



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information ([planning@townofchapelhill.org](mailto:planning@townofchapelhill.org))

1. Would this project demonstrate compliance with the Comprehensive Plan?
  - a. Compliance with:
    - Small Area Plan
    - Overlay Zone / NCD
    - Study Area:
    - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
  - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
  - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
  - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. Has the applicant discussed the project with adjacent neighbors?



## CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9787-29-6199, 9787-29-7266, 9787-29-9047, 9787-39-0045 Date: August 22, 2017

### Section A: Project Information

Project Name: Chapel Hill Cooperative Preschool

Property Address: 108 Mt. Carmel Church Road, Chapel Hill, NC Zip Code: 27516

Use Groups (A, B, and/or C): B Existing Zoning District: R-1

Project Description: Construction of +/- 9,000 sf Preschool building and associated site improvements including but not limited to a fenced play area, off-street parking, stormwater management systems, lighting, landscaping and supporting utility services.

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

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

Name: Chapel Hill Cooperative Preschool (Maria Dickinson)

Address: 106 Purefoy Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 942-3955 Email: chapelhillcooperativepreschool@gmail.com

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

Signature:  Date: 8/22/17

#### Owner/Contract Purchaser Information:

☒ Owner ☐ Contract Purchaser

Name: Chapel Hill Cooperative Preschool (Maria Dickinson)

Address: 106 Purefoy Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 942-3955 Email: chapelhillcooperativepreschool@gmail.com

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

Signature:  Date: 8/22/17



## Concept Plan Overview

Site Description	
Project Name	Chapel Hill Cooperative Preschool
Address	108 Mt. Carmel Church Road
Property Description	Existing Single-Family dwelling with accessory structures
Existing Land Use	Residential
Proposed Land Use	Preschool
Orange County Parcel Identifier Numbers	9787-29-6199, 9787-29-7266, 9787-29-9047, 9787-39-0045
Existing Zoning	R-1
Proposed Zoning	R-1
Application Process	Limited Special Use Permit for previously approved Site Plan
Comprehensive Plan Elements	Greenway Trail easement to be provided,
Overlay Districts	N/A

## Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	Proposal	Status
Sec. 3.7	Use/Density	School/NA	Preschool/NA	✓
Sec 3.8	Net Land Area	17,000 sf	172,960 sf	✓
Sec 3.8	Gross Land Area	NA	190,256 sf	✓
Sec. 3.8	Dimensional Standards	Street 28 feet	+/- 104 feet	✓
		Interior 14 feet	+/- 43 feet	✓
		Solar 17 feet	+/- 144 feet	✓
Sec. 3.8	Floor area	10,730 sf max	9,266 sf	✓
Sec. 4.5.6	Modification to Regulations	NA	NA	NA
Sec. 5.5	Recreation Space	Provide Greenway Trail Easement	Will Provide Greenway Trail Easement	✓



## Site Design

Design/LUMO Standards			Requirement	Proposal	Status
Landscape	Sec. 5.6	East	20 feet	Alternate Buffer in area of parking	M
	Sec. 5.6	North	20 feet	Greater than 20 feet	✓
	Sec. 5.6	South	20 feet	20 feet	✓
	Sec. 5.6	West	30 feet	Greater than 30 feet	✓
	Sec. 5.7	Tree Canopy	69,184 sf (40%)	113,275 sf (65.49%)	✓
	Sec. 5.11	Lighting Plan (footcandles)	Max 0.3 fc at property lines	Less than 0.3 fc at property lines	✓
Environment	Sec. 3.6	Resource Conservation District	150 feet	Minor disturbance for construction of wall	✓
	Sec. 5.18	Jordan Riparian Buffer	50 feet	Greater than 50 feet	✓
	Sec. 5.3.2	Steep Slopes	Minimize grading of steep slopes	Minimize grading of steep slopes	✓
	Sec. 5.4	Stormwater Management	Per Town stormwater requirements	Comply with Town requirements	✓
		Land Disturbance	40,000 sf max	+/- 50,150 sf max	M - Limited Special Use Permit
	Sec. 5.4	Impervious Surface	0.70	0.1471	✓
	Sec. 5.13	Solid Waste & Recycling	Provide solid waste management plan	To be collected by private service	✓
Housing	Sec. 3.10	Affordable Housing Inclusionary Zoning Policy	NA	NA	NA





Design/LUMO Standards			Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards	Per Town & NCDOT requirements	Comply with Town & NCDOT requirements	✓
	Sec. 5.8	Vehicular Access	Per Town & NCDOT requirements	Comply with Town & NCDOT requirements	✓
	Sec. 5.8	Bicycle Improvements	Provide Bike lane	Waived by Planning Commission	✓
	Sec. 5.8	Pedestrian Improvements	NA	Previously addressed for site under prior application	✓
	Sec. 5.8	Distance from bus stop	NA	+/- 250 feet	NA
	Sec. 5.8	Transit Improvements	NA	NA	NA
	Sec. 5.9	Vehicular Parking Spaces	20 min/25 max	45 total including 8 drop off spaces	✓
	Sec. 5.9	Bicycle Parking Spaces	8	4 - Approved by Planning Commission	✓
	Sec. 5.9	Parking Lot Standards	Comply with standards	Will comply with standards	✓
Other		Homeowners Association	NA	NA	NA
	Sec. 5.5	Recreation Space	Provide Greenway Trail Easement	Will Provide Greenway Trail Easement	✓
	Sec. 5.12	Utilities	Provide utility services	Water/Sewer (OWASA), electric & internet to be provided	✓
	Sec. 5.16	School Adequate Public Facilities	NA	NA	NA

Symbol	Meaning	Symbol	Meaning
	Meets Standard	<b>M</b>	Modification necessary
NA	Not Applicable	UNK	Not known at this time



## Checklist

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 and Sustainability at (919) 969-5066 or at [planning@townofchapelhill.org](mailto:planning@townofchapelhill.org).

Waived	<b>Application fee</b> <a href="#">(refer to fee schedule)</a>	Amount Paid \$	Waived
X	<b>Pre-application meeting</b> – with appropriate staff		
X	<b>Digital Files</b> - provide digital files of all plans and documents		
X	<b>Project Fact Sheet</b>		
X	<b>Statement of Compliance with Design Guidelines</b> (2 copies)		
X	<b>Statement of Compliance with Comprehensive Plan</b> (2 copies)		
NA	<b>Affordable Housing Proposal, if applicable</b> (Rezoning Policy or Inclusionary Ordinance)		
X	<b>Mailing list of owners of property within 1,000 feet perimeter of subject property</b> <a href="#">(see GIS notification tool)</a>		
X	<b>Mailing fee for above mailing list</b>	Amount Paid \$	\$87.20
X	<b>Developer's Program</b> – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> <li>• Natural features of site</li> <li>• Access, circulation, and mitigation of traffic impacts</li> <li>• Arrangement and orientation of buildings</li> <li>• Natural vegetation and landscaping</li> <li>• Impact on neighboring properties</li> <li>• Erosion, sedimentation, and stormwater</li> </ul>		
X	<b>Resource Conservation District, Floodplain, &amp; Jordan Buffers Determination</b> - necessary for all submittals		
X	<b>Reduced Site Plan Set (reduced to 8.5"x11")</b>		

## Plan Sets (10 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



## Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

## Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

## Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location

**Proposed Preschool Development for**  
**Chapel Hill Cooperative Preschool**  
**Town of Chapel Hill**  
**Orange County, North Carolina**

**STATEMENT OF COMPLIANCE**

**Prepared By:**

**Pennoni Associates**

**401 Providence Road, Suite 200**

**Chapel Hill, NC 27514**

**(919) 929-1173**

**Firm License: F-1267**

**Project #CHCP1601**

**Date: August 22, 2017**





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### **General Project Description**

The subject property which is approximately four (4) acres is located along the northerly side of Mt. Carmel Church Road at the southeasterly quadrant of the US Hwy 15/501 intersection is in the R-1 residential zoning district. The existing site consists of a residential dwelling and three (3) accessory structures. The owner/applicant, Chapel Hill Cooperative Preschool (CHCP) which is a non-profit childcare center proposes to redevelop the site (PIN: 9787-29-6199, 9787-29-7266, 9787-29-9047 & 9787-39-0045) by removing two (2) of the accessory structures and the residential dwelling (in a phased approach) and constructing a one-story preschool building (approximately 9,000 sf in area), up to forty-five (45) parking spaces, an enclosed (fenced) play area, a stormwater management system, utilities (necessary to support the development), landscaping and site lighting. Site access will be provided via a new driveway which will permit only right turns in and out of the site (a raised island will be installed within Mt. Carmel Church Road as required by NCDOT); it should be noted that the existing site driveway will be abandoned. The CHCP presently operates two (2) preschool sites in Chapel Hill, (one of which was established (in the town) in 1960), this project will enable the CHCP to combine their existing sites into one facility and remain in Chapel Hill where they have been part of the community for almost sixty (60) years.

CHCP was granted Site Plan Approval by the Planning Commission on January 25, 2017. The Site Plan approval was appealed and was sent to the Board of Adjustment for consideration on April 26, 2017. The Board of Adjustment (BOA) denied the objector's appeal and confirmed the Planning Commission's approval with conditions. Based upon the conditions attached by the BOA in their approval, CHCP has appealed (the BOA approval) to the court to dismiss the BOA approval and reinstate the Planning Commission approval. In an effort to address the key areas of the objector's concerns (on-site parking and area of disturbance), CHCP has agreed to commence with a "limited" Special Use Permit application.

### **Statement of Compliance with Design Guidelines**

It is intended that all improvements will be coordinated to meet or exceed the intent of the Town of Chapel Hill Design Manual, dated 2005; and the Chapel Hill Land Use Management Ordinance (except as identified below). As previously indicated, the proposed development has agreed to submission of a "limited" Special Use Permit application even though an approval for this development has already been granted by the Town. It is intended that the proposed development will be in accordance with the following LUMO criteria:

- Building setbacks
- Impervious surface threshold
- Tree canopy coverage
- Stormwater management
- Utilities (all will be underground)
- Exceptions
  - The requirement for the CHCP to provide a payment in lieu of construction off-site bicycle facilities was waived by the Planning Commission in their approval since:
    - off-site sidewalk contributions (payment) were previously made for this site in conjunction with a prior subdivision approval, and'
    - CHCP agreed to cooperate with the Town and provide a Greenway Easement along Mt. Carmel Church Road down to Morgan Creek for the purpose of construction and maintenance of a multi-purpose path.
  - Solid Waste from the site will be picked up by a private contractor and not Orange County.

### **Statement of Compliance with Comprehensive Plan**

The project is not cited within a specific Focus Area. The proposed development will meet the goals of the Comprehensive Plan as follows:

- Continue to provide a non-profit preschool within the Town for local families. CHCP also provides tuition assistance to a percentage of families who have economic challenges.
- The CHCP provides a nurturing environment for children while introducing them to the beauty of the environment, which this site is uniquely suited for.
- Furthering the Town's plan of Greenway expansion and connectivity by providing the necessary easement(s) needed through this site to connect to existing trails along Morgan Creek.
- Minimizing disturbance of the site, especially within environmentally sensitive areas to preserve the natural beauty of the property.

### **Developer's Program**

#### **Development Goals & Objectives**

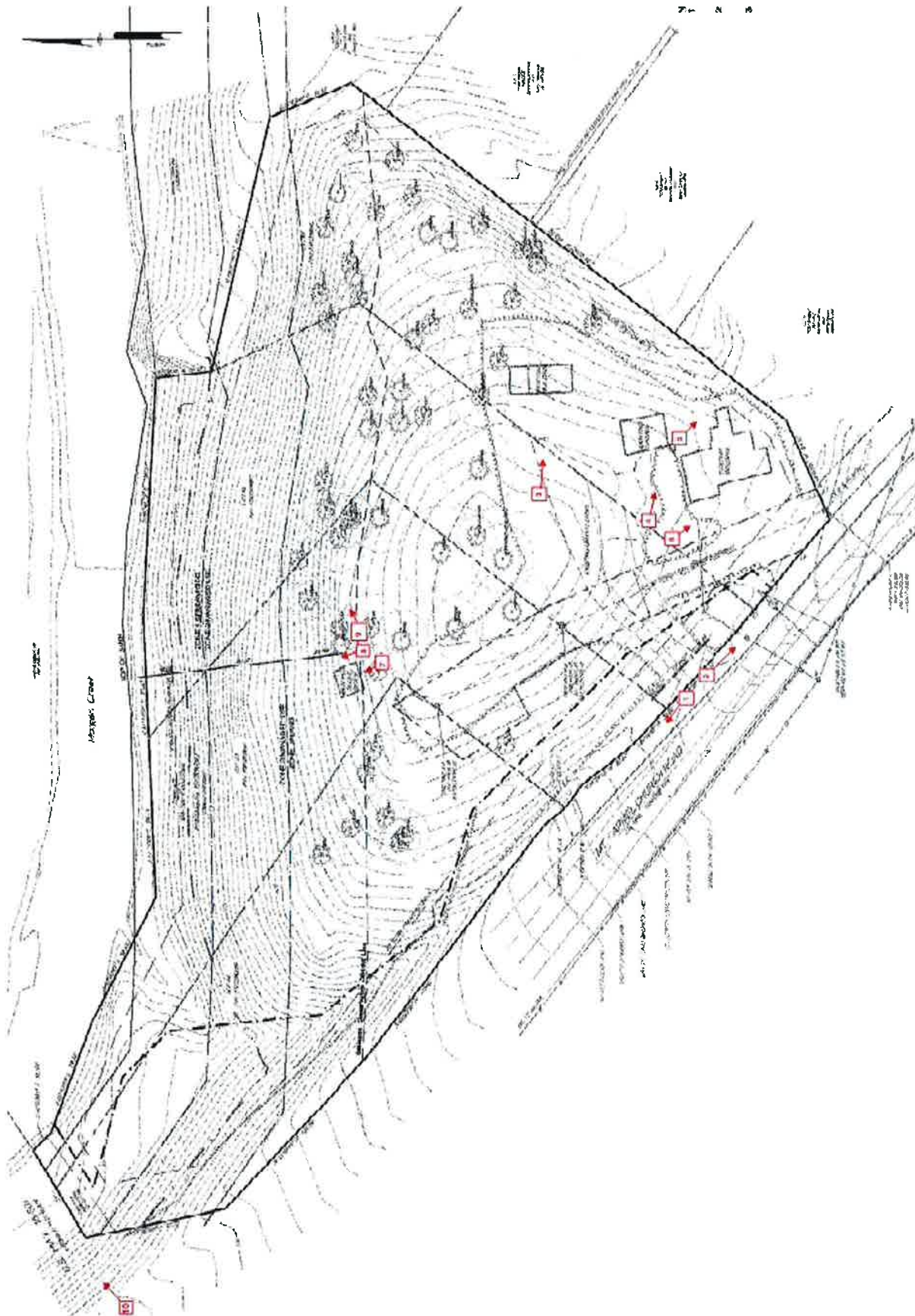
- Developer's Objectives: The developer proposes to construct a (+) 9,000 SF Preschool building including the installation of an enclosed (fenced) play area, on-site parking, stormwater management facilities, utilities necessary to support the development, landscaping and lighting improvements.
- The Chapel Hill Cooperative Preschool's mission "is to partner with families of children from diverse backgrounds to respect and honor childhood, celebrate independence and support children as they learn to grow through play". CHCP has applied their mission to the planning of this project and development of this site as follows:
  - Minimizing disturbance of the site including sensitive areas (steep slopes and RCD),
  - Establishing the existing 20" Double Hemlock tree as the focal point of the site. The siting of the building and primary parking area was designed to preserve this tree.
  - To provide a "natural" learning environment for the children; this site provides unique opportunities such as the Sugar Shack and the area around the Double Hemlock to identify two that will accomplish this goal.

#### **Traffic Impact Analysis**

- The CHCP provided traffic count data to the Town/NCDOT for review. Based on this information, NCDOT prepared a Site Traffic Impact and Operational Assessment on March 31, 2017. This assessment offered the following:
  - The estimation of traffic (372 trips) to be generated by the CHCP development is below the NCDOT threshold to perform a comprehensive traffic impact analysis (TIA). It should also be noted that the 372 trips are below the Town of Chapel Hill's TIA threshold of 500 trips per day. The Town granted an exemption for a TIA for this project.
  - NCDOT/Town of Chapel Hill will implement improvements to provide dual exclusive right turn lanes from Mt. Carmel Church Road to US 15-501. This improvement was recommended in conjunction with the Traffic Impact Analysis for the Obey Creek Development. NCDOT indicated that no improvements are warranted at this intersection (for this development) due to anticipated site traffic.

- The development shall construct a monolithic concrete median island on Mt. Carmel Church Road to effectively redirect left turn movements (at the proposed site driveway).
- If sufficient right of way is available along Mt. Carmel Church Road, the development shall construct a 100' right turn deceleration taper.

**Photograph Location Map**





**Site Photographs**



Photo 1 – Facing westerly along Mt. Carmel Church Road at existing site driveway.



Photo 2 – Facing southerly along Mt. Carmel Church Road at existing site driveway.



Photo 3 – Facing east towards existing building to be removed.



Photo 4 – Facing east towards existing garage to be removed.





Photo 5 – Facing south towards existing dwelling.



Photo 6 – Facing south along face of existing dwelling.





Photo 7 – Existing “Sugar Shack” to remain.



Photo 8 – Facing north just east of the Sugar Shack.





Photo 9 – Facing east, just east of the Sugar Shack.



Photo 10 – At US HWY 15-501/Mt. Carmel Church Road intersection facing easterly along property frontage.





**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.  
Chapel Hill, NC 27514-5705  
Telephone (919) 969-7246  
Fax (919) 969-7276  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

4/6//2016

Rick Perry  
486 Walnut Branch Rd.  
Chapel Hill, NC 27516

Dear Mr. Perry:

As requested, the Town Public Works Department has performed a stream determination on the property identified on the attached forms. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the property in question or nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Jordan Lake Stream Buffer ordinance are highlighted. **Locations of all features on the map are approximate and must be field surveyed for precise location.**

This stream determination information is used to determine the location and extent of the Resource Conservation District and Jordan Lake Stream Buffer. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on your property, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District and Jordan Lake Stream Buffer on your property and corresponding regulations.

This classification will remain in effect for five years from the date of the site visit before a request for reclassification will be considered, unless the stream channel characteristics are significantly altered as a result of watershed changes.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30** days of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-5083. If you have questions regarding the Town's Resource Conservation Districts or the Jordan Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at <http://www.townofchapelhill.org/index.aspx?page=1615>.

Regards,

Dave Milkereit  
Stormwater Specialist

# Stream Determination Area Map

- ..... Unclassified Stream
- - - Ephemeral Stream
- . - Intermittent Stream
- Perennial Stream
- ||||| Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- Site visited
- Non-regulated Waterbody
- Non-perennial Waterbody
- Wide Perennial Stream
- Perennial Waterbody
- Approximate Jordan Buffer
- ⊗ Ephemeral Breakpoint
- ★ Intermittent Breakpoint
- ⊕ Perennial Breakpoint

**Address:** 104, 406, 108 Mt. Carmel Church Rd.

**Parcel ID:** 9787-29-6199, 9787-29-7266, 9787-29-9047

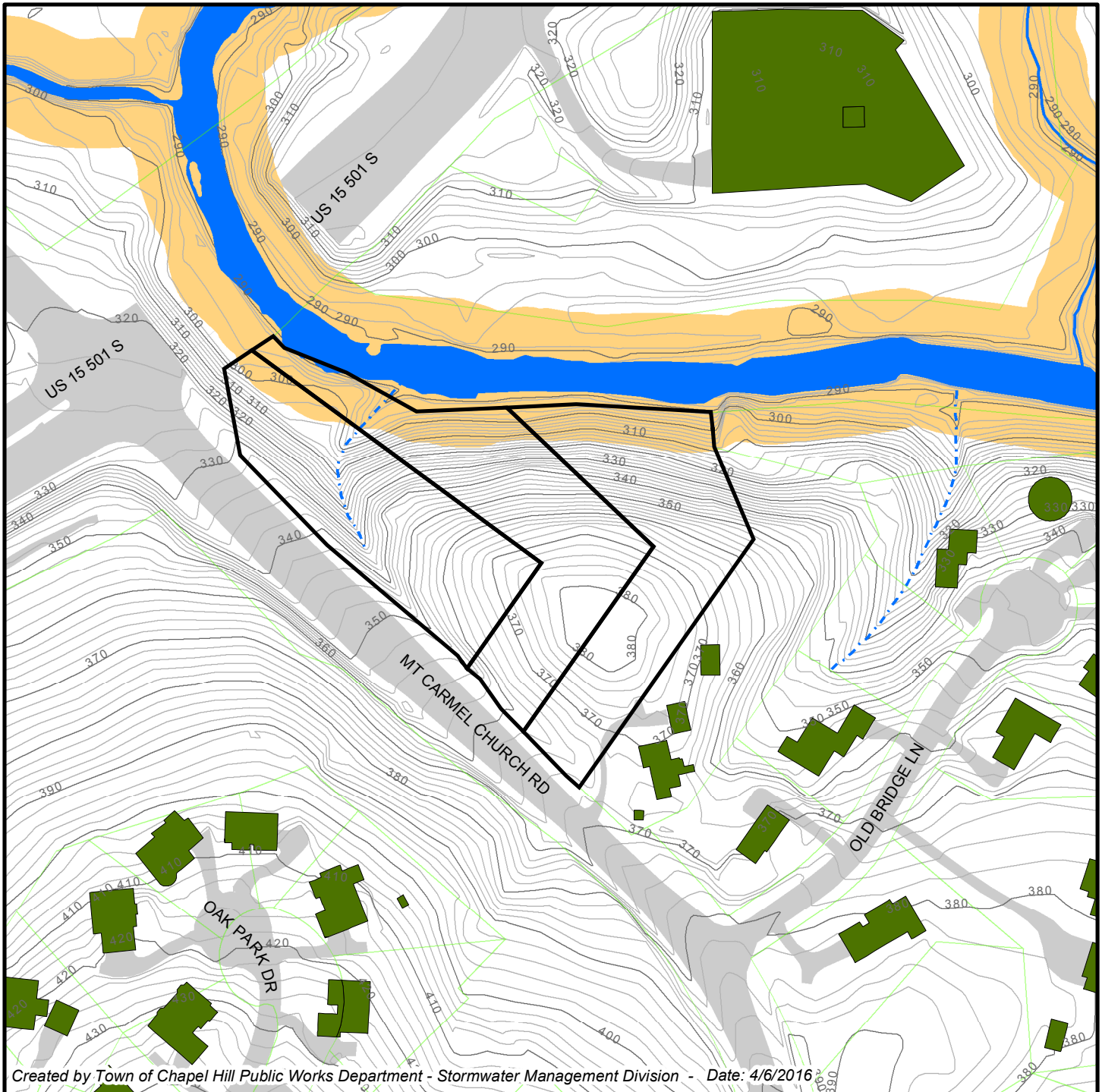


0 75 150 300 Feet

1 inch = 150 feet

**Wider RCD Buffers may apply**

Stream locations are approximate and must be verified by survey.





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## STREAM DETERMINATION RECORDS REVIEW

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9787-29-9047	108 Mt. Carmel Church Rd.

After reviewing Town GIS information, USGS 1:24,000 Topographic maps, and County Soil Survey maps, I have determined no new stream determination will be required for the property(ies) listed above for the following reason(s):

- ☐ No unclassified streams or waterbodies, streams or waterbodies identified as requiring a new classification or determination, or unidentified flowlines (possible streams) are shown within 150 feet of the property in question on the Town's GIS, the USGS 1:24,000 Topographic map, or the County Soil Survey map for the area.
- ☐ A Resource Conservation District boundary was set on a recorded final plat for the property in question, and there are no streams or waterbodies shown on the USGS 1:24,000 Topographic map or County Soil Survey within 150 feet of the property.
- ☒ A stream determination has been done for this property, a property uphill or upstream, or a nearby property as of April 6, 2011 or later, and that stream determination applies to this property.

Relevant PIN(s): 9787-39-1185

**A map showing water features, their Town flow classifications, presence of Jordan Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map.**

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Stream Buffer:

- ☒ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must be determined by a field survey commissioned by the owner or a representative.
- ☐ Segments of perennial or intermittent stream are piped in the area. These segments do not have an associated Jordan Stream Buffer.
- ☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

\_\_\_\_\_  
Town Staff signature

4/6/2016  
date



**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

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## STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description

These are the results of a site visit to the properties listed above for a stream determination conducted on \_\_\_\_\_ by Town Staff:

- ☐ No perennial, intermittent, or ephemeral streams or perennial waterbodies were identified on or near the property(ies) in question.
- ☐ Perennial, intermittent, or ephemeral streams, or perennial waterbodies, were identified on or near the property(ies) in question and shown on the attached map(s).

**A map showing water features, their Town flow classifications, presence of Jordan Riparian Buffers, and their approximate locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.**

Other conditions exist which may affect the location of the Resource Conservation District or Jordan Stream Buffer:


- ☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated Resource Conservation District must determined by a field survey commissioned by the owner or a representative.
- ☐ Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Stream Buffer.
- ☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

\_\_\_\_\_  
Town Staff signature

\_\_\_\_\_  
date

# USGS 24K Topographic / County Soil Survey Maps

 Site Parcel Boundary

0 75 150 225 300 Feet  


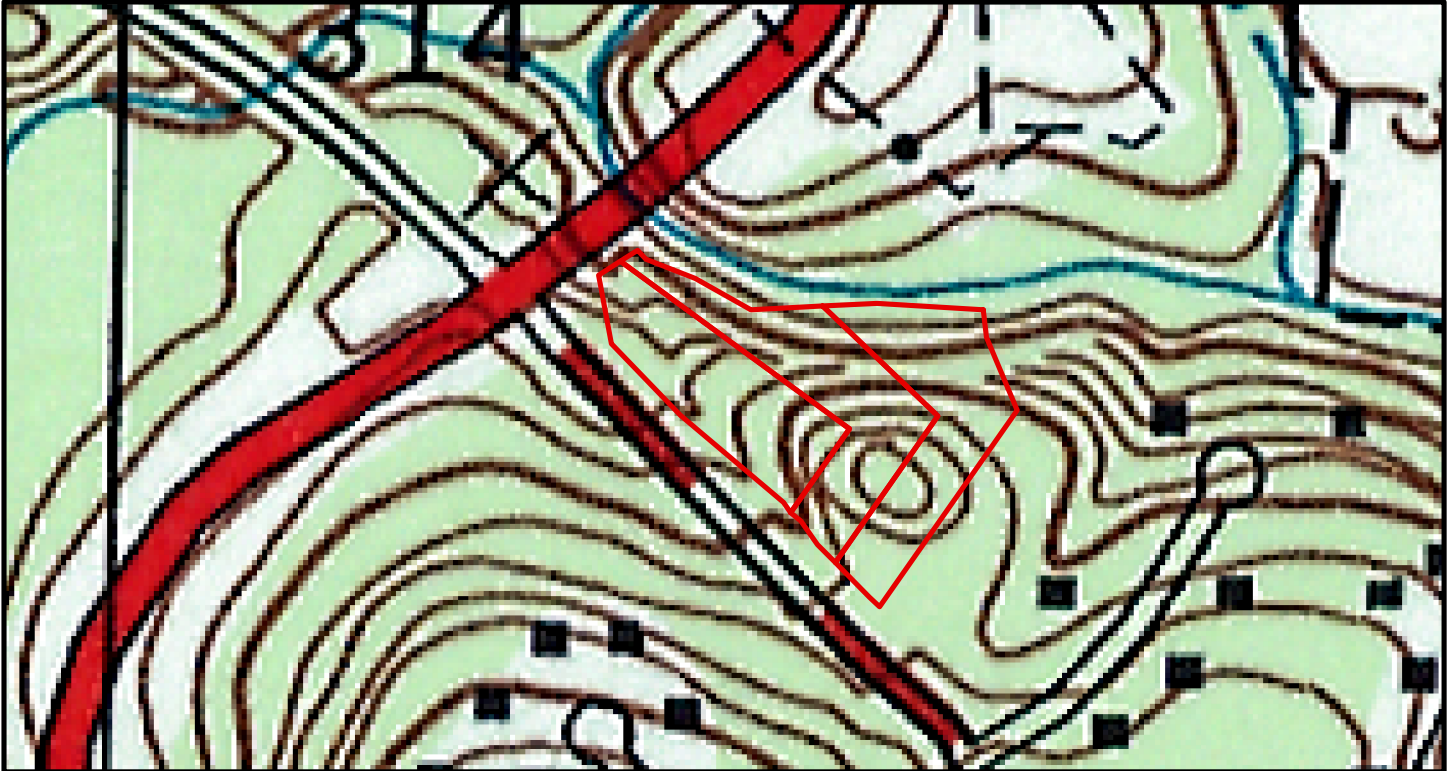
1 inch = 250 feet

**Address:** 104,106,108 Mt. Carmel Church Rd.

**Parcel ID:** 9787-29-6199, 9787-29-7266, 9787-29-9047

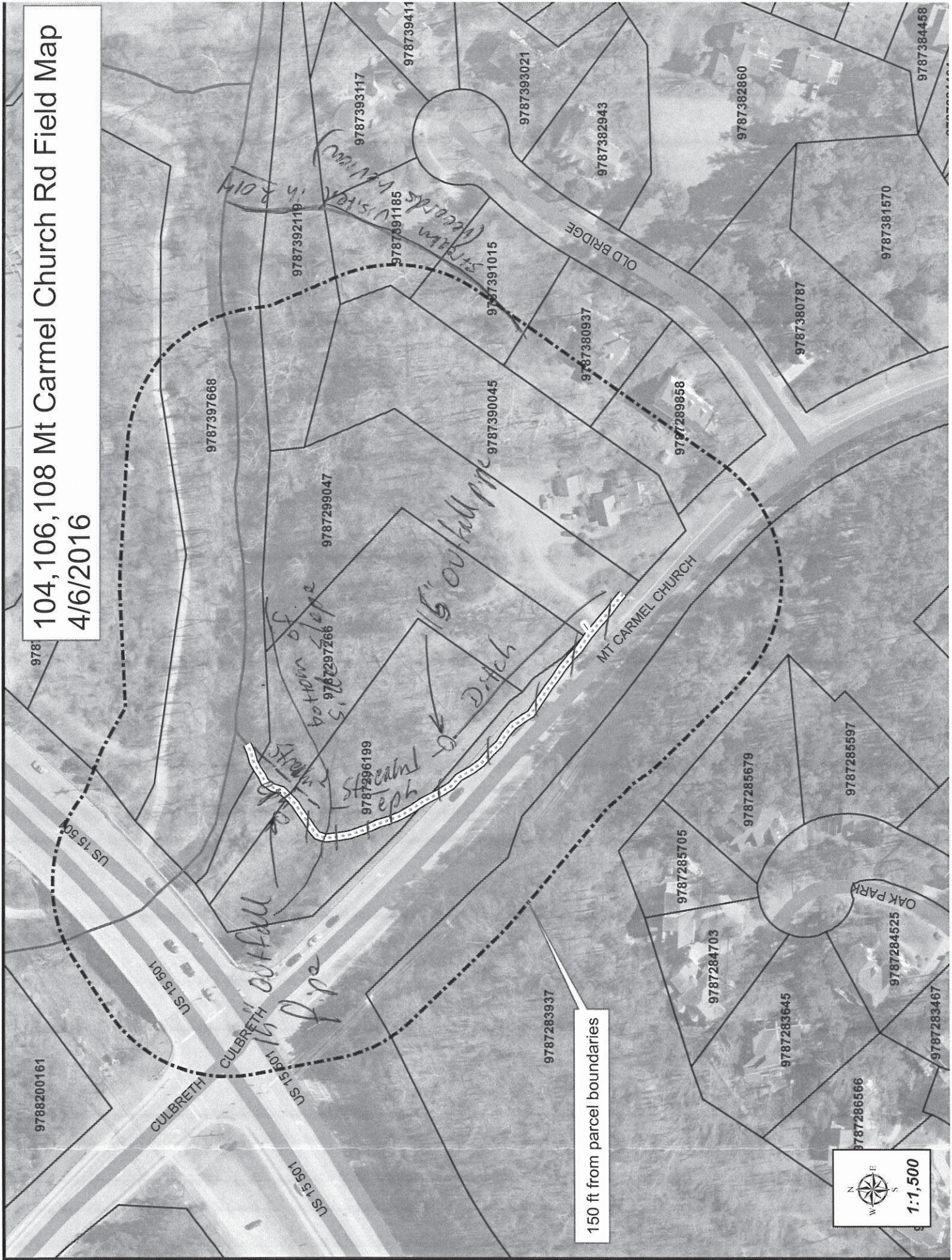


*Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 4/6/2016*





104, 106, 108 Mt Carmel Church Rd Field Map  
4/6/2016



150 ft from parcel boundaries





201604060920

Stream 2

## NC DWQ Stream Identification Form Version 4.11

Date: 4/6/2016	Project/Site: Mt Carmel Ch	Latitude:
Evaluator: Milkereit	County:	Longitude:
Total Points: Stream is at least intermittent if $\geq 19$ or perennial if $\geq 30$ 18	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other e.g. Quad Name:

## A. Geomorphology (Subtotal = 9.5)

	Absent	Weak	Moderate	Strong
1 <sup>a</sup> Continuity of channel bed and bank	0	(1)	2	3
2. Sinuosity of channel along thalweg	(0)	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	(2)	3
4. Particle size of stream substrate	0	1	(2)	3
5. Active/relict floodplain	(0)	(1)	2	3
6. Depositional bars or benches	(0)	1	2	3
7. Recent alluvial deposits	0	(1)	2	3
8. Headcuts	0	(1)	2	3
9. Grade control	0	0.5	(1)	1.5
10. Natural valley	0	(0.5)	1	1.5
11. Second or greater order channel	No = (0)		Yes = 3	

<sup>a</sup> artificial ditches are not rated; see discussions in manual

## B. Hydrology (Subtotal = 4.5)

12. Presence of Baseflow	0	(1)	2	3
13. Iron oxidizing bacteria	0	(1)	2	3
14. Leaf litter	1.5	(1)	0.5	0
15. Sediment on plants or debris	0	(0.5)	1	1.5
16. Organic debris lines or piles	0	0.5	(1)	1.5
17. Soil-based evidence of high water table?	No = (0)		Yes = 3	

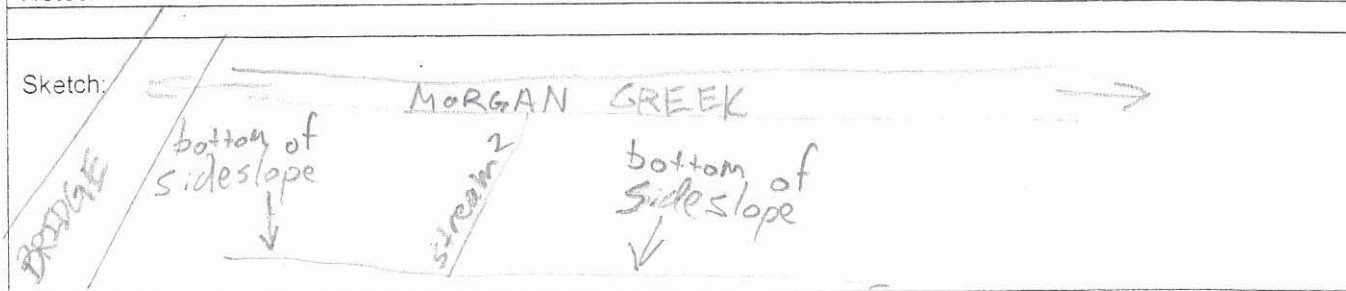
## C. Biology (Subtotal = 4)

18. Fibrous roots in streambed	3	2	(1)	0
19. Rooted upland plants in streambed	3	(2)	1	0
20. Macroinvertebrates (note diversity and abundance)	(0)	1	2	3
21. Aquatic Mollusks	(0)	1	2	3
22. Fish	(0)	0.5	1	1.5
23. Crayfish	(0)	0.5	1	1.5
24. Amphibians	(0)	0.5	1	1.5
25. Algae	0	0.5	(1)	1.5
26. Wetland plants in streambed	FACW = 0.75, OBL = 1.5 Other = 0			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:



2016 0406 0937

Stream 1

## NC DWQ Stream Identification Form Version 4.11

Date: 4/6/2016	Project/Site: Mt Carmel Ch	Latitude:
Evaluator: Milkoreit	County:	Longitude:
Total Points: Stream is at least intermittent if $\geq 19$ or perennial if $\geq 30$ 15.5	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other e.g. Quad Name:

## A. Geomorphology (Subtotal = 9)

	Absent	Weak	Moderate	Strong
1 <sup>a</sup> Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

<sup>a</sup> artificial ditches are not rated: see discussions in manual

## B. Hydrology (Subtotal = 3.5)

12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

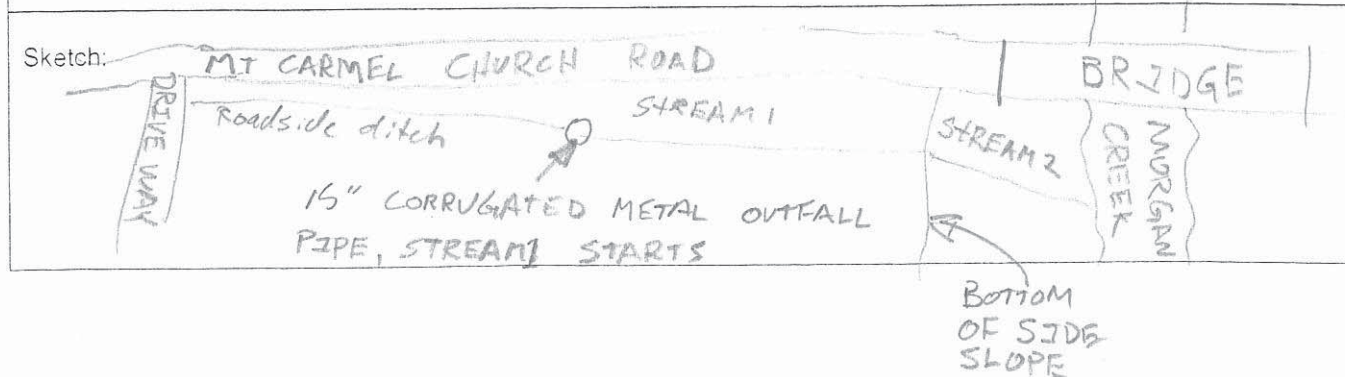
## C. Biology (Subtotal = 3)

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

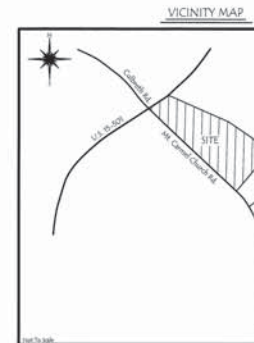






FILED  
Map of the  
County of Orange, NC  
Map No. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

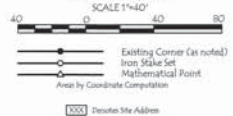
CONVEYANCE PLAT  
Sh. PL 103 Pg 93  
02/28/2008 11:40:03 AM 1:11



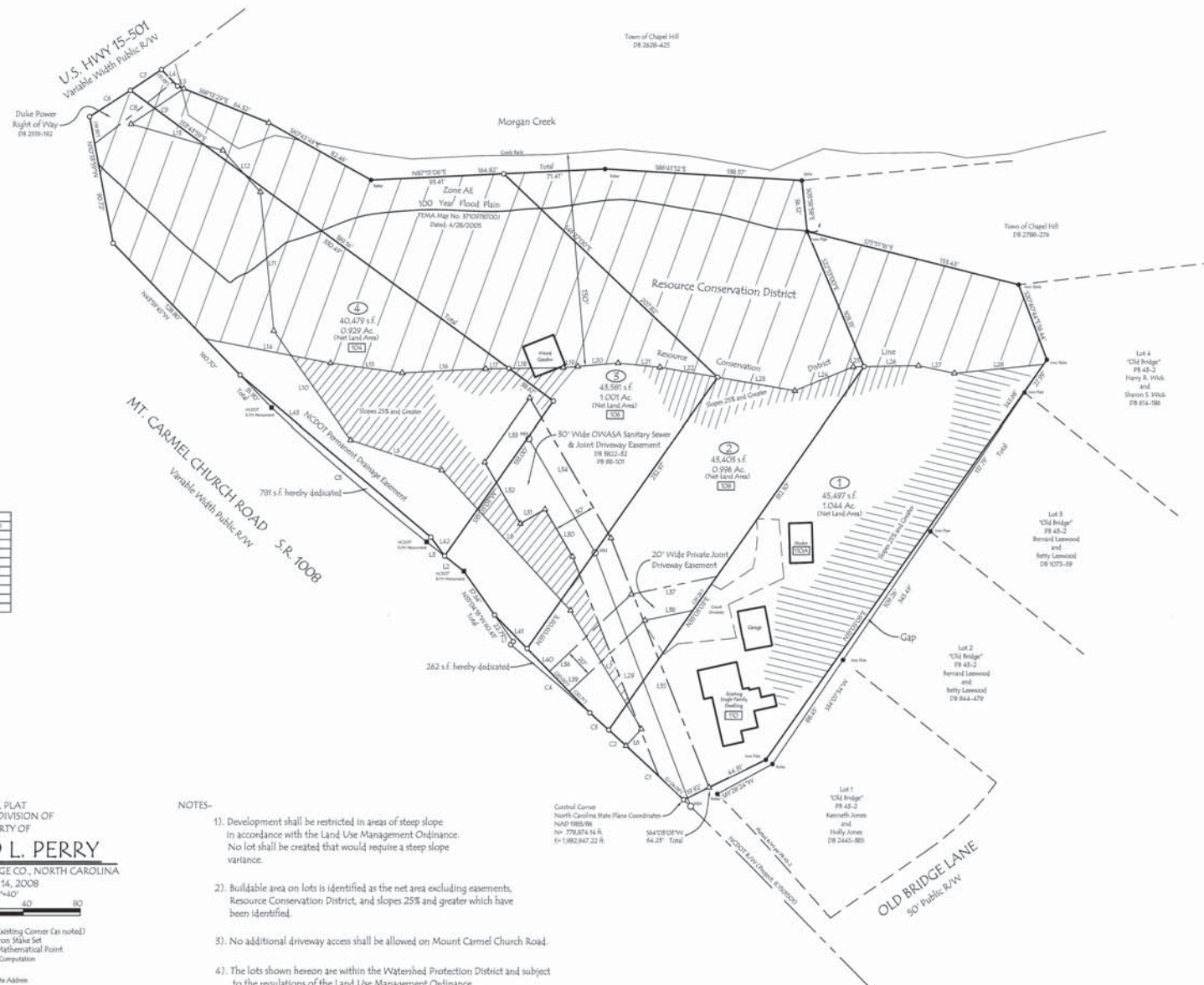
LINE	BEARING	DISTANCE
L1	S89°45'55"W	2.74
L2	N70°15'11"E	17.29
L3	S77°56'11"E	16.03
L4	N44°03'51"W	16.23
L5	N46°12'20"W	4.75
L6	N42°30'41"W	15.92
L7	N42°16'15"W	39.87
L8	N70°15'11"E	47.27
L9	N70°15'11"E	89.50
L10	S62°16'11"E	50.94
L11	N50°15'05"E	38.74
L12	N89°01'38"E	38.46
L13	N89°01'38"E	85.50
L14	N89°01'38"E	52.22
L15	N89°01'38"E	26.54
L16	S84°21'48"E	29.50
L17	N89°01'38"E	41.27
L18	S80°10'14"E	55.13
L19	N47°43'51"E	44.45
L20	N89°01'38"E	7.81
L21	N89°01'38"E	89.27
L22	S70°04'11"E	25.76
L23	N44°18'11"E	41.08
L24	S70°15'11"E	188.69
L25	S70°15'11"E	88.41
L26	N89°01'38"E	20.00
L27	N89°01'38"E	50.00
L28	N89°01'38"E	35.08
L29	S70°15'11"E	118.89
L30	S70°15'11"E	188.69
L31	N46°40'23"E	79.22
L32	S70°15'11"E	41.88
L33	S70°15'11"E	44.88
L34	N46°40'23"E	75.75
L35	N44°18'11"E	85.50
L36	N44°18'11"E	82.88
L37	N70°15'11"E	54.44
L38	N46°40'23"E	171.88

CURVE	DELTA	ADIUS	ARC	TANGENT	BEARING	CHORD
C1	222°34'	250.18	53.49	27.74	N46°47'59"W	55.48
C2	224°18'	250.18	56.49	8.25	N47°41'52"W	18.43
C3	224°10'	250.18	19.08	3.08	N46°07'59"W	19.08
C4	249°28'	250.18	73.54	56.97	N46°12'20"W	73.55
C5	434°39'	1782.28	144.11	72.10	N47°11'11"E	144.07
C6	222°34'	1882.81	34.07	17.08	N47°16'01"E	34.08
C7	170°11'	1882.81	26.82	15.15	N46°10'11"E	26.80
C8	81°48'	1547.87	70.54	35.18	N01°44'19"E	70.55
C9	73°22'	1882.81	44.64	22.82	N54°07'29"E	44.64

FINAL PLAT  
MINOR SUBDIVISION OF  
PROPERTY OF  
**RICHARD L. PERRY**  
CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA  
FEBRUARY 14, 2008  
SCALE 1"=40'



- NOTES-
- Development shall be restricted in areas of steep slope in accordance with the Land Use Management Ordinance. No lot shall be created that would require a steep slope variance.
  - Buildable area on lots is identified as the net area excluding easements, Resource Conservation District, and slopes 25% and greater which have been identified.
  - No additional driveway access shall be allowed on Mount Carmel Church Road.
  - The lots shown hereon are within the Watershed Protection District and subject to the regulations of the Land Use Management Ordinance.
  - The impervious surface of each lot shown hereon shall not exceed 50 percent of the gross land area for each lot.



Proclamation of Dedication and Approval  
The undersigned, County Clerk of Orange County, North Carolina, do hereby certify that the foregoing plat, map, and other improvements are as shown on this plat, and for the maintenance and control by its incorporated neighborhood, similar to the plat, map, and other improvements shown on this plat, map, and other improvements.

Notary Public  
My commission expires: \_\_\_\_\_

REVIEW OFFICE CERTIFICATION  
State of North Carolina  
County of Orange  
I, **MICHAEL A. BAKER**, Review Officer, do hereby certify that the foregoing plat, map, and other improvements are as shown on this plat, map, and other improvements, and that the same are in accordance with the laws and ordinances of the County of Orange, North Carolina.

Date of Certification: **02/28/2008**

I, **Terry L. Westendorp**, L-3232, as an actual field survey performed, as the ratio of precision is 1:25,000, and that the same are in accordance with the laws and ordinances of the County of Orange, North Carolina.

With my original signature, I do hereby certify that the foregoing plat, map, and other improvements are as shown on this plat, map, and other improvements.

**MICHAEL A. BAKER**  
Review Officer  
Date of Certification: **02/28/2008**

**TERRY L. WESTENDORP**  
Surveyor  
Date of Certification: **02/28/2008**

**SEAL L-3232**  
TERRY L. WESTENDORP  
SURVEYOR  
NORTH CAROLINA  
WESTENDORP

**MICHAEL A. BAKER**  
Review Officer  
Date of Certification: **02/28/2008**

**ENGINEERING & SURVEYING**  
1709 LEBRON ROAD, SUITE 20  
FARMINGTON, CT 06030  
(860) 271-1111

087-39-0045  
087-29-9047  
087-29-7266  
087-29-6199  
MB  
Perry  
Branch  
NC 27518  
DNCES  
3, PB 98-101  
(9-6200) TM 7.126 D-10  
ZONING R-1



**PUBLIC WORKS DEPARTMENT  
STORMWATER MANAGEMENT DIVISION**

405 Martin Luther King, Jr. Blvd.

Chapel Hill, NC 27514-5705

Telephone (919) 969-7246

Fax (919) 969-7276

www.townofchapelhill.org

## REQUEST FOR STREAM DETERMINATION

Stream determinations are used to determine whether the Resource Conservation District or the Jordan Stream Buffer will apply to a property, and the areas protected if that is the case. There is no fee for stream determinations. By default, we will search records and notify you if a site visit is not needed for a property.

☐ Check here if you want Town staff to conduct a stream determination. A new site visit may not be needed if a determination has been done in the last five years. Turnaround time is within two weeks for single-family lots depending on weather conditions, staff availability, and size of the lots.

Requests may be emailed ([DMilkereit@townofchapelhill.org](mailto:DMilkereit@townofchapelhill.org)), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address care of "Stormwater Specialist".

Requestor's Name: RICK PERRY

Mailing Address: 486 WALDST BRANCH RD

City, State, ZIP: CHAPEL HILL, NC 27516

Phone / FAX / Email: 919-730-0673

Check method(s) for report to be sent:

☒ US Mail

☒ Email

☐ FAX

☒ Call for pickup

Signature of property owner or designated legal agent granting permission to Town Staff to enter the property(ies) indicated below for purposes of a Stream Determination:

Rick Perry 4/5/2016  
(Signature) (Date)

Owner Name(s): RICK PERRY & JOHN McPHEE  
(Please print)

### Property Information

fill in both columns, or fill in Parcel ID Number (PIN) and attach a site map indicating location

Parcel ID Number (PIN)	Address / Location Description
9787-29-6199	104 MT. CARMEL CHURCH RD
9787-29-7266	106 " " " "
9787-29-9047	108 " " " "

Where the total area of the property(ies) to visit is over 3 acres please attach an as-built drawing or a topographic map with current landmarks.