Concept Plan Project Fact Sheet

Site Description	
Project Name	Wegmans/SECU Driveway Modification
Address	1810 Fordham Blvd, Chapel Hill, NC
Property Description	Proposed Grocery Store
Existing Land Use	1810 Fordham Blvd, Chapel Hill, NC
Proposed Land Use	Grocery Store
Orange County Parcel Identifier Numbers	9799894290 & 9799782879
Existing Zoning	OI-2/ CC-C
Proposed Zoning	OI-2 / CC-C
Application Process	SUP Modification
Comprehensive Plan Elements	Pedestrian connection to retail with surrounding neighborhood area in connection with Old Durham Chapel Hill roadway improvements.
Overlay Districts	

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)	N/A	N/A	
Dimensional Standards (Sec. 3.8)	N/A	N/A	
Floor area (Sec. 3.8)	N/A	N/A	
Modifications to Regulations (Sec. 4.5.6)	N/A	N/A	
Adequate Public Schools (Sec. 5.16)	N/A	N/A	
Inclusionary Zoning (Sec. 3.10)	N/A	N/A	
Landscape			
Buffer – North (Sec. 5.6.2)	N/A	N/A	
Buffer – East (Sec. 5.6.2)	N/A	N/A	
Buffer – South (Sec. 5.6.2)	N/A	N/A	
Buffer - West (Sec. 5.6.2)	N/A	N/A	

Tree Canopy (Sec. 5.7)	N/A	N/A	
Landscape Standards (Sec. 5.9.6)	N/A	N/A	

Environment

Resource Conservation District (Sec. 3.6)	N/A	N/A	
Erosion Control (Sec. 5.3.1)	N/A	N/A	
Steep Slopes (Sec. 5.3.2)	N/A	N/A	
Stormwater Management (Sec. 5.4)	N/A	N/A	
Land Disturbance	N/A	N/A	
Impervious Surface (Sec. 3.8)	N/A	N/A	
Solid Waste & Recycling	N/A	N/A	
Jordan Riparian Buffer (Sec. 5.18)	N/A	N/A	

Access and Circulation

Road Improvements (Sec. 5.8)	N/A	Curb and gutter along portion of Service Road	
Vehicular Access (Sec. 5.8)	N/A	Access from Service Road to Wegmans Parking lot and SECU Property	
Bicycle Improvements (Sec. 5.8)	N/A	N/A	
Pedestrian Improvements (Sec. 5.8)	N/A	Sidewalk along proposed driveway with cross walks across driveways along Service Road and Fordham Blvd and convert portion of Service Road to multi use path.	
Traffic Impact Analysis (Sec. 5.9)	N/A	N/A	
Vehicular Parking (Sec. 5.9)	N/A	N/A	
Transit (Sec. 5.8)	N/A	N/A	
Bicycle Parking (Sec. 5.9)	N/A	N/A	
Parking Lot Standards (Sec. 5.9)	N/A	N/A	

Technical

Fire	N/A	N/A	
Site Improvements	N/A	N/A	
Schools Adequate Public Facilities (Sec. 5.16)	N/A	N/A	
Recreation Area (Sec. 5.5)	N/A	N/A	
Lighting Plan (Sec. 5.11)	N/A	N/A	
Homeowners Association (Sec. 4.6)	N/A	N/A	

Symbol	Meaning	Symbol	Meaning
✅	Meets Standard	**M**	Modification necessary
NA	Not Applicable	UNK	Not known at this time

Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

X	**Application fee** (refer to fee schedule)	Amount Paid $ $380.00
X	**Pre-application meeting** – with appropriate staff	
X	**Digital Files** - provide digital files of all plans and documents	
X	**Concept Project Fact Sheet**	
X	**Statement of Compliance with Design Guidelines** (1 copies)	
X	**Statement of Compliance with Comprehensive Plan** (1 copies)	
N/A	**Affordable Housing Proposal, if applicable** (Rezoning Policy or Inclusionary Ordinance)	
X	**Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)	
X	**Mailing fee for above mailing list**	Amount Paid $ $230.00
X	**Developer's Program** – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:	

- Natural features of site
- Access, circulation, and mitigation of traffic impacts
- Arrangement and orientation of buildings
- Natural vegetation and landscaping
- Impact on neighboring properties
- Erosion, sedimentation, and stormwater

X	**Resource Conservation District, Floodplain, & Jordan Buffers Determination** - necessary for all submittals	
X	**Reduced Site Plan Set (reduced to 8.5"x11")**	

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:
- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

Area Map

    a)   Project name, applicant, contact information, location, PIN, & legend

    b)   Dedicated open space, parks, greenways

    c)   Overlay Districts, if applicable

    d)   Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines

    e)   Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.

    f)   1,000' notification boundary

Existing Conditions Plan

    a)   Slopes, soils, environmental constraints, existing vegetation, and any existing land features

    b)   Location of all existing structures and uses

    c)   Existing property line and right-of-way lines

    d)   Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines

    e)   Nearest fire hydrants

    f)   Nearest bus shelters and transit facilities

    g)   Existing topography at minimum 2-foot intervals and finished grade

    h)   Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

    a)   Existing building locations

    b)   General location of proposed structures

    c)   Parking areas

    d)   Open spaces and landscaped areas

    e)   Access points and circulation patterns for all modes of transportation

    f)   Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas

    g)   Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes

    h)   Proposed land uses and approximate location