

Aquabella Major Subdivision Amended Application:

Preliminary Plat Approval
Chapel Hill Town Council
Sept 25, 2024

Initial Preliminary Plat Approval in 2006

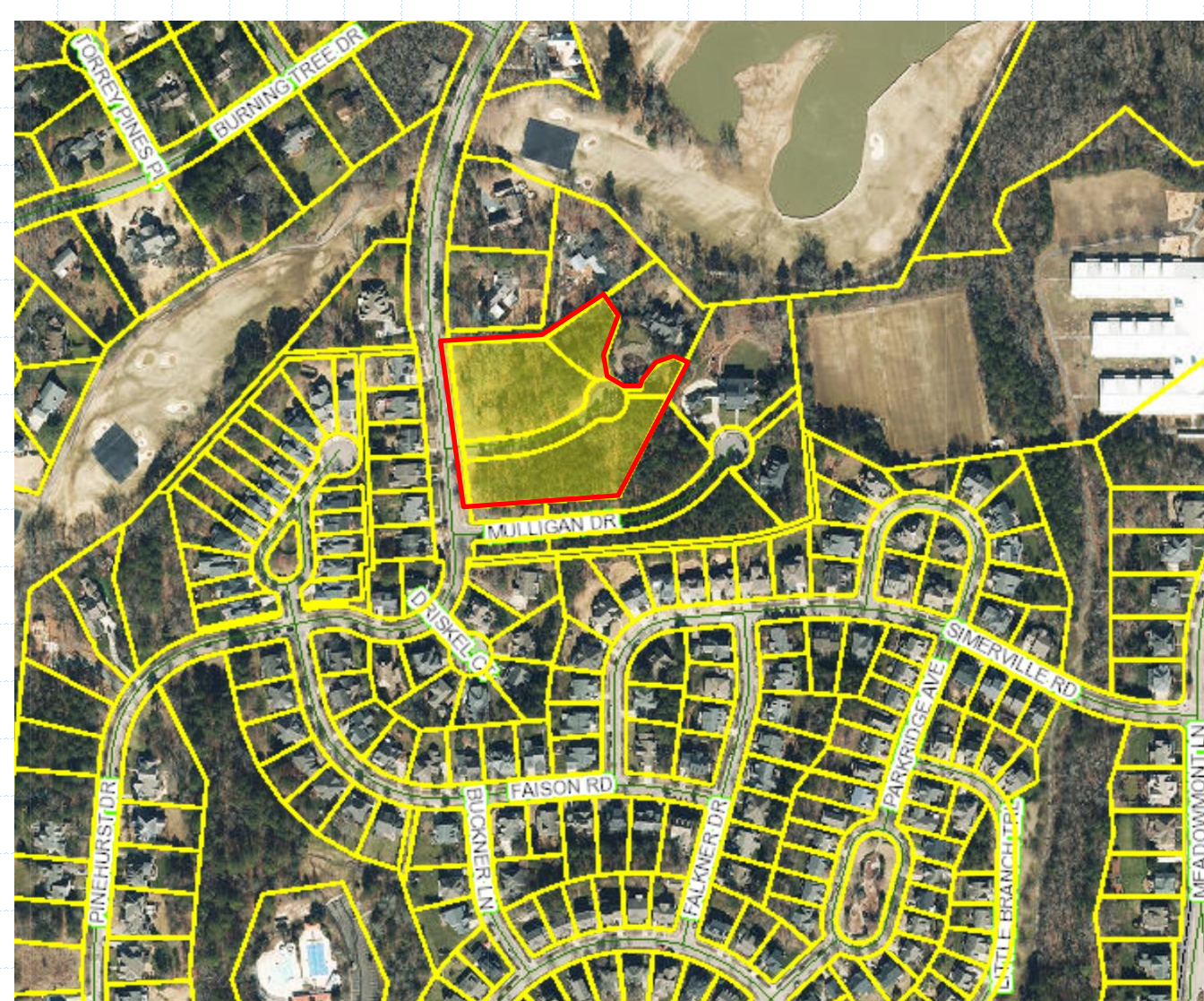
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Mackowiak Subdivision Aquabella/Shelbourne Court

- ◆ Proposed by John and Leslie Mackowiak, homeowners from 1999-2016.
- ◆ 4.7 acre site with one existing home.
- ◆ Zoning Compliance Permit approved in 2009, allowing road and utility construction to begin.

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Aquabella location



Oaks lots to
North –
2/3 to 1 acre

Meadowmont
lots to West &
South –
1/4 acre

Aquabella lots –
1/3 acre

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Pinehurst Drive View to North and South



Pinehurst 2006 View to South (to Meadowmont)



Meadowmont lots across street have 80' frontage and are 10,500 square feet or greater (usually 1/4 acre).

TRAVEL

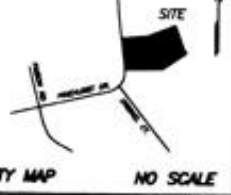
View of new pine growth on old Meadowmont pasture



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2006 Approved Preliminary Plat

0.494 ACRES (AREA IN R/W DEDICATION)
4.778 ACRES (TOTAL AREA)



- NOTE: IF APPROVED, PLAT DATED 8-28-07 AND LATEST REVISIONS.
- LOTS ON THIS PLAT ARE GOVERNED BY THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT" AND "BY-LAWS OF AQUABELLA HOA" AS RECORDED BY ORANGE COUNTY, O.R. P.B. 81, PG. 25, P.W. 8798-87-1484.
- ANY RESOURCE CONSERVATION DISTRICT SHOWN ON THIS PLAT SHALL HAVE DEVELOPMENT RESTRICTED IN ACCORDANCE WITH THE CHAPEL HILL LAND USE IMPOSITION ORDINANCE.
- RESIDENTIAL STORMWATER FACILITIES ON INDIVIDUAL LOTS WITHIN THE SUBDIVISION MUST BE WITHIN A STORMWATER EXCAVATION AND CONDUITS SHALL BE PROVIDED FOR THE IMPROVEMENTS OF THE FACILITIES.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR THE CONSTRUCTION OF DWELLING UNITS ON A LOT CREATED BY THE SUBDIVISION UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS IN THE FRONT OF SAID ARE COMPLETED.
- NO BUILDING PERMITS FOR ANY PHASE SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS REQUIRED IN PREVIOUS PHASES ARE COMPLETED TO A POINT ADJACENT TO THE NEW PHASE.
- THE STORMWATER AREA AND THE PESTICIDE ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- 100 YR. FLOOD LINE DASH FROM FEMA MAP NO. 37109V0007D. FLOOD STUDY EFFECTIVE DATE MAY 2, 2008 AND LATEST REVISIONS 2-2-07.

THE UNDERSIGNED OWNER HEREBY FINELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREAS, UTILITIES AND OTHER IMPROVEMENTS TO PUBLIC OR PUBLIC COMMON USE AS SHOWN ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNLESS THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED HOMEOWNERS ASSOCIATION OR HOMEOWNERS ASSOCIATION OF SIMILAR LEGAL ENTITY.

DATE: _____
DATE: _____

NORTH CAROLINA
STATE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT I PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, WITNESSED BY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2007.

NOTARY PUBLIC:
BY COMMISSION EXPIRES: _____

THE TOWN MANAGER HEREBY CERTIFIES THAT ALL IMPROVEMENTS REQUIRED BY THE CHAPEL HILL LAND USE IMPOSITION ORDINANCE HAVE BEEN INSTALLED AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR AQUABELLA SUBDIVISION AND THAT SAID IMPROVEMENTS COMPLY WITH TOWN SPECIFICATIONS.

PROVIDED THAT THE PLAT BE RECORDED WITHIN 30 DAYS OF FINAL APPROVAL, APPROVED BY:

TOWN MANAGER: _____ DATE: _____

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, REVENUE OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVENUE OFFICER: _____

A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR: _____ DATE: _____

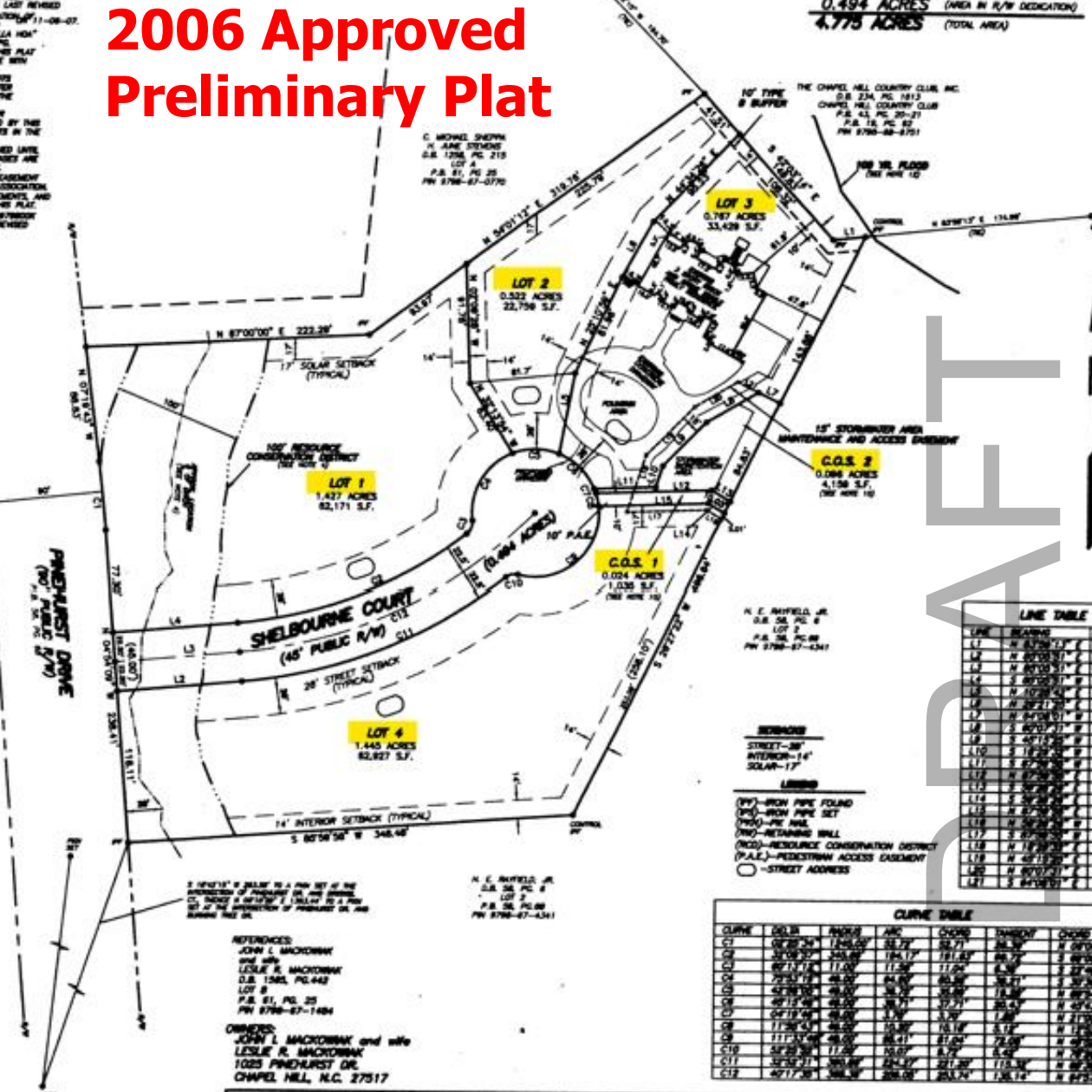
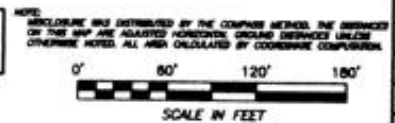
NORTH CAROLINA
STATE COUNTY

I, _____, REVENUE OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PROFESSIONAL LAND SURVEYOR: _____ LICENSE NO. 1-1432

PRELIMINARY PLAT—NOT FOR RECORDATION, CONVEYANCES, OR SALES

RECORDED IN PLAT BOOK _____ PAGE _____



REFERENCES:
JOHN I. MACDONNAY and wife
LESLIE R. MACDONNAY
O.R. 1261, PG. 442
LOT 8
P.B. 81, PG. 25
P.W. 8798-87-1484

OWNERS:
JOHN I. MACDONNAY and wife
LESLIE R. MACDONNAY
1025 PINEHURST DR.
CHAPEL HILL, N.C. 27517

N. E. AMFIELD, JR.
O.R. 58, PG. 8
LOT 2
P.B. 32, PG. 48
P.W. 8798-87-4341

N. E. AMFIELD, JR.
O.R. 58, PG. 8
LOT 2
P.B. 32, PG. 48
P.W. 8798-87-4341

SETBACKS:
STREET—20'
INTERIOR—14'
SOLAR—17'

- (P/F)—IRON PIPE FOUND
- (P/S)—IRON PIPE SET
- (P/R)—PINE RAIL
- (R/W)—RETAINING WALL
- (R/C)—RESOURCE CONSERVATION DISTRICT
- (P.A.E.)—PEDESTRIAN ACCESS EASEMENT
- (—)—STREET ADDRESS

LINE	BEARING
L1	N 89°00'00" E
L2	N 89°00'00" E
L3	N 89°00'00" E
L4	N 89°00'00" E
L5	N 89°00'00" E
L6	N 89°00'00" E
L7	N 89°00'00" E
L8	N 89°00'00" E
L9	N 89°00'00" E
L10	N 89°00'00" E
L11	N 89°00'00" E
L12	N 89°00'00" E
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L96	N 89°00'00" E
L97	N 89°00'00" E
L98	N 89°00'00" E
L99	N 89°00'00" E
L100	N 89°00'00" E

CURVE	CHORD	ARC	CHORD	TANGENT	CHORD
CD1	100.00	100.00	0.00	0.00	0.00
CD2	100.00	100.00	0.00	0.00	0.00
CD3	100.00	100.00	0.00	0.00	0.00
CD4	100.00	100.00	0.00	0.00	0.00
CD5	100.00	100.00	0.00	0.00	0.00
CD6	100.00	100.00	0.00	0.00	0.00
CD7	100.00	100.00	0.00	0.00	0.00
CD8	100.00	100.00	0.00	0.00	0.00
CD9	100.00	100.00	0.00	0.00	0.00
CD10	100.00	100.00	0.00	0.00	0.00
CD11	100.00	100.00	0.00	0.00	0.00
CD12	100.00	100.00	0.00	0.00	0.00

REVISIONS	SUBDIVISION MAP OF AQUABELLA SUBDIVISION		ROBINSON & PLANTE, P LAND SURVEYING 1330 SE MOUNTAIN ROAD, SUITE 108 CARY, NC 27511 PHONE: (919)481-1248 FAX: (919)481-1249
	TOWNSHIP: CHAPEL HILL	COUNTY: ORANGE	
	STATE: NORTH CAROLINA		SURVEY DATE: 8-30-07
	ZONE: R-1		SCALE: 1"=80'
	P.L.N.: 8798-87-1484		DRAWN BY: _____
			CHECKED BY: _____
			DATE: _____

STATE OF NORTH CAROLINA COUNTY OF _____ REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

2016 Final Plat

FOR MULTIPLE PIN SHEET SEE BOOK 6192 PAGE 490

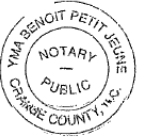


- NOTES:
- PROPERTY IS NOT IN THE 100 YR. FLOOD BY FIRM MAP NO. 371097B00K PANEL 9796, EFFECTIVE DATE MAY 2, 2006. LAST REVISION ON FEBRUARY 2, 2007, 100 YR. FLOOD LINE TAKEN FROM FIRM MAP NO. 371097B00K PANEL 9796, EFFECTIVE DATE MAY 2, 2006 AND LAST REVISION 2-2-07
 - TO THE BEST OF MY KNOWLEDGE THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF A N.C. GRID MONUMENT.
 - REMARKS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - RESOURCE CONSERVATION DISTRICT AND LAND USES TO BE PROTECTED TAKEN FROM A SITE PLAN ENTITLED "AQUABELLA SUBDIVISION" PREPARED BY MICHAEL A. NEAL & ASSOCIATES, PLLC AND DATED 6-28-07 AND LAST REVISION ON 11-25-07.
 - ON THIS PLAT I HAVE REVIEWED THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ROAD MAINTENANCE AGREEMENT AND "30'-LANS OF AQUABELLA HOA" AS RECORDED IN GRANITE COUNTY D.B. _____ P.C. _____ AND I HAVE REVIEWED THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN CONNECTION WITH THIS SUBDIVISION WITHIN THIS SUBDIVISION MUST BE WITHIN A STORMWATER EASEMENT AND COVENANTS SHALL BE PROVIDED FOR THE MAINTENANCE OF THE FACILITIES.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR CONSTRUCTION OF DWELLING UNITS ON A LOT CREATED BY THIS SUBDIVISION UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS IN THE RIGHT OF WAY ARE COMPLETED.
 - NO BUILDING PERMITS FOR ANY PHASE SHALL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS REQUIRED IN PREVIOUS PHASES ARE COMPLETED TO A POINT ADJACENT TO THE NEW PHASE.
 - THE STORMWATER AREA AND PEDESTRIAN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, INTERESTS, AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
 - 100 YR. FLOOD LINE TAKEN FROM FIRM MAP NO. 371097B00K PANEL 9796, EFFECTIVE DATE MAY 2, 2006 AND LAST REVISION 2-2-07.
 - 14' STORMWATER MAINTENANCE AREA AND ACCESS EASEMENT IS 14' FROM EXISTING CONCRETE DRIVEWAY.
 - THE INFILTRATION BASIN IN THE NORTHEAST CORNER OF LOT 3 IS TO BE COVERED BY THE CONCRETS OF LOT 3 AND MAINTAINED BY THE HOA BECAUSE IT PROVIDES IMPERVIOUS SURFACE CREDITS FOR OTHER LOTS IN AQUABELLA.
 - IF THE MAXIMUM IMPERVIOUS AREA AMOUNT FOR ANY LOT, AS SHOWN ON THE PLAT, IS EXCEEDED THEN A STORMWATER MANAGEMENT REPORT, PLANS, AND STRUCTURES SHALL BE PROVIDED ON THE LOT FOR THE INCREASED IMPERVIOUS AREA.
 - RESIDENTIAL DRIVEWAYS SHALL ACROSS GRAND ALEXANDER COURT AND SHALL BE PROVIDED ON THE LOT FOR THE INCREASED IMPERVIOUS AREA.
 - FOR EACH LOT, A STORMWATER IMPACT STATEMENT ADDRESSING STORMWATER MANAGEMENT ON A LOT BY LOT BASIS MUST BE REVIEWED AND APPROVED BY THE TOWN MANAGER PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT FOR SAID LOT.
 - ALL ENGINEERED STORMWATER MANAGEMENT CONTROL, TREATMENT, AND CONVEYANCE STRUCTURES LOCATED ON OR BELOW THE GROUND SHALL BE IDEALLY CONTAINED WITHIN AN EASEMENT ENTITLED, "RESERVED STORMWATER FACILITY EASEMENT HEREBY DEDICATED" AND SHALL BE ASSIGNED FROM ANY DEVELOPMENT WHICH WOULD OBSTRUCT OR CONTRIBUTE TO THE ERECTING, MAINTENANCE, CONTROL, AND CONVEYANCE OF STORMWATER ACROSS THE PROPERTY, OTHER THAN THE APPROVED DESIGN AND OPERATION FUNCTIONS.
 - THE RESERVED STORMWATER FACILITY EASEMENT AND THE FACILITIES IT/ITSY PROTECT ARE CONSIDERED TO BE PRIVATE, WITH THE SOLE RESPONSIBILITY OF THE OWNER TO PROVIDE FOR ALL REQUIRED MAINTENANCE AND OPERATIONS AS APPROVED BY THE TOWN MANAGER.
 - ALL ENGINEERED STORMWATER FACILITY EASEMENT AND THE OPERATIONS AND MAINTENANCE PHASES ARE BINDING ON THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS.
 - PROVIDE TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR LOTS 1, 2, OR 4 A PERVIOUS SURFACE BI-CYCLE/PEDESTRIAN PATH MUST BE BUILT AND AS-BUILT PLANS OF PUBLIC IMPROVEMENTS AND ALL EXISTING PUBLIC IMPROVEMENTS MUST BE PROVIDED TO THE TOWN OF CHAPEL HILL IN DXF BINARY FORMAT USING STATE PLANE COORDINATES.
 - AT SUCH TIME THAT THE PEDESTRIAN PATH CONNECTS TO AN APPROVED AND CONSTRUCTED BI-CYCLE/PEDESTRIAN PATH IN SPOTTERS RIDGE, THE SIGN SHALL POST AND MAINTAIN A SIGN STATING "PUBLIC ACCESS" AT THE ENTRANCE TO THE PATH, DESIGN AND LOCATION OF THE SIGN SHALL BE REVIEWED AND APPROVED BY THE TOWN MANAGER.

DESIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREAS AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' OR SIMILAR LEGAL ENTITY.

DATE: 9/10/2016
DATE: 9/10/2016

BY: *John Mackowiak*
PUBLIC BY: *John Mackowiak*
PUBLIC BY: *Yvonne Benoit Petit Juske*
NOTARY PUBLIC
ORANGE COUNTY, N.C.
DATE: 9/12/16



BY: *Beri K. Berry*
REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEWER'S RESPONSIBILITY IS PROVIDED BY LAW.

BY: *John Mackowiak*
MANAGER HEREBY CERTIFIES THAT A SURETY BOND OF A SATISFACTORY AMOUNT POSTED WITH THE TOWN OF CHAPEL HILL WHICH SURETY GUARANTEES THAT ALL IMPROVEMENTS WILL BE COMPLETED AS SPECIFIED BY THE APPROVED PRELIMINARY AQUABELLA SUBDIVISION WITHIN _____ DAYS UNLESS AFFIRMATIVELY EXTENDED BY THE TOWN MANAGER. NOTICE WILL BE DULY RETURNED WITH THE RETURN OF DEEDS TO THE TOWN OF CHAPEL HILL MANAGER PRIOR TO COMPLETION OF ALL IMPROVEMENTS FOR WHICH IT WAS POSTED.

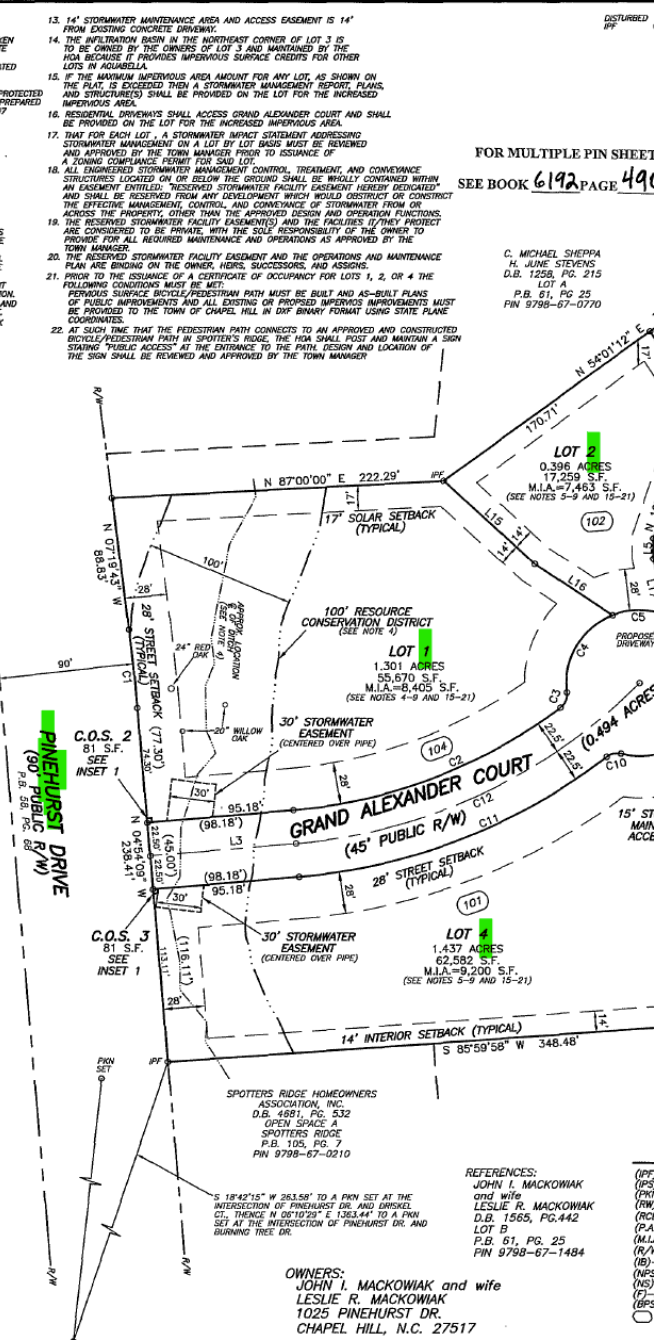
DATE: 09/12/16

BY: *John Mackowiak*
OWNER

SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE _____ COUNTY OF _____ MUNICIPALITY THAT HAS AN ANGLE THAT REGULATES PARCELS OF LAND.

BY: *John Mackowiak*
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432

BY: *Stuart E. Plante III*
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4432



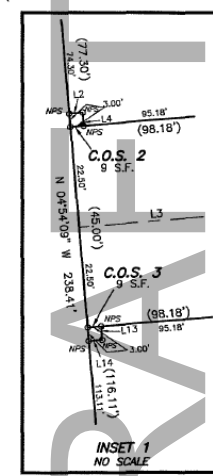
4.135 ACRES (AREA IN LOTS)
0.146 ACRES (AREA IN COMMON OPEN SPACE)
0.494 ACRES (AREA IN R/W DEDICATION)
4.775 ACRES (TOTAL AREA)

SPOTTERS RIDGE, LLC D.B. 4556, PG. 440
LOT 4
SPOTTERS RIDGE P.B. 105, PG. 7
PIN 9798-67-2294

- LEGEND
- (IPF) - IRON PIPE FOUND
 - (PS) - IRON PIPE SET
 - (FN) - FIN NAIL
 - (RW) - RETAINING WALL
 - (RO) - RESOURCE CONSERVATION DISTRICT (P.A.E.) - PEDESTRIAN ACCESS EASEMENT (M.I.A.) - MAXIMUM IMPERVIOUS AREA (R/W) - RIGHT OF WAY (B) - INFILTRATION BASIN (NFS) - NO POINT SET (NS) - NAIL SET
 - (F) - FOUNTAIN
 - (BSPW) - BRICK PAVEMENT SIDEWALK
 - - STREET ADDRESS

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	02°55'34"	1245.00'	53.72'	53.71'	26.36'	N 06°06'54" W
C2	32°09'57"	345.86'	194.17'	191.63'	99.72'	S 69°00'53" W
C3	60°13'12"	11.00'	11.56'	11.04'	6.39'	S 22°49'19" W
C4	75°53'19"	49.00'	64.90'	60.26'	38.21'	S 30°39'22" W
C5	42°58'05"	49.00'	36.75'	35.89'	19.29'	N 85°54'56" W
C6	42°54'39"	49.00'	36.70'	35.85'	19.26'	N 46°58'34" W
C7	18°36'58"	49.00'	15.92'	15.85'	8.03'	N 16°12'55" W
C8	11°13'49"	49.00'	9.541'	9.494'	5.025'	N 48°52'18" E
C9	52°25'52"	11.00'	10.07'	9.72'	5.42'	N 78°26'12" E
C11	32°52'31"	390.86'	224.27'	221.20'	115.32'	N 68°39'36" E
C12	40°17'35"	368.36'	259.05'	253.74'	135.14'	N 64°57'04" E



INSET 1 NO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°59'13" E	25.25'
L2	N 85°05'51" E	3.00'
L3	N 85°05'51" E	98.18'
L4	S 04°54'09" E	3.00'
L5	N 00°00'00" W	13.68'
L6	N 33°00'00" E	50.19'
L7	S 87°24'35" E	43.11'
L8	N 02°02'02" E	22.00'
L9	N 44°12'25" E	44.75'
L10	N 62°03'47" E	45.93'
L11	S 60°27'58" E	29.90'
L12	S 87°24'35" E	98.22'
L13	S 04°54'09" E	3.00'
L14	S 85°05'51" W	3.00'
L15	S 47°37'08" E	82.61'
L16	S 56°36'12" E	62.72'
L17	N 13°04'18" W	38.77'

REVISIONS SUBDIVISION MAP OF THE

AQUABELLA SUBDIVISION

ROBINSON & PLANTE, P.C.

LAND SURVEYING
1330 SE MAYNARD ROAD, SUITE 102
CARY, NC, 27511
PHONE: (919)481-1245 FAX: (919)481-1213

NOTE: ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THIS MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

Stormwater Review History

6/21/22 Letter from H. Freeman PE, McAdams to TOCH reporting on the functioning bioretention area and summarizing future expansion of stormwater area.

6/17/24 Phone call from town staff telling Aquabella a neighbor reported the bioretention area (SCM) not functioning.

6/20/24 Town requested annual inspection report to be submitted by 7/22.

6/26/24 Broken glue joint in PVC underdrain repaired.

7/18/24 Inspection report submitted by Applicant as required.

7/24/24 Town completes re-inspection.

8/8/24 Re-inspection report shows additional repairs are needed.

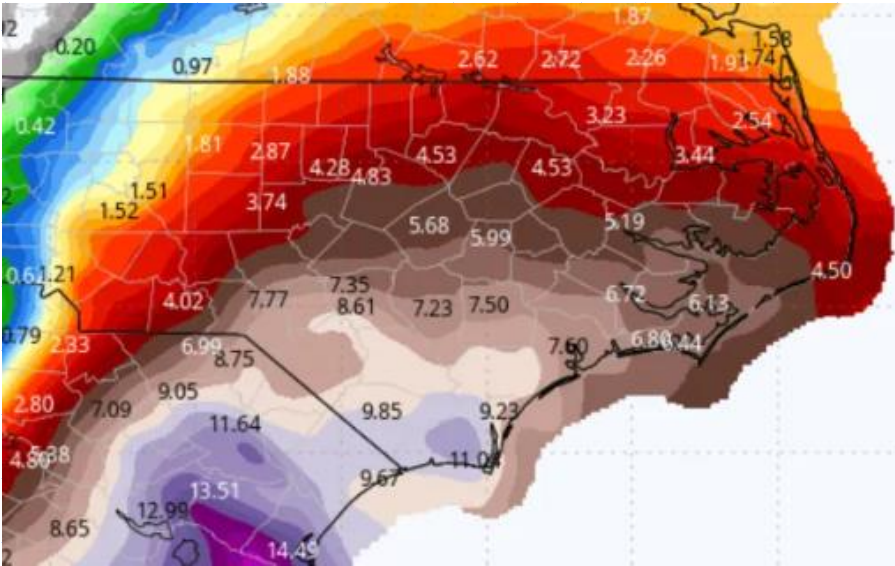
8/19/24 Applicant and TOCH Stormwater met on site. TOCH was using a non-approved set of plans to inspect the SCM, which led to a negative inspection. We jointly discovered engineered spillway weir was removed causing erosion. IWS PVC pipe was removed. More mulch/plants needed before 10/8/24.

9/?/24 Repair plan was proposed and accepted.

9/25/24 Latest update

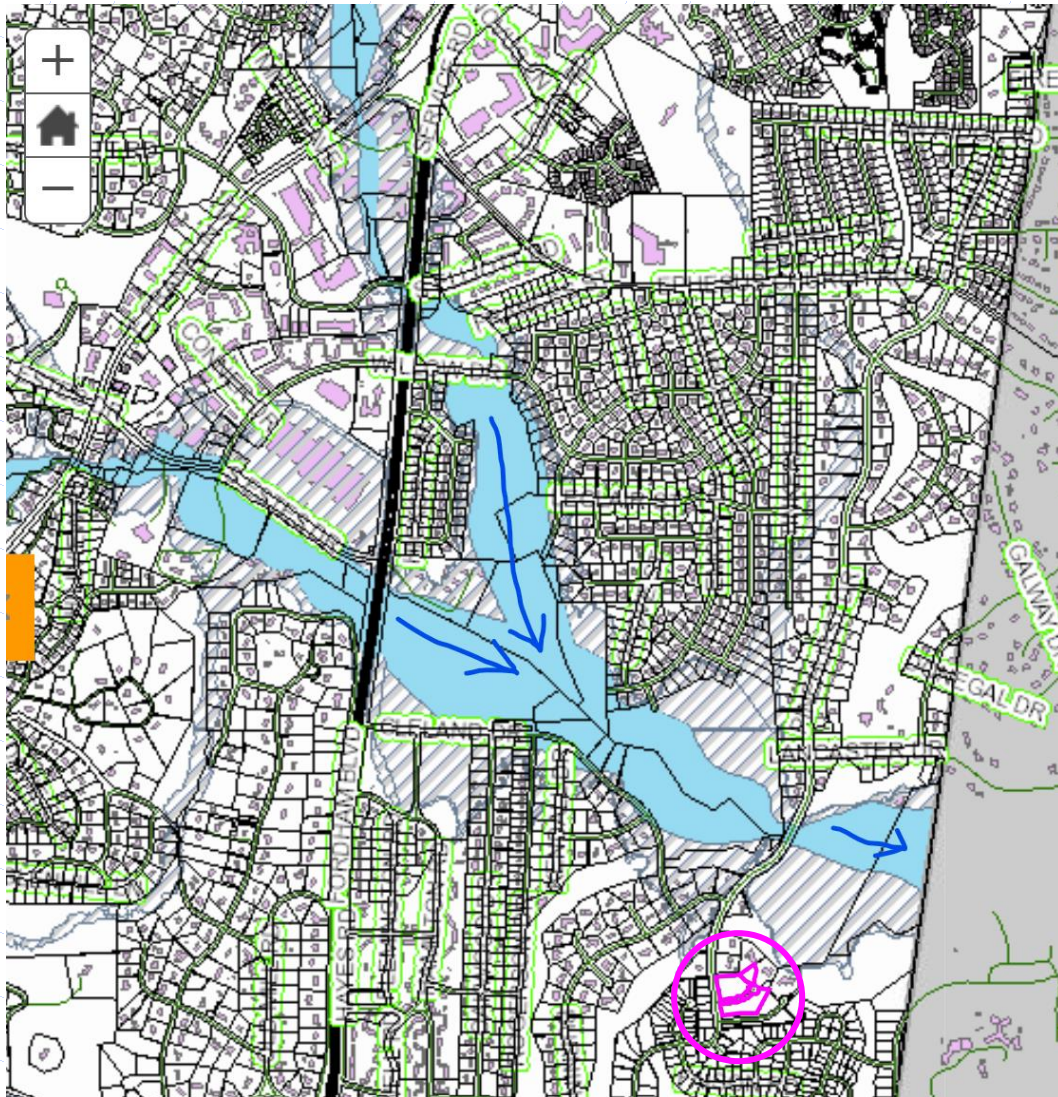
DRAFT

Tropical Storm Debby 8/8/24



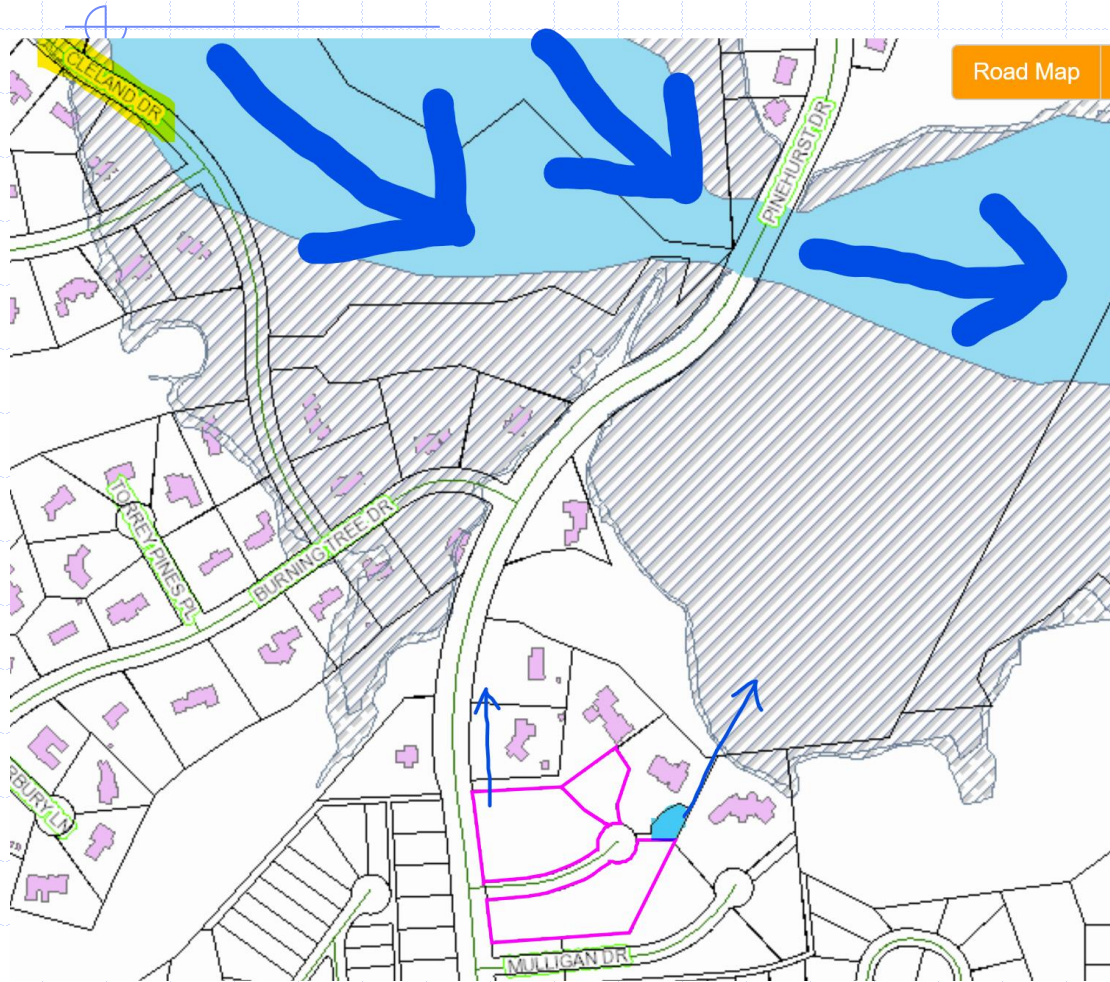
DRAFT

Chapel Hill nearby Flood Zones



- ◆ As required for new subdivisions, SCMs will be employed so development does not make flooding worse.
- ◆ Local flooding is mostly from uphill development.

Chapel Hill nearby Flood Zones



- ◆ As required for new subdivisions, SCMs will be employed so development does not make flooding worse.
- ◆ In context, our small contribution is small.

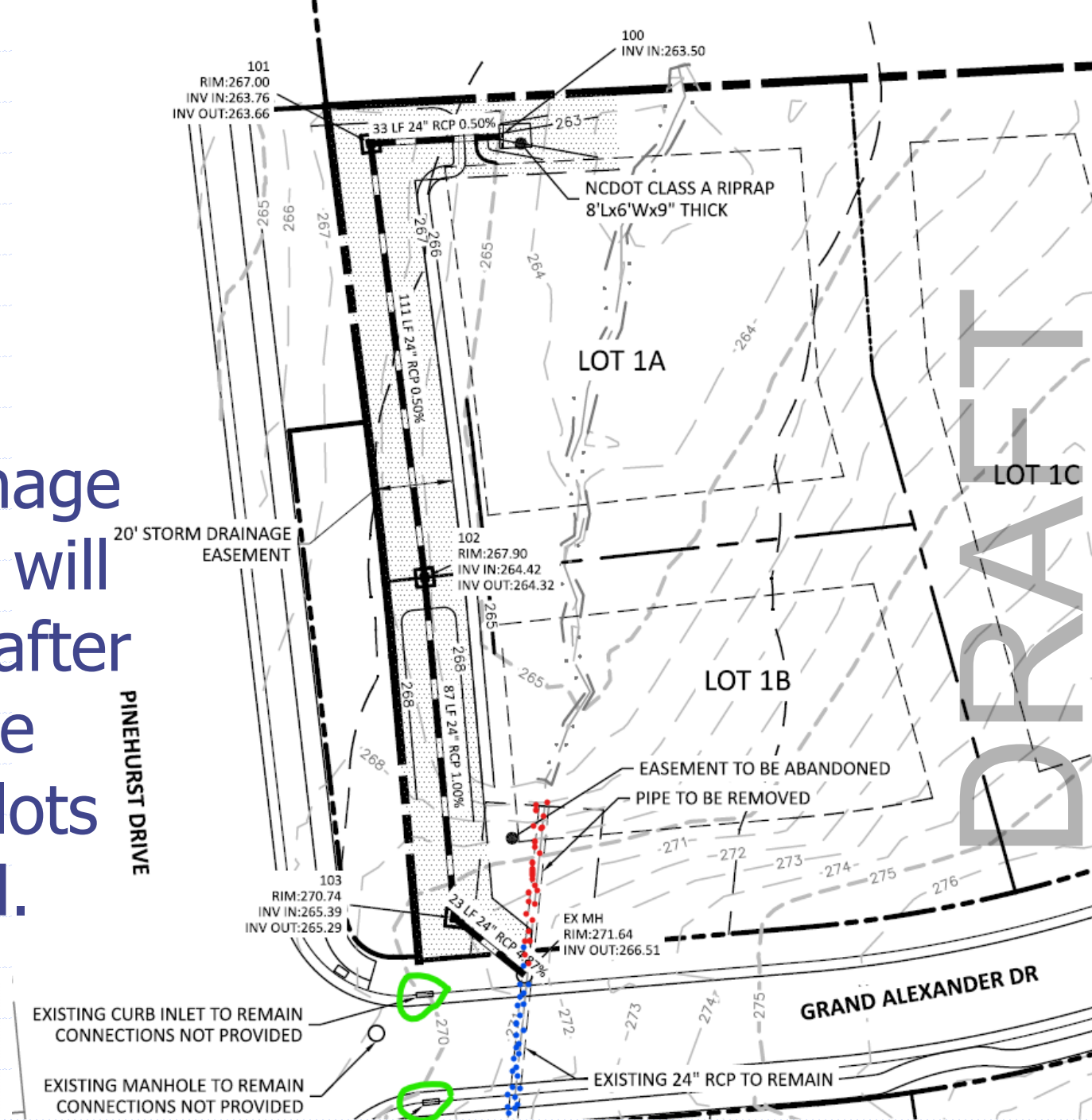
Stormwater Update

- ◆ Insert completed before/after SCM photos here if available on 9/24/24

DRAFT

Plan to Extend RCP

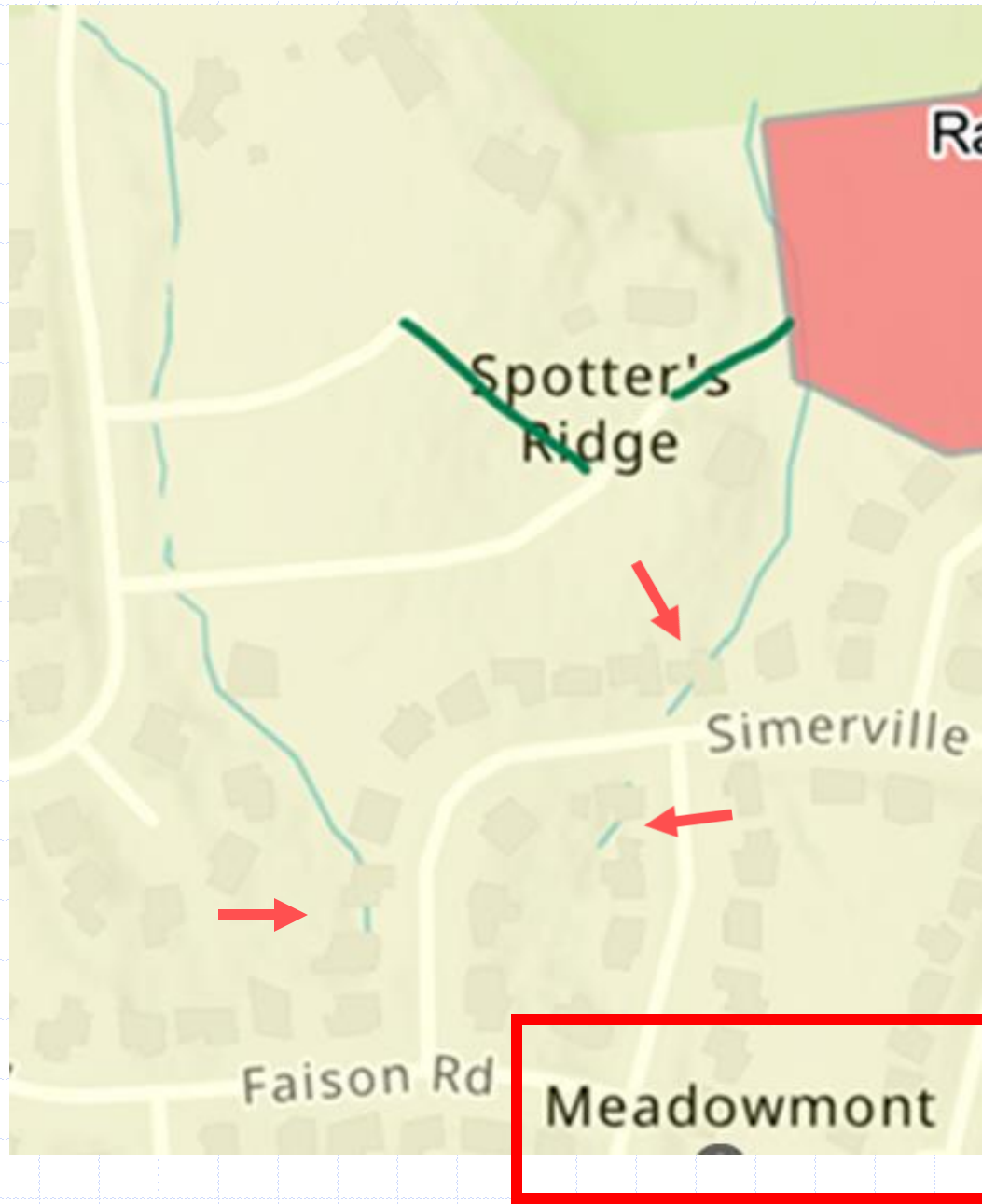
New drainage pathways will be made after houses are built and lots contoured.



EXISTING CURB INLET TO REMAIN
CONNECTIONS NOT PROVIDED

EXISTING MANHOLE TO REMAIN
CONNECTIONS NOT PROVIDED

EXISTING 24" RCP TO REMAIN



Blue lines show previous location of ephemeral streams before Meadowmont homes were built.

DRAFT

Mackowiak's request

◆ That you:

- find this subdivision proposal to be consistent with LUMO requirements.
- enhance the new LUMO to make more room for housing units and SCMs on existing lots.

DRAFT

Thank You

◆ John & Leslie Mackowiak

DRAFT



Example of a working turf-top SCM in Graham NC.
NC State research and demonstration site. Dr Bill Hunt.

BMP 4" underdrain separation



DRAFT

2006 Storm Water Proposal to be requested again after subdivision approval.

- ◆ Our original proposed location for a SCM would achieve pollutant removal from the new road surface, plus a portion of the existing Pinehurst Drive.
- ◆ A SCM sited in the ROW achieves pollutant removal from the road.

PREPARED

A photograph of a large, well-maintained green lawn. A yellow line is drawn across the lawn, starting from the left edge and extending towards the right, curving slightly. In the background, there is a paved road with a dark-colored car parked on it. The area is surrounded by lush green trees and foliage. The text "Proposed location for Northern SCM" is overlaid in white on the lawn.

Proposed location for
Northern SCM

DR



Proposed location for
Southern SCM

DRAFT



A Place for Everyone

- Turning large lots into smaller lots means more places for more families.
- Inclusionary Zoning payment of \$72,000 will be made for affordable housing.
- 6 of the 9 lots allow cottages (art/writer studio, home office, apartment, missing middle).



Community Engagement and Prosperity

- New residents can support and participate in the existing community resources (Meadowmont Center and wellness trails, 4 local pools, Chapel Hill Country Club, etc.).



Getting Around

- Connected to Rashkis and the Greenway.
- Increased housing may decrease daily inflow commuting.
- This infill project makes local shopping and community participation possible, reducing the need to travel outside the neighborhood (except for t-shirts and socks 😊).



Good Places, New Spaces

- New energy efficient homes built on these lots will employ today's designs and building standards.



Nurturing Our Communities

- Each new home may need to employ site specific stormwater best management practices, making families more aware of the relationship between impervious surfaces and the environment.
- By making more home sites available within town limits and close to schools, shopping, and recreation; the town's inflow and outflow commuting-related problems are reduced.



Town and Gown Collaboration

- Homesites for UNC employees close to UNC is a good step toward collaboration.

DRAFT

Future LUMO rewrite can make Aquabella even better

- ◆ Allow a single street setbacks on corner lots to make more room for housing (expand existing exemption)
- ◆ Allow near grade or below grade stormwater devices in a setback (like some other structures allowed in a setback)
- ◆ Not requiring a perimeter maintenance easement on SCMs (like for sidewalks or on a zero setback lot downtown)
- ◆ Inclusionary Zoning density bonus with setback reduction
- ◆ Expand Cluster development criteria (tract)

DRAFT