



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9799481814 & 9799480252 Date: 7/24/2018

Project Name: 101 - 111 Erwin Road Mixed Use

Property Address: 101 & 111 Erwin Road Zip Code: 27514

Use Groups (A, B, and/or C): A & B Existing Zoning District: R-2 & R-3C

Project Description: New Multi-Family Residential – 140± Dwellings – 15% Affordable per Town Council Policy
Existing Residence Inn Hotel [108 Suites], Office [1,500 SF], and Residential [4 Dwelling Units]

Applicant Information (to whom correspondence will be mailed)

Name: Scott Radway, Radway Design LLC– Consultant to Contract Owner.

Address: 2627 Meacham Road

City: Chapel Hill State: NC Zip Code: 27516

Phone: 919-880-5579 Email: scott@radwaydesign.com

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

Signature: *Scott Radway* Date: July 23, 2018

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Doyle Parrish, Summit Hospitality LLC

Address: 3141 John Humphries Wynd, #200

City: Raleigh State: NC Zip Code: 27612

Phone: 919-787-5100 Email: _____

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

Signature: *Doyle Parrish* Date: July 23, 2018



Concept Plan Overview

Site Description	
Project Name	111 Erwin Rd. Residences Residence Inn of Chapel Hill [101 Erwin Road]
Address	101-111 Erwin Road
Property Description	17.8 Acres (12.3 Acre Existing Hotel Site – 5.5 Acre Vacant Property)
Existing Land Use	17.8 Acres (12.3 Acre Existing Hotel Site – 5.5 Acre Vacant Property)
Proposed Land Use	Hotel and Multi-Family Residential Mixed Use
Orange County Parcel Identifier Numbers	9799-48-1814 & 9799-48-0252
Existing Zoning	R-2 Vacant Property R-3C - Hotel/Mixed Use Site
Proposed Zoning	<i>MU-V Collector [Or Conditional Use, a New District adopted by Town Council]</i>
Application Process	Rezoning and Special Use Permit
Comprehensive Plan Elements	A Place for Everyone, Community Prosperity, Getting Around, Good Places – New Spaces, Nurturing Our Community
Overlay Districts	RCD is located on southern side of hotel.

Regulatory Land Use Intensity

Design/LUMO Standards	Requirement	Proposal	Status
Sec. 3.7	Use/Density Max. # DU – 267 Max. Floor Area – 340,000	140 DU – 165,000 SF 158 Hotel Suites - 115,000 SF	
Sec 3.8	Net Land Area 5,000 SF Minimum	16.2 Acres 705,672 SF	
Sec 3.8	Gross Land Area 5,500 SF Minimum	17.8 Acres 776,239 SF	
Sec. 3.8	Dimensional Standards Street 0 feet Interior 0 feet Solar 20 feet	Street 120 Feet Interior 180 Feet Solar 120 Feet	
Sec. 3.8	Floor area Maximum Permitted 340,000 SF	280,000 SF	
Sec. 4.5.6	Modification to Regulations	None Anticipated at this Time	
Sec. 5.5	Recreation Space 15,094 SF - .046% of Res PIL for 25% @ \$12/SF	11,320 SF On-Site \$45,280 PIL	



Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East – Class D	20' – 30'	Hotel 50' Residential 30'	✓
	Sec. 5.6	North – Class B	10'	30'	✓
	Sec. 5.6	South	20'	50'	✓
	Sec. 5.6	West – Class B	10'	60 – 100'	✓
	Sec. 5.7	Tree Canopy	Min. 30% Residential Min. 30% Hotel	Greater than 30% for Each Use	✓
	Sec. 5.11	Lighting Plan (footcandles)		Will Meet Town Standards	✓
Environment	Sec. 3.6	Resource Conservation District	Stream on Hotel Site	98,329 SF	✓
	Sec. 5.18	Jordan Riparian Buffer	Not Applicable	Not Applicable	✓
	Sec. 5.3.2	Steep Slopes	Limited Amount	See Concept Plan Existing Conditions	✓
	Sec. 5.4	Stormwater Management	YES	See Concept Plan	✓
		Land Disturbance		Not Yet Determined	✓
	Sec. 5.4	Impervious Surface	70% Max Net Lot Area 352,836 SF Max	37% of Site 260,500 SF	✓
	Sec. 5.13	Solid Waste & Recycling	On site bulk collection facilities	See Concept Plan	✓
Housing		Affordable Housing Proposal, if applicable	15% of 140 DU	21 Affordable DU	✓



Design/LUMO Standards		Requirement	Proposal	Status	
Access & Circulation	Sec. 5.8	Street Standards	TOCH and NCDOT	Improvements to Erwin Road	✓
	Sec. 5.8	Vehicular Access	Private Drives	Entrances to/from Erwin Road	✓
	Sec. 5.8	Bicycle Improvements	Yes	Add Bike Lane to Erwin Road	✓
	Sec. 5.8	Pedestrian Improvements	Yes – Sidewalk along Erwin Road	Add Sidewalk to Erwin Road	✓
	Sec. 5.8	Distance from bus stop	-	350' to North Adjacent to South	
	Sec. 5.8	Transit Improvements	-	Not Applicable	✓
	Sec. 5.9	Vehicular Parking Spaces	Residential 163 - 203 Hotel 142 - 197	Residential 236 Hotel 170	✓
	Sec. 5.9	Bicycle Parking Spaces	35±	35± New Residential	✓
	Sec. 5.9	Parking Lot Standards	YES	Designed to Town Standards	✓
Other		Homeowners Association		-	UNK
	Sec. 5.5	Recreation Space	.046% Residential Site Area	11,320 SF & \$45,280 PIL	✓
	Sec. 5.12	Utilities		OWASA SS & Water	✓
	Sec. 5.16	School Adequate Public Facilities		N/A	N/A

Symbol	Meaning	Symbol	Meaning
✓	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



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)968-2728 or at planning@townofchapelhill.org.

✓	Application fee (refer to fee schedule)	Amount Paid \$	360.00
✓	Pre-application meeting – with appropriate staff		
✓	Digital Files - provide digital files of all plans and documents		
✓	Project Fact Sheet		
✓	Statement of Compliance with Design Guidelines (2 copies)		
✓	Statement of Compliance with Comprehensive Plan (2 copies)		
✓	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)		
✓	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)		
✓	Mailing fee for above mailing list	Amount Paid \$	277.60
✓	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:		
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 		
✓	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals		
✓	Reduced Site Plan Set (reduced to 8.5"x11")		

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



- 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
-
- 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
-
- 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 Residential 7.7 Acres

Summerfield Crossing

Residence Inn

McFarling

This map contains sensitive information, not to be copied or distributed without the express written permission of OWASA. This data is being provided as a visual representation and at no time should the data be considered exact. The data is not guaranteed to be accurate and is not intended as a substitute for a field survey. OWASA assumes no legal liability or responsibility for this data.

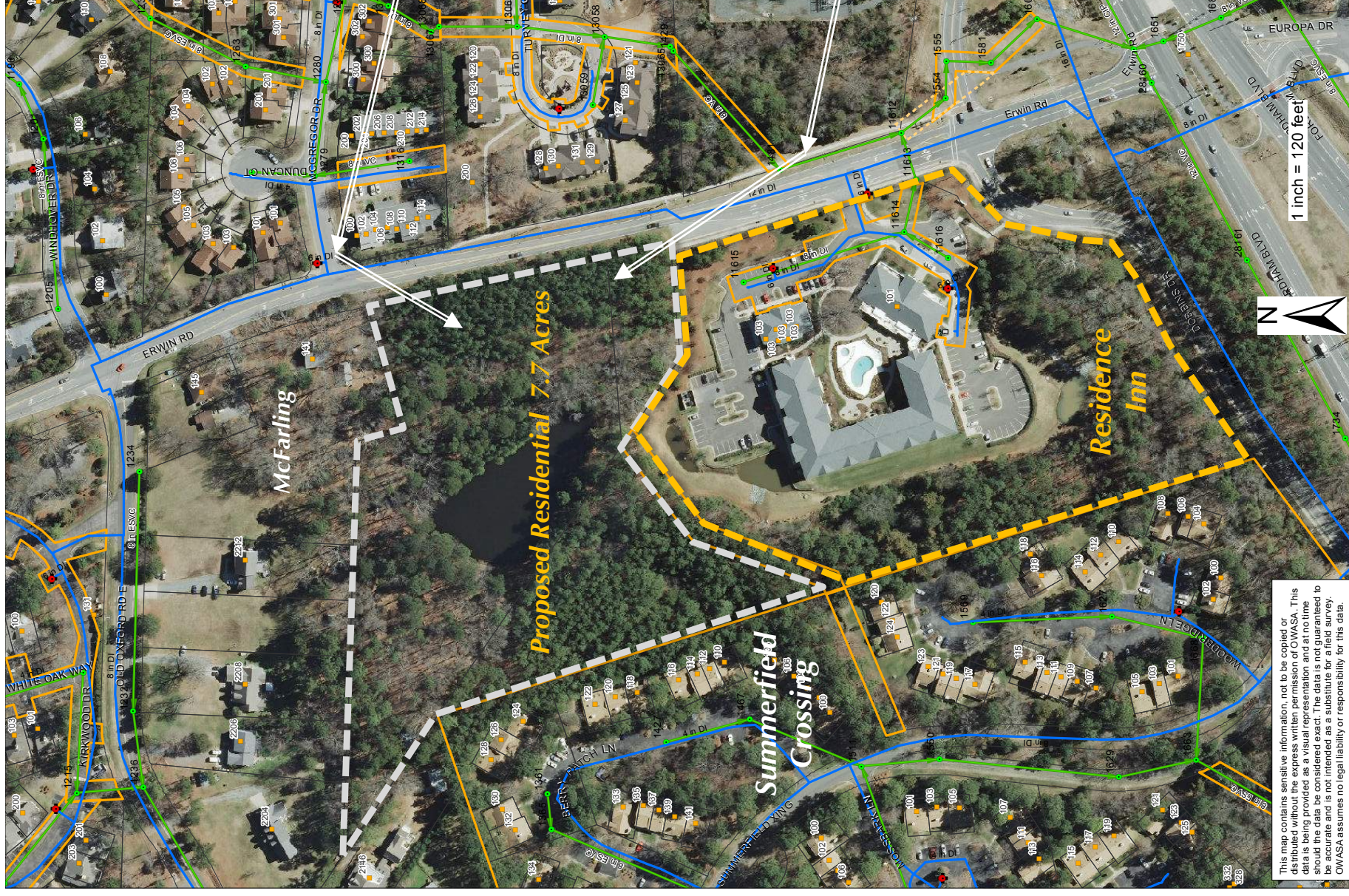


1 inch = 120 feet

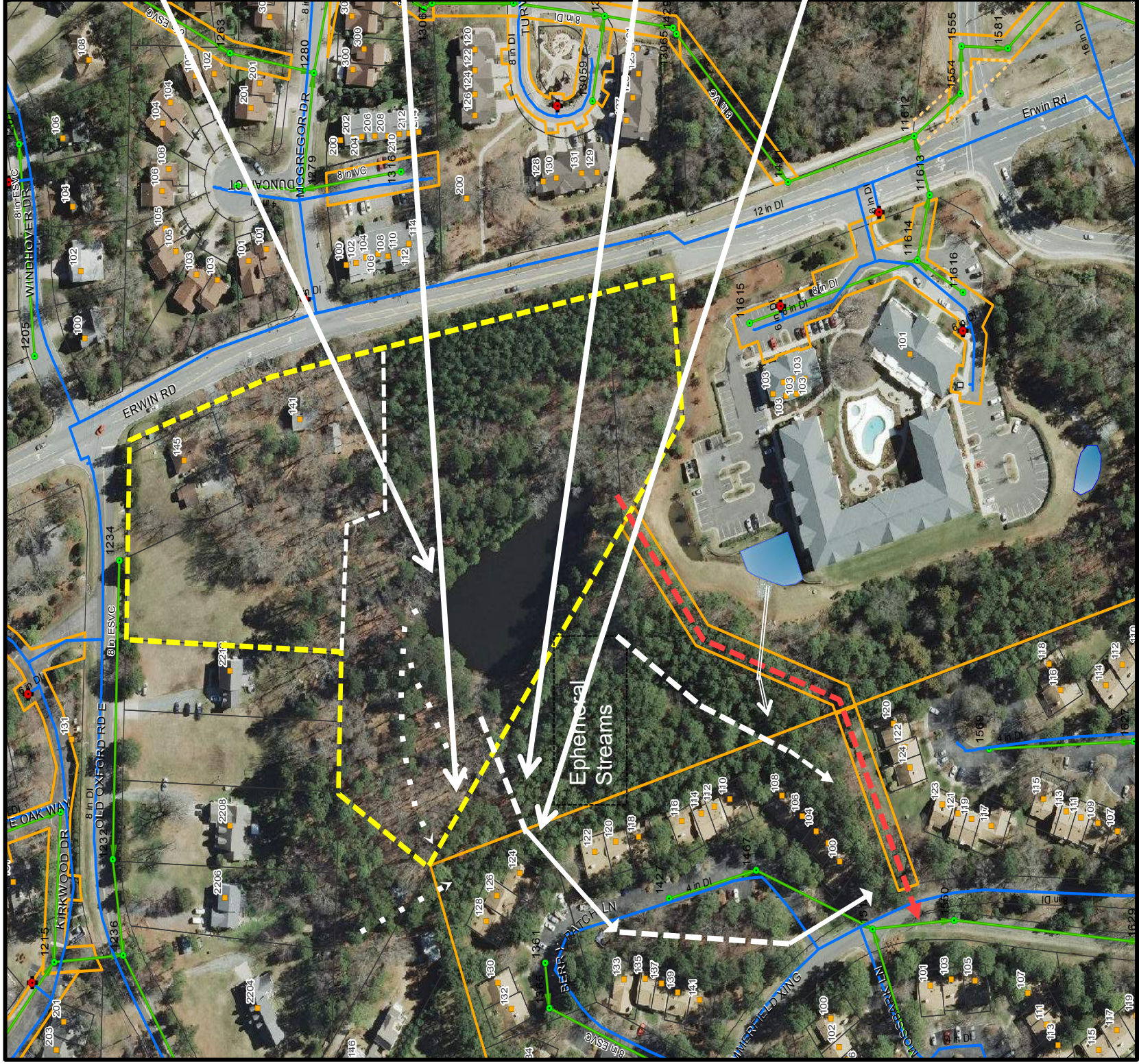
Erwin Road



Photographs Of Existing Street Frontage of 5 Acre Parcel



Photographs of Pond - Drainage Paths



Northern
Pond Corner



Marriott
Property Line



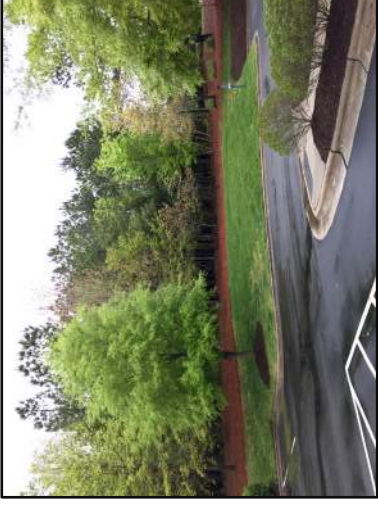
Ephemeral Stream
Marriott Property



12" Stormwater
Pipe Inlet
Summerfield
Crossing Property



Residence Inn Site Photos



Buffer with 5 Acre Parcel



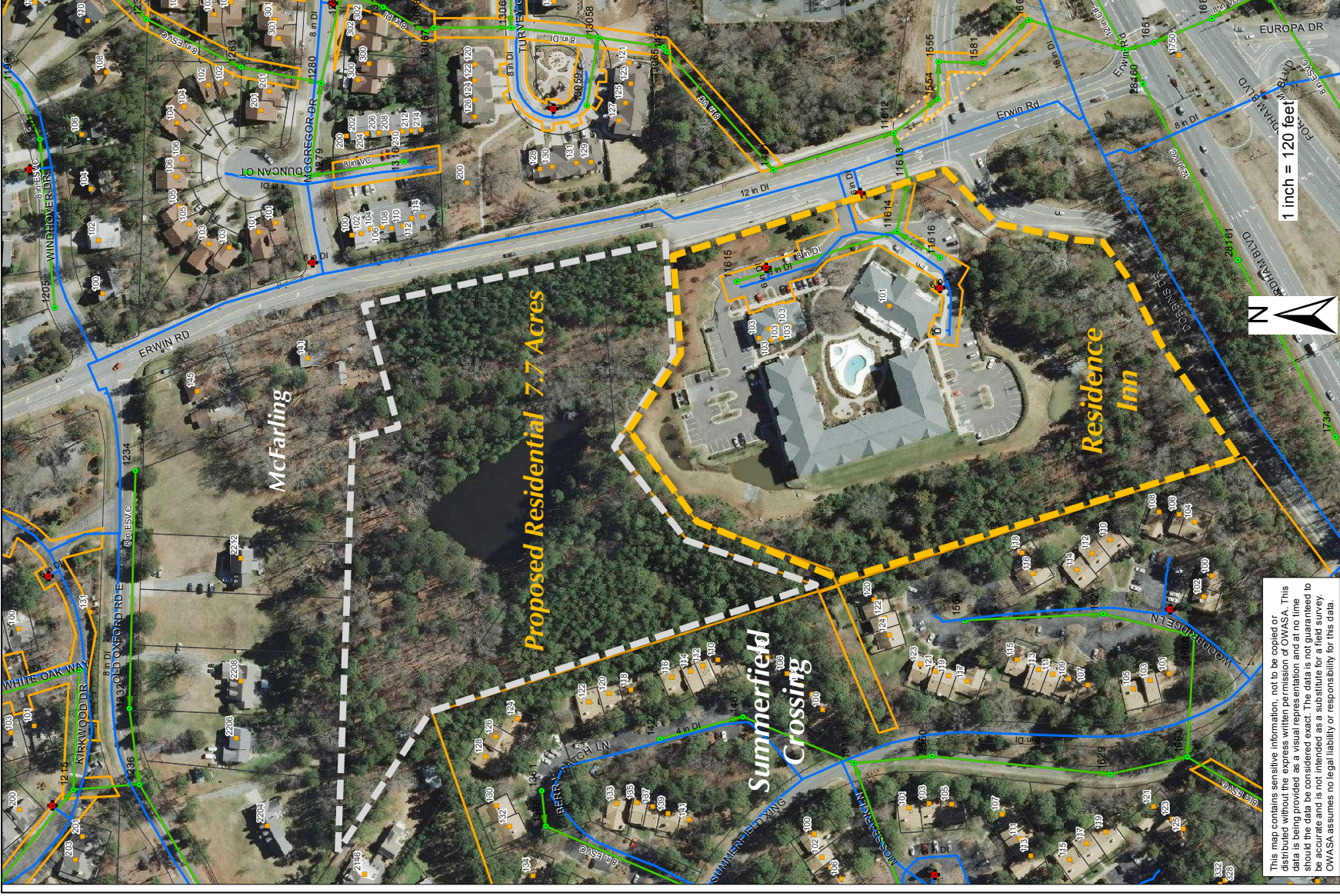
Buffer with Summerfield Crossing



View from Duke Energy Substation



View from Intersection of Dobbins Drive – Erwin Road



DEVELOPER'S PROPOSAL

111 Erwin Road
Multi-Family Residential

&
101 Erwin Road
Residence Inn Hotel

July 24, 2018
Chapel Hill, North Carolina

Project Location

The applicant, Summit Hospitality LLC, is the owner and developer of the existing Residence Inn Hotel located at the northwest corner of Erwin Road. The proposed residential development is on a five-acre parcel immediately north of the 12.3-acre hotel property. The site is bordered by Dobbins Drive and Fordham Boulevard on the south; a Duke Energy substation, McGregor Apartment homes, and Cosgrove townhomes on the east side of Erwin Road; one single family home to the north on Old Oxford Road; and Summerfield Crossing Townhomes to the west. Both the hotel property and the five-acre parcel are identified as development opportunity locations and are part of the 15-501 Corridor Area designated for higher intensity uses where appropriate in the 2020 Comprehensive Plan.

History of Property Use and Current Development

A Special Use Permit for the Residence Inn Hotel was approved in 2003. Prior to the application for the Special Use Permit in 2001, Marriott Inc. [the owner of the property at that time] deeded approximately 1.5 acres of property it owned to NCDOT for the relocation of the western leg of Dobbins Drive and contributed about \$400,000 for the widening of Erwin Road and the reconstruction of the Dobbins Drive Fordham Boulevard Intersection. Additional contributions by Summit Hospitality LLC were made to OWASA to relocate water lines in Dobbins Drive.

The Town Council approval of the hotel included a condition that it not be opened until the Erwin Road – Fordham Boulevard “Super-circle” planned by NCDOT for opening in 2005 was constructed. As it turned out, NCDOT did not get the improvements completed until late 2007 and the hotel opened in February 2008.

The Residence Inn Hotel was approved as a “Planned Development – Mixed Use” project. In addition to the 108 hotel suites, the development includes a two story building with three dwellings and approximately 1,500 SF of office space. Although the PD-MU zoning designation is still a part of the LUMO, it has been superseded by the Mixed-Use Village districts that are now in use in the LUMO.

The five-acre parcel to the north of the hotel is not developed. It contains an old farm pond, originally hollowed out on the property about 70-years ago to corral water for use by the cattle

that grazed on this parcel and the other surrounding parcels then owned by the McFarling family. This parcel and the two smaller residential parcels immediately to its north are the last remainder of the large farm holdings of the McFarling family going back to the early 1900's.

The northern side of Fordham Boulevard, Dobbins Drive, and East Franklin Street where it splits from Fordham Boulevard have been considered appropriate for residential and office development for many years, while commercial/retail has been considered appropriate for the southern side of these roads. This policy and expectation dates back to at least the 1979 Comprehensive Plan and has been reaffirmed in the 2000 Comprehensive Plan and the Chapel Hill 2020 Plan.

Existing Conditions of Importance – Combined Sites

The natural slope of the site is from the western side of Erwin Road to the southwest toward Summerfield Crossing and Dobbins Drive. The pond is not classified as a wetlands nor a body of water for which there is a stream or RCD buffer requirement. The pond currently overflows its northern edge during wet periods [of which we have had a few in the past 5 years] and runs overland to the west across the existing hotel property where it enters Summerfield Crossing and it threatens those homes abutting the current hotel property. Between the hotel and Dobbins Drive there is a stream that required a Resource Conservation District buffer of 75 feet in width at the time the hotel was approved.

In 2003, the hotel was approved with – and in 2007-8 constructed with - its sanitary sewer line connecting to a manhole on the east side of Erwin Road, thereby not forcing the opening of the then existing sanitary sewer easement in Summerfield Crossing. Nevertheless, OWASA required an easement across the hotel site to the five-acre site 'IN CASE" it might be developed at some later time.

Existing mixed species vegetation surrounds the pond and runs along the property line of Summerfield Crossing. The vegetation along the front of the five-acre parcel is primarily volunteer pine, with a significant amount of the visible vegetation within the current NCDOT right-of-way that was acquired many years ago. There will not be a need for NCDOT to acquire additional right-of-way on Erwin Road between Fordham Boulevard and Old Oxford Road.

Summit Hospitality - Development Proposal Evolution

Summit Hospitality Ltd., a Raleigh based company, was the developer of and is the owner and manager of the Residence Inn Hotel in Chapel Hill. In addition, it owns and manages other hotels, including the recently opened Residence Inn Hotel in downtown Raleigh. The managing partner of Summit is a UNC-Chapel Hill graduate, as are others that are part of the Summit ownership group. They are pleased to be investors in Chapel Hill and its future.

Several times during the past 3-4 years, residential builders have had purchase contracts with the owner of the 5-acre site as well as the McFarling property of 2.8 acres at the corner of Old Oxford Road and Erwin Road. David Weekley Homes, the last builder with a contract for the property, submitted a concept plan that was reviewed by the CDC and the Council and was in the SUP review stage before the application was withdrawn. In each of these prior cases, Summit was willing to help solve the stormwater and potential flooding problems of the Summerfield Crossing neighbors by offering 2 acres of land to these builders. Subsequent to the withdrawal of the

Weekley proposal, the Managing Partner of Summit Hospitality and other partners determined that it was in their interest to have a say in the type and quality of any development of the 5-acre parcel and see to it that the solution to the pond and flooding issues at Summerfield Crossing is resolved sooner rather than later by someone else.

Therefore, Summit Hospitality has entered into a purchase contract with the owner of the 5-acre parcel.

Summit Hospitality – Mixed Use Development Proposal

To utilize the 2 acres in the northwest corner of the Residence Inn site for stormwater management that would benefit the 5-acre parcel and the Summerfield Crossing home owners, a modification to the “Planned Development – Mixed Use” Special Use Permit approved in 2003 is required. And, because this older zoning and planned development option is no longer being used by the town, a different zoning district and modified Special Use Permit are needed.

After considering the several conditions and LUMO zoning possibilities, a request for “Mixed-Use Village Collector” zoning appears appropriate for the proposed development plan.

CDC and neighbor comments provided on May 22, 2018 at a Courtesy Review of the applicant’s plan have helped shape a revised site plan that for the proposed residential development moves buildings away from property lines and creates a courtyard accessible easily to all future residents. The CDC also asked for a plan that shows potential hotel redevelopment more fully. Concept B addresses both of these requests.

The proposed concept plan has the major features identified below.

Multi-Family Residential

- 132 - 140 Dwelling Units.
- Floor Area of 165,000 SF
- 3 buildings of 4 floors of residential over parking.
- Centralized outdoor recreation & community space
- Terraced gardens leading down from the recreation area to a landscaped bio-retention natural stormwater management area.

Residence Inn Hotel

- Future expansion from 108 suites to 158 suites.
- Modifications to stormwater management facilities to coordinate with residential development to resolve flooding problems that affect Summerfield Crossing.
- Abandonment of OWASA sanitary sewer easement on the hotel site and support for the abandonment of the sanitary sewer easement on Summerfield Crossing Property.

July 24, 2018
Applicant Responses to

**SUMMARY OF A COURTESY CONCEPT PLAN REVIEW: 101 and 111 ERWIN ROAD MIXED USE
DEVELOPMENT
COMMUNITY DESIGN COMMISSION
May 22, 2018**

Key points made by members of the Community Design Commission during its courtesy review of a concept plan for a mixed-use development at 101 and 111 Erwin Road include:

RESPONSE COMMENTS ORGANIZED BY THEME OF CDC COMMENTS

[All CDC comments are in black, *all applicant responses are in blue italics.*]

1. *Erwin Road improvements, external pedestrian and vehicular access.*

- There should be two points of road access for this project.

NCDOT and Chapel Hill will permit one access to Erwin Road for this proposed development. A second access point to the property immediately north of the site has been requested by the Fire Department and Solid Waste.

- There appears to be a lack of pedestrian activity.

Pedestrian access to Erwin Road was and is shown on the site plan. Pedestrian access is provided from Erwin Road at the primary driveway entrance and will be provided to the property to the north and to residents of Summerfield crossing if those developments wish to have a pedestrian connection.

- Confirm that the proposed project would not need more right-of-way along Erwin Road. (The map shows more existing right-of-way for the Residence Inn project along Erwin Road; confirm this profile does not need to be continued north along the proposed project's property line.) The answer would affect density, building location, and buffers.

NCDOT acquired the needed right of way for the improvements that will be required on Erwin Road many years ago. The property line for the Residence Inn site and the right of way width in front of the hotel was a "guess" by NCDOT & the town in 2001 when Summit Hospitality and Marriott volunteered to provide the needed right of way for the realignment of Dobbins Drive and widening of Erwin Road. NCDOT has been part of the pre-application conference review and has not requested additional right of way.

If NCDOT and the town determine that they need additional right of way at a later time in the review process, that right of way will be provided and the plans adjusted accordingly.

2. *Disposition of Existing 70± Year Old "Watering Hole"*

- Consider retaining and improving the pond as a stormwater control measure. This could also provide a visual amenity.
- Commend the efforts to resolve stormwater issues in this area.

The pond will be removed and the propose new stormwater management system will reduce water flow and potential flooding for the residents of Summerfield Crossing.

3. Relationship to Adjoining Properties/Neighborhoods – Buffering Considerations

- The transitions to surrounding neighborhoods are not sufficient. The buffers proposed need to be better. In particular, the proposed buffer to single-family homes on Old Oxford Road is not enough.

The Summerfield Crossing neighborhood and the Residence Inn site share a common property line. The Mildred Scott lot of five acres does not abut any Summerfield Crossing property. It does abut a potential church property to the north and three single family lots, one of which is currently vacant. Of the two occupied homes, one is 125± feet from the Mildred Scott property line, the other about 175' from the property line. Aerial photography shows that each of these lots has about 75± feet of treed back yard between the homes and the Mildred Scott property line.

The Residence Inn Special Use Permit stipulates a 100 feet undisturbed existing tree buffer between it and Summerfield Crossing. The current applicant agreed to that buffer and has lived by all of the stipulations in the approval granted in 2003.

The applicant's proposal [Concept A] met the LUMO buffer width and planting material standards. Concept B has maintained these buffer widths.

4. Proposed Residential Density, Scale, and Form

- Consider townhouses and/or a single-family mix for the site.
- Several neighbors in attendance, had concerns about the density proposed.

The applicant proposes a total number of dwelling units and a per acre density that allows for the creation of a residential community that will be a good neighbor.

- Would like more information on the building articulation. When this comes back, provide measurements and a height comparison.

This information is provided.

- There is no successful urban gesture to encourage a sense of community in the area and to form better relationships to neighbors. There is not a relationship established for future residents to enjoy green space.
- Encourage the applicant to reach out to neighbors.

The concept design presented at the May 22, 2018 CDC meeting clearly has a common open recreation and green space that will be able to create active and passive gathering activities for the residents of the proposed development. The form of this space need not be the type of community open space many of us have traditionally seen.

All previous proposals for the development of the Mildred Scott property and before that the Residence Inn were met with the desire by neighbors to have a significant buffer with no

pedestrian connectivity. Should the residents of Summerfield Crossing wish to have pedestrian connectivity, that will be included in the plans at an appropriate time.

5. Combined Application Information and Plans

- Please provide the previous Special Use Permit stipulations now in place for the Residence Inn property since a recombination with part of its lot is being proposed.

This will be or has been provided by the Town Planning Staff

- Suggest view the Residence Inn and the proposed site as a whole in planning the development.

The concept application was for the Mildred Scott property and the Residence Inn property combined. All the project fact sheet data is for the combined properties.

The concept plan information provided for the August 28 meeting of the CDC contains more site plan information for the combined proposal than previously presented.

- Would the OWASA easement be abandoned?

Following the CDC meeting on May 22, 2018, the applicant again met with OWASA to confirm the circumstances needed for them to abandon both the easement on the Residence Inn site and the Summerfield Crossing property.

As of that June 18, 2018 meeting, OWASA would abandon both easements provided that the Mildred Scott property and the McFarling property immediately north of it can be served by the existing sanitary sewer line in the front parking aisle of the Residence Inn Hotel.

The Commission considers the above comments to be courtesy comments because the plans were not provided to the Commissioners in the packet prior to the meeting. The applicant agreed to consider these comments and to return to the Community Design Commission with another iteration of the concept plan at a later date prior to Council consideration.

The Site Plan / Concept Plan drawings provided by the applicant to the Town along with the application forms and statements of compliance were not posted by town staff. The applicant had nothing to do with that error and considers the application made in April 2018 to be fully compliant and that the May 22, 2018 CDC meeting and review of the plans as the required CDC concept plan review.

Submitted by: Dixon Pitt, Chair

Drafted by: Chris Berndt, Vice-Chair

**101 – 111 Erwin Road
Mixed Use**

Concept Plan
Design Guidelines
Statement of Compliance

July 24, 2018

The Town of Chapel Hill design guidelines cover the principles of good community design for livability, best development practices for environmental protection, and minimum standards to assure that well designed and functioning new additions are added to the community.

The following Statement of Compliance identifies areas where these principles are integral in the proposed plan. Statements in bold come from the town's design guidelines.

GENERAL GUIDELINES

- **Livability: Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets and accommodate pedestrian traffic.**

The existing Residence Inn Hotel meets or exceeds the goals of human scale design, compatibility with the street system, and the provision of sidewalks that connect to nearby properties and bus route/shelter locations. The residential development is proposed to be 4 stories over structured parking and in scale with the existing hotel property. Roadway and pedestrian improvements to Erwin Road are part of the plan. Both the hotel and the residential buildings cluster around courtyards that provide for recreation and social interaction. The existing development along a major street that the proposed residential development would most closely resemble in setback and buffer from the street is the Sienna Hotel on East Franklin.

- **Visual Impact: New public and private projects should be visually appealing, and compatible with other development in the surrounding area.**

The proposed buildings will be designed and constructed to present a desirable face to Erwin Road and adjoining properties to the north and west while being separated from them by landscape buffers that exceed town minimum standards.

- **Vegetation: Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery. The landscape theme should be aesthetically compatible with that of the surrounding neighborhood.**

In large part, the existing vegetation on the eastern side of the site will be removed for the construction of Erwin Road improvements and to provide access to the residential portion of the property. New street and canopy trees will be planted along the Erwin Road frontage to match the street and landscaping buffer in front of the hotel. Internal landscaping will be integral to the character of the residential development.

- **Mobility: Land design concepts should provide a network of roads, bicycle paths and lanes, and sidewalks that give strong consideration to the safety of motorists, cyclists, joggers, and walkers.**

The internal circulation network will provide safe and convenient connections to the greater street & sidewalk network nearby, thereby encouraging interaction among the households in the proposed development as well as access to the nearby neighborhoods.

- **Views: Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.**

A landscaped entrance is proposed with that landscaping theme carried along the internal drives to the center of the development and the location of the recreation and open area in the center of the site.

SITE DEVELOPMENT

Open Space Multi-Family and Planned Development Housing Neighborhoods

- **Provide open space and recreation amenities are easily accessible to residents, including the handicapped.** The recreation area of the site is centrally located and accessible by ADA sidewalks.
- **Design and locate recreation amenities so that they provide service without disturbing residents.** The recreation area is located in a manner to create the least disruption to the residents of the proposed multi-family buildings and the residents nearby in Summerfield Crossing and those who live on Old Oxford Road.

PRESERVATION OF NATURAL DRAINAGE PATTERNS

- **Capitalize on natural drainage ways through innovative building and site design that transforms steep slopes and edges into major site amenities.**
- **Preserve natural drainage patterns where practical.**
- **Design so as to prevent stormwater from flowing over sidewalks and paths.**

Stormwater management facilities are located in the southern and lower portion of the site. The natural drainage pattern on the residential portion of the site was altered over 50 years ago by the creation of the now very problematic pond. The design and function goal for stormwater on this portion of the site is no longer to preserve old drainage flows that are not “natural” and which routinely damage the property of adjoining Summerfield Crossing neighbors.

The proposed stormwater management system will remedy the problems created by years of maintenance and care of pond neglect.

SITE DESIGN

- **Isolated pockets of existing trees should be protected and used to enhance the site's visual impact.**

Because the 5-acre portion of the development proposal is an infill site and has been unmanaged for many years, the vegetation is a mix of tree species with varying degrees of health. The healthier trees are along the western edge of the site where a 60 – 100 feet wide buffer is proposed; one that will be maintained and managed professionally to provide a safe visual and environmental buffer between the multi-family homes and Summerfield Crossing.

A thirty feet wide buffer is proposed along the property lines of the single-family homes that face onto Old Oxford Road.

GRADING

- **Buildings should be designed to harmonize with existing topography, thereby minimizing land disruption.**
- **Grading should be held to a minimum and should complement natural landforms.**
- **"Stepping-back"-terracing of buildings on hillsides-should follow the slope in order to complement natural contours.**

The site slopes away from Erwin a fairly uniform 8-10 % with the exception of the man-made berm on the southern side of the farm pond. To provide the least visual impact along Erwin Road and to neighbors, the proposed residential buildings in Concept Plan B are set back 120 feet or more from Summerfield Crossing homes and the four homes that front on Old Oxford Road. The surface parking areas around the perimeter of the site will be landscaped and shelved in the same manner as it has been done in the Presque Isle townhome development to minimize the visibility of the parking and allow the buildings to have a substantial setback from surrounding properties and Erwin Road.

SITING OF BUILDINGS

- **Buildings should harmonize with neighboring areas; this is achieved through careful attention to elements such as size, style, form, color, and materials.**

There are few visible neighboring-residential buildings from which residential design cues should be taken. The proposed development will work with materials & building forms suited for today's emphasis on energy efficiency, durable & long lasting exterior materials, and coherency of style within the development as well as to those traveling on Erwin Road.

- **Building placement should ensure privacy, as well as individual site and architectural identity.**

The existing hotel buildings and the proposed residential buildings have been sited to create a very minimal visual impact on adjoining neighbors.

STREETS, PARKING AND CIRCULATION

Internal Circulation: Streets and Driveways

- **Safety and convenience of automobile, bicycle and pedestrian movements are critical considerations.**

- **Roads and other internal driveways should be designed to accommodate a variety of vehicles in addition to passenger cars, including delivery trucks, sanitation trucks, and emergency vehicles.**

The internal design of the proposed residential development accomplishes these goals and will be further refined during the detailed design process.

STORMWATER MANAGEMENT

- **Detention ponds for run-off and sedimentation should be located where a natural holding pond already exists.**

To eliminate the off-site drainage damage already done by the current pond on the 5 acre site, utilizing the existing pond is not practical.

UTILITIES

- **Underground installation of all lines is encouraged.**
- **Landscaping in the vicinity of surface mounted transformers and switching boxes should allow for sufficient distance to perform routine maintenance of these facilities.**
- **Combining Utilities Easements with Site Access Drives**

Soft utilities (power, telephone, communications, etc.) will be brought into the site in easements that provide for underground lines.

Water will be provided by connecting to the existing water line in Erwin Road. We anticipate extending this line to the McFarling property to the north so that a loop system can be provided for emergency service needs.

Sanitary Sewer service for the residential portion of the development proposal is proposed to connect to the existing manhole and OWASA easement in the northeast corner of the hotel property. OWASA has indicated that they would abandon the existing sanitary sewer easement on both the Residence Inn site and on Summerfield Crossing if the plans approved by the Town include the use of the existing line on the Residence Inn site.

ARCHITECTURAL CHARACTER

Preliminary building footplates have been developed by J. Davis Architects of Raleigh, NC. Preliminary building bulk and form exhibits are being prepared as well as preliminary building façades.

LIGHTING

- **Exterior lighting and site furniture should be architecturally integrated with the building's style, material, and color.**

Street lighting according to the requirements of the Town and NCDOT will be provided along Erwin Road. For the drives and parking internal to the development, the applicant will propose a specific “pedestrian urban street” type fixtures that provide for safe movement,

but which will not spill from the site to adjoining properties.

INTERNAL LANDSCAPE CHARACTER

- **A landscape theme should foster unity of design and reinforce existing vegetation with compatible plantings.**
- **Landscaping should be massed or clustered-not spread out in thin, linear patterns.**

A landscape plan for both the buffer (see below) and interior of the site will achieve these objectives and will be part of the Special Use Permit submission materials.

PERIMETER BUFFERS

- **Developers are encouraged to provide street tree plantings that establish an attractive and consistent streetscape and scale.**

Perimeter landscape plantings will be provided in the required buffers along the streets and adjoining properties to augment existing trees that can be preserved.

- **Plant Selection and Maintenance - Indigenous and/or regionally grown plants are preferred.**

Both native and regionally adapted plant material will be used for the landscape.

- **Tree and shrub plantings should be grouped together to create strong accent points.**

Where it will be effective the landscape plan will group shrubs, ornamental trees and canopy trees.

- **Landscaping should be of sufficient size so that mature appearance will be achieved within three to five years of planting.**

Plant material will be sized to provide a maturing form within 5 years of planting with the exception of street trees, which by their nature take longer to mature. The street trees and street buffer trees for the existing hotel were planted in 2007 – 2008. They have matured nicely and this type of growth period is expected for the new trees that will be along Erwin Road and the buffer along the northern property line.

**101 – 111 Erwin Road
Mixed Use**

Concept Plan
Statement of Compliance
2020 Comprehensive Plan

July 24, 2018

CHAPEL HILL 2020 COMPREHENSIVE PLAN

The Chapel Hill 2020 Comprehensive Plan sets forth in *Chapter 3: Themes and Goals*, principle values that are important to the community. The proposed mixed-use plan by Summit Hospitality LLC responds to these as well as the ongoing planning and development initiatives in the *Blue Hill District [formerly Ephesus Fordham]* and the newly initiated Future Land Use Planning within the North 15-501 Focus Area. The proposed development is within this 15-501 Corridor of study.

A Place for everyone: A range of housing options for current and future residents (PFE.3)

101 – 111 Erwin Road is proposed as a mixed-use development with two types of housing opportunities.

The existing Residence Inn Hotel provides housing for those visiting family and friends that are Chapel Hill residents; for those in Chapel Hill for business associated with UNC and UNC Hospital; and for those who visit Chapel Hill for vacation and pleasure. The hotel opened in 2008 has been a good neighbor to the Summerfield Crossing Residents. The concept plan proposes to increase these opportunities.

The multi-family housing proposed immediately north of the hotel will provide housing for current town residents with changing housing needs and future residents that want to be near the Fordham Boulevard corridor and the employment and shopping opportunities that will be close by. It has not yet been determined whether these dwellings will be ownership or rental. Nevertheless, affordable housing units that meet the Council expectation of 15% of total units will be provided.

Community Prosperity and engagement: Promote a safe, vibrant, and connected (physical and person) community (CPE.3)

The 101 – 111 Erwin Road site, much like the nearby Presque Isle Townhome community at the corner of Sage and Erwin Roads, has no connection, either roadway or pedestrian to the Summerfield Crossing neighborhood. As a result, the proposed design will create sidewalk and bikeway connections to Erwin Road

Internally the design provides a centrally located recreation and open green area that satisfies the recreation area requirement and is appropriately sized for a neighborhood of the size proposed.

Getting Around: A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation (GA.2); Connect to a comprehensive regional transportation system (GA.3); A transportation system that accommodates transportation needs and demands while mitigating congestion and promoting air quality, sustainability, and energy conservation (GA.6)

Chapel Hill Transit Service – Three existing routes will serve the proposed development. (1) The CL Route provides service on Old Oxford Road at the north property line of the site. (2&3) The D and DX Routes provide service Dobbins Drive at the intersection with Erwin Road, a five (5) minute walk from the site. In combination these routes serve downtown, the UNC Campus and the NC Hospital complex.

Good Places, New spaces: Low density, green Rural Buffers that exclude urban development and minimize sprawl (GPNS.1); A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (GPNS.5)

The Town's 2020 Comprehensive Plan identifies the northern five acres of the proposed development site as Medium Density Residential and the hotel property as developed, which it is. The hotel site is developed at a low intensity with significant open space. The proposed new residential and the expanded hotel will have an impervious surface amount of 37% of the combined sites.

Internally, both developments have substantial internal open space and recreation areas that create gathering and meeting spaces for their respective populations. Creating community thru design, when no external community is available is a part of the design goal.

Nurturing Our Community: Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction (NOC.2); Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections (NOC.4); Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (NOC.8)

Stormwater Management - The site plan includes provisions needed to satisfy all stormwater management requirements to detain stormwater on-site and via filtering cleanse stormwater runoff before release from the stormwater management facilities. The pond located on the existing 5-acre parcel currently overflows to the north with water moving across the Residence Inn site an onto the Summerfield Crossing property. The propose design will capture about 70% of the water currently discharging in this undesirable fashion and greatly reduce the potential for water damage and flooding of the nearby Summerfield Crossing homes.

Recreation - There are no existing public recreation facilities within walking distance of the site, but many are accessible by the bus lines currently serving the property and which provide a very high level of service frequency. On site recreation will serve the households living in the proposed development. If the American Legion property is developed with recreation facilities, they will be within walking distance of both the new residences and hotel.

Streetscape Appearance and Safety - Because the site has a lengthy border with Erwin Road, the street landscaping, canopy trees, sidewalks, and lighting will be important elements of a design that provides a safe relationship between the homes, the public sidewalk, and traffic. Concept A has one of its two buildings about 50 feet from the street right of way boundary with no parking between the building and Erwin Road. Concept B has parking between the proposed buildings with a thirty feet wide landscape buffer.

The Traffic Impact Assessment that will be completed before a formal submission will identify the design features that will best work in this location when Erwin Road is widened on the side of the proposed development.

One of the significant changes to the roadway network and travel patterns of the past 5 years was the completion of the connection of Weaver Dairy Road to Sage Road via the roundabout and the significant decrease in traffic along this pertinent section of Erwin Road. Not only does that change benefit virtually all drivers using the roads in this area of town, but it also substantially reduces the impact traffic will have on the subject site.



**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

9/19/2016

Mr. Ryan Jackson
David Weekley Homes
15401 Weston Parkway, Suite 175
Cary NC, 27513
rjackson@dwhomes.com

RE: Stream Determination for Parcel #9799-48-1814

Dear Mr. Jackson:

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 on 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 the Jordan Lake Watershed Riparian 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 Watershed Riparian 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) 969-7202. If you have questions regarding the Town's Resource Conservation Districts or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at <http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/jordan-lake-rules>.

Regards,

A handwritten signature in cursive script that reads "Allison Schwarz Weakley".

Allison Schwarz Weakley
Stormwater Analyst



**PUBLIC WORKS DEPARTMENT
STORMWATER MANAGEMENT DIVISION**

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Chapel Hill, NC 27514-5705
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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9799-48-1814	Erwin Rd near Residence Inn

These are the results of a site visit to the properties listed above for a stream determination conducted on 9/15/2016 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

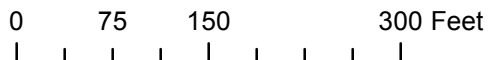
9/19/2016
date

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

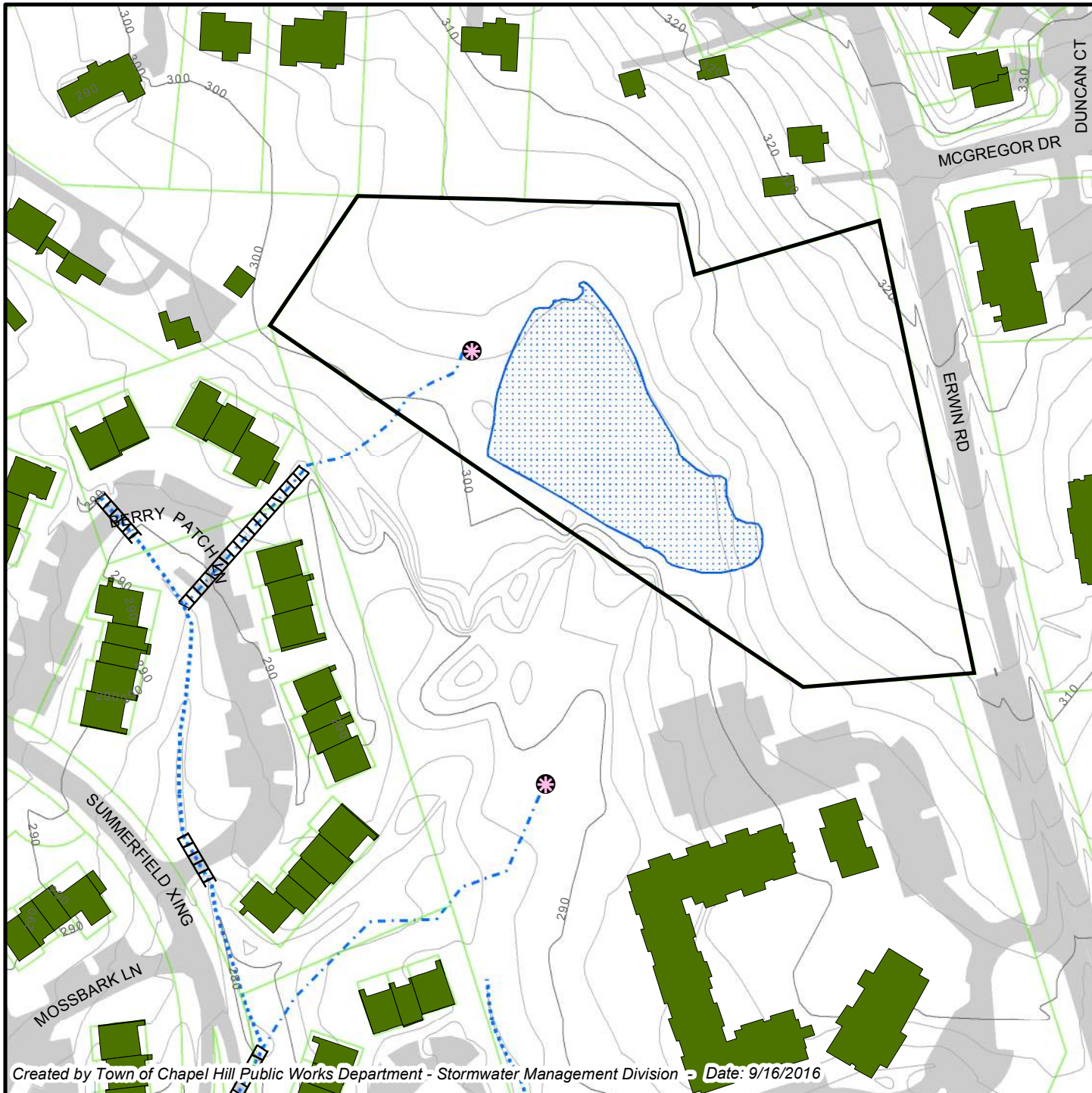
Address: Erwin Rd near Residence Inn

Parcel ID: 9799-48-1814



1 inch = 150 feet

Stream locations are approximate and must be verified by survey.




USGS 24K Topographic / County Soil Survey Maps

 Site Parcel Boundary

Address: Erwin Rd near Residence Inn

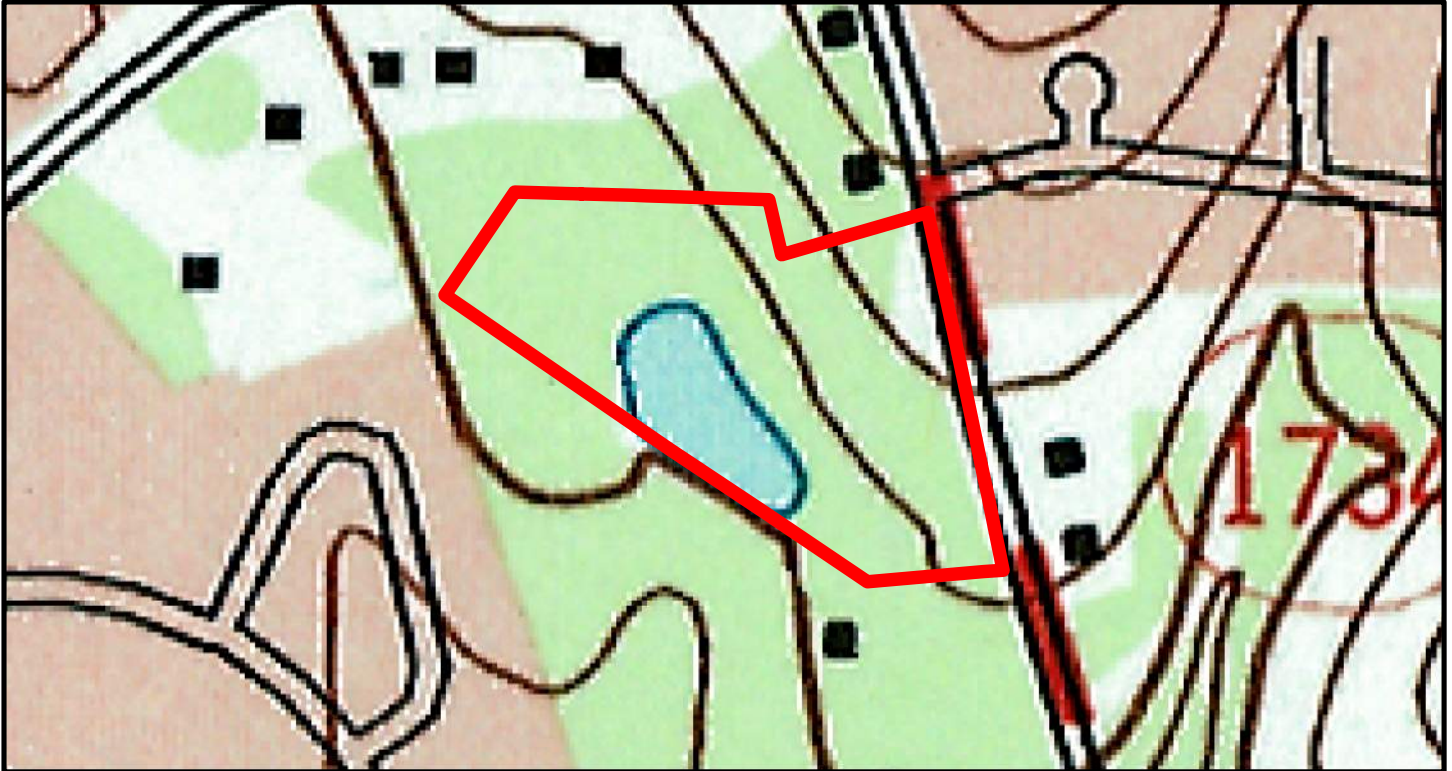


0 75 150 225 300 Feet


Parcel ID: 9799-48-1814

1 inch = 250 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 9/16/2016



201609150207

(STREAM AT WESTERN MOST CORNER OF FARM POND)

NC DWQ Stream Identification Form Version 4.11

Date: 9/16/2016	Project Site: 9799-48-1B14	Latitude:
Evaluator: AW + DM	County:	Longitude:
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30 . 13.25	Stream Determination (circle one): <u>Ephemeral</u> Intermittent Perennial	Other e.g. Quad Name:

A. Geomorphology (Subtotal = <u>4.5</u>)	Absent	Weak	Moderate	Strong
1. 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	

*artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = <u>2</u>)	Absent	Weak	Moderate	Strong
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	

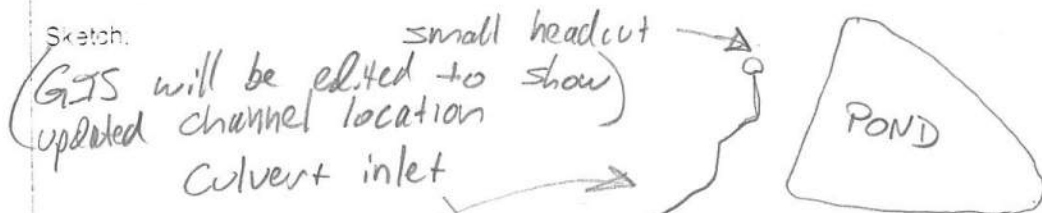
C. Biology (Subtotal = <u>6.75</u>)	Absent	Weak	Moderate	Strong
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	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

Green Ash

Notes:

Sketch:



determination pertains to this stream

outfall from existing SW pond

remove this part of reach, feature begins at SW outfall

This stream is not subject property, no determination

from culvert inlet



**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 provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

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

Requestor's Name: Ryan Jackson, David Weekley Homes
Mailing Address: 15401 Weston Parkway, Suite 175
City, State, ZIP: Cary NC 27513
Phone / FAX / Email: 919-659-1502 / rjackson@dwhomes.com

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:

 (Signature) September 13, 2016 (Date)

Owner Name(s): Ryan Jackson for David Weekley Homes, Purchase Contract Owner
(Please print)

Property Information	
Fill in both columns, <u>or</u> fill in Parcel ID Number (PIN) and attach a site map indicating location.	
Parcel ID Number (PIN)	Address / Location Description
9799481814	West side of Erwin Road, Immediately north of Residence Inn Hotel

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.



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Telephone (919) 969-7246
Fax (919) 969-7276
www.townofchapelhill.org

September 14, 2011

Jim Holland
608 Martin Luther King, Jr. Blvd.
Chapel Hill, NC 27514

Dear Mr. Holland,

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) 969-7202. 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 Almond
Water Quality Specialist



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

STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9799-38-8976	Erwin Road
9799-48-1512	Erwin Road

These are the results of a site visit to the properties listed above for a stream determination conducted on 9/14/2011 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.

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.

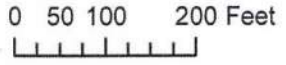
Rene Arnold
 Town Staff signature

9/14/2011
 date

Stream Determination Area Map

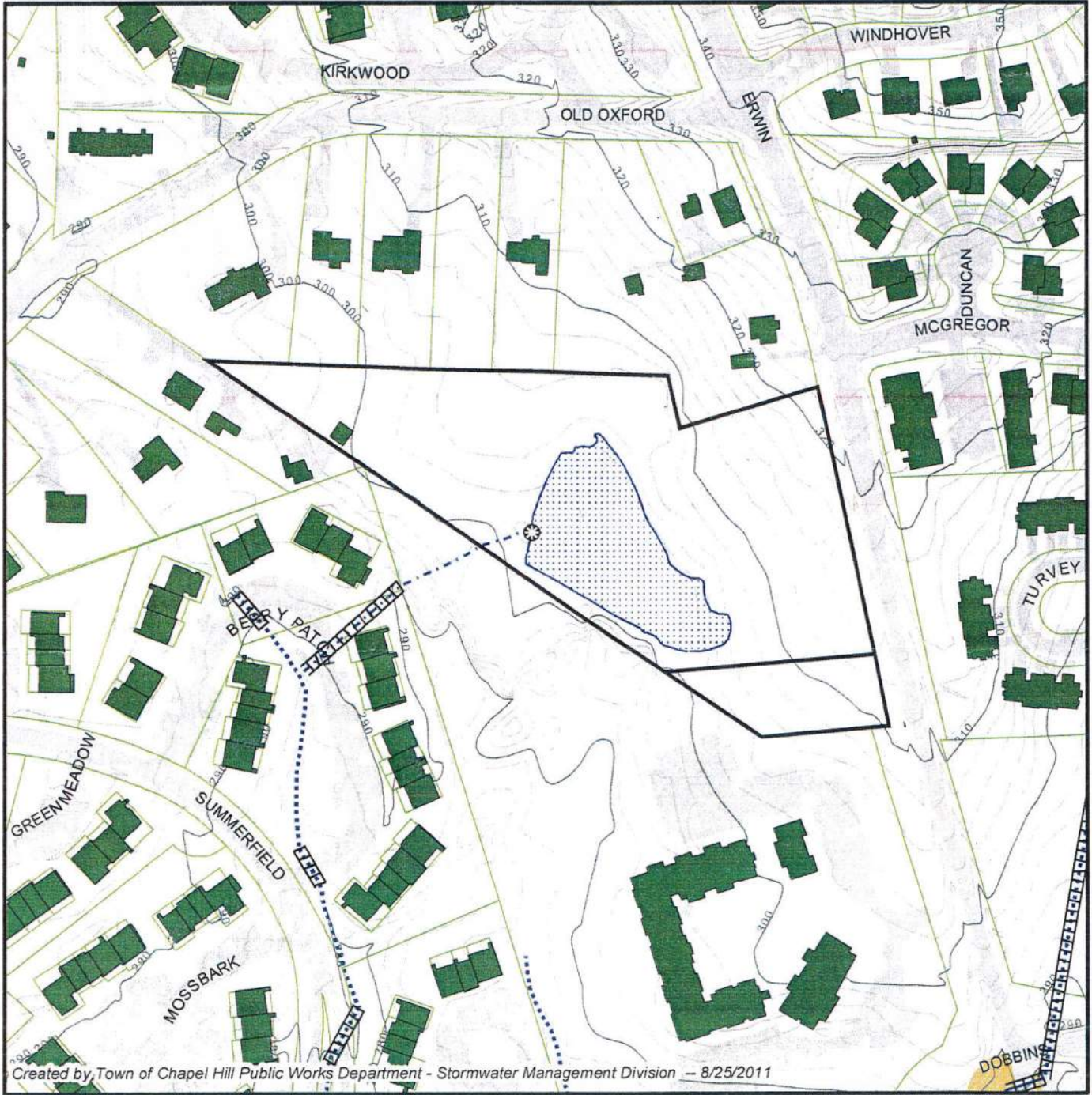
- | | | | |
|---|---------------------|---|---------------------------|
| | Unclassified Stream |  | Non-regulated Waterbody |
| - - - - | Ephemeral Stream |  | Non-perennial Waterbody |
| - . - . - | Intermittent Stream |  | Wide Perennial Stream |
| ———— | Perennial Stream |  | Perennial Waterbody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

Address: Erwin Road
Parcel ID: 9799-38-8976, 9799-48-1512
TMBL: 7.27.A.5B, 7.27.A.10



1 inch = 200 feet

Stream locations are approximate and must be verified by survey.



USGS 24K Topographic / County Soil Survey Maps

 Site Parcel Boundary

Address: Erwin Road



0 150 300 450 600 Feet



Parcel ID: 9799-38-8976, 9799-48-1512

1 inch = 500 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - 9/14/2011

