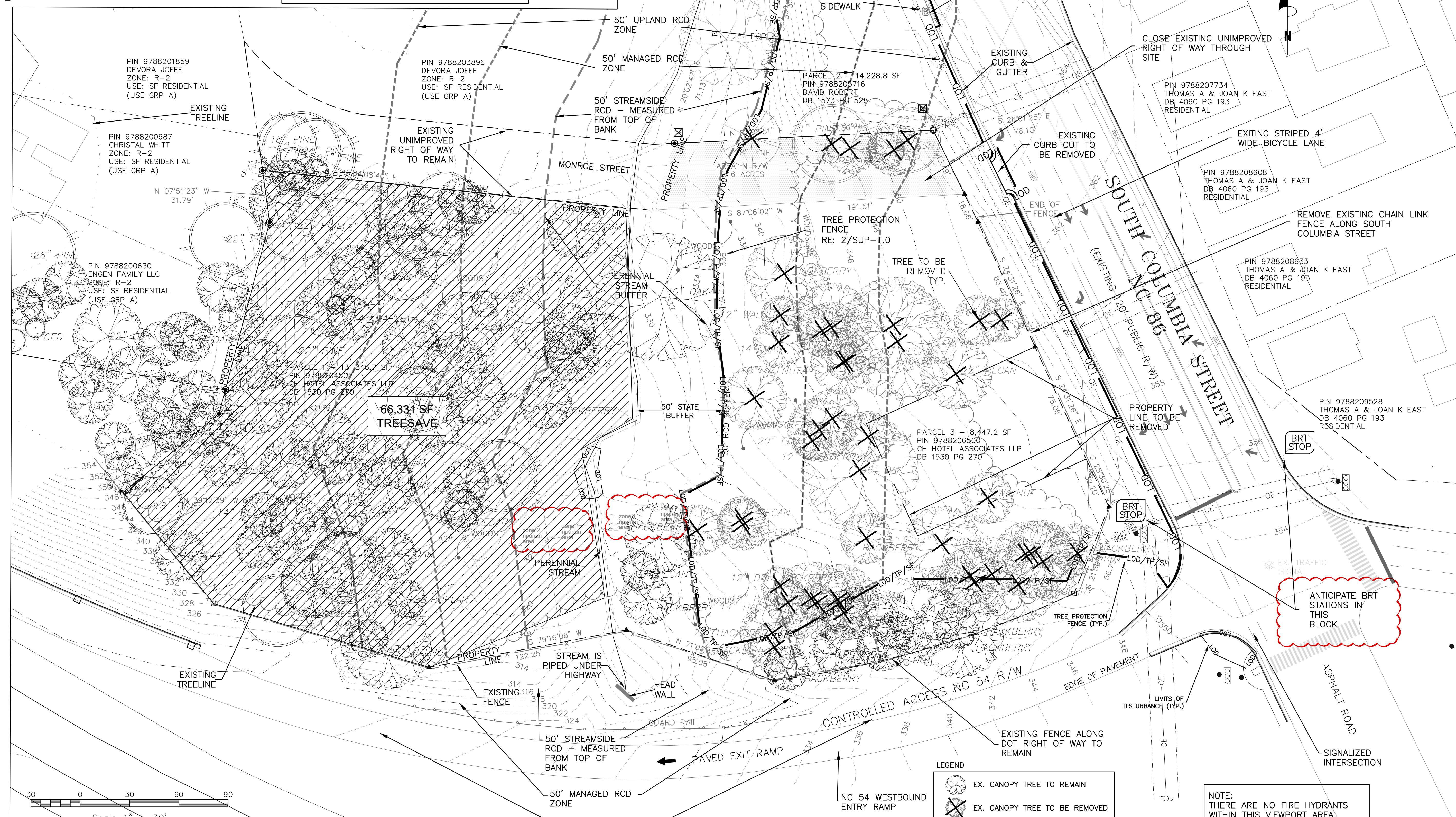


CONTRACTORS MUST COMPLETE THE TOWN'S TREE PROTECTION SEMINAR PRIOR TO TREE PROTECTION FENCE INSTALLATION. CONTACT ADAM NICHOLSON, URBAN FORESTRY, 919-969-5006.

TREE PROTECTION FENCING NOTES:
 1. MOVE FENCE OR REMOVE TREE IF MORE THAN 20% OF A TREE'S ROOT PROTECTION ZONE AREA IS UNPROTECTED.
 2. ROOT PRUNE THE TREES TO REMAIN WHERE CONSTRUCTION ACTIVITIES WILL SEVER ROOTS.
 3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION SHALL BE SEVERED CLEANLY WITH A PRUNING TOOL.
 4. DO NOT DISPOSE OF ANY CHEMICALS OR REMOVE SOIL OUTSIDE THE LIMITS OF WORK.
 5. WHEN INSTALLING NEW LANDSCAPE PLANTS, DO NOT DRIVE EQUIPMENT UPON OR DISTURB THE SOIL WITHIN THE ROOT ZONE PROTECTION AREA OF EXISTING TREES.
 6. SIGNAGE IN BOTH ENGLISH AND SPANISH MUST BE PLACED ON TREE PROTECTION FENCING WITH A MINIMUM SPACING OF 75' O.C. SIGNAGE IS TO READ:
 TREE PROTECTION AREA - NO TRESPASSING WITHIN THE FENCE
 PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ARBOLES
 7. TREES WITHIN THE TREE PROTECTION AREA TO BE REMOVED ARE TO BE CUT FLUSH WITH THE GROUND (LEAVE ROOTS INTACT) AND FELLED TOWARD THE CONSTRUCTION ZONE.
 8. TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY SITE WORK OR LAND DISTURBANCE.

TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY SITE WORK OR LAND DISTURBANCE.

**2/SUP-1.0
TREE PROTECTION FENCE
NTS**



**1/SUP-1.0
EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1"=30'**

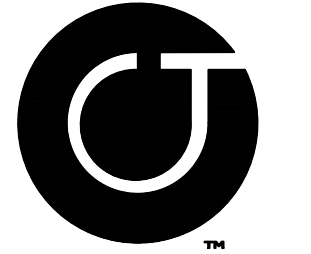
EXISTING CONDITIONS WERE SURVEYED BY THE JOHN R. MCADAMS COMPANY, 3-9-98. TREE SURVEY WAS COMPLETED BY COULTER JEWELL THAMES PA, 4-26-13.

- LEGEND**
- EX. CANOPY TREE TO REMAIN
 - EX. CANOPY TREE TO BE REMOVED
 - EX. PINE TREE TO REMAIN
 - LIMITS OF DISTURBANCE

NOTE:
THERE ARE NO FIRE HYDRANTS WITHIN THIS VIEWPORT AREA. SEE SHEET SUP-0.1 FOR NEAREST FIRE HYDRANT LOCATIONS

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**COLUMBIA
STREET ANNEX**

1150 South Columbia Street
 Chapel Hill, North Carolina

OWNER:
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 3008 ANDERSON DRIVE, SUITE 120
 RALEIGH NC 27609



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Drawn By: WLR, MIC Date: 26 April 18

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**EXISTING
CONDITIONS, TREE
SURVEY, AND
DEMOLITION PLAN**

SUP-1.0

TOPOGRAPHY/SLOPES:

BECAUSE OF DOT ROAD CONSTRUCTION IN THE 1990'S, THE SITE SITS MUCH LOWER THAN COLUMBIA STREET AND THERE IS A STEEP DROP FROM THE STREET INTO THE SITE. THE SITE SLOPES FROM NORTH TO SOUTH, AND DROPS APPROXIMATELY 30 FEET OVER THE WIDTH OF THE SITE. THE DEVELOPMENT WILL TAKE ADVANTAGE OF THIS DROP BY SETTING THE BUILDING INTO THE SLOPE AND PROVIDING STREET LEVEL ACCESS TO THE PLAZA AND BUILDING. SERVICE AND PARKING USES WILL BE PLACED BELOW STREET LEVEL. SOME USABLE SPACE WILL FACE AND ACCESS LOWER LEVEL PARKING ON THE WEST SIDE. THE SITE HAS SLOPES OF 4% TO OVER 25%. THE MAJORITY OF THE SITE HAS SLOPES UNDER 10%.

EXISTING SLOPES:
 10-15% = 37,161.8 SF (22.4% OF THE SITE)
 15-25% = 24,507.7 SF (14.8% OF THE SITE)
 >25% = 9,541.8 SF (5.8% OF THE SITE)
 57.0% OF THE SITE HAS <10% SLOPE

HYDROLOGICAL FEATURES/DRAINAGE:
 THERE IS AN PERENNIAL STREAM IN THE CENTER OF THE SITE AND AN EPHEMERAL STREAM ON THE WESTERN SIDE OF THE SITE. THE SITE GENERALLY DRAINS FROM NORTH TO SOUTH.

SOIL TYPES:
 THE USDA / NRCS WEB SOIL SURVEY CLASSIFIES TWO SOILS ON THIS SITE. THE WESTERN, EASTERN, AND SOUTH-CENTRAL PORTIONS OF THE SITE ARE WEDDOWEE SANDY LOAM WITH 4% TO >25% SLOPES. THE NORTH-CENTRAL PORTION OF THE SITE IS A APPLING SANDY LOAM WITH 6% TO >25% SLOPES.

SUN/SHADE PATTERNS

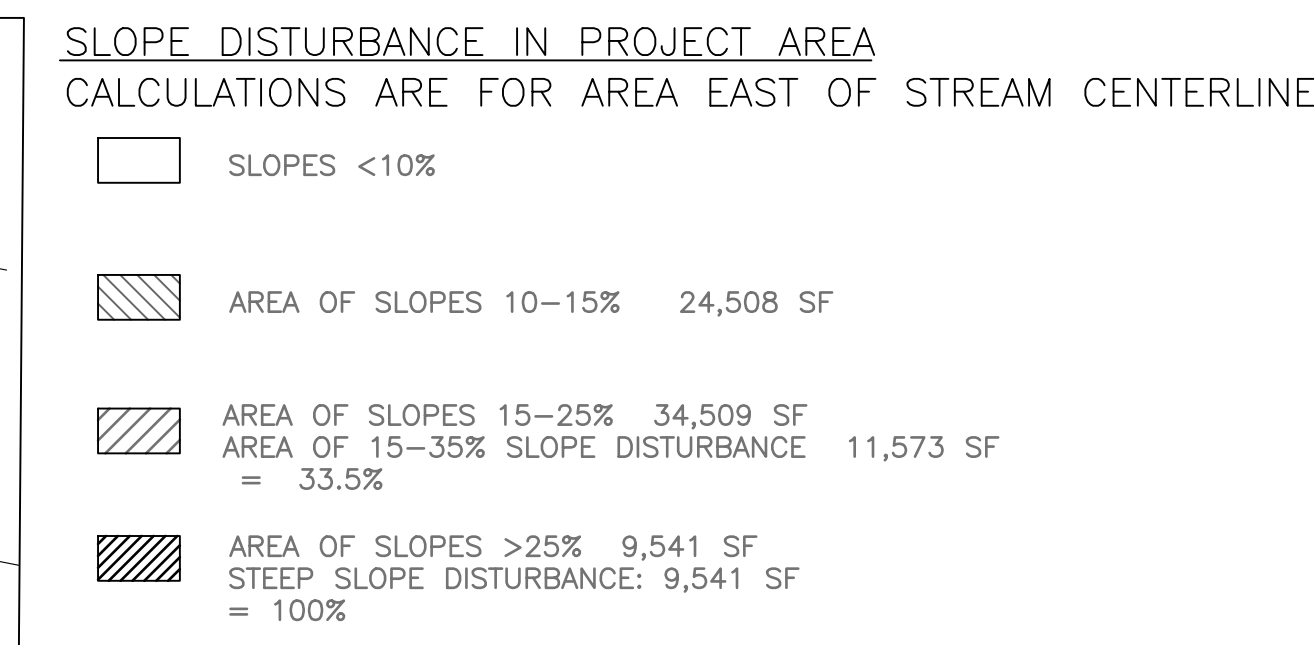
THE SUN WILL PASS AROUND THE SOUTH SIDE OF THE STRUCTURE DURING THE COURSE OF THE DAY. THE FRONT ENTRY WILL GET MORNING SUN. SOME EXISTING TREES WILL BE RETAINED SOUTH OF THE BUILDING IN THE BUFFER AGAINST THE NC 54 ON-RAMP. PLANTINGS WILL BE ADDED TO THE COLUMBIA STREET PLAZA AND FRONTAGE.

TREES IN THE PARKING LOT WILL BE CONCENTRATED ALONG THE EAST AND SOUTH SIDES OF THE PARKING BAYS TO PROVIDE MAXIMUM SHADE FOR VEHICLES. SOME PARKING IS LOCATED UNDER THE BUILDING. SOME PARKING IS ON THE NORTH SIDE OF 6 AND 7 STORY BUILDINGS AND WILL BE SHADED BY THE BUILDINGS. THERE WILL BE PLANTINGS AT THE ENTRY AND ALONG THE SIDEWALKS TO PROVIDE MAXIMUM SHADE FOR PEDESTRIANS.

FEMA FLOODPLAIN INFORMATION:
 THERE IS NO MAPPED FLOODPLAIN ON SITE PER FEMA PANEL 371097880J.

SPECIAL FEATURES:
 THIS PROPERTY HAS FRONTAGE ON SOUTH COLUMBIA STREET AND THE WESTBOUND NC 54 ON-RAMP.

VEGETATION:
 THE SITE IS ENTIRELY TREED IN HARDWOODS AND SOME PINES TO THE WEST. THE SITE WEST OF THE PERENNIAL STREAM WILL BE LEFT FORESTED AND UNDISTURBED.



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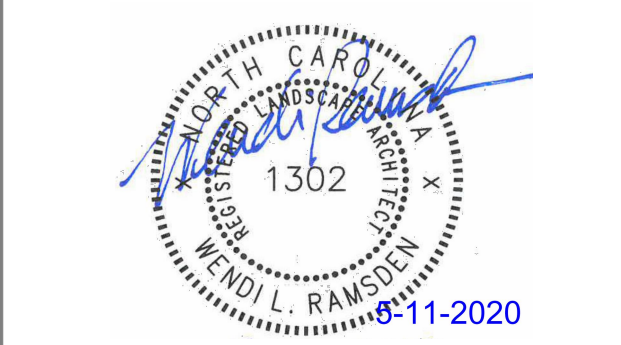
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 NC BOARD OF LANDSCAPE ARCHITECTS LICENSE NO. C-104

COLUMBIA STREET ANNEX

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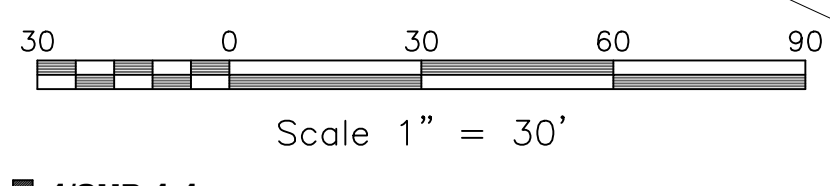
Drawn By: WLR, MTC Date: 26 April 18

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SITE ANALYSIS

SUP-1.1

- LEGEND**
- ⊙ TELEPHONE MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊙ TELEPHONE PEDISTAL
 - ⊙ ELECTRIC BOX
 - ⊙ LIGHT POLE
 - ⊙ FIRE HYDRANT
 - ⊙ CURB INLET
 - ⊙ POWER POLE
 - ⊙ EXISTING IRON PIPE
 - ⊙ IRON PIPE SET
 - - - OVERHEAD ELECTRIC
 - - - WATER LINE
 - - - SANITARY SEWER LINE
 - - - GAS LINE
 - ⊙ WATER VALVE
 - ⊙ WATER MTR.
 - ⊙ STORM DRAINAGE MANHOLE
 - SFR SINGLE FAMILY RESIDENTIAL
 - MFR MULTI FAMILY RESIDENTIAL



1/SUP-1.1
 SITE ANALYSIS
 SCALE: 1"=30'

ENGINEERING - LAND SURVEYING - LANDSCAPE ARCHITECTURE



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TREE CANOPY PLAN

SUP-1.2



SLOPE DISTURBANCE IN PROJECT AREA
 CALCULATIONS ARE FOR AREA EAST OF STREAM CENTERLINE

- ☐ SLOPES <10%
- ▨ AREA OF SLOPES 10-15% 24,508 SF
- ▨ AREA OF SLOPES 15-25% 34,509 SF
 AREA OF 15-35% SLOPE DISTURBANCE 11,573 SF
 = 33.5%
- ▨ AREA OF SLOPES >25% 9,541 SF
 STEEP SLOPE DISTURBANCE: 9,541 SF
 = 100%