

Applicant Information

Name: the University of North Carolina at Chapel Hill
 Address: Facilities Planning, CB#1090
 City: Chapel Hill State: NC Zip: 27599
 Phone (Work): 919-966-1751 FAX: 919-962-9103
 E-Mail: annaw@fac.unc.edu

Development Information

Name of Development: Campus Services – Printing Services
 Tax Map: 29 Block: _____ Lot(s): 1&1C
 Address/Location: Estes Drive Ext. & Airport Drive
 Existing Zoning: OI-2 & OI-3 Is a Rezoning Proposed? No
 Proposed Size of Development (Acres): 7.55 acres
 Permitted Floor Area (Square Feet): 1,158,529 SF
 Proposed Floor Area (Square Feet): 24,400 SF
 Minimum Number of Parking Spaces Required: College & University (no minimum required)
 Proposed Number of Parking Spaces: 67 spaces

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

Signature: Anna A. Wu Date: 04/30/03

Please submit **10 sets** of all materials, 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. For confirmation of a meeting date and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

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Campus Services – Print Services
Applicant's Program

On May 1, 2002, the University submitted a Concept Plan Review Application to the Town of Chapel Hill for the Facilities Services Support Facilities. This application requested a Special Use Permit for new facilities for Grounds and Print Services. Following the Concept Plan Review for that submittal, numerous discussions were held with the Elkin Hills neighbors and the Town of Chapel Hill. The University decided to withdraw the application.. The University is now resubmitting the application for a Special Use Permit on the same zoning lot for the Print Services facility only. The primary difference between the 2 applications is the SUP boundary.

This receipt-funded project comprises a new one-story facility of approximately 24,400 SF for the University Print Services Division of Campus Services. This facility, similar in size to the current one, will provide administrative and professional offices, printing production, mailing areas, and storage facilities. Print Services will realize significant improvements in production flow and storage with this new building. The proposed site is an undeveloped lot on Estes Drive extension and west of the Giles Horney property. It is a very time-sensitive project inasmuch as the existing facility housing Printing Services is being demolished and these service functions are critical to the University. This project will require a Special Use Permit from the Town of Chapel Hill because the size of structure is greater than 20,000 square feet and area of impact exceeds 40,000 square feet.

**The University of North Carolina at Chapel Hill
Facilities Services Support Facilities
Printing Building
Pease Associates' Commission No. 2002002.22**

SITE ANALYSIS

DETAILED SITE PLAN

Attached is a detailed site plan, which includes information regarding utilities, drainage, and fire-hydrant locations. These drawings show existing and proposed topographic features in one-foot intervals.

Building location with proposed parking and an internal road system are reflected on the plan. See sheets C-100, C-200, C-300 and C-400, and the "Concept Master Plan".

DETAILED SITE ANALYSES

Attached is a detailed site plan, "Site Location Plan," indicating the existing features surrounding the site. The site is bound on the north by Estes Drive; on the east by Highway 86; on the south by residential property; and on the west by Estes Drive.

All utilities are currently located on Estes Drive or in the adjacent residential community. The points of connection are located on the attached drawings.

The drainage pattern on the existing site is a sheet flow across the proposed disturbed area running in a general direction from west to east/southeast. The existing disturbed area will be collected and returned into the existing storm water system. The volume and rate of discharge will not exceed the existing conditions. In addition, the site will be designed utilizing the BMP's to enhance the existing conditions.

The existing property is wooded with tan-brown, silty-sand. Please refer to the attached Subsurface Exploration Report prepared by S&ME.

The access and circulation issues can be reviewed in the Traffic Impact Statement contained in this submittal.

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**The University of North Carolina at Chapel Hill
Facilities Services Support Facilities
Printing Building
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STORM WATER IMPACT STATEMENT

SITE ANALYSIS AND NARRATIVE

The current property is 7.55 acres zoned for OI-3 and is currently undeveloped at this time. The map, "Concept Master Plan" of the existing site and adjacent property is attached for review. The total disturbed area will be 7.55 acres, of which 1.49 acres will be impervious and 6.06 acres will remain pervious; therefore, the ratio of pervious to impervious will be 19.73 percent impervious and 80.27 percent pervious as a result of this project.

The location, topography, on-site, and off-site drainage conditions are shown on the enclosed drawings.

The existing delineation of "Resource Conservation District" does not currently extend to this property and there are no known wetlands or streams, which were located by site visits.

IMPACT STATEMENT ANALYSIS

Scope of Impacted Area

The University had a pre-application meeting with Fred Royal, Town of Chapel Hill, and discussed the possible impacts or effects on the downstream and upstream drainage areas.

The intent is to develop on-site detention and retention systems to reduce the impact on the surrounding areas. The proposed discharge from the site will equal to or less than the existing conditions. The University will be utilizing on-site retention of storm water for irrigation. All existing storm water flow was delineated and the proposed discharge will be retained in the existing natural basins.

Storm Water Modeling

The Storm Water analysis to determine pre-existing and post-construction conditions was developed by using the software HEC-1. Enclosed are copies of the runs for 1-, 10-, 25-, and 50-year storms.

Nutrient Loading

Based on the "Chapel Hill Pollutant Loading Coefficients" the existing nutrient loading conditions are as follows:

Undeveloped Site

Total N 7.55 acres x 0.6 = 4.53 pounds/year

Total P 7.55 acres x 0.08 = 0.604 pounds/year

Total Nutrients 5.134 pounds/year

Developed Site

Total N

Undeveloped 6.06 acres x 0.6 = 3.63 pounds/year

Commercial 1.49 acres x 13.2 = 19.66 pounds/year

Total N = 23.29 pounds/year

Total P

Undeveloped 6.06 acres x 0.08 = 0.48 pounds/year

Commercial 1.49 acres x 1.6 = 2.38 pound/year

Total P = 2.86 pounds/year

Total Nutrients 26.15 pounds/year

Total Reduction

Reduction N with Detention $23.29 \text{ pounds/year} \times 0.35 = 8.15 \text{ pounds/year}$

Reduction P with Detention $2.86 \text{ pounds/year} \times 0.55 = 1.57 \text{ pounds/year}$

Total N Reduction without BMPs	23.29 pounds/year
Total N Load with BMPs	15.14 pounds/year
Total P Reduction without BMPs	2.86 pounds/year
Total P Load with BMPs	1.29 pounds/year

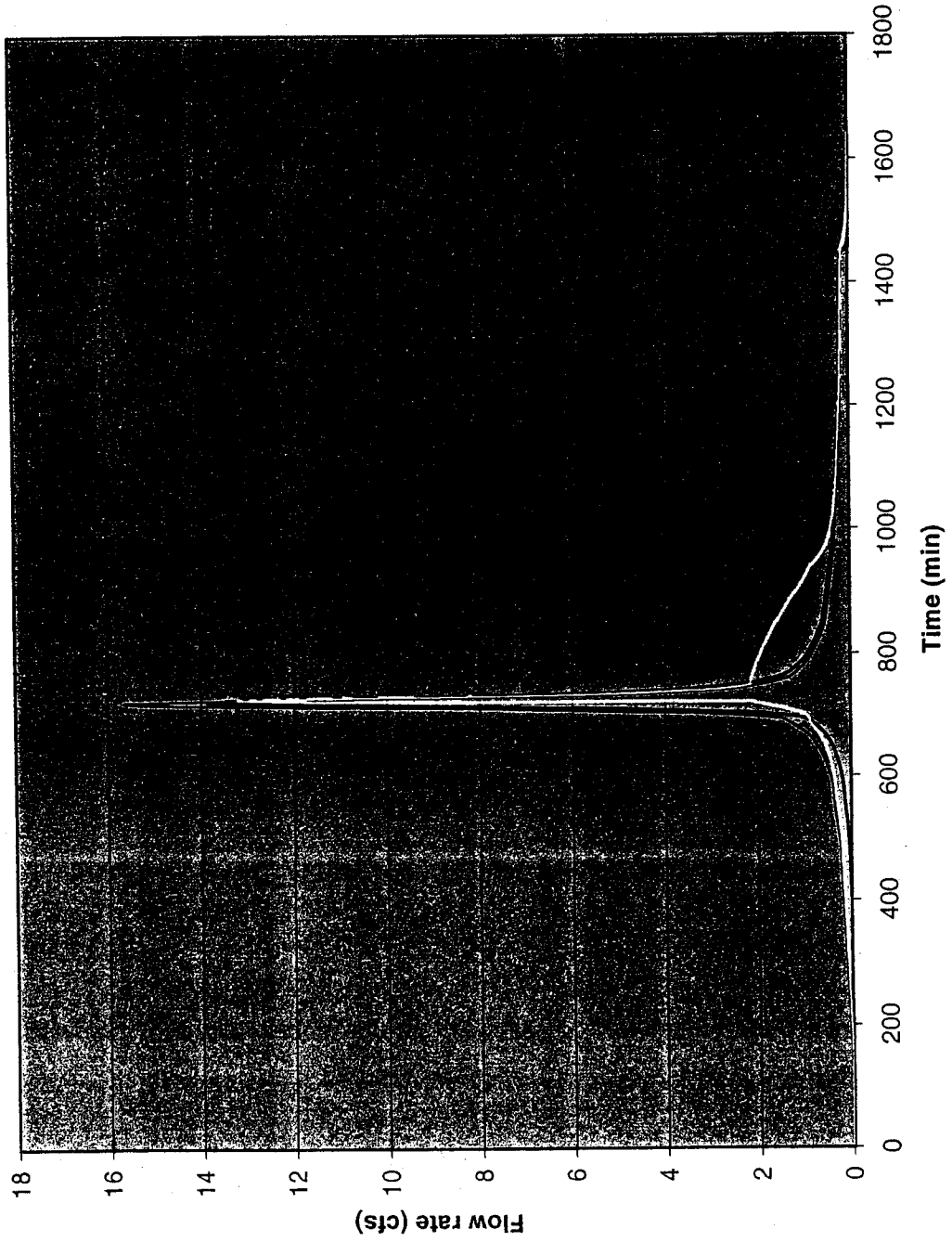
Erosion and Sediment Management

The sedimentation control will consist of a series of sediment traps, diversion ditches, rock check dams and siltation fences to prevent discharge of siltation from the construction site. All sedimentation measures will be installed prior to clearing and grubbing. Erosion control measures will be maintained during construction phase and until substantial grassing is established. A detailed plan will be submitted for review and approval.

Maintenance and Operation Plan

The University's current maintenance and operation plan will be imposed at this project site.

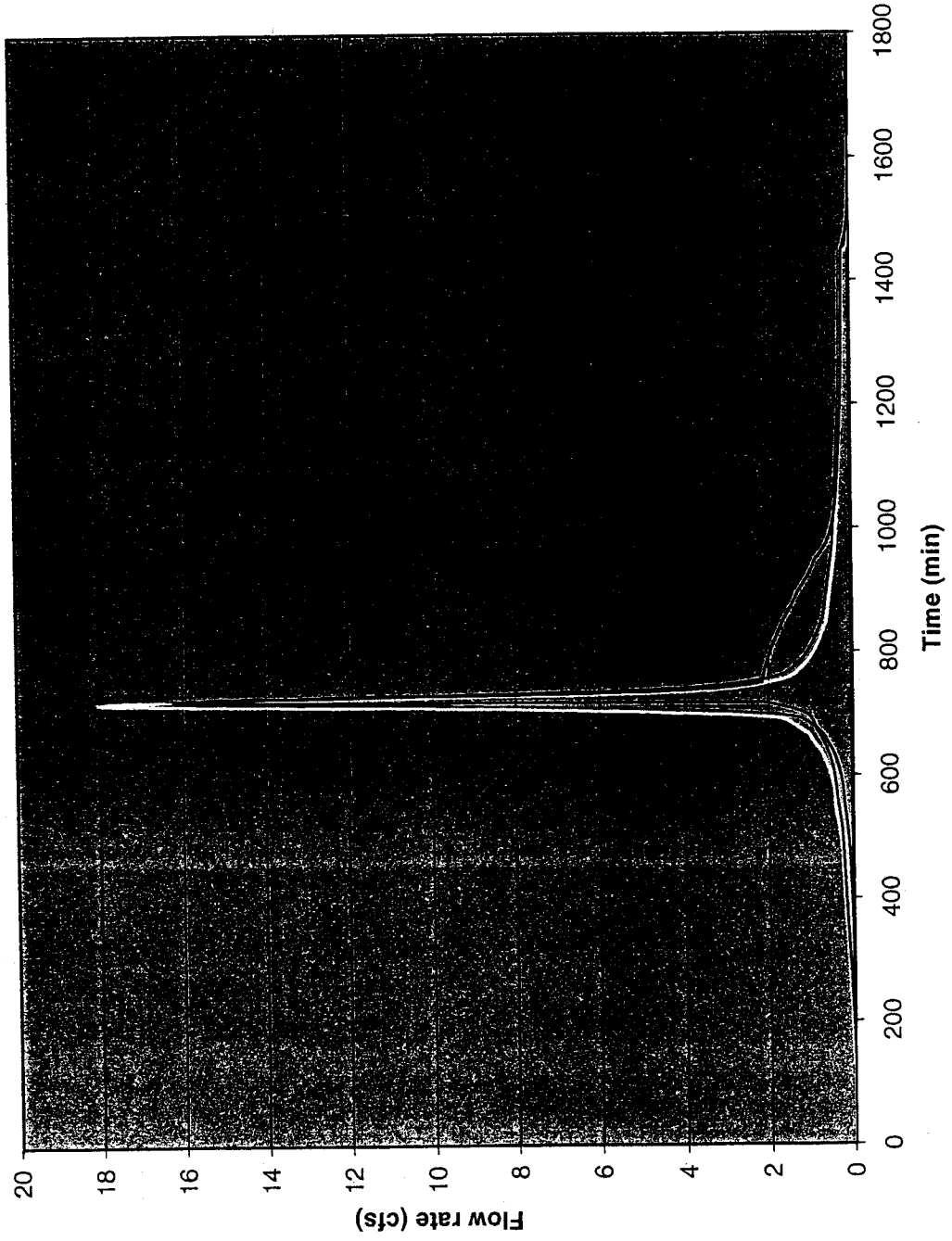
**Detention Structure 2
25 Yr Storm**



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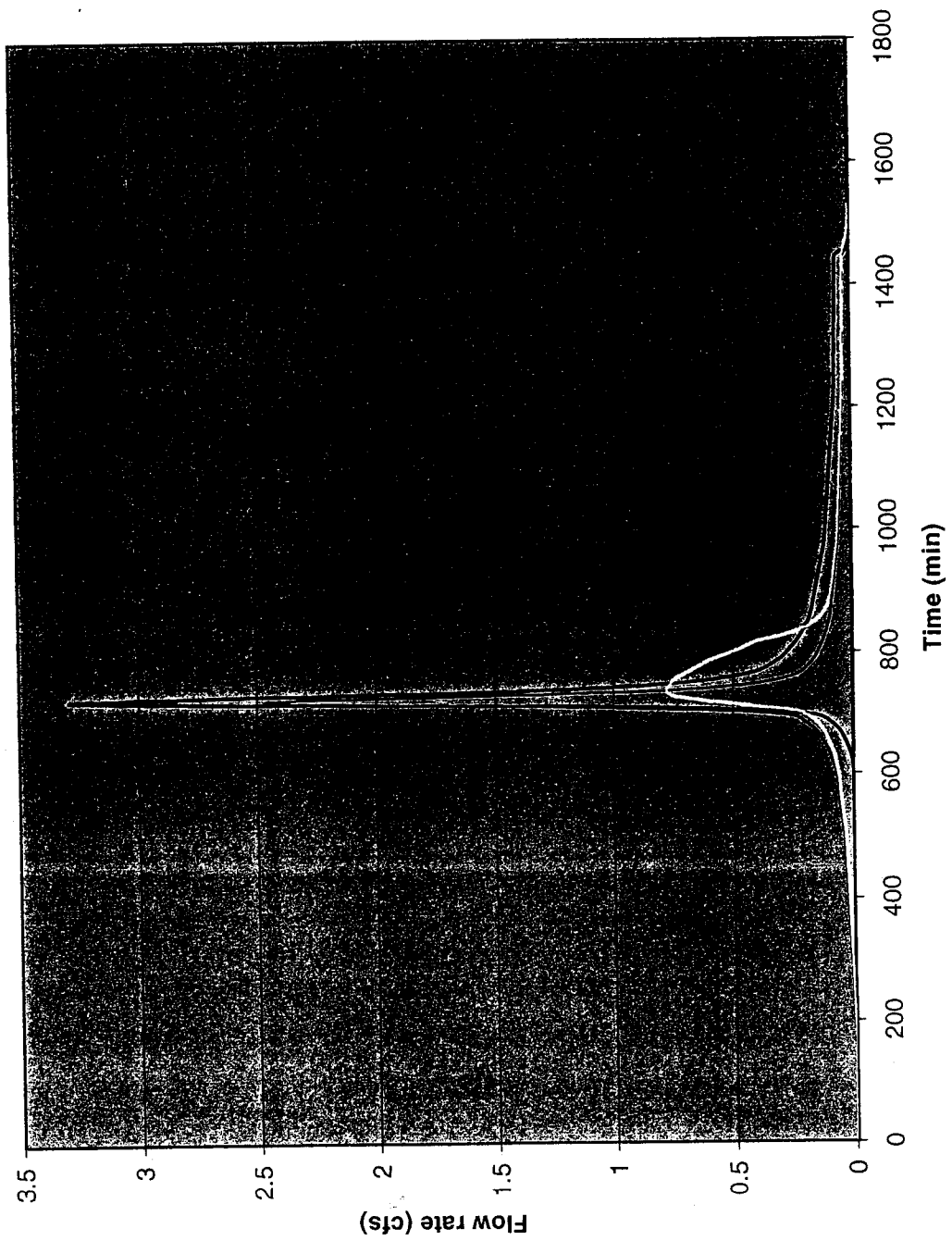
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— Post const. outflow rate (cfs)

Detention Structure 2
50 Yr Storm



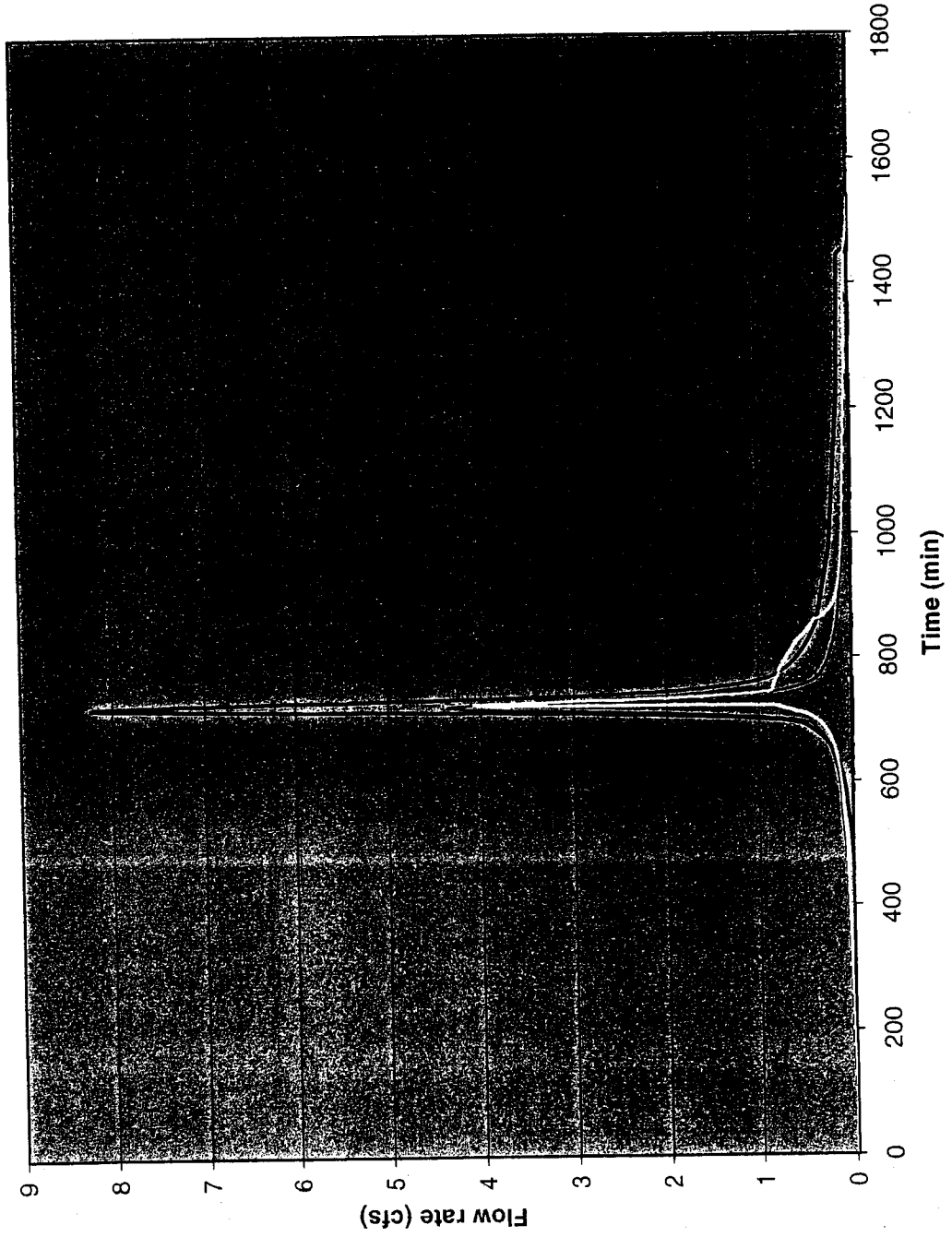
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**Detention Structure 3
1 Yr Storm**



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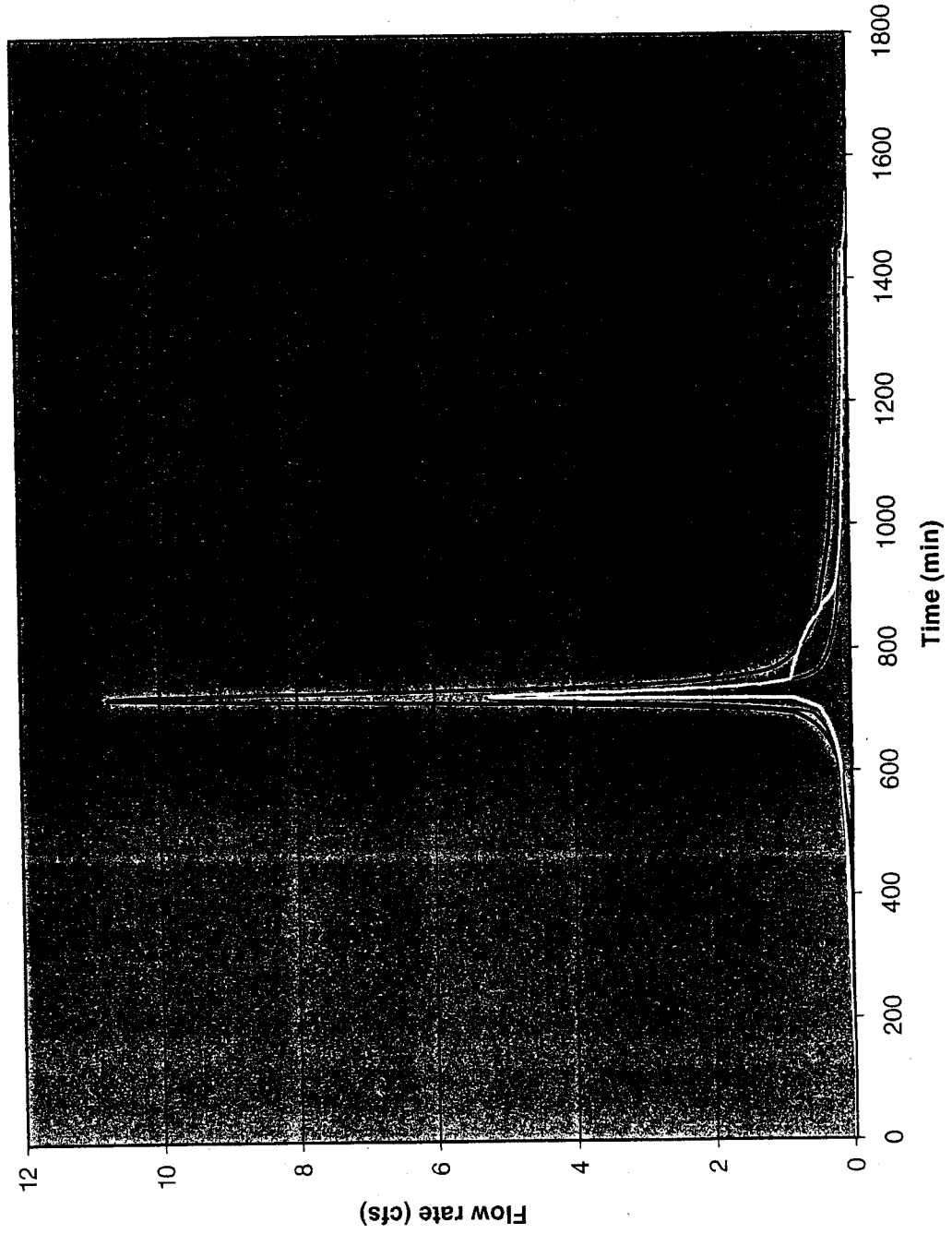
Detention Structure 3
10 yr Storm



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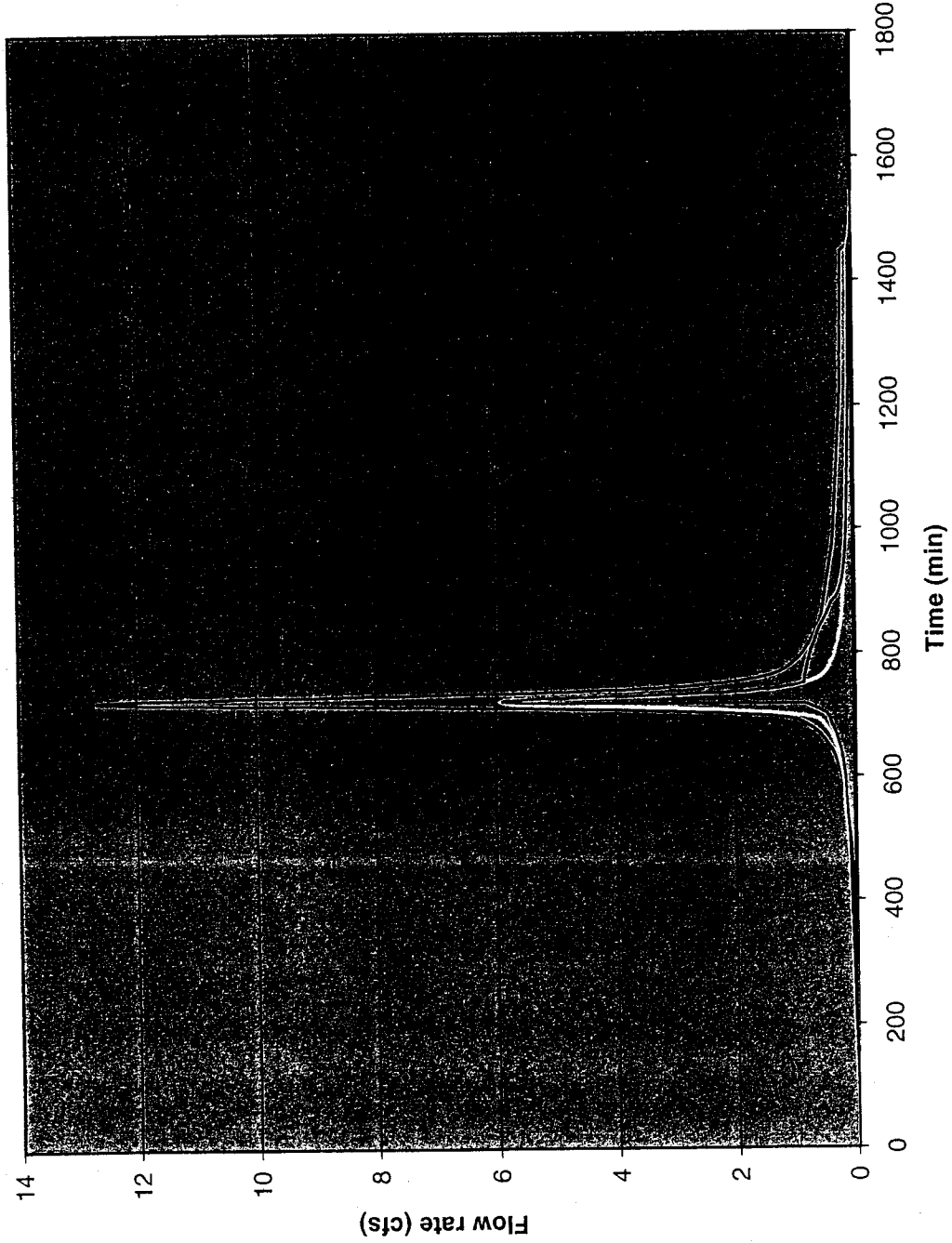
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Detention Structure 3
25 Yr Storm



— Pre const. rate (cfs)
— Post const. inflow rate (cfs)
— Post const. outflow rate (cfs)

**Detention Structure 3
50 Yr Storm**



— Pre const. rate (cfs)
— Post const. inflow rate (cfs)
— Post const. outflow rate (cfs)

SECTION 5

Compliance with Town Requirements

The current project is in its conceptual planning phase; and at the current level of planning and detail, all town guidelines have been complied with.

As the concept develops, more detailed issues will be incorporated into the plan.

The "Triangle Site" (newly developed portion of the complex) located immediately to the west and adjacent to the existing facility contains 7.55 acres (328,878 square feet) and is currently zoned OI-2.

The planned gross square footage of the area to be covered under roof totals approximately 24,367 gross square feet to be located in printing buildings.

All loading and maneuvering areas will be off the street and not impinge on setbacks.

The occupancy of the buildings will be printing production and storage, plus a small amount of office space (business, office-type).

Parking requirements for this facility are based on one space per every two employees or one space per 400 feet. Based upon this rationale, the concept plan will exceed this requirement for both office and maintenance occupancies.

Storm water management will be designed to use the existing sloping terrain and comply with the Town's storm water drainage requirements. Areas requiring asphalt or concrete paving will include access drives, loading areas, and major service roads as described in the Town guidelines. Many parking and other storage areas will be finished with porous surfaces that will allow the storm water to be absorbed into the existing terrain.

Erosion and sedimentation control plans and calculations will be submitted during the appropriate phase of the permitting process.

Utility services will comply with both Chapel Hill and Orange County utility ordinances.

Natural landscape buffer strips adjacent to residential areas are located at the southern edge of the site and on the eastern edge as required by Article 14.12.6, Classification "Automotive Repair, Maintenance, and/or Storage Facility." Additional landscape and topographical screening will be provided along Estes Road in front of the buildings. This will occur in two bands: the first between

the parking lot and the DOT right-of-way and the second between the Service Road and the buildings. An additional band of screening is shown at the back of the structures to conceal the actual service and loading functions.

The architectural design and massing of the project is to be at a residential scale in the concept of a small village motif using sloped roofs, brick facades, and windows to articulate the appearance of the buildings. The space surrounding the buildings will be enhanced to provide natural areas to both minimize maintenance and provide employees spaces in which to work and gather during lunch and break periods.

Site slopes vary across the site and are graphically illustrated on the exhibit and profiles shown on the slope analysis drawing.

Slopes are as follows:

- From Estes Road to the southeast corner of the property = 4.2%
- From the high point on Estes Road to the southwest corner of the property = 4.6%

The site design will grade flat pads for specific areas of the site; however, the site will be terraced to maintain the natural slope and vegetation to as great a degree as possible.

There are no hydrological features on the site.

Soil types will be submitted upon completion of soil borings.

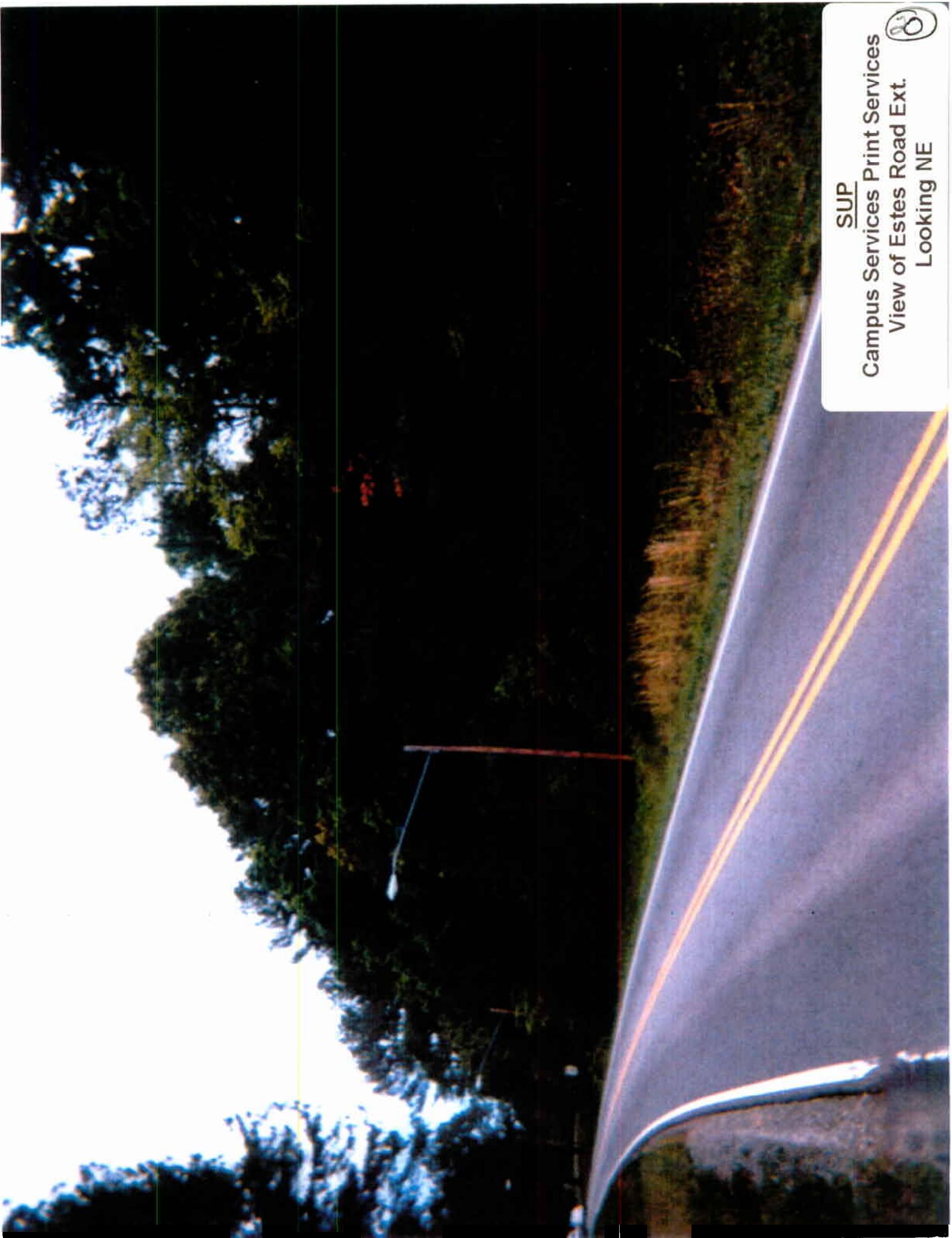
The only easement to our knowledge is the current 90-foot easement to the NCDOT right-of-way from the centerline of Estes Road on the northern edge of the property.

Our interpretation of the current zoning (OI-2) requirements is as follows:

- Maximum Height = 35 Feet
- Minimum Setbacks @ Street = 22 Feet
- Minimum Setbacks @ Interior = 8.0 Feet
- Maximum Floor Area @ .328 of 328,878 Square Feet is well below the required limit. LUI rating is 50.

Additional compliance requirements will be submitted as the concept plan develops.

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SUP

Campus Services Print Services

View of Estes Road Ext.

Looking NE

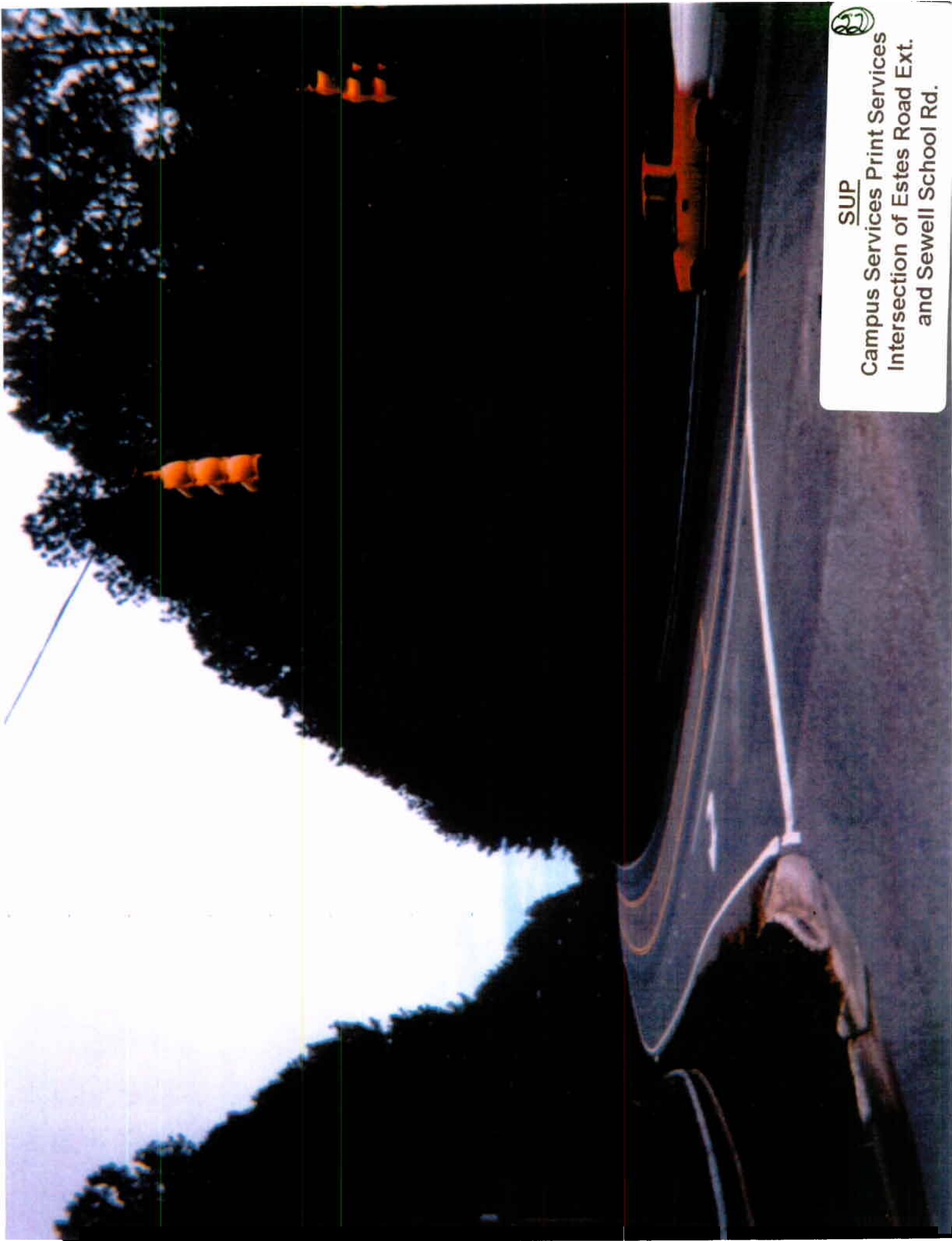




(21)

SUP

Clampin, Inc., 10000 N. 10th Street
View of Site from Estes Rd Ext



SUP



Campus Services Print Services
Intersection of Estes Road Ext.
and Sewell School Rd.



SUP

Campus Services Print Services
A Residence South of the Zoning
Lot.



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SUP

Campus Services Print Services
A Residence South of the Zoning
Lot.