# APPLICATION FOR NORTHSIDE/PINE KNOLLS SITE PLAN/ZONING COMPLIANCE APPLICATION

**TOWN OF CHAPEL HILL**
**Planning Department**
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
*phone* (919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-07-1938 Date: Jun 3, 2021

## Section A: Project Information

Construction adding 250 square feet or more of floor area and any demolition project.

Property Address: 707 Gomains Ave

Zoning District: R3 ☑ Northside (CD-1) ☐ Pine Knolls (CD-4)

Project Description: Erect 1080 sf single story dwelling on existing graded lot

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

**Applicant Information** (to whom correspondence will be mailed)

Name: Empowerment, Inc

Address: 109 N Graham St, suite 200

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-967-8779 Email: delores.bailey@gmail.com

The undersigned applicant hereby certifies that, to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

**Owner/Contract Purchaser Information:**

☑ **Owner** ☐ **Contract Purchaser**

Name: Empowerment, Inc

Address: Same

City: State: Zip Code:

Phone: Email:

The undersigned property owner(s) or contract purchaser(s) hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate authorize(s) the filing of this application, and authorize(s) on-site review by authorized staff. ***I hereby acknowledge receipt of information concerning occupancy limits, as defined by the Land Use Management Ordinance for dwelling units, single family, two family, and two-family-duplex.***

Signature: _____ Date: _____

Revised 01.31.12 Permit Number:_____

## Section C: Land Area

| | | | | |
|---|---|---|---|---|
| Date lot was originally created | | November 1954 | | |
| Net Land Area (NLA): Area within zoning lot boundaries | | NLA= | 5,490 | sq. ft. |
| Choose one, or both, of the following (a or b,) not to exceed 10% of NLA | a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way | CSA= | 549 | sq. ft. |
| | b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space | COS= | | sq. ft. |
| TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%) | | GLA= | 6039 | sq. ft. |

## Section D: Special Protection Areas, Land Disturbance and Impervious Area

**Special Protection Areas**: (*check all those that apply)*

☐ Jordan Buffer ☐ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

| **Land Disturbance** | **Total (sq ft)** |
|---|---|
| Area of Land Disturbance (Includes: footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading) | Already Graded |
| Area of Land Disturbance within RCD | None |
| Area of Land Disturbance within Jordan Buffer | None |

| **Impervious Area** | **Existing (sq ft)** | **Demolition (sq ft)** | **Proposed (sq ft)** | **Total (sq ft)** |
|---|---|---|---|---|
| Impervious Surface Area (ISA) | 0 | 1250 plus D/W | 1,372 | 1,372 |
| Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) % | 0 | 0.265 | 0.227 | 0.227 |
| If located in Watershed Protection District, % of impervious surface on 7/1/1993 | | | | |

## Section E: Dimensions

| **Dimensional Requirements** | | **Required by Ordinance** | **Existing** | **Proposed** |
|---|---|---|---|---|
| **Setbacks (minimum)** | Street | 24 | NA | 31.8 |
| | Interior (neighboring property lines) | 8 | NA | 8.5 |
| | Solar (northern property line) | NA | NA | NA |
| **Height (maximum)** | | Unk | NA | 17 ft |
| **Front Yard Parking** | | | NA | One or Two cars |

| Floor Area (in square footage) | Maximum Allowed | Existing | Demolition | Proposed | Total |
|---|---|---|---|---|---|
| Total floor area on zoning lot | 1750 | 0 | 1250 | 1080 | 1080 |
| Garage building area | | 0 | 0 | 0 | 0 |
| Floor area on each side of duplex | | | | NA | NA |
| Floor area of accessory apartment | | | | NA | NA |

| *Check all that apply* | | | |
|---|---|---|---|
| **Water** | ☑ OWASA | ☐ Individual Well | ☐ Other |
| **Sewer** | ☑ OWASA | ☐ Individual Septic Tank | ☐ Other |
| **Electrical** | ☑ Underground | ☐ Above Ground | |
| **Telephone** | ☑ Underground | ☐ Above Ground | |
| **Solid Waste** | ☑ Town | ☐ Private | |

## Submittal Requirements

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 Department at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

| | |
|---|---|
| | 1. **Application fee** (Refer to fee schedule) Please note that the RCD fee is higher |
| X | 2. **Recorded plat or deed verifying property current ownership** |
| EXIST | 3. **Public Water/Sewer Confirmation –** from OWASA or Orange County Health Department approval |
| X | 4. **Recorded Plat of easements, right-of-way, and dedications,** if applicable |
| | 5. **Building Elevation** (label building height from top of roof to mean natural grade line) |
| | 6. **Statement of Compliance with Design Guidelines** (attached) – Written response to each point in guidelines |
| | 7. **Floor Plan** – compliance with bedroom/bathroom ratio |
| X | 8. **Front Yard Parking** – compliance with allowable percentage |
| X | 9. **Digital Files** – provide digital files of all plans and documents (file size limited to 10 MG) |
| | 10. **Mailing List of Property Owners,** (electronic copy) – increase in floor area or garage proposed |
| | 11. **Number of addresses on mailing list** **Mailing fee** |
| | 12. **RCD, Jordan Buffer, Floodplains, & Wetland determination** - please contact Planning Department at (919) 968-2728 |
| | 13. **Resource Conservation District Encroachment Exemption** or Variance (determined by Planning) |
| | 14. **Jordan Buffer Notice of Exemption**, Authorization Certificate or Mitigation Plan Approval (determined by Planning) |
| | 15. **Erosion Control Permit** (Orange County, or State only if land disturbance greater than 20,000 sq ft) |
| | 16. **Statement of Compliance with Comprehensive Plan** – 12 themes |
| | 17. **Digital photos of site and surrounding properties** |
| X | 18. **Reduced Site Plan Set** (reduced to 8.5"x11") |

## Existing Conditions Plan

a) Location of all existing structures and setbacks
b) Property lines and right-of-way lines
c) Location of Resource Conservation District (RCD), Jordan Buffer, Floodplain, and Wetlands
d) Stream determination, if not done within past 5 years

## Detailed Site Plan (5 copies)

a) Existing and proposed structures, driveways, sidewalks, impervious surface, and stormwater
b) Indicate location of water, sewer, electric, cable, telephone, and gas lines
c) Area of land disturbance (include grading, construction, staging, utility lines, access areas, and stormwater facilities
d) Proposed utility lines, fences
e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.

## **Steep Slope Plan** (classifying slopes 0-10%, 10-15%, 15-25%, 25% and greater if lot created after 1/27/03)

## **Landscape Protection Plan (3 copies)** for lots with greater than 5,000 square feet of land disturbance

a) Tree survey (trees greater than 18" diameter at 4 feet in height)
b) Rare and specimen tree critical root zones
c) Rare and specimen trees proposed to be removed
d) Proposed tree protection/silt fence location
e) Pre-construction/demolition conference notes
f) Existing and proposed tree canopy calculations, if applicable

## Land Disturbance within the Resource Conservation District (or Encroachment Exemption approval)

a) Utilities Plan;
b) Grading Plan showing existing and final contours;
c) Sedimentation and Erosion Control Plan;
d) Stormwater Management Plan;
e) Soils Analysis;
f) Plan view including topography of the site; location of streams, watercourses, stormwater runoff channels; floodway and floodplain; existing or proposed storm and sanitary sewers and sewer outfalls; septic tanks systems; existing and proposed structures; the 100-year flood and RCD elevations and limits; and existing and proposed tree lines;
g) Profile view including elevations of the watercourse beds; waterway openings of existing and proposed culverts and bridges within or near the site; size and elevation of existing or proposed sewer and drain outlets; 100-year water surface elevations and limits; and elevations of the RCD;
h) Description of existing vegetation, including significant trees and shrubs; and a landscape plan;
i) Description of wildlife habitats;
j) Description of proposed storage of materials and of waste disposal facilities;
k) Certificate from a registered professional engineer or architect with respect to floodproofing;
l) Copies of notifications to and responses by adjacent communities, the North Carolina Department of Crime Control, and Public Safety, and the Federal Emergency Management Agency, regarding any proposed alteration or relocation of a riverine watercourse;
m) The increase in elevation of the 100-year flood upstream from the development, velocity changes and rate of rise changes, runoff, water quality change, sediment deposit rate changes, and duration of flood;
n) A list of owners of properties located within five hundred (500) feet of the subject property boundaries with the full name and address of each property owner, with stamped, pre-addressed mailing

envelopes for each owner on the mailing list.

For lots created prior to January 27, 2003 and greater than 5,000 square feet of land disturbance, the stormwater plans must control for stormwater rate and quality. For lots created after January 27, 2003, with any amount of land disturbance, the plan must control for stormwater rate, quality, and volume.

## Stormwater Management Plan (2 copies)

a) Topography (2-foot contours)
b) Existing drainage conditions
c) Proposed drainage and stormwater conditions
d) Drainage conveyance system (piping)
e) Roof drains
f) Easements
g) BMP plans, dimensions, details, and cross-sections
h) Planting and stabilization plans and specifications

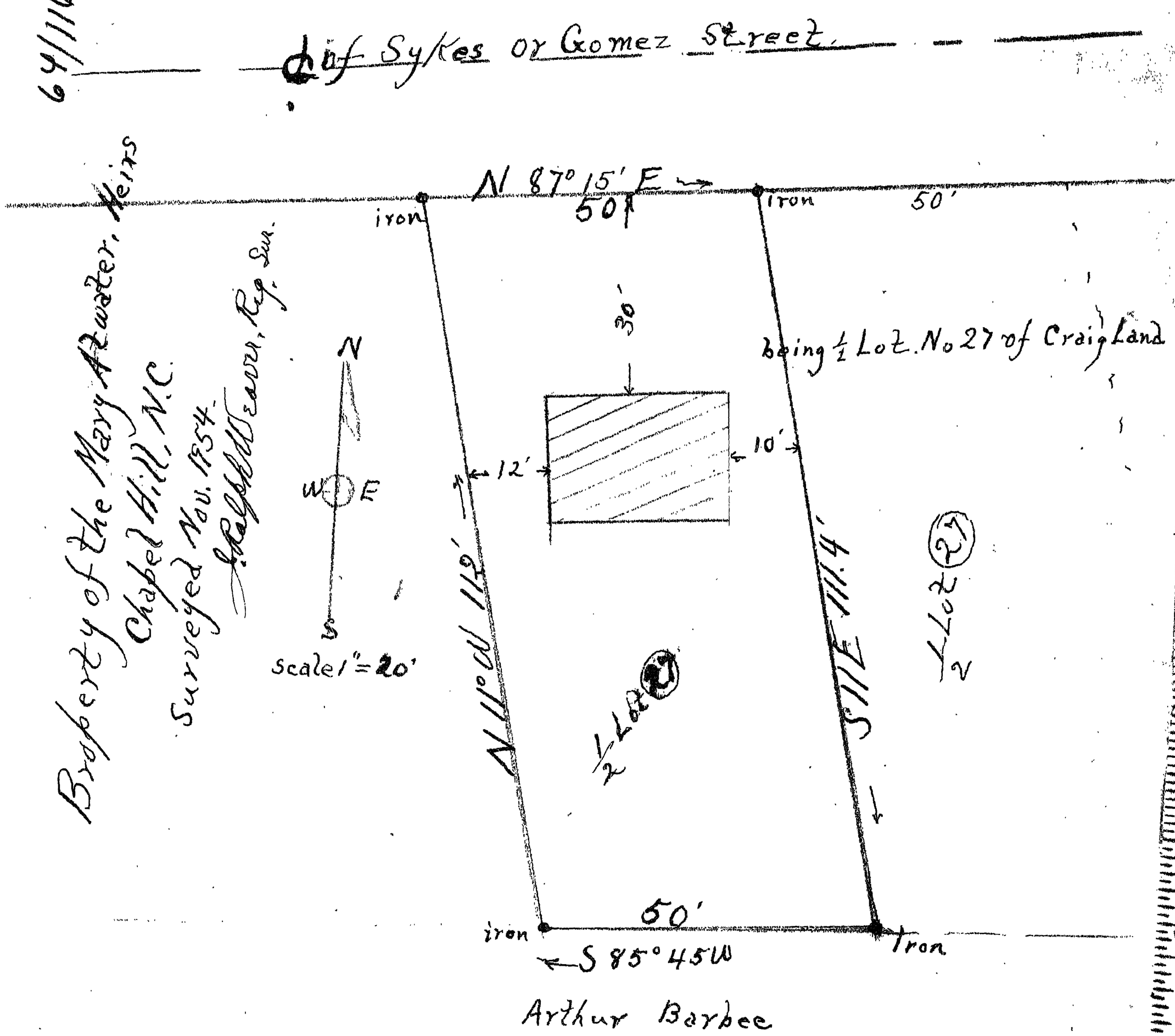
## Stormwater Management Report (2 copies)

a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
b) Description of land uses and area (in square footage)
c) Impervious surface area
d) Ground cover
e) Soil Information (classification, infiltration rates, depth to groundwater and bedrock)
f) Time of concentration calculations and assumptions
g) Topography (2-foot contours)
h) Pertinent on-site and off-site drainage conditions
i) Upstream and/or downstream volumes
j) Discharges and velocities
k) Drainage areas and sub-areas delineated
l) Backwater elevations and effects on existing drainage conveyance facilities
m) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
n) Water quality volume calculations
o) RCD delineation and boundary (perennial & intermittent streams, post-development with mitigation
p) Hydrographs for pre-& post-development without mitigation, post-development with mitigation
q) Peak discharge calculations and rates (1, 2, and 25-year storms)
r) Volume calculations and documentation of retention for 2-year storm
s) 85% TTS for post-development stormwater run-off
t) Nutrient loading calculations
u) BMP sizing calculations
v) Pipe sizing calculations and schedule (including HGL & EGL calculations and profiles)

## Northside/Pine Knolls Neighborhood Conservation District Regulations

| Regulation | Northside | Pine Knolls | Notes |
|---|---|---|---|
| Maximum secondary building height (single-family residential) | 26 feet | 26 feet | |
| Maximum size for single-family dwelling | 1,750 square feet | 1,750 square feet | Variance may be requested for up to 2,250 square feet per Section 4.12.2(b) of Land Use Management Ordinance |
| Maximum floor area ratio for single-family dwelling (or single-family with accessory apartment) | .20 | .25 | |
| Maximum number of parked vehicles per property | 4 | 4 | Site Plan Approval for an exception to be reviewed by the Planning Board for up to 6 vehicles for duplex and triplex units |
| Zoning Compliance Permit Notification | Required for increase in floor area or garage | Required for increase in floor area or garage | two-week waiting period to allow for resident comments to the applicant |
| Accessory Dwellings | Not Permitted | Not Permitted | |
| Flag Lots | Not Permitted | Not Permitted | |
| Rooming Houses | Not Permitted | Not Permitted | |
| Duplexes and Triplexes | Permitted* | Permitted* | *only projects with 100% affordability |
| Planning Board Review | 250 square feet | 250 square feet | Demolition and projects adding 250 or more square feet of floor area to a zoning lot |
| Community Design Commission Review | 600 square feet | 600 square feet | Projects adding 600 or more square feet of floor area to a zoning lot |

64/116

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Bk 64 Pg 116

707 GOMAINS AVE
NLA = 5,490 SF GLA = 6,039 SF
EXISTING IMPERVIOUS = ZERO ; PROPOSED IMPERVIOUS = 1,372 SF
ZONING = R-3 [NORTHSIDE CONSERVATION DISTRICT]
EXISTING FLOOR AREA = 1,250 SF (DEMOLISHED) ; PROPOSED FLOOR AREA = 1,080 SF

108 NORTH STREET
NLA = 12,730 SF ; GLA = 14,003 SF
EXISTING ZONING = R-3
PROPOSED AREA OF DISTURBANCE = 4,558 SF

AREA MAP

MOVE EXISTING 1,080 SF HOUSE
FROM: 108 NORTH STREET
TO: 707 GOMAINS AVE.
TOWN OF CHAPEL HILL ORANGE COUNTY, N.C.

NORTH CAROLINA PROFESSIONAL SEAL 7635 ENGINEER PHILIP N. POST
6-3-2021


*CIVIL ENGINEER*
PHILIP POST ENGINEERING, INC.
PHILIP N. POST, PE, PLS
PO BOX 4912
CHAPEL HILL, N.C. 27515
TEL. (919) 818-7862
philip.n.post@gmail.com

*OWNER*
DELORES BAILEY
EMPOWERMENT, INC.
109 N. GRAHAM ST, SUITE 200
CHAPEL HILL, NC 27514
TEL. (919) 967-8779
delores.bailey@gmail.com


0 100 200 300 400 500
SCALE: 1" = 300'
DATE: MAY 31, 2021

SHEET 1 of 3


PHILIP POST ENGINEERING
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SURVEYORS
FIRM: C-347

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NORTH CAROLINA PROFESSIONAL SEAL 7635 ENGINEER PHILIP N. POST
6-3-2021

LEGEND

- LD — PROPOSED LIMIT OF DISTURBANCE
- EXISTING TREE LINE
- EXISTING GRAVEL DRIVE/ PARKING
- 30" ELM — EXISTING SPECIMAN TREE
- EXISTING WOOD FENCE

PROPOSED LAND DISTURBANCE = 4,558 SF

108 NORTH STREET

OWNER: TOWN OF CHAPEL HILL

PIN: 9788-37-3947

0 10 20 30 40 50 60 70 80

SHEET 2 of 3


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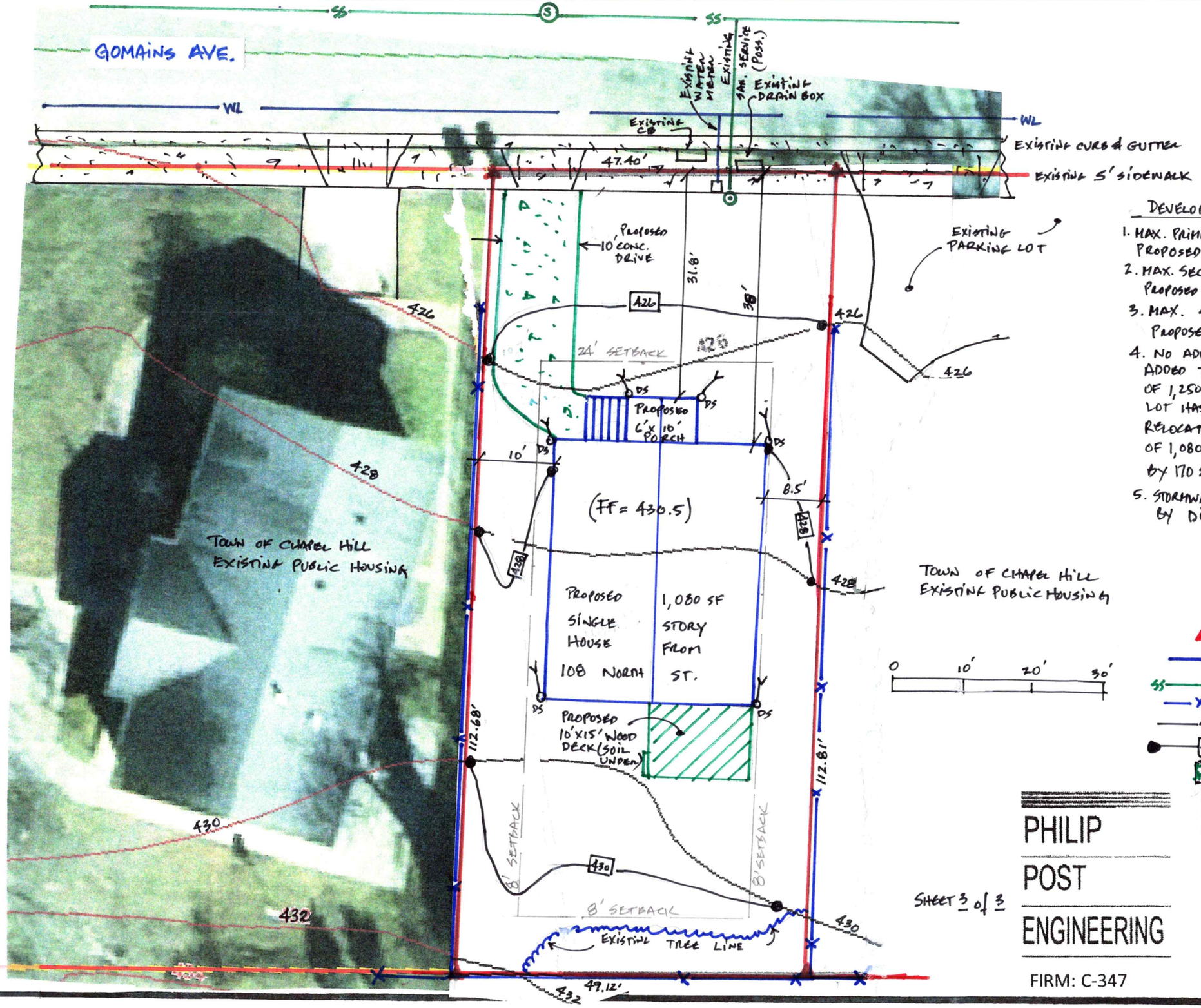

## DEVELOPMENT INFORMATION

1. MAX. PRIMARY HEIGHT = 20'
   PROPOSED = 12'
2. MAX. SECONDARY HEIGHT = 26'
   PROPOSED = 17'
3. MAX. SIZE DWELLING = 1,750 SF
   PROPOSED = 1,080 SF
4. NO ADDITIONAL FLOOR AREA IS BEING ADDED TO THIS LOT. THE PRIOR DWELLING OF 1,250 SF HAS BEEN DEMOLISHED. THE LOT HAS BEEN GRADED TO ACCEPT THE RELOCATED HOUSE. THE PROPOSED DWELLING OF 1,080 WILL REDUCE FLOOR AREA BY 170 SF ON THIS PARCEL.
5. STORMWATER MANAGEMENT WILL BE BY DIFFUSE FLOW AS SHOWN

## LEGEND

- PROPERTY LINE
- WL — EXISTING OWASA WATER
- SS — EXISTING OWASA SEWER
- X — EXISTING ALUM. FENCE
- 426 — EXISTING 2' CONTOUR
- 426 — PROPOSED 2' CONTOUR
- PROPOSED CONCRETE DRIVE

0 10' 20' 30'

SHEET 3 of 3

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