



CHAPTER VI: STANDARD FORMS & DETAILS



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I. University Site Development Permit Application

Include 10 copies of everything unless noted.

Contact: Mary Jane Felgenhauer
Address: Facilities Planning
UNC-Chapel Hill
103 Airport Road
Chapel Hill, NC 27599-1090
Phone Number: 843-7254
E-mail: UNC will provide
Project Name: Student Academic
Services Building SASB
Application UNC will provide
Number:
Submittal Date: UNC will provide
Project Number: From Development Plan;
UNC will provide
Project Location: UNC will provide
Project Sub-Basin: UNC will provide
Tax/Map/Block/Lot
(TMBL)#: UNC will provide
Parcel
Identification
Number (PIN): UNC will provide
Is the Project in the Perimeter Transition Area? Yes___ No___ UNC will
provide

A. Information Requirements for Site Development Permit Applications

Each application for a Site Development Permit shall include the following information, in a format specified by the Town Manager (8 copies or sets of all information unless noted below):

1. Receipt (one copy) of Site Development Permit Application Fee (\$3,600.00).

Attached UNC will provide

2. Area map - Identify location of project on Main Campus.

Attached UNC will provide

3. University Development Plan Fact Sheet.

See attached Fact Sheet. Designer will provide information as indicated on Fact Sheet. Provide 1 e-copy to Facilities Planning.



4. An Existing Site Plan.

See Sheet: Designer will provide

5. A Site Plan showing building footprints, access drives, pedestrian circulation (with connections to existing pedestrian networks), parking areas, and clearing limits.

See Sheet: Designer will provide

6. A Grading Plan.

See Sheet: Designer will provide

7. A Utility Plan showing how all utilities will be provided to buildings, and letters of approval from each applicable utility (one copy of each letter).

See Sheet XX and letter from OWASA. Telecommunications, chilled water, steam, and electrical distribution are provided by the University.

8. A Construction Management Plan, consistent with the University's "Construction Management Guidelines" contained in the August 7, 2001 Addendum, to be approved by the Town Manager prior to commencement of construction, indicating measures to be taken during construction in the following areas:

a) Traffic Management Plan:

(1) A traffic management/control plan shall be submitted which will provide for the safe and orderly movement of motorized and non-motorized vehicles on any public streets (maintained and operated by the Town or the NCDOT) on which normal traffic flow will be disrupted (lane closures, street closures, etc.) during construction, including a detour plan as may be necessary.

(2) The submittal of a Site Development Plan shall include a construction traffic routing map that identifies the local street network that will be impacted by construction traffic associated with this proposed addition. The routing plan shall minimize, and where practical, prohibit construction traffic on local streets. The plan shall also provide for the safe and continued use of bicycle and pedestrian corridors during construction.

(3) The Traffic management plan shall be prepared in accordance with the latest version of Manual on Uniform Traffic Control Devices (MUTCD) and applicable NCDOT Standards.

(4) All signs shall be made of high retro-reflectivity material and, if night time closures are necessary, signs shall include beacons.

(5) The traffic management plan shall be sealed by a Professional Engineer licensed in the State of North Carolina.

(6) Lane closures on public streets will be permitted only between 9:00 AM and 4:00 PM. Any deviation from these hours must be coordinated with and approved by the Town Traffic Engineer.

(7) The Traffic Management Plan shall state that closures and night time work on public streets must be approved by the Town Manager. Please see the attached form for Town Manager approval. This form must be completed and submitted to the Town for approval along with the relevant traffic control plan. The Contractor must notify the Town Engineering, Police, Fire, and Transportation Departments, E911, and affected residents at least 3 business days prior to the commencement of approved night work and/or approved street closure.

(8) The University is responsible for repairing damaged pavement, markings, signs and signal equipment as necessary.



(9) The University's contractor shall coordinate with the Town Public Works Department (968-2800) for traffic signal system underground cable conflicts.

See Sheets: Designer will provide

b) Pedestrian Management Plan:

- (1) A pedestrian detour plan shall be submitted which will provide for the safe and orderly movement of pedestrians if any public sidewalks and/or designated pedestrian routes on public rights-of-way and/or easements are disrupted or closed to normal pedestrian use.
- (2) The pedestrian detour plan shall be prepared in accordance with the latest version of the MUTCD and sealed by a professional engineer licensed in the State of North Carolina.
- (3) All signs shall be made of high retro-reflectivity material and if a night time detour is required, signs shall include beacons.

c) Pedestrian Safety:

Detailed information on how the Pedestrian Management Plan will provide for the safe and continued use of bicycle and pedestrian corridors during construction.

d) Pedestrian Security:

- (1) Detailed information on pedestrian security measures including the placement of security phones and lighting. The plan shall also include additional information on security for pedestrian bridges during evening hours.

See Sheets: Designer will provide

e) Construction Traffic Management Plan:

- (1) A construction traffic control plan shall be submitted which will provide for the safe and orderly movement of construction traffic to and from the construction site and staging area. The plan must identify the location and size of staging areas and material storage areas which would affect construction traffic routes.
- (2) Plan shall indicate location(s) where construction equipment will be parked (if offsite) and where construction personnel will park, including a routing plan for equipment and personnel going to and from the work site.
- (3) Plan shall indicate graphically and describe how emergency vehicle access to and around the project site will be provided both during and after completion of construction.

f) Construction Management Plan Enforcement:

Each Construction Management Plan shall describe how the University will enforce the requirements of the Construction Management Plan. In particular, the plan must describe how the University intends to enforce and ensure that pedestrian and bicycle corridors will remain open and safe during construction periods.

g) Construction Management Contact Information:

Each construction site will include visible signage listing a telephone number and a University representative available to answer questions and respond to concerns about pedestrian safety and security. A detail of the proposed sign, including number of signs and general locations, shall be submitted with each Site Development Permit application.

See Sheets: Designer will provide



9. Stormwater Management: Every application for a Site Development Permit shall include:

- a) A signed and sealed letter from a Professional Engineer indicating the locations in the drainage area and the methodologies of how stormwater management measures associated with Site Development Permit application will meet or exceed the approved Stormwater Management Performance Standards, as approved by the Chapel Hill Town Council on July 2, 2001. Stormwater management and treatment practices shall comply with all applicable federal and State regulations, and revisions thereof.

See attached signed and sealed letter from Designer will provide

- b) A sub-basin map indicating locations within the sub-basin(s) of the stormwater runoff control measures associated with each development activity.

See attached Watershed Sub-basin map. UNC will provide

- c) A table indicating stormwater runoff volume and discharge generated by and mitigated by each development activity, in accordance with the approved performance criteria (use University Development Plan fact sheet).

See attached University Development Plan Fact Sheet. Designer will provide information as indicated on Fact Sheet.

- d) Plans indicating grading, plantings, erosion control and stormwater runoff control best management practice(s) design and details, in accordance with the performance criteria.

See Sheets: Designer will provide

- e) Cumulative change to Impervious Surfaces by Sub-basin (use University Development Plan Fact Sheet).

See attached University Development Plan Fact Sheet.

10. Noise Ordinance: Every application for a Site Development Permit shall include a signed and sealed letter from a Professional Engineer, licensed in the State of North Carolina and with demonstrable expertise in acoustical design and attenuation practices, certifying that any increase in measurable noise above existing pre-Development Plan noise levels on property outside the OI-4 Zoning District will not exceed the levels allowed in the Town Noise Ordinance as established at the time each Site Development Permit application is approved by the Town. This noise restriction shall not apply to property outside of the OI-4 Zoning District that is in the same ownership as property within the OI-4 Zoning District.

See attached: signed and sealed letter from Designer will provide

11. Lighting Plan: Every application for a Site Development Permit shall include a lighting plan, sealed by a Professional Engineer licensed in the State of North Carolina and with demonstrable expertise in lighting design and mitigation strategies, that shows existing and proposed lighting fixture types and locations, and indicating by isolux contour diagram and grid points the measured and calculated pre-development and post-development foot-candles at grade on property where lighting impacts are expected.

The following standards apply to new lighting associated with an approved Development Plan.



- a) All lighting, including that used in and around buildings, recreation areas, parking areas, walkways, roadways, and signs, shall be designed to minimize spillover light onto property outside of the OI-4 Zoning District.
- b) All lighting shall be designed to prevent glare that could impair vision and/or otherwise deteriorate normally accepted qualities and uses of property outside of the OI-4 Zoning District.
- c) Outdoor lighting, except sports and athletic field lighting, shall be mounted at heights no greater than fifteen (15) feet for non-cutoff lights; and no greater than thirty-five (35) feet for cutoff lights.
- d) Lighting for sports and athletic fields must include glare control features and must be designed so that the primary illumination is directed onto the play area and immediate surroundings, and such that offsite illumination/glare is restricted.
- e) Increases in illumination on property outside of the OI-4 Zoning District shall not result in lighting levels in excess of 0.3 foot-candles, measured at ground level.
- f) No increase in measurable lighting levels shall occur on property outside of the OI-4 Zoning District where existing ambient lighting levels are in excess of 0.3 foot-candles.
- g) These lighting restrictions shall not apply to property outside of the OI-4 Zoning District that is in the same ownership as property within the OI-4 Zoning District.

See Sheet XX and signed and sealed letter. Designer will provide

12. Fire Protection and Safety:

- a) Fire Flow Report sealed by a registered Professional Engineer (NC) demonstrating compliance with Town Standards.

See attached Report and signed and sealed letter from Designer will provide

- b) A Fire Protection plan showing the following:
 - (1) Location of fire hydrants, present and proposed
 - (2) Location of fire department connections to sprinkler/standpipe systems
 - (3) If building has both sprinkler and standpipe, show which FDC feeds which system
 - (4) Road access to fire protection systems
 - (5) Emergency access to the structure
 - (6) Unobstructed 12 ft. emergency access lanes
 - (7) Fencing around construction site with 20 ft. swing or slide gates
 - (8) Temporary standpipe locations if building is 5 stories or higher
 - (9) Any areas which are proposed to be inaccessible during construction or demolition
 - (10) Maintain compacted soil/gravel to withstand weight of fire department vehicles at 47,000 pounds single axle.

See Sheets: Designer will provide

13. If any part of a University project lies within a Town Right-Of-Way, all documents required for an Engineering Construction Permit must be submitted as part of the Site Development Permit application process.

Applicant signature: _____ Date _____

University authorization (print name): _____

University signature: _____



THE UNIVERSITY
of NORTH CAROLINA
at CHAPEL HILL

DEPARTMENT OF FACILITIES PLANNING & CONSTRUCTION