



**TOWN OF CHAPEL HILL
Planning Department**

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 969-5066 fax (919) 969-2014
www.townofchapelhill.org

**Community Design Commission
Final Plan Application**

This application should be used to submit Final Plan applications to the Community Design Commission including building elevations, site lighting, and alternative buffers. For assistance with this application, please contact the Chapel Hill Planning Department at (919) 969-5066 or at planning@townofchapelhill.org.

Section A: Property Information

Property Address:	2551 Homestead Rd. Chapel Hill, NC 27516
Zoning:	R-5-C


Type of Application

Building Elevation Alternative Buffers

Section B: Applicant Information (for contact purposes)

Name:	Drew Wilgus (Smith Sinnett Architecture)			
Address:	4600 Lake Boone Tr.			
City:	Raleigh	State:	NC	Zip Code: 27607
Phone Number:	919.781.8582	Email:	dwilgus@smithsinnett.com	

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 their knowledge and belief, all information supplied with this application is true and accurate.

Signature:  Date: 8.29.18

Parcel Identifier Number (PIN): 9880008527

The Community Design Commission meets regularly on the fourth Tuesday of each month. For confirmation of a meeting date and the placement of your request on the agenda, please contact the Planning Department at (919) 969-5066.

Final Plan Application

Please submit 2 sets of all materials, no later than the fourth Tuesday of the month prior to the meeting by 4 p.m. Materials must be collated and folded to fit into a 12" x 15" envelope. The Application Fee shall be submitted with this Application Form.

DETAILED SUMMARY OF REQUIRED INFORMATION

DW	1. Application fee (refer to fee schedule)	Amount Paid \$	395
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DW 2. **Digital files** – provide digital files of all plans and documents

3. **Approved Site Plan** **** A SITE PLAN HAS BEEN PROVIDED FOR REFERENCE ONLY**
 The site plan for the development, as approved by the Town Council, or when applicable, the Planning Board, clearly indicating all building footprints, parking areas, sidewalks, and buffers. In particular, the site plan shall clearly indicate the specific buildings that are included in the application for building elevations approval. Finished first floor elevation (height above sea level) information shall also be provided for each building, including any applicable cross section elevation changes.

DW 4. **Detailed Exterior Building Elevations** – The detailed exterior elevations shall include the following:

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.

The applicant should bring samples of all colors and materials to the Design Commission Meeting.

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 how these units will be screened from the view of any relevant public rights-of-way.

All detailed building elevation plans must be the final versions. Any subsequent elevation modifications or changes in materials, color, etc., must be resubmitted for approval. If the Design Commission makes decisions based on any renderings, sketches, or artists’ drawings presented at the meeting, these graphics will become the property of the Town and will need to be submitted for the formal record

5. **Lighting Plans**

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 also identify and incorporate a site’s topography.

b) 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.

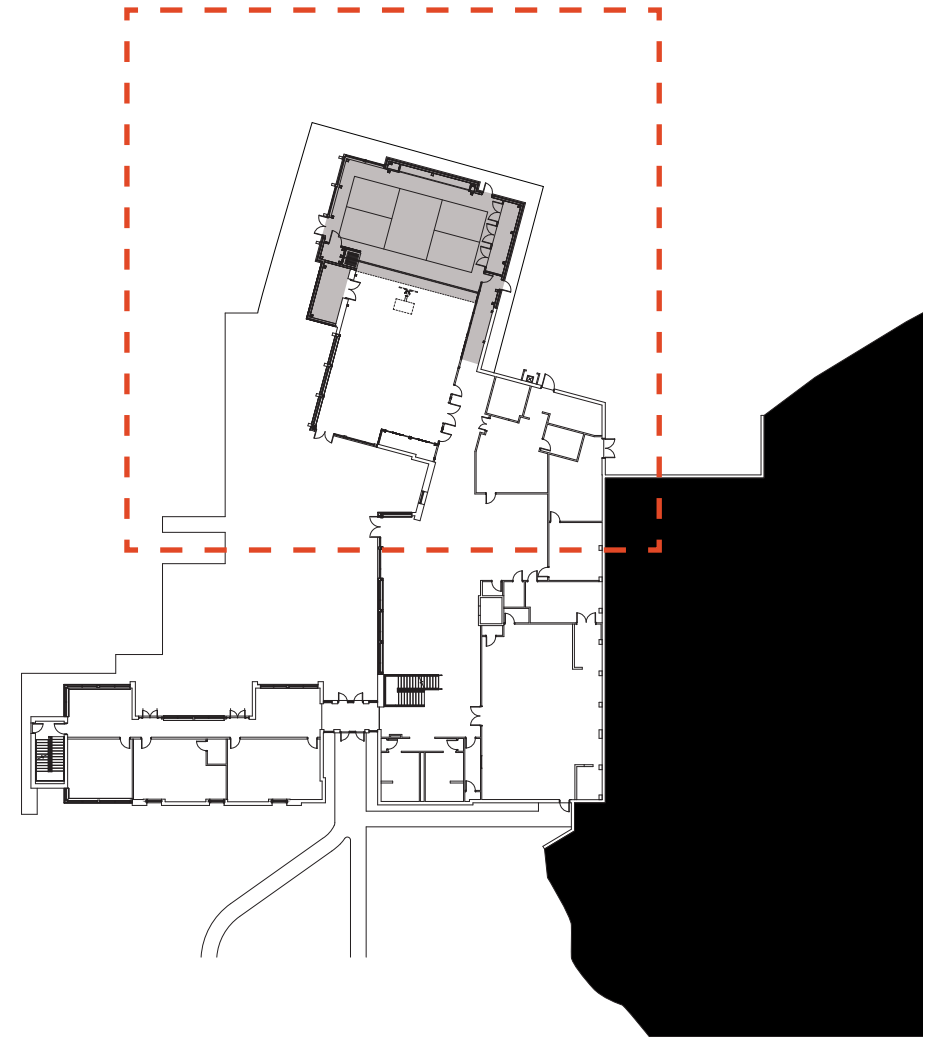
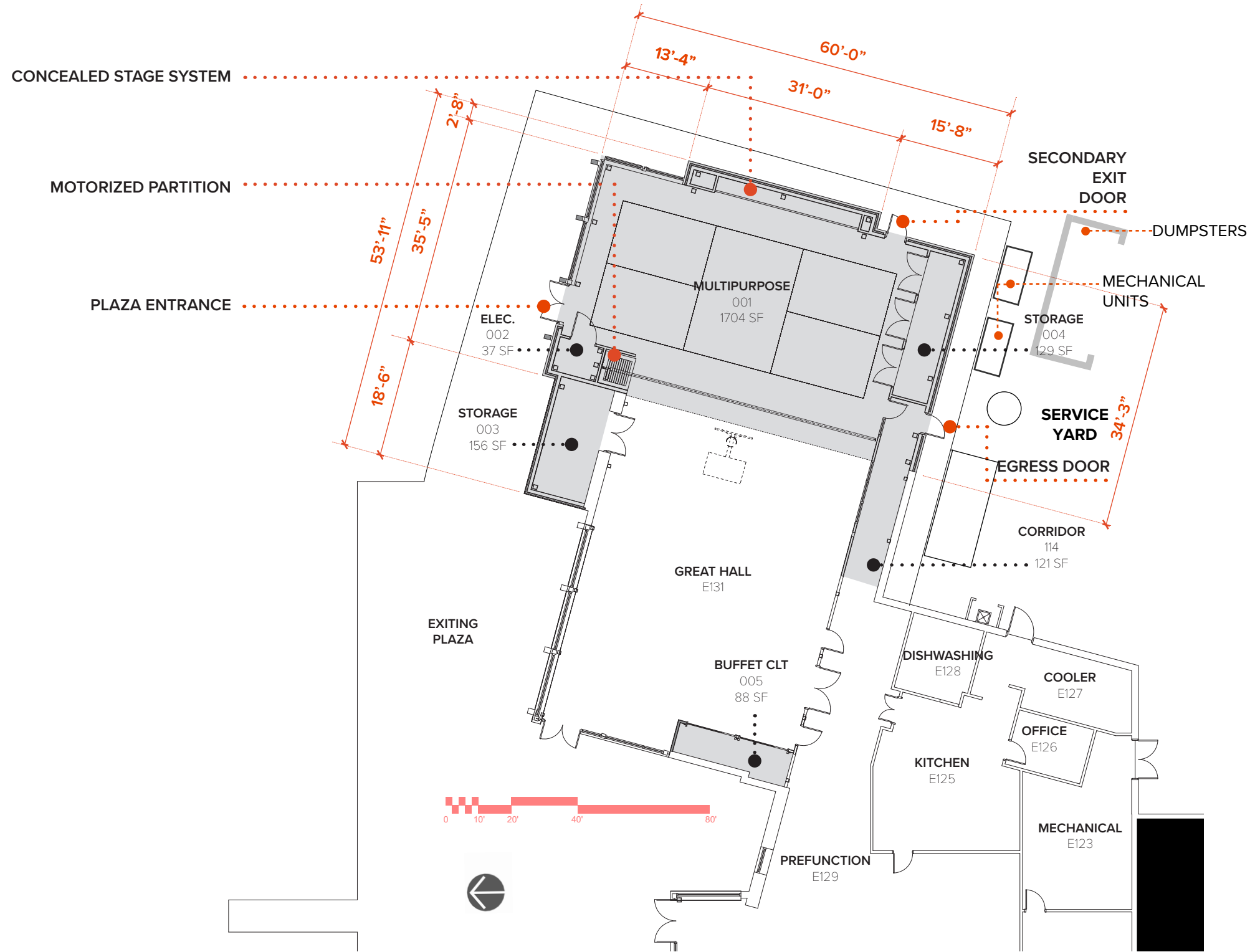
Please note that in accordance with Section 5.11 (Lighting Standards) of the Town’s Land Use Management Ordinance, lighting sources shall be shielded or arranged so as not to produce, within any public right-of-way, glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

For information on illuminating canopies, please refer to the Community Design Commission's "Design Standards for Canopies," which is available from the Chapel Hill Planning Department.

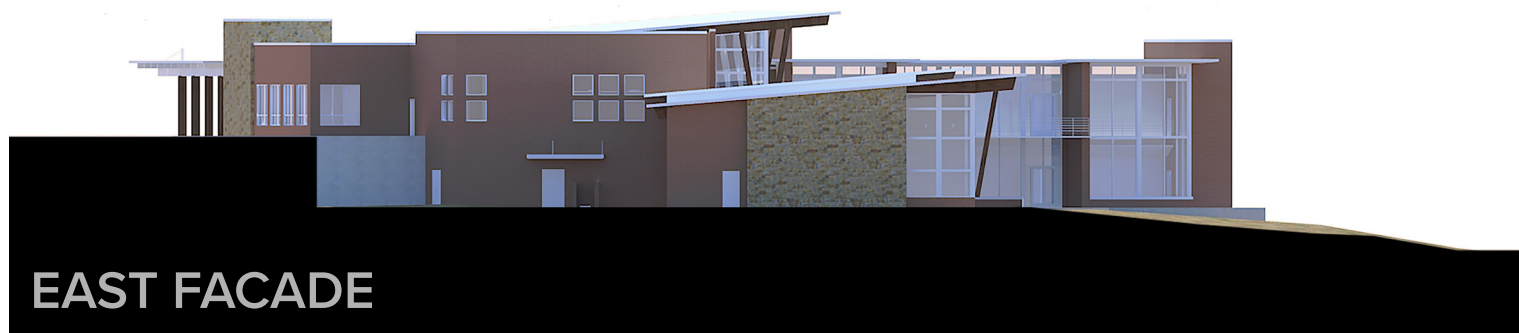
6. Alternative Buffer

a) Landscaping Plan: A detailed planting plan, including a plant materials table that indicates the number, size, and spacing for each plant type.

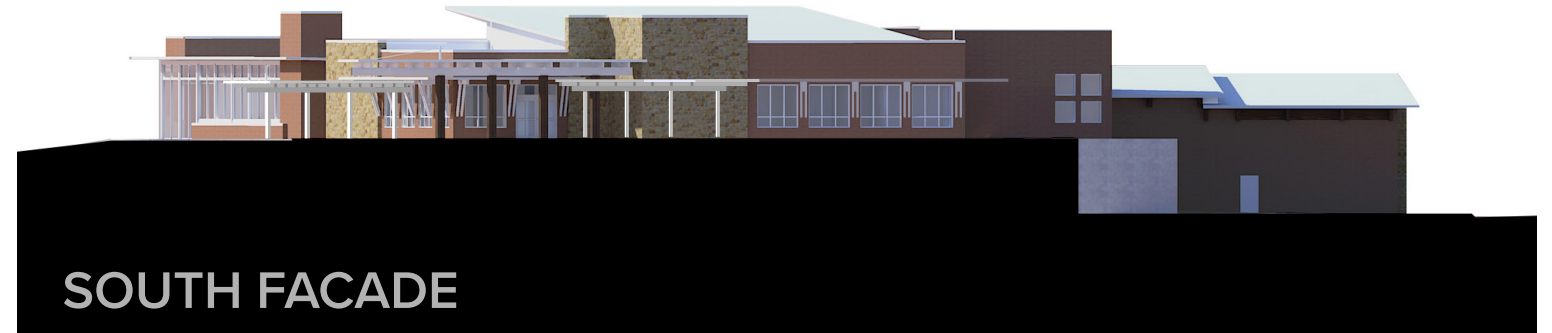
b) Other: If a fence or wall is proposed as part of the alternative buffer, a scaled drawing or rendering shall be submitted, along with a list including all materials, textures, and colors. The applicant should bring samples of such materials to the Design Commission meeting.



KEY PLAN



EAST FACADE



SOUTH FACADE



WEST FACADE



NORTH FACADE (HOMESTEAD RD. ELEVATION)

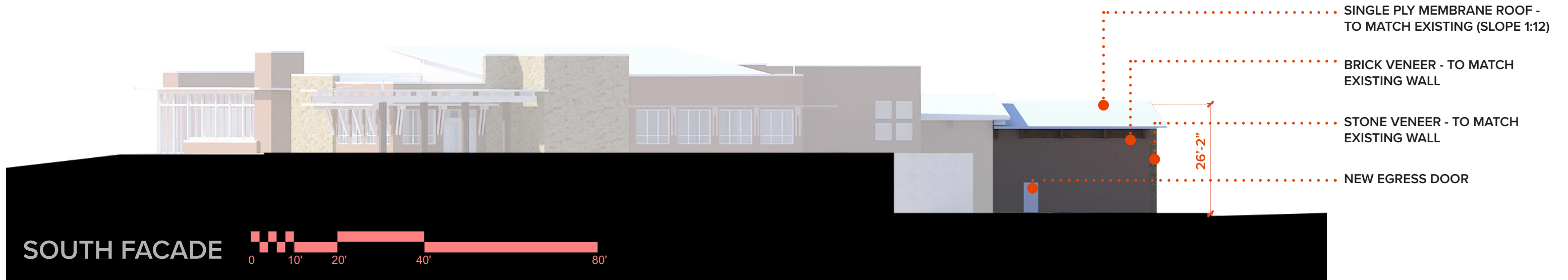
OVERALL EXTERIOR ELEVATIONS

AUGUST 24, 2018

ORANGE COUNTY SOUTHERN GOVERNMENT CAMPUS - PHASE 1 - SEYMOUR CENTER EXPANSION

TOWN OF CHAPEL HILL CDC REVIEW

smithsinnett
ARCHITECTURE



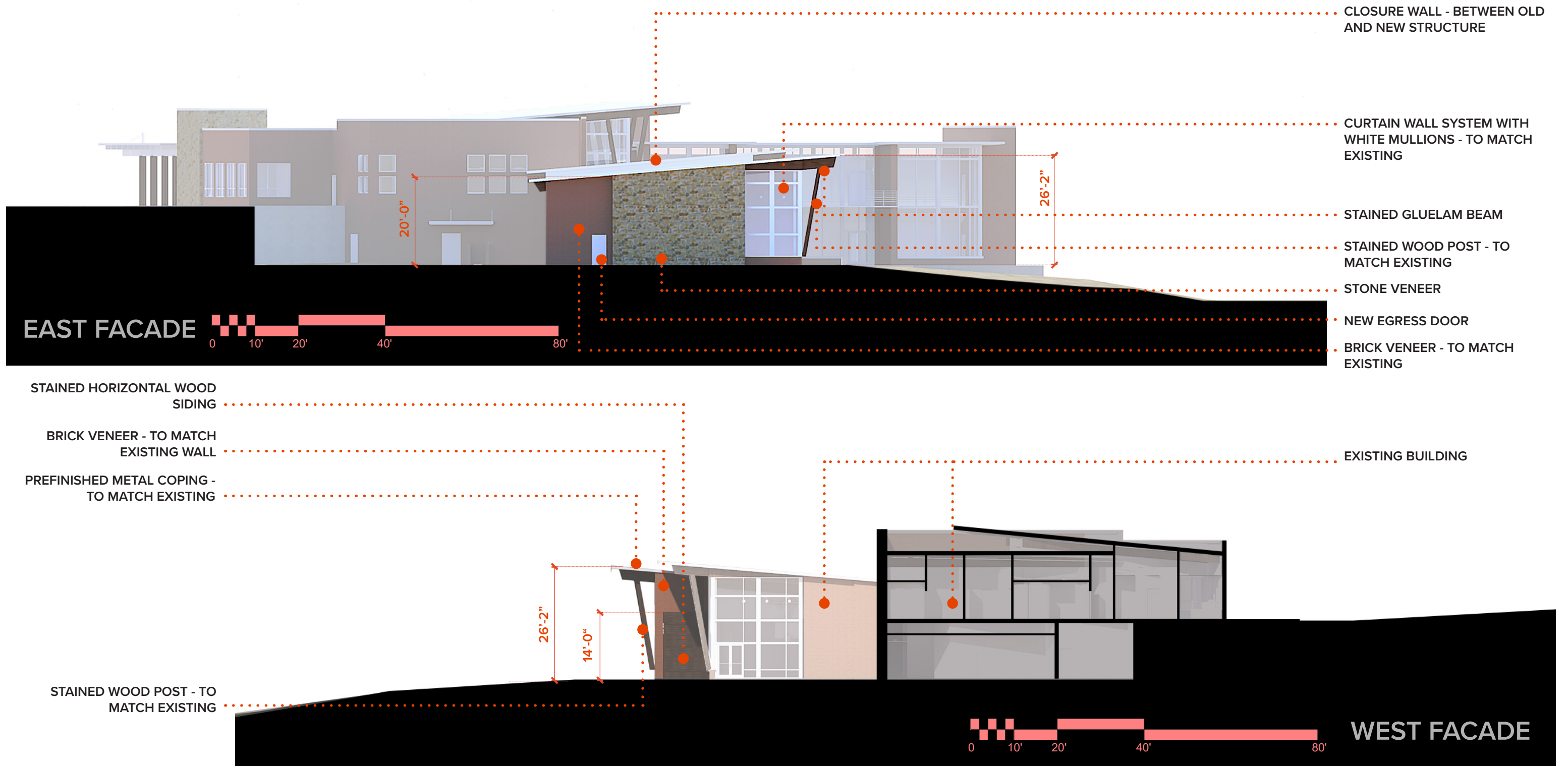
EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS

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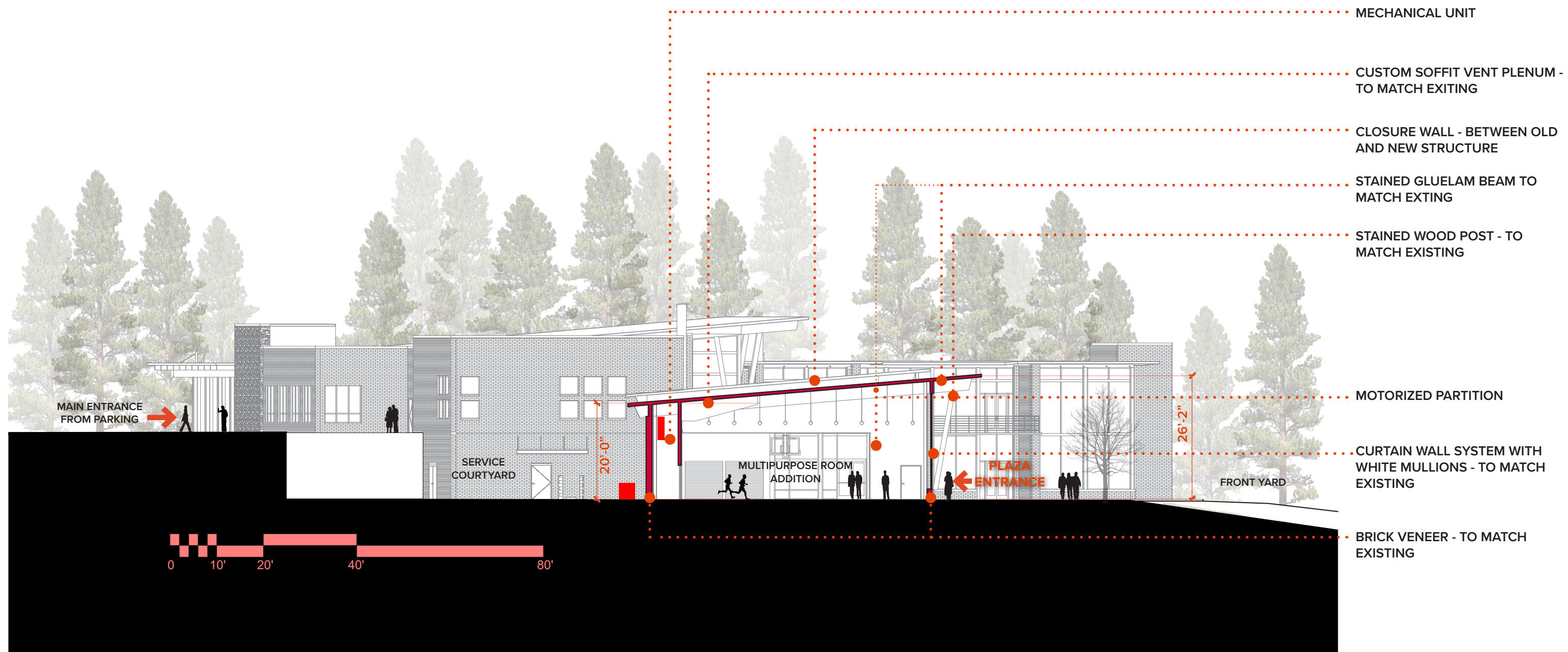
IMAGE PERSPECTIVE

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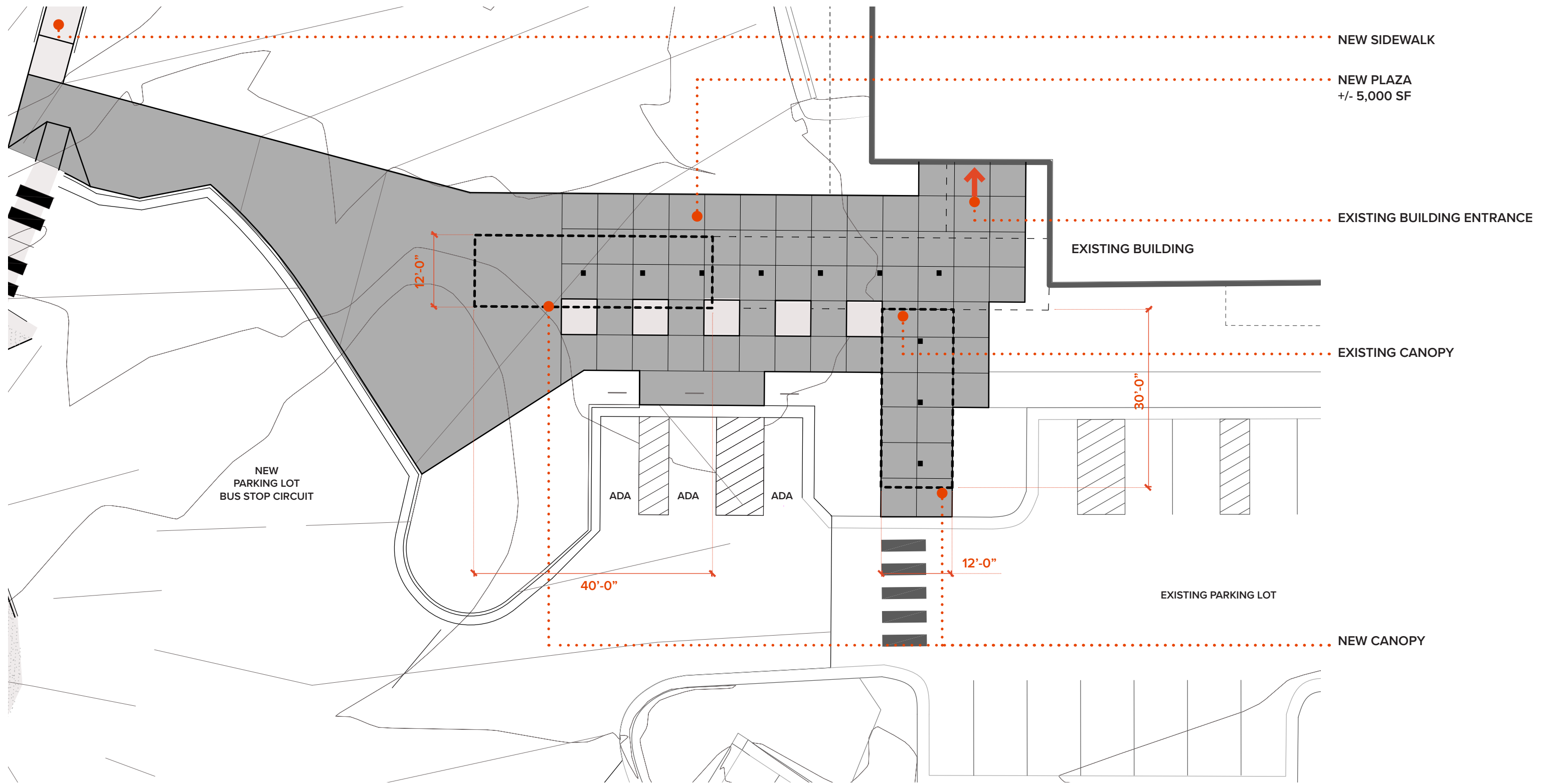
CROSS SECTION

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PLAZA SITE PLAN



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ENTRANCE CANOPY - ALTERNATE DESIGN

AUGUST 24, 2018

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STONE VENEER

STAINED GLUE LAMINATED
POSTS AND BEAMS

NORMAN BRICK

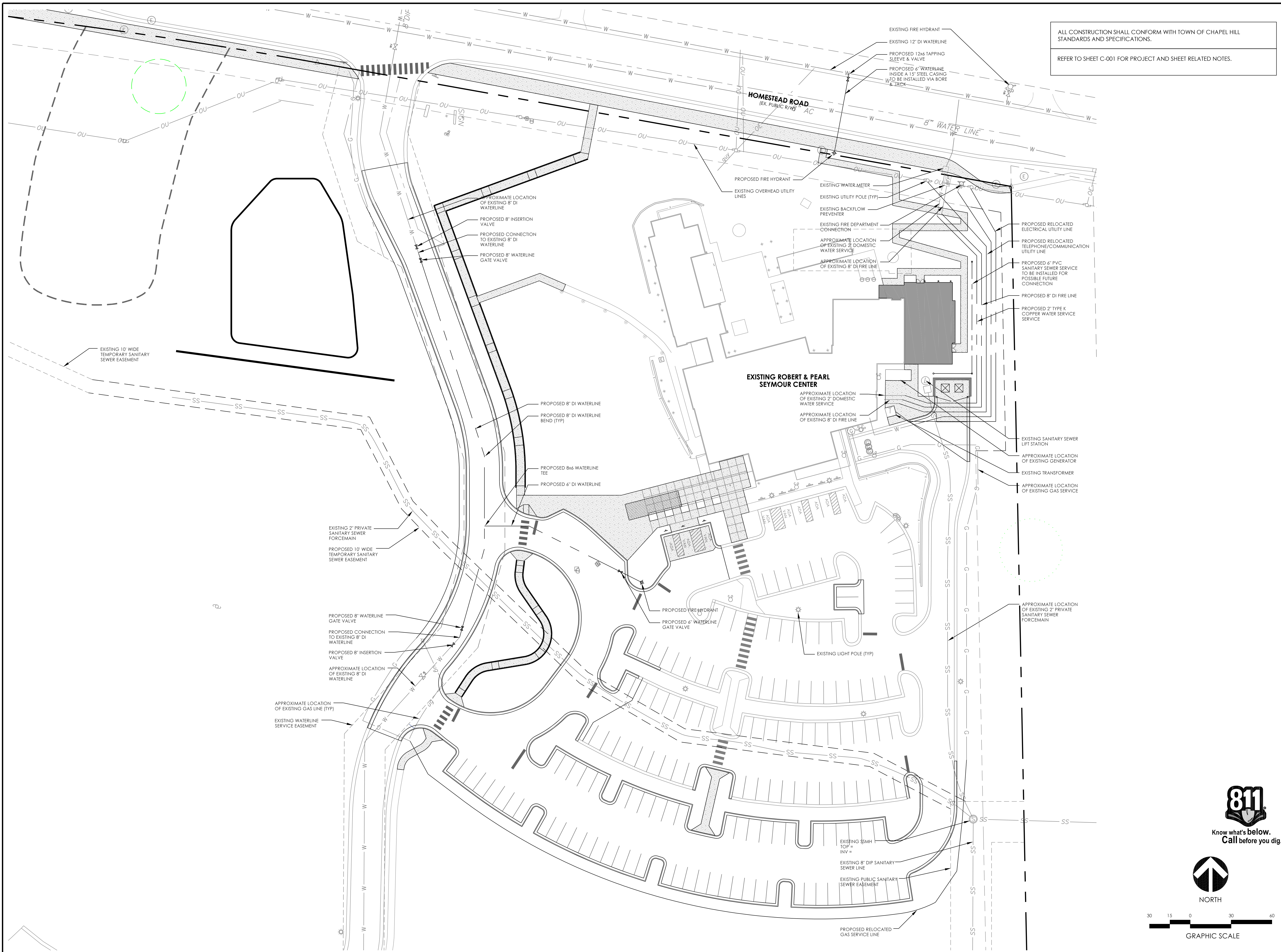
EXISTING DESIGN MATERIAL PALETTE

AUGUST 24, 2018

ORANGE COUNTY SOUTHERN GOVERNMENT CAMPUS - PHASE 1 - SEYMOUR CENTER EXPANSION

TOWN OF CHAPEL HILL CDC REVIEW

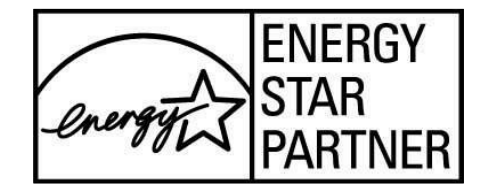
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ARCHITECTURE



ALL CONSTRUCTION SHALL CONFORM WITH TOWN OF CHAPEL HILL STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-001 FOR PROJECT AND SHEET RELATED NOTES.

T 919 781 6582
F 919 781 3979
4600 Lake Boone Trail
Suite 205
Raleigh, NC 27607
info@smithsinnett.com

4909 Liles Road
Raleigh, NC 27606
919.438.3694 (o)
Firm License C-3898



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Smith Sinnett Architecture, P.A. 2018
THIS DRAWING IS FORMATTED TO BE PRINTED ON A 24" X 36" SHEET

ORANGE COUNTY SOUTHERN HUMAN SERVICES CENTER RENOVATION AND EXPANSION
2501 Homestead Rd, Chapel Hill, NC. 27516

ID	DATE	DESCRIPTION

811
Know what's below.
Call before you dig.

NORTH

GRAPHIC SCALE

DRAWN BY: SAD
CHECKED BY: SAD
SITE UTILITY PLAN

2017027 13 AUG 2018

DESIGN DEVELOPMENT