

Energy Management Plan – CZP Application Submittal

Toll Brothers Apartment Living (the “Applicant”) acknowledges the Town of Chapel Hill’s requirement for an Energy Management Plan for the proposed apartment rental community Barbee Chapel Apartments (the “Project”), located on 10.46 acres at 5101 Barbee Chapel Road in the Town of Chapel Hill and Durham County.

Prior to issuance of Zoning Compliance Permits, the Applicant shall provide an Energy Management Plan (EMP) for Town approval. The plan shall incorporate the goal of achieving a more energy-efficient property to outperform the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) energy efficiency standard requirements in place at the time of the Conditional Zoning Permit application submittal. The plan will consider the following elements in order to meet this goal:

- a) utilizing sustainable energy, such as solar photovoltaic, to reduce energy usage
- b) purchase of carbon offset credits and green power production through coordination with the NC GreenPower program
- c) minimize water consumption through the use of WaterSense rated plumbing fixtures
- d) installation of Electric Vehicle charging stations to encourage the reduction of greenhouse gas emissions
- e) ensure indoor air quality through efficient heating, venting, cooling, and air conditioning equipment
- f) reduce energy consumption with the use of EnergyStar appliances, adequate access to natural lighting, and light occupancy sensors
- g) incorporating low VOC materials

The buildings comprising the apartment rental community will use commercially reasonable efforts to meet the standards of one or more nationally recognized “green” certification standards (examples include, but are not limited to: NGBS, LEED, NAHB, Green Globes, etc.).