



July 14, 2020

Michael D. Harvey
Current Planning Supervisor
Orange County
131 W. Margaret Lane, Suite 201
Hillsborough, NC 27278

RE: *Conditional Zoning Atlas Amendment – Master Plan Development (MPD) for Research Triangle Logistics Park (RTLTP) – First Round Comments*

Attached please find the Applicant's written responses to comments from Orange County issued on June 20, 2020 for the above referenced project.

The responses are transmitted to you with the following information:

- One Revised digital 24"x36" Master Plan Set (under separate cover)
- One Revised digital project Binder
- One digital copy of Duke Energy transmission line easement.

Please contact me at (919) 653-2927 or Chris.Bostic@kimley-horn.com should you or your staff have any questions concerning our responses.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Bostic", written over a horizontal line.

Chris Bostic, P.E.

Project Manager

PLANNING & INSPECTIONS DEPARTMENT

1. **Comment: Page 1 – Approximately 20 acres of the parcel, north of Interstate 40, is not part of the application and will remain zoned as currently depicted on the official County Zoning Atlas.**

Response: *Correct, no area north of I-40 is part of the rezoning.*

2. **Comment: Page 2 – I.A.1 – The narrative and exhibits make reference to stormwater ‘best management practices’ or BMPs for the Project. Please update such references to ‘stormwater control measures’ or SCMs per current State and County guidelines.**

Response: *All occurrences of BMPs have been updated to SCMs as requested.*

3. **Comment: Page 2 – I.A.2 - There are no references in the narrative to proposed parking standards (i.e. required number of spaces per sq.ft. of proposed land use, loading space design requirements, shared parking, compact parking standards, drive-isle standards, etc.) for the Project.**

Please modify the narrative to either indicate the Project will comply with the provisions of Section 6.9 Parking, Loading, and Circulation of the UDO or propose a comparable parking standard for consideration.

Response: *The parking standards to be used are as follows: Minimum Vehicular Parking Requirements: 1 space per 750s.f. of office space + 1 space per 3,000s.f. of additional indoor area and have been noted in the binder.*

4. **Comment: Page 2 – I.A.2.i - A condition of approval for the Settlers Point MPD-CZ project indicated at minimum of 1% of all required parking be designed to accommodate electrical charging stations. Staff believes there will be similar interest for the Project.**

Response: *There is no plan to make electric parking a requirement of this project at this time.*

5. **Comment: Page 3 – I.A.2.ii – A condition of approval for the Settlers Point MPD-CZ project required the creation/designation of 100 parking spaces to serve as supporting ‘park and ride’ activities. While the nature of this project is different from Settlers Point, staff believes there will be discussion at both the Planning Board and County Commissioner level on requiring a similar condition.**

Response: *Due to the nature of this project, there will be no park and ride facilities provided.*

- 6. **Comment: Page 3 – I.A.3 - Section 6.7.5 (D) of the UDO requires the issuance of a Class A Special Use Permit when any non-residential land use within an MPD-CZ is developed: ... ‘within 200 ft. of a property line of an existing dwelling unit located on a lot smaller than 2 acres in size. This section specifically applies to MPD-CZ development(s) within the Hillsborough Economic Development District.**

This provision may impact portions of the Project as currently denoted on the master plan, specifically development on the 12-acre parcel (PIN 9862-99-8894) as adjacent parcels, each with a residential land use, are under 2 acres in size.

Response: We understand this comment is pending further discussion.

- 7. **Comment: Page 3 – I.A.4 - The Project will be required to comply with provisions of Section 6.10 Roadway Improvements and Multi-modal Transportation of the UDO.**

Response: We understand the public streets will comply with this section of the UDO; however the internal streets are private and will not be held to this standard.

- 8. **Comment: Page 3 – I.A.5 - Staff is continuing to review language on utility permitting and connection standards with the Town of Hillsborough staff and will provide additional feedback as soon as possible.**

Response: Noted.

- 9. **Comment: Page 3 – I.B.1 - Page 4 Final Paragraph: There is language within the narrative discussing the submittal of the Conditional Zoning Atlas amendment package, which could confuse the average reader. You should consider revising the language as follows:**

Given the scope of the project, we believe it is appropriate to submit the project through the County’s Master Plan Development (MPD) Conditional Zoning process, the purpose of which is to:

...provide for unified large scale subdivisions, non- residential, and mixed use developments that promote economical and efficient land use, improved /ev'e/ of amenities, appropriate and harmonious variety, creative design, and a better environment through the approval of a general Master Plan.

In accordance with the provision of Section 2.9.2 of the Orange County Unified Development Ordinance (UDO), we are proud to submit ~~the~~ this request to rezone a total of 161.21 acres of property, further defined in Section 1-2 of the document, to a MPD Conditional Zoning designation for development as the RTLP consistent with proposed development standards.

This includes the rezoning of approximately 148.8 acres of property previously zoned MPD-CZ by the County as part of the Settlers Point project. Approval of this request will, in effect, eliminate the County’s previous action to approve the Settlers Point project in January of 2018. 12.35 acres of land and submit the cumulative (being 161.216 acres) properties identified herein as being part of the RTLP project to MPD-CZ and allow for the development of the project consistent with recommended development standards.

Response: This change is acceptable and has been incorporated into the revised document.

- 10. **Comment: Page 4 – I.B.2 - Section 1-2 Project Size and Location: Staff recommends including the following language under the subsection number 2 describing the rezoning of PIN 9863-91-6573:**

‘APPLICANT NOTE: Approximately 20 acres of the parcel, which is located north of Interstate 40, are not part of the application and will remain in the ownership of the current property owner and zoned EDH-2 consistent with current County regulations’.

While all parties are aware of the distinction, the narrative should contain a definitive reference that the request only involves rezoning 60 acres of an 80 acre parcel.

Response: Narrative has been revised as requested.

- 11. **Comment: Page 4 – I.B.3 - Section 1-3 Current Land Uses: Include a reference to the Settlers Point project when identifying the parcels zoned MPD-CZ:**

PIN — 9863718857 Undeveloped MPD-CZ (formerly Settlers Point MPD-CZ)

PIN — 9863916573 Undeveloped MPD-CZ (formerly Settlers Point MPD-CZ)

This will help the general public to follow what is being proposed, and what was previously done.

Response: The PIN information has been updated as requested.

- 12. **Comment: Page 4 – I.B.4.i - Water/Sewer improvements: Provide language indicating the extension of applicable utility lines shall be in accordance with Town of Hillsborough’s utility extension protocols/policies.**

Staff recommends additional language be added defining/clarifying what a ‘looped’ water line system will entail. For example, where will the connection(s) be made (i.e. off Old NC Highway 86 near David Road, a new water line running parallel with Interstate 40 connecting to existing lines off Orange Grove Road, etc.).

There also should be some mention of required permitting to install the new utility lines.

This detail will need to be present on the utility master plan contained in Exhibit D as well.

Response: *The binder has been updated accordingly.*

13. **Comment: Page 4 – I.B.4.ii – Road improvements: Add references to the Traffic Impact Analysis (TIA) contained in Exhibit H of the application.**

Response: *TIA comments will be addressed globally upon receipt of direction from NCDOT.*

14. **Comment: Page 5 – I.B.5 - Section 2 — Land Use Program: The narrative makes a reference to 'County Planning staff' referring to the Project as the 'Research Triangle Logistics Park' or RTLP. This is the name you have chosen for the Project and is not a 'staff' reference. Please revise existing language accordingly.**

Response: *This revision has been made as requested.*

15. **Comment: Page 5 – I.B.6.i - The narrative should be revised to include additional detail(s) on proposed development activities, namely:
A description/identification of each individual development area or 'pod' within the Project;
This information should also be placed on the master plan set.**

Response: *This information has been provided as requested.*

16. **Comment: Page 5 – I.B.6.ii-iv - The narrative should be revised to include additional detail(s) on proposed development activities, namely:
-Anticipated number of buildings and their size for each development area or 'pod';
-An explanation on the anticipated number of parking spaces;
-An explanation of loading berths/zones for each area or 'pod';
This information should also be placed on the master plan set.**

Response: *Please reference the schematic plan that shows the general location of these items.*

17. **Comment: Page 5 – I.B.7 - Section 2-1 Land Uses: Staff is concerned the proposed list of allowable and prohibited land uses does not following existing naming or organization conventions as detailed in Section 5.2 Table of Permitted Uses of the UDO. We suggest additional review of our recommendation(s) on the listing of land uses consistent with our June 1, 2020 email as contained in Attachment 1.**

Response: *The list of allowable land uses shall remain as previously submitted, however, further discussion may be warranted.*

18. **Comment: Page 5 – I.B.8.i – There is no mention of Floor Area Ratio (FAR) requirements within the narrative.**

As proposed, the FAR for the Project appears to be approximately (i.e. roughly 13,939 sq.ft. of floor area per acre with a cumulative total of 2,250,00 sq.ft. of floor space for the 161 acres located within the Project).

As a comparison, the FAR for:

- **Settlers Point for District 1 was 0.20 (i.e. 8,712 sq.ft. of floor area per acre);**
- **County UDO would potentially allow 0.65 (i.e. 28,314 sq.ft. of floor area per acre) if the MPD-CZ parcels were still zoned Economic Development Hillsborough Research and Manufacturing (EDH-5).**

The proposed FAR appears consistent with what has been historically allowed for the parcels making up the bulk of the Project.

NOTE: The FAR should also be listed on the master plan set, specifically sheet(s) C.2.

Response: *The proposed FAR will be set at a maximum of 0.65 to match County standard.*

19. **Comment: Page 5 – I.B.8.ii – Number 1: Per Section 6.7.5 (C) (1) of the UDO, the maximum impervious surface level for the Project is 50%. After conferring with the Director, it has been recommended the narrative contain language discussing the cumulative/shared nature of the development (i.e. shared access roads, shared parking, common stormwater control measures, open space preservation, etc.) resulting in an overall reduction in the amount of land clearing/grading that will be required to accommodate the Project.**

This will result in an overall reduction in the anticipated environmental impact of the Project justifying additional impervious surface area.

Response: *As noted in the comment above, the improvements common to each building result in a relatively limited overall disturbance of the project as compared to the proposed built upon area which does result in a relatively limited environmental impact.*

20. **Comment: Page 6 – I.B.8.iii – Number 2: Staff recommends the minimum percentage of open/landscaped space for the Project be increased to a minimum of 30% of the Project or 48 acres.**

According to the 'graded area exhibit' of the Environmental Assessment (Exhibit G) anticipated open space for the project is approximately 41 acres or 25% of land area. The Director has indicated he is willing to allow for the 498,705 sq.ft. of land area reserved to serve as stormwater control measures to be included as part of the open space calculation.

NOTE: The minimum open space requirement should be listed on the master plan set, specifically sheet(s) C.2.

Response: *The minimum open space requirement in the narrative has been increased to 25%.*

21. **Comment: Page 6 – I.B.8.iv – Number 3: Per Section 6.7.5 (C) (1) of the UDO the maximum height allowed for the Project is 60 ft. There are additional setback requirements for structures exceeding 40 ft. in height per Section 3.7 of the UDO.**

Staff recommends references in the narrative to a ‘6 story height limit’ be replaced with the following:

Buildings within the development shall abide by the height limitations and allowances established within Section 3.7 Economic Development Districts — Economic Development Hillsborough Research and Manufacturing (EDH-5) of the UDO.

Under no circumstances may a structure exceed 60 ft. in height.

NOTE: Height allowances/restrictions should be listed on the master plan set, specifically sheet(s) C.2.

Response: *Narrative has been modified to address the 60’ limitation.*

22. **Comment: Page 6 – I.B.8.v – Number 4: Please include specific references to the Stream Buffer regulations as contained in the UDO (i.e. Section 6.13). Further, we recommend including language within this section referencing your submittal of a Letter of Map Amendment (LOMA) to the Federal Emergency Management Agency (FEMA) for review, which may result in a reduction of land area encumbered by identified floodplain. This is to address potential concern(s) the submitted master plan (i.e. the overall preliminary site plan map — Sheet C-2) denotes potential development activity in areas currently identified as being within special flood hazard area, where development activity is specifically prohibited in accordance with Section 6.21 of the UDO.**

Response: *We have modified the narrative as requested.*

23. **Comment: Page 7 – I.B.9.i – Number 1 Noise: Language should indicate the Project shall comply with the County's Noise Ordinance, as enforced by the Sheriff’s Office, and Section 6.4.3 of the UDO.**

Response: *We have updated this language.*

24. **Comment: Page 7 – I.B.9.ii – Orange County Solid Waste staff members have agreed, in concept, with the language contained in Section 2-2-2 (6) of the narrative. A recommended condition of approval will be:**

'All solid waste and recycling collection methods, facilities, areas, etc. shall be reviewed during formal site plan review by Orange County Solid Waste. Site specific development conditions

associated with solid waste/recycling collection and disposal will be addressed at that time'

There is a typo under 6 (d) (v) of the narrative, specifically the word 'and' appears at the end of the proposed standard that does not appear to belong.

Response: *Narrative has been updated as requested.*

25. **Comment: Page 7 – I.B.9.iii – Number 7 Erosion Control: Please revise the narrative and make specific reference the Project will comply with the provisions of Section 6.15 Soil Erosion and Sedimentation Control of the UDO.**

Response: *The narrative has been revised as requested.*

26. **Comment: Page 7 – I.B.9.iv – Orange County Erosion Control and Stormwater Management staffs are reviewing the proposed conditions under Section 2-2-2 of the narrative. General observation(s):**
1. If it is your intention to make use of nutrient buy-down tools, the narrative should contain language denoting same.
 2. County riparian/floodplain buffer requirements are more restrictive than State riparian standards. Language in Section 8 (a) of the narrative should be modified to indicate riparian buffers shall be maintained consistent with the provision(s) of Section 6.13 of the UDO. This change will also ensure consistency with language contained in Section 2-2-3 (1) (a) of the narrative.

Response: *1. Narrative notes that the project has the option to utilize a nutrient buydown. 2. This language has been modified as requested.*

27. **Comment: Page 7 – I.B.10 – Section 2-2-3 General Performance Standards — Environmental: The narrative needs to contain a summary of the findings of the Environmental Assessment (Exhibit G). Specifically, an analysis of the information demonstrating compliance with applicable standards (i.e. Section 6.16.3 (B) of the UDO). This analysis is vital to documenting your rationale for arguing an Environmental Impact Statement, as detailed in Section 6.16.4 of the UDO, is not required for the Project.**

Response: *The environmental section of the narrative has been updated with justification as requested.*

28. **Comment: Page 8 – I.B.11 – Staff recommends you add language indicating the 'examples' contained within the narrative are for illustrative purposes only and do not represent actual client(s) or tenants. The rationale is the listing of a specific company**

or business could become an unnecessary focus of discussion/criticism during review of the Project.

Response: *Language added as requested.*

29. Comment: Page 8 – I.B.12 – Section 2-3-2 Landscaping and Preservation Design:

- i. **General:** The section should provide detail on the landscape and buffer management standards for the Project, including:
 - 1. Amount of proposed foliage within identified landscaped areas. Section 6.8.7 (F) of the UDO, the County establishes various buffer types outlining the number/species of foliage required within every 100 linear ft. of property.
The narrative will need to define what level of landscaping is going to be required consistent with this standard.
- ii. **Number 2:** Language should be modified to indicate formal landscape plans shall be submitted as part of each individual site plan for review and approval consistent with approved standards for the Project.
- iii. **Number 5:**
 - 1. Specify planting of a canopy tree within required tree islands;
 - 2. Tree(s) should be, at a minimum, 1 '7 inch caliper at dbh at time of installation;
 - 3. Tree planting area should be increased from 162 sq.ft. (9 ft. by 18 ft. as suggested) to a minimum of 200 sq.ft. to ensure adequate area for installation. As a reminder Section 6.8.7 (D) (2) (b) requires terminal landscape islands within parking lots to be 300 sq.ft. in area;
 - 4. Each terminal island or 'tree grate area' as detailed in the narrative should contain 1 canopy tree and shrubs for coverage. Staff recommends inclusion of a typical 'tree grate area' design schematic showing the 'tree grate area' design as well as the anticipated installation of proposed foliage.
- iv. **Number 6:**
 - 1. All parking areas should have a vegetative buffer, at least 10 ft. in width, separating parking from adjacent open space, vehicular use areas, property lines, etc. For reference purposes, staff is recommending compliance with Section 6.8.7 (D) (1) of the UDO.
If it is your intention to allow existing/preserved foliage to satisfy this requirement, please indicate same within the narrative and on Sheet C-6 of the master plan set;
 - 2. Staff is not of the opinion a 5% building perimeter landscaping requirement will be sufficient and recommends continued discussion. For reference purposes, current regulations would require the following (Section 6.8.7 (C))
A minimum of a five foot landscape area must be planted around the entire foundation of non- residential structures to

blend the architecture into the site and to accent entrances. Vegetation of varying heights and textures shall be placed along walls and fences to soften the planes.

If a landscape area around the foundation is not possible, as in the case of existing buildings and parking, landscape planters should be incorporated into the store frontage. This can be done by means of raised planters, sidewalk cutouts, or portable planters.

- v. **Number 7:** As previously indicated, the County requires landscaping to be installed/preserved to meet a specified level of intensity (i.e. minimum foliage per every 100 linear ft.). Staff requests additional review of establishing a minimum standard for the Project using the provisions of Section 6.8.6 as a guide.

As part of initiating this conversation, staff requests you consider the following minimum standard: 3 canopy, 1 evergreen, 2 deciduous understory, 5 evergreen understory, and 40 shrub trees for every 100 ft. of required landscape area.

Response: The binder has been modified in consideration of these requests. Regarding item 7, we are proposing a perimeter buffer where existing vegetation is cleared. In areas where vegetation is not cleared, the existing vegetation will count toward the perimeter buffer.

30. Comment: Page 9 – I.B.13 – Section 2-3-3 Signs and Lighting:

- i. Staff is still reviewing the master sign plan (Exhibit F) and will provide comment(s) as soon as possible.
- ii. If the location of outdoor lighting fixtures is known, a formal lighting plan is required to be submitted as part of the MPD-CZ application (refer to Section 6.11.5 (B) of the UDO). If not, please add language indicating same within the narrative.
- iii. With respect to lighting standards contained in Section 2-3-3 of the narrative, staff recommends:
 1. Add language indicating all lights shall be full cut-off fixtures;
 2. Provide detail on the anticipated height of all light poles;
 3. Provide detail that the Project will comply with maximum permitted foot-candle limits consistent with Section 6.11.6 of the UDO (i.e. observe a light limit of 0.5 foot-candles at any adjoining residential property line and/or 1.0 foot-candles at any adjoining non-residential property line);
 4. You may wish to add language to the narrative indicating all security lights shall abide by the requirements of Section 6.11.3 (J) of the UDO;
 5. Add language indicating formal lighting plans shall be submitted with all site plans where outdoor lighting is proposed;

6. Add language that lighting for the project shall comply with applicable NC Department of Transportation requirements for roadway lighting.

Response: *Cutoff light fixtures will be provided, and light fixtures will not exceed 45' in height. All roadways internal to the project are private and not subject to NCDOT requirements.*

31. **Comment:** Page 10 – I.B.14 – Section 3-1 Internal Traffic Circulation and Parking: No initial comments other than those referenced under ‘General Comments’.

Response: *Noted.*

32. **Comment:** Page 10 – I.B.15 – Section 3-2 TIA Improvement Summary:

- i. The TIA describes the Project as consisting of "2,251,200 sq. feet of warehouse".
As there will be a myriad of other development occurring within the Project (i.e. light manufacturing, warehousing, research, medical, fulfillment services, etc.) staff is concerned the TIA does not adequately anticipate/define impacts.
- ii. According to the TIA, the Project anticipates generating 3,648 new trips per average weekday, with 320 AM peak trips and 326 PM peak trips. The AM/PM "peaks" represent only 18% of all trips. This number seems small to staff. This, combined with the anticipated mixture of land uses summarized herein, could create issues with some of the lower-performing LOS intersections (and overall greater rates of congestion in the area).
- iii. There does not appear to be sufficient right-of-way to allow for the development of a dedicated right-turn lane on southbound Old NC 86. The concern for staff is that this 'right-turn lane' is the designated connection to three (listed as A, B and C within the TIA) of four total driveways to be constructed (the fourth, D, will be on Davis Rd.).
- iv. The three "exceptions" that do not meet LOS D or better for average intersections are all predicated on a "typical" AM and PM peak time. Staff is concerned this will, actually, be the case if the majority/entirety of the development is warehousing.
- v. The turn movements were calculated in October of 2016. Staff is concerned how valid this data may still be.
- vi. One Page 31, Table 8 of the TIA there are references to Old NC 86 at I-40 EB have an issue with maxing out the 200-feet of available storage during AM travel periods.
Staff is concerned none of the recommendations contained within the TIA call for an additional lane or improvement beyond a traffic light to address this issue.
- vii. The overall conclusions (page 34 of Exhibit H) identify the problems that create a LOS E and LOS F for these particular intersections, but offer no solutions. As

2 of the three intersections in question connect to I-40, and one connects with the road containing three of the development’s four total driveways, this is a concern for staff.

Response: *TIA comments will be addressed globally upon receipt of direction from NCDOT.*

33. Comment: Page 11 – I.B.16 – Section 5-1 Vegetated Buffers:

- i. **Number 1:** As proposed, there is a 100 ft. ‘perimeter structure buffer’ along the external western property line with allowances for parking/internal roads within 50 ft. of the western property line.
Consistent with the provisions of Section 6.8.12 (C) of the UDO, staff recommends observing a 100 ft. perimeter buffer for the Project from western and southern property lines that are adjacent to residentially zoned property. Staff would agree with allowing trails and/or roadways within this area but not parking areas.
- ii. **Number 3:** Staff recommends a 30 ft. vegetative/landscape area separating the Project from both the Service and Davis Road rights- of-way. As written, the narrative references a 25 ft. ‘land use buffer’ along Service Road and does not mention Davis Road.
- iii. **Number 4:** Please indicate buffers along all ‘water features’ (i.e. streams, floodplain, wetlands, etc.) shall be preserved consistent with Section 6.13 of the UDO. As an aside, required buffer is based on slope. There may be areas of the Project where a 65 ft. stream buffer may be applicable versus an 80 ft. buffer.

Response: *i. In order to observe the recommended stream and floodplain buffers, the perimeter buffers will remain as proposed. ii: A 30’ vegetative/landscape area separating the project from Davis Road right-of-way will be included; iii: Narrative has been updated accordingly.*

34. Comment: Page 11 – I.C.1 – Master Plan Set:

1. Section 6.7.1 (B) (1) of the UDO requires a map of the development site. While the master plan map set provides the majority of required detail(s), the submittal should be modified as indicated:

- i. **Label and identify the various ‘lines’ on the submitted map(s). Specifically:**
 - 1. Internal and external property lines;
 - 2. Internal rights-of-way;
 - 3. Internal district or ‘pod’ development areas;
 - 4. Utility lines/easements. Staff recommends the use of a legend indicating what these lines represent (i.e. project boundary lines, utility easements, utility service areas, rights-of-way, etc.).
- ii. **Sheet C-2 should display the floodplain and floodplain buffer area per Section 6.13 of the UDO;**

iii. Sheet C-2 should display the following information:

1. Proposed floor area ratio (FAR) for the Project;
2. Proposed open space;
3. Breakdown of landscape/buffer area (i.e. acreage) for the Project;
4. Proposed setbacks (internal and external);
5. Anticipated number of parking spaces, loading berths/stalls, etc.;
6. Maximum allowable building height (in general and per each individual development 'pod' if there will be a difference);
7. Anticipated number of parking spaces with access to alternative energy charging stations (if proposed);
8. Number of 'park and ride' spaces (if proposed).

Response: *Site plans updated accordingly.*

Comment: iv. Development of Building D appears to 'cross' an existing property line. There needs to be some explanation of boundary/development areas on the master plan set providing an explanation of what will be included within individual development areas of the Project.

Response: *Property lines have been updated on this submittal.*

Comment: v. Sheet(s) C-2 and C-2.4 indicate there will be development activity occurring within an existing utility easement, specifically a power line easement. Staff requires documentation indicating either the power line/easement is being relocated or the utility provider will allow for the development of parking and structures within their easement.

Response: *A copy of the Duke Energy easement is included with this submittal.*

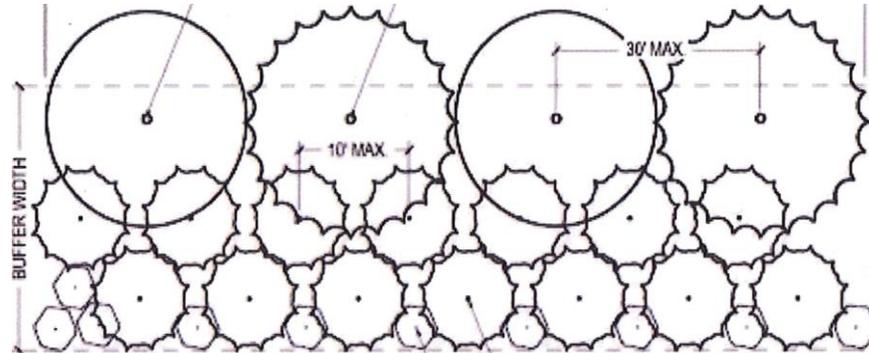
Comment: vi. Sheet C-6: Label and document all proposed and/or required landscape/buffer areas for the Project including, but not limited to:

1. Perimeter buffers;
2. In-between lot/development pod landscape areas;
3. Internal landscaping (i.e. parking lot and parking lot perimeter, building, preservation of existing significant foliage, etc.);
4. Stream/floodplain buffers;
5. Major Transportation Corridor (MTC) buffers, including requested breaks consistent with Section 6.6.4 of the UDO.

Response: *These items have been labeled as requested.*

Comment: vii. Sheet C-6 needs a legend detailing what the proposed landscape/buffer areas are.

Further, revise the Sheet to contain the proposed planting schedule (i.e. amount of foliage for every 100 linear ft. of the Project) consistent with previous direction. Staff recommends use of a planting detail on the Sheet supporting this description and offers the following illustrative example as a guide:



Note: not taken from County UDO. Graphic is for illustrative purposes only.

Response: *Planting detail will be added as requested to the master plans*

35. Comment: Page 13 – I.1.i – Provide the following additional detail on Sheet C-2:

1. A typical public road access cross section detail for the individual development areas;
2. A typical interior roadway design standard (i.e. cross section) including drainage detail(s) and explanation of how drainage will be handled by interior road systems if at all;
3. If there is a proposed layout (i.e. creation of individual parcels allowing for development) please denote same on this map;
4. Provide language indicating if denoted stormwater control measures (SCMs) are:
 - a. For illustrative purposes (i.e. final SCM location shall be determined with the submittal of a formal stormwater management plan in accordance with the UDO);
 - b. Are anticipated to serve as master drainage basin areas or for specific 'pods'.

Response: *1. The access road is a private road and no cross section will be provided.
 2. The majority of interior roadway drainage will be handled by onsite SCMs.
 3. Individual parcels have been noted in this resubmittal.
 4. The SCMs are based on master drainage basins and illustrative in nature.*

36. Comment: Page 13 – I.1.ii – Sheet C-4: Section 6.7.1 (B) (6) of the UDO requires a map detailing the utility master plan for the project (Sheet C-4). While the Sheet C-4

provides the majority of required detail(s), the submittal should be modified as indicated:

1. Denote the location of all utility lines (i.e. sewer, water, reclaimed water, stormwater management, electrical service, cable, telephone, etc.) on the map.

As part of this modification please provide a key/legend detailing:

 - a. Existing infrastructure in place,
 - b. What infrastructure is expected to be constructed by Orange County/Town of Hillsborough, and
 - c. New infrastructure serving the project.

As part of this requirement, staff will need detailed information on proposed line types, sizes, anticipated construction, etc.
- b. Denote the anticipated location of sidewalks to assist staff ascertain if there will be any conflicts with utility location.
- c. The map will need to be modified to include the detailed design calculations for the project indicating that the proposed utility lines are sufficient for expected development and associated/estimated density for the project.
- d. Include a note indicating: 'All onsite utilities shall be underground unless approved by the Board of County Commissioners'.
- e. Indicate connection points to various utility lines.
- f. Denote the location of any anticipated/planned utility infrastructure (i.e. pump stations, etc.).
- g. Please include the following information on Sheet C-4:
 - a. Provide detail on anticipated fire flow for the proposed utility lines with detail on how same will support the project. As a general reminder fire flow requirements are necessary for consideration when sizing water lines.
 - b. Provide detail on the anticipated placement of manholes and elevations same. This will include the provision of a typical manhole construction detail.
 - c. Anticipated stub out locations.
 - d. All existing and anticipated utility line easements.
 - e. Provide sufficient detail outlining how the project will comply with the Town of Hillsborough water/sewer utility line construction standards.
 - f. Additional detail on expected build-out. This information shall be essential in evaluating the ability of installed infrastructure to meet current and future needs of the project.
 - g. Information outlining opportunities for water and sewer extension to serve adjacent parcels.

NOTE: The ability to serve surrounding parcels is predicated on said parcels location within a primary service area as detailed within the Water and Sewer Management, Planning, and Boundary Agreement (WASMPBA), the County Comprehensive Plan, and the Orange County/Town of Hillsborough Joint Planning Land Use Plan.

Response: *A note has been added that sufficient water flow and pressure for fire flows will be provided at time of Certificate of Occupancy. All internal infrastructure will be constructed by the developer. Water and sewer extensions will be constructed via development agreement with the Town of Hillsborough. Further analysis not provided within the scope of this entitlement would be necessary to ascertain the feasibility of utility extensions to adjacent properties.*