

Attachment 4 2014 Revised Special Use Permit

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N/A

Prepared by: Kay Pearlstein, Chapel Hill Planning and Sustainability

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TOWN OF CHAPEL HILL
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ORANGE COUNTY

NORTH CAROLINA

SPECIAL USE PERMIT MODIFICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned applicant, Orange County having applied to the Town of Chapel Hill for a Special Use Permit Modification was granted by the Town of Chapel Hill on June 23, 2014 the terms of said approval being as follows:

NAME OF PROJECT: Southern Orange County Government Services Campus

NAME OF DEVELOPER: Orange County Government

DESCRIPTION OF PREMISE

LOCATION: 2551 Homestead Road

ORANGE COUNTY PARCEL IDENTIFIER NUMBER: 9880-00-~~8257~~ 8527

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DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 33.2 acres
FLOOR AREA: 300,000 square feet proposed; 61,750 square feet existing
PARKING SPACES: 600 new vehicular spaces, 258 existing spaces
IMPERVIOUS SURFACE: 631,550 square feet

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated March 6, 2014, with the following modification of regulations:

- 1. Modification of Table 3.8 of the Land Use Management Ordinance to allow a 90-foot maximum Secondary building height internal to the site in the area identified on the approved plans as the northwest Herndon Development Area.

This finding is, for this modification, based on a determination that public purposes are satisfied to an equivalent or greater degree as the proposal is 1) internal to the site, 2) not visible from Homestead Road, 3) could reduce impervious surface area overall by encouraging compact development, and 4) is a government facility that benefits all of the residents of Orange County as well as support the principles of the Chapel Hill 2020 Comprehensive Plan.

Development according to the site plan dated March 6, 2014, on file in the Chapel Hill Planning Department, conditioned on the following:

Stipulations Specific to the Development

1. Construction Deadline: That construction begins by June 23, 2019, to be completed by June 23, 2039.
2. Consolidating of Current Special Use Permits: That the three existing Special Use Permits for the Inter-Faith Project Home Start (Deed Book 109 Page 437), Orange County Southern Human Services Center (Deed Book 1283 Page 257), and Robert and Pearl Seymour Center (Deed Book 1009 Page 437) be consolidated into this Special Use Permit Modification and all conditions of those three permits are in effect with approval of this Special Use Permit Modification for Southern Orange County Government Services Campus unless modified.
3. Detailed Plan Review and Approval: That prior to the issuance of Zoning Compliance Permits for individual buildings/parking, final detailed site plans shall be approved by the Town Manager that include: 1) Grading, 2) Landscape Protection, 3) Planting, 4) Solid Waste Management, and 5) Construction Management, shall conform to plans and conditions approved by the Council and demonstrate compliance with the standards of the Land Use Management Ordinance and the Design Guidelines for the Southern Orange County Government Services Campus expansion, and Town Design Manual.

Plans, plats, and associated detailed requirements as set forth in the stipulations of this resolution and incorporated into the special use permit modification shall be reviewed and approved by the Town Manager, or his designee, as well as outside agencies where indicated.
4. Council 5-Year Update and Review: That the applicant provides the Town Council with updates and reviews of construction every five years following approval of the Special Use Permit Modification.
5. Government Facility Uses: That any use within the 34.3 acre site, other than governmental services and facilities intended to provide protective, administrative, residential, social, transit, and recreational services directly to the general public, are not allowed.
6. Land Use Intensity: This Special Use Permit Modification authorizes the addition of the following on the 33.2 acre site:

<u>Land Use: Public Use Facilities</u>	
Floor Area	300,000 s.f. of floor area proposed (61,750 s.f. existing)
Impervious Surface	390,000 s.f. new impervious surface (241,550 s.f. existing)
Land Disturbance	533,600 s.f.

Access

7. Accessibility Requirements: Prior to issuance of a Certificate of Occupancy for new buildings, the applicant shall provide the minimum required handicapped infrastructure according to Americans with Disabilities Act and associated codes and standards.
8. Performance Bond: That prior to commencing construction activity for required improvements in the public right-of-way, a performance bond shall be provided to the Town to insure that improvements are in accordance with Town standards.

Transportation

9. Transit Improvements: That prior to the issuance of a Zoning Compliance Permit for individual buildings transit improvements shall be approved by the Town Manager.
10. Bus Pull-Off Payment-in-Lieu: That prior to the issuance of the first Zoning Compliance Permit, the applicant provide a \$5,000 payment-in-lieu for a Homestead Road bus pull-off on the south side of Homestead Road. If after five years following issuance of a Certificate of Occupancy it is determined that a pull-off is not necessary, the payment-in-lieu will be refunded to the applicant, upon the request of the applicant.
11. Vehicle Parking: That for each new building, associated vehicle parking must comply with the Land Use Management Ordinance Section 5.9.
12. Bicycle Parking: That for each new building, associated bicycle parking must comply with the Land Use Management Ordinance Section 5.9.
13. Homestead Road Sidewalk/Multi-Modal Path: That as part of the construction associated with the realignment of the internal drive, the applicant will extend the existing sidewalk and the proposed 10 foot bicycle/pedestrian path along Homestead Road to the west of the site to the Weaver Dairy Road Extension on the eastern leg of the intersection. The new multi-modal path shall be built to Town/AASHTO standards and physically separated from Homestead Road, buffered from the vehicular travel lane.
14. Internal Driveway Construction: That all new internal driveways shall be constructed to provide for 2-way traffic, 5-foot sidewalks on at least one side of the street and a pavement design to provide for daily bus traffic, emergency vehicle access, and safe multi-modal transportation that includes bicycling. A separate "climbing lane" is constructed for bicyclists



from Homestead Road to the first driveway intersection. Sharrow markings are to be indicated on the internal drives in all other locations.

15. Eastern Driveway Turning Movements: That, due to potential site distance issues, the proposed eastern driveway shall be limited to right-turn in/right-turn out access only.
16. Chapel Ridge Drive Encroachment Agreement: It will be necessary to obtain an Encroachment Agreement from the Town prior to beginning land disturbance for construction of the new driveway.
17. Subsequent Transportation Impact Analysis (TIA) Updates: It will be necessary to prepare an updated TIA in 2020, 2030, and 2040 according to the Guidelines and Procedures used in the November 2013 Traffic Impact Analysis and the Town's Traffic Impact Analysis Guidelines. The cost of preparation of the TIA shall be borne by the developer and shall be conducted by the Town's TIA consultant. Updated TIAs shall address the accuracy of the projections and assumptions in November 2013 for the Development. The Town may require additional roadway mitigation measures based on the findings and recommendations of the updated TIAs.
18. Eastbound Deceleration Lane: It will necessary to construct an eastbound right turn deceleration lane with 150 feet of storage on Homestead Road at the existing main entrance within one year after completion of Phase 1 (described in the November 2013 TIA) construction.
19. Traffic Signal: It will be necessary to design and install a traffic signal at the intersection of Homestead Road and the existing driveway entrance within one year after completion of Phase 1 (described in the November 2013 TIA) construction. The design and construction of the traffic signal details shall accommodate pedestrian amenities (high visibility crosswalks with pedestrian signals), street lighting, and bicycle activated loops and be subject to approval of the Town and the North Carolina Department of Transportation.
20. Traffic Signal Timing Fee: Prior to issuance of the first Zoning Compliance Permit, the applicant shall provide a \$2,000 payment to the Town for retiming traffic signals in proximity to the site.
21. Existing Chapel Ridge Drive Public Right-of-Way: That the new roadway shall be constructed with Town Manager approval. This section of roadway shall be maintained by the applicant or until the Town accepts it for Town maintenance.
22. Homestead Road Crosswalk: That the applicant will provide a crosswalk from the site to the north side of Homestead Road, at such time as sidewalk is constructed on the north side of Homestead Road, with approval by the Town Manager.
23. Greenway Link to Carolina North: That the applicant will provide a greenway link to the University of North Carolina property to the west, Carolina North. That the greenway link accessed off the internal drives, connects to the nearby UNC's trail and is built to Town/AASHTO standards prior to issuance of a Certificate of Occupancy of Phase 1 (described in the November 2013 TIA) construction.
24. Greenway Easement: That the applicant obtain a greenway easement or similar permission, as required by the University of North Carolina for the greenway link to their trail. The link will only be required if the University grants the easement to Orange County.
25. New Natural Surface Trails: That new trails connecting to Carolina North shall be natural surface, and in order to prevent unnecessary trail length, be located to connect directly with on-site buildings and roads.
26. Existing On-Site Natural Surface Trail from Carolina North: That the applicant shall connect the existing on-site natural trail from Carolina North to the proposed 10-foot greenway connection.
27. Internal "Loop" Road Design: The internal loop road in the central/southern part of the site shall be adjusted to reduce the degree to which the loop of the road extends to the west. The final design of the road shall be approved by the Town Manager prior to approval of the final plans.
28. Encroachment Agreement – Driveway Improvements / NCDOT Right-Of-Way: That prior to issuance of a Zoning Compliance Permit for individual buildings, an encroachment agreement between the applicant, and NCDOT shall be executed for improvements in the NCDOT right-of-way.
29. Repairs in Public Right-of-Way: Prior to a Certificate of Occupancy, it will be necessary to repair all damage for work in the public right-of-way, to the satisfaction of the Town, related to the construction of this project, which may include pavement milling and overlay.
30. Work Zone Traffic Control Plan: Prior to issuance of a Zoning Compliance Permit for individual buildings, it will be necessary to provide a Work Zone Traffic Control Plan and a Construction Management Plan for approval. The Work Zone Traffic Control Plan shall comply with the Manual on Uniform Traffic Control Devices.
31. Vehicular Parking: That prior to the issuance of individual Zoning Compliance Permits for new construction, the applicant shall provide dimensioned details for the vehicular parking spaces and compliance with 5.9 of the Land Use Management Ordinance.
32. Bicycle Parking: That prior to the issuance of individual Zoning Compliance Permit for new construction, the applicant shall provide dimensioned details for the number of Class I and 1 Class II bicycle parking spaces that comply with Town parking standards, Section 5.9 of the Land Use Management Ordinance.



33. **Transportation Management Plan:** That a Transportation Management Plan for individual building proposals shall be approved prior to issuance of the Zoning Compliance Permit with annual updates required. The required components of the Transportation Management Plan include:
- a. Designation of a Transportation Coordinator to communicate and promote alternate modes of transportation.
 - b. Submission of an Occupancy Survey due 90 days after issuance of the final Certificate of Occupancy.
 - c. Submission of an updated annual Transportation Management Plan Report and Resident and Employee Surveys during survey years.
 - d. Measures to gradually attain the goals of the program.
 - e. Annual survey of employees for any increase demand for additional bicycle parking.

Landscaping and Elevations

34. **Landscape Buffers:** The following landscape bufferyards shall be provided:

Location	Landscape Buffer
Southern Property Line (Carolina North)	20 ft. wide Type C
Western Property Line (R-2)	20 ft. wide Type B
Northern Property Line (Homestead Road.)	30 ft. wide Type D
Eastern Property Line	20 ft. wide Type B

35. **Landscape Protection:** That prior to issuance of a Zoning Compliance Permit for new construction, a Landscape Protection Plan shall be approved by the Town with details including trees to be removed and preserved, critical root zones of all rare and specimen trees, with names and species.
36. **Tree Save Area:** That the mature hardwood forest in the southwest corner and along the western edge of the property shall be protected. A note to this effect shall be placed on the plans.
37. **Tree Protection Fencing:** That prior to issuance of a Zoning Compliance Permit for new construction, the applicant shall provide Town standard landscaping protection notes on Final Plans, including a noted indicating that tree protection fencing will be installed and inspected prior to land-disturbing activity. Tree protection fencing shall be provided around construction limits, parking, and staging/storage areas.
38. **Landscape Planting Plan:** That prior to issuance of a Zoning Compliance Permit for new construction, the applicant shall provide a detailed Landscape Planting Plan with a detailed planting list, for approval by the Town. The Plan shall meet the minimum 40% tree canopy coverage requirement of the entire site, including surface parking areas and adhere to screening and shading standards for Section 5.9.6 (a-d) of the Land Use Management Ordinance.
39. **Invasive Exotic Vegetation:** That prior to the issuance of a Zoning Compliance Permit, the applicant shall identify on the planting plan, known invasive exotic species of vegetation, as defined by the Southeast Exotic Pest Plant Council (SE-EPPC) and provide notes indicating removal from the landscape buffer areas, prior to planting.
40. **Design Guidelines:** That the Design Guidelines for the site be modified to call explicitly for:
1. clustering of buildings on the site to achieve walkability, visibility, and connectedness while maximizing preservation of undisturbed areas;
 2. covered walkways that link buildings on the site whenever building location, driveway configuration, and topography allow;
 3. clustering of buildings on the site to achieve walkability, visibility, and connectedness while maximizing preservation of undisturbed areas; and
 4. sharrows instead of bike lanes for internal driveways and streets including sharrow bicycle signage constructed to industry standards.
41. **Community Design Commission Approval:** Prior to issuance of a Zoning Compliance Permit for new construction, the applicant shall obtain Community Design Commission approval of building elevations and site lighting including special consideration of the location and screening of HVAC.

Environment

42. **Energy Management and Efficiency:** That prior to issuance of a Zoning Compliance Permit for new construction, the applicant shall provide an Energy Management Plan (EMP) for Town approval. The plan shall incorporate a "20 percent more energy efficient" feature to outperform the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) energy efficiency standard 90.1-2010. The property owner shall provide, by the Certificate of Occupancy date, a letter sealed by a licensed professional engineer showing the anticipated energy performance of the buildings, as designed and built, satisfies the "20 percent more energy efficient" expectation.



Stormwater Management

43. Stormwater Management Plan: That this project must comply with the *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.
44. Jordan Stormwater Management for New Development: That if the total disturbed area exceeds 0.5 acres, this project must comply with *Section 5.19 Jordan Watershed Stormwater Management for New Development* of the Land Use Management Ordinance to provide the required reductions in nitrogen and phosphorus loads for new development and redevelopment projects.
45. Erosion Control Inspections: That, in addition to the requirement during construction for inspection after every rainfall, the applicant shall inspect the erosion and sediment control devices and offsite roadways daily, make any necessary repairs or adjustments to the devices, remove deposition of wet or dry silt on adjacent roadways and maintain inspection logs documenting the daily inspections and any necessary repairs.
46. Phasing Plan: That prior to issuance of a Zoning Compliance Permit, the applicant shall obtain Town Manager approval of a Phasing Plan that provides details of which improvements are to be constructed during each phase. The phasing plan shall detail that public improvements and stormwater management structures will be completed in each phase prior to requesting a Certificate of Occupancy. Construction for any phase may not begin until all public improvements in previous phases are complete, with a note to this effect on the final plans and plats.
47. Jordan Surety: That if the total disturbed area exceeds 0.5 acres, prior to issuance of a Certificate of Occupancy, the owner shall post a maintenance bond or other surety instrument satisfactory to the Town Manager, in an amount equal to one hundred twenty-five (125) percent of the construction cost of each stormwater management facility to assure maintenance, repair, or reconstruction necessary for adequate performance of the stormwater management facility, or establish a stormwater maintenance (sinking fund) budget and escrow account in accordance with the requirements of Section 5.19 of the Land Use Management Ordinance.
48. Erosion Control Bond: That if one acre or more is uncovered by land-disturbing activities for this project, then a performance guarantee in accordance with Section 5-97.1 Bonds of the Town Code of Ordinances shall be required prior to final authorization to begin land-disturbing activities.
49. Stormwater Facilities, Easements, and Operations and Maintenance Plans: That all stormwater detention, treatment and conveyance facilities located on and below the ground shall be wholly contained within an easement entitled: "Reserved Stormwater Facility Easement Hereby Dedicated" and shall be reserved from any development which would obstruct or constrict the effective management, control, and conveyance of stormwater from or across the property, other than the approved design and operation functions. A copy of the final plat or easement exhibit, signed and sealed by a North Carolina-registered Land Surveyor and recorded by the County Register of Deeds, and containing the following notes shall be submitted prior to issuance of the Certificate of Occupancy.
 1. A suitable maintenance access (minimum 20' wide) to accommodate heavy equipment from the nearest public right-of-way to the Reserved Stormwater Facility Easement must be provided and shown on the plans.
 2. The "Reserved Stormwater Facility Easements" and the facilities it/they protect are considered to be private, with the sole responsibility of the owner to provide for all required maintenance and operations as approved by the Town.
 3. The Reserved Stormwater Facility Easement and the Operations and Maintenance Plan are binding on the owner, heirs, successors, and assigns.
50. Stormwater Operations and Maintenance Plan Recordation: That prior to issuance of a Certificate of Occupancy, a Stormwater Operations and Maintenance Plan, signed by the owner and recorded at the County Register of Deeds, shall be provided for the proposed stormwater management facilities and submitted to the Stormwater Management Engineer for approval. A schedule of inspection and maintenance tasks shall be included. The operation and maintenance plan shall require the owner of structural BMP's to perform and maintain a record of annual inspections by a qualified professional.
51. Erosion Control: That during the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance. The applicant shall inspect erosion and sediment control devices daily, make necessary adjustments to the devices and maintain inspection logs documenting inspections and repairs.
52. Curb Inlets: That the applicant shall provide pre-cast curb inlet hoods and covers stating, "Dump No Waste! Drains to Jordan Lake", in accordance with the specifications of the Town Standard Detail SD-5A, for all new curb inlets for private, Town and State rights-of-way.
53. On-Site/Adjacent Stormwater Features: That prior to issuance of a Zoning Compliance Permit for new construction, existing site conditions and features shall be located on plans, including all on-site and adjacent stormwater drainage features. The final plans must provide proper inlet protection for the stormwater drainage inlets on or adjacent to the site to ensure the stormwater drainage system will not be obstructed with construction debris.
54. P.E. Certification: That prior to the issuance of a Certificate of Occupancy for any phase, the applicant shall provide a certification, signed and sealed by a North Carolina-licensed Professional Engineer, that the stormwater management facilities are constructed in accordance with the approved plans and specifications.



Water, Sewer, and Other Utilities

55. Utility/Lighting Plan Approval: That prior to issuance of a Zoning Compliance Permit for new construction, the final utility/lighting plan shall be approved by the Town, Orange Water and Sewer Authority, Duke Energy Company, and other local utility service providers.
56. Lighting Plan: That prior to issuance of a Zoning Compliance Permit for new construction, the applicant shall submit a lighting plan, sealed by a Professional Engineer, demonstrating compliance with Section 5.11 of the Land Use Management Ordinance and Town standards, for approval.
57. Street Lighting Plan: Prior to issuance of a Zoning Compliance Permit for new construction, the applicant shall install street lighting along the access driveway from Homestead Road and the new road, Chapel Ridge Drive. The plan shall be approved by the Town and where necessary, by NCDOT.
58. Relocation of Overhead Utilities Underground: That prior to a Certificate of Occupancy, the applicant shall install all new or relocated utilities underground, except for 3 phase or greater electric lines.
59. Utility Easement Plats: That prior to issuance of a Zoning Compliance Permit for new construction, easement plats and documentation shall be approved by the Town and OWASA and recorded by the applicant.

Safety

60. Safety Plan: That prior to the issuance of a Zoning Compliance Permit for new construction, the applicant shall provide a detailed safety plan, to be reviewed by the Town, regarding 1) visibility and appropriate trimming of landscaping materials, where appropriate, 2) limited access control, including provision of locks and safety standards, 3) use of alarms and cameras, as appropriate and 4) sufficient lighting in parking areas.
61. Fire Sprinklers: That prior to issuance of a Zoning Compliance Permit for new construction, plans shall show all proposed fire department connections to required fire sprinklers, which shall be installed according to NC Fire Code prior to a Certificate of Occupancy.
62. Hydrants Active: That all required fire hydrants must be installed, active, and accessible for the Fire Department use prior to the arrival of combustible materials on site. That fire protection systems shall be installed according to Town Ordinance, the NC Fire Code, and NFPA 13.
63. Firefighting Access during Construction: That prior to issuance of a Certificate of Occupancy, NC Fire Code (Section 1410.1 Required Access), and vehicle access for firefighting shall be provided to all construction or demolition sites including vehicle access to within 100 feet of temporary or permanent fire department connections and hydrants. Vehicle access shall be provided by either temporary or permanent roads capable of supporting vehicle loading under all weather conditions.
64. Fire Hydrant and FDC Locations: That prior to the issuance of a Zoning Compliance Permit, the locations of existing and proposed fire hydrants and Fire Department Connections (FDC) shall be approved. Fire Department Connections shall be located on the street side of the building within 100 feet of a hydrant. Hydrant spacing shall comply with the Town Design Manual. Design shall be approved prior to issuance of a Zoning Compliance Permit.
65. Fire Flow Report: That prior to issuance of a Zoning Compliance Permit for new construction, the applicant shall provide a fire flow report, with an OWASA flow test that meets Town Design Manual standards, sealed by an Engineer registered in the State of North Carolina for approval.
66. Fire Apparatus Access Road: That any fire apparatus access roads, (any public/private street, parking lot access, fire lanes and access roadways), used for fire department access shall be all weather and designed to carry the imposed load of fire apparatus weighing at least 75,000 lbs. Fire apparatus access roads shall have a minimum width of 20' with an overhead clearance of at least 13'-6" for structures not exceeding 30' in height and shall provide access to within 150' of all exterior portions of the building.
67. Fire Aerials: That where a building exceeds 30' in height or 3 stories above the lowest level of Fire Department Access, overhead power and utility lines shall not be allowed within the aerial apparatus access roadway and the roadway shall have an unobstructed width of 26' exclusive of the shoulders. At least one of the apparatus access roadways shall be located within a minimum of 15' and maximum of 30' from one complete side of the building.
68. Fire Access Grade and Approach: That fire apparatus access roads shall not exceed 10% in grade unless approved by the Town and all approach and departure angles shall be within the limits established based on the Department's apparatus.
69. Heavy-Duty Paving: That prior to issuance of a Certificate of Occupancy, the applicant shall provide heavy duty paving designed and built to withstand fire apparatus weighing at least 75,000 pounds.
70. Fire Lane: That prior to issuance of a Certificate of Occupancy for new construction, the fire lane must be marked and signed in accordance with Town standards, with the associated plans approved by the Town prior to issuance of a Zoning Compliance Permit.
71. Emergency Communications System: That the developer shall provide building design features which enable public safety responders' radios to penetrate and provide reliable radio transmissions within the buildings.



Solid Waste Management and Recycling

72. Solid Waste Management Plan: That prior to issuance of a Zoning Compliance Permit for new construction, a detailed Solid Waste Management Plan, including a recycling plan and a plan for managing and minimizing construction debris, shall be approved. Each bulk waste container shall be labeled as to type of material to be collected. Prior to issuance of a Zoning Compliance Permit, the developer shall provide documentation of an agreement for solid waste collection by a private provider, where necessary.
73. Refuse Container Adjustment: That prior to issuance of a Zoning Compliance Permit for new construction, the proposed location of the refuse container shall be rotated southward, to be on axis with the building face, to improve access for solid waste vehicles.
74. Construction Waste: That per Orange County Ordinance, clean wood waste, scrap metal and corrugated cardboard, all present in construction waste, must be recycled, and haulers of construction waste must be properly licensed. The developer shall provide the name of the permitted waste disposal facility to which any land clearing or demolition waste will be delivered.

State and Federal Approvals

75. State or Federal Approvals: That prior to issuance of a Zoning Compliance Permit for new construction, any required State or federal permits or encroachment agreements (e.g., 401 water quality certification, 404 permit) shall be provided to the Town of Chapel Hill.
76. North Carolina Department of Transportation Approvals: That prior to issuance of a Zoning Compliance Permit for new construction, plans for any improvements to State-maintained roads or in associated rights-of-way shall be approved by the Town and NCDOT.

Miscellaneous

77. Construction Management Plan: That prior to issuance of a Zoning Compliance Permit for new construction, a Construction Management Plan, that includes the following details, shall be approved: 1) construction vehicle traffic management, 2) on-site construction parking areas including plans to prohibit parking in residential neighborhoods, 3) construction staging and material storage areas, 4) construction trailers and associated temporary structures, and 5) proposed Town Noise Ordinance compliance.
78. Traffic and Pedestrian Control Plan: That prior to the issuance of a Zoning Compliance Permit for new construction, the applicant shall provide a Work Zone Traffic Control Plan for Town approval, for vehicular movement on any public street that will be disrupted during construction, including safe pedestrian circulation. At least 5 working days prior to any proposed lane or street closure the applicant must apply for a lane or street closure permit.
79. Addressing: That prior to issuance of a Zoning Compliance Permit for new buildings, the Town shall assign a building and unit address.
80. Unified Sign Plan: That prior to issuance of a Certificate of Occupancy for Phase 1 (described in the November 2013 TIA) a Unified Sign Plan shall be approved by the Town Manager.
81. Construction Sign Required: That prior to the issuance of a Zoning Compliance Permit for new construction, a sign detail shall be approved. Prior to the start of land disturbing activities when the Building Permit has been issued, the applicant shall post a construction sign at the development site that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information. Non-illuminated signs with a maximum area of 32 square feet and height of 8 feet are allowed (§5.14.3(g) of LUMO).
82. Open Burning: That the open burning of trees, limbs, stumps, and construction debris associated with this development is prohibited.
83. As-Built Plans: That prior to issuance of the first Certificate of Occupancy, the applicant shall provide to the Town certified as-built plans for building footprints, parking lots, street improvements, storm drainage systems and stormwater management structures, and all other impervious surfaces.
84. Vested Right: This Special Use Permit Modification constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
85. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
86. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.



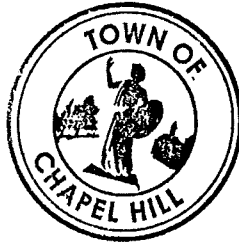
ORANGE COUNTY
NORTH CAROLINA

IN WITNESS WHEREOF, the Town of Chapel Hill has caused this instrument to be executed in its name as evidence of the issuance of said permit, and the undersigned being all of the property owners of the property above described, have executed this instrument in evidence of their acceptance of said Southern Orange County Government Services Campus Special Use Permit Modification as covenant running with the land.

TOWN OF CHAPEL HILL

BY: Mary Jane Nirdlinger KP
2018
Mary Jane Nirdlinger, Director of Planning and Sustainability

ATTEST:
Amy T. Harvey
~~Sabrina Oliver, Town Clerk~~
Amy Harvey, Acting Town Clerk



NORTH CAROLINA
ORANGE COUNTY

I, Christina M. Strauch, a Notary Public in and for said County and State do hereby certify that

Mary Jane Nirdlinger, Director of Planning and Sustainability of the Town of Chapel Hill,
and Amy T. Harvey ^{Acting} Town Clerk for the Town of Chapel Hill, subscribed their names thereto, that the corporate seal of the Town of Chapel Hill was affixed thereto, all by virtue of a resolution of the Chapel Hill Town Council, and that said instrument is the act and deed of the Town of Chapel Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the

8th day of September, 2018
Christina M. Strauch
Notary Public
My commission expires: April 16, 2018

ACCEPTED:

Orange County, North Carolina a body politic and corporate

By: Barry Jacobs
Barry Jacobs, Chair

NORTH CAROLINA
ORANGE COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document, on behalf of Orange County, North Carolina, a political subdivision of the State of North Carolina: Barry Jacobs as Chair to the Orange County Board of Commissioners.

David Hunt
Official Signature of Notary Public

Date: 11/11/18

David Hunt
Notary's Printed or Typed Name, Notary Public

(Official Seal)

