

Applicant Information

Name: University of North Carolina at Chapel Hill
Address: 103 Airport Drive – Giles F. Horney Building – CB # 1090
City: Chapel Hill State: NC Zip: 27599
Phone (Work): (919) 843-7254 FAX: (919) 962-9103 E-Mail: _____

Property Owner Information (included as attachment if more than one owner)

Name: University of North Carolina at Chapel Hill Phone (919) 843-7254
Address: 103 Airport Drive – Giles F. Horney Building – CB # 1090
City: Chapel Hill State: NC Zip: 27599

Development Information

Name of Development: 200 Finley Golf Course Road.
Tax Map: 66 Block: _____ Lot(s): 10 Parcel ID #: TBD by Orange County
Address/Location: 200 Finley Golf Course Road
Existing Zoning: OI-2 New Zoning District if Rezoning Proposed N/A
Proposed Size of Development (Acres / Square Feet): 1.4 Acres / 60,984 SF
Permitted / Proposed Floor Area (Square Feet): 16, 215 GSF / 16, 215 GSF
Minimum # Parking Spaces Required: 46 # Proposed: 43
Proposed Number of Dwelling Units: N/A # Units per Acre N/A
Existing / Proposed Impervious Surface Area (Square Feet): 19,350 / 27,000
Is this Concept Plan subject to additional review by Town Council? yes

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature: Anna A. Wu Date: 11/30/04

Please submit **20 sets** of all materials, or **35 sets of all materials including reduced (8 ½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL



UNIVERSITY ARCHITECT AND DIRECTOR
FACILITIES PLANNING DEPARTMENT

103 AIRPORT DRIVE
CAMPUS BOX 1090
CHAPEL HILL, NC 27599-1090

TEL: 919-962-8198
FAX: 919-962-9103
www.fpc.unc.edu
dianeg@fac.unc.edu

December 1, 2004

200 Finley Golf Course Road – Concept Plan Application

Developer's Program

The Higher Education Bond program has generated major construction programs on the UNC-Chapel Hill campus. These projects create a demand for temporary offices and swing space as campus users are displaced to accommodate new construction as well as internal renovations to existing buildings. The proposed offices at 200 Finley Golf Course Road will answer this pressing need for flexible, temporary office space thereby insuring continued timely delivery on taxpayer funded projects.

The project's proximity to campus and public transit make it a cost effective means of serving the need for additional space and it is compatible with the surrounding land uses.

16

Wash Hatem Nelson
Architects, P.A.
330 West Tenth Street
Charlotte, NC 28202

704
333.9952
333.9962fax

www.whnarch.com

Memorandum

To: Planning Department
Town of Chapel Hill
306 North Columbia Street
Chapel Hill, NC 27516

Ref: Statement of Compliance for the Town of Chapel Hill Design Guidelines
University of North Carolina at Chapel Hill Swing Space Facility
200 Finley Golf Course Road

From: Rick Wash,
Wash Hatem Nelson Architects

Date: 1/6/2005

The 16,000 ± square foot swing space facility at 200 Finley Golf Course Road will be designed to meet all applicable portions of the Land Use Management Ordinance – Chapel Hill, North Carolina, dated January 27, 2003 with the exception of the minimum parking space requirement. Due to the 50' transportation corridor reserve and the site limitations, we are unable to provide the 46 required spaces, as required by the one space per 350 gross square feet standard. We feel the 43 parking spaces provided will support the facility for its intended use. Mitigating factors that support the 3 space reduction include the building's proximity to the existing bus route (a 3 minute +/- walk) and the proposed bicycle storage facilities and locker room, including toilets and shower, in the building. We feel these two conditions will support the use of alternate transportation means and will off set the reduction of 3 parking spaces.

We look forward to working with you on this important project. Should you have any questions or comments regarding the statement of compliance please do not hesitate to contact this office.



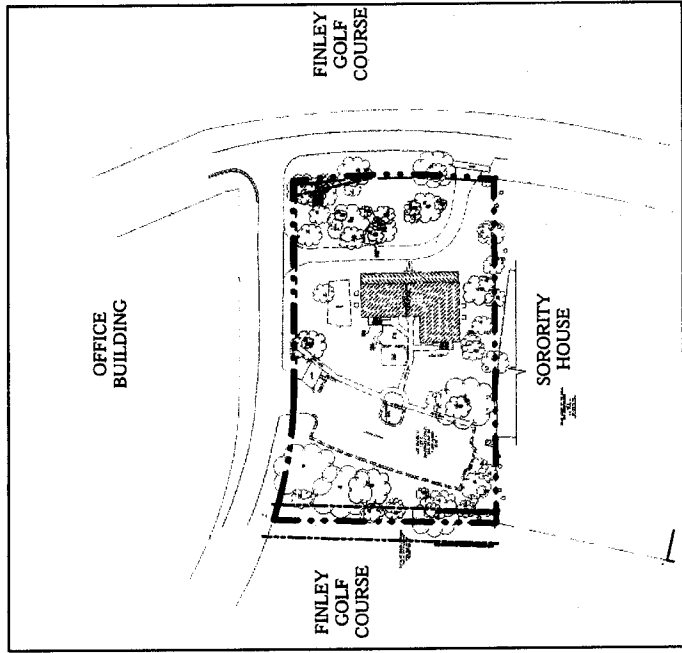
200 FINLEY GOLF COURSE ROAD

OFFICE BUILDING

CHAPEL HILL, NORTH CAROLINA

CONCEPT PLAN SUBMITTAL - NOVEMBER 24, 2004

(17)



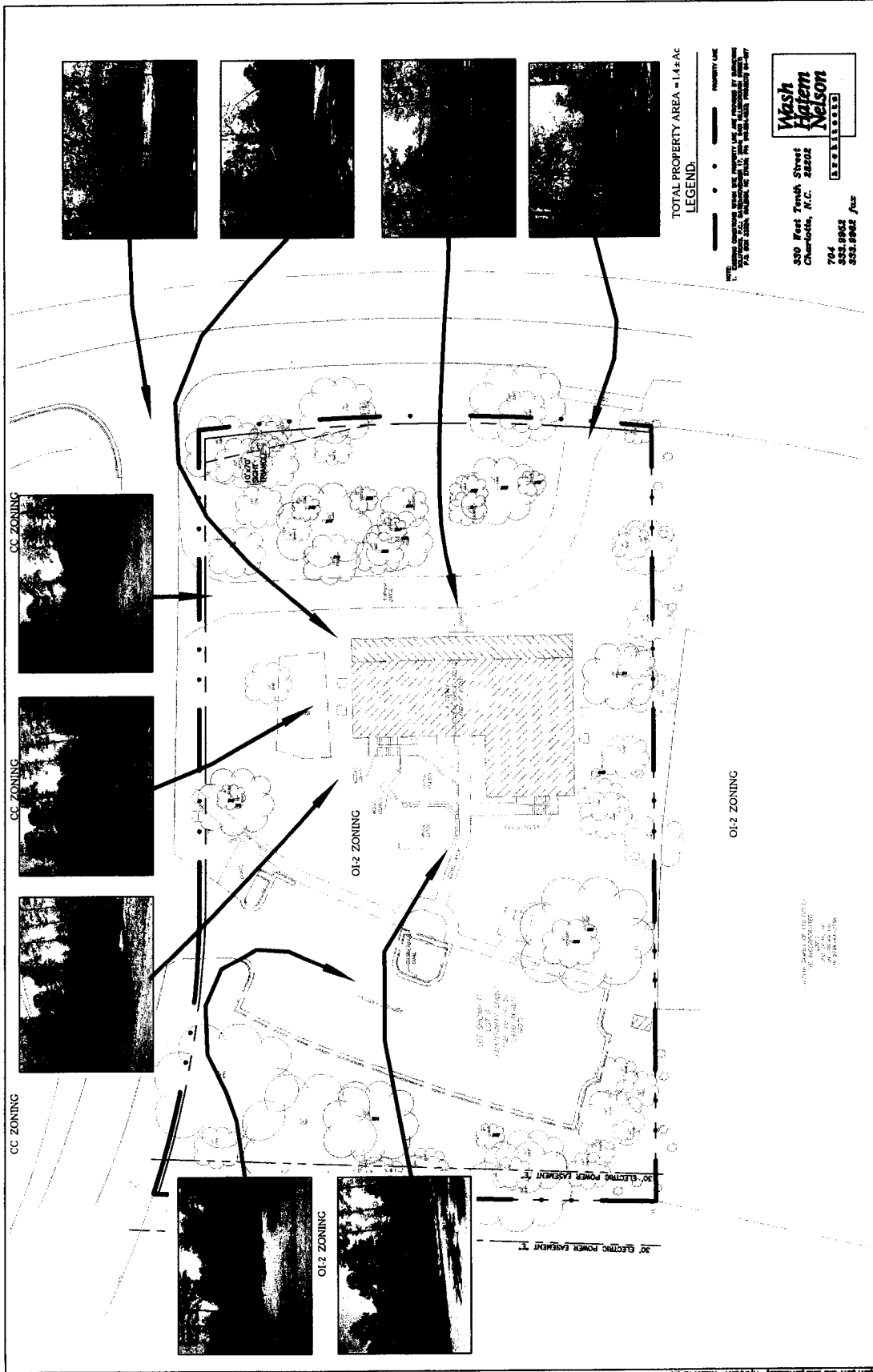
- SHEETS:
- SA-1 TITLE SHEET
 - SA-2 EXISTING CONDITIONS WITH PHOTOGRAPHS PLAN
 - SA-3 EXISTING VEGETATIVE PLAN
 - SA-4 SOIL, SLOPE, BUFFER, AND DRAINAGE ANALYSIS PLAN
 - SA-5 OVERLAY OF CONCEPT PLAN AND EXISTING PAVEMENTS
 - SA-6 CONCEPT PLAN



330 East Fourth Street
Chapel Hill, N.C. 27514
704 252.9923
252.9923 Fax

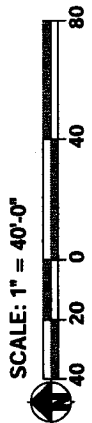
SHEET SA-0

18

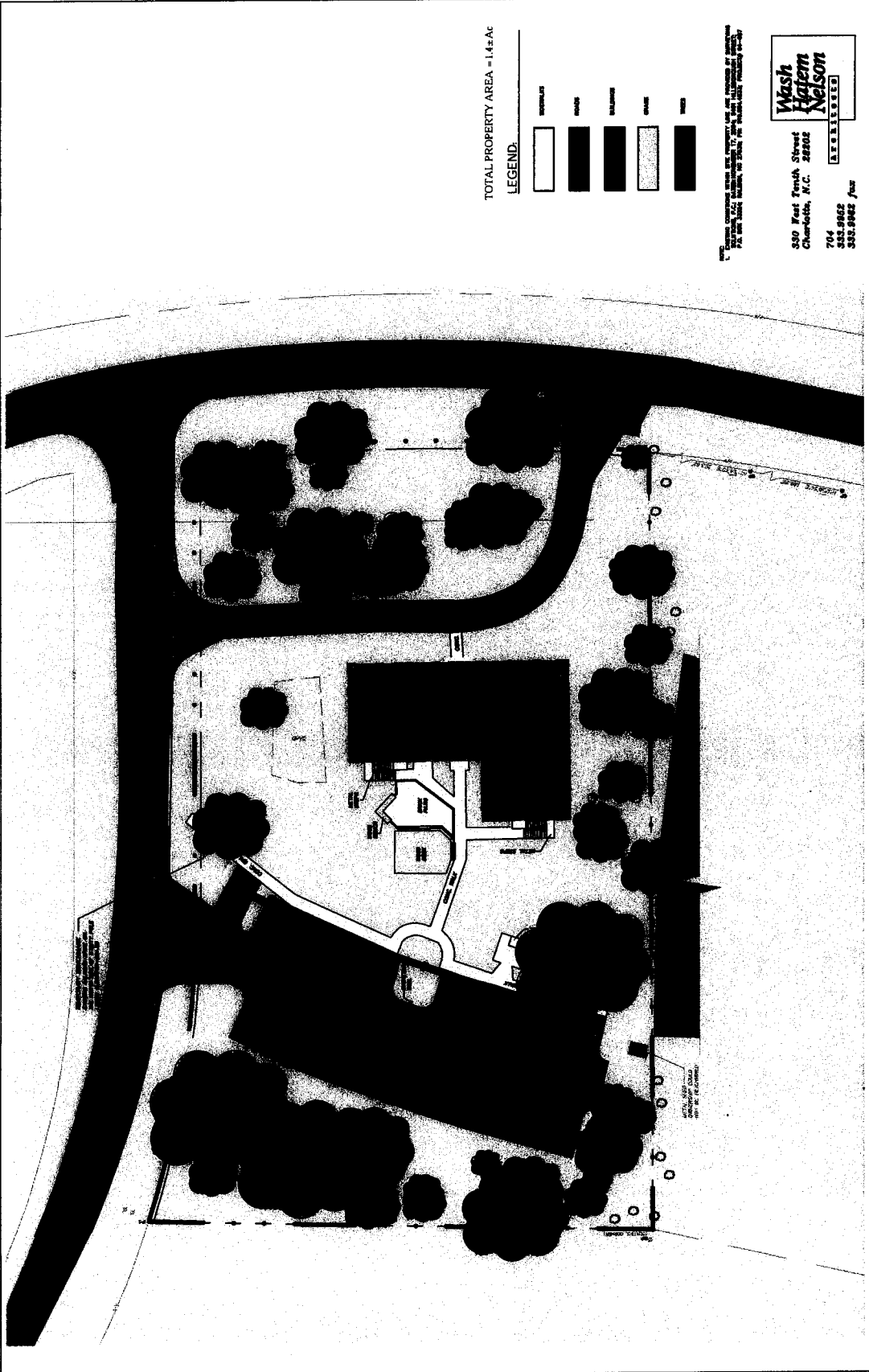


UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
 200 FINLEY GOLF COURSE ROAD
 OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA

SA-1 EXISTING CONDITIONS PLAN
 CONCEPT PLAN SUBMITTAL - 11/24/04



1/24/04 11:01 AM DWG112121.dwg 11/24/04 11:01 AM DWG



TOTAL PROPERTY AREA = 14± AC

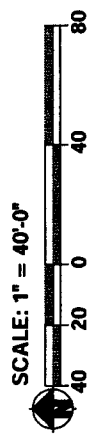
LEGEND:

- TREE
- TREE
- TREE
- TREE
- TREE

THESE CONDITIONS APPLY TO THE PROJECT AND ARE SUBJECT TO THE PROVISIONS OF ANY OTHER CONTRACTS, SPECIFICATIONS, AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

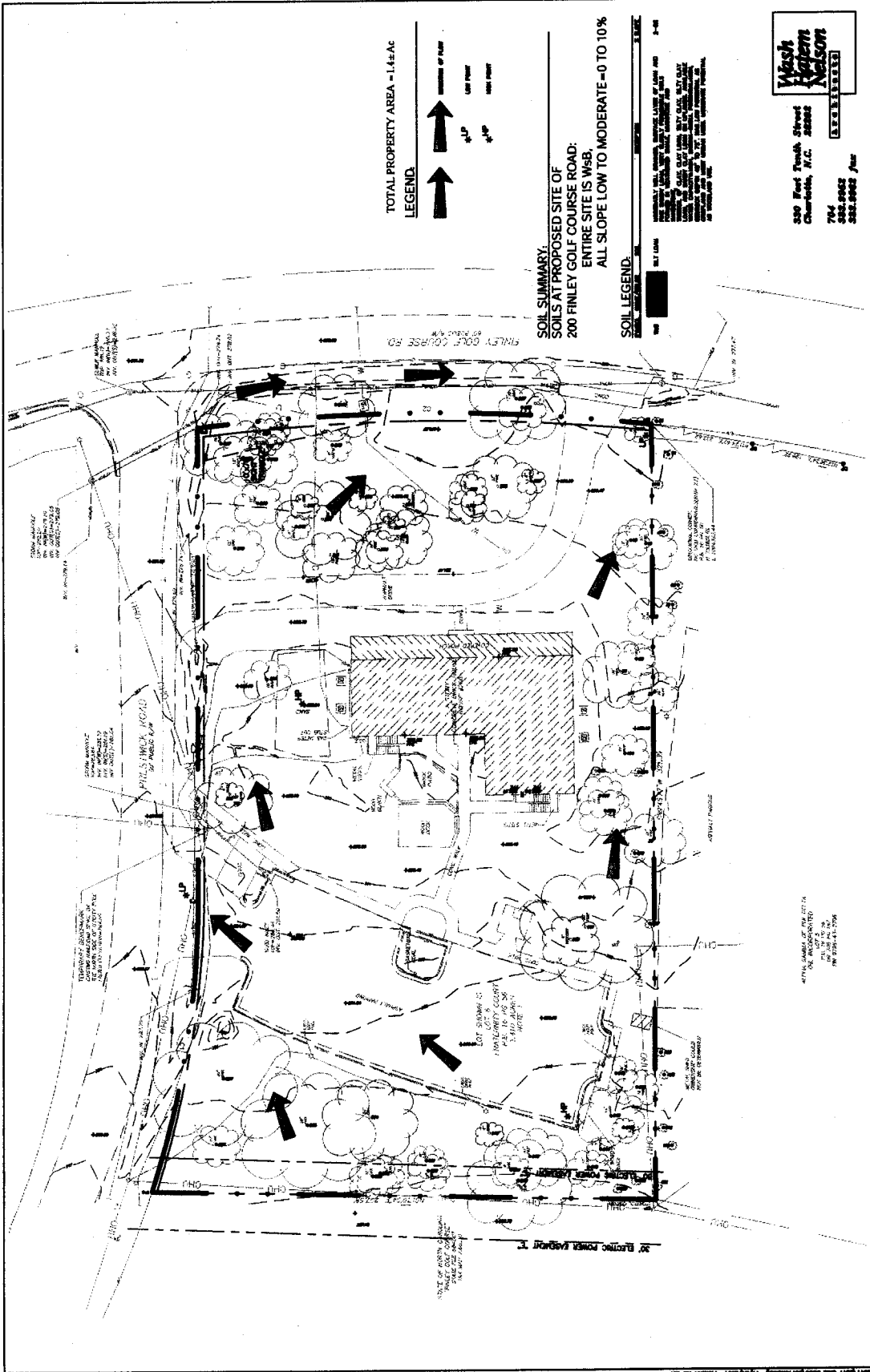


330 East Tenth Street
 Charlotte, N.C. 28202
 704 355.9802
 355.9802 Fax



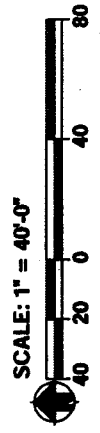
SA-2 EXISTING VEGETATIVE PLAN
 CONCEPT PLAN SUBMITTAL - 11/24/04

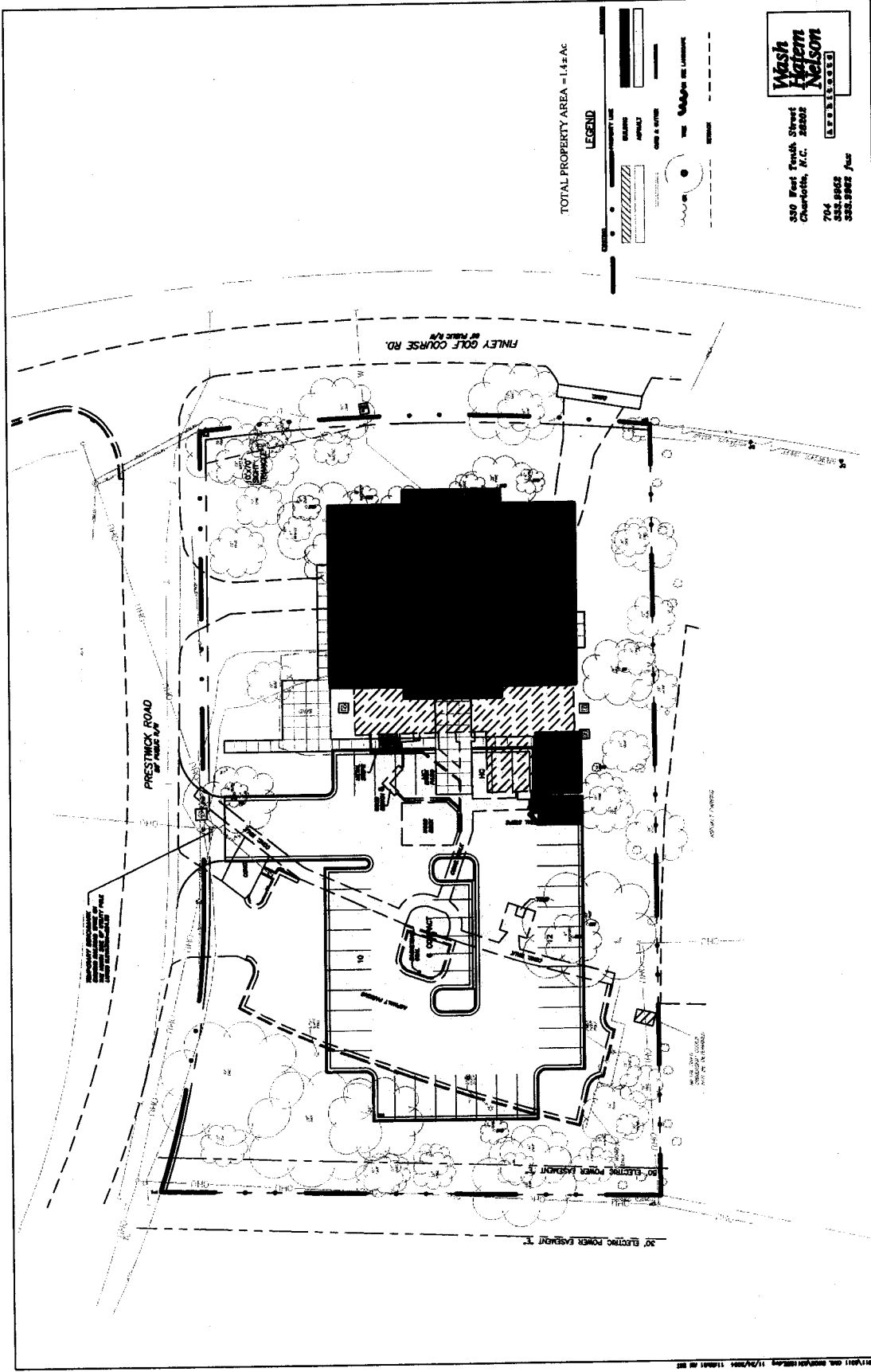
UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
 200 FINLEY GOLF COURSE ROAD
 OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA



UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
 200 FINLEY GOLF COURSE ROAD
 OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA

SA-3 SOIL, SLOPE, BUFFER
 AND DRAINAGE PLAN
 CONCEPT PLAN SUBMITTAL - 11/24/04



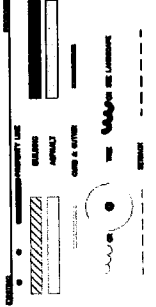


**Wash
Hagerm
Nelson**
ARCHITECTS

330 West Tenth Street
Charlotte, N.C.
704.382.2222
330 West Tenth Street
Charlotte, N.C.
704.382.2222 Fax

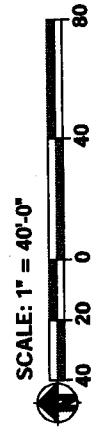
TOTAL PROPERTY AREA = 1.4 ± AC

LEGEND

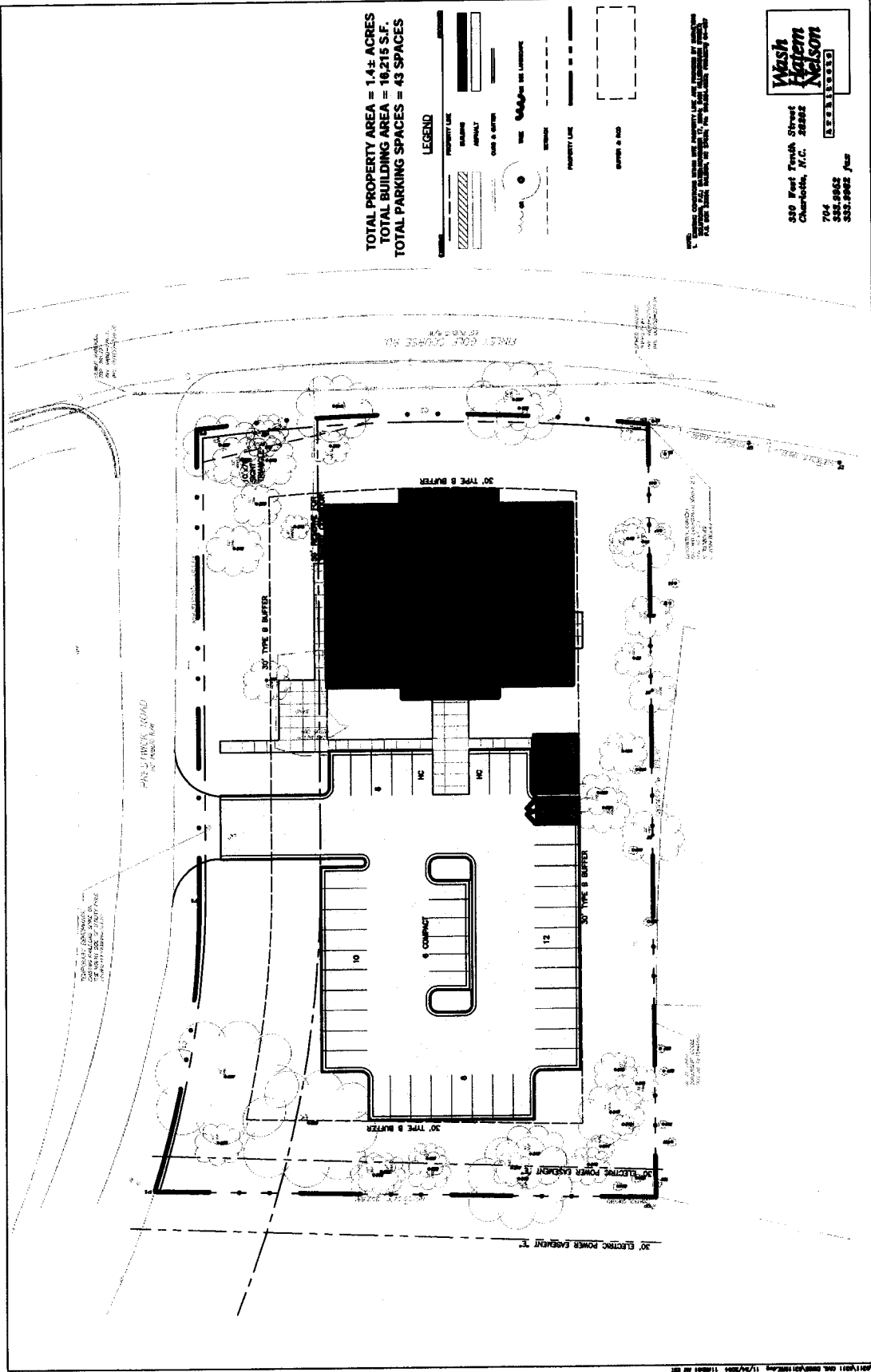


UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
 200 FINLEY GOLF COURSE ROAD
 OFFICE BUILDING
 CHAPEL HILL, NORTH CAROLINA

SA-4 OVERLAY OF CONCEPT
 PLAN & EXISTING PAVEMENTS
 CONCEPT PLAN SUBMITTAL - 11/24/04



(32)



30' ELECTRIC POWER EQUIPMENT
 30' TELEPHONE POWER EQUIPMENT
 30' TYPE B BUFFER
 30' TYPE B BUFFER
 30' TYPE B BUFFER
 30' TYPE B BUFFER

30' TYPE B BUFFER
 30' TYPE B BUFFER

30' TYPE B BUFFER
 30' TYPE B BUFFER

30' TYPE B BUFFER
 30' TYPE B BUFFER

30' TYPE B BUFFER
 30' TYPE B BUFFER

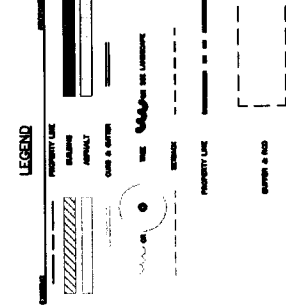
30' TYPE B BUFFER
 30' TYPE B BUFFER

30' TYPE B BUFFER
 30' TYPE B BUFFER

**Wash
Hager
Nelson**
ARCHITECTS

330 First Fourth Street
 Charlotte, N.C. 28202
 704.398.6422
 353.6862 Fax

TOTAL PROPERTY AREA = 1.4± ACRES
 TOTAL BUILDING AREA = 16,215 S.F.
 TOTAL PARKING SPACES = 43 SPACES



THIS CONCEPT PLAN SHOWS THE PROPERTY LINE AND THE BUILDING FOOTPRINT AS WELL AS THE PARKING SPACES AND THE 30' TYPE B BUFFER. THE EXACT PROPERTY LINE AND THE EXACT BUILDING FOOTPRINT WILL BE DETERMINED AT THE TIME OF THE FINAL SURVEY AND THE EXACT BUILDING FOOTPRINT WILL BE DETERMINED AT THE TIME OF THE FINAL ARCHITECTURAL PLAN.

SCALE: 1" = 40'-0"



UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL
 200 FINLEY GOLF COURSE ROAD

OFFICE BUILDING

CHAPEL HILL, NORTH CAROLINA

SA-5 CONCEPT PLAN

CONCEPT PLAN SUBMITTAL - 11/24/04