

WEGMANS/SECU DRIVEWAY IMPROVEMENTS SPECIAL USE PERMIT SUBMISSION

ORANGE COUNTY, NORTH CAROLINA

2019-09-16

PREPARED FOR:
OWNER/DEVELOPER

WEGMANS FOOD MARKET

1500 BROOKS AVE.

ROCHESTER, NY 14624

(585) 720-5786

LAND USE & ZONING NOTES:

1. THIS PLAN REFERENCE DOCUMENTS AND INFORMATION BY:
A.) TOPOGRAPHIC SURVEY, PREPARED BY PHILIP POST & ASSOCIATES, A DIVISION OF PENNONI
401 PROVIDENCE ROAD, SUITE 200
CHAPEL HILL, NC 27514
FIELD DATE: 06/14/2016
B.) ORANGE COUNTY GIS INFORMATION
C.) TOPOGRAPHIC SURVEY, PREPARED BY BALLENTINE ASSOCIATES, P.A., ENTITLED " BOUNDARY &
TOPOGRAPHIC SURVEY, STATE EMPLOYEES' CREDIT UNION", FILE NO. 116010, DATED: 1/20/17.
D.) PROPOSED GROCERY STORE ENGINEERING PERMIT PLANS, PREPARED BY PENNONI ASSOCIATES, FILE NO.
LCGR1601, DATED 12/1/17, LAST REVISED: 6/14/19.
2. OWNER:
LEON CAPITAL GROUP
C/O WILL TOLLIVER
3500 MAPLE AVENUE
SUITE 1600
DALLAS TX, 75219
PHONE: (214) 865-8090
3. APPLICANT:
WEGMANS FOOD MARKET
ATTN: STEVE LEATY
1500 BROOKS AVE
ROCHESTER, NY 14624
4. PARCEL: PINS: 9799782879 & 9799781484 1810 FORDHAM BOULEVARD
TOWN OF CHAPEL HILL
ORANGE COUNTY, NORTH CAROLINA
5. ZONE: CC-C (COMMUNITY COMMERCIAL-CONDITIONAL)
NC (NEIGHBORHOOD COMMERCIAL)
PROPOSED USES:
CC-C (COMMUNITY COMMERCIAL - CONDITIONAL) DISTRICT:
\$130,000 SF GROCERY STORE (BUSINESS-GENERAL) = APPROVED UNDER EXISTING SPECIAL USE
PERMIT ** (LUMO ART.3.A USE GROUP: C)
ACCESSORY USE INCIDENTAL TO PERMITTED PRINCIPAL OR SPECIAL USE:
PERMITTED PRINCIPAL BY RIGHT AS ACCESSORY USE (USE GROUP: A)
NC (NEIGHBORHOOD COMMERCIAL) DISTRICT:
PARKING, OFF-STREET - PERMITTED BY RIGHT AS PRINCIPAL USE **
(USE GROUP: C)

PARKING SUMMARY

6. NUMBER OF PARKING SPACES REQUIRED [ORD. SECTION APP. A: 5.8.7.1]:
REQUIRED:
BUSINESS, GENERAL (RETAIL): MIN. 1 SPACE/300 SF GFA = 102,010/300 = 340 SPACES
MAX. 1 SPACE/200 SF GFA = 102,010/200 = 510 SPACES
PROPOSED:
TOTAL PROPOSED PARKING = 736 SPACES (MODIFICATION)**
NUMBER OF BICYCLE SPACES REQUIRED [ORD. APP. A: SECTION 5.8.7.1]:
REQUIRED:
BUSINESS GENERAL (RETAIL): 1 SPACE/10,000 SF FLOOR AREA = 102,010 SF/10,000 SF = 11 SPACES
CLASSIFICATION: 20% CLASS I/80% CLASS II
PROPOSED:
TOTAL PROPOSED BICYCLE PARKING = 3 SPACES (CLASS II) (COMPLIES)
= 11 SPACES (CLASS II) (COMPLIES)
NUMBER OF ACCESSIBLE SPACES REQUIRED [AMERICANS WITH DISABILITIES ACT]:
FOR 901 TO 1,000 SPACES:
REQUIRED: 2% OF TOTAL = 15 SPACES
PROPOSED: 25 SPACES (12 VAN) (COMPLIES)
[STD. DETAIL P-1] FOR 90 DEGREE PARKING SPACES:
TWO-WAY AISLES REQUIRED 25 FEET PROPOSED 25 FEET (COMPLIES)
[ORD. SECTION 10.4.2.A.1.a(1)] PARKING SPACE DIMENSION:
REQUIRED: 8.5 FT X 18.5 FT PROPOSED: 9 FT X 18.0 FT (COMPLIES)
7. LOADING/UNLOADING SPACES [APP. A: SECTION 5.8.8.1]
LOADING SPACE DIMENSIONS: 12 FT X 55 FT
PROVIDED: 12.9 FT X 60 FT (COMPLIES)
8. NUMBER OF LOADING/UNLOADING SPACES [APP. A: SECTION 5.8.10]
REQUIRED: 1 SPACE/FLOOR AREA 10,000 - 29,999 SF; 2 SPACES/ FLOOR AREA 30,000 SF OR GREATER
PROVIDED: 4 SPACES (COMPLIES)
9. FLOODPLAIN:
FIRM MAP #371097900K
PROPERTY LOCATED IN ZONE "X" AREAS OUTSIDE OF 0.2% CHANCE ANNUAL AND FUTURE
CONDITIONS 1% ANNUAL FLOODPLAIN.

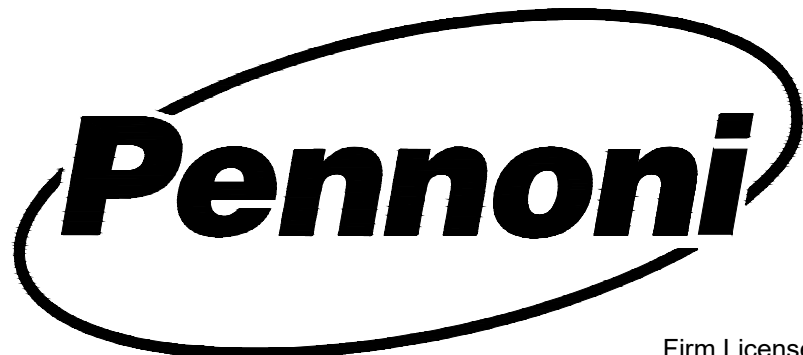
* EXCLUDING R.O.W. DEDICATION * GLA = 640,824 (582,567 * 10%)

** SPECIAL USE PERMIT MODIFICATION FOR THE WEGMANS GROCERY STORE AT 1810 FORDHAM BOULEVARD
(PROJECT #16-121) (2017-10-25/R-9)

N/A = NOT APPLICABLE N/S = NOT SPECIFIED
(E) = EXISTING NON-CONFORMANCE
TBD = TO BE DETERMINED
(C) = COMPLIES

GENERAL NOTES:

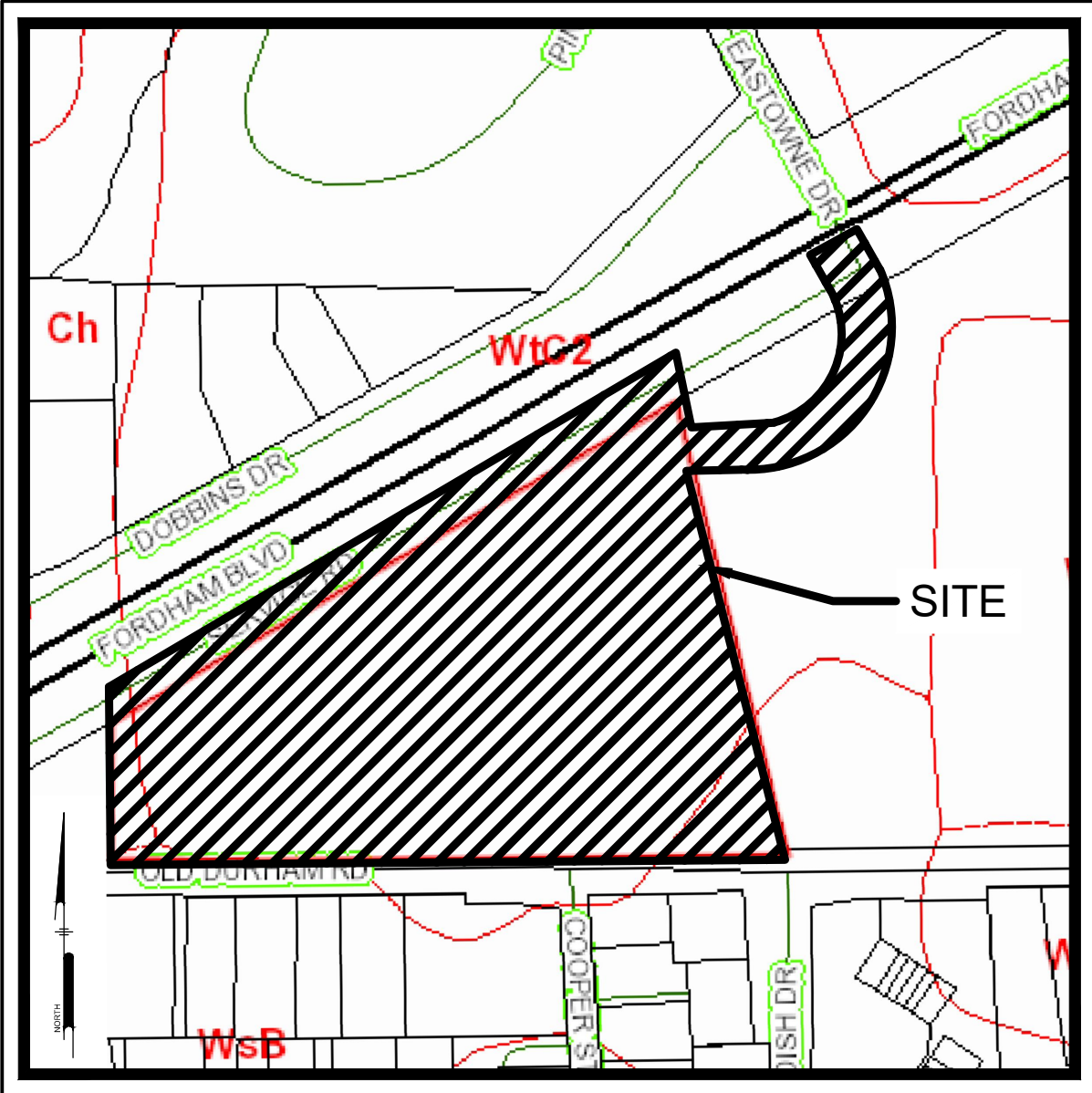
- LIMITS OF PROPOSED WORK INCLUDE ALL INFRASTRUCTURE OUTSIDE (NOT INCLUDING) THE CURB LINE THAT SURROUNDS THE BUILDING AND OUTSIDE THE LOADING DOCKS IN THE REAR OF THE BUILDING. CALLOUTS INSIDE THIS AREA ARE FOR INFORMATIONAL PURPOSES ONLY.
- PROPOSED ELECTRICAL LINES TO THE BUILDING SHALL BE COORDINATED WITH THE ELECTRICAL ENGINEER.
- ROOF DRAINS SHALL BE COORDINATED WITH THE BUILDING CONTRACTOR.
- CISTERN SHALL BE COORDINATED WITH BUILDING CONTRACTOR FOR INVERTS AND LOCATION.
- GAS LINE SHALL BE COORDINATED WITH BUILDING CONTRACTOR FOR LOCATION.
- RETAINING WALL TO BE DESIGNED AND INSTALLED BY OTHERS.
- PROPOSED ROADWAY WORK AREA ARE IN A SEPARATE SUBMITTAL "PROPOSED GROCERY STORE OFFSITE ROADWAY IMPROVEMENTS".



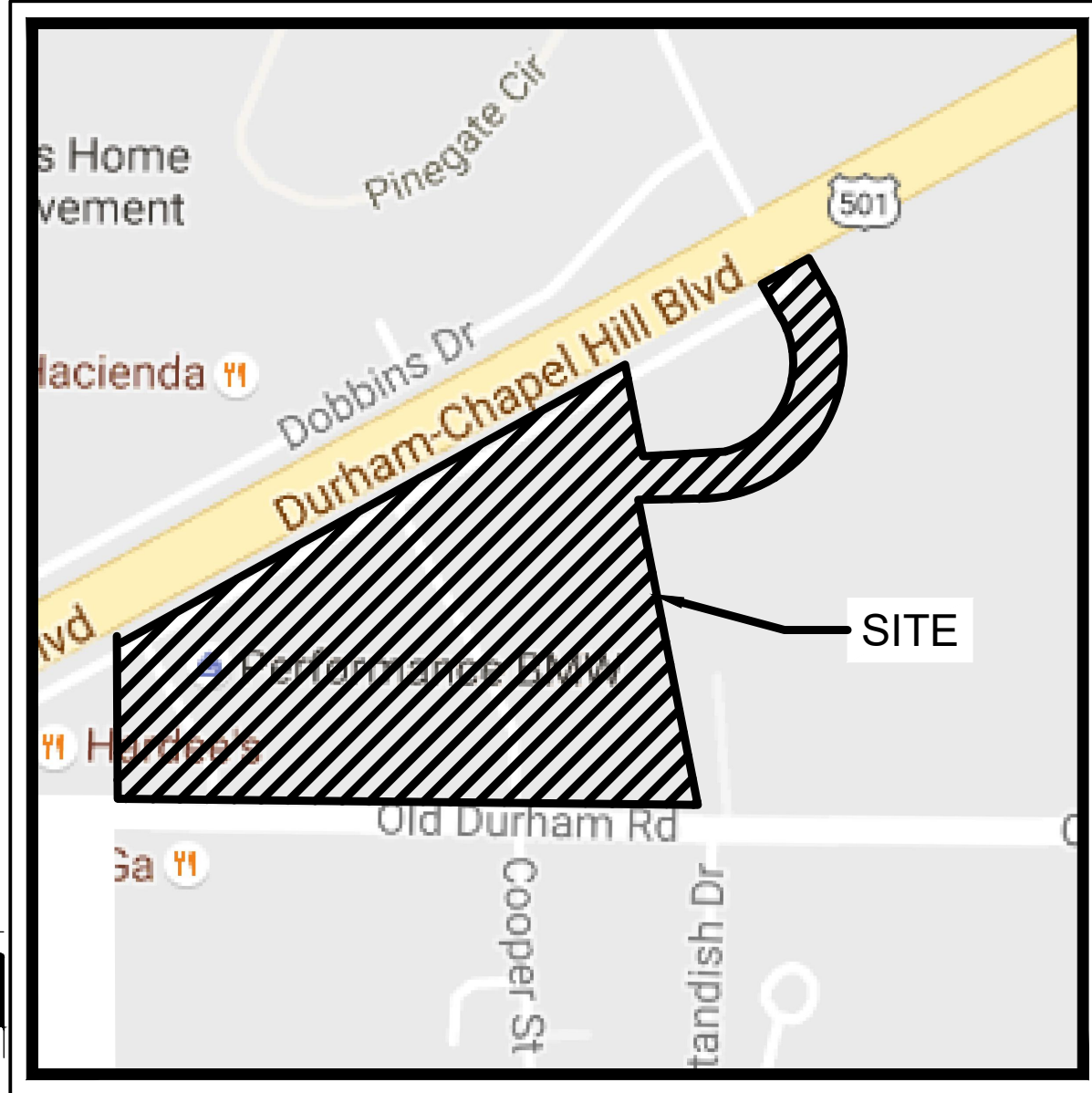
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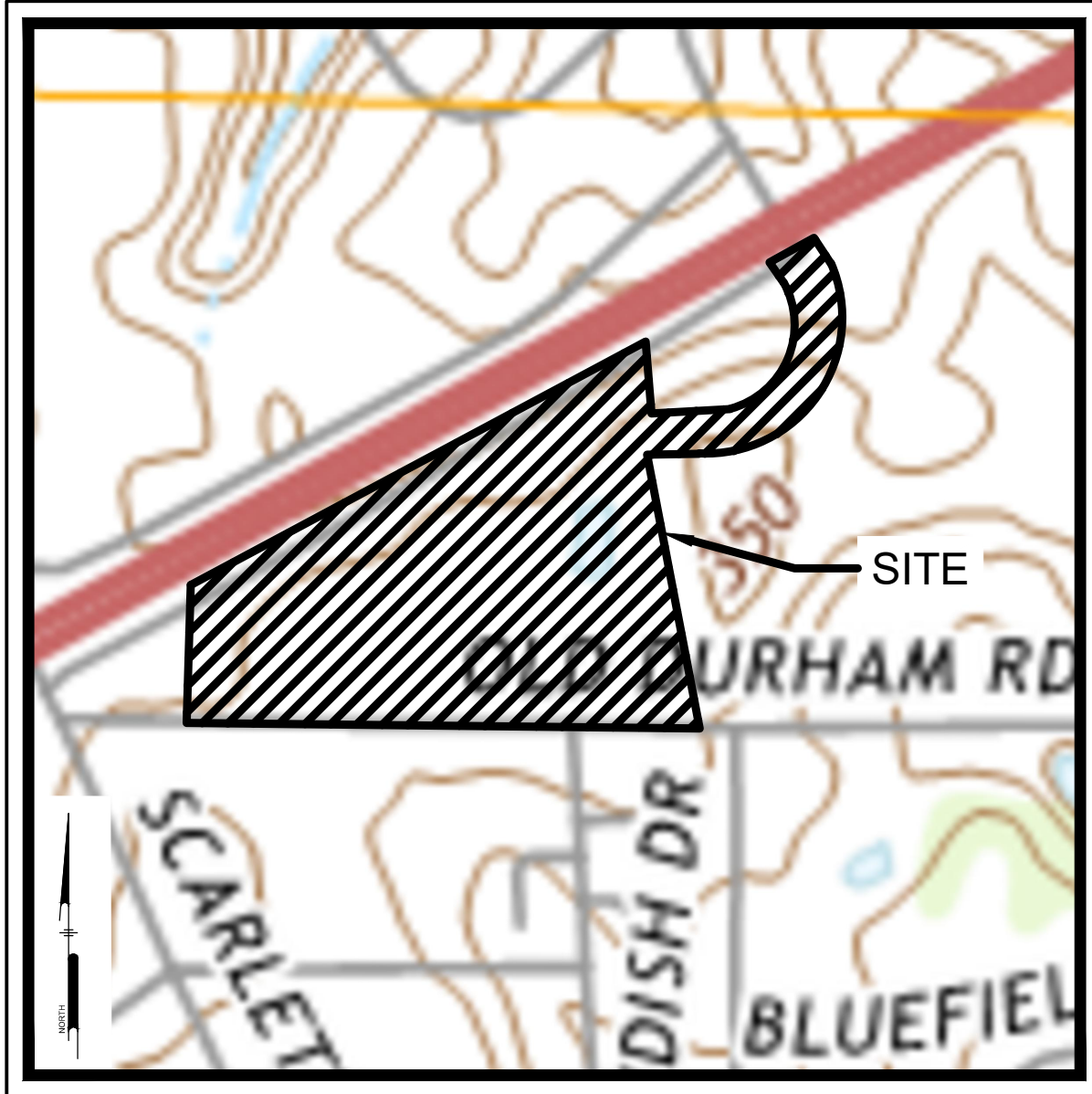
SHEET INDEX		
SHEET	PAGE	SHEET NAME
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CS1502	6	STEEP SLOPES ANALYSIS PLAN
CS2001	7	LANDSCAPE PLAN
CS8001	8	EROSION CONTROL PLAN
CS8002	9	CONSTRUCTION MANAGEMENT PLAN
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SOILS MAP
SCALE:NTS



LOCATION MAP
SCALE:1"=1000'



USGS MAP
SCALE:NTS

BULK REQUIREMENTS* [ORD. APP. A: ART. 3.8 & ART. 5.6]:

CC-C (COMMUNITY COMMERCIAL - CONDITIONAL)	REQUIRED (CC-C)	EXISTING	PREVIOUSLY PROPOSED	CURRENT PROPOSED
MIN. LOT AREA:	5,500 SF	+/- 13.86 ACRES (+/- 603,873 SF)	+/- 13.56 ACRES (+/- 590,803 SF) *	+/- 13.37 ACRES (+/- 582,567 SF) *
MIN. LOT WIDTH	50 FT	> 50 FT	> 50 FT	NO CHANGE
MAX. BUILDING HEIGHT **	34 FT (PRIMARY) 60 FT (SECONDARY) **	N/A	28.67 FT (PRIMARY) 80.00 FT (TOWER) **	NO CHANGE
MAX. BUILDING COVERAGE	0.429 FAR (643,160 X 0.429 = 275,915 SF)	N/A	+/- 130,000 SF (0.222)**	NO CHANGE
MAX. LOT COVERAGE	0.7 **	BUILDING: +/- 103,733 SF PAVEMENT/OTHER IMPERVIOUS: 360,813 SF TOTAL: 464,546 SF (76.9% IMPERVIOUS) (E)	BUILDING: +/- 102,010 SF PAVEMENT/OTHER IMPERVIOUS: 382,496 SF TOTAL: 484,506 SF (78.6% IMPERVIOUS) **	BUILDING: +/- 102,010 SF PAVEMENT/OTHER IMPERVIOUS: 380,647 SF TOTAL: 482,657 SF (79.4% IMPERVIOUS) **
BUILDING SETBACK				
MIN. FRONT STREET YARD SETBACK	22 FT	40.98 FT (OLD DURHAM ROAD)	31.26 FT (OLD DURHAM ROAD) 122.45 FT (SERVICE ROAD)	NO CHANGE
MIN. SIDE YARD SETBACK	8 FT	74.80 FT	65.46 FT	NO CHANGE
MIN. REAR YARD SETBACK	8 FT	N/A	N/A	N/A
BUFFER YARD SETBACK				
MIN. FRONT YARD SETBACK	20 FT	N/A	6.00 FT (MOD. BUFFER)**	NO CHANGE
MIN. SIDE YARD SETBACK	10 FT	N/A	10.00 FT	0.00 FT.
MIN. REAR YARD SETBACK	20 FT	N/A	N/A	N/A
BUFFER YARD SETBACK				
MIN. FRONT YARD SETBACK	20 FT	8.26 FT	5.16 FT (MOD. BUFFER)**	NO CHANGE
MIN. SIDE YARD SETBACK (COOPER ST.)	20 FT	7.62 FT	12.00 FT (MOD. BUFFER)**	NO CHANGE
MIN. SIDE YARD (WEST PROPERTY)	10 FT	N/A	5.50 FT (MOD. BUFFER)**	NO CHANGE
MIN. REAR YARD SETBACK	20 FT	20.00 FT	20.23 FT	NO CHANGE

* EXCLUDING R.O.W. DEDICATION

* GLA = 640,824 (582,567 * 10%)

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NOT FOR CONSTRUCTION

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



WEGMANS/SECU DRIVEWAY
IMPROVEMENTS

1810 FORDHAM BLVD
CHAPEL HILL, NC 27514

COVER SHEET

WEGMANS FOOD MARKET
1500 BROOKS AVE.
ROCHESTER, NY 14624

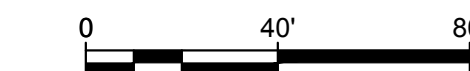
NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES
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PROJECT. THEY ARE NOT INTENDED OR REPRESENTED
TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON
THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER
PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS
SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATE. AND OWNER SHALL
INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES
FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES
ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	WGMNS19001
DATE	2019-09-16
DRAWING SCALE	AS SHOWN
DRAWN BY	CJJ
APPROVED BY	JJB

CS0001
SHEET 1 OF 10

U:\Account\WINGINS\WINGINS19001 - Wiggins Driveaway with SEC\DESIGN\CS\WINGINS - CS - SITEBASE.dwg PLOTTED: 4/8/2018 4:40 PM BY: Christopher S. Bird PLOTSTYLE: Penmon1 NCS.stb PROJECT STATUS: SPECIAL USE PERMIT SUBMISSION



Pennoni

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F-1287

PENNONI ASSOCIATES INC.
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1810 FORDHAM BLVD
CHAPEL HILL, NC 27514

WEGMANS FOOD MARKET

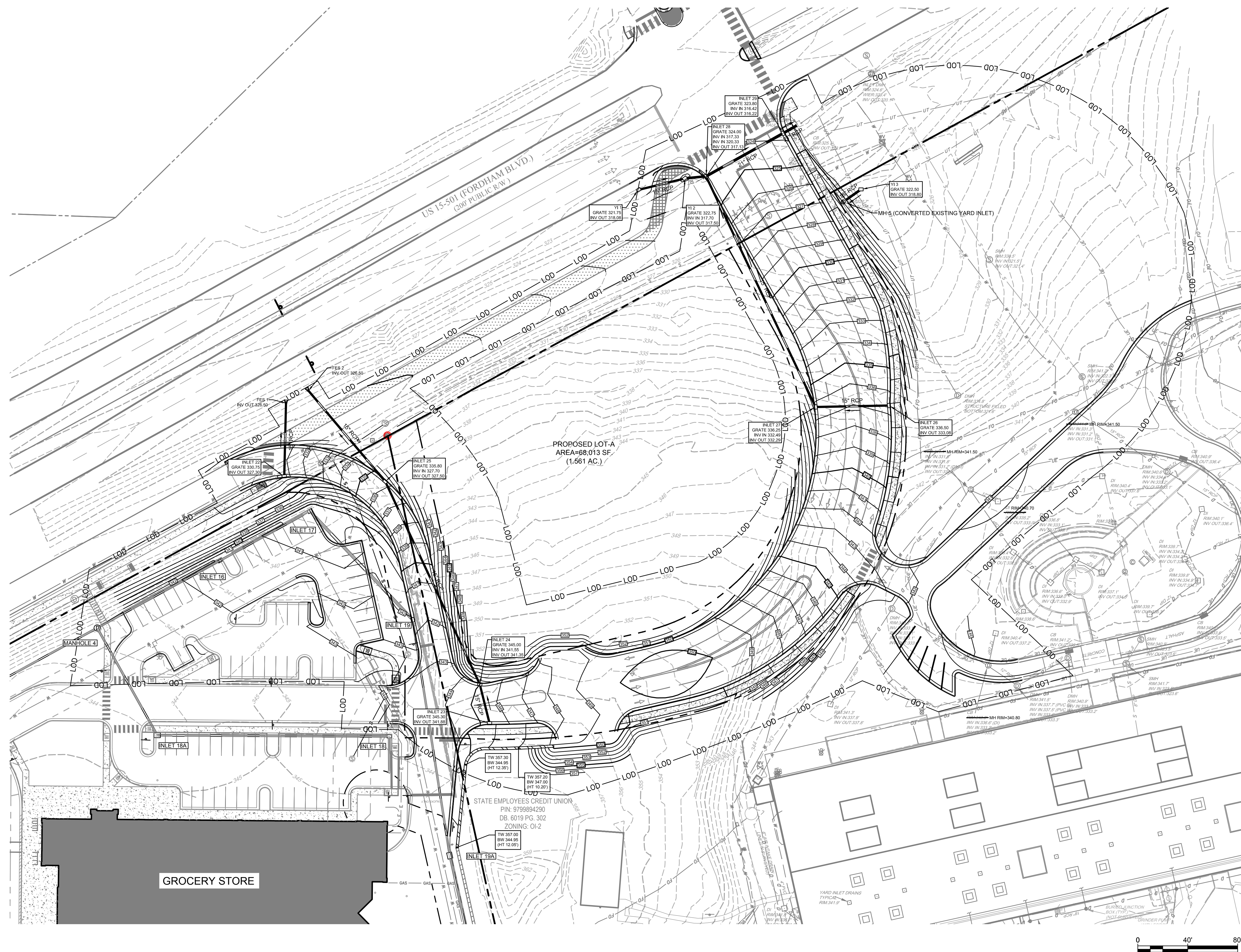
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CS0501



CS1001

SHEET 4 OF 10



NOT FOR CONSTRUCTION

WEGMANS/SECU DRIVEWAY IMPROVEMENTS

GRADING & STORMWATER MANAGEMENT PLAN

WEGMANS FOOD MARKET
1500 BROOKS AVE.

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Pennoni

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PROJECT	WGMNS19001
DATE	2019-09-16
DRAWING SCALE	1"=40'
DRAWN BY	CJJ
APPROVED BY	JJJ

CS1501

SHEET 5 OF 10

U:\Accounts\WGMS\WGMS19001 - Wegmans Driveway with SEC\DESIGN\CS\WGMS - CS - GRADING BASE.dwg PLOTTED: 4/8/2016 4:40 PM BY: Justin Brown PLOTSTYLE: Pennoni NCS.sbt PROJECT STATUS: SPECIAL USE PERMIT SUBMISSION

U:\cs2001\wgmsns19001 - wgmns driveway w/ landscape\cs2001 - wgmns driveway w/ landscape.dwg PLOTTED: 4/25/16 4:40 PM BY: Justin Davis PLOT STYLE: Pennon VCS.dwg PROJECT STATUS: SPECIAL USE PERMIT SUBMISSION




PROPOSED LOT-A
AREA=68,013 SF.
(1.561 AC.)

NOT FOR CONSTRUCTION

WEGMANS/SECU DRIVEWAY IMPROVEMENTS

1810 FORDHAM BLVD
CHAPEL HILL, NC 27514
LANDSCAPE PLAN
WEGMANS FOOD MARKET
1500 BROOKS AVE.
ROCHESTER, NY 14624

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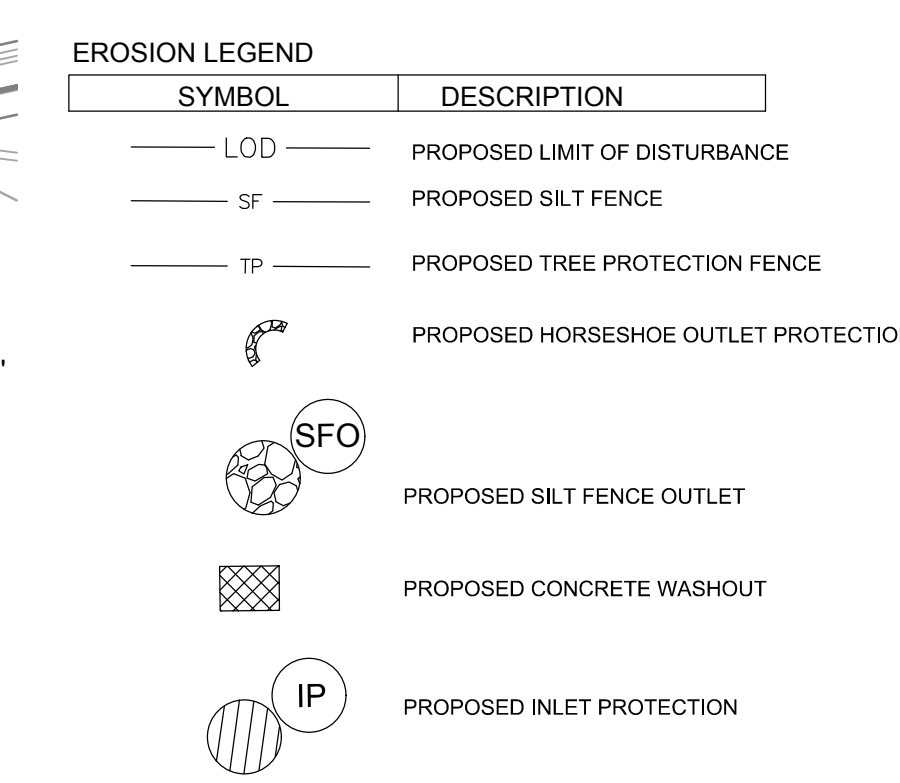


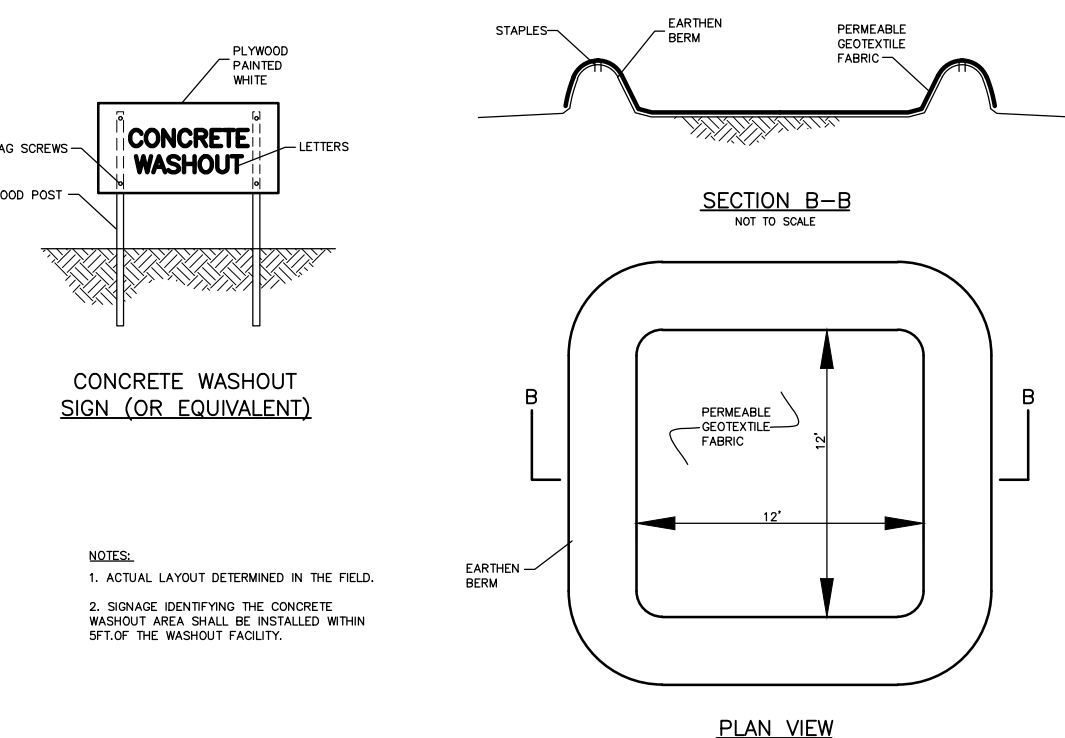
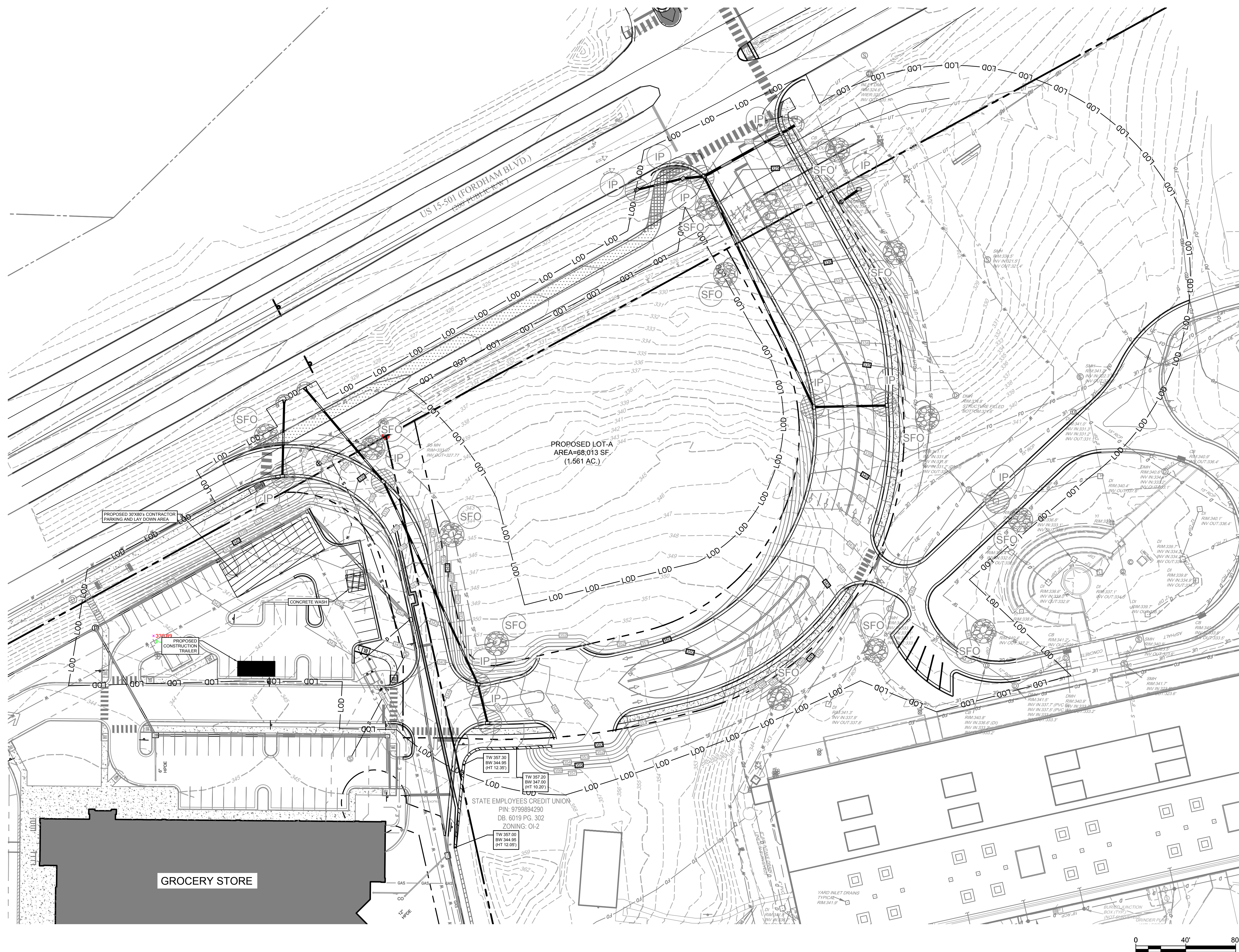
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PROJECT	WGMNS19001
DATE	2019-09-16
DRAWING SCALE	1" = 20'
DRAWN BY	HSW
APPROVED BY	HSW





CONCRETE WASHOUT
TYPE "ABOVE GRADE" WITH EARTHEN
BERMS

NOT FOR CONSTRUCTION



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WEGMANS/SECURE DRIVEWAY IMPROVEMENTS

1810 FORDHAM BLVD
CHAPEL HILL, NC 27514

CONSTRUCTION MANAGEMENT PLAN

WEGMANS FOOD MARKET
1500 BROOKS AVE.

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PROJECT	WGMNS19001
DATE	2019-09-16
DRAWING SCALE	1"=40'
DRAWN BY	CJJ
APPROVED BY	JJB

CS8002

