

MEMORANDUM

TO: Chapel Hill Planning Commission

FROM: Gene Poveromo, Development Coordinator
Judy Johnson, Principal Planner

SUBJECT: Site Plan Review Application – 308 McMasters Street, Northside Neighborhood Conservation District (File No. 15-060)

DATE: July 21, 2015

We have completed a review of the Site Plan Review application noted above. We recommend approval with conditions.

INTRODUCTION

This application proposes to construct a new 1,750 square foot single-family dwelling unit. The proposed two-story house includes three bedrooms and three bathrooms. The property is located in the Northside Neighborhood Conservation District and within the Residential-3 (R-3) zoning district. The Board of Adjustment granted a dimension variance to the applicant for primary and secondary height limitation at its meeting on February 4, 2015. The granted variance allows a twelve-foot increase in height to both the primary and secondary height restrictions.

A Concept Plan proposal for this project was reviewed by the Community Design Commission at its meeting on June 26, 2015. A summary of the Community Design Commission's comments is attached.

BACKGROUND

Northside Neighborhood Conservation District Site Plan Review applications are evaluated based on compliance with:

1. the procedural and dimensional requirements of the Land Use Management Ordinance;
and
2. the design standards in the Council-approved Northside Neighborhood Conservation District Design Guidelines.

Land Use Management Ordinance

We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance pertaining to the Northside Neighborhood Conservation District. A checklist of these regulations and standards can be found as Attachment 1.

We also note that because this is a single-family unit, the maximum number of vehicles that could be parked on this lot is four. As required by the Land Use Management Ordinance, that the proposed parking area must be clearly delineated and marked as well as maintained in a safe and sanitary condition.

RECOMMENDATION

We recommend that the applicant provide an as-built survey prior to receiving a Building Final for a Certificate of Occupancy. We recommend that the Planning Commission adopt Resolution A, approving this Site Plan Review application, with the stipulations noted.

Following Planning Commission approval, the applicant will proceed with a Zoning Compliance Permit application, demonstrating compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.

ATTACHMENTS

1. Checklist
2. Resolution A
3. Resolution B
4. Community Design Commission comments
5. Board of Adjustment Height Variance
6. Applicant's Materials

ATTACHMENT 1

Checklist of Regulations and Standards

308 MCMASTERS STREET	STAFF EVALUATION		
Residential-3 Zoning District Neighborhood Conservation District	STANDARD	APPLICATION	COMPLIANCE WITH ORDINANCE
Land Use Management Ordinance Standards:			
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	Street – 24 feet Interior – 17 feet Solar – 11 feet	√
Floor Area Ratio	0.20	0.20	√
Floor Area (maximum)	1,750 sq. ft.	1,750 sq. ft.	√
Vehicle Parking Spaces (maximum)	4	4	√
Front Yard Parking (maximum)	30%	30%	√
Primary Height (maximum)	20 feet	32 feet ¹	√
Secondary Height (maximum)	26 feet	38 feet ²	√
Bedroom to Bathroom Ratio	n/a ³	n/a	√
Amount of Impervious Surface		4,407 sq. ft.	√
Erosion and Sedimentation Control		n/a	n/a
Steep Slope Disturbance		√	√ with ZCP submission
Land Disturbance		4,000 sq. ft.	√
Stormwater Management		n/a	n/a
Drainage Plan		√	√ with ZCP submission
Utility Lines Underground		√	√ with ZCP submission
Public Water and Sewer confirmation		√	√ with ZCP submission
Resource Conservation District Regulations		n/a	n/a
Watershed Protection District		n/a	n/a

¹ Board of Adjustment Variance granted

² Board of Adjustment Variance granted

³ NC General Assembly Senate Bill 25

Northside Neighborhood Conservation District Guidelines:	STANDARD	APPLICATION	COMPLIANCE WITH GUIDELINES
Building orientation	Facing street and consistent setbacks	Oriented toward street	√
Site Design	Landscaping, lighting, sidewalks, building placement		
Parking	Located at side or rear of house; 30% limitation; not obscure front door; clearly distinguished from front yard	Parking area located at rear of house	√
Fencing	Consistent along block	Not proposed	
Porches ⁴	Should have porch or covered stoop	√	√
Design Details ⁵	Windows on all sides; respect character of neighborhood in scale and proportion;		√

N/A – Not applicable

⁴ Ibid

⁵ Ibid

RESOLUTION A
(Approving Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SITE PLAN APPLICATION FOR 308 MCMASTERS STREET (File No. 15-060)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 308 McMasters Street Site Plan Application, proposed by owner Mark Patmore, on the property identified as Orange County Property Identification Number 9788-19-3231, if developed according to the plans dated June 30, 2015, and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following supplemental stipulations:

Stipulation Specific to the Development

1. That construction shall begin within one year from the date of approval and completed within two years from the date of approval.
2. That the applicant must obtain a Zoning Compliance Permit prior to beginning any construction work.
3. That prior to issuance of Certificate of Occupancy, the applicant submit documentation certified by a registered architect that the floor area, as defined by Land Use Management Ordinance, does not exceed 1,750 square feet.
4. Occupancy by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership is prohibited.
5. Parking restrictions limit the number of parked vehicles on the lot to four vehicles. That the parking area be clearly delineated and marked with a safe and sanitary surface.
6. That prior to issuance of a Certificate of Occupancy, that any unused existing curb cuts be replaced with Town standard curb and gutter.
7. That a Drainage Plan must be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit. The plan must provide for dispersal of roof water in a non-erosive condition. All drainage structures are prohibited within the building setbacks.
8. That certified as-build plans, signed and sealed by a North Carolina Registered Professional Land Surveyor showing building height limitations, building footprints, driveways, and all other impervious surfaces located on the zoning lot be submitted prior to Building Final for issuance of Certificate of Occupancy.
9. That the final plan shall be approved by OWASA prior to issuance of a Zoning Compliance Permit.

10. That a Building Permit must be obtained and construction must begin by July 21, 2016 and construction be completed by July 21, 2017.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Site Plan for the 308 McMasters Street in accordance with the plans and conditions listed above.

This the 21st day of July 2015.

RESOLUTION B
(Denying Application)

**A RESOLUTION DENYING AN APPLICATION FOR A SITE PLAN FOR 308
MCMASTERS STREET (File No. 15-060)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 308 McMasters Street Site Plan, proposed by owner Mark Patmore, on the property identified as Chapel Hill PIN 9788-19-3231, if developed according to the preliminary site plan dated June 30, 2015 and the conditions listed below, would not comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following:

(INSERT REASONS FOR DENIAL)

BE IT FURTHER RESOLVED by the Planning Commission hereby denies the application for the 308 McMasters Street Site Plan.

This the 21st day of July 2015.



PLANNING AND SUSTAINABILITY
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

**CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
TUESDAY, JUNE 23, 2015, 6:30 P.M.**

Chris Berndt, Susana Dancy, Lucy Carol Davis, John Gualtieri, Jason Hart, Dixon Pitt, Polly van de Velde
Staff member present was Kay Pearlstein Planning Commission Champion present: Amy Ryan
Council Liaison present: Sally Greene

**CONCEPT PLAN REVIEW, 308 MCMASTERS STREET
NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT**

A Concept Plan has been submitted to the Town by Mark Patmore for 308 McMasters Street (Orange County Parcel Identifier Number 9788-19-3231; Project #15-044) located in the Residential-3 (R-3) zoning district to construct a 2-story, 1,750 square foot single family dwelling with under-building garage and detached garage in the Northside Neighborhood Conservation District.

CONCEPT PLAN PRESENTATION

Mr. Fulkerson made a presentation to the Commission. The Commission made the following comments:

CITIZEN COMMENTS

No citizens spoke.

COMMISSIONER COMMENTS

1. Most Commissioners liked the design and architecture.
2. They thought it might cause a mini redevelopment of this section of Northside and brought new life to the street. One Commissioner cautioned to make the materials indestructible.
3. One Commissioner suggested the roof line was not what was traditionally found in Northside.

Submitted by: Kay Pearlstein, liaison to the Community Design Commission

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



#HS-080

**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): 9788-19-3231

Date: June 28th 15

Section A: Project Information

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

Property Address: 308 McMASTERS ST

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

Project Description: NEW SINGLE FAMILY HOME

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

Applicant Information (to whom correspondence will be mailed)

Name: MARK R. PATMORE
Address: 101 CARVER ST CHAPEL HILL
City: CHAPEL HILL State: NC Zip Code: 27516
Phone: 919-933-8143 Email: MPATMORE@hotmail.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: [Signature] Date: June 28th 15

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: SAME AS ABOVE
Address: _____
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: [Signature] Date: June 28th 15



Floor Area (in square footage)	Maximum Allowed	Existing	Demolition	Proposed	Total
Total floor area on zoning lot	1750	0	0	1750	1750
Garage building area	0	0	0	1152	1152
Floor area on each side of duplex	0	0	0	0	0
Floor area of accessory apartment	0	0	0	0	0

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> 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
2. **Recorded plat or deed verifying property current ownership**
3. **Public Water/Sewer Confirmation** – from OWASA or Orange County Health Department approval
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
8. **Front Yard Parking** – compliance with allowable percentage
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** 142 **Mailing fee** 10794 *paid in May*
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**
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



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



Section C: Land Area

Date lot was originally created			
Net Land Area (NLA): Area within zoning lot boundaries		NLA=	8,817 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 1/2 width of public right-of-way	CSA=	1,104 sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x 1/2 public or dedicated open space	COS=	/ sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	9921 sq. ft.

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

Special Protection Areas: (check all those that apply)

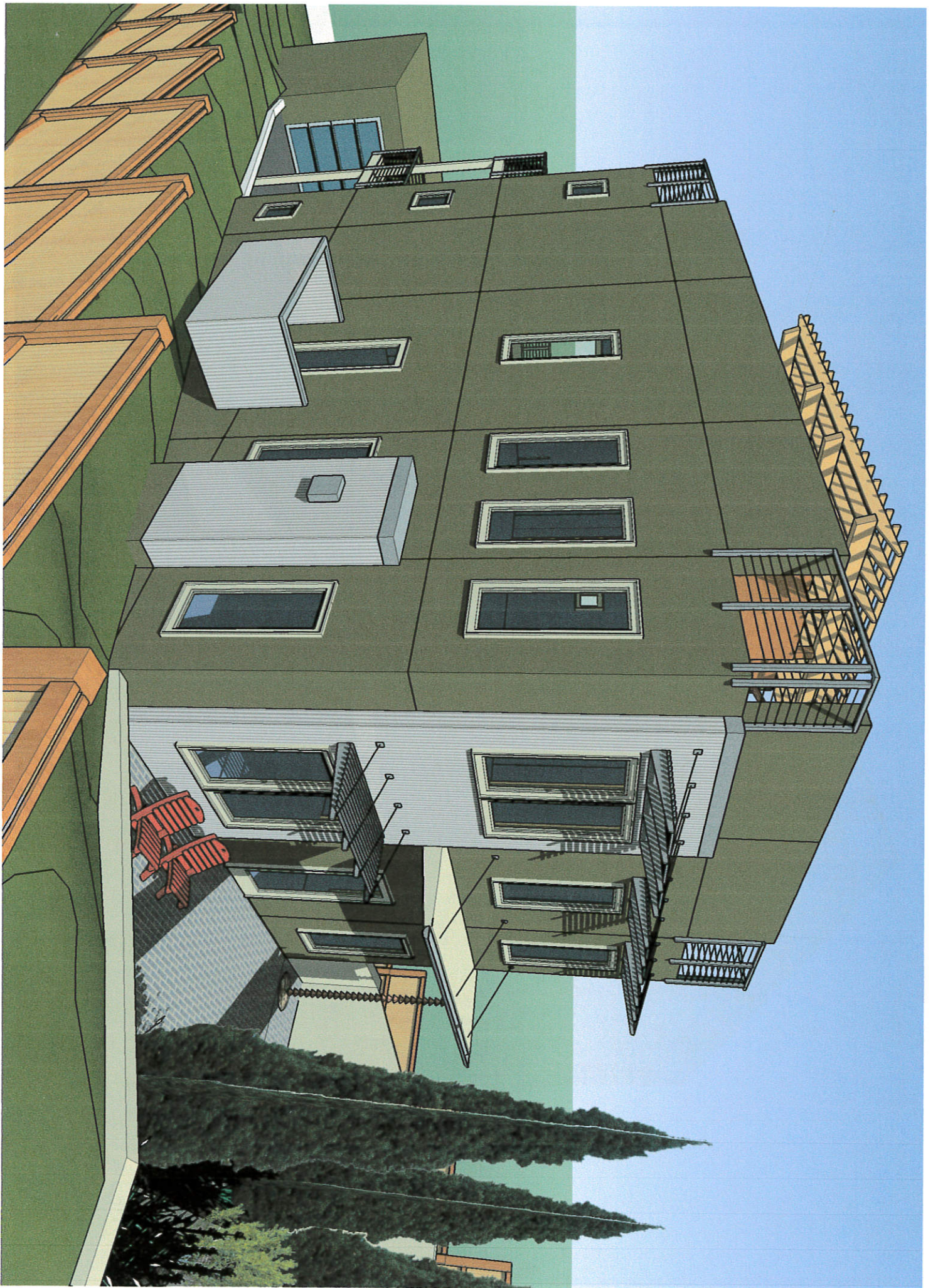
- Jordan Buffer
 Resource Conservation District
 100 Year Floodplain
 Watershed Protection District

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)	4000
Area of Land Disturbance within RCD	N/A
Area of Land Disturbance within Jordan Buffer	N/A

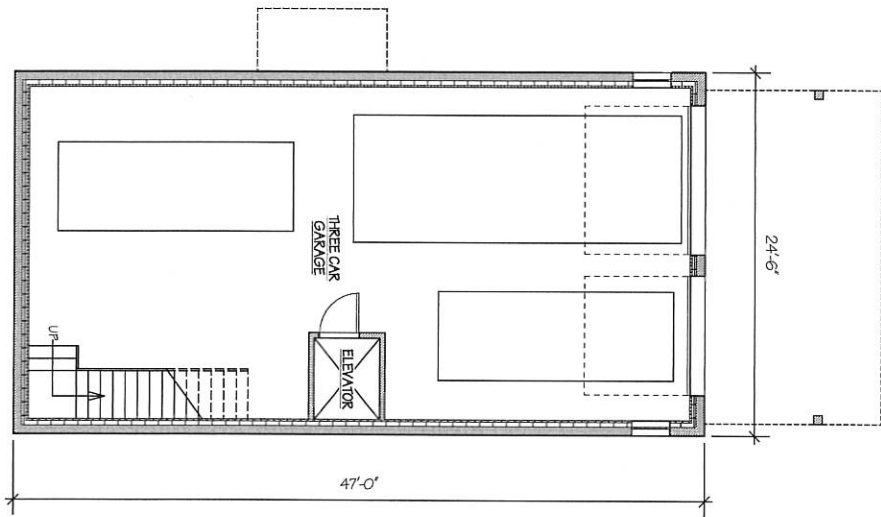
Impervious Area	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	0	/		4000
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	0	/		40%
If located in Watershed Protection District, % of impervious surface on 7/1/1993	0	/		0

Section E: Dimensions

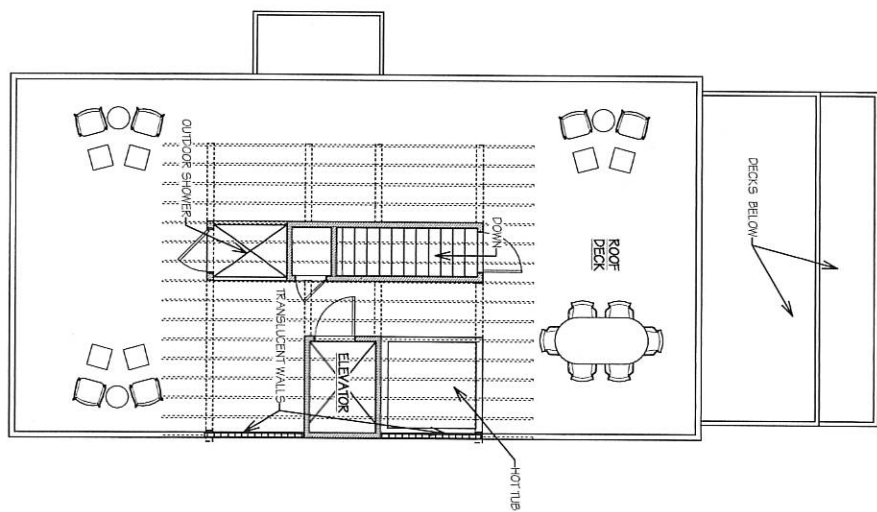
Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24	/	24
	Interior (neighboring property lines)	8	/	8
	Solar (northern property line)	11	/	93
Height (maximum)		36	/	36
Front Yard Parking				0





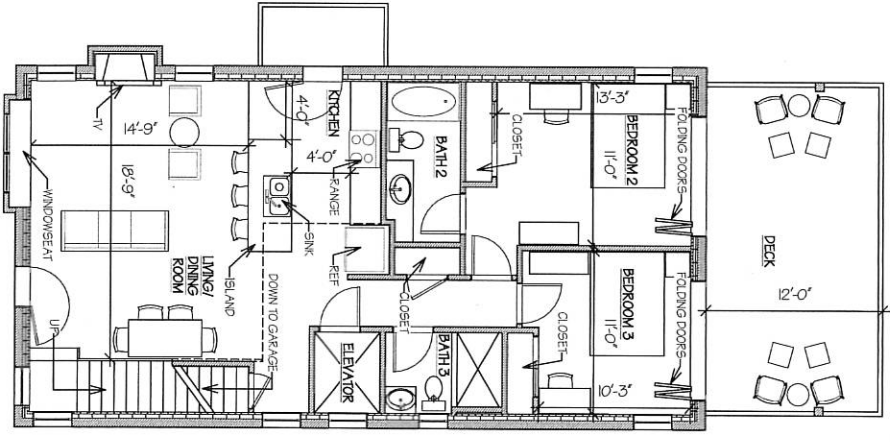


BASEMENT PLAN
1/8"=1'-0"

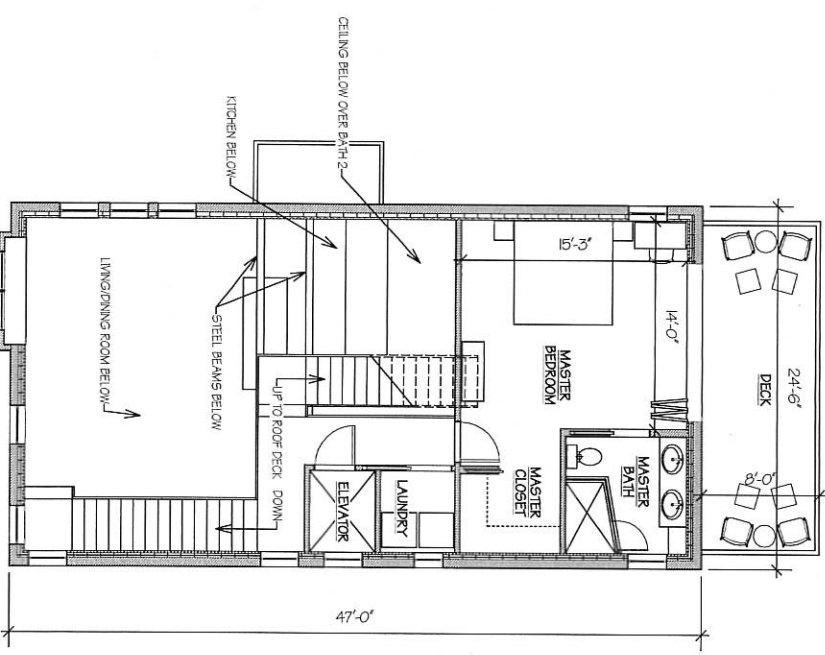


ROOF PLAN
1/8"=1'-0"


Jay Fulkerson, Architect
 Architecture • Interior Design • Planning
 2122 Ridgecroft Road Chapel Hill, NC 27516
 Phone: 919-973-3396 • Email: jf@jayfulkerson.com
 Website: www.jayfulkerson.com
308 MAMMASTERS STREET
5-22-15



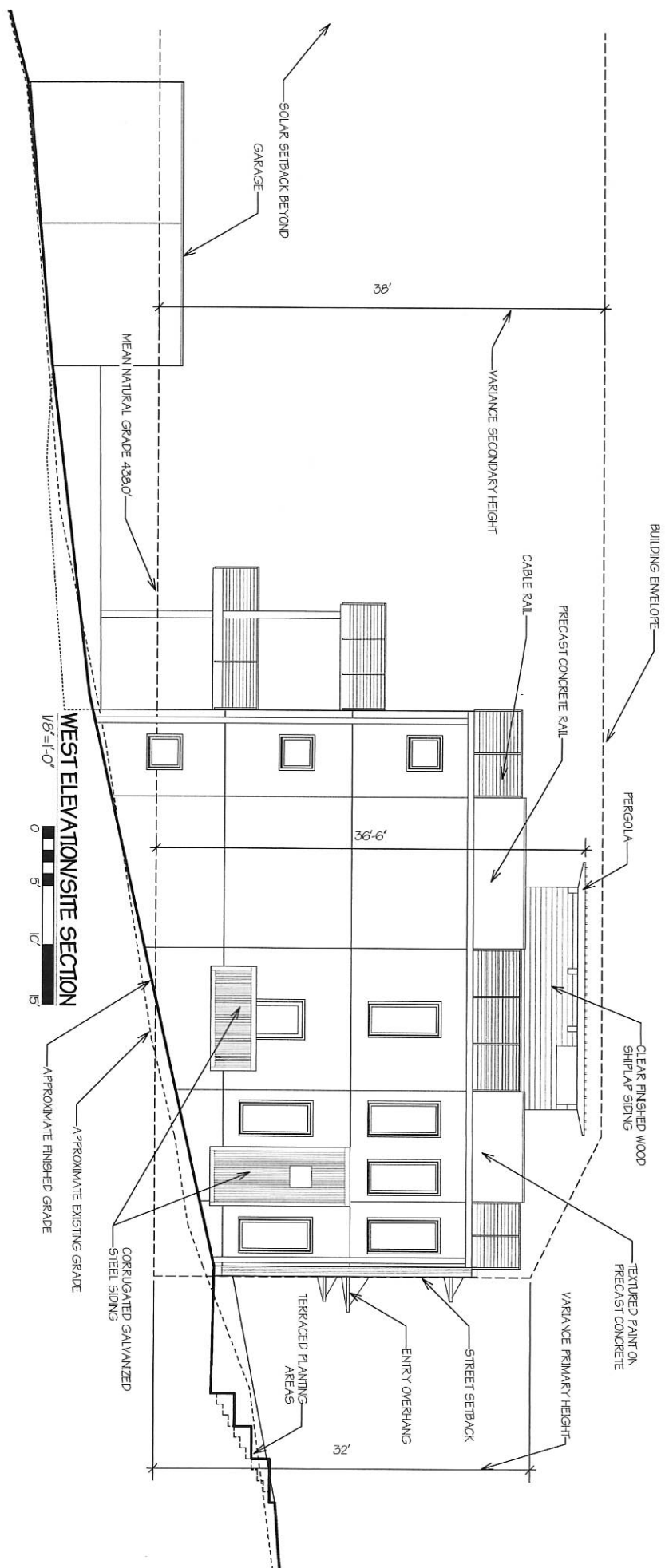
FIRST FLOOR PLAN 1589 SQUARE FEET
1/8"=1'-0"



SECOND FLOOR PLAN 582 SQUARE FEET
1/8"=1'-0"

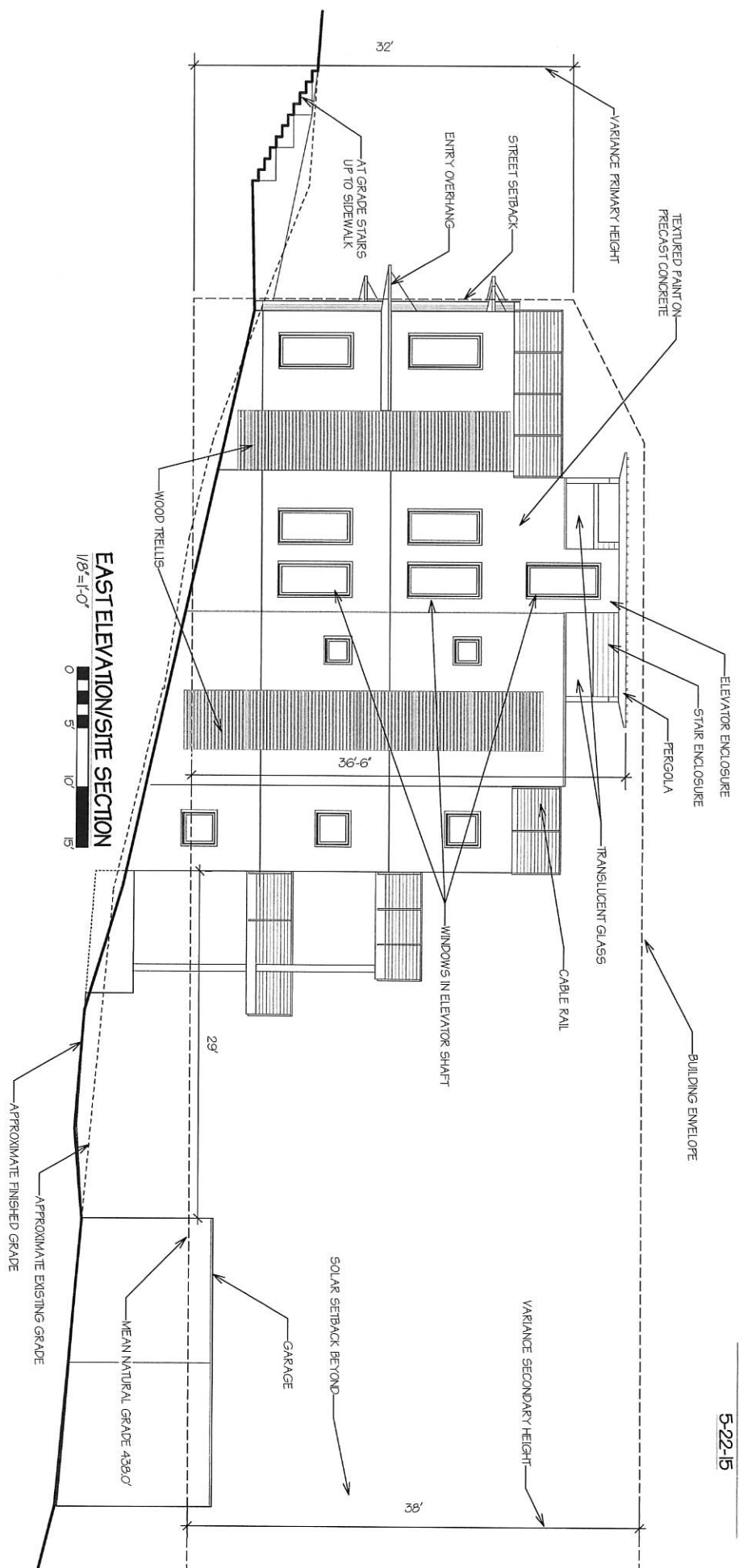


Jay Fulkerson, Architect
 Architecture • Interior Design • Planning
 2122 Ridgewood Road, Chapel Hill, NC 27516
 Phone: 919-933-3396 • Email: jay@fulkerson.com
 Website: www.jayfulkerson.com
308 MAMMISTERS STREET
5-22-15

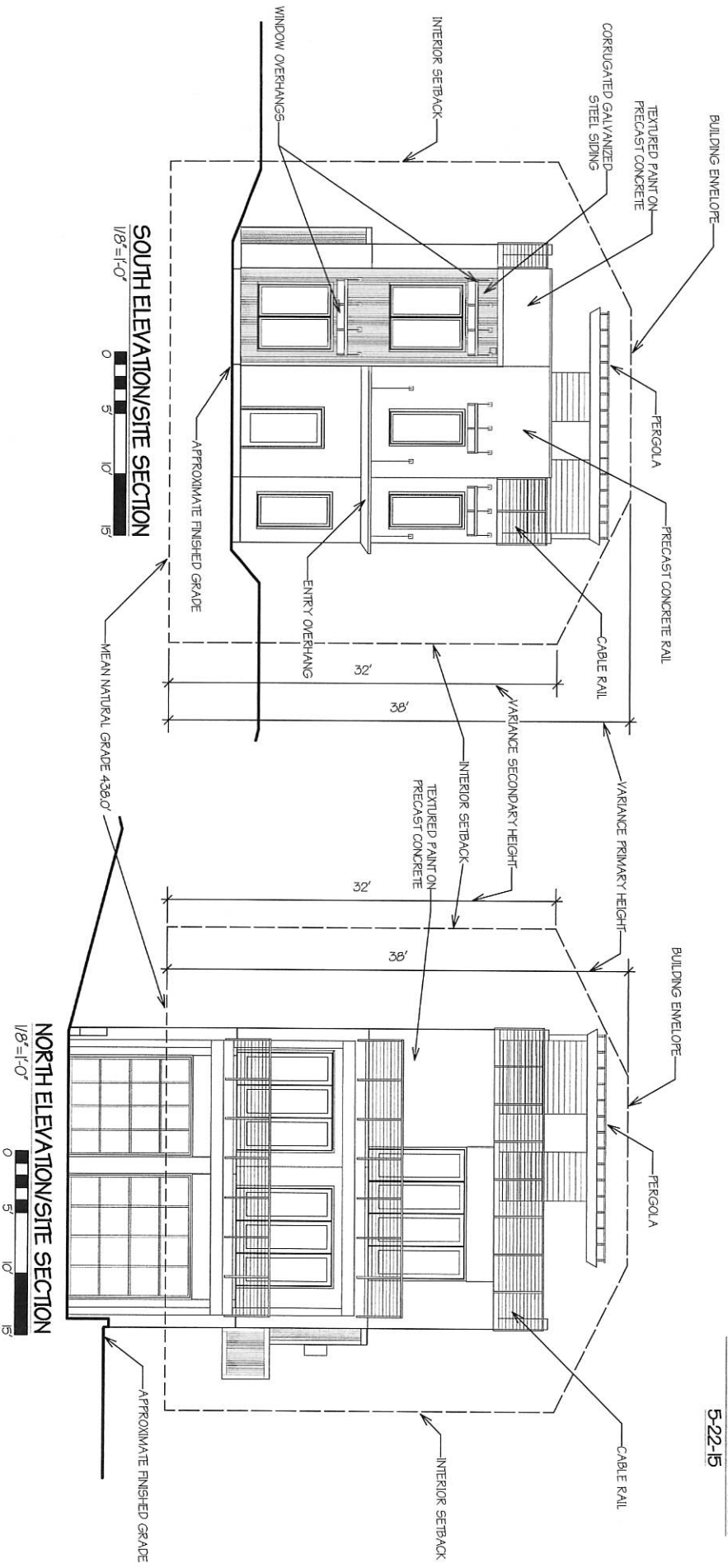




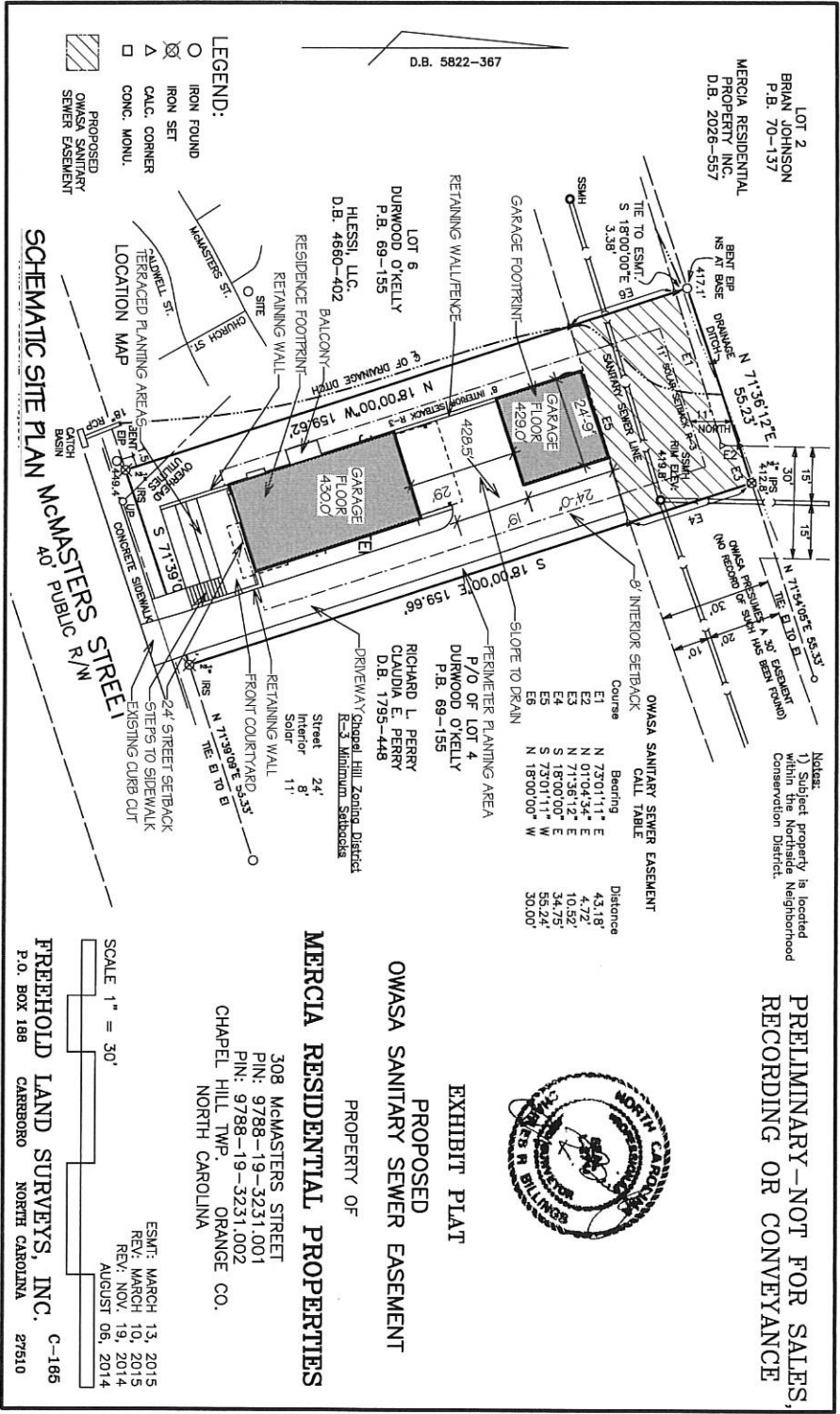
Jay Fulkerson, Architect
 Architect • Interior Design • Planning
 2122 Ridgewood Road, Chapel Hill, NC 27516
 Phone: 919.933.3398 • Email: jf@jayfulkerson.com
 Website: www.jayfulkerson.com
308 MOMMAGIERS STREET
5-22-15




Jay Fulkerson, Architect
 Architecture • Interior Design • Planning
 2122 Ridgewood Road • Chapel Hill, NC 27516
 Phone 919.933.3096 • Email: jf@jayfulkerson.com
 Website: www.jayfulkerson.com
308 MAMMISTERS STREET
5-22-15



JFA
Jay Fulkerson, Architect
 Architecture • Interior Design • Planning
 2122 Ridgewood Road • Chapel Hill, NC 27516
 Phone: 919-293-3996 • Email: jf@jayfulkerson.com
 Website: www.jayfulkerson.com
308 McMASTERS STREET
5-22-15



**PRELIMINARY - NOT FOR SALES,
RECORDING OR CONVEYANCE**



EXHIBIT PLAT
PROPOSED
OWYASA SANITARY SEWER EASEMENT
 PROPERTY OF

MERCIA RESIDENTIAL PROPERTIES
 308 McMASTERS STREET
 PIN: 9788-19-3231.001
 PIN: 9788-19-3231.002
 CHAPEL HILL TWP. ORANGE CO.
 NORTH CAROLINA

FREEHOLD LAND SURVEYS, INC.
 P.O. BOX 188
 CARBORO NORTH CAROLINA 27910
 C-186
 27910

J18783



Jay Fulkerson, Architect
 Architecture • Interior Design • Planning
 2122 Ridgewood Road, Chapel Hill, NC 27516
 Phone: 919.833.3996 • Email: jay@jayfulkerson.com
 Website: www.jayfulkerson.com
308 McMASTERS STREET
5-22-15



308 McMasters Street Chapel Hill.

I am proposing to construct a 1750 square feet Single-family residence for myself and family, on a preexisting 9921 square feet (GLA) lot in the North side Neighborhood. The proposed structure will have 3 bedrooms and 3 full baths. (The current regulation allows an owner occupant to have a 1 to 1 ratio as long as the building is occupied by a family.) The building will contain a full un-heated garage space below and a one car detached garage at the rear of the property. Due to the topography of the property a variance has been granted to allow for a three-story building. The building will have a concrete stucco/Hardie board exterior, with corrugated metal accents. The structure will have a flat roof with a roof top patio for privacy. The property will have a 6 feet privacy fence on the property line for security and privacy.



Design Guidelines

- The new house will be oriented towards the street and placed on the site with similar set backs as the surrounding properties.
- Parking will all be in the rear of the building inside the garage under the proposed house and in the garage at the rear of the property. Access will be from the curb cut to the rear of the property.
- The sides of the lot will have a 6-foot wood privacy fence.
- The house will have two exterior decks off the rear of the building.
- There will be a small balcony off the kitchen.
- Due to the topography of the lot the building will be congruent with the neighboring buildings in style and mass.
- The Contemporary styling will fit in with the adjacent building and the new contemporary look of North Side elementary school.

The house and site development are consistent with the Towns
Comprehensive Plan

MERCIA



CURRENT HOUSE DOES NOT HAVE ROOM FOR A GARAGE AND THE TRUCK COULDN'T FIT IF I TRIED

POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

MERCIA



POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

MERCIA



HOUSE TO THE EAST ESTIMATED 36 TO PEEK

POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

MERCIA



CURRENT HOUSE TO WEST SIMILAR STYLE AND SIZE

POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

MERCIA



VIEW LOOKING DOWN THE LOT 40 FEET DROP

POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

MERCIA



LOT TOPO LOOKING UP TO STREET

POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

MERCIA



SECOND HOUSE TO THE EAST EQUALLY TALL

POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

MERCIA



CONTEMPORARY NORTHSIDE SCHOOL ACROSS THE STREET

POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143



NEW BUILDING WOULD FIT BETWEEN THESE TWO LARGE BUILDINGS





POST OFFICE BOX 2371 CHAPEL HILL NC 27515 TEL 919-933-8143

ORANGE WATER AND SEWER AUTHORITY

2014/2015 FEE SCHEDULE

Applicant Mercia Residential Properties Date Received: 3/9/2015
 Time Received: 8:19 AM
 Tax Id # _____ Contact Person Mark Patmore Contact Ph. (919)933-8143
 Service Address 308 McMasters Street Chapel Hill, NC 27516
 Billing Address: P.O. Box 2371 Chapel Hill, NC 27515

Object ID 15326 Pin # 9788-19-3231 Ref. Code 01
 City/Town Chapel Hill County Orange Structure Type Single family

Service Requested Water and Sewer Water Main Size 6 in. Sewer Main Size 8 in.
 Account No. (if applicable) _____ Account Type Residential
 Meter Size 5/8 in. Living Area (Sq. Ft.) N/A

Availability Fees:	<u>WATER</u>		<u>SEWER</u>	
	Residential	Non-Residential	Residential	Non-Residential
	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Meter, Tap, or Flow Test			<input type="checkbox"/> Sewer Tap	<u>\$0.00</u>
Meter Only 5/8 in.	<u>\$235.00</u>			
Meter Cost (meters larger than 2")	<u>\$0.00</u>		<input type="checkbox"/> Excess Capacity	<u>\$0.00</u>
	<u>\$235.00</u>			<u>\$0.00</u>
	<u>Water Fees Total</u>		<u>Sewer Fees Total</u>	
<u>\$0.00</u>				
Adjustment/Credit (If Applicable)				
	<div style="display: flex; justify-content: space-between; align-items: center;"> <u>\$235.00</u> Total Amount Due </div>			

Special Conditions Re-install Meter Fee

IMPORTANT NOTICE: THIS FEE SCHEDULE IS NOT A CONTRACT FOR WATER AND/OR SEWER SERVICE OR A GUARANTEE OF THE ACTUAL FEE AMOUNT. FEES ARE SUBJECT TO CHANGE; ANNUAL ADJUSTMENTS IN RATES, FEES AND CHARGES NORMALLY OCCUR ON NOVEMBER 1 OF EACH YEAR BUT THEY MAY OCCUR AT OTHER TIMES. IF DATA PROVIDED REGARDING SQUARE FOOTAGE OF A RESIDENCE, METER SIZE, ETC. ARE INCORRECT, THE FEES LISTED HEREIN WOULD NEED TO BE ADJUSTED ACCORDINGLY. SPECIAL ASSESSMENTS, SERVICE INFLATION FEES, MONTHLY SERVICE BILL AMOUNTS, ETC. ARE NOT INCLUDED IN THIS FEE SCHEDULE. PLEASE SEE ADDITIONAL TERMS AND CONDITIONS ON THE BACK OF THIS SHEET.

* Meters 1" and larger are based on non-residential account fees.

I HAVE READ AND UNDERSTAND THE CONDITIONS NOTED ABOVE AND THOSE LISTED ON THE REVERSE SIDE OF THIS FORM. I ALSO ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS FORM. Applicant _____ Date _____

Calculated By JTL Date 3/9/2015 Time Completed 08:23 AM
 Checked By JTL Customer Notified Date Notified 3/9/2015 Time Notified 08:23 AM
 Service Initiation Approved By _____ Date 3/9/2015 Time 08:23 AM

WHITE - ENGINEERING CANARY - CUSTOMER RELATIONS GOLD - LOCAL GOVT. PINK - CUSTOMER