

CONDITIONAL ZONING APPLICATION



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

Parcel Identifier Number (PIN): 9798-04-72-5824 (Durham County Parcel) Date: June 8, 2021

Section A: Project Information

Project Name: Tri-City Medical Building

Property Address: 5002 Barbee Chapel Road Zip Code: 27517

Use Groups (A, B, and/or C): C Existing Zoning District: R-5-CZD

Project Description: Limited scope (CZD) for Construction Start and Construction Completion Timeline Extensions

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

Applicant Information (to whom correspondence will be mailed):

Name: Neil Robinette, CEO

Address: 1227 Rockingham Road

City: Rockingham State: NC Zip Code: 28379

Phone: 910-997-2544 Email: nrobinette@cfsmithpg.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature:  Date: June 8 2021

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Tri-City Investments 2, LLC

Address: 1227 Rockingham Road

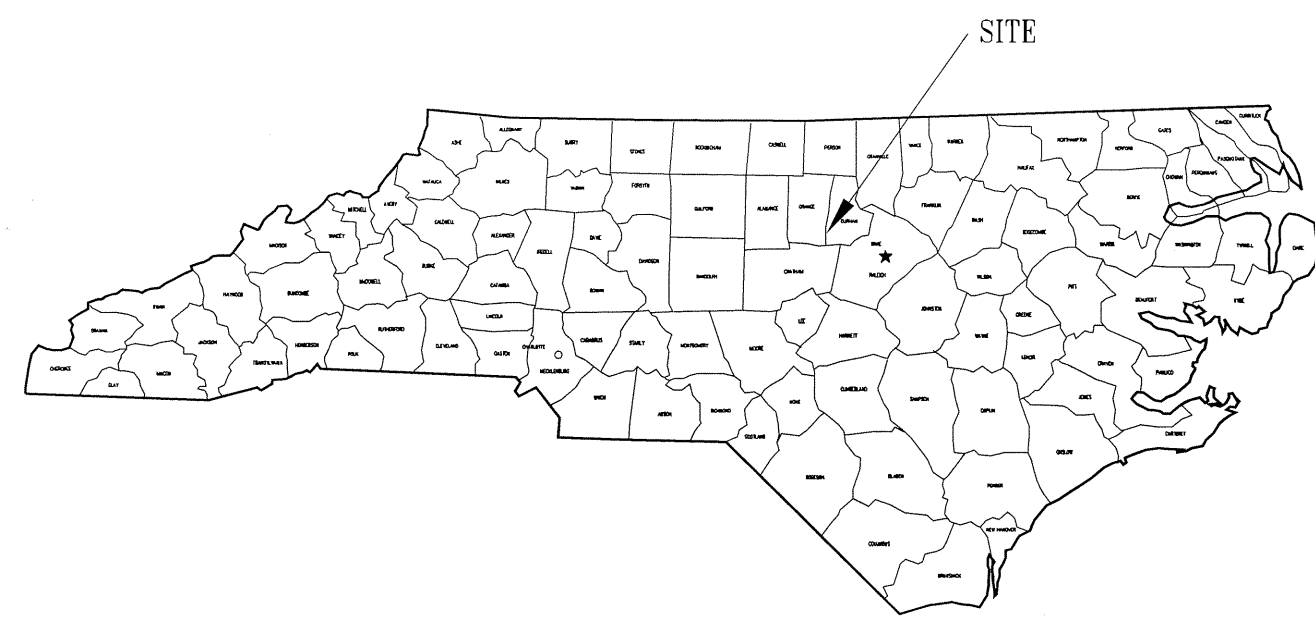
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Signature:  Date: June 8 2021

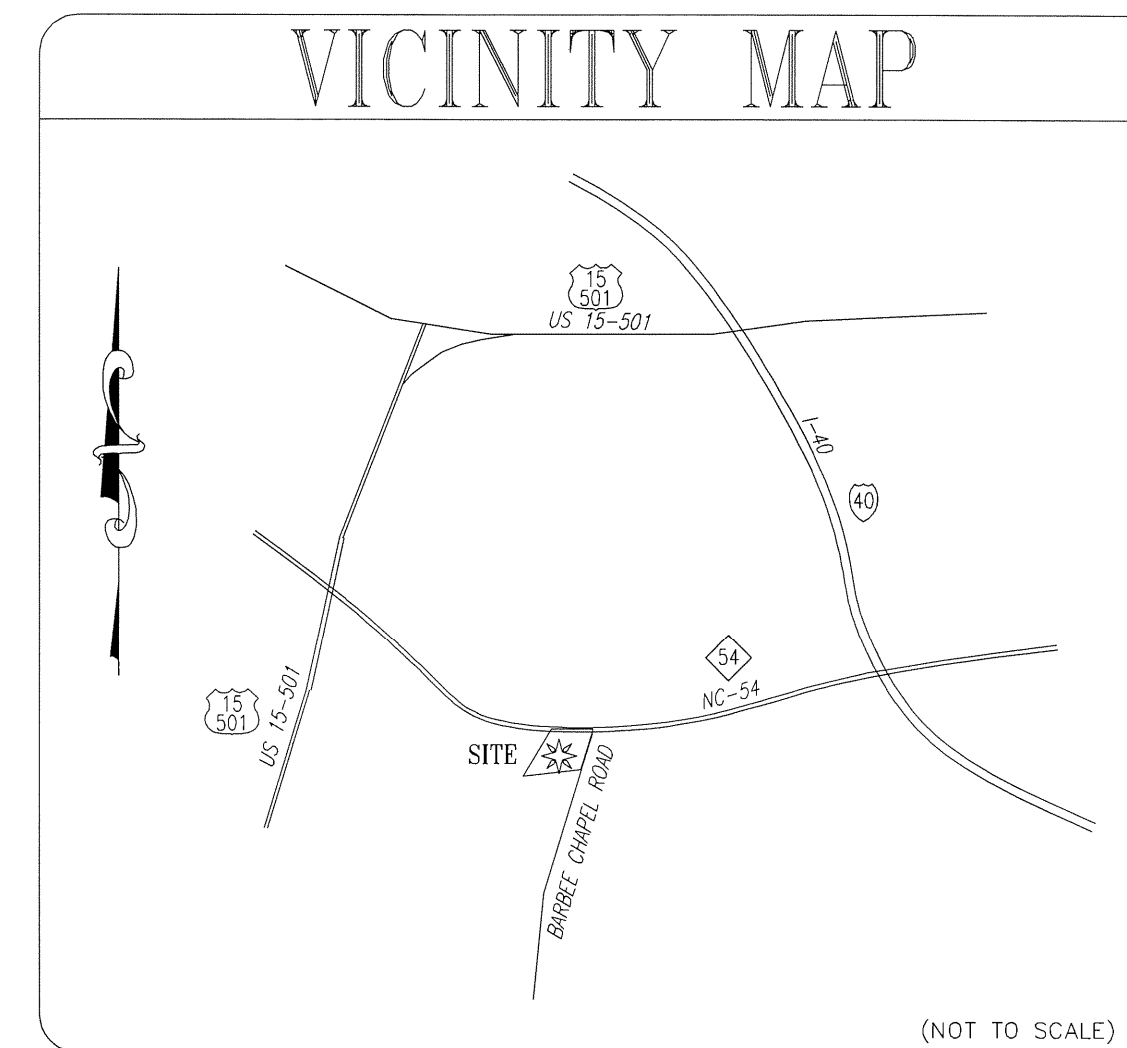
Click [here](#) for application submittal instructions.



SPECIAL USE PERMIT APPLICATION

Proposed MEDICAL OFFICE BUILDING

NC Highway 54 & Barbee Chapel Road Town of Chapel Hill Durham County, North Carolina



IMPERVIOUS AREA SUMMARY			
SITE AREA = 101,800 SF (2.337AC)			
PROPOSED BUILDINGS	31,155 SF	0.72 ACRE(S)	30.6 % OF TOTAL AREA
PROPOSED PAVEMENT	10,355 SF	0.23 ACRE(S)	10.2 % OF TOTAL AREA
PROPOSED SIDEWALK	1,990 SF	0.05 ACRE(S)	2.0 % OF TOTAL AREA
TOTAL IMPERVIOUS AREA	43,500 SF	1.0 ACRE(S)	42.7 % OF TOTAL AREA
GREEN/OPEN SPACE	58,300 SF	1.3 ACRE(S)	57.3 % OF TOTAL AREA
EXISTING IMPERVIOUS AREA	4,797 SF	0.11 ACRE(S)	4.7 % OF TOTAL AREA
INCREASE IN IMPERVIOUS AREA	38,703 SF	0.89 ACRE(S)	
IMPERVIOUS AREA ALLOCATION TO PARCEL FROM MEADOWMONT DEVELOPMENT (PARCEL 6A)	43,560 SF	1.0 ACRE(S)	42.79 % OF TOTAL AREA

CONSTRUCTION NOTES:

- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT IS REQUIRED TO SCHEDULE AND CO-ORDINATE AN ON SITE PRE-CONSTRUCTION MEETING WITH ALL APPLICABLE APPROVING AGENCIES. ALL TREE PROTECTION FENCING SHOULD BE IN PLACE FOR REVIEW.
- DEVELOPER/CONTRACTOR SHALL NOT STORE VEHICLES, EQUIPMENT, AND/OR CONSTRUCTION RELATED MATERIALS WITHIN THE PUBLIC RIGHT OF WAY OR ON CITY STREETS.
- DEVELOPER/CONTRACTOR SHALL PROVIDE A DESIGNATED CONSTRUCTION DRIVE ACCESS CONSTRUCTED IN ACCORDANCE WITH ORANGE COUNTY EROSION CONTROL REQUIREMENTS TO MINIMIZE THE TRANSPORTATION OF MUD, SOILS, AND CONSTRUCTION RELATED MATERIALS OFF SITE ONTO PUBLIC ROADWAYS. DEVELOPER/CONTRACTOR SHALL REMOVE PROMPTLY, AND MUD, SOILS AND/OR CONSTRUCTION RELATED MATERIALS DEPOSITED UPON THE SURFACES OF THE PUBLIC RIGHT-OF-WAY.
- NO OPEN BURNING SHALL BE PERMITTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION ON SITE.

OWNER/DEVELOPER

Tri-City, Inc
Attn. Tim Niewald
36 Richmond Plaza
Rockingham, NC 28379
Phone: (910) 639-5457
tniewald@tricityinc.net

ARCHITECT

MHAworks
Attn. Toma Rogers
501 Washington Street
Suite G
Durham, NC 27701
(919) 682-2870
trogers@mhaworks.com

CIVIL ENGINEER

Triangle Site Design, PLLC
4006 Barrett Drive
Suite 203
Raleigh, NC 27609
(919) 553-6570
mlowder@trianglesitedesign.com
NC LICENSE#P-0619

DEVELOPMENT DATA

CURRENT PROPERTY OWNER:	BANK OF NORTH CAROLINA 831 JULIAN AVENUE THOMASVILLE, NC 27360
DEVELOPMENT NAME:	MEDICAL OFFICE BUILDING
STREET ADDRESS:	NC HIGHWAY 54 & BARBEE CHAPEL ROAD CHAPEL HILL, NC DURHAM COUNTY
TAX PARCEL/PROPERTY IDENTIFICATION # (PIN):	9798-04-72-5824
ZONING DISTRICT(S):	R-5-C SITE IS WITHIN THE MEADOWMONT DEVELOPMENT (PARCEL 6A)
SPECIAL PROTECTION AREA:	JORDAN LAKE WATERSHED
EXISTING SITE AREA:	2.337 AC (101,800 SF)
RIGHT-OF-WAY DEDICATION:	0 AC
TOTAL SITE AREA:	2.337 AC
INSIDE TOWN LIMITS:	Yes
EXISTING USE:	ABANDONED STRUCTURES/WOODED
PROPOSED BUILDING USE:	MEDICAL OFFICE BUILDING
PROPOSED TOTAL BUILDING AREA OR EXISTING AREA IF EXPANSION (s.i. gross):	60,000SF MEDICAL OFFICE
MAX. BUILDING HEIGHT:	-----
PERMITTED FAR:	0.303 (30,855SF)
REQUESTED FAR:	0.600 (61,080SF MAX - ZONING VARIANCE REQUESTED)
ALLOCATED BUILDING AREA:	19,200SF (MEADOWMONT MASTER LAND USE PLAN)
REQUESTED BUILDING AREA:	60,000SF (MINOR MODIFICATION TO THE MEADOWMONT LAND USE PLAN)
NET LAND AREA (NLA)	-----
CREDITED STREET AREA (CSA)	-----
CREDITED PERMANENT OPEN SPACE (COS)	-----
TOTAL: NLA + CSA AND/OR COS = GROSS LAND AREA (NOT TO EXCEED NLA + 10%)	-----
AREA OF LAND DISTURBANCE:	87,100SF (2.04C)
ALLOCATED IMPERVIOUS AREA:	43,560SF (1.04C - MEADOWMONT STORMWATER MANAGEMENT PLAN)
PROPOSED IMPERVIOUS AREA:	43,500SF (1.04C)
BUILDING SETBACKS:	
FRONT:	20 FT (NC HIGHWAY 54)
SIDE:	20 FT (BARBEE CHAPEL ROAD)
SIDE:	8 FT (INTERNAL SETBACK)
REAR:	8 FT (INTERNAL SETBACK)
BUFFERS:	
FRONT:	75 FT TYPE D (NC HIGHWAY 54 - MEADOWMONT LAND USE PLAN)
SIDE:	50 FT TYPE D (BARBEE CHAPEL ROAD - MEADOWMONT LAND USE PLAN)
SIDE:	10 FT TYPE B (WEST PROPERTY LINE)
REAR:	20 FT TYPE C (SOUTH PROPERTY LINE - MEADOWMONT LAND USE PLAN)
	A BUFFER MODIFICATION IS REQUESTED TO ALLOW SELECTIVE THINNING OF EXISTING TREES AND SHRUBS WITHIN THE EXISTING PERIMETER BUFFER AREAS.
PARKING INFORMATION:	MEDICAL OFFICE BUILDING - 1 SPACE PER 225SF = 267 SPACES 10% ALLOWABLE PARKING SPACE REDUCTION = 27 SPACES PROPOSED NUMBER OF PARKING SPACES = 240 PARKING PROPOSED WITHIN 3-LEVEL PARKING DECK PROPOSED NUMBER OF BICYCLE PARKING SPACES = 52 (80% CLASS 1 & 20% CLASS 2)
LAND USE INTENSITY:	-----

INDEX OF DRAWINGS

C0.0	COVER SHEET
D1.0	EXISTING CONDITIONS PLAN
C1.A	AREA MAP
C1.B	PLAT MAP
C1.0	SITE PLAN
C1.0A	ROADWAY IMPROVEMENTS PLAN
C1.0B	POTENTIAL PUBLIC IMPROVEMENTS PLAN
C1.1	GRADING AND DRAINAGE PLAN
C1.2	UTILITY PLAN
C1.3	LANDSCAPE PLAN
A-1	BUILDING ELEVATIONS

TRIANGLE SITE DESIGN

CONSULTANT:
Triangle Site Design, PLLC
4006 Barrett Drive
Suite 203
Raleigh, NC 27609
(919)553-6570
mlowder@trianglesitedesign.com
NC LICENSE #P-0619

SEAL:

SPECIAL USE PERMIT APPLICATION DRAWINGS PRELIMINARY DO NOT USE FOR CONSTRUCTION

TRI-CITY MEDICAL BUILDING
 RALEIGH ROAD (NC HWY 54 & BARBEE CHAPEL ROAD)
 CHAPEL HILL, NORTH CAROLINA
 DURHAM COUNTY
 PARCEL # 9798-04-72-5824

OWNER/DEVELOPER:
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36 Richmond Plaza
Rockingham, NC 28379
(910) 997-2544
Neil Robinette - CEO
Barry Embler - CFO
Tim Niewald - General Contractor
(910) 639-5457
tniewald@tricityinc.net

REVISIONS:

3/27/15 Revised per Town review comments, traffic study & Master Plan Update

LAYOUT COORD:	MEL
PLANNING MGR.	MEL
DRAWING BY:	MEL
DATE:	10/31/14
JOB NUMBER:	004080
TITLE:	COVER SHEET
SHEET NUMBER:	C0.0
COMMENTS:	

TRI-CITY MEDICAL OFFICE BUILDING

CAUTIONARY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON ABOVE GROUND EVIDENCE OR INFORMATION GATHERED DURING THE FIELD SURVEY PORTION OF THIS PROJECT. AS SUCH, THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF THE UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF ANY AND ALL CONSTRUCTION.

SURVEY NOTE:

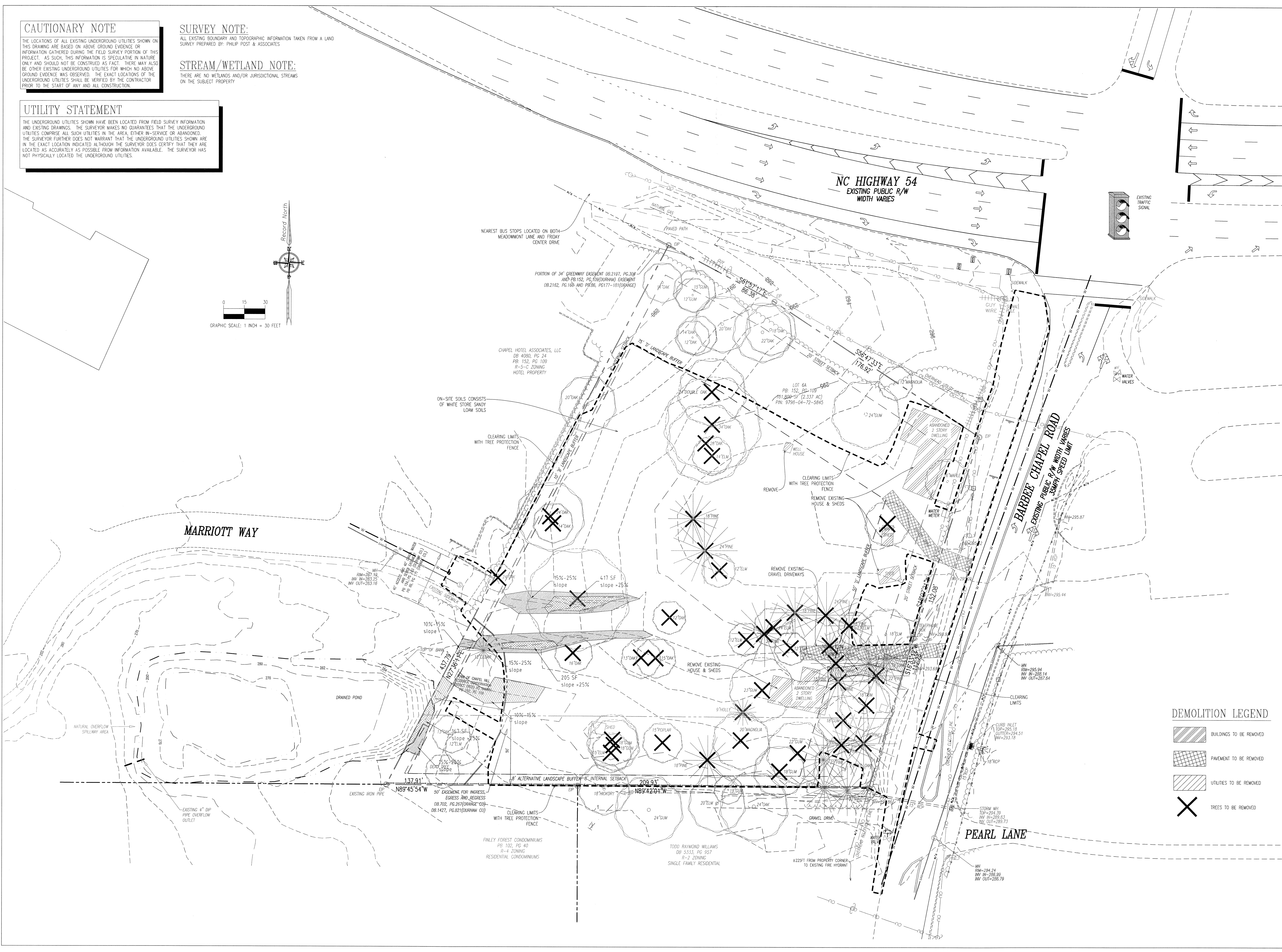
ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY PHILIP POST & ASSOCIATES

STREAM/WETLAND NOTE:




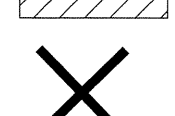
THERE ARE NO WETLANDS AND/OR JURISDICTIONAL STREAMS ON THE SUBJECT PROPERTY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



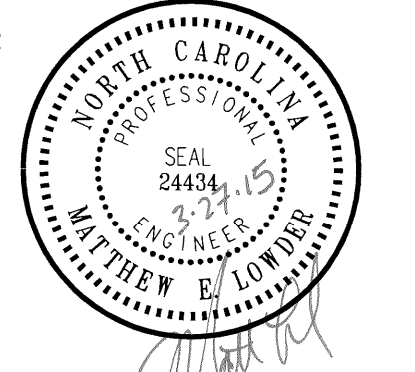
DEMOLITION LEGEND

-  BUILDINGS TO BE REMOVED
-  PAVEMENT TO BE REMOVED
-  UTILITIES TO BE REMOVED
-  TREES TO BE REMOVED

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 mlower@trianglesitedesign.com
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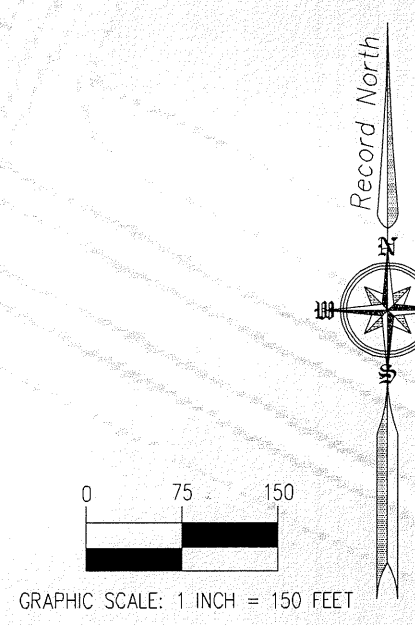
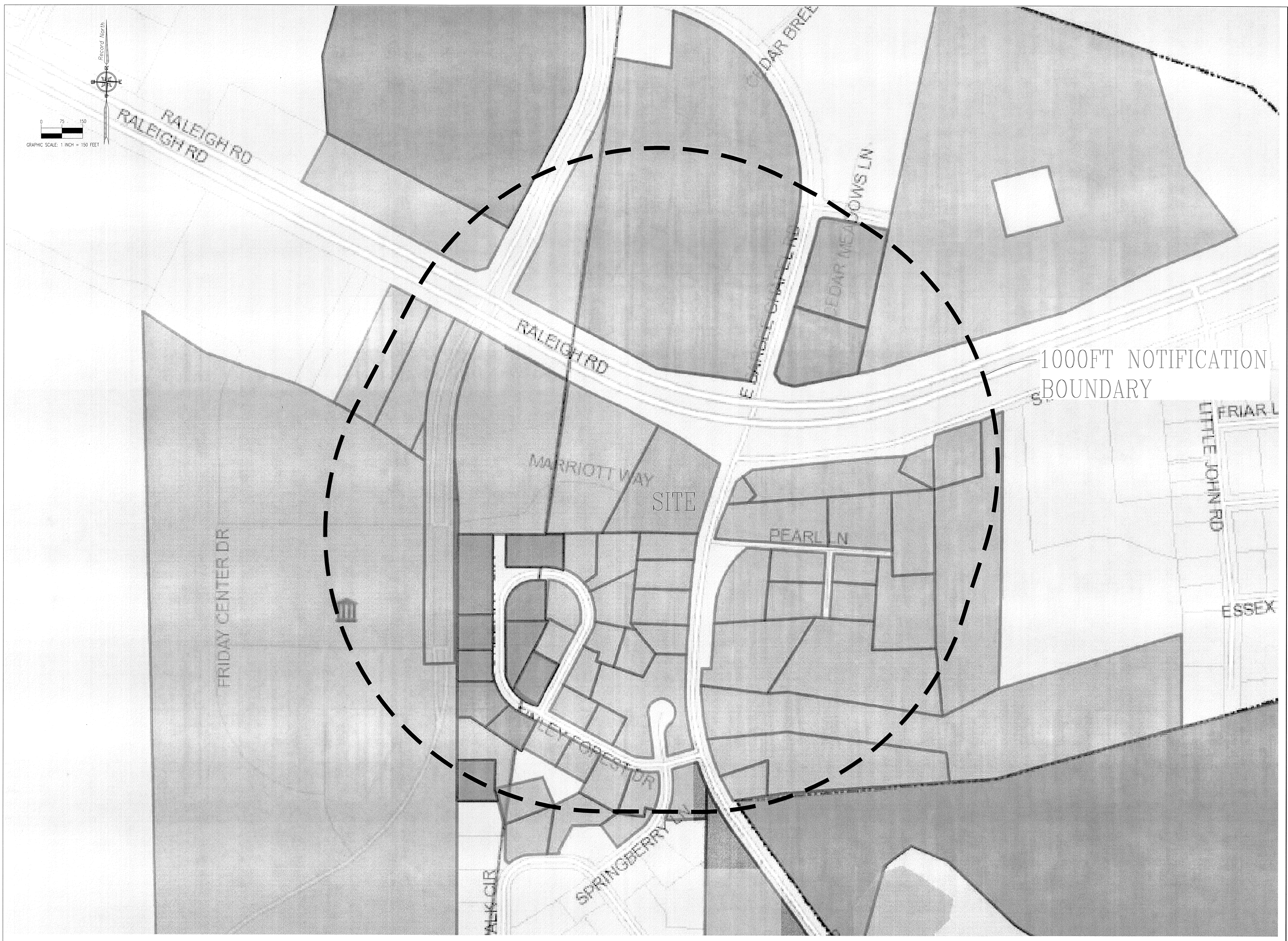
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 RALEIGH ROAD (NC HWY 54 &
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 CHAPEL HILL, NORTH CAROLINA
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LAYOUT COORD:	MEL
PLANNING MGR.	MEL
DRAWING BY:	MEL
DATE:	10/31/14
JOB NUMBER:	004080
TITLE:	EXISTING CONDITIONS PLAN
SHEET NUMBER:	D1.0
COMMENTS:	



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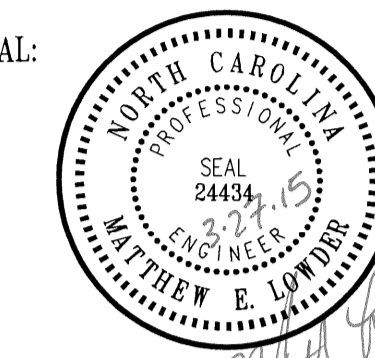
TITLE:
 AREA MAP
 SHEET NUMBER:
 C1.A

COMMENTS:



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PLANNING MGR. MEL

DRAWING BY: MEL

DATE: 10/31/14

JOB NUMBER: 004080

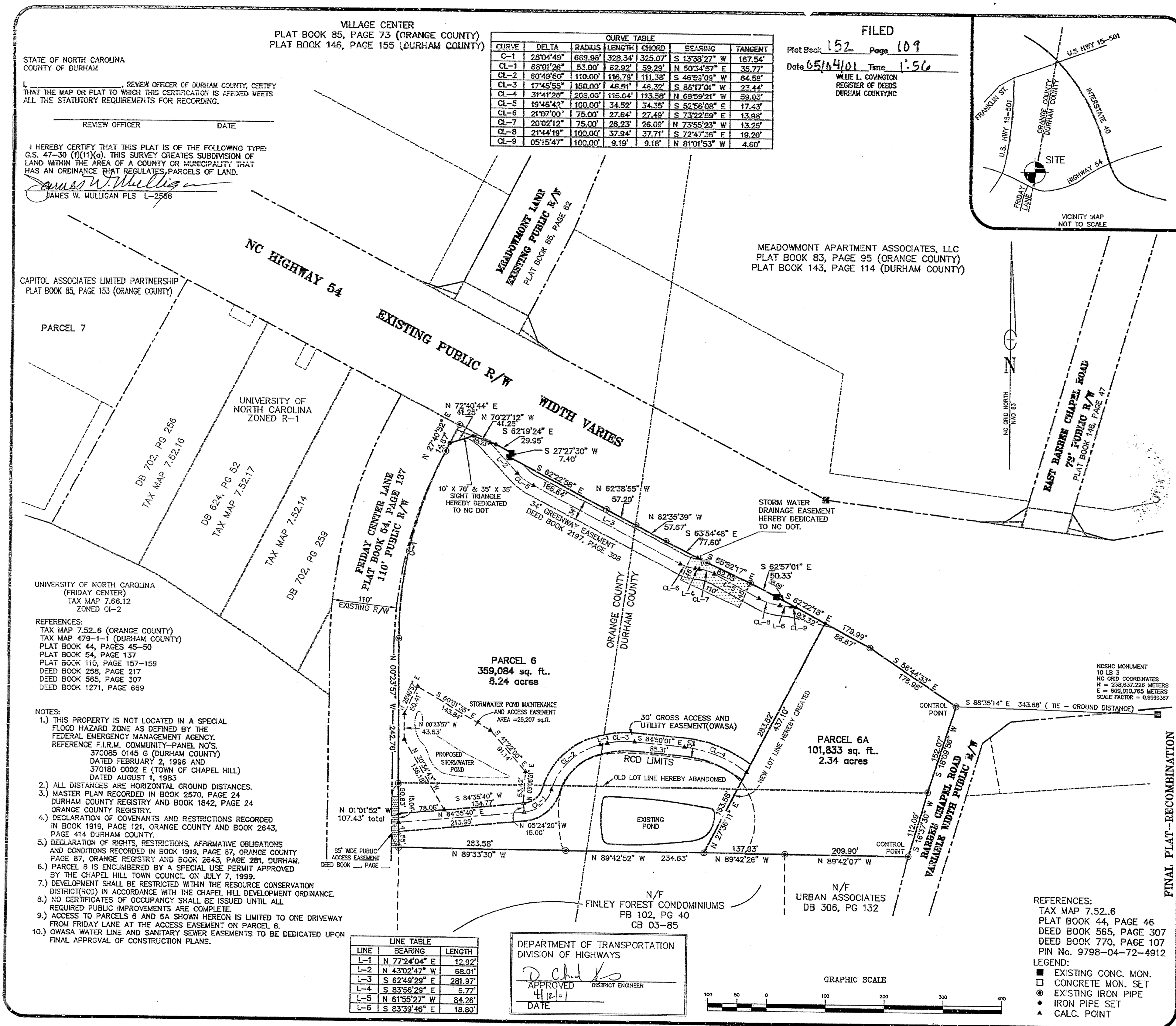
TITLE:

PLAT MAP

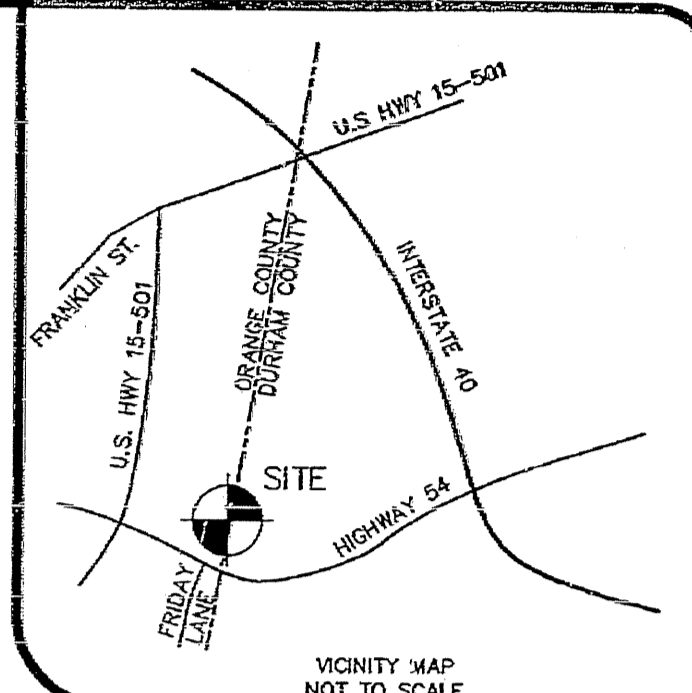
SHEET NUMBER:

C1.B

COMMENTS:



FILED
Plot Book 152 Page 109
Date 05/14/11 Time 1:56
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC



THE JOHN R. McADAMS
COMPANY, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
PO BOX 14005 • RESEARCH TRIANGLE PARK, NC 27709
(919) 361-5000 • FAX (919) 361-2269

REVISIONS:

01/11/01	ADD GREENWAY EASEMENT
02/29/01	TOWN COMMENTS
03/15/01	REVISE POND EASEMENT

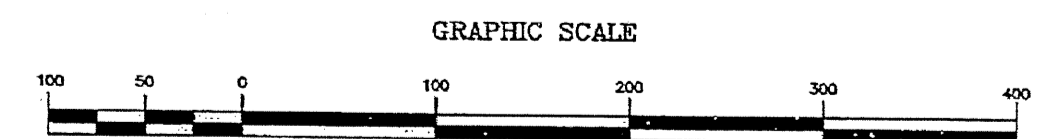
FINAL
PLAT
OFFICE and
HOTEL SITE
SHEET 2 of 2
DESIGNED BY:
JAMES W. MULLIGAN
L-2566

MEADOWMONT
DEVELOPMENT COMPANY
P.O. BOX 2804
DURHAM, NC 27715-2804

PROJECT NO: EWP-97500
FILE NAME: EWD975P6.DWG
DRAWN BY: JWM
SCALE: 1" = 100'
DATE: 09 MAY 2000
McADAMS

REFERENCES:
TAX MAP 7.52.6
PLAT BOOK 44, PAGE 46
DEED BOOK 565, PAGE 307
DEED BOOK 770, PAGE 107
PIN No. 9798-04-72-4912
LEGEND:
■ EXISTING CONC. MON.
□ CONCRETE MON. SET
● EXISTING IRON PIPE
• IRON PIPE SET
▲ CALC. POINT

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
APPROVED
DATE: 4/12/01



STATE OF NORTH CAROLINA
COUNTY OF DURHAM
I, REVIEW OFFICER OF DURHAM COUNTY, CERTIFY
THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL THE STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER: _____ DATE: _____

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (d)(1)(c). THIS SURVEY CREATES SUBDIVISION OF
LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
James W. Mulligan
JAMES W. MULLIGAN PLS L-2566

CAPITOL ASSOCIATES LIMITED PARTNERSHIP
PLAT BOOK 85, PAGE 153 (ORANGE COUNTY)

PARCEL 7

UNIVERSITY OF NORTH CAROLINA
(FRIDAY CENTER)
ZONED OI-2

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(FRIDAY CENTER)
ZONED OI-2

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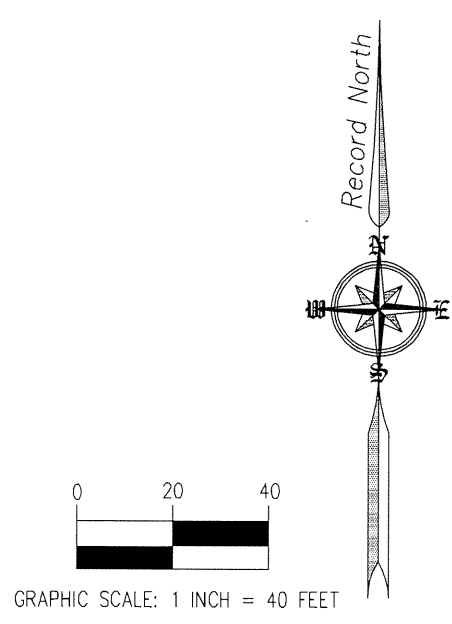
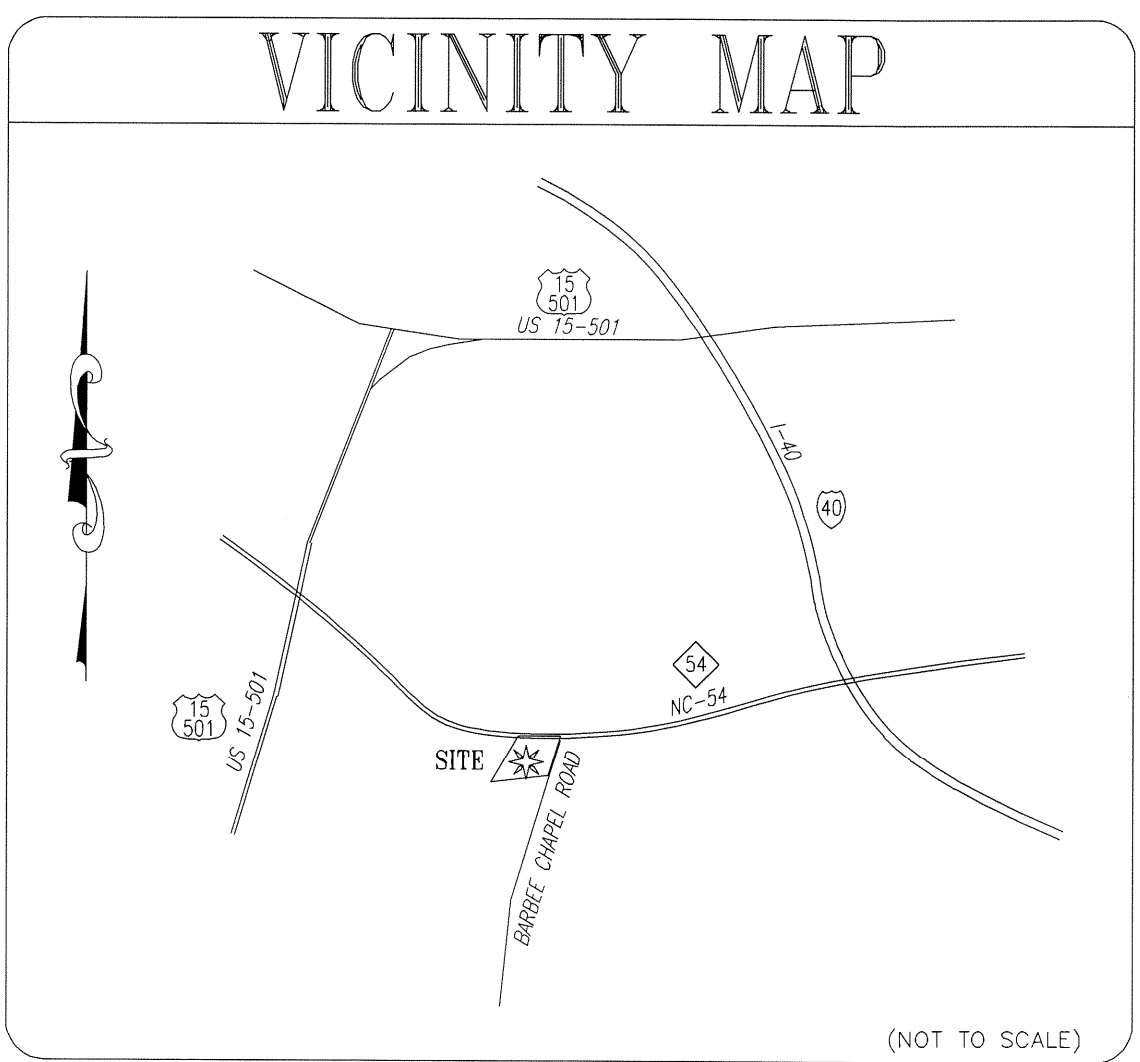
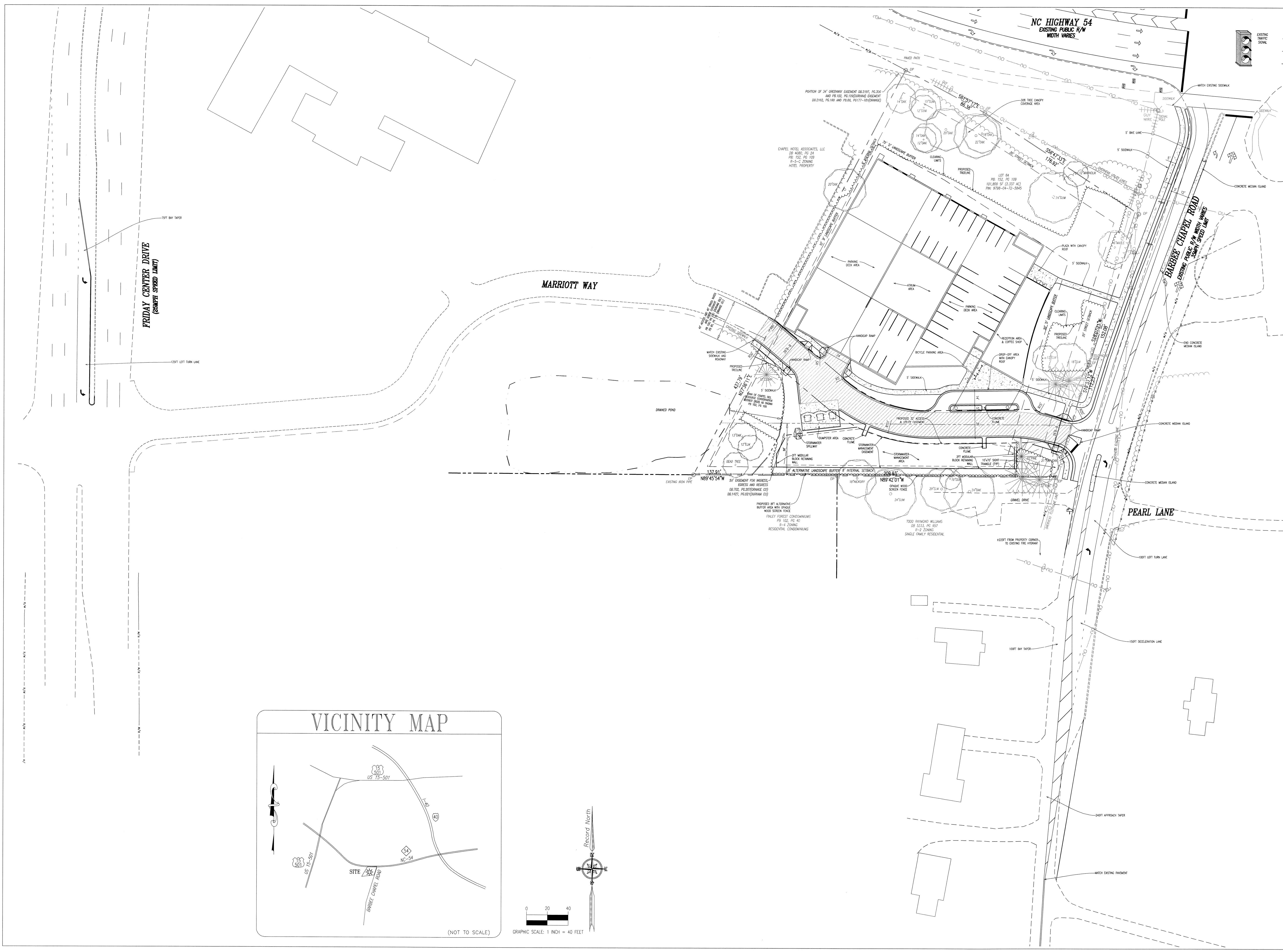
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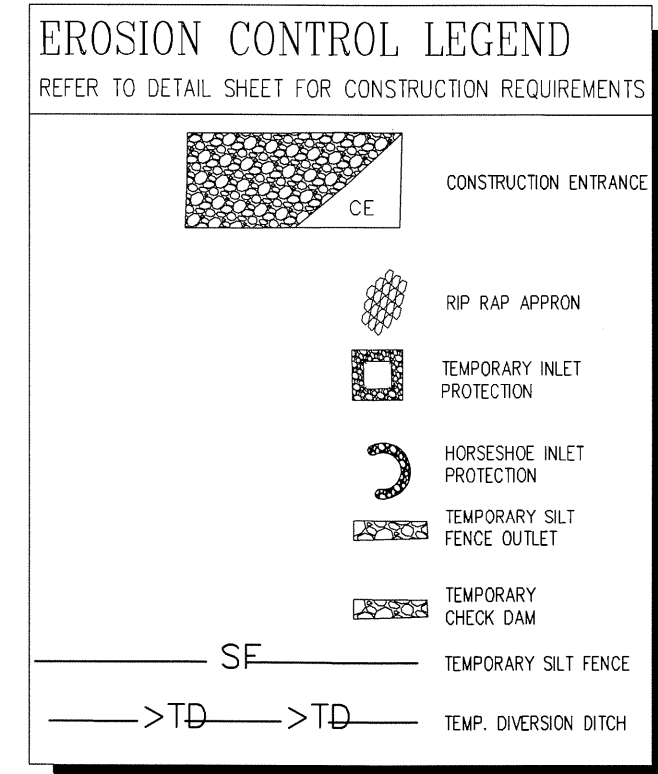
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REVISIONS:
 3/27/15 Revised per Town review comments, traffic study & Master Plan Update

LAYOUT COORD: MEL
 PLANNING MGR. MEL
 DRAWING BY: MEL
 DATE: 10/31/14
 JOB NUMBER: 004080
 TITLE: ROADWAY IMPROVEMENTS PLAN
 SHEET NUMBER: C1.0A
 COMMENTS:

GRADING NOTES:

- REFER TO THE SITE PLAN FOR RELATED NOTES.
- ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
- ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
- THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUB-BASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
- ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN, IS SUBJECT TO A FINE.
- GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS SUBJECT TO A FINE.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
- ALL GRADED SLOPES ARE TO BE SEEDED OR LANDSCAPED WITHIN 21 DAYS OF COMPLETION OF GRADING. ALL REMAINING AREAS ARE TO BE SEEDED WITHIN 15 WORKING DAYS.
- EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES FROM SURVEY BY PHILIP POST & ASSOCIATES.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DE-WATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL, AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
- ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.

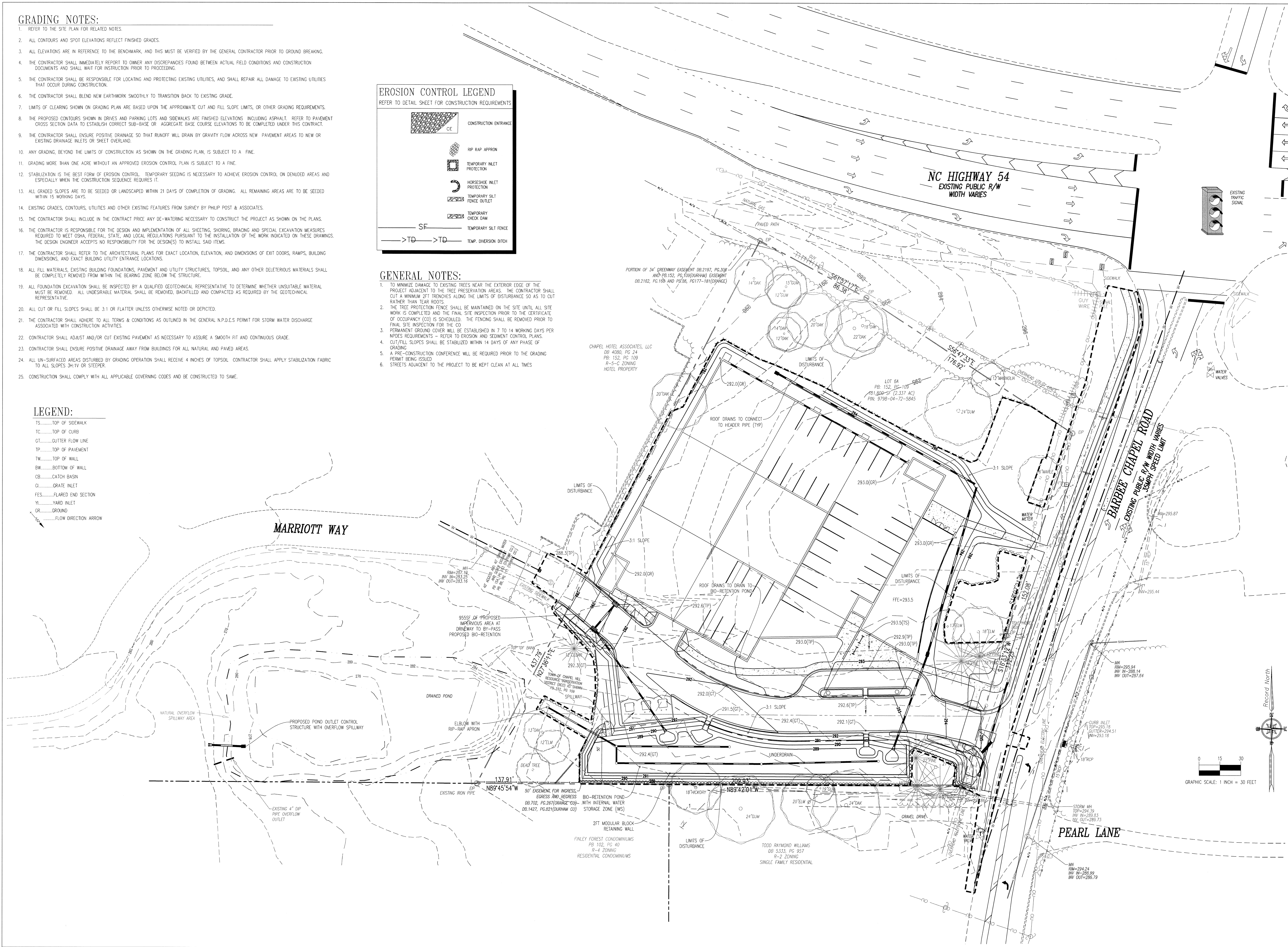


GENERAL NOTES:

- TO MINIMIZE DAMAGE TO EXISTING TREES NEAR THE EXTERIOR EDGE OF THE PROJECT ADJACENT TO THE TREE PRESERVATION AREAS, THE CONTRACTOR SHALL CUT A MINIMUM 2FT TRENCHES ALONG THE LIMITS OF DISTURBANCE SO AS TO CUT RATHER THAN TEAR ROOTS.
- THE TREE PROTECTION FENCE SHALL BE MAINTAINED ON THE SITE UNTIL ALL SITE WORK IS COMPLETED AND THE FINAL SITE INSPECTION PRIOR TO THE CERTIFICATE OF OCCUPANCY (CO) IS SCHEDULED. THE FENCING SHALL BE REMOVED PRIOR TO FINAL SITE INSPECTION FOR THE CO.
- PERMANENT GROUND COVER WILL BE ESTABLISHED IN 7 TO 14 WORKING DAYS PER NPDES REQUIREMENTS - REFER TO EROSION AND SEDIMENT CONTROL PLANS.
- CUT/FILL SLOPES SHALL BE STABILIZED WITHIN 14 DAYS OF ANY PHASE OF GRADING.
- A PRE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO THE GRADING PERMIT BEING ISSUED.
- STREETS ADJACENT TO THE PROJECT TO BE KEPT CLEAN AT ALL TIMES.

LEGEND:

- TS.....TOP OF SIDEWALK
- TC.....TOP OF CURB
- GT.....GUTTER FLOW LINE
- TP.....TOP OF PAVEMENT
- TW.....TOP OF WALL
- BW.....BOTTOM OF WALL
- CB.....CATCH BASIN
- Q.....GRATE INLET
- FES.....FLARED END SECTION
- YL.....YARD INLET
- GR.....GROUND
-FLOW DIRECTION ARROW



TRIANGLE SITE DESIGN

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NC LICENSE #P-0619

SEAL:

SPECIAL USE PERMIT
APPLICATION DRAWINGS
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TRI-CITY MEDICAL BUILDING
RALEIGH ROAD (NC HWY 54 & BARBEE CHAPEL ROAD)
CHAPEL HILL, NORTH CAROLINA
DURHAM COUNTY
PARCEL # 9798-04-72-5824

OWNER/DEVELOPER:
TRI-CITY, Inc.
36 Richmond Plaza
Rockingham, NC 28379
(910) 997-2544
Neil Robinette - CEO
Barry Embler - CFO
Tim Niewald - General Contractor
(910) 639-5457
tniewald@tricityinc.net

REVISIONS:
3/27/15 Revised per Town review comments, traffic study & Master Plan Update

LAYOUT COORD:	MEL
PLANNING MGR.	MEL
DRAWING BY:	MEL
DATE:	10/31/14
JOB NUMBER:	004080
TITLE:	GRADING AND DRAINAGE PLAN
SHEET NUMBER:	C1.1

COMMENTS:

UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL COMPLY WITH THE ORANGE WATER AND SEWER AUTHORITY STANDARDS AND SPECIFICATIONS
2. UTILITY WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT WITH THE NCDOT, OWSA AND THE DEVELOPER
3. THE NORTH CAROLINA FIRE CODE REQUIRES THAT VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. PROVIDE VEHICLE ACCESS TO WITHIN 100FT OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS AND HYDRANTS.

UTILITY LEGEND	
	NEW POWER POLE
	NEW WATER METER
	NEW GAS METER
	NEW ELECTRIC METER
	NEW WATER SERVICE (REFER TO CIVIL DRAWINGS)
	NEW GAS SERVICE
	NEW SANITARY SEWER (REFER TO CIVIL DRAWINGS)
	NEW SANITARY SEWER CLEANOUT (AT EVERY 60 FEET)
	NEW UNDERGROUND POWER (120/208/3-Ø SERVICE)
	NEW UNDERGROUND TELEPHONE SERVICE

UTILITY SERVICE NOTES:

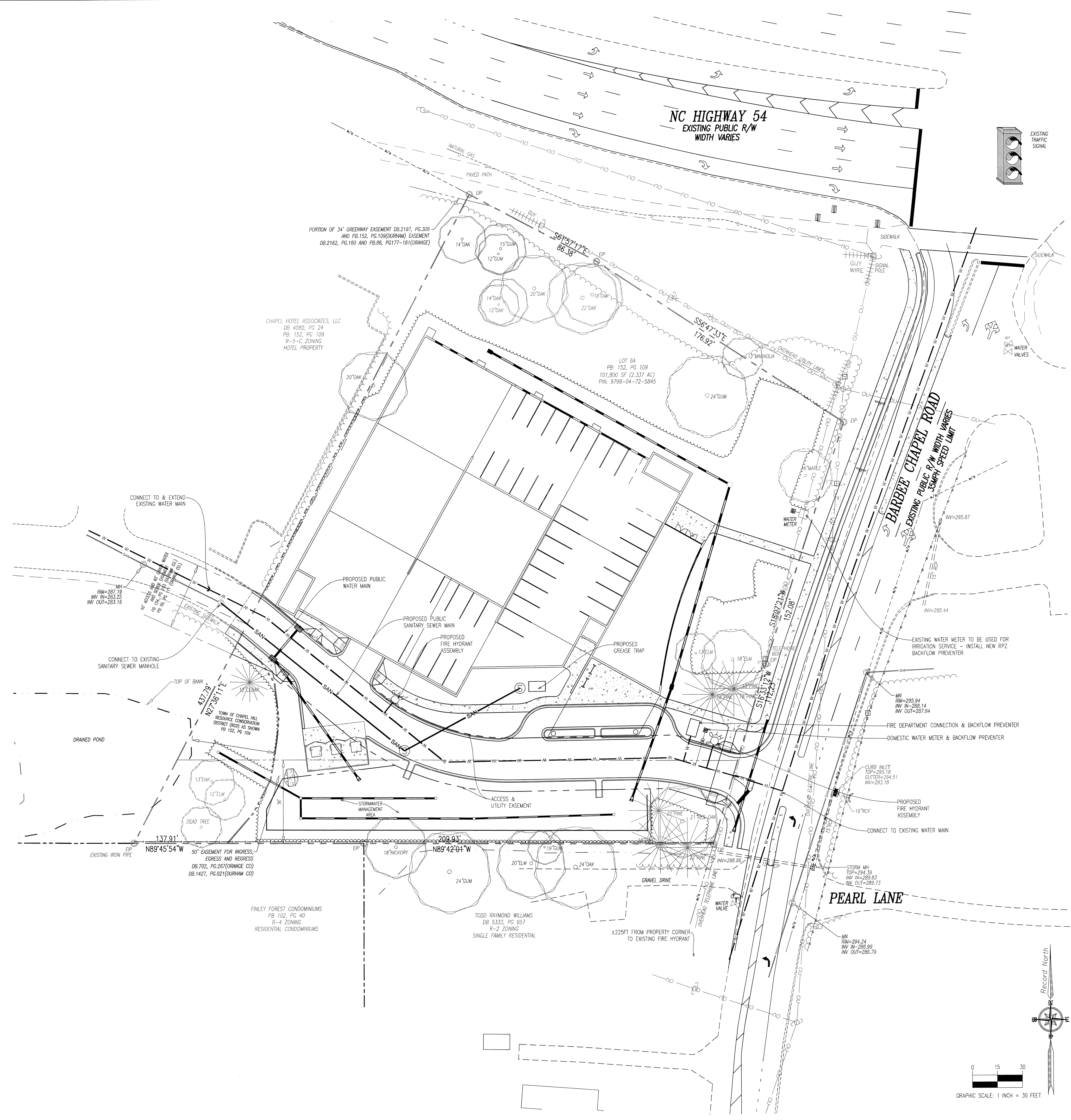
WATER SERVICE
GENERAL CONTRACTOR TO PROVIDE AND INSTALL A 1" WATER SERVICE LINE FROM PROPOSED WATER MAIN TO BUILDING PER MUNICIPAL REQUIREMENTS.
CONTACT: ORANGE WATER & SEWER AUTHORITY
TELEPHONE: 919-866-4421

ELECTRIC SERVICE
POWER CO. TO PROVIDE UNDERGROUND 120/208/3 PHASE SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. CONDUIT W/ PULL WIRE TO UTILITY COMPANY POINT OF CONNECTION.
CONTACT: TBD
TELEPHONE: TBD

TELEPHONE SERVICE
TELEPHONE CO. TO PROVIDE NEW UNDERGROUND SERVICE. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TWO 4" DIA. CONDUIT W/ PULL WIRE FROM PHONE BOARD TO UTILITY COMPANY POINT OF CONNECTION.
CONTACT: TBD
TELEPHONE: TBD

SANITARY SEWER
GENERAL CONTRACTOR TO PROVIDE AND INSTALL 4" SCHEDULE 40 PVC FROM PROPOSED SEPTIC SYSTEM TO LAST CLEAN OUT OUTSIDE OF BUILDING (MIN. 1% SLOPE). PROVIDE CLEAN OUTS EVERY 75' (TYPICAL).
CONTACT: ORANGE WATER & SEWER AUTHORITY
TELEPHONE: 919-866-4421

NATURAL GAS
GENERAL CONTRACTOR TO COORDINATE WITH NATURAL GAS UTILITY FOR SERVICE LINE TO PROPOSED BUILDING.
CONTACT: TBD
TELEPHONE: TBD



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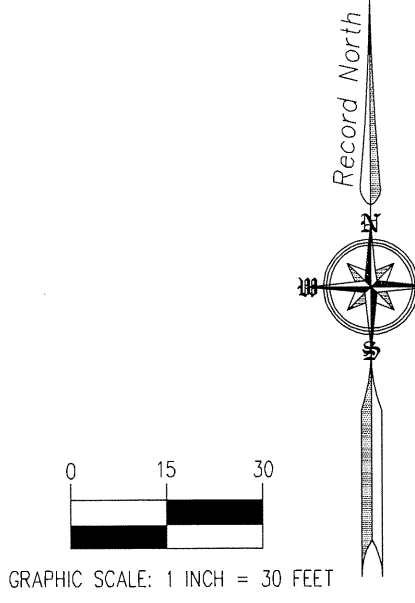
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REVISIONS:
3/27/15 Revised per Town review comments, traffic study & Master Plan Update

LAYOUT COORD: MEL
PLANNING MGR. MEL
DRAWING BY: MEL
DATE: 10/31/14
JOB NUMBER: 004080

TITLE:
UTILITY PLAN
SHEET NUMBER:
C1.2
COMMENTS:



GENERAL NOTES:

- PROJECT IS LOCATED WITHIN THE MEADOWMONT DEVELOPMENT
- THE APPROVED MEADOWMONT MASTER SITE PLAN ALLOCATES 19,200SF OF BUILDING AREA FOR THE PROPOSED PARCEL - A MINOR MODIFICATION TO THE MEADOWMONT MASTER SITE PLAN IS REQUESTED TO INCREASE THE PROPOSED BUILDING AREA TO 60,000SF (40,800SF INCREASE IN BUILDING AREA/PROPOSED FAR=0.6)
- A 75FT TYPE "D" LANDSCAPE BUFFER IS REQUIRED ALONG THE NC-HIGHWAY 54 FRONTAGE PER THE APPROVED MEADOWMONT MASTER SITE PLAN
- A 50FT TYPE "D" LANDSCAPE BUFFER IS REQUIRED ALONG THE BARBEE CHAPEL ROAD FRONTAGE PER THE APPROVED MEADOWMONT MASTER SITE PLAN
- PARKING FOR THE PROPOSED MEDICAL OFFICE BUILDING WILL BE WITHIN A 3-LEVEL PARKING DECK UNDER THE PROPOSED OFFICE AREA
- MEDICAL OFFICE PARKING RATE: 1 SPACE PER 2,250SF OFFICE AREA
60,000SF/2,250SF = 267SPACES
10% ALLOWABLE PARKING REDUCTION=27 SPACES
PROPOSED NUMBER OF SPACES=240
- 43,550SF OF IMPERVIOUS AREA HAS BEEN ALLOCATED TO THE PARCEL AS PART OF THE MEADOWMONT DEVELOPMENT (42,798 IMPERVIOUS)
- A BUFFER MODIFICATION IS REQUESTED TO ALLOW SELECTIVE THINNING OF EXISTING TREES AND SHRUBS WITHIN THE EXISTING PERIMETER BUFFER AREAS
- THERE IS AN EXISTING RESOURCE CONSERVATION DISTRICT (RSD) AREA ON THE PARCEL THAT HAS BEEN RECORDED IN DB 152, PG.109 AS SHOWN
- THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM PANEL# 371097800K DATED 2/2/2007.
- EXISTING CONDITIONS:
-SITE IS CURRENTLY WOODED WITH AN EXISTING HOUSE & OTHER SMALL STRUCTURES THAT WILL BE DEMOLISHED AS PART OF THE DEVELOPMENT OF THE PROPERTY
-PROPERTY IS BOUNDED BY NC HWY 54 AND BARBEE CHAPEL ROAD TO THE NORTH AND EAST. THE PROPERTY TO THE WEST IS AN EXISTING MARRIOTT HOTEL. THE PROPERTY TO THE SOUTH IS AN EXISTING SINGLE FAMILY RESIDENTIAL PARCEL.
-SITE IS WITHIN THE JORDAN RIVER WATERSHED (UPPER NEW HOPE WATERSHED)
-EXISTING CROSS-ACCESS EASEMENTS GRANTS ACCESS FROM THE PROPOSED DEVELOPED ACROSS THE MARRIOTT HOTEL PROPERTY TO FORDY CENTER DRIVE.
-EXISTING SOILS ARE WHITE STONE SANDY LOAM

LANDSCAPING CALCULATIONS:

NORTH BUFFER: 263LF
REQUIRED LARGE TREES 16
PROPOSED LARGE TREES 4
EXISTING TREES 12
REQUIRED SMALL TREES 12
PROVIDED SMALL TREES 12
EXISTING VEGETATION PER TREE SAVE AREA #2

REQUIRED SHRUBS 105
EXISTING VEGETATION PER TREE SAVE AREA #2
PROVIDED SHRUBS 10

SOUTH BUFFER: 250LF
REQUIRED LARGE TREES 10
PROPOSED LARGE TREES 4
EXISTING TREES 11
REQUIRED SMALL TREES 20
PROVIDED SMALL TREES 20
EXISTING VEGETATION PER TREE SAVE AREA #2

REQUIRED SHRUBS 75
EXISTING VEGETATION PER TREE SAVE AREA #2
PROVIDED SHRUBS 13

WEST BUFFER: 132LF (SUBTRACTED ROAD, EASEMENT, AND TREE SAVE AREAS)
REQUIRED LARGE TREES 13
PROPOSED LARGE TREES 5
EXISTING TREES 3

REQUIRED SMALL TREES 9
PROVIDED SMALL TREES 10

REQUIRED SHRUBS 16
PROVIDED SHRUBS 27

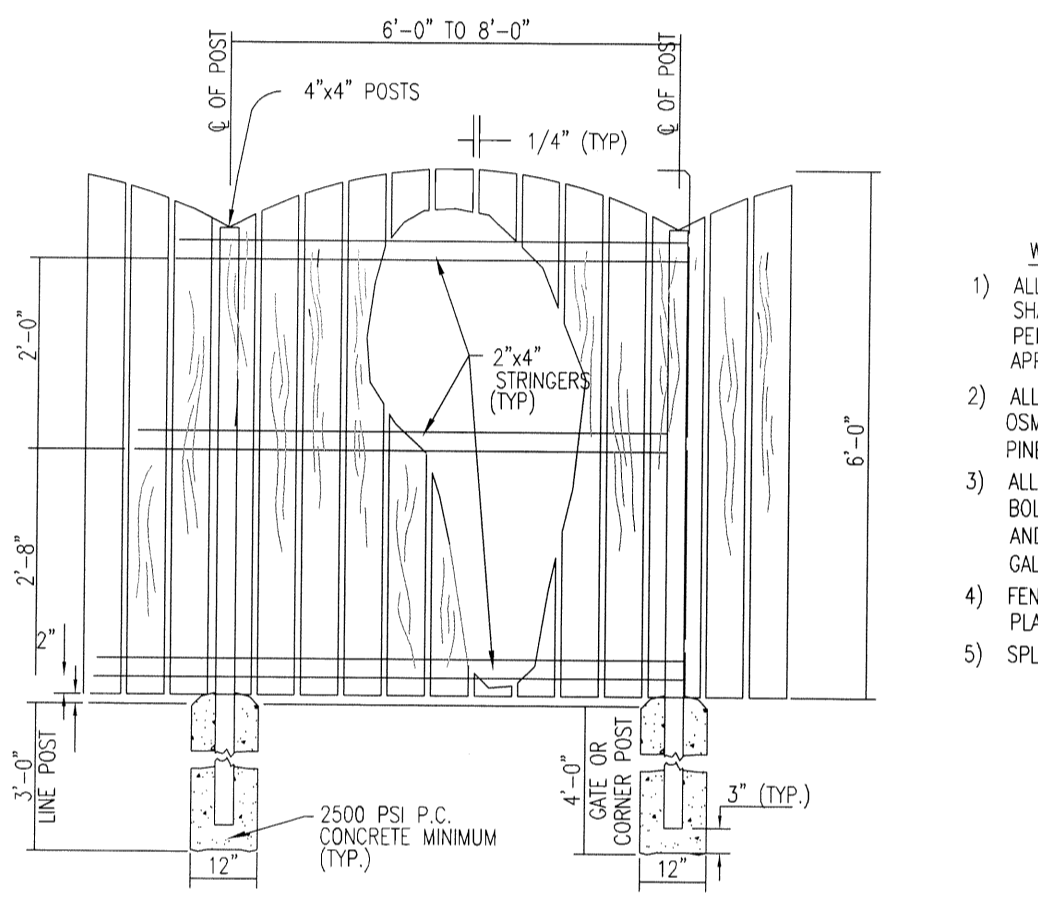
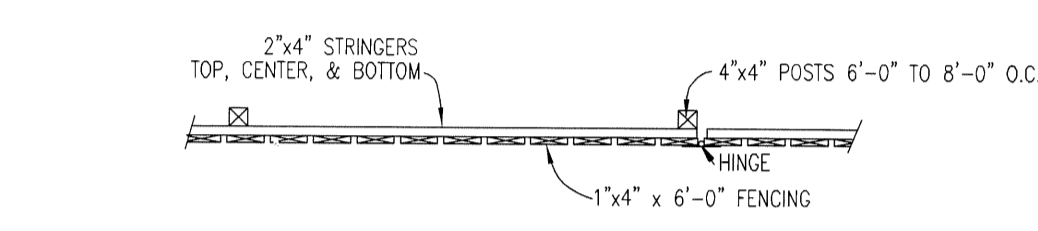
EAST BUFFER: 245LF (EASEMENT AND TREE SAVE AREAS)
REQUIRED LARGE TREES 13
PROPOSED LARGE TREES 10
EXISTING TREES 3
REQUIRED SMALL TREES 26
PROVIDED SMALL TREES 25
EXISTING TREE LINE PROVIDES ADDITIONAL SCREENING

REQUIRED SHRUBS 92
PROVIDED SHRUBS 75
EXISTING VEGETATION PROVIDES ADDITIONAL SCREENING

TREE CANOPY CALCULATION:
TOTAL GROSS LOT AREA: 101,800SF
NET LOT AREA: 78,128SF (NOT INCLUDING ACTIVE CLEARED EASEMENTS)
REQUIRED TREE CANOPY AREA: 214,385SF (304%)
EXISTING TREE CANOPY AREA: 27,568SF
TREE CANOPY DEFICIT: 470SF
REPLACEMENT TREES REQUIRED: 1 TREE PER 500SF = 1 TREE

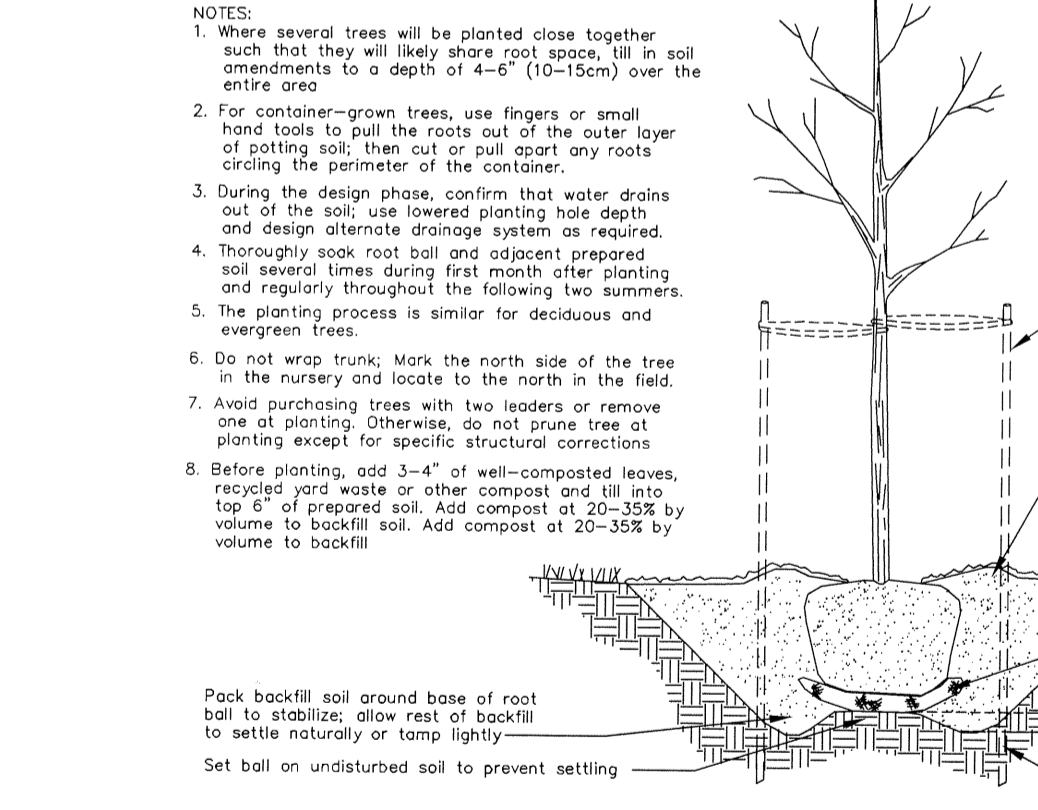
PLANTING NOTES:

- ALL PLANT MATERIALS TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSIZ60.
- PLANT LOCATIONS TO BE APPROVED IN FIELD PRIOR TO INSTALLATION.
- SUBSTITUTIONS OF PLANT MATERIALS SPECIFIED CAN ONLY OCCUR WITH PRIOR APPROVAL BY LANDSCAPE ARCHITECT.
- ESTABLISH PLANT BED CONFIGURATIONS, LANDSCAPE ARCHITECT TO APPROVE BED LAYOUT IN FIELD.
- INSTALL PLANTS AND MULCH BEDS WITH 4" OF SHREDED HARDWOOD MULCH.
- ESTABLISH MULCH BEDS AROUND EXISTING TREES TO REMAIN.
- PLANTS TO BE RELOCATED TO BE DUG AND REPLANTED IMMEDIATELY.
- LAWN AREAS TO BE SEED AND STRAWED.
- LANDSCAPE CONTRACTOR TO MAINTAIN PLANT MATERIALS FOR A ONE YEAR PERIOD FOLLOWING SUBSTANTIAL COMPLETION PER SPECIFICATIONS
- AREAS DAMAGED FROM PLANT RELOCATION OR OTHER ACTIVITIES OF LANDSCAPE CONTRACTOR TO BE RESEED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

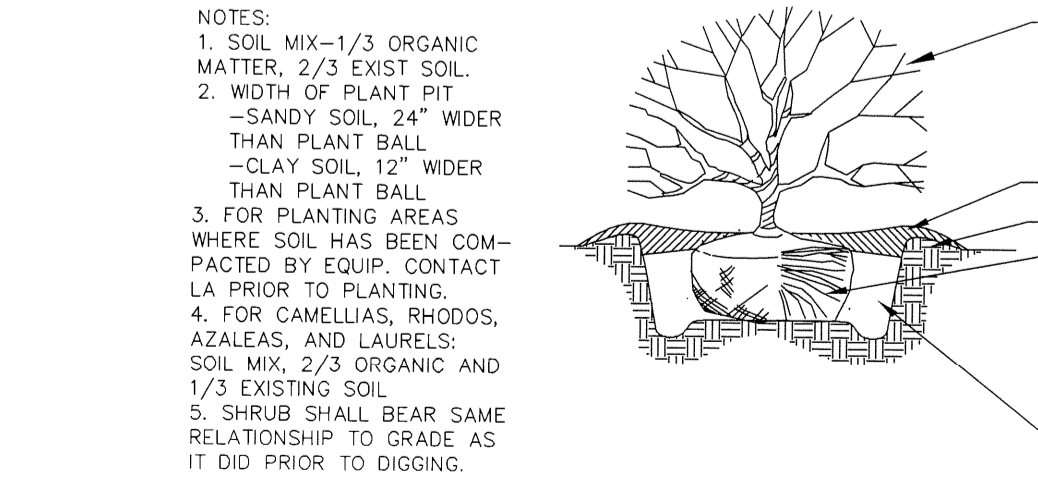


WOOD FENCE NOTES:

- ALL POST AND STRINGERS SHALL BE OSMOSIS TREATED OR PENTA TREATED PINE, TO BE APPROVED BY ENGINEER.
- ALL FENCE SIDING SHALL BE OSMOSIS TREATED OR PENTA TREATED PINE, TO BE APPROVED BY ENGINEER.
- ALL METAL FASTENERS SUCH AS BOLTS, NAILS, HINGES, HASPS, AND ETC. SHALL BE HOT DIPPED GALVANIZED.
- FENCE DIRECTION AS NOTED ON PLANS OR AS DIRECTED BY OWNER.
- SPLICE STRINGERS AT POSTS ONLY.



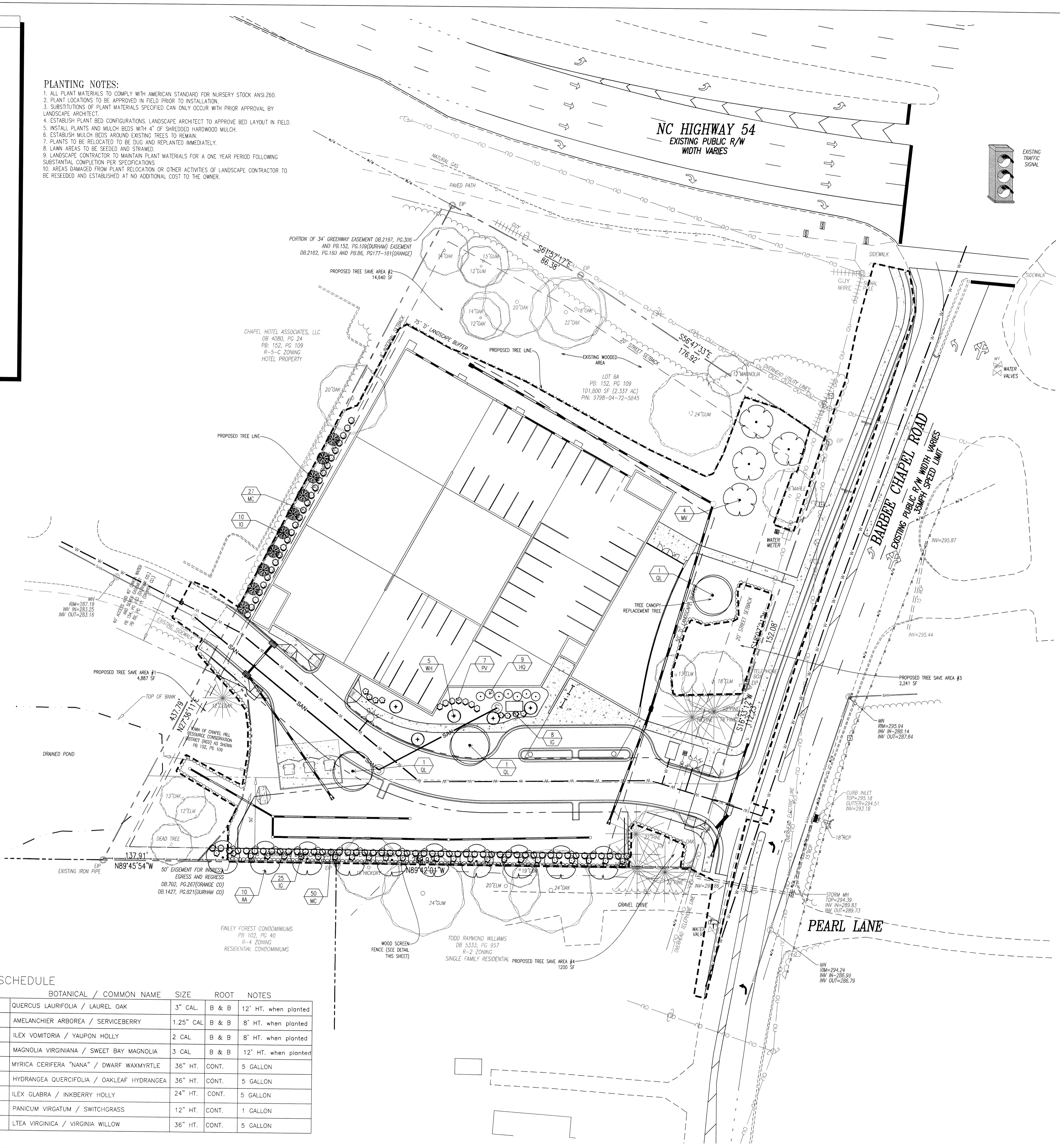
TREE PLANTING



SHRUB PLANTING

PLANT SCHEDULE

KEY	#	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTES
QL	3	QUERCUS LAURIFOLIA / LAUREL OAK	3" CAL.	B & B	12" HT. when planted
AA	10	AMELANCHIER ARBOREA / SERVICEBERRY	1.25" CAL	B & B	8' HT. when planted
IO	10	ILEX VOMITORIA / YAUPON HOLLY	2 CAL.	B & B	8' HT. when planted
MV	4	MAGNOLIA VIRGINIANA / SWEET BAY MAGNOLIA	3 CAL.	B & B	12" HT. when planted
MC	77	MYRICA CERIFERA "NANA" / DWARF WAXMYRTLE	36" HT.	CONT.	5 GALLON
HQ	9	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	36" HT.	CONT.	5 GALLON
IG	25	ILEX GLABRA / INKBERRY HOLLY	24" HT.	CONT.	5 GALLON
PV	7	PANICUM VIRGATUM / SWITCHGRASS	12" HT.	CONT.	1 GALLON
IV	5	LTEA VIRGINICA / VIRGINIA WILLOW	36" HT.	CONT.	5 GALLON



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Matthew Lowder

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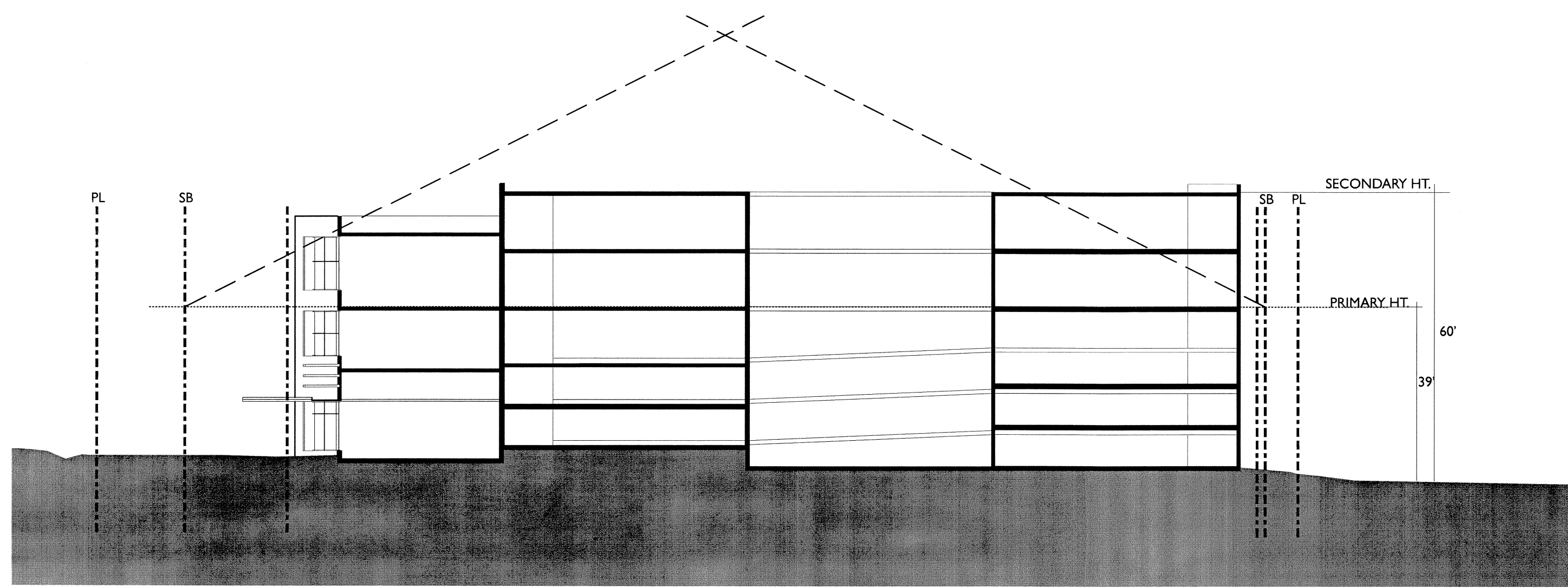
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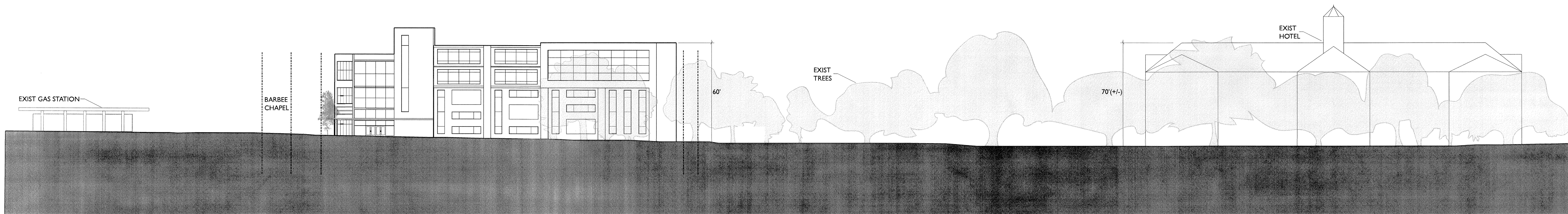
REVISIONS:
3/27/15 Revised per Town review comments, traffic study & Master Plan Update

LAYOUT COORD: MEL
PLANNING MGR. MEL
DRAWING BY: MEL
DATE: 10/31/14
JOB NUMBER: 004080
TITLE: LANDSCAPE PLAN

SHEET NUMBER:
C1.3
COMMENTS:



2 BUILDING ENVELOPE SECTION



1 SITE SECTION

THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECTS WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT.
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SHEET NAME:
SECTIONS

PHASE:
SCHEMATIC DESIGN

REVISIONS:

ISSUE DATE: 10-15-2014
PROJECT #: 14021
DRAWN BY: JDH

SHEET NUMBER

A-1