TOWN OF CHAPEL HILL
Planning and Sustainability Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
www.townofchapelhill.org
phone (919) 968-2728

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)

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): 9880368182, 9880461182, 9880368223, 9880365077,9880366911 and 9880367889

Date: 12.4.17

Section A: Project Information

Project Name: Hanover Chapel Hill

Property Address: 1000 Weaver Dairy Road Zip Code: 27514

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

Project Description: Multi-Family residential with Office/Retail

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

Applicant Information (to whom correspondence will be mailed)

Name: Coulter Jewell Thames, PA/Dan Jewell

Address: 111 W. Main St.

City: Durham State: NC Zip Code: 27701

Phone: 919.682.0368 Email: djewell@cjtpa.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: Date: 12.4.17

Owner/Contract Purchaser Information:

☐ **Owner** X **Contract Purchaser**

Name: The Hanover Company/Bo Buchanan

Address: 5847 San Felipe, Ste 3600

City: Houston State: TX Zip Code: 77057

Phone: 713.580.1135 Email: BBuchanan@hanoverco.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: Date: 11/20/17

Concept Plan Overview

Site Description	
Project Name	Hanover Chapel Hill
Address	1000 Weaver Dairy Road
Property Description	Northeast quadrant of Weaver Dairy and Old University Station Road
Existing Land Use	Single family, manufactured home park
Proposed Land Use	Multi-family residential & office / retail
Orange County Parcel Identifier Numbers	9880368182, 9880461182, 9880368223, 9880365077,9880366911 and 9880367889
Existing Zoning	MU-OI-1
Proposed Zoning	OI-3 or OI-3 (Conditional)
Application Process	Special Use Permit anticipated
Comprehensive Plan Elements	Development Opportunity Area with Town / Village Center designation
Overlay Districts	

Regulatory Land Use Intensity

Design/LUMO Standards		Requirement	**Proposal**	Status
Sec. 3.7	Use/Density	Town / Village Center	Mixed-use development (est. 30 units / acre)	
Sec 3.8	Net Land Area		421,784 SF / 9.68 AC	
Sec 3.8	Gross Land Area		461,594 SF / 10.60 AC	
Sec. 3.8	Dimensional Standards	Street Interior Solar	0 0 0	20 20 20
Sec. 3.8	Floor area	(see below)	400,000 sf	
Sec. 4.5.6	Modification to Regulations		None anticipated	
Sec. 5.5	Recreation Space	.015	.015	

Sec. 3.8 Req = .566 / 261,343 + 202,620 = 463,963 (max. allowed)
(includes + 15% Inclusionary Zoning Density Bonus of 4,400 sf per affordable unit x 45 units)

Site Design

	Design/LUMO Standards		Requirement	Proposal	Status
Landscape	Sec. 5.6	East	C	C	
	Sec. 5.6	North	C	C	
	Sec. 5.6	South	B	B	
	Sec. 5.6	West	C	C	
	Sec. 5.7	Tree Canopy	30%	30%	
	Sec. 5.11	Lighting Plan (footcandles)	Town Standards	Town Standards	
Environment	Sec. 3.6	Resource Conservation District	N/A		
	Sec. 5.18	Jordan Riparian Buffer	N/A		
	Sec. 5.3.2	Steep Slopes	N/A		
	Sec. 5.4	Stormwater Management	Town Standards	Town Standards	
		Land Disturbance		9.68 AC	
	Sec. 5.4	Impervious Surface		UNK	
	Sec. 5.13	Solid Waste & Recycling		UNK	
Housing	Sec. 3.10	Affordable Housing Inclusionary Zoning Zoning Policy	15%	15%	

	Design/LUMO Standards		Requirement	Proposal	Status
Access & Circulation	Sec. 5.8	Street Standards	LUMO	Per LUMO	
	Sec. 5.8	Vehicular Access	LUMO	As illustrated on Concept Plan	
	Sec. 5.8	Bicycle Improvements	LUMO	Per LUMO	
	Sec. 5.8	Pedestrian Improvements	Sidewalks, stub to future greenway	As illustrated on Concept Plan	
	Sec. 5.8	Distance from bus stop		0' (site frontage)	
	Sec. 5.8	Transit Improvements		UNK	
	Sec. 5.9	Vehicular Parking Spaces	LUMO	387	
	Sec. 5.9	Bicycle Parking Spaces	LUMO	Per LUMO	
	Sec. 5.9	Parking Lot Standards	LUMO	Per LUMO	
Other		Homeowners Association		N/A	
	Sec. 5.5	Recreation Space	LUMO	Per LUMO	
	Sec. 5.12	Utilities		OWASA	
	Sec. 5.16	School Adequate Public Facilities			

Symbol	Meaning	Symbol	Meaning
✓	Meets Standard	**M**	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)968-2728 or at planning@townofchapelhill.org.

- [x] **Application fee** (refer to fee schedule) — Amount Paid $ 360
- [x] **Pre-application meeting** – with appropriate staff
- [x] **Digital Files** - provide digital files of all plans and documents
- [x] **Project Fact Sheet**
- [x] **Statement of Compliance with Design Guidelines** (2 copies)
- [x] **Statement of Compliance with Comprehensive Plan** (2 copies)
- [x] **Affordable Housing Proposal, if applicable** (Rezoning Policy or Inclusionary Ordinance)
- [x] **Mailing list of owners of property within 1,000 feet perimeter of subject property** (see GIS notification tool)
- [x] **Mailing fee for above mailing list** — Amount Paid $ 48
- [x] **Developer's Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:**
  - 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
- [x] **Resource Conservation District, Floodplain, & Jordan Buffers Determination** - necessary for all submittals
- [x] **Reduced Site Plan Set (reduced to 8.5"x11")**

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

_____

- Concept Plan -

Hanover Chapel Hill
Mixed-Use Development
1000 Weaver Dairy Road
Chapel Hill, NC
November 22, 2017

DEVELOPER'S PROGRAM

Introduction

This Concept Plan submittal proposes a mixed-use development at 1000 Weaver Dairy Road for review by the Chapel Hill Community Design Commission, Housing Advisory Board, and the Town Council. We welcome your input and feedback on the conceptual proposal.

The proposed mixed-use development offers office/retail and multi-family rental development in an area that already has a broad mix of land uses. We are located at the northeastern intersection of Weaver Dairy Road and Old University Station Road on a major transportation corridor within a short walk to the North-South Corridor, and future Bus Rapid Transit (BRT), on Martin Luther King Jr. Boulevard.

The plan proposes to create a unique sense of place for the new development with a tree-lined, planted median entranceway. The conceptual plan proposes the realignment of Old University Station Road, as anticipated with Chapel Hill's 2020 Comprehensive Plan, to create a signalized intersection at the main entrance to Timberlyne Shopping Center with pedestrian activated movement. This anticipated transportation improvement will benefit the Northern Area and mitigate the impacts of this new mixed-use development. The property is within an easy walk to multiple destinations and the proposed transportation improvements will make it easier and safer to walk to multiple destinations.

Residents and employees at this development will have a short walk to work, groceries, drug stores, restaurants, movies, and more. And, for those working in downtown Chapel Hill or at the University/Hospital, the bus and future BRT are available. For many people, vehicle storage will be desired, but the site also provides easy-access to Interstate 40 for households with a commuter. Electric charging stations and bicycle parking will also be provided.

The plans call for the redevelopment of the property for office/retail and approximately 303 apartments. Presently 2 duplex structures and 33manufactured homes are located on the property. A draft relocation plan is being developed in conjunction with the Town's Housing and Community staff and Orange County's Family Success Alliance. As required with any rezoning, an affordable housing plan proposes 15% affordable rental as part of the mixed-use development.

A development application will follow this Concept Plan review. The application is anticipated to include a rezoning.

As an office/retail and multi-family development, the positive impact on the tax base is assured. As a commercial development, the tax value of the property is anticipated to generate a large increase in annual tax payment as well as annual sales tax.

The developer, the Hanover Company, based in Houston, has a proven track record of high quality development within North Carolina, with developments located in Durham and Charlotte.

General Site Description

The property consists of 6 parcels, approximately 10 acres, located on the north side of Weaver Dairy Road at Old University Station Road. Orange County Parcels: 9880368182, 9880461182, 9880368223, 9880365077, 9880366911 and 9880367889.

Office and clinic development is located on the west side of the existing Old University Station Road. Undeveloped land is located immediately north, between the property and Interstate 40. And, the Vilcom Campus is located to the east primarily with office and clinic use and a proposal to add conditioned self-storage. Timberlyne Shopping Center is located immediately south, across Weaver Dairy Road, separated by a median in the roadway. The proposed development will blend with the surrounding properties with positive impacts.

A mix of pines and hardwoods are located on the property. The high point of the site is a ridge that runs through the central portion of the property, north to south. The property elevation drops about 10 feet as you move to the east at the edge of the Vilcom Campus. The lowest elevation on the property is along Old University Station Road with a drop of approximately 20 feet from the high point.

Regarding the physical site, drainage, and erosion control, according to the Town staff in a report provided in August, no streams or stream buffer impact the property. Stormwater detention will be provided on-site, with Best Management Practices and under building parking areas planned. Erosion control will be provided during construction.

As emphasized by Town design concepts, the new buildings are being placed to relate to the street frontage to create a pleasant experience for pedestrians at the street level. A mix of building types are proposed to face the realigned Old University Station Road and its new intersection with Weaver Dairy Road. Parking areas are located underneath and behind the buildings. Electric charging stations will be conveniently located at the buildings. Bicycle parking will be provided at 4 locations on-site and within the apartment units themselves.

Landscape buffers will be provided at the perimeter of the development with a special emphasis on the streetscape. Parking lot shading will meet or exceed Town requirements. Recreational amenities for apartment residents will be provided at a central location as a focal point. Access to anticipated greenway trail improvements expected to be located to the north will be provided for the apartment dwellers as well as office/retail employees.

Developer Objectives

The developer's objectives are closely aligned with the goals and objectives of the Chapel Hill 2020 Comprehensive Plan (CH2020) and the Northern Area Task Force (NATF) Report. Please see the accompanying compliance statements for more information.

Hanover Chapel Hill
Mixed-Use Development
1000 Weaver Dairy Road
Chapel Hill, NC
November 22, 2017

STATEMENT OF COMPLIANCE
CHAPEL HILL 2020 COMPREHENSIVE PLAN
(CH2020)

Community Choices and Connections

The Hanover Chapel Hill development is proposed in accordance with the CH2020 Comprehensive Plan and the Northern Area Task Force (NATF) Report. We provide this statement of compliance with regard to general concepts in CH2020 as well as the guiding goals of the NATF Report.

Two general concepts within CH2020 Comprehensive Plan are Community Choices and Community Connections which are defined in the plan as:

> **Community Choices:** The community would like more choices about where and how people can live and house their families and more choices about how they travel through town. The community also would like more choices about where to shop and how to meet daily needs. Community members also would like choices about where they can work and play in Chapel Hill.
>
> **Community Connections:** The community also desires more connections and improved opportunities to meet others and to embrace the diversity of those who live, work, and play in the community. Community members want more connections in how they can get around and a real commitment to safe pedestrian and bicycle transportation. They want real connections between the decisions town leaders make and the ideals that the community has expressed in the Chapel Hill 2020 comprehensive plan. Chapel Hill wants a sense of connectedness from many perspectives.

<u>Hanover Chapel Hill Compliance</u>:

Community Choices: This development will contribute to choices regarding where to live, work, and play in northern Chapel Hill. This will be achieved with a mixed-use development that offers office/retail development and rental apartments. Residents and employees at this development will be able to walk to work, groceries, drug stores, restaurants, movies, and more.

Community Connections: The development will provide important connections for those who live and work in the new community in the form of physical connections for pedestrians and bicyclists and with easy access to public transit. And, for those working in downtown Chapel Hill or at the University/Hospital, the existing bus service and future Bus Rapid Transit (BRT) are available. For many, vehicle storage will be all that is needed because of the ability to walk to so many amenities, but the site also provides easy-access to Interstate 40 for households with a commuter. Electric charging stations and bicycle parking will be readily available on-site.

Also, opportunities for social connections will be provided with multiple outdoor amenities and expanded housing choices provided close to a variety of commercial, institutional, and employment opportunities.

Comprehensive Plan Themes

The new development proposed at 1000 Weaver Dairy Road is being designed to comply with the major themes of the Chapel Hill 2020 Comprehensive Plan.

☐ A Place for Everyone

Situated on a major transportation corridor, Hanover Chapel Hill will offer diversity and inclusion with a mixed-use development offering a family-friendly, vibrant environment. The new development will provide a welcoming community for all with office/retail and multi-family residential development. Affordable housing is to be provided in accordance with the Town Council's stated expectations.

☐ Community Prosperity and Engagement

The Hanover Chapel Hill development will contribute to sustaining the financial health of the overall community by creating a safe, vibrant, and connected community. Positive economic benefit is proposed with a significant increase in the tax base, sustaining a healthy community. In addition, the project fits well with the existing surrounding developments.

☐ Getting Around

The proposal at 1000 Weaver Dairy Road will support multiple transportation options. Weaver Dairy Road is a transit corridor and Martin

Luther King Jr. Blvd. is a high capacity transit corridor. Multiple modes of transportation are important for an inclusive, connected community. Residents and employees at this mixed-use development will be able to walk or bicycle to work, groceries, drug stores, restaurants, movies, and more. And, for those working in downtown Chapel Hill or at the University/Hospital, the bus and future BRT are available. For many people, vehicle storage will be desired, but the site also provides easy-access to Interstate 40 for households with a commuter. Electric charging stations and bicycle parking will also be provided.

☐ Good Places, New Spaces

The Northern Area Task Force Report and the Chapel Hill 2020 Land Use Plan have identified this area as a Development Opportunity Area with the Town/Village Center designation. Balancing respect for the surrounding development with the prospect of the new, the proposal fits well in the area. With the Rural Buffer on the north side of Interstate 40, this project is within the urban services area and is anticipated to provide transit focused development within an area that already has a broad mix of land uses.

☐ Nurturing Our Community

As good stewards of the environment, our project will implement sustainable design measures in an effort to promote environmental sustainability. Our new construction will be designed to NGBS Bronze Level Green Building Standards A welcoming environment is proposed with open space, landscape bufferyards, and parking lot shading as important site features. Stormwater runoff will be addressed with best management practices and underground detention.

☐ Town and Gown Collaboration

The new development will offer opportunities for people drawn to the University and the UNC Health Care System to live in the northern portion of town. Easy access to UNC and the Hospital is available with the local transit system.

Northern Area Task Force Report

The Northern Area Task Force Report and Chapel Hill's 2020 Land Use Plan call for this parcel, in Focus Area 2, to be a mix of land uses with the Town/Village Center designation. The proposed development meets the goals set forth in the Task Force Report. The proposal to develop this site

as an office/retail and multi-family mixed use center satisfies the intended land use. The goals stated in the plan are highlighted below with a brief explanation of how this proposed development would support the goal.

A landmark gateway that "announces" Chapel Hill at the intersection of Martin Luther King Jr. Blvd., and Weaver Dairy Road

Located just off the major intersection of Martin Luther King Jr. Blvd. and Weaver Dairy Road, this proposed development contributes to the gateway concept with the establishment of an important intersection at the entrance to Timberlyne Shopping Center. The proposal achieves an important roadway alignment anticipated with Town plans, providing a 4 way intersection at the current median break on Weaver Dairy Road at the Shopping Center entrance. Realignment of Old University Station Road, in accordance with Town plans will provide an important corner for office/retail development as well as a signalized intersection for this new development.

Protection of the integrity of existing neighborhoods while accommodating transit oriented development:

The development promotes the town/village center designation of the CH2020 Land Use Plan and provides more intense development with a mix of land uses, as anticipated. This parcel will be easily served by existing bus service and future enhancements for Bus Rapid Transit on Martin Luther King Jr. Blvd. Affordable housing will be maintained in the area. The proposal is in keeping with surrounding land uses.

Development that protects, restores, and enhances the environmental quality of the area:

A stream determination has been conducted for the property and the property is not located in an environmentally sensitive area. The proposed development will increase the density and intensity of development on the site, but will also provide landscaping, stormwater treatment and erosion control which will contribute to the environmental quality of the area.

Development that supports an active pedestrian environment and promotion of transit use:

This development proposal will support and activate pedestrian movement. There are already sidewalks in the public right of way on Weaver Dairy Road. And there is easy pedestrian access to bus routes on both Weaver Dairy and on Martin Luther King Jr. Blvd. This is an ideal

location for mixed-use development with multi-family rental apartments. New residents and employees at the Hanover Chapel Hill development will be able to walk to a variety of amenities including shops, restaurants, movies, and more. And, for those working in downtown Chapel Hill or at the University/Hospital, the bus and future Bus Rapid Transit are available. For many people, vehicle storage will be all that is necessary, but the site also provides easy-access to Interstate 40. Electric charging stations and bicycle parking will also be provided.

<u>A highly connected bicycle and pedestrian system that provides safe, efficient and attractive travel options</u>:

The development is well connected to the existing bicycle and pedestrian system and will include sidewalks and bicycle parking within the project, as well as green spaces and a dog walk area. The proposal also includes a pedestrian friendly and accessible courtyard area with recreational amenities. Additionally, there is provision for connectivity to future greenway trails anticipated to the north of the site.

With the new traffic signal on Weaver Dairy Road at the realigned Old University Station Road, pedestrians and bicyclist will be able to more safely cross the road with a pedestrian activated signal to get to work, shop and play opportunities. Also, residents and employees have an easy walk or bike ride to Chapel Hill North for multiple shopping and dining options as well as employment opportunities.

<u>A comprehensive transportation system that promotes bicycling, walking and the use of transit</u>:

Plans for the area call for connectivity for transit, bicycling and walking. This development contributes to and enhances the transportation system by:

- Realigning Old University Station Road
- Providing a traffic signal at the new intersection of Old University Station Road/Weaver Dairy Road with a pedestrian activated signal anticipated to provide easy access to Timberlyne Shopping Center and areas to the south.
- Providing sidewalk and other connectivity to the existing bicycle and pedestrian network
- Providing easy connections to the existing Weaver Dairy Road transit corridor and the future high-capacity transit corridor on Martin Luther King Jr. Blvd.

Guidelines that promote the design of safe, comfortable, active, and visually interesting buildings and streetscapes:

Both day and evening ground level pedestrian activity are promoted with the development of this vibrant and attractive destination. As encouraged, upper floor residential accommodations are designed to overlook public space and create eyes on the street. Lighting will be used to create a safe and inviting environment for pedestrians and residents.

As a Concept Plan submittal, more detailed architecture for the project is in the process of being developed. But, we do know that the proposed buildings on site will have façade articulation for variety and interest. The new streetscape on Old University Station Road will include a planted median and sidewalks as the primary entrance into the development as well as future development to the north. Landscaping, lighting, and stormwater management will meet the Town's ordinance.

Hanover Chapel Hill - The developer has a proven track record of building high-quality, successful mixed-use developments. The proposed development will be compatible with the surrounding areas. Traffic impacts on the surrounding areas will be minimized. Furthermore, the ease of access to public transportation and frequency of service will make transit a desirable option. This overall sustainable approach promotes better air quality as well as energy conservation. Diversity of residents will be promoted with a variety of floor plans offering a range of rental pricing. The development will contribute to the strength and the economic prosperity of the Northern Area of Chapel Hill.

Hanover Chapel Hill
Mixed-Use Development
1000 Weaver Dairy Road
Chapel Hill, NC
November 22, 2017

STATEMENT OF COMPLIANCE
CHAPEL HILL DESIGN GUIDELINES

Introduction

Chapel Hill's Design Guidelines provide guidance for the design of new projects. The purpose of the Design Guidelines document "is to assure that new designs remain in continuity with the town's existing design 'successes,' and at the same time inspire exciting and creative additions to the community's blend of distinctive buildings from many eras" (p. 1).

The Chapel Hill Design Guidelines provide five categories of town-wide criteria for design. The Hanover Chapel Hill development proposal demonstrates compliance with each of the following design criteria.

Chapel Hill General Design Criteria

Design Criteria: Livability

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

Design Criteria: Visual Impact

New public and private projects should be visually appealing, and compatible with other development in the surrounding area.

Design Criteria: 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.

Design Criteria: 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.

Design Criteria: Activity Centers

Structures and complexes should enhance community life by use of "destination points" such as arcades, lobbies, and ground-level retail stores, while at the same time providing for safe movement of vehicles and pedestrians.

Design Criteria: Views

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

Hanover Chapel Hill Compliance:

Livability - The Hanover Chapel Hill proposal will provide human scale architecture and outdoor spaces with building entrances and window treatment that harmonizes with the surrounding area as well as the new tree lined entry drive. Benches, bike racks, and other pedestrian and bicycle amenities will be provided to maximize enjoyment of the outdoor amenities area. The design of the new access entry drive will slow vehicle speeds. The proposed design promotes pedestrian and bicycle activity as well as safety and encourages easy access to the convenient public transportation located on both Weaver Dairy Road and Martin Luther King, Jr. Blvd.

Visual Impact – The visual impact of the proposed mixed-use development will be compatible with its location and in accordance with the guidance of the Northern Area Task Force Report. High quality architecture with appropriate transparency will define the character of the new development. The proposal will provide landscape buffering to the immediately adjacent land uses to the north, south, east and west. For the frontage on realigned Old University Station Road and Weaver Dairy Road, setbacks will be limited to draw buildings close to the road, as suggested in the Northern Area Report. And, a landscaped streetscape will be provided to create shade between the roadways and buildings fronting the street.

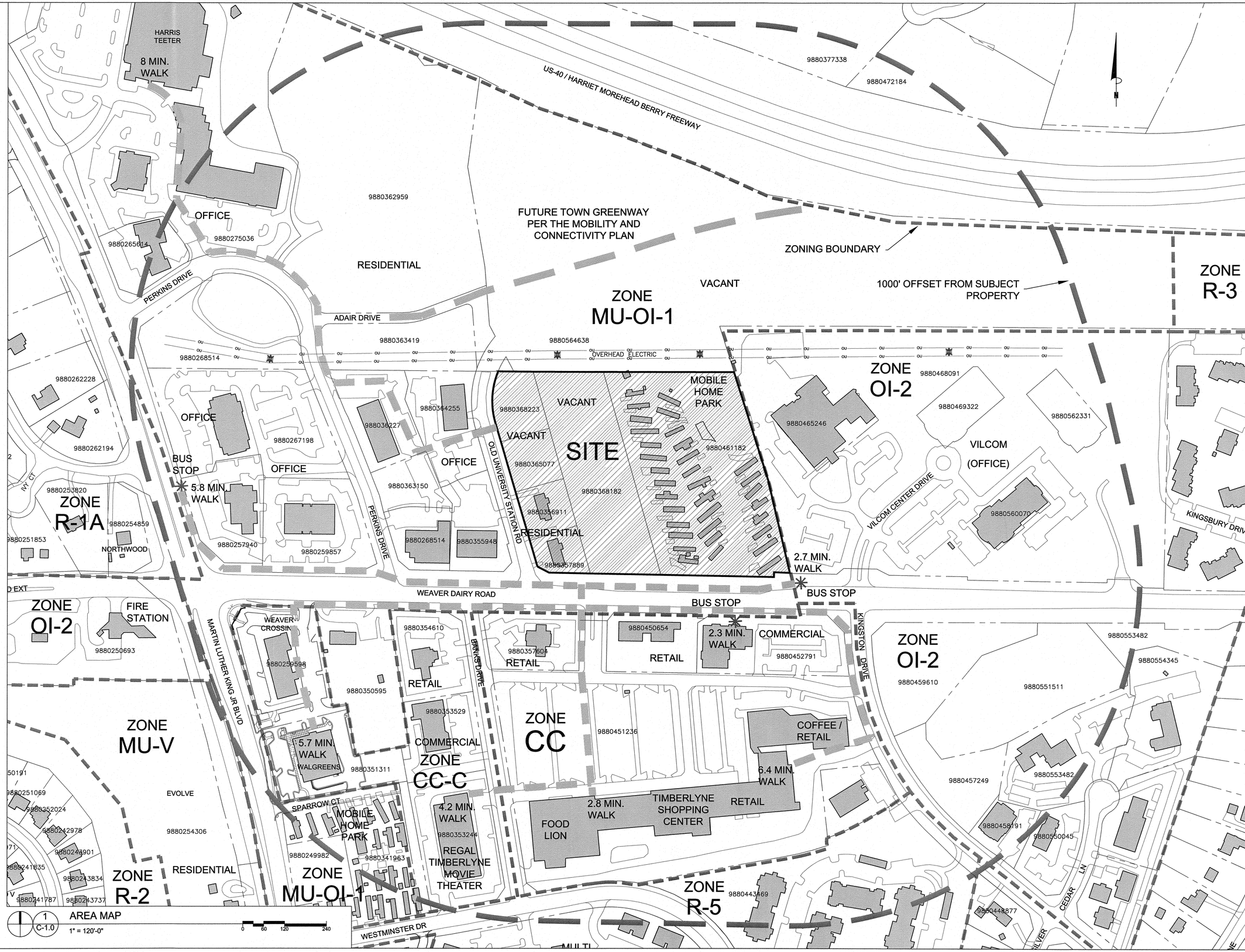
Vegetation – The Hanover Chapel Hill landscape theme will be aesthetically in keeping with the surrounding area. Compatible tree plantings are proposed along the new, main access. Compliancy with the Town's tree canopy coverage requirements and parking lot landscaping requirements will ensure a harmonious landscape theme for the development.

Mobility – The realigned Old University Station Road is an important element of the mixed-use proposal as envisioned by Town plans. It will be designed to accommodate vehicular, bicycle, and pedestrian connectivity to this development and future development anticipated to the north. It is intended to enhance pedestrian movement and promote access by bicyclists. Multiple pedestrian and bicycle connections will encourage safe movement throughout the site. Connection to the public transportation network is also an important element. This new development will be a destination for residents choosing alternative modes of transportation.

Activity Centers – This new mixed-use development will be an important addition to the activity centers envisioned in the Northern Area enhancing the mix of land uses in the area. The provision of new residential development will help ensure the success of the surrounding commercial areas as well as the success of the development itself. The new office/retail building will be a new destination point at the signalized intersection.

Views – Hanover Chapel Hill is designed to provide enhanced views from both within the new buildings as well as from the surrounding areas. Setbacks, building facades and roof lines will be carefully designed for compatibility and to enhance the urban environment. New street tree planting, parking lot landscaping, and perimeter landscape buffer areas will promote views that are aesthetically pleasing. The new buildings will be a focal point.

Hanover Chapel Hill - The developer has a proven track record of building high-quality, successful mixed-use developments. The proposal is as anticipated with the CH2020 Land Use Plan and will be compatible with the surrounding areas. Traffic impacts on the surrounding areas will be minimized. And, the ease of access to public transportation and frequency of service will make transit a desirable option. This overall sustainable approach promotes better air quality as well as energy conservation. Diversity of residents will be promoted with a variety of floor plans offering a range of rental pricing. The development will contribute to the strength and the economic prosperity of the Northern Area of Chapel Hill.



Coulter Jewell Thames P.A.

ENGINEERING . PLANNING . LANDSCAPE ARCHITECTURE

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

HANOVER COMPANY

Project:

Hanover Chapel Hill

Chapel Hill, Orange County, North Carolina

PIN:
9880368223
9880365077
9880356911
9880357889
9880368182
9880461182

CONCEPT PLAN SUBMITTAL

NORTH CAROLINA LANDSCAPE ARCHITECT No. 576 DANIEL A. JEWELL

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1736

Drawn	DAJ, PBR, MTC
Checked	DAJ, PBR
Date	12-4-17
Revisions	

Sheet Title:

AREA MAP

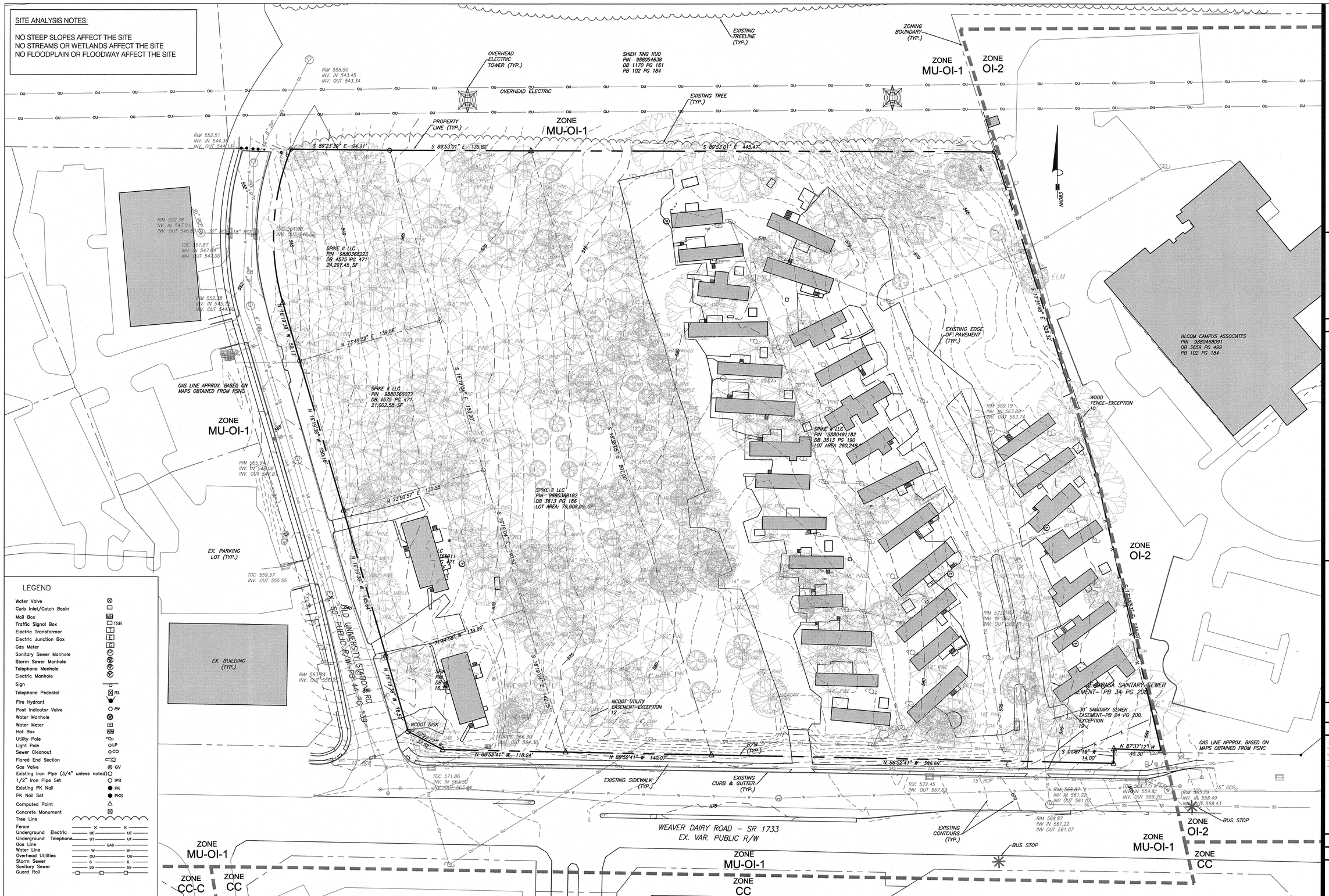
Sheet Number

C-1.0

S:\PROJECTS\20173736 Hanover Chapel Hill North\DWG\Concept Plan\C-1.0 Area Map.dwg

SITE ANALYSIS NOTES:

NO STEEP SLOPES AFFECT THE SITE
NO STREAMS OR WETLANDS AFFECT THE SITE
NO FLOODPLAIN OR FLOODWAY AFFECT THE SITE



LEGEND

- Water Valve
- Curb Inlet/Catch Basin
- Mail Box
- Traffic Signal Box
- Electric Transformer
- Electric Junction Box
- Gas Meter
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Telephone Manhole
- Electric Manhole
- Sign
- Telephone Pedestal
- Fire Hydrant
- Post Indicator Valve
- Water Manhole
- Water Meter
- Hot Box
- Utility Pole
- Light Pole
- Sewer Cleanout
- Flared End Section
- Gas Valve
- Existing Iron Pipe (3/4" unless noted)
- 1/2" Iron Pipe Set
- Existing PK Nail
- PK Nail Set
- Computed Point
- Concrete Monument
- Tree Line
- Fence
- Underground Electric
- Underground Telephone
- Gas Line
- Water Line
- Overhead Utilities
- Storm Sewer
- Sanitary Sewer
- Guard Rail

1 C-2.0 SITE ANALYSIS
1" = 40'-0"

0 20 40 80

Coulter Jewell Thames PA
ENGINEERING . PLANNING . LANDSCAPE ARCHITECTURE
111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com
NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

HANOVER COMPANY

Project:

Hanover Chapel Hill

Chapel Hill, Orange County, North Carolina

PIN:
9880368223
9880365077
9880356911
9880357889
9880368182
9880461182

CONCEPT PLAN SUBMITTAL

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL No. 5?? DANIEL A. JEWEL 12-4-17

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1736

Drawn	DAJ, PBR, MTC
Checked	DAJ, PBR
Date	12-4-17
Revisions	

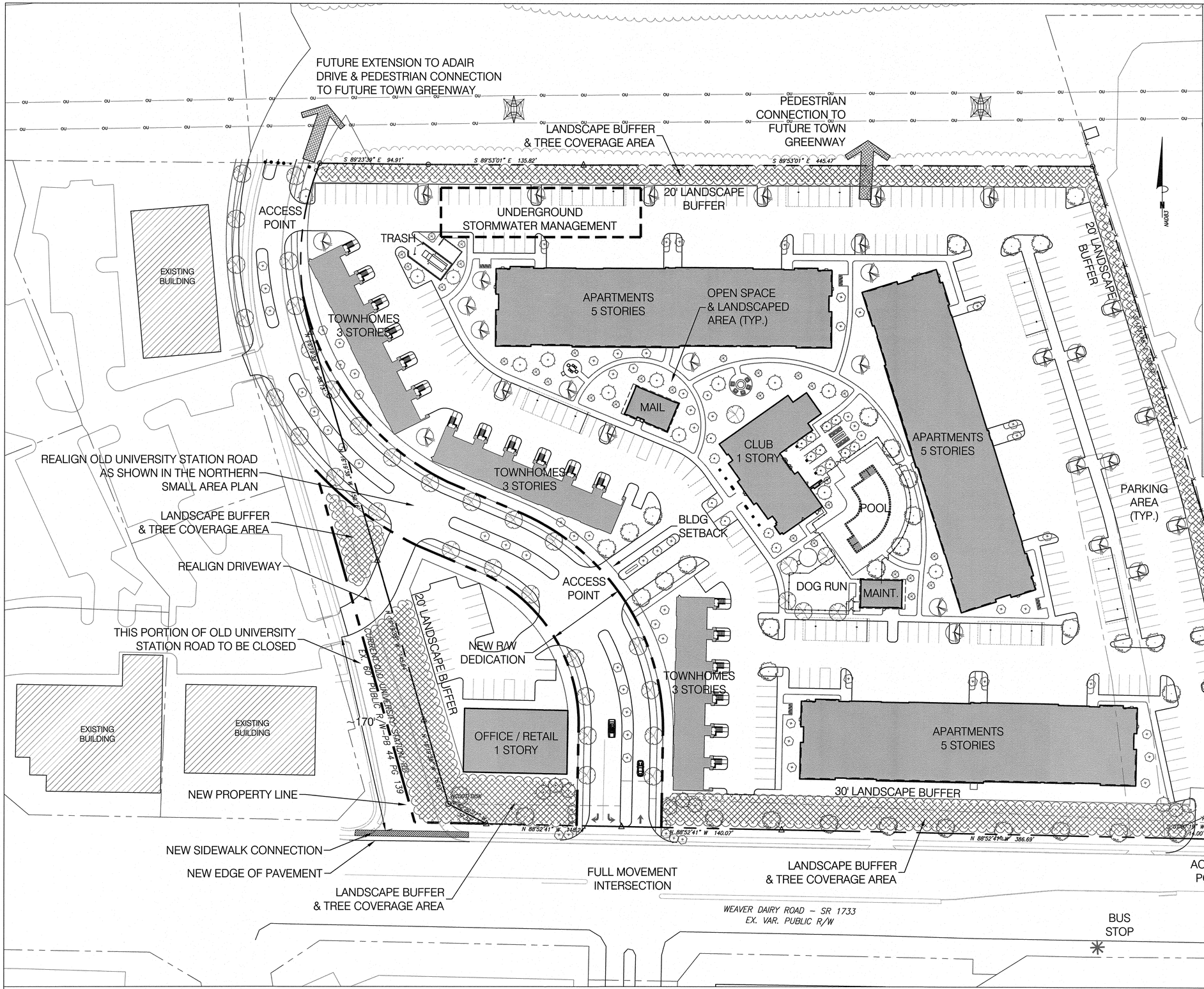
Sheet Title:

SITE ANALYSIS

Sheet Number

C-2.0

S:\PROJECTS\2017\1736 Hanover Chapel Hill North\DWG\Concept Plan\C-2.0 Site Analysis.dwg



1 C-3.0 CONCEPT PLAN

1" = 40'-0"

0 20 40 80

Development Summary

Gross Site Area	10.6	Acres
Apartments	289	Homes
Townhomes	18	Homes
Retail / Office	5,000	Square Feet

Floor Area Ratio

O&I 3 Zoning (proposed)	0.566	261,343	FAR
Affordable Inclusionary Bonus	4,400	202,620	15% affordable
Total Floor Area Allowed		**463,963**	
Apartment Floor Area		320,000	
Townhome Floor Area		60,000	
Club Floor Area		10,000	
Mail Floor Area		3,000	
Office / Retail Floor Area		7,000	
Total Floor Area Proposed		**400,000**	

Automobile Parking

Apartments (No Minimum; 412 Maximum)	
Surface Spaces	300
Covered Spaces	42
Attached Garages	45
Total Spaces Provided	**387**
Townhomes (No Minimum; 41 Maximum)	
Garages Provided	36
Retail	
Surface Spaces	22

Bicycle Parking

Apartments (Requirement: 65 Long term spaces & 7 short term spaces)		
Long term	289	Apartments
Long term	45	Garages
Short term	7	Near building entrances
Townhomes (Requirement: 4 Long term spaces & 1 short term spaces)		
Long term	18	Townhomes
Long term	36	Garages
Short term	1	Near building entrance
Retail (Requirement: 2 Long term spaces & 5 short term spaces)		
Long term	2	provided by tenant
Short Term	5	Near building entrance

ENGINEERING . PLANNING . LANDSCAPE ARCHITECTURE

Coulter Jewell Thames P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

HANOVER COMPANY

Project:

Hanover Chapel Hill

Chapel Hill, Orange County, North Carolina

PIN:
9880368223
9880365077
9880356911
9880357889
9880368182
9880461182

CONCEPT PLAN SUBMITTAL

NORTH CAROLINA PROFESSIONAL LANDSCAPE ARCHITECT SEAL NO. 579 DANIEL A. JEWEL

PRELIMINARY-DO NOT USE FOR CONSTRUCTION

Job Number: 1736

Drawn	DAJ, PBR, MTC
Checked	DAJ, PBR
Date	12-4-17
Revisions	

Sheet Title:

CONCEPT PLAN

Sheet Number

C-3.0

I:\PROJECTS\2017\1736 Hanover Chapel Hill North\DWG\Concept Plan\C-3.0 Concept Planding

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

August 22, 2017

Mr. Preston Royster
Coulter Jewell Thames, PA
111 West Main Street
Durham, NC 27701
proyster@cjtpa.com

RE: Stream Determination for Old University Station Road & Weaver Dairy Road Properties (Parcel ID #s 9880-35-7889, 9880-35-6911, 9880-36-5077, 9880-36-8223, 9880-36-8182, 9880-46-1882)

Dear Mr. Royster:

As requested, the Town Public Works Department has performed a stream determination for the properties 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.

Based on a site visit on August 18, 2017, a stream formerly classified by Town staff as perennial in 2004, and shown on the NRCS soils map just west of the parcels listed above, was later determined to be a ditch cutting through a jurisdictional wetland. This feature has since been filled per the notes included on the "Condominium Site Plan" for Timberlyne Commerce Park (attached), dated October 22, 2007.

This stream determination will remain in effect for five years from the date of the site visit, after which a new stream determination with site visit will be required.

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 or aweakley@townofchapelhill.org. If you have questions regarding the Town's Resource Conservation District (RCD) 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/regulations-ordinances.

Sincerely,

Allison Weakley

Allison Schwarz Weakley
Stormwater Analyst

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**
9880-35-7889, 9880-35-6911, 9880-36-5077, 9880-36-8223	13, 15, 17 & 19 Old University Station Road
9880-36-8182, 9880-46-1182	Weaver Dairy Road, 1000 Weaver Dairy Road

These are the results of a site visit to the properties listed above for a stream determination conducted on 8/18/2017 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 Watershed 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 Watershed Riparian 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 Watershed Riparian Buffer.

☐ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended.

Allison Weakley

Town Staff Signature

8/22/2017
Date

Stream Determination Area Map

2-foot Contours
10-foot Contours
Buildings
Parcels
Site visited

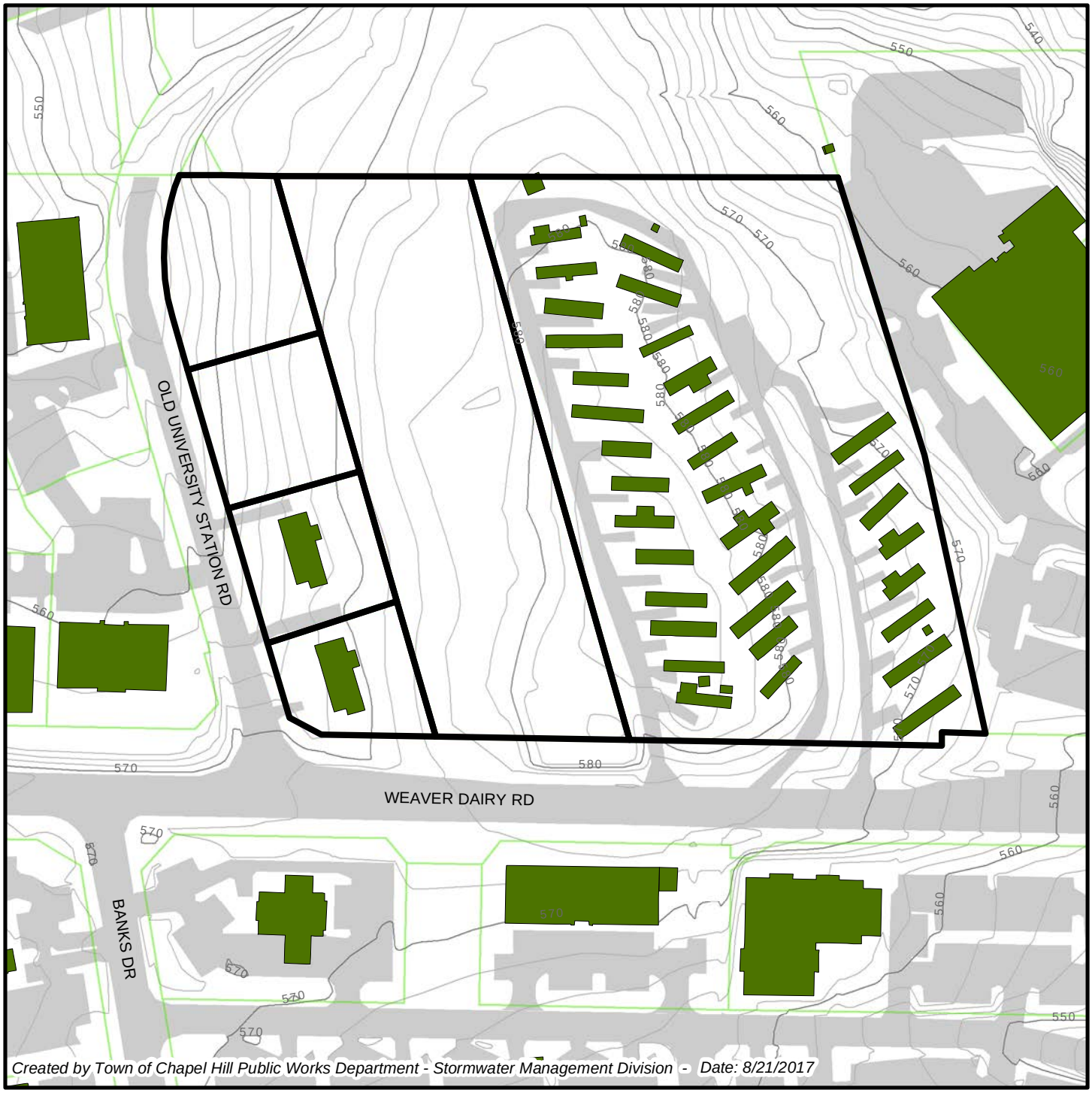
Address: 13, 15, 17, & 19 Old University Station &
1000 Weaver Dairy Road, Chapel Hill, NC

Parcel ID: 9880-35-7889, 9880-35-6911, 9880-36-5077,
9880-36-8223, 9880-36-8182, 9880-46-1182

N

1 inch = 150 feet

0 75 150 300 Feet



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - Date: 8/21/2017

USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

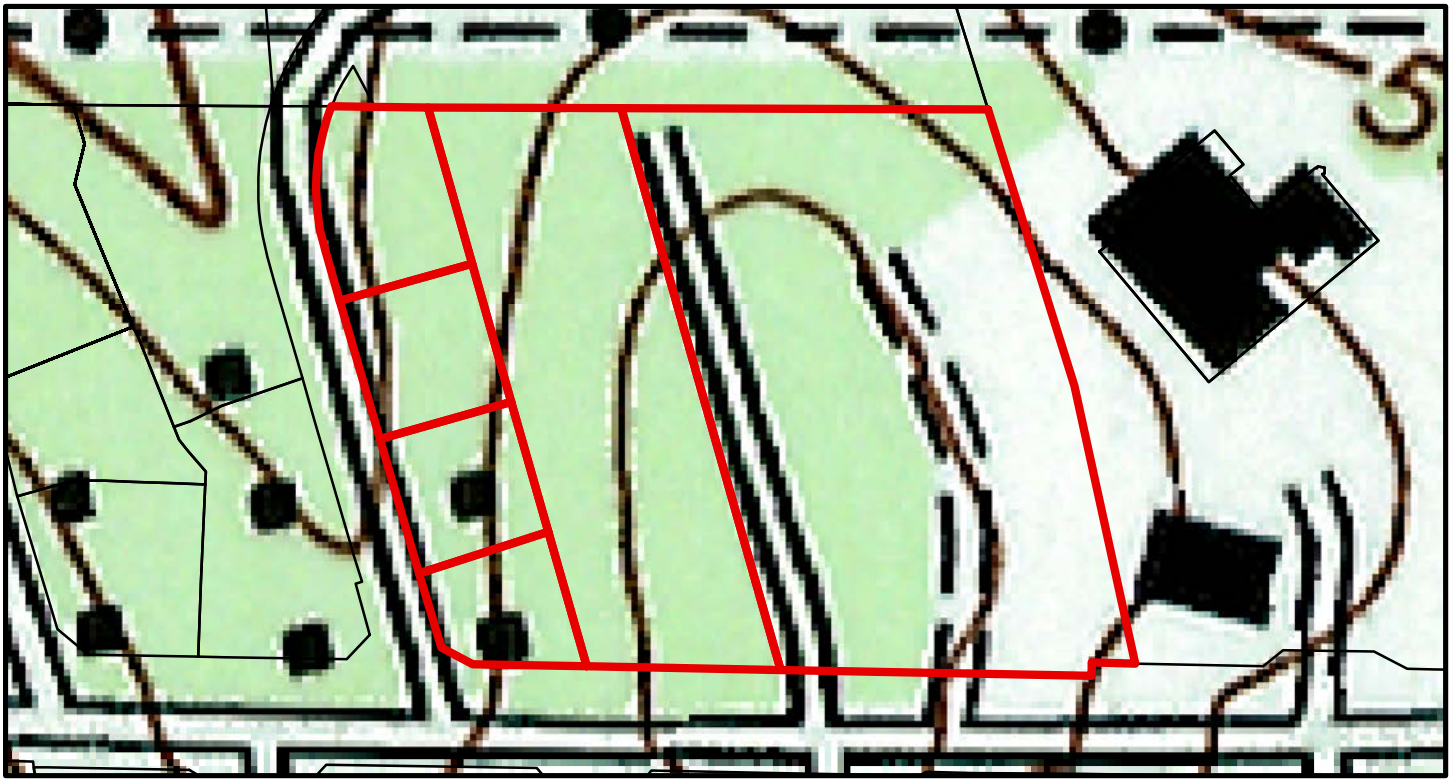
0 60 120 180 240 Feet

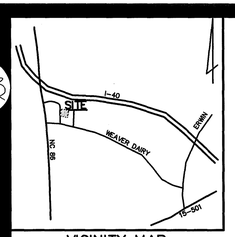
1 inch = 200 feet

Address: 13, 15, 17 & 19 Old University Station, 1000 Weaver Dairy Road
Chapel Hill, NC

Parcel ID: 7880-35-7889, 9880-35-6911, 9880-36-5077,
9880-36-8223, 9880-36-8182, 9880-46-1172

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 8/21/2017





VICINITY MAP
NOT TO SCALE

Review Officer's Certificate

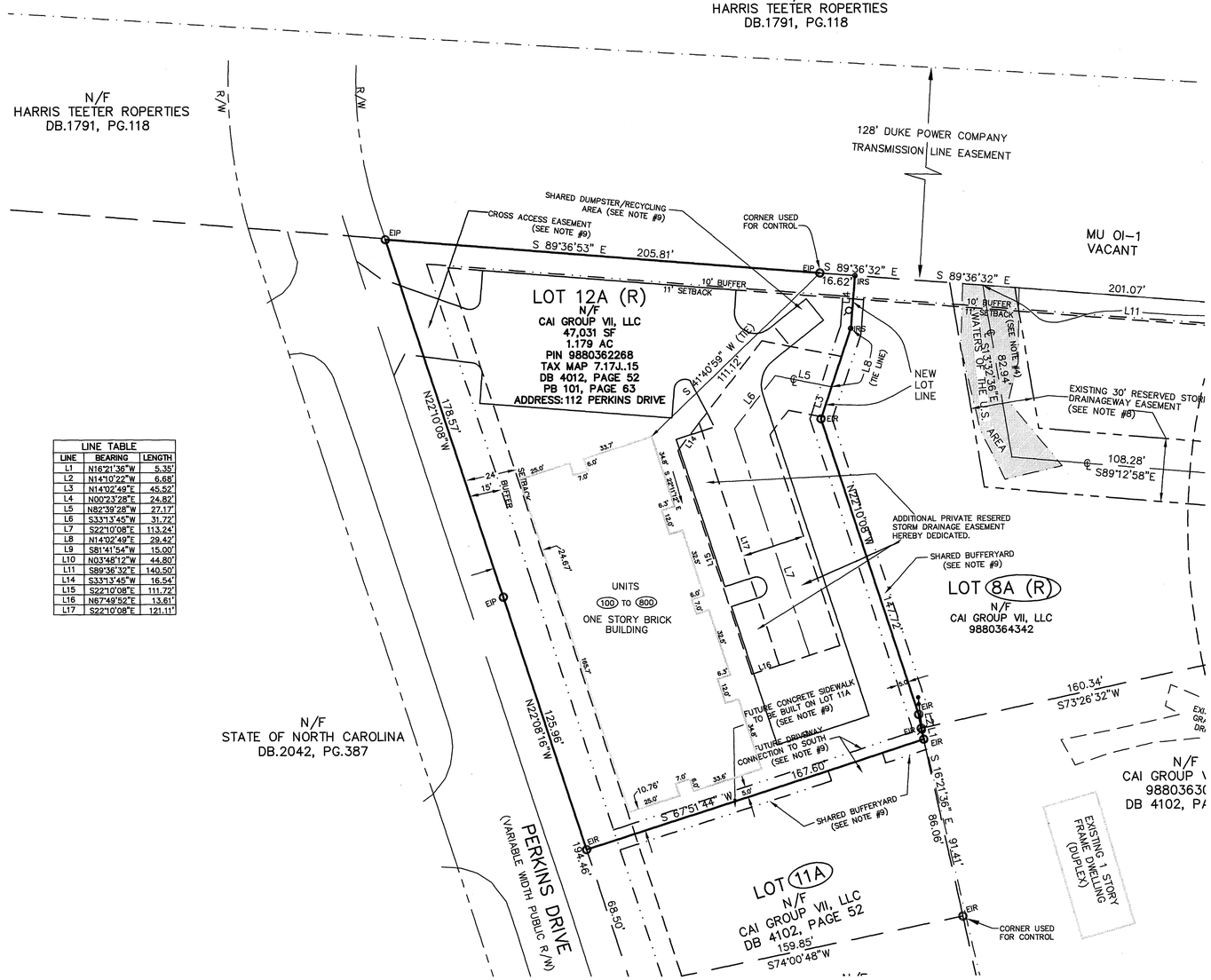
State of North Carolina
County of Orange

I, MICHAEL A BURTON SR, Review Officer of Orange County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording for which the Review Officer has responsibility as provided by law.

Michael A Burton Sr 03-28-2008
Review Officer Date
Orange County Land Records/GIS

2008032800074590 PLAT
Bk:PL103 Pg:126
03/28/2008 12:31:20 PM 1/1

FILED Joyce H. Pearson
Register of Deeds, Orange Co.NC
Recording Fee: $21.00
NC Real Estate TX: $ 90.00



LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°21'36"W	5.35'
L2	N14°10'22"W	6.68'
L3	N14°02'49"E	45.52'
L4	N00°23'28"E	24.82'
L5	N82°39'28"W	27.17'
L6	S33°13'45"W	31.72'
L7	S22°10'08"E	113.24'
L8	N14°02'49"E	29.42'
L9	S81°41'54"W	15.00'
L10	N03°48'12"W	44.80'
L11	S89°36'32"E	140.50'
L14	S33°13'45"W	16.54'
L15	S22°10'08"E	111.72'
L16	N67°49'52"E	13.61'
L17	S22°10'08"E	121.11'

Owner's Certificate

I, LOUIS P. GONZALEZ, certify that I am manager of CAI GROUP VII; that we own the condominiums depicted hereon, and that we ordered the division of the condominiums as shown hereon.

This 28TH day of MARCH, 2008.

Member/Manager:
CAI GROUP VII, LLC

North Carolina
Durham County
I, Jackie B. Paschall, Notary Public, for said County and State, do hereby certify that Louis P. Gonzalez personally appeared before me this day and acknowledged the foregoing instrument.

Witness my hand and official seal this the 20 day of March, 2008.

Jackie B. Paschall
Notary Public
My commission expires: 01/04/2013

JACKIE B. PASCHALL NOTARY PUBLIC DURHAM COUNTY, N.C.

Notes:

1. Building exterior footprint is shown on this map.
2. Engineer assumes all building corners are 90° for purposes of this map.
3. Subject parcel is NOT located within the Resource Conservation District as defined in the Chapel Hill Land Use Management Ordinance.
4. Subject parcel is not located within the Chapel Hill Watershed Protection District.
5. Declaration of Condominium of 112 Timberlyne Commerce Park Condominium recorded at Book _____, Page _____, Orange County Registry.

Engineer's Certificate

I, Philip N. Post, an engineer registered under the provisions of chapter 89C of the general statutes, certify that this site plan contains the information required by NCGS 47C-2-109(6) and accurately depicts the layout, location, finished floor and ceiling elevations, dimensions and unit numbers as built, and as substantially completed on this date.

This 19TH day of FEBRUARY, 2008.

Philip N. Post, P.E.

NORTH CAROLINA PROFESSIONAL SEAL 7835 ENGINEER PHILIP M. POST 2-19-2008

NOTES:

1. NO N.C. GRID MONUMENTS WERE FOUND WITHIN 2000 FEET. ALL DISTANCES SHOWN ARE HORZ. GROUND DISTANCES IN U.S. FEET. AREAS WERE CALCULATED BY COORDINATE GEOMETRY METHOD.
2. LAND AREAS SHOWN ON LOT ARE NET LAND AREAS.
3. EXISTING ZONING IS MU OI-1.
4. EXISTING "WATERS OF THE U.S." IS NOT A TOWN RESOURCE CONSERVATION DISTRICT (RCD). PERMISSION TO FILL THIS AREA GRANTED PER U.S. ARMY CORPS OF ENGINEERS' COURTESY PRE-CONSTRUCTION NOTIFICATION DATED JUNE 15, 2004, FROM ATC ASSOCIATES OF N.C., PC (PROJECT 45.25805.0001).
5. THIS PARCEL IS NOT LOCATED WITHIN THE RESOURCE CONSERVATION DISTRICT AS DEFINED IN THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE.
6. STREAM DETERMINATION BY TOWN OF CHAPEL HILL PERFORMED ON MAY 3, 2004. THIS PARCEL DOES NOT CONTAIN PERENNIAL, INTERMITTENT OR EPHEMERAL STREAMS.
7. THIS PLAT DEDICATES AN EXPANSION OF THE PRIVATE RESERVED STORM DRAINAGE EASEMENT AS SHOWN HEREON.
8. THIS RESERVED STORM DRAINAGE EASEMENT IS PRIVATE AND AFTER APPROVAL BY THE TOWN OF CHAPEL HILL MAY BE RELOCATED AT A FUTURE DATE UPON APPROVAL AND CONSTRUCTION OF ALTERNATIVE STORM PIPING SYSTEMS TO CONVEY STORMWATER.
9. DECLARATION OF CROSS EASEMENTS FOR TIMBERLYNE COMMERCE LOTS 8A AND 12A ARE RECORDED AT DEED BOOK 4198, PAGE 197 OF THE ORANGE COUNTY REGISTRY.

LEGEND:

- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON ROD
- IRS = IRON ROD SET
- CP = COMPUTED PT.(NOTHING SET)
- = OVERHEAD POWERLINE & POLE
- R/W = RIGHT-OF-WAY LINE

FINISHED FLOOR AND CEILING ELEVATIONS	
FINISHED FLOOR	555.97'
FINISHED CEILING	572.57'

SCALE IN FEET
30 15 0 30 60

PARENT : 9880.36.2277
UNITS 100-800 : 9880.36.2277.001 thru. 008 MSB

SURVEYED & MAPPED FOR:
CIA GROUP VII, LLC
312 CLOISTER COURT
CHAPEL HILL, NC 27514

PHILIP POST & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
401 Providence Rd. # 200
Chapel Hill, NC 27514
(919)929-1173 493-2600 850-9662
Greensboro, NC
(336)273-7711

CONDOMINIUM SITE PLAN

112 TIMBERLYNE COMMERCE PARK CONDOMINIUM

CHAPEL HILL TWSP ORANGE COUNTY, N.C.

SCALE 1"=30'-0"
DRAWN BY WOK
CHECKED BY PNP
DATE 10/22/07
PROJECT NO. 5330SB
DRAWING NO. B870BP03

This drawing is the property of Philip Post and Associates Inc. and is not to be reproduced or copied in whole or in part, or used for any purpose other than that for which it was specifically prepared herein and is not to be used on any other project. It is not to be loaned to any other person or firm without the written consent of Philip Post & Associates, Inc.
COPYRIGHT 2007 ©Philip Post & associates, Inc.

REVISIONS

SHEET 1
OF 3

BK 103 PG 126

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 (aweakley@townofchapelhill.org), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst."

Requestor's Name: Preston Royster, Coulter Jewell Thames, PA

Mailing Address: 111 West Main Street

City, State, ZIP: Durham, NC 27701

Phone / FAX / Email: 919-682-0368 / 919-688-5646 / proyster@cjtpa.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) 8-10-17 (Date)

Owner Name(s): Gregg Ireland - manager (Please print)

Company Name (if applicable): Spike II, LLC

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
9880357889; 9880356911; 9880365077; 9880368223	13 Old University Station Rd; 15 Old University Station Rd; 17 Old University Station Rd; 19 Old University Station Rd
9880368182; 9880461182	Weaver Dairy Rd; 1000 Weaver Dairy Rd

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.

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 Request
AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:

PARCEL ID (PIN) 9880357889; 9880356911; 9880365077; 9880368223; 9880368182; 9880461182

STREET ADDRESS: 13, 15, 17, & 19 Old University Station Rd; 1000 Weaver Dairy Rd

Please print:
Property Owner: Spike II, LLC

Property Owner: Gregg Ireland, manager

The undersigned, owner(s) of the above described property, do hereby authorize

Preston Royster, of Coulter Jewell Thames, PA
(Contractor/Agent) (Name of consulting firm if applicable)

to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property.

Property Owner's Address (if different than property above):

Owner Telephone: 919-2603892 Email:

We hereby certify the above information submitted is true and accurate to the best of our knowledge.

Owner Authorized Signature — Date: 8-10-17

Owner Authorized Signature — Date

Contractor/Agent Authorized Signature — Date

Please return form by email (aweakley@townofchapelhill.org), fax, or mail to the above address in care of the "Stormwater Analyst." The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.