TOWN OF CHAPEL HILL

Town Council
Meeting Agenda

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Michael Parker
Council Member Jessica Anderson
Council Member Allen Buansi
Council Member Hongbin Gu
Council Member Tai Huynh
Council Member Amy Ryan
Council Member Karen Stegman

Wednesday, December 2, 2020 6:30 PM **Virtual Meeting**

Virtual Meeting Notification

Town Council members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar: https://us02web.zoom.us/webinar/register/WN_2AI0lVedQJCHfXBuJXH1zg After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 885 6119 1187

View Council meetings live at https://chapelhill.legistar.com/Calendar.aspx – and on Chapel Hill Gov-TV (townofchapelhill.org/GovTV).

OPENING

ROLL CALL

AGENDA ITEMS

1. Discuss the History of the Municipal Services Center and Review Recent Concept Plan, 101 Weaver Dairy Road Extension (Project #20-071) **[20-0834]**

PRESENTER: Mary Jane Nirdlinger, Assistant Town Manager

The purpose of this item is for Council to hear the presentation, receive comments from the Community Design Commission, and discuss the project.

2. Short-Term Rentals. (no attachment) **[20-0835]**

PRESENTER: Anya Grahn, Senior Planner

The purpose of this item is to receive direction from Council on an ordinance for Short Term Rentals.

3. Financial Update. **[20-0836]**

PRESENTER: Amy Oland, Business Management Director
Maurice Jones, Town Manager

The staff will provide an update on the first quarter financials for Fiscal Year 21.

PUBLIC COMMENT FOR ITEMS ON THE AGENDA

REQUEST FOR CLOSED SESSION TO DISCUSS ECONOMIC DEVELOPMENT, PROPERTY ACQUISITION, PERSONNEL, AND/OR LITIGATION MATTERS

TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 1., **File #:** [20-0834], **Version:** 1 **Meeting Date:** 12/2/2020

Discuss the History of the Municipal Services Center and Review Recent Concept Plan, 101 Weaver Dairy Road Extension (Project #20-071)

See the Staff Report on the next page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Mary Jane Nirdlinger, Assistant Town Manager

The purpose of this item is for Council to hear the presentation, receive comments from the Community Design Commission, and discuss the project.

DISCUSS THE HISTORY OF THE MUNICIPAL SERVICES CENTER AND REVIEW RECENT CONCEPT PLAN (Project #20-071)

STAFF REPORT: TOWN OF CHAPEL HILL
Mary Jane Nirdlinger, Assistant Town Manager
Jabe Hunter, Assistant Police Chief
Judy Johnson, Planning Operations Manager

PROPERTY ADDRESS	MEETING DATE	APPLICANT
101 Weaver Dairy Road Extension	December 2, 2020	Bentley Ruggles, Dewberry, on behalf of the Town of Chapel Hill

STAFF RECOMMENDATION

That the Council discuss the future development of the Municipal Services Center.

PROCESS

- The Council will hear the presentation, receive comments from the Community Design Commission, and discuss the project.
- Because this is a Concept Plan submittal, statements by individual Council members this evening are not an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.
- Staff held Public Information Meeting on September 15, 2020.
- The Community Design Commission reviewed a concept plan for this site on September 22, 2020.

DECISION POINTS

- A Special Use Permit (SUP) and rezoning will typically be required with the submission of a formal application. Alternatives to an SUP and rezoning might be Conditional Zoning or Development Agreement.

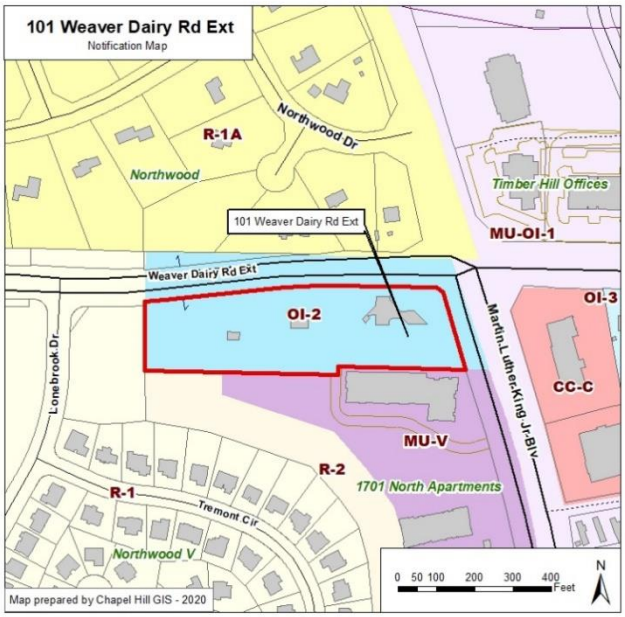
KEY CONSIDERATIONS

- Access and traffic
- Stormwater impacts
- Bus Rapid Transit station
- Transition to neighborhood

PROJECT OVERVIEW

The site is located at the southwest corner of Martin Luther King Jr. Blvd. and Weaver Dairy Road Extension.
The concept plan proposes redeveloping the existing Fire Station #4 to create a new Municipal Services Center for the Town of Chapel Hill. This center will house the fire station, Orange County Emergency Services, and offices for the Police Department, Parks and Recreation Department, and the Fire Department.

PROJECT LOCATION



ATTACHMENTS

1. Concept Plan Report
2. Community Design Commission Summary Comments
3. Applicant Materials
4. Council Questions with Staff Response
5. Updated Design Images
6. Draft Presentation (to be distributed)

CONCEPT PLAN REPORT: MUNICIPAL SERVICES CENTER

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

PROPERTY ADDRESS	APPLICANT	CURRENT ZONING DISTRICT
101-111 Weaver Dairy Rd Extension	Bentley Ruggles, Dewberry, on behalf of the Town of Chapel Hill	Office/Institutional-2 (OI-2)

EXISTING LAND USE Institutional (Fire station)	**PROPOSED LAND USE** Institutional (Various municipal services)
2020 LAND USE PLAN DESIGNATION Development Opportunity Area	**2020 FUTURE FOCUS AREA** Area 2 – N MLK Jr Blvd/I-40
SURROUNDING PROPERTIES – EXISTING LAND USES Single-family residential (North, West) Multifamily residential (South) Commercial/Office (East)	**SURROUNDING PROPERTIES – 2020 LAND USE PLAN DESIGNATIONS** Low Residential, 1-4 unit/acre (North, West) Development Opportunity Area (South, East)

OTHER APPLICABLE ADOPTED PLANS

☒ Mobility and Connectivity Plan	☒ Cultural Arts Plan
☒ Parks Comprehensive Plan	☒ Stormwater Management Master Plan
☒ Greenways Master Plan	☐ West Rosemary Street Development Guide
☒ Chapel Hill Bike Plan	☐ Central West Small Area Plan

SUMMARY OF PLAN CONSIDERATIONS AFFECTING MUNICIPAL SERVICES CENTER SITE

See map excerpts demonstrating the Plan Considerations listed below. The Municipal Services Center location is denoted with the ★ symbol.

2020 Land Use Plan

- The *Development Opportunity Area* designation accommodates a wide variety of land uses that promote activity in the area. A concentration of Institutional activities would be appropriate under this designation.
- For surrounding properties also designated *Development Opportunity Area*, it may be appropriate to foster connections with the site (visual, pedestrian, etc.).
- For surrounding properties designated Low Residential, appropriate transitions should be considered (lower building height, landscaping and other screening, etc.).

Mobility and Connectivity Plan

- The site is at the corner of Weaver Dairy Road Extension and Martin Luther King Jr. Blvd. Both roads have existing sidewalks and bike lanes. The Mobility Plan does not propose any additional bike/ped facilities.
- A future *Bus Rapid Transit station* (BRT) is noted at this site. The applicant should coordinate with Chapel Hill Transit for the latest information on BRT design and station locations.

Parks Comprehensive Plan

- The site falls within the Community Park Service Radius of both Homestead Park and Cedar Falls Park.
- No additional Neighborhood Parks or Community Parks are proposed in this area of town.

CONCEPT PLAN REPORT
MUNICIPAL SERVICES CENTER

Greenways Master Plan

- The corridor of the proposed *Upper Booker Creek Trail* runs through property to the south, in close proximity to this site. This trail would connect Martin Luther King Jr. Blvd. to Homestead Park through the Northwood and Parkside neighborhoods.
- The applicant should consider opportunities for bicycle and pedestrian connections between this site and the future trail.
- The applicant should coordinate with Chapel Hill Parks & Recreation for the latest information on trail alignment, design, and construction timing.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design. However, in the case of this site there are no proposed bicycle facilities.

Cultural Arts Plan

- The Cultural Arts Plan identifies locations that are opportunities for integrating public art. Adjacent to this site, the Plan identifies both Martin Luther King Jr. Blvd. and Weaver Dairy Road Extension as *Entranceways or Major Cross-connectors*. The intersection of the two streets is identified as *Node of Intersecting Plans*. The applicant should coordinate with Chapel Hill Community Arts & Culture for more information on appropriate landscape and artistic treatments for these entry corridors.

Stormwater Management Master Plan

- The site is located in the Booker Headwaters Subwatershed (BL6). The applicant should coordinate with Chapel Hill's Stormwater Management Division to understand relevant stormwater considerations.

DRAFT FUTURE LAND USE MAP (FLUM) FOCUS AREA	**FLUM SUB-AREA**
North Martin Luther King Jr. Boulevard	Sub-Area D

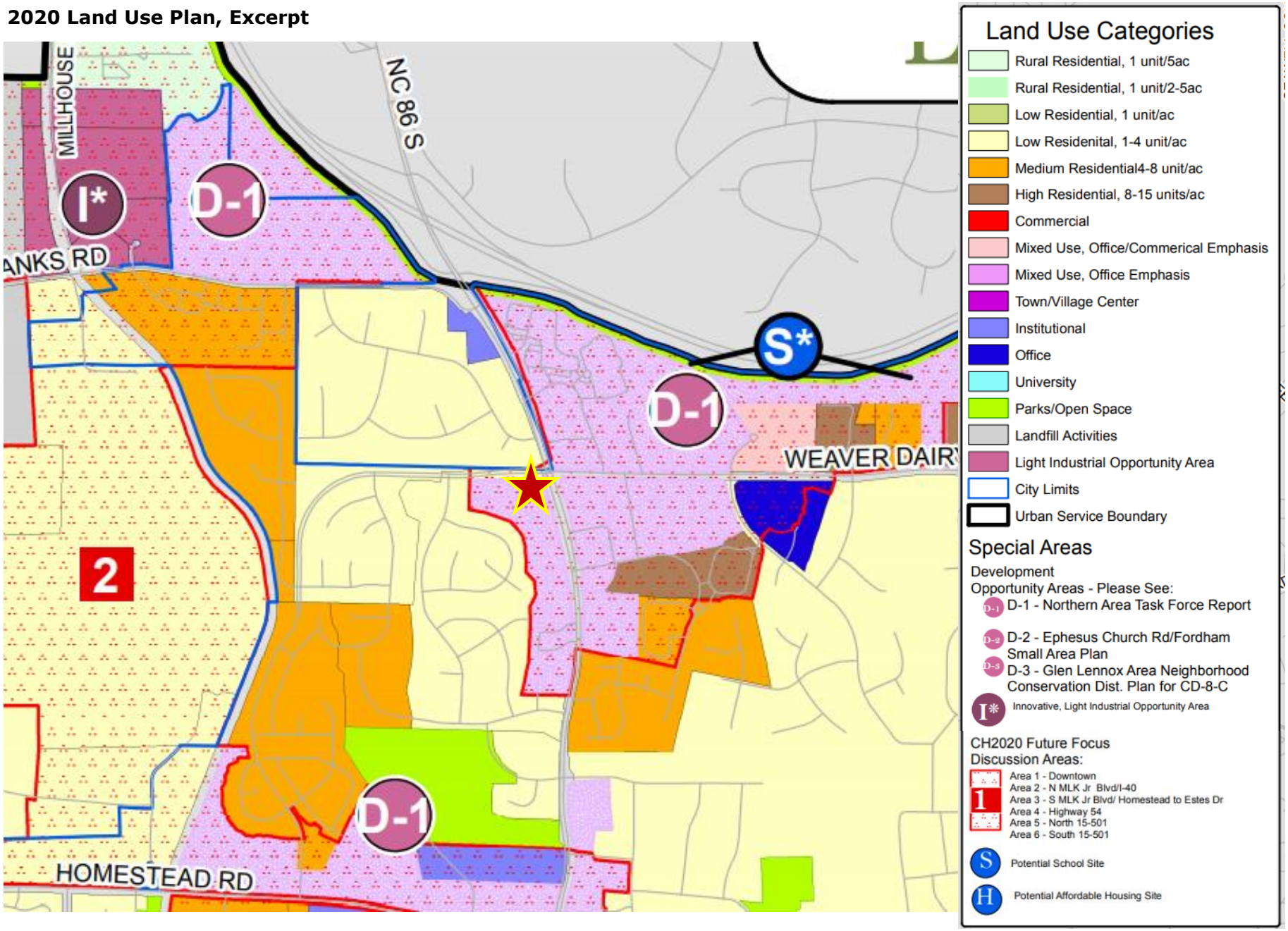
Adoption of the Future Land Use Map is anticipated for Fall 2020. Staff is including the FLUM in this evaluation since it will likely be adopted prior to formal application submittal. The Municipal Services Center location is denoted with the ★ symbol.

- Institutional facilities are listed as a *Secondary Use* (allowed, but not predominate) in Sub-Area D of the North MLK focus area.
- *Primary (predominate) Uses* in Sub-Area D include Multifamily Residential, Commercial/Office, Mixed Use projects (Multifamily, Shops & Offices), and Parks and Green/Gathering Spaces.
- The site falls within the *Transitional Area* along one edge of Sub-Area D. An appropriate transition to the adjacent neighborhood should include some combination of stepping down the building form, locating a lower-intensity use on the site, incorporating architecture compatible with adjacent properties, and/or including vegetative material.
- Appropriate Height in the Transitional Area of Sub-Area D is *Up to 4 stories*.
- The site's frontage on Martin Luther King Jr. Blvd. is defined as an *Activated Street Frontage*. This means that the building/civic space along Martin Luther King Jr. Blvd. should engage with the street, with no off-street parking located in between.

CONCEPT PLAN REPORT

MUNICIPAL SERVICES CENTER

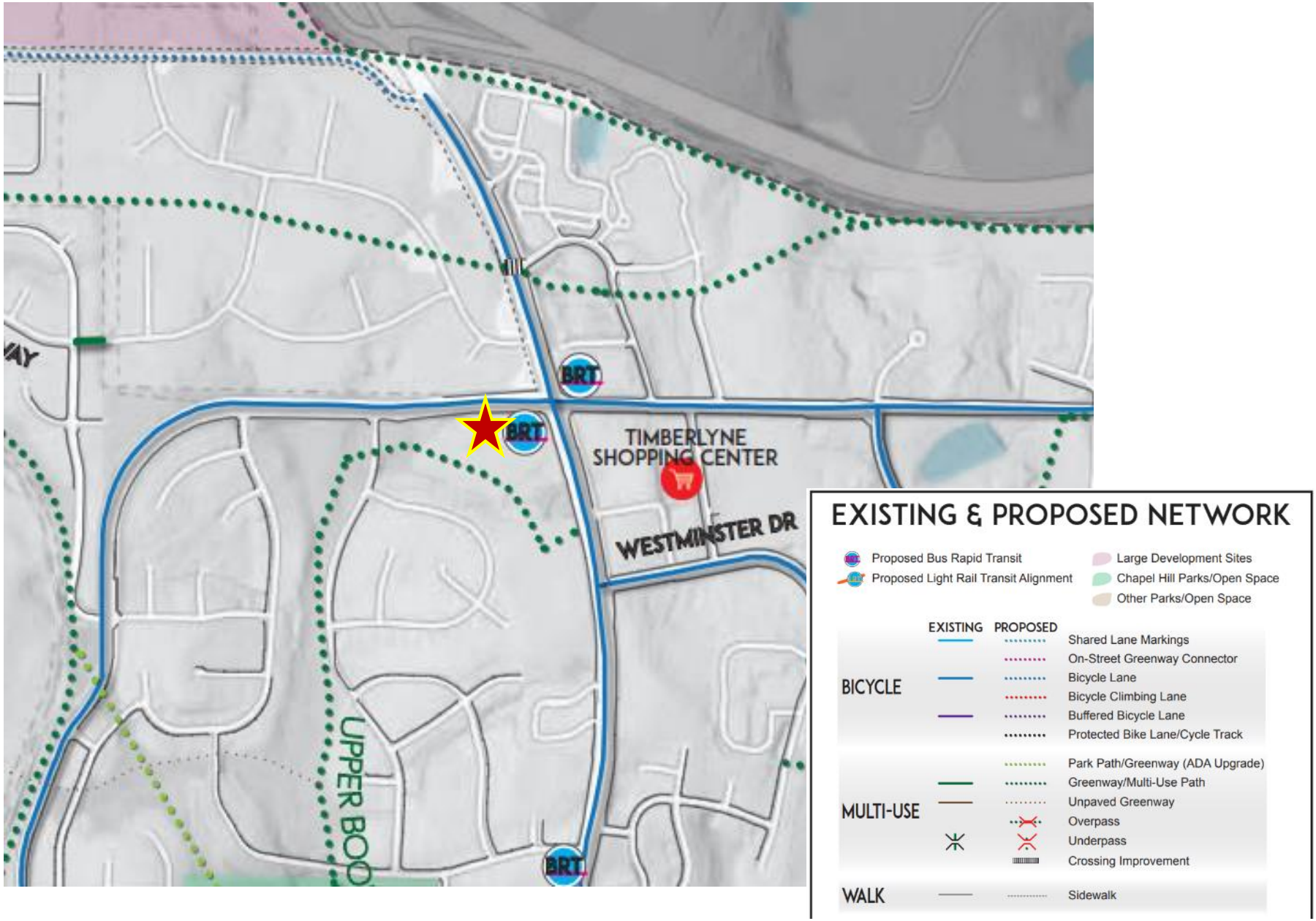
2020 Land Use Plan, Excerpt



CONCEPT PLAN REPORT

MUNICIPAL SERVICES CENTER

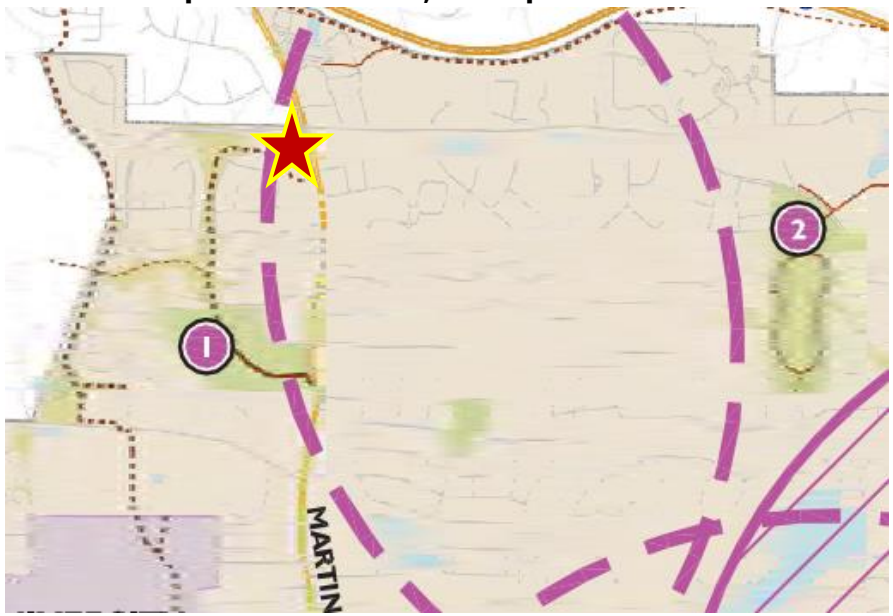
Mobility & Connectivity Plan, Excerpt

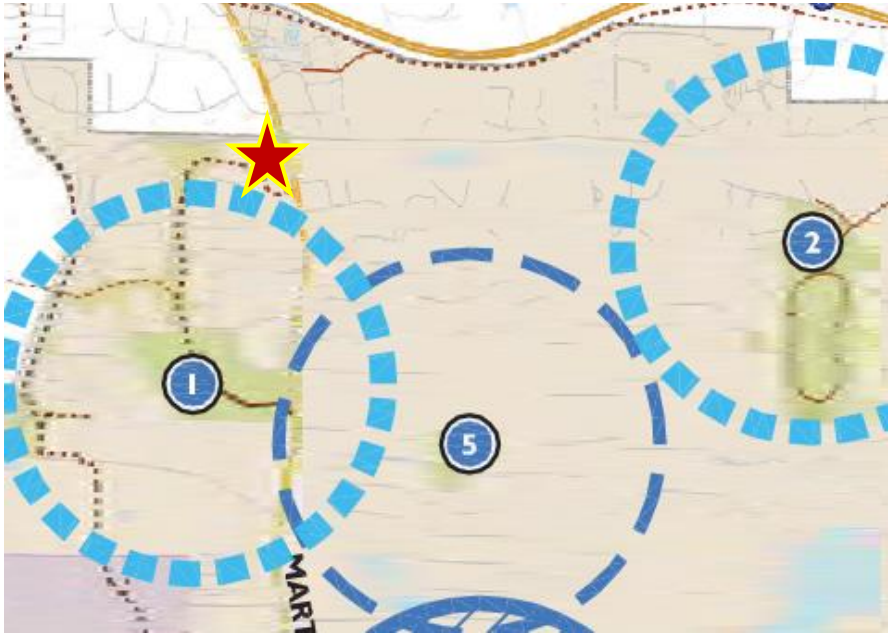


CONCEPT PLAN REPORT

MUNICIPAL SERVICES CENTER

Parks Comprehensive Plan, Excerpts





Legend

- Neighborhood Park
- Service Radius ½ Mile
- Community Park Serving as Neighborhood Park
- Proposed Neighborhood Park ½ Mile radius
- Community Park
- Service Radius 1.5 Mile
- Proposed Community Park 1.5 Mile radius
- Chapel Hill Town Limits

COMMUNITY PARK FACILITIES
(Community Park Serving as Neighborhood Park)

1 HOMESTEAD PARK
2 CEDAR FALLS PARK
3 COMMUNITY CENTER PARK
4 SOUTHERN COMMUNITY PARK

NEIGHBORHOOD PARK FACILITIES

5 NORTH FOREST HILLS PARK
6 PRITCHARD PARK
7 EPHESUS PARK
8 UMSTEAD PARK
9 HARGRAVES PARK
10 OAKWOOD PARK
11 MEADOWMONT PARK

CONCEPT PLAN REPORT
MUNICIPAL SERVICES CENTER

Greenways Master Plan, Excerpt

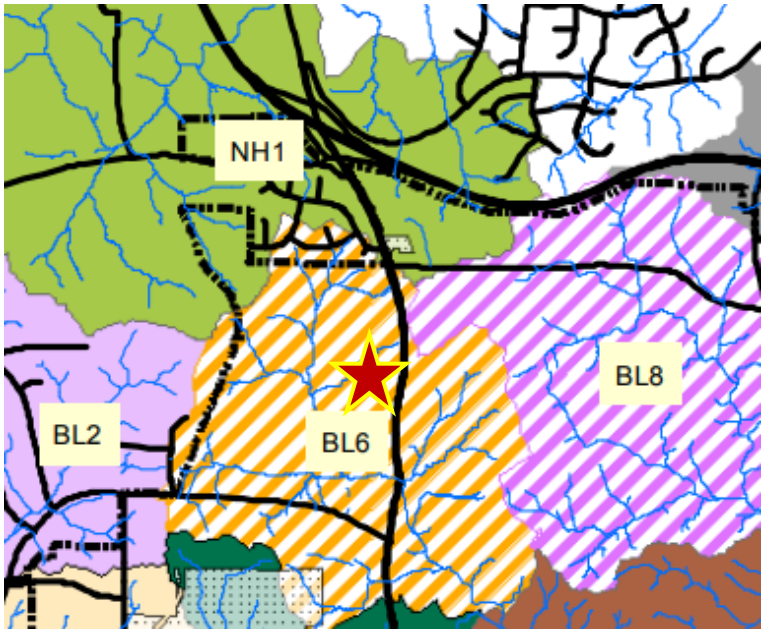
CONCEPT PLAN REPORT
MUNICIPAL SERVICES CENTER

Cultural Arts Plan, Excerpt

CONCEPT PLAN REPORT

MUNICIPAL SERVICES CENTER

Stormwater Management Master Plan, Excerpt



NH1: Old Field Creek
BL2: Upper Bolin Creek
BL6: Booker Headwaters
BL8: Cedar Fork

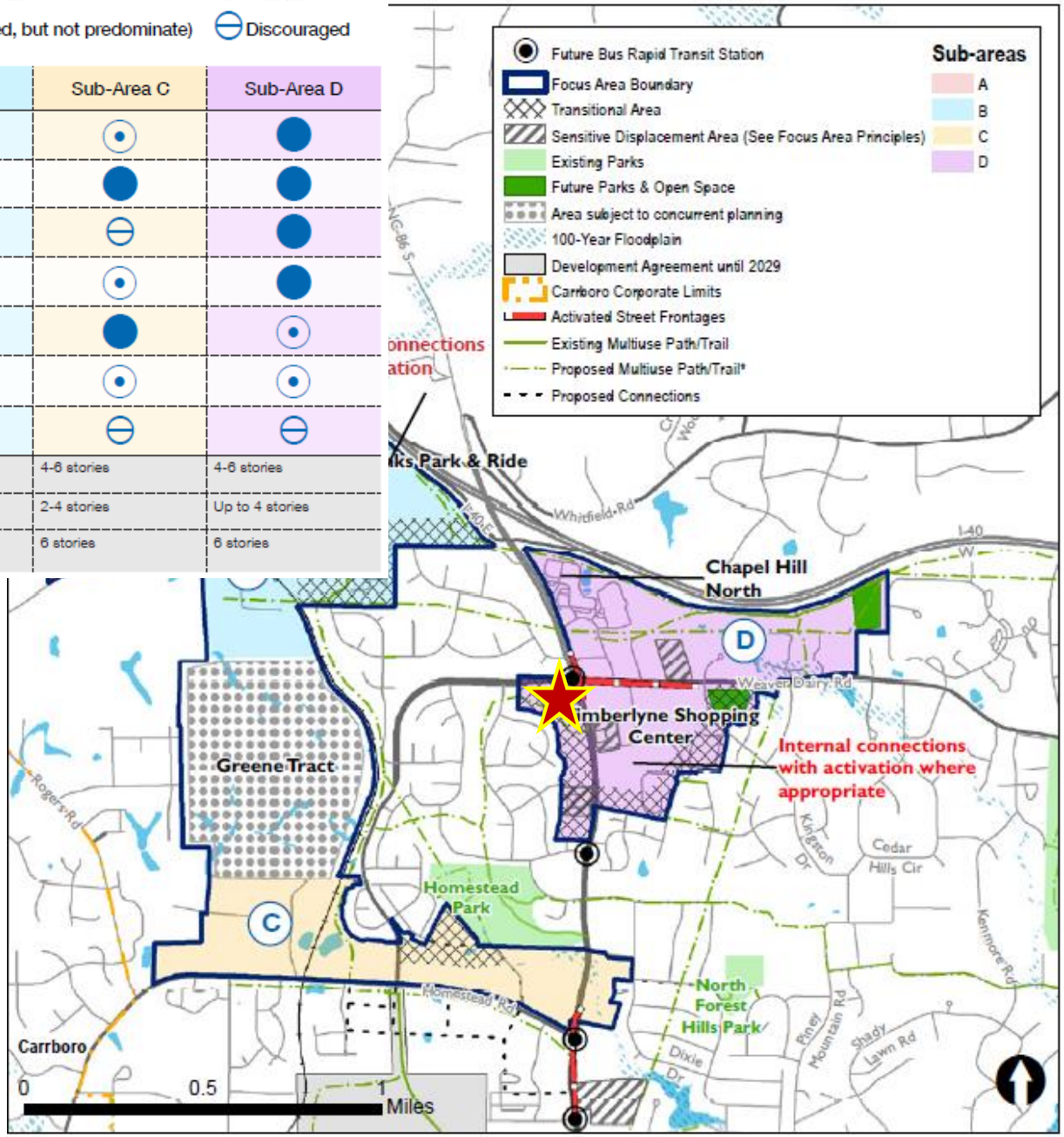
CONCEPT PLAN REPORT

MUNICIPAL SERVICES CENTER

Future Land Use Map, Excerpts

● Primary (predominate land uses) ◉ Secondary (allowed, but not predominate) ⊖ Discouraged

	Sub-Area A	Sub-Area B	Sub-Area C	Sub-Area D
Multifamily, Shops & Offices	⊖	●	◉	●
Multifamily Residential	⊖	●	●	●
Commercial/Office	⊖	◉	⊖	●
Parks and Green/Gathering Spaces	◉	●	◉	●
Townhouses & Residences	⊖	◉	●	◉
Institutional/Civic	●	●	◉	◉
Light Industrial	●	◉	⊖	⊖
Typical Height	4-6 stories	6 stories	4-6 stories	4-6 stories
Transitional Area Height	N/A	Up to 4 stories	2-4 stories	Up to 4 stories
Activated Street Frontage Height	N/A	N/A	6 stories	6 stories



CONCEPT PLAN COMMENTS
101 Weaver Dairy Road Extension
COMMUNITY DESIGN COMMISSION

September 22nd, 2020

The Community Design Commission conducted a Concept Plan review for 101 Weaver Dairy Rd. Extension at a meeting on September 22nd, 2020. The project proposes a new municipal services center for town and county services.

**Key points made by members of the Commission about the concept plan are listed below.*

- The commission was mixed on the location of the public plaza. Several members though this would be better served being visible from the intersection. One commissioner thought the privacy of the proposed location was a positive.

- The commission expressed concerns over the pedestrian, bike and sidewalk connections and circulation. Noting that multiple improvements would be needed to create a successful project.

- The commission was mixed on the proximity of the building to the corner. Some voiced support of the proposed location, while at least one noted creating a buffer between the building and the road would be a positive.

- Multiple commissioners expressed concern over the adjacency of the site to multiple single family neighborhoods. Encouraging the applicant to exercise sensitivity to light, noise and pollution levels.

- Several commissioners noted the importance of the inclusion of the BRT stop to the site layout.

- One commissioner noted that there were too many sites entrances.

- One commissioner sought clarification on the selection of this particular site.

**Please note that at the time of council packet distribution, staff has yet to receive commission confirmation on comments. Therefore this is considered a 'draft'.*

Submitted by: Susana Dancy, Chair-Community Design Commission

DRAFT

TOWN OF CHAPEL HILL
Planning 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. How is the application compatible with the surrounding neighborhood and/or district?

10. Has the applicant discussed the project with adjacent neighbors?

CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9880250693 Date: 08/24/2020

Section A: Project Information

Project Name: Town of Chapel Hill Municipal Services Center

Property Address: 405 Martin Luther King Blvd Zip Code: 27514

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

Project Description: New Government Facility for Town/County Fire and EMS. This will also serve police and other administration departments for the town.

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

Applicant Information (to whom correspondence will be mailed)

Name: Bentley Ruggles, RLA, ASLA

Address: 2610 Wycliff Rd Suite 410

City: Raleigh State: NC Zip Code: 27607

Phone: 984-833-4833 Email: bruggles@dewberry.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: 08/25/20

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: Town of Chapel Hill

Address: 405 Martin Luther King Jr Blvd.

City: Chapel Hill State: North Carolina Zip Code: 27514

Phone: 9199682743 Email: MNIRDLINGER@TOWNOFCHAPELHILL.ORG

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: 08/25/20

Concept Plan Project Fact Sheet

Site Description	
Project Name	Town of Chapel Hill Municipal Services Center
Address	405 Martin Luther King Blvd.
Property Description	Fire station with training facility
Existing Land Use	Fire station with training facility
Proposed Land Use	Public Safety Facility with Town Administrative Offices
Orange County Parcel Identifier Numbers	9880250693
Existing Zoning	OI-2
Proposed Zoning	OI-3
Application Process	CZ/ZCP
Comprehensive Plan Elements	
Overlay Districts	N/A

Topic	Requirement	Proposal	Status
Use/Density (Sec 3.7)		Public Safety and Office Space up to 82,000 SF	
Dimensional Standards (Sec. 3.8)	BHS-34', BHC- 60' SS-22' , Solar-9	BHS-N/A', BHC- N/A' SS-0' , Solar-0	
Floor area (Sec. 3.8)	0.264	0.566	
Modifications to Regulations (Sec. 4.5.6)		UNK	
Adequate Public Schools (Sec. 5.16)	N/A		
Inclusionary Zoning (Sec. 3.10)	N/A		
Landscape			
Buffer – North (Sec. 5.6.2)	C / 20'	Modification	
Buffer – East (Sec. 5.6.2)	B / 10'	Modification	
Buffer – South (Sec. 5.6.2)	C / 10'	Modification	
Buffer - West (Sec. 5.6.2)	C / 20'	C / 20'	

Tree Canopy (Sec. 5.7)	40%	40%	
Landscape Standards (Sec. 5.9.6)	LUMO	LUMO	
Environment			
Resource Conservation District (Sec. 3.6)	N/A		
Erosion Control (Sec. 5.3.1)	LUMO	LUMO	
Steep Slopes (Sec. 5.3.2)	LUMO	UNK	
Stormwater Management (Sec. 5.4)	LUMO	Bio-Retention	
Land Disturbance	LUMO	UNK	
Impervious Surface (Sec. 3.8)	LUMO 70%	60%	
Solid Waste & Recycling	LUMO	UNK	
Jordan Riparian Buffer (Sec. 5.18)	N/A		
Access and Circulation			
Road Improvements (Sec. 5.8)	LUMO	LUMO	
Vehicular Access (Sec. 5.8)	LUMO	2 Access Points	
Bicycle Improvements (Sec. 5.8)	LUMO	LUMO	
Pedestrian Improvements (Sec. 5.8)	LUMO	LUMO	
Traffic Impact Analysis (Sec. 5.9)	LUMO	LUMO	
Vehicular Parking (Sec. 5.9)	LUMO	UNK	
Transit (Sec. 5.8)		Proposed BRT Station on MLK	
Bicycle Parking (Sec. 5.9)	LUMO	LUMO	
Parking Lot Standards (Sec. 5.9)	LUMO	LUMO for surface and structured parking.	
Technical			

Fire	This is currently a fire station.	Will be a fire station.	
Site Improvements	Fire Station and training facility.	Fire/EMS station with Offices. Structured Parking/ Access Drive	
Schools Adequate Public Facilities (Sec. 5.16)	N/A		
Recreation Area (Sec. 5.5)	LUMO	0.218	
Lighting Plan (Sec. 5.11)	LUMO	LUMO	
Homeowners Association (Sec. 4.6)	N/A		

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.

	Application fee (refer to fee schedule)	Amount Paid $
x	**Pre-application meeting** – with appropriate staff	
x	**Digital Files** - provide digital files of all plans and documents	
x	**Concept Project Fact Sheet**	
x	**Statement of Compliance with Design Guidelines** (1 copies)	
x	**Statement of Compliance with Comprehensive Plan** (1 copies)	
N/A	**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)	
	Mailing fee for above mailing list	Amount Paid $
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 (1 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

Dewberry

Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, NC 27607-3073

919.881.9939
919.881.9923 fax
www.dewberry.com

August 25, 2020

Town of Chapel Planning Staff

RE: Statement of Compliance with Comprehensive Plan and Developer's Program

Town of Chapel Hill Municipal Services Center

We are excited to submit this concept plan for redeveloping the existing fire station site at the corner of Weaver Dairy Road Extension and Martin Luther King Jr. Boulevard. The concept plan proposes a new Town of Chapel Hill facility combining a Town Fire Station with Orange County EMS with new office space for Town administrative staff for Police, Parks & Recreation, and Fire.

This new facility supports Theme 1 of the Chapel Hill 2020 Comprehensive Plan (A Place for Everyone) by providing a facility designed to increase coordination of community services. The location accessible by all forms of transportation (Theme 3, Getting Around.) Replacing an outdated fire station and old training tower with a new public building will create a public space with higher levels of service in this prominent location in our community (Theme 4, Good Places, New Spaces). The site will be designed to maximize environmental benefits while providing important safety and community services at a higher level than before (Theme 2 Community Prosperity and Engagement and Theme 5, Nurturing Our Community.)

This site has a significant amount of grade change from the corner of Weaver Dairy Road Extension and Martin Luther King Jr. Blvd. Our intent, based on preliminary study, would be to place the new facility near the corner of the intersection, near the street frontages. This approach allows us to reduce the impact on any steep slopes and move the proposed facility away from the existing stream. The site is very small with only 2 buildable and we will keep the site development as compact as possible.

We propose a planted bio-retention as our stormwater control measure (SCM). In this concept, our SCM would likely need to be in the managed portions of the RCD buffers. By providing a planted bio-retention cell with native plantings, we hope to minimize the impact of the SCM. As part of the project, we will pay special attention to plantings that contribute to wildlife habitat in the area. Site utilities are located in Weaver Dairy Road Extension and are managed by OWASA. As we are directly adjacent to an important riparian environment, our team will work closely with the Town and Orange County to provide erosion control measures to protect this vital resource.

We want to support the Town's efforts to provide an appropriate design for this important corner at the intersection of Martin Luther King Jr. Blvd. and Weaver Dairy Road. We look forward to this collaborative effort with the Town and the Town's Staff.

Sincerely,

Raymond B. Ruggles, RLA, ALSA, CLARB

CC: Eric Schoenagel, AIA, LEEP AP (Little)
Matthew West, PE, LEEP AP (Dewberry)
William Stewart, AIA, NCARB (Little)
Mary Jane Nirdlinger, AICP (Town of Chapel Hill)

Dewberry

Dewberry Engineers Inc.
2610 Wycliff Road, Suite 410
Raleigh, NC 27607-3073

919.881.9939
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August 25, 2020

Town of Chapel Planning Staff

RE: Statement of Compliance with Design Guidelines

Town of Chapel Hill Municipal Services Center

This document supports the concept plan development for a new Town of Chapel Hill facility planned for the intersection of Weaver Dairy Road Extension and Martin Luther King Jr. Boulevard. The new Town facility combines a Fire Station with Orange County EMS and new office space for administrative staff for Police, Parks & Recreation, and Fire. The project team wants to support the Town's efforts by providing a contextual site and building design for the corner of this important intersection. The guidelines in *Italics* are paraphrased from the draft version of the Town of Chapel Hill's "*Public Works Engineering Design Manual and Standards Details,"* followed by the design team's response. We look forward to this collaborative effort with the Town and the Town's Staff.

General Guidelines:

1. *Livability: Buildings and outdoor spaces should be designed to fit human scale, harmonize with design of streets, and accommodate pedestrian traffic.*
2. *Visual Impact: New public and private projects should be visually appealing, and compatible with other development in the surrounding area.*
3. *Vegetation: Landscape design concepts should preserve existing trees and incorporate native new trees and shrubbery.*
4. *Views: Streets, buildings, and parking lots should enhance the urban environment by providing pleasant vistas and geographic orientations.*

By locating the building at the street frontage, and using the Town's streetscape standards, the building will facilitate a pedestrian friendly, walkable, human scale environment. The Municipal Services Center will respond to the design and scale of nearby buildings. The corner location of the site will minimize any site clearing and preserve the existing trees as much as possible. All new plantings and landscaping will incorporate native species, contributing to the wildlife habitat of the area. Parking will be minimized, and the existing grades allow us to provide tabletop parking which reduces the space devoted to parking, resulting in the preservation of vegetation and the creation of more pleasant vistas.

Preservation of Natural Drainage Patterns:

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

As a pre-developed site, the existing topography will be utilized to preserve the existing drainage patterns and reduce the limits of the disturbed area. By keeping the new project compact, and by working primarily within the already-disturbed areas, we will preserve the existing natural site drainage patterns. We will be working closely with the Town to manage stormwater with bio-retention and rain gardens which can also increase biodiversity.

Site Design:

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

Our compact site design helps preserve some of the existing trees and the natural buffer between the site and neighboring properties. The existing tree buffer at the back of the site will be preserved as much as possible to enhance the visual impact of the site.

Grading:

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

It's the design team's intent to work with the Town to set this new facility into the previously developed area and to work with the natural grades of the site. This concept does not require major grading to the site. By stepping the building in response to the use of the space within it, the building will be used to transition the site grading resulting in a more compact building footprint. By keeping the site design as compact as possible, we are looking to reduce the impact of the project on the natural terrain.

Siting of Buildings:

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

As mentioned before, the design of the facility will draw cues from the existing architectural context. Inspiration for the exterior design will draw from the regional design in the style, scale, color and form of the materials selected for the building. Durable, sensible materials will be chosen that complement the existing built environment adjacent to the site.

Streets, Parking and Circulation:

1. *Safety and convenience of automobile, bicycle and pedestrian movements are critical considerations.*
2. *Automobiles should be able to enter a site safely and then move to parking areas. Particular attention should be paid to the location of dumpsters for trash collection. Dumpsters should be completely screened, located behind buildings, and accessible to Town service vehicles.*
3. *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.*

As the building will house first responders, vehicular, bicycle, and pedestrian circulation will be carefully considered. Wherever possible, each of these key circulation components will be separated. The roadway infrastructure will also consider multiple uses and how they work together on the site. As the design progresses, the design team will work with the Town to locate the dumpsters and other functional elements in discrete locations.

Stormwater Management:

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

The design of the stormwater management facilities will help reduce our impact on the local biome. As the site is restricted by a stream to the west and limited site area is available for a detention pond, the design team is proposing bio-retention measures in the outer managed buffers. As we know, that this could impact the stream buffers, so the design team will be working closely with the Town to reduce the impact by increasing the biodiversity of the new plantings and incorporating native species that contribute to the wildlife habitat of the area.

Utilities:

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

The design team will work with the Town to reduce the impact of utilities on the site while also looking to discretely plan for concealing the site utilities. Where possible visual screening will be employed to conceal the utilities from view. Careful consideration will be given to the routing of any utilities to minimize site easement and access requirements.

Architectural Character:

1. *Buildings should be designed and located so that they provide visual interest and create enjoyable, human-scale spaces.*
2. *Building design should blend with the natural terrain by means such as terracing or other techniques that minimize grading.*
3. *Designs should be compatible, in form and proportion, with the neighboring area. Designers should strive for creativity in form and space wherever contrast and variety are appropriate to the larger environment.*

The architectural character will be developed through careful consideration of adjacent context and in the placement of the building on the site. The design anticipates stepping the building to minimize grading while helping to form human-scale spaces. The exterior will draw from the neighboring building and area to influence the scale, proportion, and height. The building design will use visual cues to create an enjoyable pedestrian experience.

Architectural Details:

1. *Entrances should clearly identify important access points.*
2. *Entrances should provide an introductory statement for a building and should be landscaped with plants complementary to the building's architecture and style.*
3. *All elevations of a building's exterior design should be coordinated with regard to color, materials, architectural form and detailing.*

4. *The number of different materials on exterior facades should be limited.*
5. *Roof shape, color, and texture should be coordinated with treatment of the building's perimeter walls.*
6. *Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts and other utility structures together.*

As a public building, all entry points will be clearly marked, and the building design will guide pedestrians to entrances. Building materials will be chosen to complement the regional character of the town and will be used accentuate the proposed uses of the building. For example, canopies above entrance provide shelter and also help make entrances easy to find. The roof form will consider not only the programmatic needs of the facility but will also help conceal or minimize the impact of building systems.

Lighting:

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

Exterior site lighting will be designed as a component of the building. The design approach will provide safe lighting at night, and enhance the architectural character of the building facade. Site furnishing will be integrated in the site to help create the public spaces important to all buildings, especially ones that welcome the public.

Landscape Character:

1. *A landscape theme should foster unity of design and reinforce existing vegetation with compatible plantings. (For example, new seedling plantings could expand an existing tree canopy.)*
2. *Landscaping should be massed or clustered-not spread out in thin, linear patterns.*
3. *Developers are encouraged to provide street tree plantings that establish an attractive and consistent streetscape and scale.*
4. *Indigenous and/or regionally grown plants are preferred.*
5. *Tree and shrub plantings should be grouped together to create strong accent points.*
6. *Landscaping should be of sufficient size so that mature appearance will be achieved within three to five years of planting.*
7. *Deciduous trees should be provided along a building's southern exposure, and conifers and broad evergreen trees along east and west exposures. Such plantings help to lower a building's energy requirements.*

We will be working closely with the Town to develop the plant palette for this site. Landscape plans will reflect the ecological communities in which we are designing. This includes using a blend of native plant material and regionally adapted plants. Much like Piet Oudolf, Noel Kingsbury, and Rick Darke, we enjoy pulling together planting plans that have a large amount of biodiversity, that are adaptable in our ever-changing climate, and that provide restored habitat for our world. We also like to reference the landscape architects before us such as Beatrix Farrand and Gertrude Jekyll, who were early pioneers for the perennial movement. We are looking forward to working with the Town on this important project.

Sincerely,

Raymond B. Ruggles, RLA, ALSA, CLARB

CC: Eric Schoenagel, AIA, LEEP AP (Little Architects)
William Stewart, AIA, NCARB (Little Architects)
Matthew West, PE, LEEP AP (Dewberry)
Mary Jane Nirdlinger, AICP (Town of Chapel Hill)

TOWN OF CHAPEL HILL

MUNICIPAL SERVICES BUILDING

AGENDA

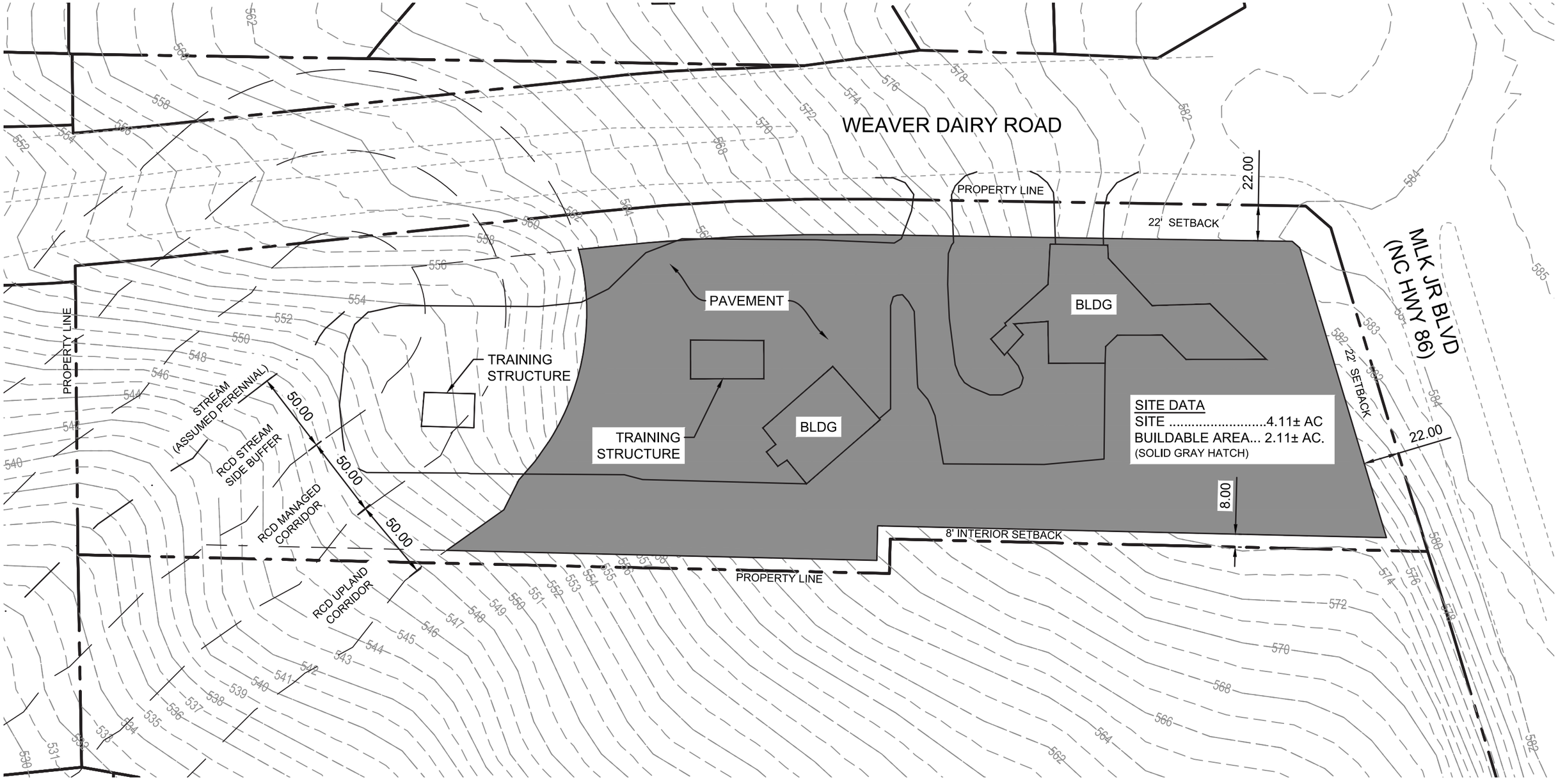
1. EXISTING CONDITIONS
- a. SITE DATA
- b. CONSTRAINTS
- c. PUBLIC TRANSIT

2. OPPORTUNITIES/CHALLENGES
- a. TOPOGRAPHY/VISIBILITY
- b. CIRCULATION
- c. ENTRY POINTS
- d. BUILDING/PARKING LOCATIONS
- e. STORM WATER MANAGEMENT
- f. TRAFFIC/NCDOT IMPACTS

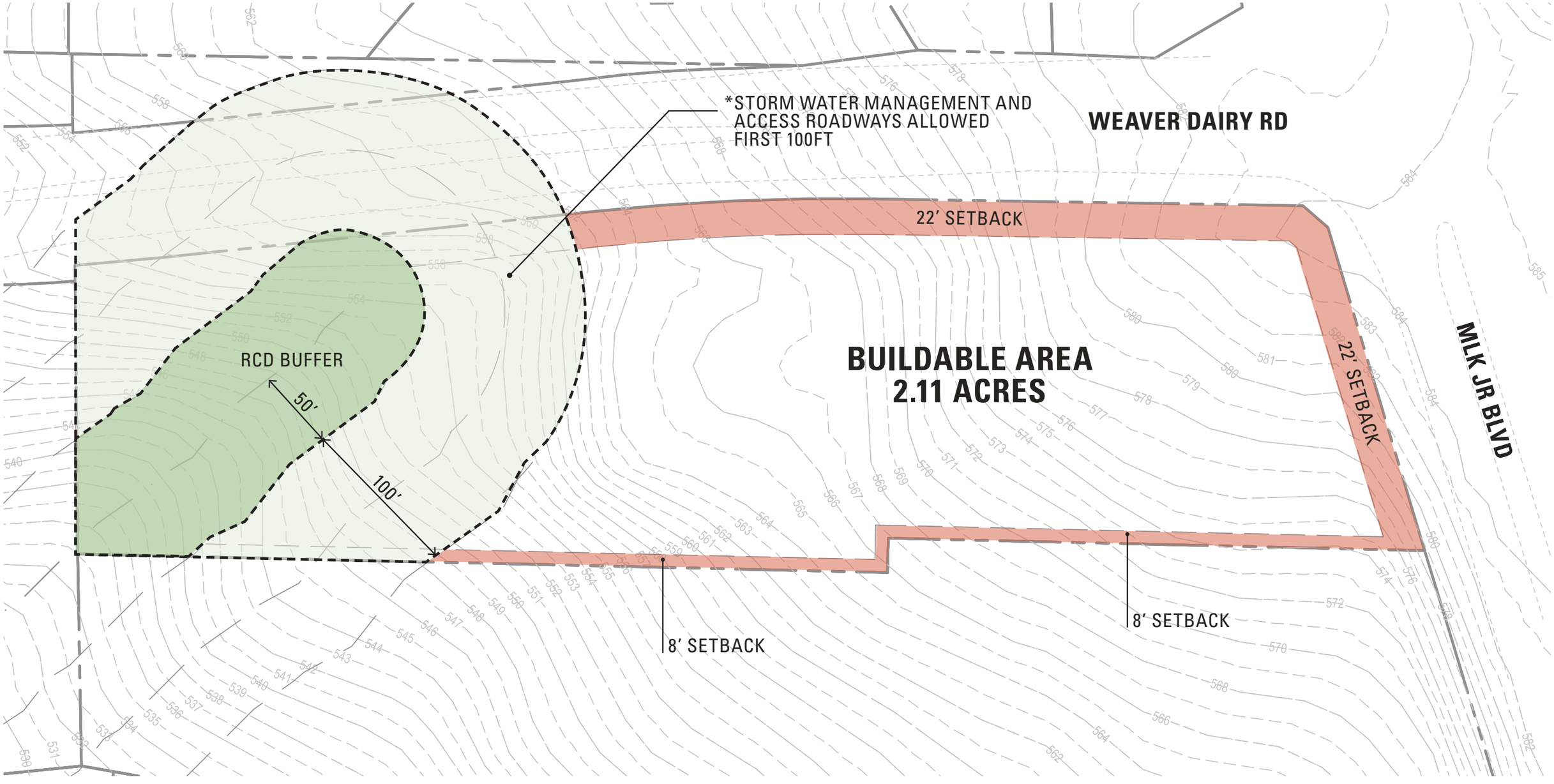
3. CONCEPTUAL APPROACH
- a. SITE PLAN
- b. SITE PLAN CIRCULATION
- c. INTERSECTION/CORNER PRESENCE
- d. SITE PERSPECTIVES

EXISTING CONDITIONS

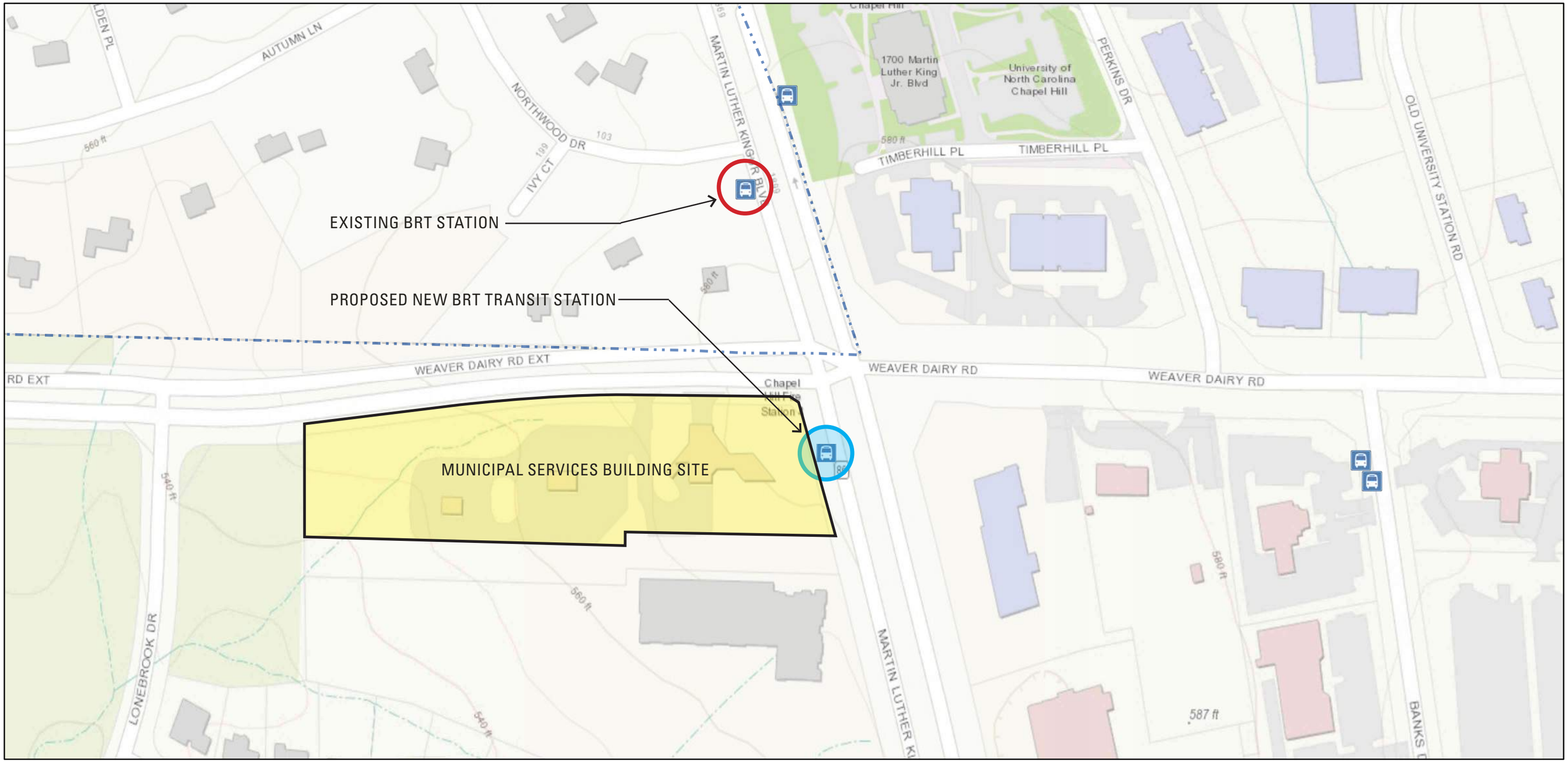
SITE - EXISTING CONDITIONS



SITE - CONSTRAINTS

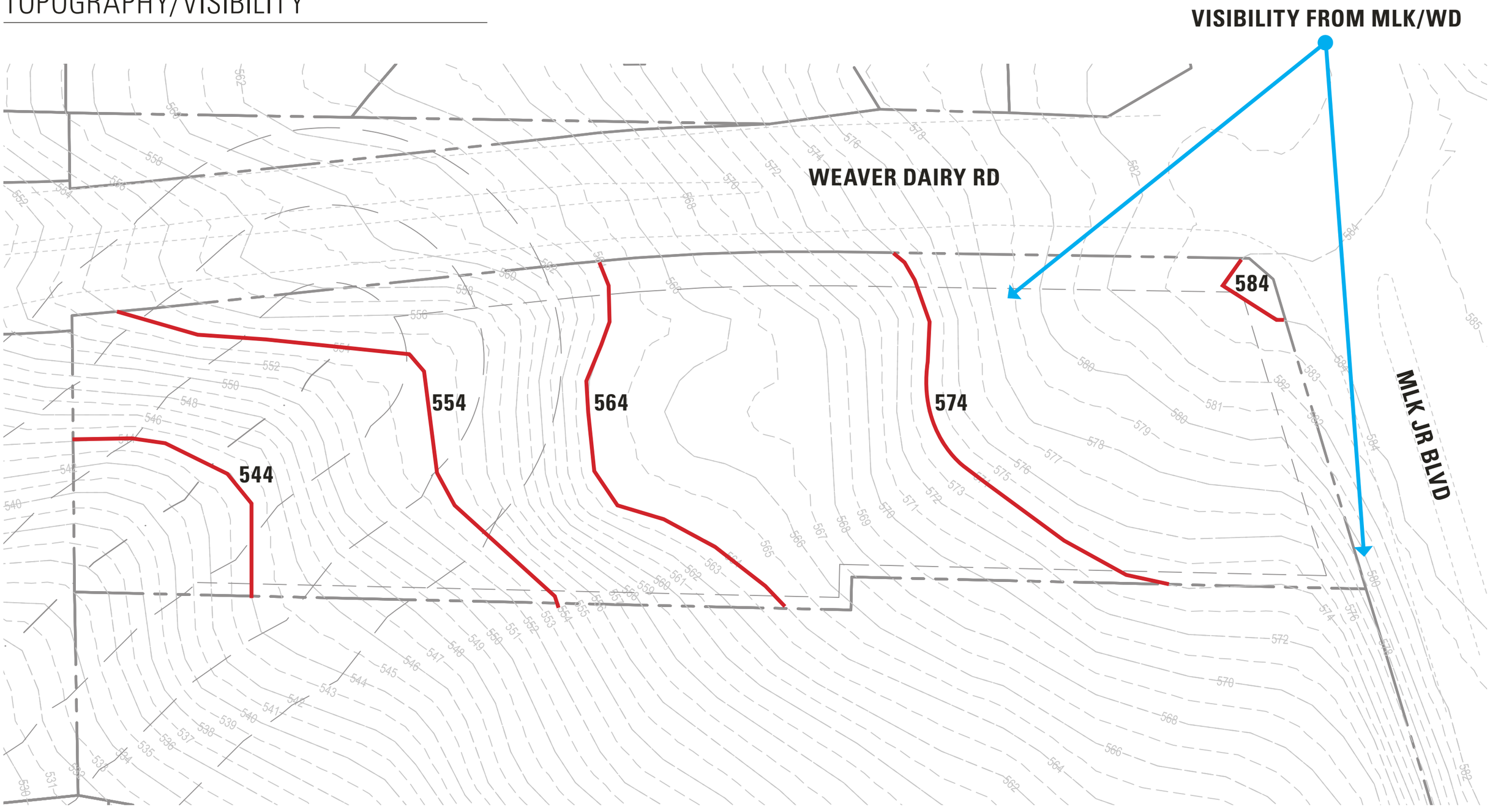


SITE - PUBLIC TRANSIT



OPPORTUNITIES/CHALLENGES

TOPOGRAPHY/VISIBILITY



CRITICAL CIRCULATION

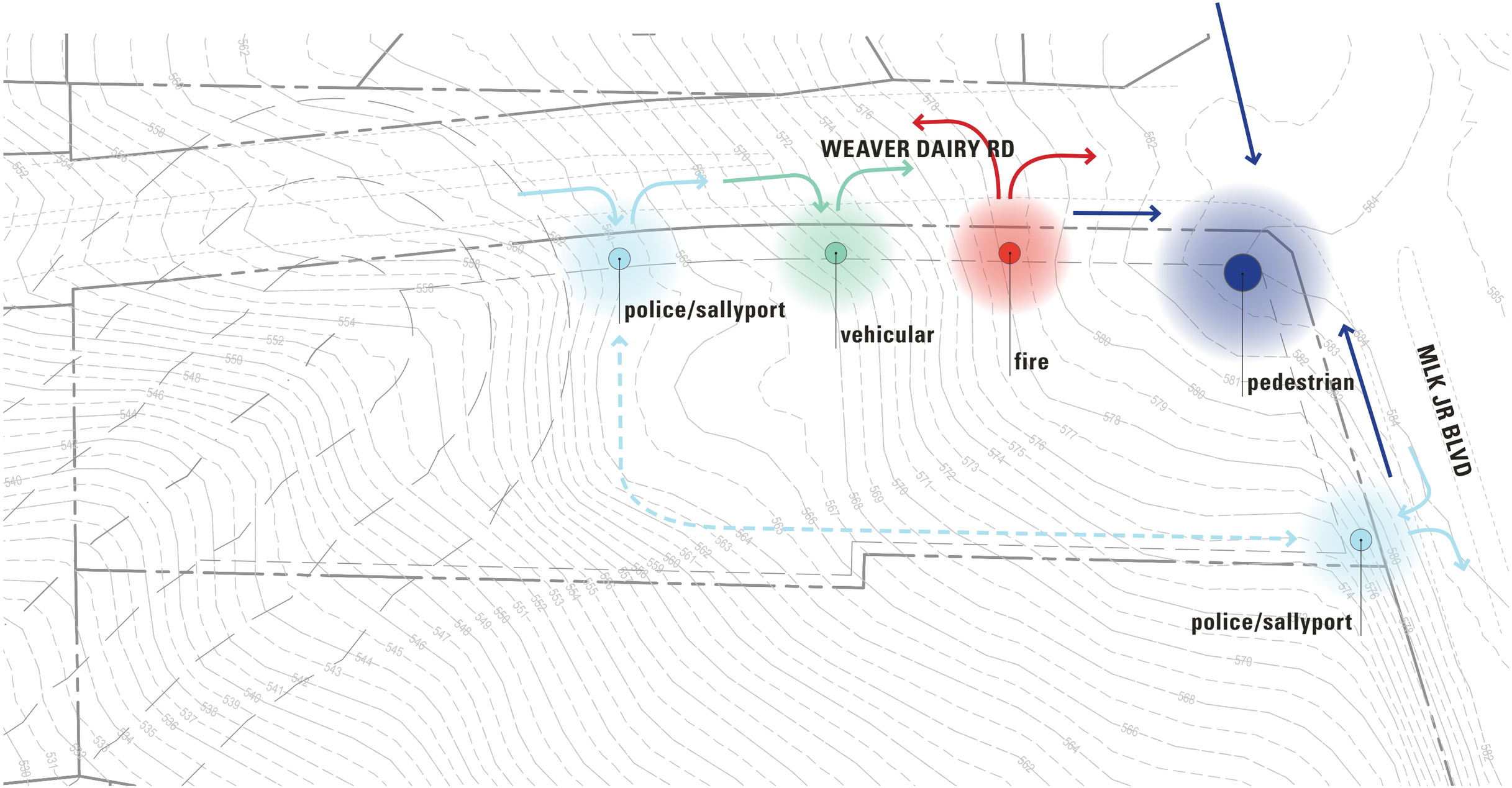
1. PEDESTRIAN

2. POLICE/SALLYPORT - EMERGENCY REPONSE

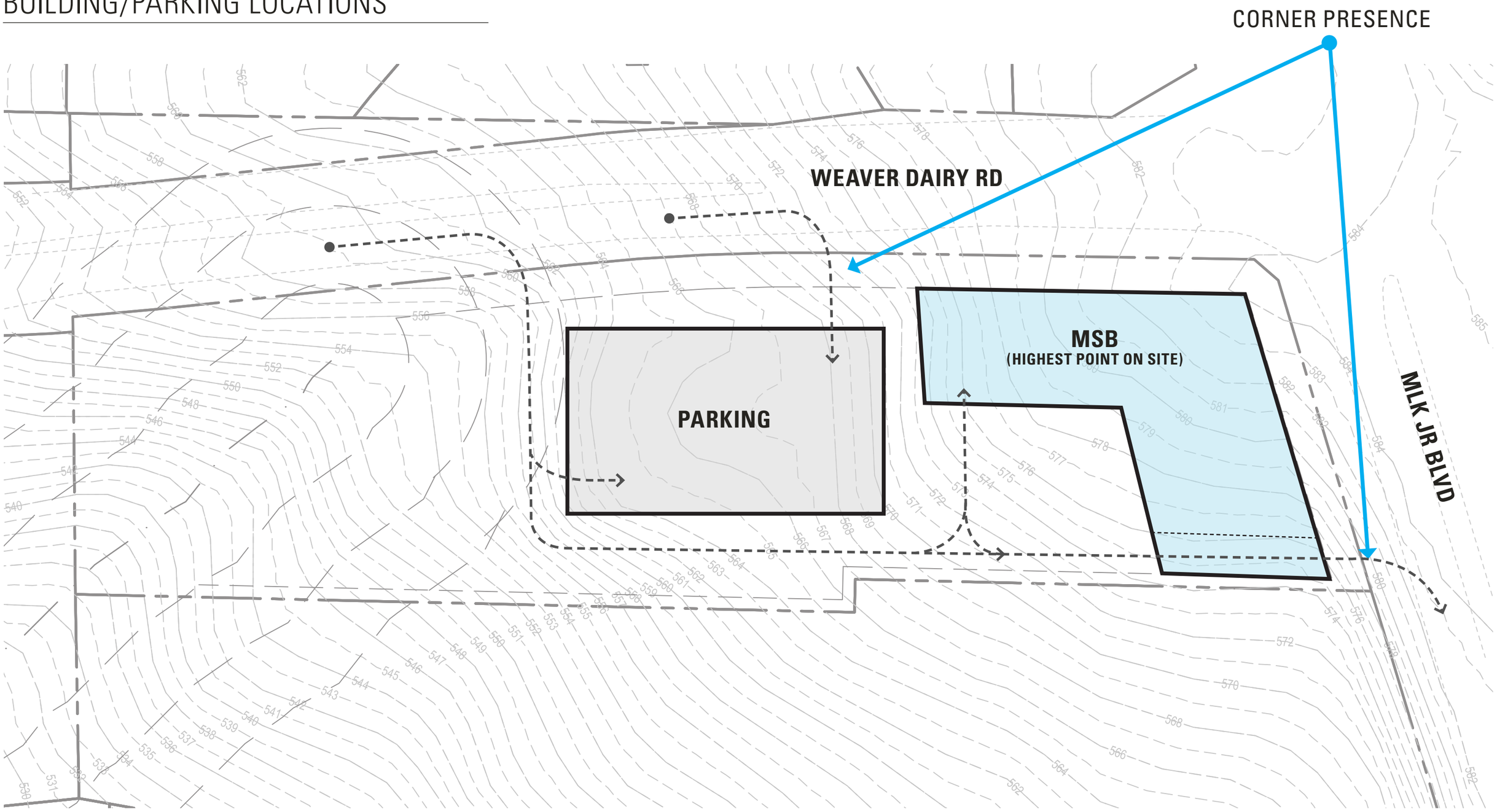
3. FIRE - EMERGENCY REPONSE

4. VEHICULAR - EMPLOYEE/VISITOR

ENTRY POINTS

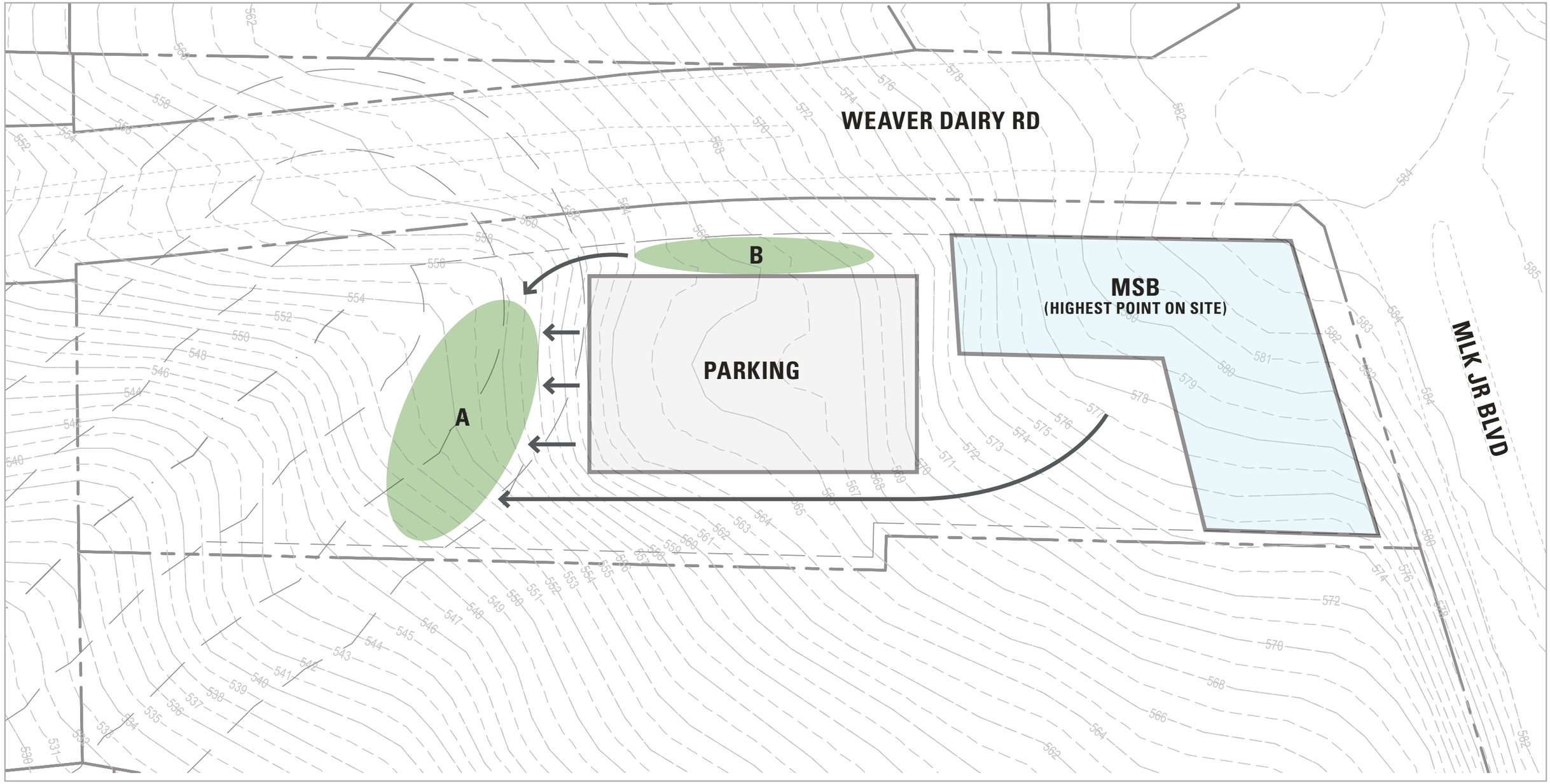


BUILDING/PARKING LOCATIONS



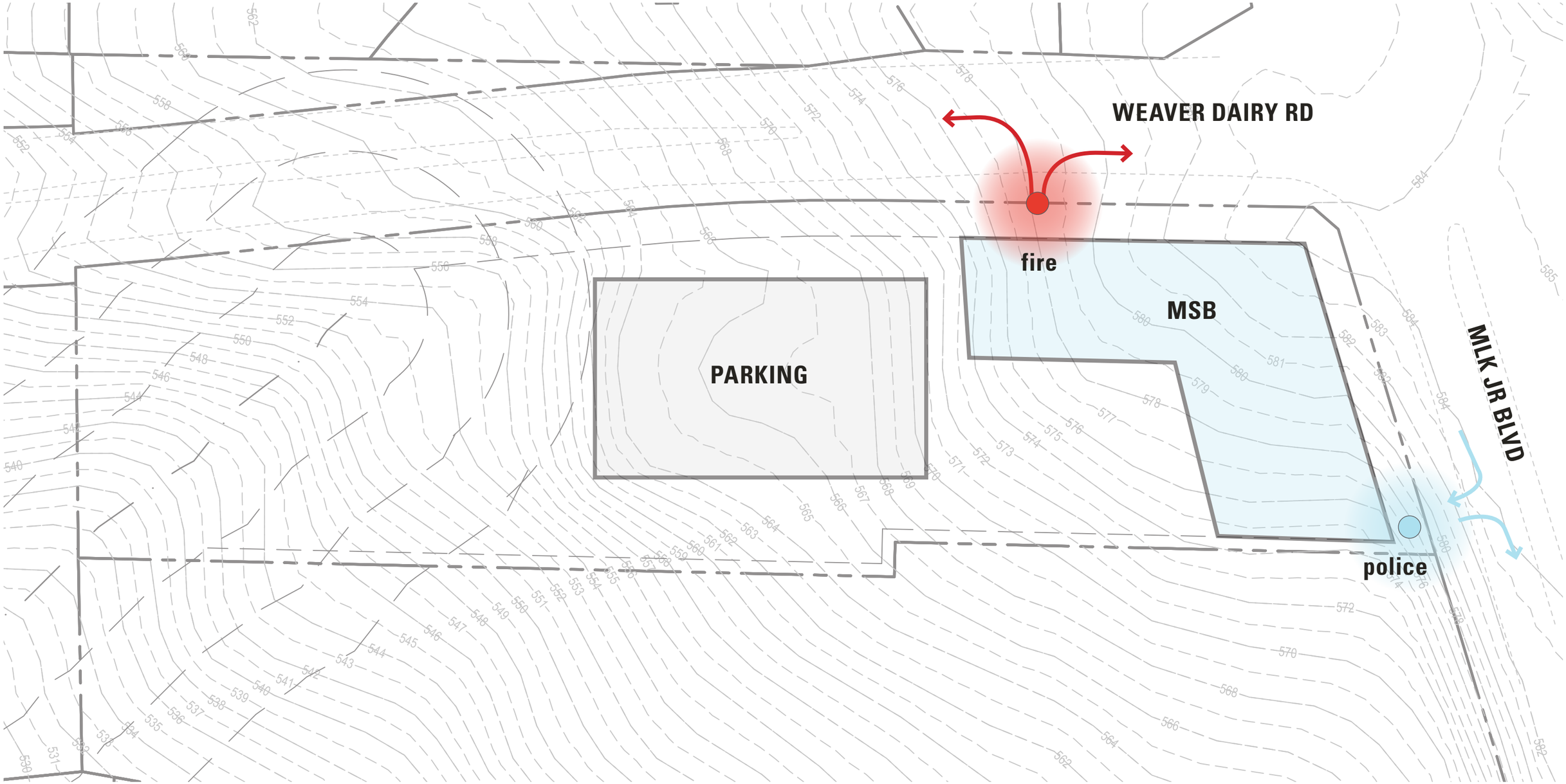
TOWN OF CHAPEL HILL - MSB
CONCEPT PLAN SUBMISSION
08.25.2020

STORMWATER MANAGEMENT



TOWN OF CHAPEL HILL - MSB
CONCEPT PLAN SUBMISSION
08.25.2020

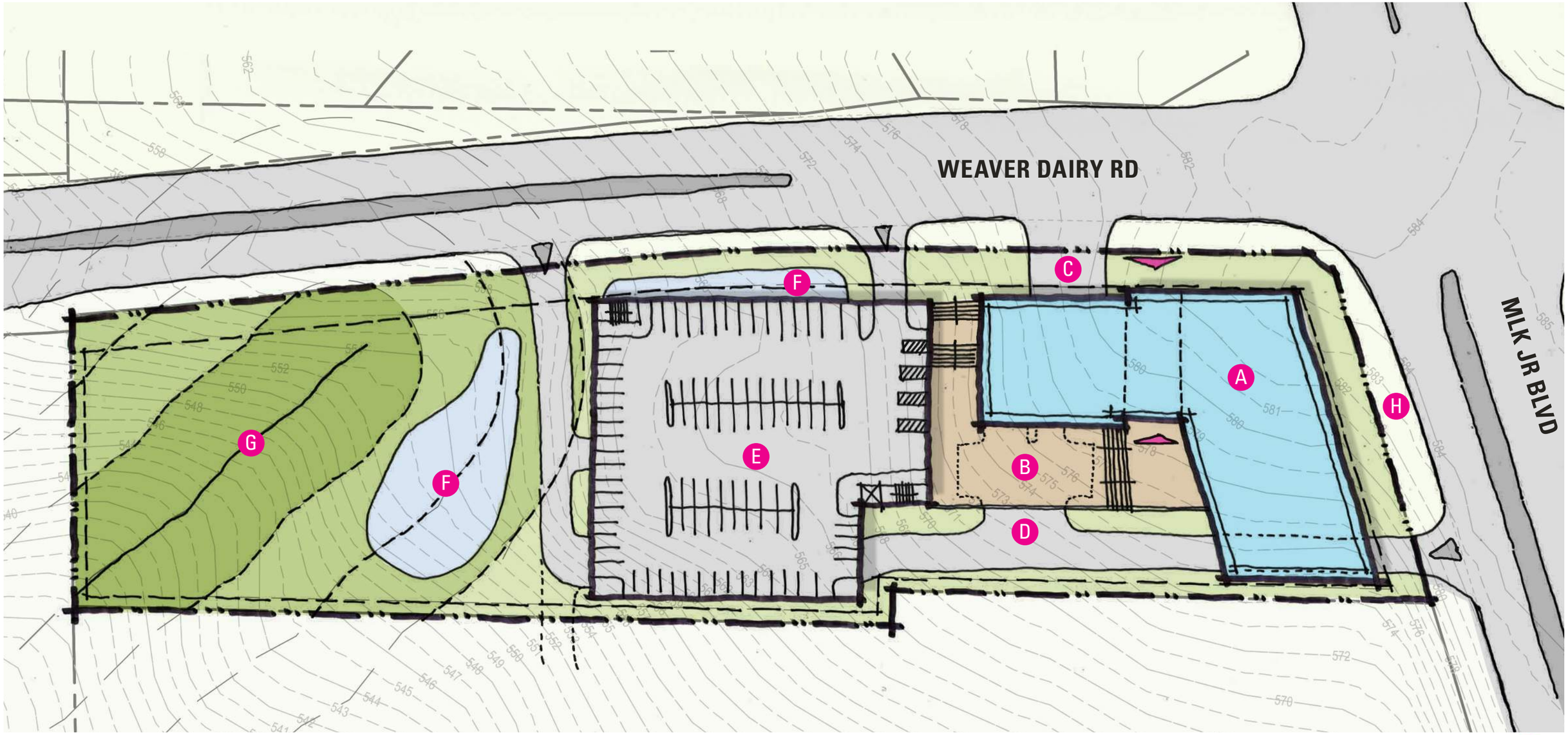
TRAFFIC IMPACT/NCDOT RESTRICTIONS



TOWN OF CHAPEL HILL - MSB
CONCEPT PLAN SUBMISSION
08.25.2020

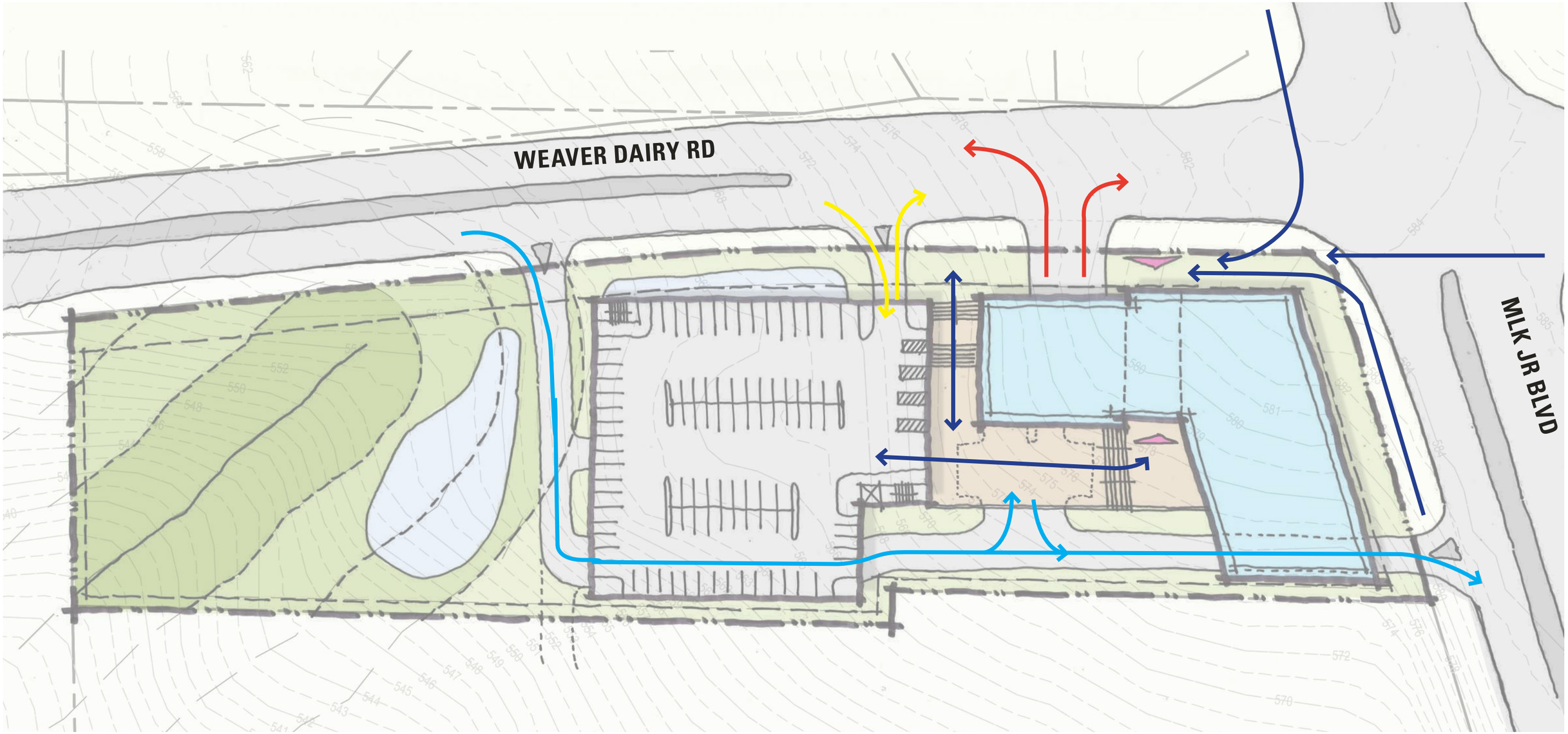
CONCEPTUAL APPROACH

CONCEPTUAL SITE PLAN



- A Municipal Services Building
- B Public Plaza
- C Fire Apparatus Bay Entry/Exit
- D Police Sallyport Entry (below plaza)
- E Structured Parking
- F Stormwater Management
- G RCD Buffer Area
- H New Public Transit Stop (BRT)

CONCEPTUAL SITE PLAN - CIRCULATION



Pedestrian Circulation
Police Circulation
Fire Emergency Circulation
Visitor/Vehicular Circulation

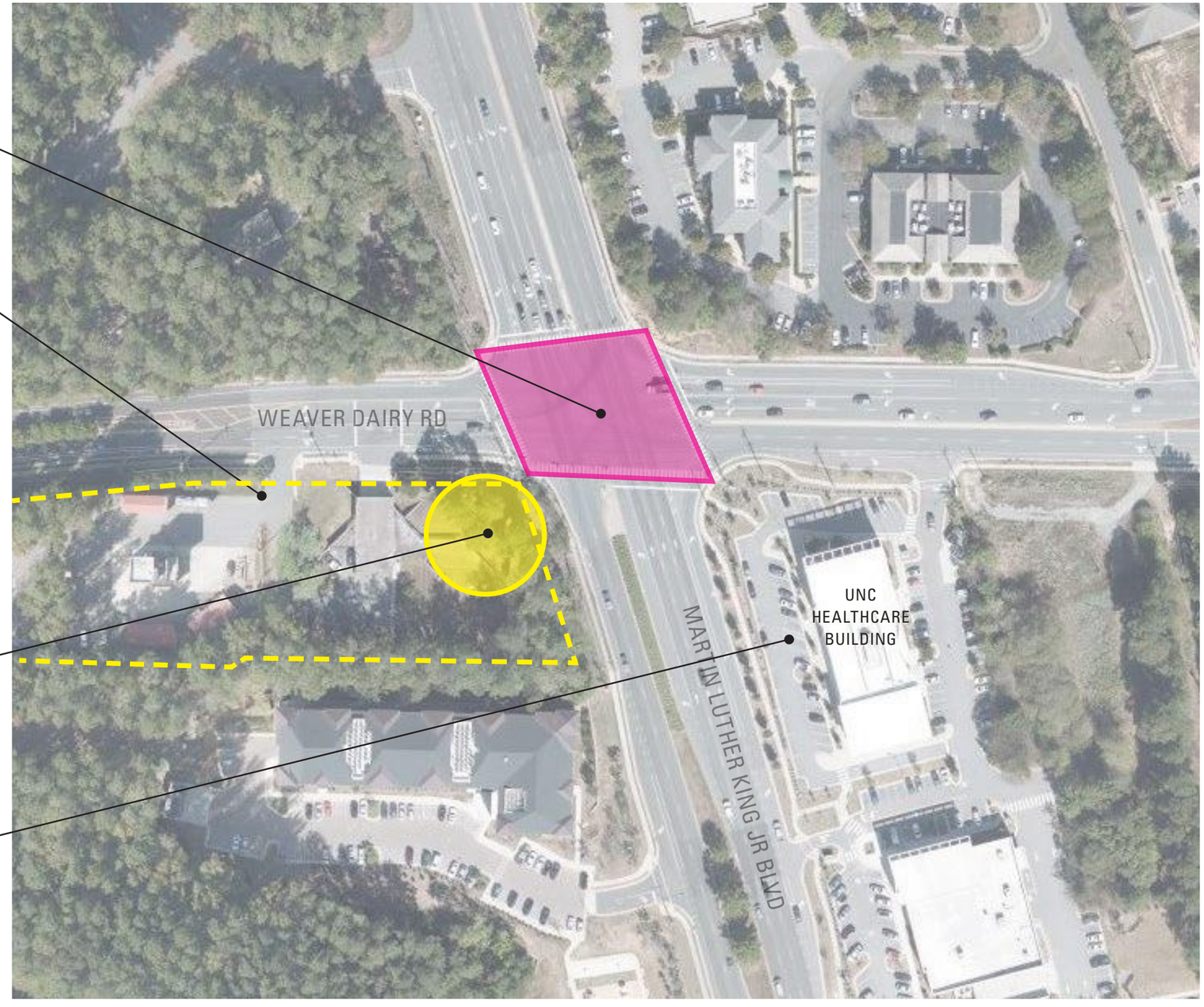
INTERSECTION/CORNER PRESENCE

PROMOTE PEDESTRIAN SAFETY/ACCESSIBILITY

SITE FOR MUNICIPAL SERVICES BUILDING

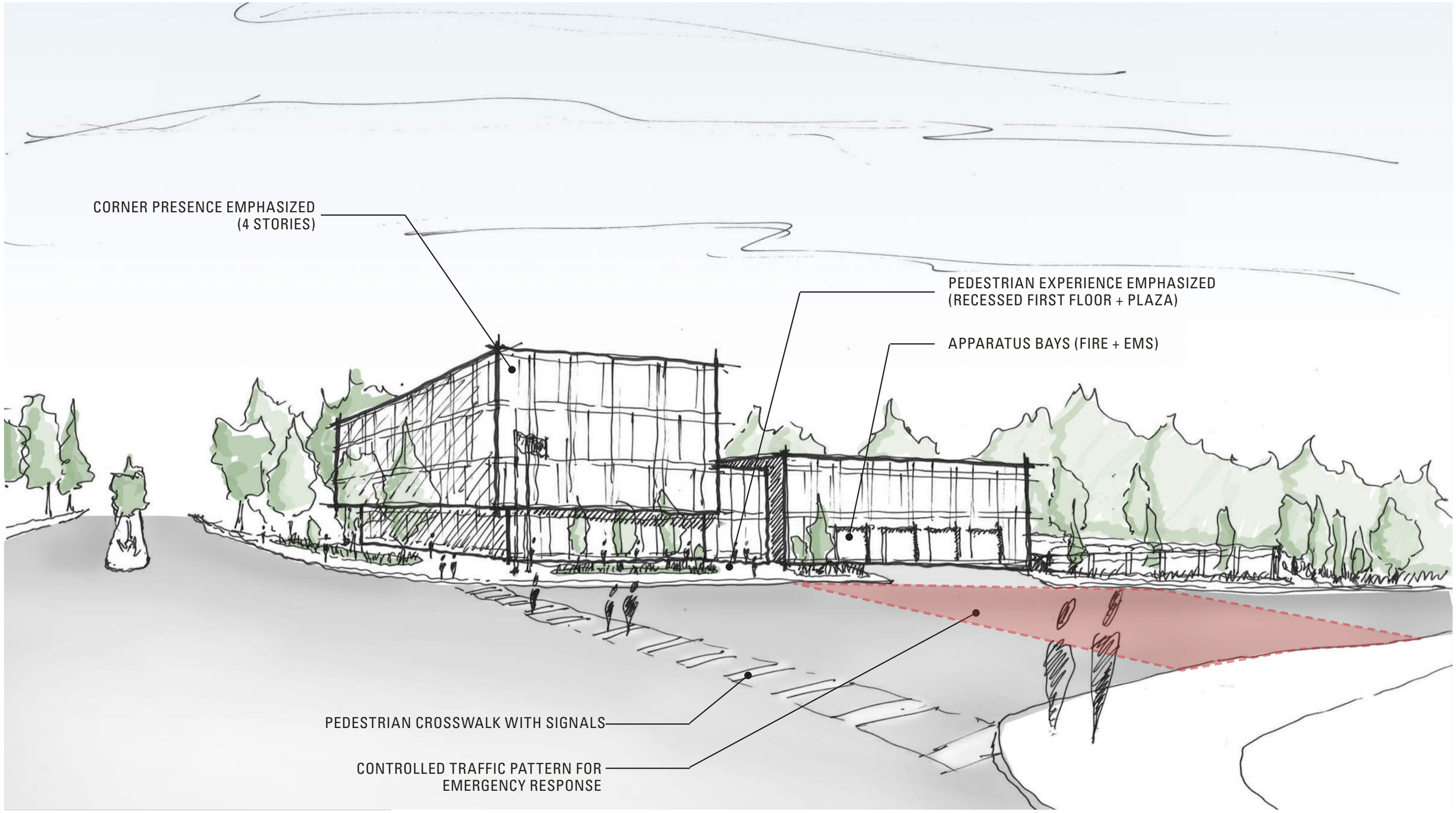
PROMOTE HIGH VISIBILITY AND PEDESTRIAN FRIENDLY ACCESS

RELATE TO EXISTING BUILDING WITH CORNER PRESENCE AND PEDESTRIAN FOCUS



PERSPECTIVE VIEW - WD/MLK

PERSPECTIVE VIEW - WD/MLK



THANK YOU

10-07-2020 Town Council Meeting
Responses to Council Questions

<u>ITEM #18:</u> Concept Plan Review: Municipal Services Center, 101 Weaver Dairy Road Extension

Council Question:
Is there currently any kind of syncing between emergency vehicles and the traffic signals at the intersection of Weaver Dairy Road and N. MLK Blvd.?

***Staff Response**:*
Yes. A fire preemption operation exists between the Fire Station and traffic signal at Weaver Dairy Road/Martin Luther King Jr. Blvd intersection.

Council Question:
Thinking about the context in which this development is proposed and seeing the Greene Tract on the map reminded - has the environmental assessment been done and, if so, can you please share the results?

***Staff Response**:*
A draft Greene Tract Environmental Assessment is under review by staff from the three jurisdictions. A final draft is expected to be shared shortly.

Council Question:
Would it be possible to handle stormwater detention under the parking deck, instead of building into the RCD? What kind of rough cost differential are we looking at if we decided to go that route?

***Staff Response**:*
Typically, it would cost about 3x more to take this approach. However, the stream corridors have been updated with our recent stream determination and, because they have shifted, our device may no longer encroach.

Amy Harvey

From: Maurice Jones
Sent: Wednesday, October 07, 2020 4:38 PM
To: Allen Buansi; Amy Ryan; Hongbin Gu; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Town Council
Cc: Flo Miller; Mary Jane Nirdlinger; Ross Tompkins; Lance Norris; Jeanne Brown; Amy Harvey
Subject: FW: Revised Municipal Services Center: Concept Design Presentation
Attachments: 9880-25-0693, 9880-15-7586 stream determ 9-22-2020.pdf; MSCrevisedRCD.tif

Mayor and Council,

Just wanted to pass along some additional information pertaining to the MSC Concept Plan discussion.

All the Best,
Maurice

From: Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>
Sent: Wednesday, October 7, 2020 4:17 PM
To: Maurice Jones <mjones@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>
Cc: JABE HUNTER <JHUNTER@townofchapelhill.org>
Subject: Revised Municipal Services Center: Concept Design Presentation

Maurice,
Tonight, our design team will share a revised concept layout with the Council showing the RCD limits, which have shifted based on our stream determination (attached).
Mary Jane

Mary Jane Nirdlinger, AICP | she/her/hers (What's this?) | Assistant Town Manager | Town of Chapel Hill
405 Martin Luther King Jr. Blvd | Chapel Hill, NC 27514
Phone: 919-968-2739 Cell: 919-619-4956
In keeping with the NC Public Records Act, e-mails, and all attachments, may be released to others upon request for inspection and copying without prior notification.

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

September 28, 2020

Mr. Raymond Bentley Ruggles
Dewberry
2610 Wycliff Road
Raleigh, NC 27607
bruggles@dewberry.com

RE: Stream Determination for 101-111 Weaver Dairy Road Extension, Chapel Hill, NC (Town of Chapel Hill Fire Station 4 & Fire Training Center) PINs 9880-25-0693 & 9880-15-7586

Dear Mr. Ruggles:

As requested, the Town Public Works Department has performed a stream determination for 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 area map. Stream segments regulated by the Town's Jordan Lake Watershed Riparian Buffer regulations 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 (RCD) and Jordan Lake Watershed Riparian Buffers. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on this 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 (RCD) and Jordan Lake Watershed Riparian Buffer on this property and the applicable corresponding regulations.

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/stormwater.

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
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STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	**Address / Location Description**
9880-25-0693 & 9880-15-7586	101-111 Weaver Dairy Road Extension, Chapel Hill Town of Chapel Hill Fire Station 4 & Fire Training Center

These are the results of a site visit to the property(ies) listed above for a stream determination conducted on 9/22/2020 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 are 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. *Note that Resource Conservation District (RCD) buffers may also apply but are not shown.* 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 (RCD) or Jordan Watershed Riparian Buffer:

☐ FEMA floodzone is mapped in the area. Precise location of the Base Flood Elevation and associated RCD must be determined by a field survey commissioned by the owner or a representative.

☒ Segments of perennial or intermittent stream are piped in the area, as shown on the map. These segments do not have an associated Jordan Watershed Riparian Buffer, but do have an associated buffer if the RCD applies.

☒ Possible Jurisdictional Wetlands have been identified in the area. A formal review by a professional certified in Jurisdictional Wetland Delineation is recommended if impacts to wetlands are anticipated.

Allison Weakley

Town Staff Signature

9/28/2020
Date

Stream Determination Area Map

- Ephemeral Stream
- Intermittent Stream
- Perennial Stream
- Culverts
- 2-foot Contours
- 10-foot Contours
- Buildings
- Parcels
- OWASA Easements
- Approximate Jordan Buffer
- Subject Property
- Ephemeral Breakpoint
- Intermittent Breakpoint
- Perennial Breakpoint

Address: 101-111 Weaver Dairy Ext, Chapel Hill, NC

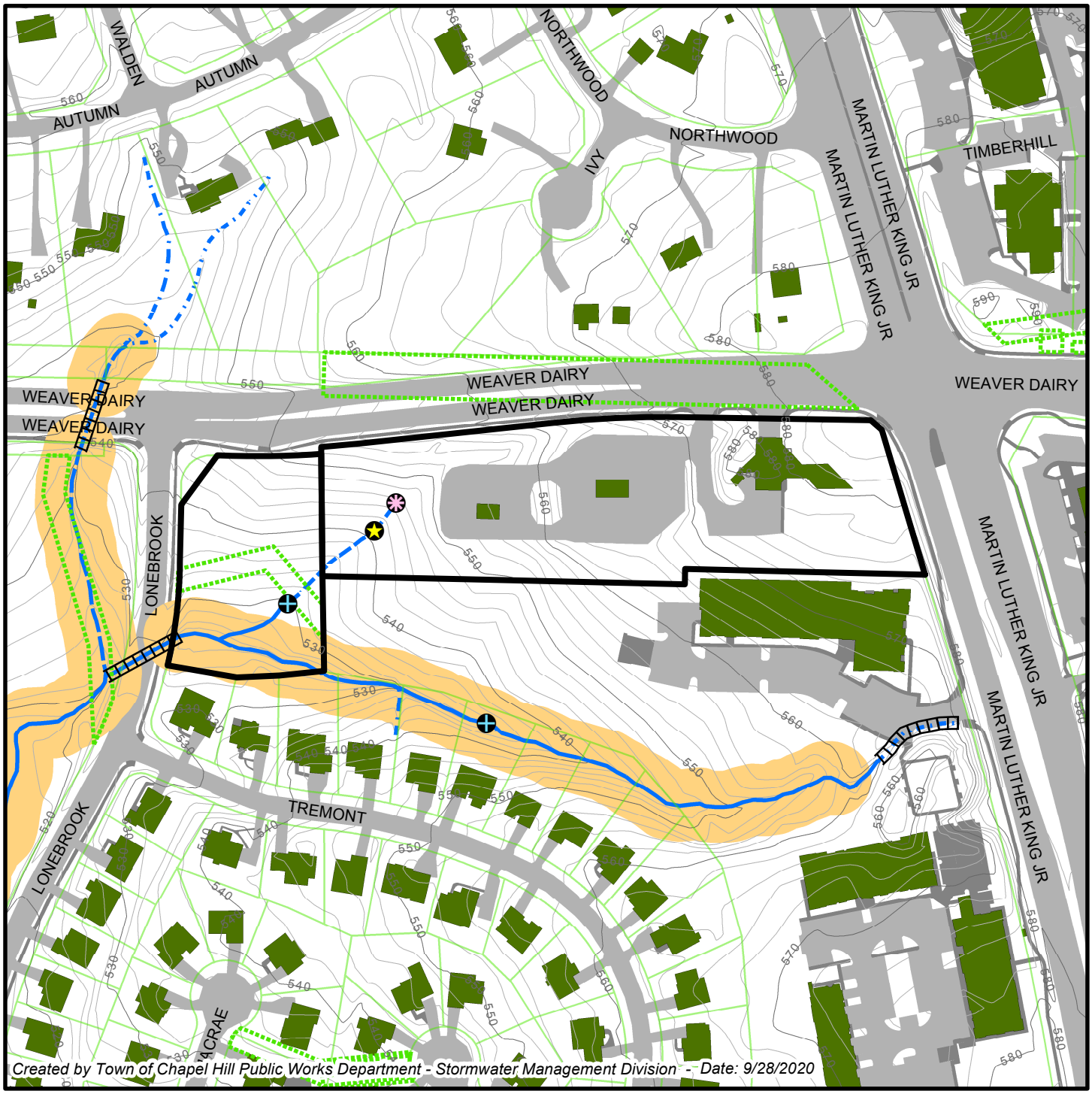
Parcel ID: 9880-25-0693, 9880-15-7586

0 100 200 400 Feet

N

1 inch = 200 feet

Stream locations are approximate and must be verified by survey. Buffers are measured from top of bank. RCD buffers may apply. Please contact the Town of Chapel Hill Planning Department to verify.



Created by Town of Chapel Hill Public Works Department - Stormwater Management Division - Date: 9/28/2020

USGS 24K Topographic / County Soil Survey Maps

Subject Property

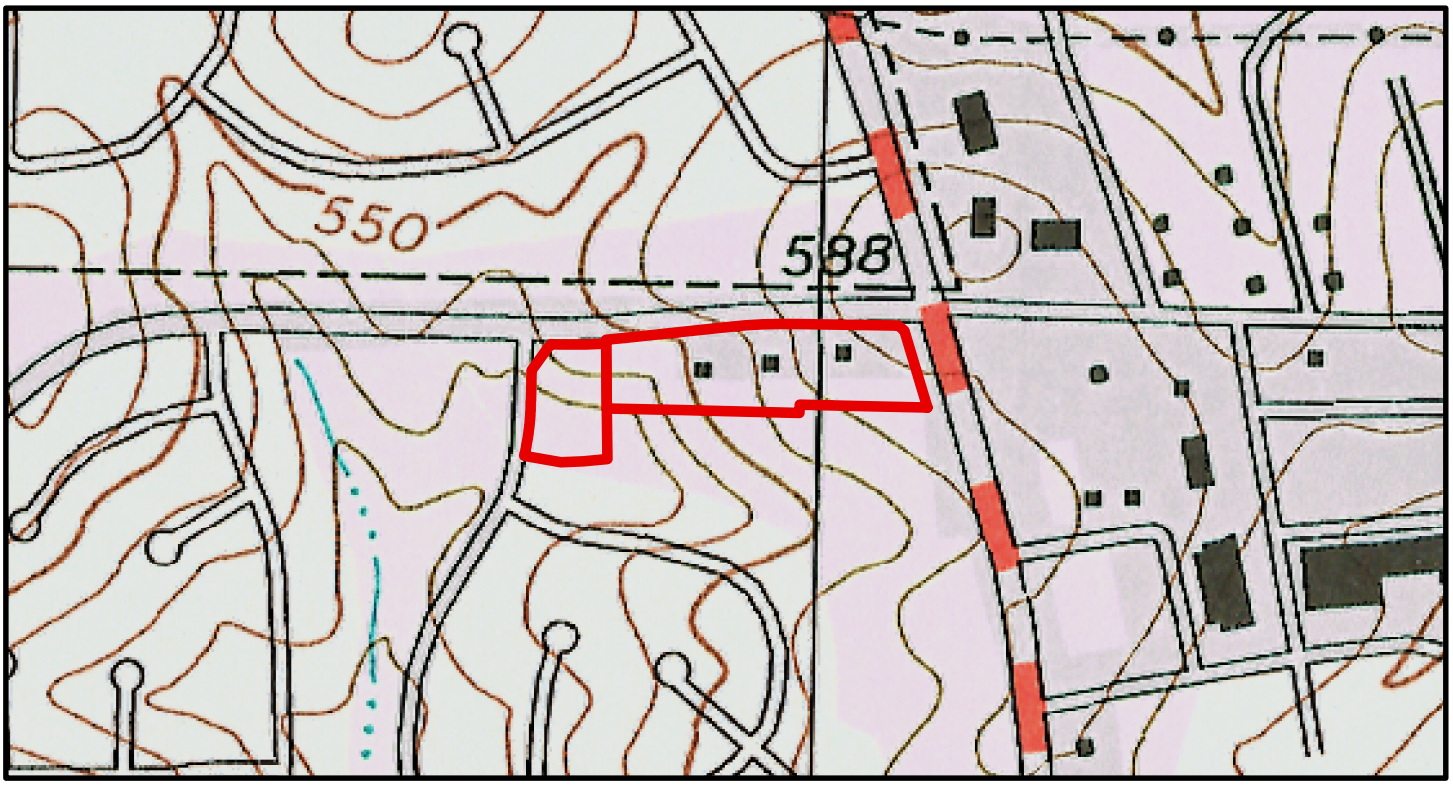
0 150 300 450 600 Feet

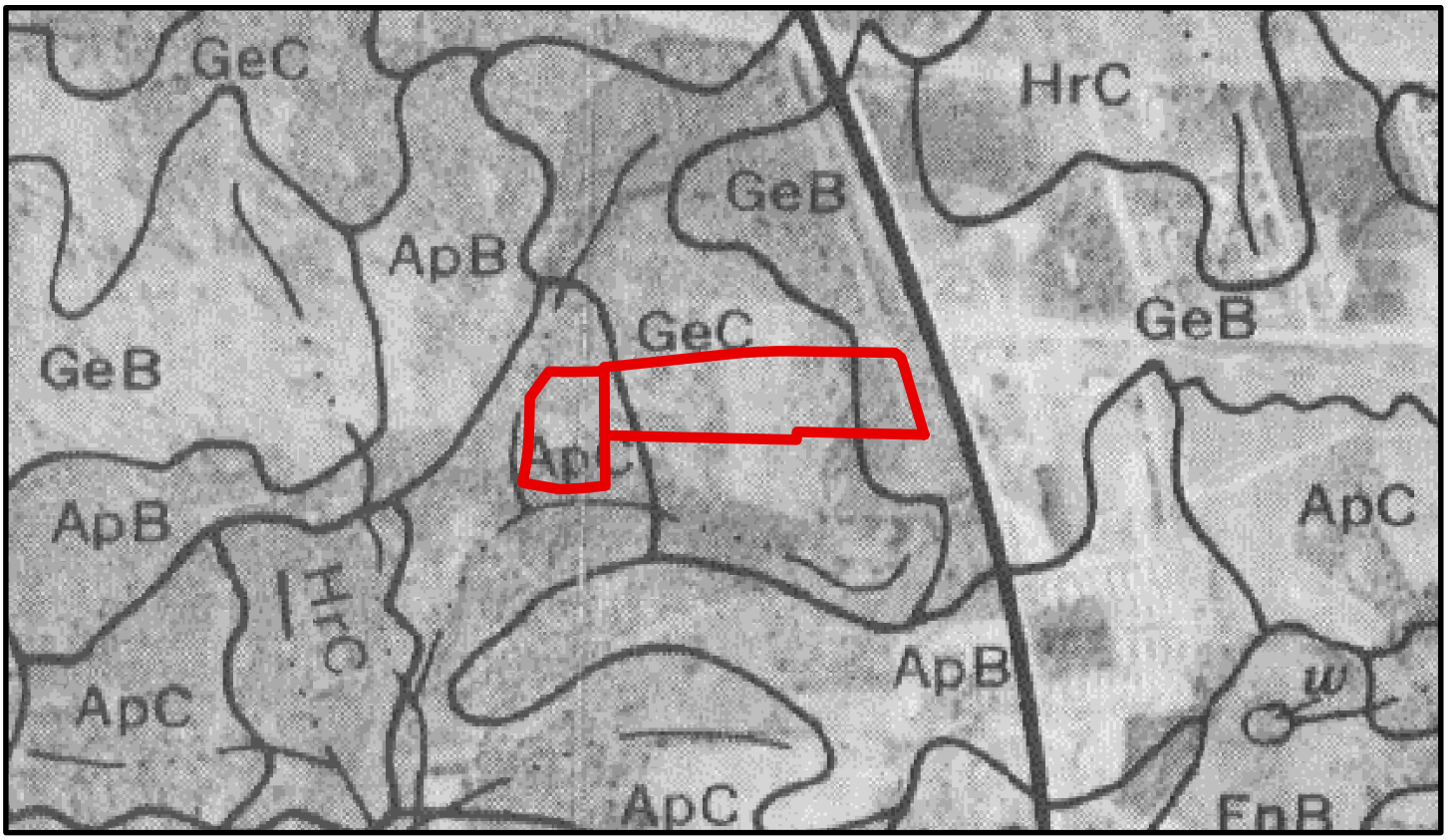
1 inch = 500 feet

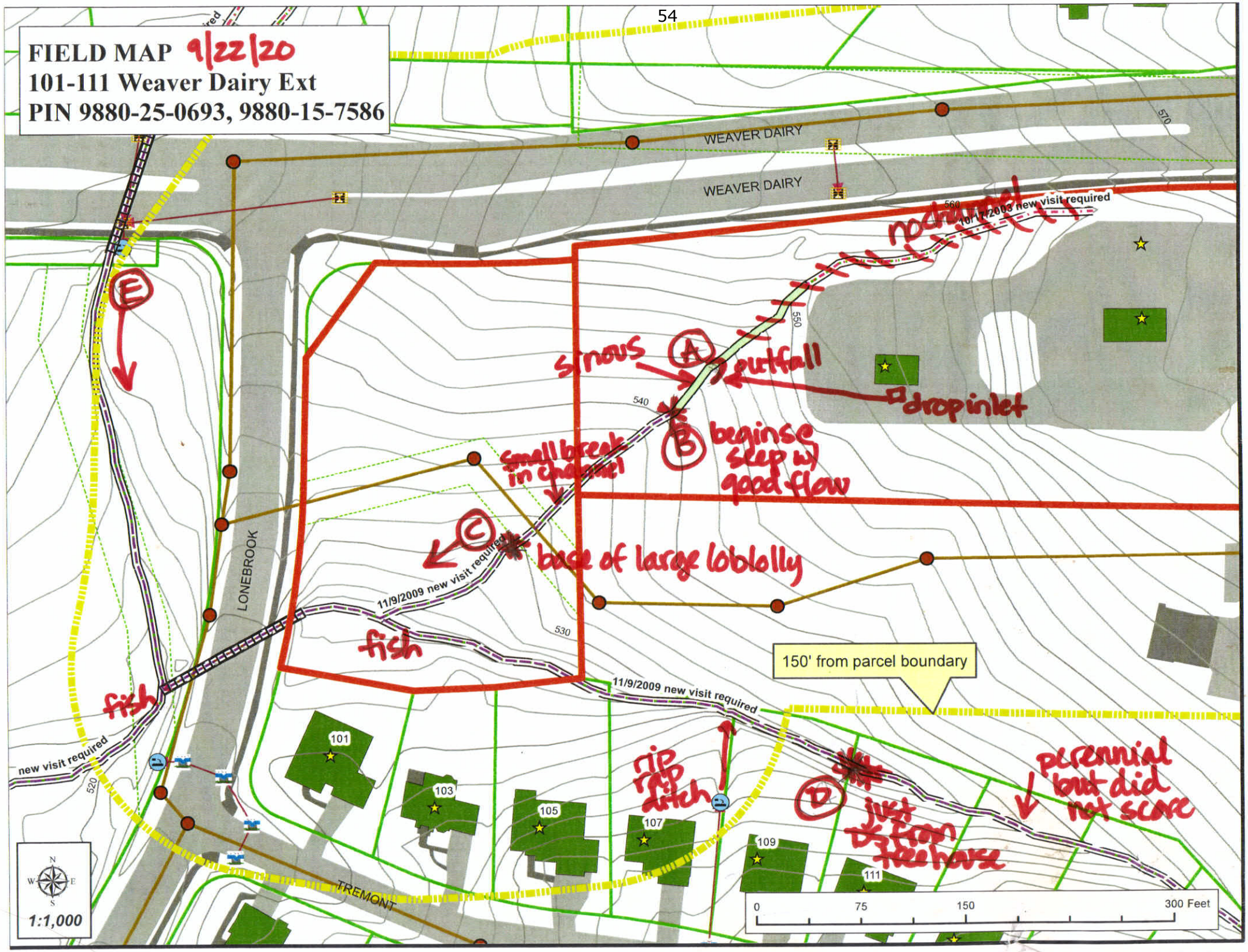
Address: 101-111 Weaver Dairy Ext, Chapel Hill, NC

Parcel ID: 9880-25-0693 & 9880-15-7586

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 9/25/2020






FIELD MAP 9/22/20
101-111 Weaver Dairy Ext
PIN 9880-25-0693, 9880-15-7586
WEAVER DAIRY
WEAVER DAIRY
LONEBROOK
TREMONT
570
560
550
540
530
520
11/9/2009 new visit required
11/9/2009 new visit required
11/9/2009 new visit required
new visit required
101
103
105
107
109
111
150' from parcel boundary
0
75
150
300 Feet
1:1,000
N
S
E
W
E
sinous
A
outfall
drop inlet
B
beginse step w/ good flow
small break in channel
C
base of large loblolly
fish
fish
D
just D from treehouse
rip rap ditch
perennial but did not score

202009220942

Feature (A)

NC DWQ Stream Identification Form Version 4.11

Date: 9/22/20	Project/Site: 10/111 Weaver Dairy Ext	Latitude: 35.9635
Evaluator: Weakley & Neumann	County: Orange	Longitude: 79.0608
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 9	**Stream Determination (circle one)** Ephemeral Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 5)	Absent	Weak	Moderate	Strong
1[a] 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	

[a] artificial ditches are not rated; see discussions in manual

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

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

Notes:

Sketch: Feature begins @ pipe outfall (from fire training center). Lots of broken glass deposited in channel/flow path.

(*) Maps do not accurately depict sinousity

202009220954

NC DWQ Stream Identification Form Version 4.11

Feature (B)

Date: 9/22/20	Project/Site: 101-111 Weaver Dairy Ext	Latitude: 35.9634
Evaluator: Weakley & Neumann	County: Orange	Longitude: -79.0609
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 24.5	**Stream Determination (circle one)** Ephemeral Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 9)	Absent	Weak	Moderate	Strong
1[a] 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 lots of sand	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	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 9.5)				
12. Presence of Baseflow active flow	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 = 6)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (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 on banks	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes: crayfish, predaceous diving beetle

Sketch: Feature begins @ grade control/seep (flagged).

20200922 1014

Feature ©

NC DWQ Stream Identification Form Version 4.11

Date: 9/22/20	Project/Site: 101-111 Weaver Dairy Ext	Latitude: 35.9631
Evaluator: Weakley & Neumann	County: Orange	Longitude: -79.0613
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 30	**Stream Determination (circle one)** Ephemeral Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 12)	Absent	Weak	Moderate	Strong
1[a] 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 lots of sand & gravel deposition	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	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 9.5)				
12. Presence of Baseflow active flow	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 = 8.5)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed microstegium on sand/gravel bar	3	2	1	0
20. Macrobenthos (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 on banks	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes: tadpoles abundant, crayfish, Gomphidae dragonfly

Sketch: Feature begins @ base of large loblolly (flagged) on W side of sewer easement.

Flow goes underground in lower reach

202009221059

Feature (D)

NC DWQ Stream Identification Form Version 4.11

Date: 9/22/20	Project/Site: 101-111 Weaver Dairy Ext	Latitude: 35.9627
Evaluator: Weakley & Neumann	County: Orange	Longitude: -79.0604
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 34.5	**Stream Determination (circle one)** Ephemeral Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 15.5)	Absent	Weak	Moderate	Strong
1[a] Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg lower reach	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence moderate	0	1	2	3
4. Particle size of stream substrate sand, gravel, boulders	0	1	2	3
5. Active/relict floodplain lots of silt	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	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 10)				
12. Presence of Baseflow active flow	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 = 9)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (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 on banks	FACW = 0.75; OBL = 1.5 Other = 0			

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

Notes: larval salamander (I), crayfish (III), fish in lower reach abundant

Sketch:

20200922113

Feature (E)

NC DWQ Stream Identification Form Version 4.11

Date: 9/22/20	Project/Site: 101-111 Weaver Dairy Ext	Latitude: 35.9637
Evaluator: Weakley & Meumann	County: Orange	Longitude: -79.0623
Total Points: *Stream is at least intermittent if ≥ 19 or perennial if ≥ 30** 21.5	**Stream Determination (circle one)** Ephemeral Intermittent Perennial	**Other** *e.g. Quad Name:*

A. Geomorphology (Subtotal = 9.5)	Absent	Weak	Moderate	Strong
1[a] 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 lower reach	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	

[a] artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = 4+3)				
12. Presence of Baseflow pool	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	

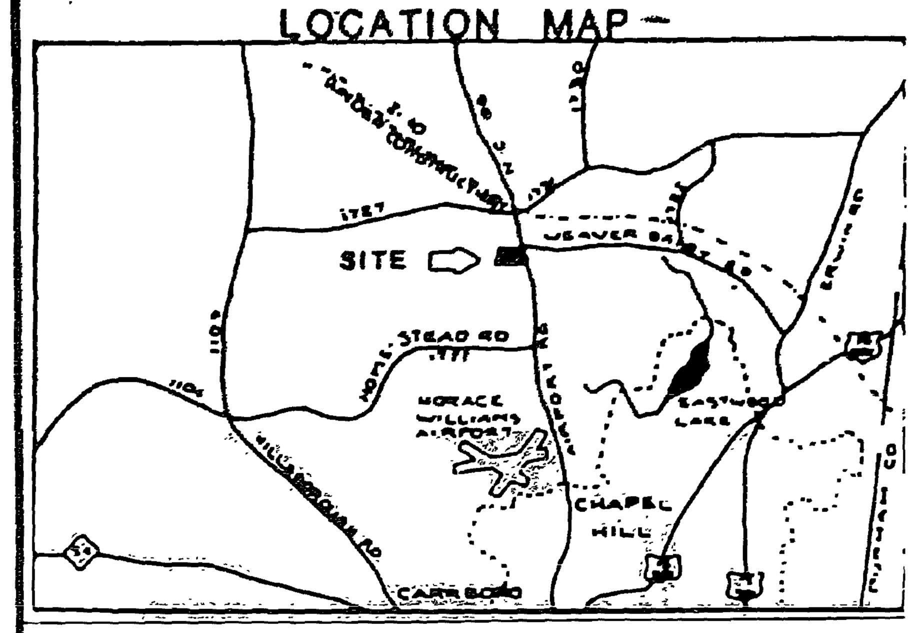
C. Biology (Subtotal = 5)				
18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macrobenthos (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0 none			

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

Notes:

Sketch: Feature begins @ pipe outfall S of Weaver Dairy Rd Ext/W of Lonebrook. Deep channel.

LOCATION MAP



LEGEND

- ◎ E.I.P.
- △ COMPUTED POINT
- ⊞ N.C.G.S. (WELL)
- ● IRON PIN TO BE SET
- (hatched) AREA TO BE DEDICATED BY TOWN OF CHAPEL HILL TO N.C.D.O.T. FOR PUBLIC STREET RIGHT-OF-WAY
- (hatched) AREA TO REMAIN AS TOWN OF CHAPEL HILL PUBLIC STREET RIGHT OF WAY.
- (dotted) TOWN OF CHAPEL HILL PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED TO N.C.D.O.T.

REFERENCES: PB. 24-169
PB. 44-60
DB. 256-1420
DB. 617-209
DB. 142-56

NOTES:

1. GRID COORDS FOR: "WELL"
   N = 805,798.62 (1927 N.A.D.)
   E = 1,982,656.94
2: COMBINED GRID FACTOR .99991070
3. HORIZONTAL GROUND DISTANCES SHOWN.

OWNER DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT (I OR WE) HERBY ACKNOWLEDGE THIS PLAT'S ALLOTTMENT TO BE (MY OR OUR) FREE ACT & DEED AND THAT (I OR WE) DO HERBY DEDICATE TO PUBLIC USE AS PUBLIC RIGHT OF WAY ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

David R Taylor 4-13-88
DAVID TAYLOR (TOWN MANAGER)

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED [signature] DISTRICT ENGINEER

DATE April 12, 1988

SURVEYOR'S CERTIFICATE

I, Thomas Ramsey CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 256, PAGE 1420, THAT THE ERROR OF CLOSURES AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000 ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 31 DAY OF MARCH 19 88

Thomas Ramsey
SURVEYOR
L-2871
REGISTRATION NUMBER

NORTH CAROLINA REGISTERED SEAL L-2871 LAND SURVEYOR THOMAS L. RAMSEY

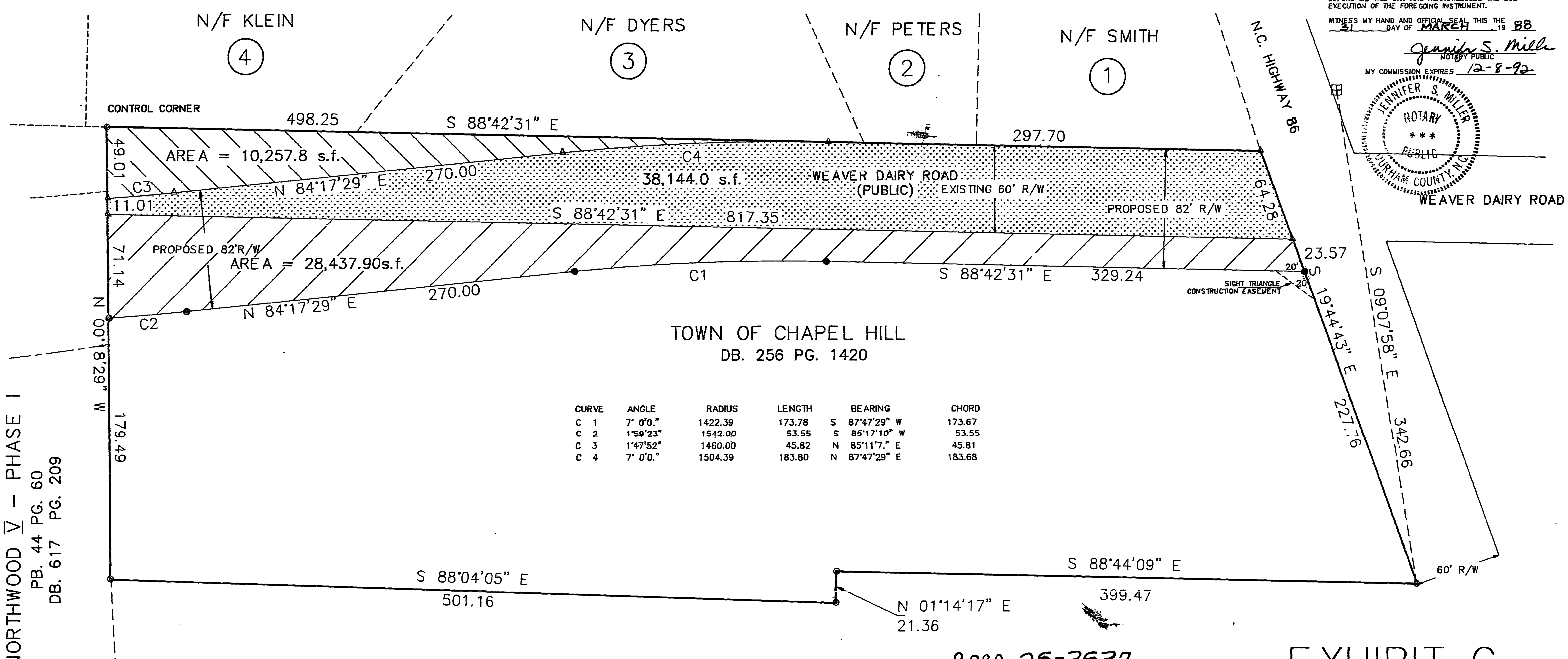
NORTH CAROLINA
Durham COUNTY

I, Jennifer S. Miller A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Thomas Ramsey PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 31 DAY OF MARCH 19 88

Jennifer S. Miller
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-8-92

JENNIFER S. MILLER NOTARY *** PUBLIC DURHAM COUNTY, N.C.



CURVE	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C 1	7° 0'0."	1422.39	173.78	S 87°47'29" W	173.67
C 2	1°59'23"	1542.00	53.55	S 85°17'10" W	53.55
C 3	1°47'52"	1460.00	45.82	N 85°11'7." E	45.81
C 4	7° 0'0."	1504.39	183.80	N 87°47'29" E	183.68

9880-25-3537
7.18..13A
PB

REVISED:
2/25/1988
3/10/1988
3/21/1988

50 25 0 50 100 150
SCALE IN FEET

EXHIBIT C

R/W DEDICATION MAP for TOWN OF CHAPEL HILL

CHAPEL HILL TWP. ORANGE CO., N.C.
NOVEMBER 1987 SCALE: 1" = 50'

BALLENTINE ASSOCIATES, P.A.
221 PROVIDENCE ROAD
CHAPEL HILL, N.C. 27514
(919) 929-0481 & 489-4789
CONSULTING ENGINEERS

RECEIVED
1988 APR 15 AM 11: 28
ORANGE CTY. LAND RECORDS

FILED
BOOK 50 PAGE# 2
APR 15 11 45 AM '88
BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N.C.

NORTH CAROLINA-ORANGE COUNTY
The foregoing certificate(s) of
Jennifer S. Miller
Notary Public of the designated governmental units is/are certified to be correct.
Filed for registration on the 15 day of April 19 88 at 11:45 o'clock A.M., in Book 50 Page 2 ,
This the 15 day of April, 19 88
Betty June Hayes, Register of Deeds
By: [signature] Asst/Deputy

306 N Columbia St.

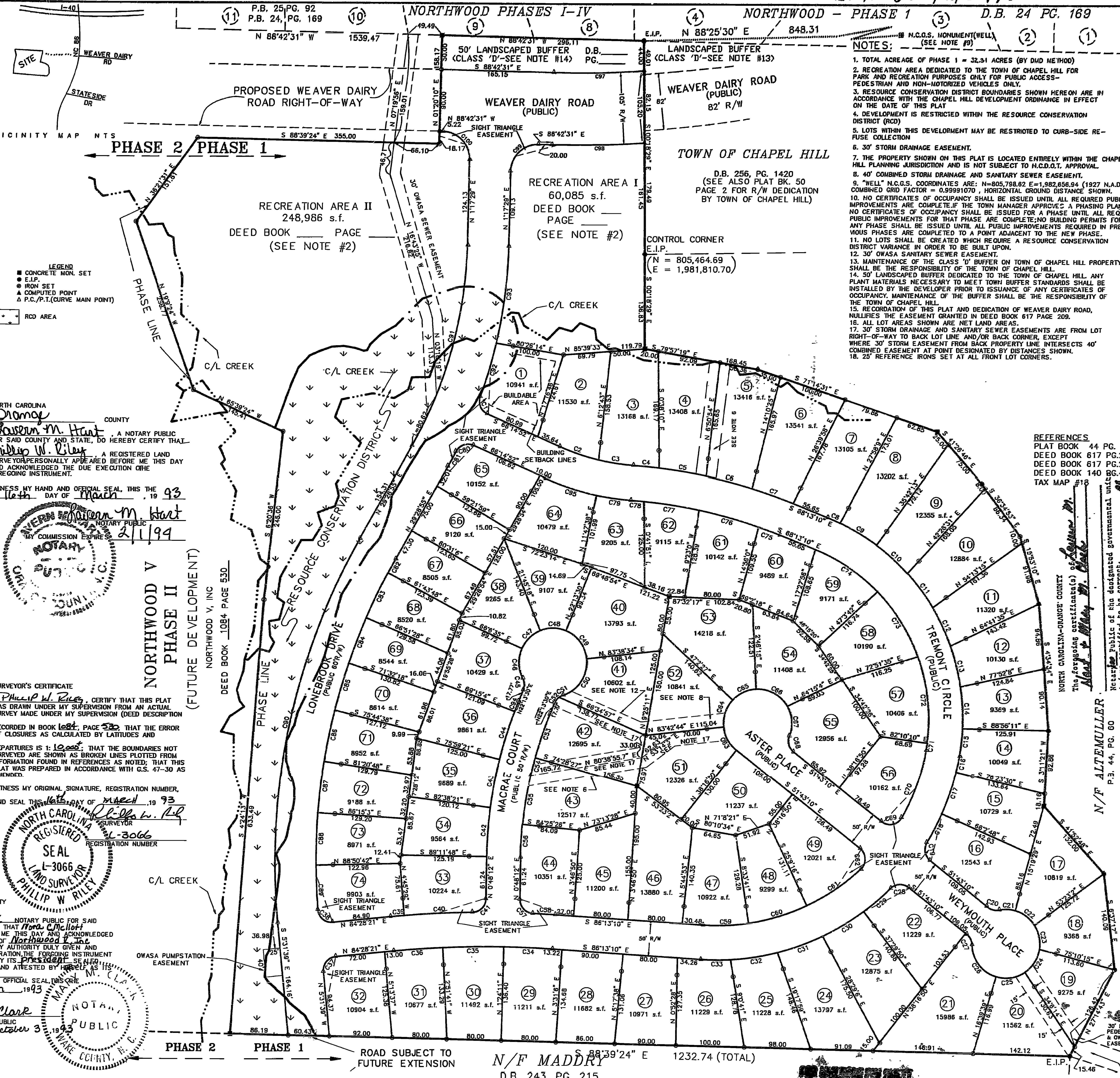
19880415000042370

Book 60 Page 193

CURVE TABLE

CURVE	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C 1	86°18'51"	20.00	30.13	S 23° 5'26" E	27.36
C 2	10°34'40"	325.00	60.00	S 71°32'12" E	59.92
C 3	9° 9'50"	325.00	51.98	S 81°24'27" E	51.93
C 4	2°45'26"	777.33	37.41	S 84°36'38" E	37.41
C 5	5° 9'35"	777.33	70.00	S 80°39'7." E	69.98
C 6	5° 9'35"	777.33	70.00	S 75°29'32" E	69.98
C 7	4°41'35"	777.33	63.67	S 70°33'59" E	63.65
C 8	3°35'25"	315.20	19.75	S 66°25'26" E	19.75
C 9	11°10'58"	315.20	61.52	S 59° 2'14" E	61.42
C 10	11°10'51"	315.20	61.51	S 47°51'21" E	61.41
C 11	11°11'7."	315.20	61.53	S 36°40'22" E	61.44
C 12	11°10'50"	315.20	61.51	S 25°29'23" E	61.41
C 13	11°10'41"	315.20	61.49	S 14°18'37" E	61.40
C 14	11°10'21"	315.20	61.46	S 3° 8' 6" E	61.36
C 15	7°19'45"	315.20	40.32	S 6° 6'56" W	40.29
C 16	3°49'40"	360.00	24.05	S 11°41'40" W	24.05
C 17	10°20'42"	360.00	65.00	S 18°46'50" W	64.91
C 18	7°31'34"	360.00	47.29	S 27°42'59" W	47.25
C 19	83°11'56"	20.00	29.04	S 10° 7'11" E	26.56
C 20	56°42'7."	20.00	19.79	S 73°48'30" E	18.99
C 21	27° 2'19"	50.00	23.60	S 88°11'42" E	23.38
C 22	41°59'59"	50.00	36.65	S 53°40'30" E	35.84
C 23	42° 0'0."	50.00	36.65	S 11°40'30" E	35.84
C 24	46°34'15"	50.00	40.64	S 32°36'36" W	39.53
C 25	50°45'54"	50.00	44.30	S 81°16'42" W	42.87
C 26	71°36'52"	50.00	62.50	N 37°31'54" W	58.51
C 27	49°59'41"	20.00	17.45	N 26°43'19" W	16.90
C 28	83°11'56"	20.00	29.04	S 86°40'51" W	26.56
C 29	8°19'17"	360.00	52.29	S 49°14'32" W	52.24
C 30	11° 8'27"	360.00	70.00	S 58°58'24" W	69.89
C 31	11° 8'27"	360.00	70.00	S 70° 6'51" W	69.89
C 32	11° 8'27"	360.00	70.00	S 81°15'18" W	69.89
C 33	6°57'18"	360.00	43.70	N 89°41'49" W	43.67
C 34	2°51'28"	1439.01	71.78	N 87°38'54" W	71.77
C 35	3°35'0."	1439.01	90.00	S 89° 7'50" W	89.98
C 36	2°52'0."	1439.01	72.00	S 85°54'21" W	71.99
C 37	90° 0'1."	20.00	31.42	S 39°28'21" W	28.28
C 38	90°51'18"	20.00	31.71	S 50° 5'59" E	28.49
C 39	0°46'10"	1489.01	20.00	N 84°51'27" E	20.00
C 40	3°51'9."	1489.01	100.12	N 87°10'5." E	100.10
C 41	88°17'28"	20.00	30.82	N 44°56'56" E	27.86
C 42	6°33'27"	625.00	71.53	N 4° 4'55" E	71.49
C 43	6°39'0."	625.00	72.54	N 10°41'9." E	72.50
C 44	6°44'38"	625.00	73.57	N 17°22'59" E	73.52
C 45	49°59'41"	20.00	17.45	N 2°46'20" W	16.90
C 46	51°39'36"	50.00	45.08	N 1°56'22" W	43.57
C 47	44°21'14"	50.00	38.71	N 46° 4'6." E	37.75
C 48	43°58'49"	50.00	38.38	S 89°45'58" E	37.44
C 49	61°26'3."	50.00	53.61	S 37° 3'24" E	51.08
C 50	78°33'38"	50.00	68.56	S 32°56'19" W	63.31
C 51	19° 8'5."	20.00	6.68	S 62°39'8." W	6.65
C 52	30°51'35"	20.00	10.77	S 37°39'18" W	10.64
C 53	6°41'58"	575.00	67.23	S 18°52'30" W	67.19
C 54	2°41'26"	575.00	27.00	S 14°10'49" W	27.00
C 55	7°15'31"	575.00	72.85	S 9°12'19" W	72.80
C 56	4°46'21"	575.00	47.90	S 3°11'23" W	47.88
C 57	88°17'28"	20.00	30.82	S 43°20'32" E	27.86
C 58	1°16'5."	1489.01	32.96	S 86°51'12" E	32.96
C 59	12°20'31"	310.00	66.78	N 87°36'34" E	66.65
C 60	16°35'34"	310.00	89.78	N 73° 8'31" E	89.46
C 61	17°38'17"	310.00	95.43	N 56° 1'35" E	95.06
C 62	98°55'36"	20.00	34.53	N 2°15'21" W	30.40
C 63	45°25'54"	50.00	39.65	N 29° 0'12" W	38.62
C 64	49°14'48"	50.00	42.98	N 18°20'8." E	41.67
C 65	44°16'12"	50.00	38.63	N 65° 5'38" E	37.68
C 66	62°37'46"	50.00	54.65	S 61°27'22" E	51.97
C 67	51°49'13"	50.00	45.22	S 4°13'52" E	43.70
C 68	73°23'54"	20.00	25.62	S 15° 1'12" E	23.90
C 69	98°55'36"	20.00	34.53	N 78°49'1." E	30.40
C 70	19°34'23"	310.00	105.90	N 19°34'1." E	105.39
C 71	2°16'45"	265.20	10.55	N 8°38'26" E	10.55
C 72	27°36'58"	265.20	127.83	N 6°18'24" W	126.59
C 73	24°21'29"	265.20	112.74	N 32°17'38" W	111.90
C 74	23°44'47"	265.20	109.91	N 56°20'47" W	109.13
C 75	2°40'8."	727.33	33.88	N 69°33'17" W	33.88
C 76	7° 8'11"	727.33	90.59	N 74°27'23" W	90.53
C 77	6°27'57"	727.33	82.08	N 81°15'28" W	82.04
C 78	1°29'55"	727.33	19.02	N 85°14'24" W	19.02
C 79	7°46'59"	375.00	50.94	N 82° 5'52" W	50.90
C 80	86°18'53"	20.00	30.13	S 70°35'43" W	27.36
C 81	2° 2'37"	680.00	24.26	S 28°27'35" W	24.25
C 82	1°27'58"	891.03	22.80	S 28°44'48" W	22.80
C 83	4°40'56"	891.03	72.82	S 25°40'28" W	72.80
C 84	4°33'1."	891.03	70.76	S 21° 3'29" W	70.75
C 85	4°35'11"	891.03	71.32	S 16°29'22" W	71.31
C 86	4°54'2."	891.03	76.21	S 11°44'45" W	76.19
C 87	4°54'15"	891.03	76.27	N 6°50'39" E	76.24
C 88	4°54'25"	891.03	76.31	S 1°56'17" W	76.29
C 89	4° 9'25"	891.03	64.65	S 2°35'38" E	64.63
C 90	35° 0'32"	951.03	581.10	N 11°58'37" E	572.10
C 91	28°11'24"	620.00	305.05	N 15°23'11" E	301.98
C 92	6°50'48"	680.00	81.26	S 16°38'34" W	81.21
C 93	11°55'41"	680.00	141.56	N 7°15'19" E	141.31
C 94	1°28'13"	625.00	16.04	N 21°29'24" E	16.04
C 95	11°57'30"	375.00	78.27	N 72°13'37" W	78.13
C 97	5°12'50"	1455.00	132.41	S 88°41'3." W	132.37
C 98	4°58'14"	1560.00	135.33	S 88°48'21" W	135.29
C 99	89°59'59"	40.00	62.83	S 46°17'29" W	56.57
C100	90° 0'0."	40.00	62.83	S 43°42'30" E	56.57

GRID NORTH



LEGEND
- ■ CONCRETE MON. SET
- ● E.I.P.
- ◎ IRON SET
- ▲ COMPUTED POINT
- Δ P.C./P.T.(CURVE MAIN POINT)
- RCD AREA

NOTES:

1. TOTAL ACREAGE OF PHASE 1 = 32.31 ACRES (BY DMD METHOD)
2. RECREATION AREA DEDICATED TO THE TOWN OF CHAPEL HILL FOR PARK AND RECREATION PURPOSES ONLY FOR PUBLIC ACCESS-PEDESTRIAN AND NON-MOTORIZED VEHICLES ONLY.
3. RESOURCE CONSERVATION DISTRICT BOUNDARIES SHOWN HEREON ARE IN ACCORDANCE WITH THE CHAPEL HILL DEVELOPMENT ORDINANCE IN EFFECT ON THE DATE OF THIS PLAT
4. DEVELOPMENT IS RESTRICTED WITHIN THE RESOURCE CONSERVATION DISTRICT (RCD)
5. LOTS WITHIN THIS DEVELOPMENT MAY BE RESTRICTED TO CURB-SIDE REFUSE COLLECTION
6. 30' STORM DRAINAGE EASEMENT.
7. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ENTIRELY WITHIN THE CHAPEL HILL PLANNING JURISDICTION AND IS NOT SUBJECT TO N.C.D.O.T. APPROVAL.
8. 40' COMBINED STORM DRAINAGE AND SANITARY SEWER EASEMENT.
9. "WELL" N.C.G.S. COORDINATES ARE: N=805,798.62 E=1,982,656.94 (1927 N.A.D.) COMBINED GRID FACTOR = 0.99991070 , HORIZONTAL GROUND DISTANCE SHOWN.
10. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETE.IF THE TOWN MANAGER APPROVES A PHASING PLAN, NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED FOR A PHASE UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS FOR THAT PHASE ARE COMPLETE;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.
11. NO LOTS SHALL BE CREATED WHICH REQUIRE A RESOURCE CONSERVATION DISTRICT VARIANCE IN ORDER TO BE BUILT UPON.
12. 30' OWASA SANITARY SEWER EASEMENT.
13. MAINTENANCE OF THE CLASS 'D' BUFFER ON TOWN OF CHAPEL HILL PROPERTY SHALL BE THE RESPONSIBILITY OF THE TOWN OF CHAPEL HILL.
14. 50' LANDSCAPED BUFFER DEDICATED TO THE TOWN OF CHAPEL HILL. ANY PLANT MATERIALS NECESSARY TO MEET TOWN BUFFER STANDARDS SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY. MAINTENANCE OF THE BUFFER SHALL BE THE RESPONSIBILITY OF THE TOWN OF CHAPEL HILL.
15. RECORDATION OF THIS PLAT AND DEDICATION OF WEAVER DAIRY ROAD, NULLIFIES THE EASEMENT GRANTED IN DEED BOOK 617 PAGE 209.
16. ALL LOT AREAS SHOWN ARE NET LAND AREAS.
17. 30' STORM DRAINAGE AND SANITARY SEWER EASEMENTS ARE FROM LOT RIGHT-OF-WAY TO BACK LOT LINE AND/OR BACK CORNER, EXCEPT WHERE 30' STORM EASEMENT FROM BACK PROPERTY LINE INTERSECTS 40' COMBINED EASEMENT AT POINT DESIGNATED BY DISTANCES SHOWN.
18. 25' REFERENCE IRONS SET AT ALL FRONT LOT CORNERS.

REFERENCES
PLAT BOOK 44 PG. 60
DEED BOOK 617 PG.206
DEED BOOK 617 PG.209
DEED BOOK 140 PG.478
TAX MAP #18

NORTH CAROLINA
Orange COUNTY
I, Lavern M. Hart, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Phillip W. Riley, A REGISTERED LAND SURVEYOR PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OFHE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 16th DAY OF March, 19 93
Lavern M. Hart
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/1/94
(SEAL: NOTARY PUBLIC ORANGE COUNTY N.C.)

SURVEYOR'S CERTIFICATE
I, Phillip W. Riley, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1084, PAGE 530, THAT THE ERROR OF CLOSURES AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN REFERENCES AS NOTED; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 16th DAY OF MARCH, 19 93
Phillip W. Riley
SURVEYOR
L-3066
REGISTRATION NUMBER
(SEAL: NORTH CAROLINA REGISTERED SEAL L-3066 LAND SURVEYOR PHILLIP W RILEY)

OWNER'S CERTIFICATE OF DEDICATION
THE UNDERSIGNED OWNERS HEREBY FREELY DEDICATE ALL RIGHTS-OF-WAY,EASEMENTS,STREETS,RECREATION AREA,OPEN SPACE,COMMON AREA,UTILITIES,AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT,AND FURTHER ASSUME FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY,OR BY AN INCORPORATED NEIGHBORHOOD OR HOME-OWNER'S ASSOCIATION OR SIMILAR LEGAL ENTITY.
NORTHWOOD, V INC.
Calvin A. [signature] 3/17/93
PRES. DATE
Nora C. McElott 3/17/93
ATTEST DATE

NORTH CAROLINA
Wake COUNTY
I, Mary M Clark NOTARY PUBLIC FOR SAID COUNTY AND STATE,CERTIFY THAT Nora C McElott PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT SHE IS Secretary OF Northwood V, Inc A CORPORATION,AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF THE CORPORATION,THE FORGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS President SEALED WITH ITS CORPORATE SEAL,AND ATTESTED BY HERSELF AS ITS Secretary
WITNESS MY HAND AND OFFICIAL SEAL,THIS THE 17th DAY OF March, 1993
Mary M. Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES October 3, 1993
(SEAL: MARY M. CLARK NOTARY PUBLIC WAKE COUNTY, N.C.)

THE TOWN MANAGER HEREBY CERTIFIES THAT A SURETY BOND OF A SATISFACTORY AMOUNT HAS BEEN POSTED WITH THE TOWN OF CHAPEL HILL, WHICH SURETY GUARANTEES THAT ALL PUBLIC IMPROVEMENTS WILL BE COMPLETED AS SPECIFIED BY THE APPROVED PRELIMINARY PLAT FOR NORTHWOOD V PHASE 1 SUBDIVISION WITHIN 335 DAYS UNLESS AFFIRMATIVELY EXTENDED BY THE TOWN MANAGER. NOTICE WILL BE DULY RECORDED WITH THE REGISTER OF DEEDS IF AND WHEN SAID SURETY IS AMENDED OR EXTENDED PRIOR TO COMPLETION OF ALL PUBLIC IMPROVEMENTS FOR WHICH IT WAS POSTED.
W. Calvin Horton 3/31/93
TOWN MANAGER DATE

TOWN MANAGER ENDORSEMENT
PROVIDED THAT THIS PLAT BE RECORDED WITHIN 30 DAYS OF FINAL APPROVAL. APPROVED BY TOWN MANAGER:
BY: W. Calvin Horton DATE: 3/31/93

100 50 0 100 200 300
SCALE IN FEET

FINAL PLAT
NORTHWOOD V PHASE 1
A CLUSTER SUBDIVISION
CHAPEL HILL TWP. ORANGE CO. NC

OWNER: NORTHWOOD V, INC.
P.O. DRAWER 336
CARRBORO, N.C. 27510
SCALE: 1"= 100' MARCH 16, 1993

SEE BOOK 1094 PAGE 154-160

BALLENTINE & RILEY SURVEYORS
221 PROVIDENCE ROAD, CHAPEL HILL, N.C. 27514
(919) 929 - 0481 (919) 489 - 4789
(704) 332 - 0181 FAX 489 - 2803

NORTH CAROLINA-ORANGE COUNTY
The foregoing certificate(s) of Lavern M. Hart & Mary M. Clark Notary Public of the designated governmental units is/are certified to be correct.
Filed for registration on the 31 day of Mar 19 93 at 3:44 o'clock P.M. in Book 60 Page 193 this the 31 day of Mar 1993.
Betty June Hayes, Register of Deeds
By: [signature] Asst/Deputy

Plat Book 60 Page 193
3:44 P.M. March 31, 1993
BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY N.C.

Book 60 Page 193

16X

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: Raymond Bentley Ruggles

Mailing Address: 2610 Wycliff Rd

City, State, ZIP: Raleigh, NC 27607

Phone / FAX / Email: 984-833-4833 bruggles@dewberry.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:

Mary Jane Nirdlinger (Signature) 09/09/2020 (Date)

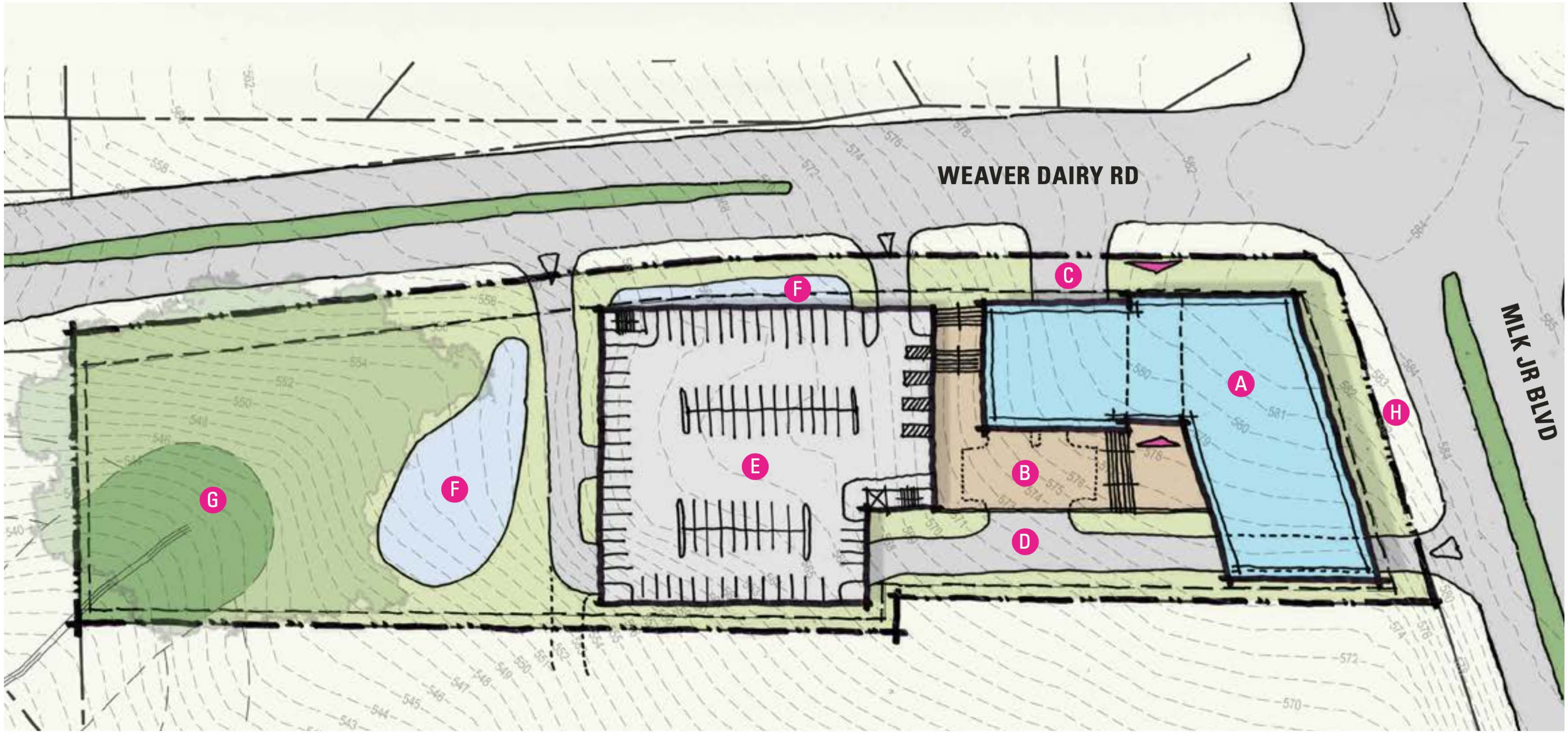
Owner Name(s): Town of Chapel Hill
(Please print)

Company Name (if applicable): _____

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
9880250693 & 9880157586	405 Martin Luther King Jr Blvd (Fire Station and Training Facility)

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.

CONCEPTUAL SITE PLAN



- A Municipal Services Building
- B Public Plaza
- C Fire Apparatus Bay Entry/Exit
- D Police Sallyport Entry (below plaza)
- E Two Story Table Top Parking
- F Stormwater Management
- G RCD Buffer Area (50ft)
- H New Public Transit Stop (BRT)

TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Item Overview

Item #: 3., **File #:** [20-0836], **Version:** 1 **Meeting Date:** 12/2/2020

Financial Update.

Staff:
Amy Oland, Director
Maurice Jones, Town Manager

Department:
Business Management
Town Manager

Overview: These documents will be the basis for our discussion with all of you at the December 2nd Work Session.

Attachments:

- FY 2021 Q1 General Fund Budget to Actual Analysis
- FY 2021 Q1 Enterprise Fund Financials

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Amy Oland, Business Management Director
Maurice Jones, Town Manager

The staff will provide an update on the first quarter financials for Fiscal Year 21.

TOWN OF CHAPEL HILL, NORTH CAROLINA

GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL - FY 2021 QUARTER 1 (07/01/20 - 09/30/20)

	FY 2021 Budget		FY 21 Q1	FY 20 Q1		
	Original	Revised	Actual	Actual	$ Variance	
REVENUES						
Ad valorem taxes	$ 32,587,500	$ 32,587,500	$ 4,376,418	$ 4,218,146	$ 158,272	
Local option sales taxes	13,336,343	13,336,343	-	-	-	1
Other taxes	1,292,500	1,292,500	93,736	218,576	(124,840)	2
Licenses and permits	2,710,890	2,710,890	748,151	582,336	165,815	3
Fines and forfeitures	73,500	73,500	16,836	35,691	(18,855)	4
Intergovernmental revenues	8,508,655	8,508,655	1,063,885	178,851	885,034	5
Charges for services	4,846,000	4,846,000	343,406	623,446	(280,040)	6
Interest on investments	100,000	100,000	-	-	-	
Other	399,100	399,100	87,950	639,291	(551,341)	7
TOTAL REVENUES	$ 63,854,488	$ 63,854,488	$ 6,730,382	$ 6,496,337	$ 234,045	
EXPENDITURES						
Mayor/Council	$ 418,280	$ 419,020	$ 133,415	$ 154,510	$ (21,095)	
Manager/CaPA	2,902,719	2,949,041	601,094	636,789	(35,695)	
Human Resources	1,769,797	1,902,810	302,411	339,870	(37,459)	
Business Management	2,330,886	2,330,886	477,572	531,383	(53,811)	
Technology Solutions	2,379,166	2,386,765	596,002	579,723	16,279	
Attorney	390,963	391,747	128,440	100,318	28,122	
Nondepartmental	3,980,983	4,190,433	681,588	826,513	(144,925)	8
Total general government	14,172,794	14,570,702	2,920,522	3,169,106	(248,584)	
Environment and development						
Planning	1,810,542	2,177,472	311,416	427,897	(116,481)	
Building and Development Services	2,188,013	2,403,013	560,310	529,653	30,657	
Housing and Community	834,709	834,709	192,290	219,987	(27,697)	
Public Works	12,081,024	12,465,577	2,488,225	2,776,278	(288,053)	
Total environment and development	16,914,288	17,880,771	3,552,241	3,953,815	(401,574)	
Public safety						
Police	13,924,133	13,946,421	3,310,331	3,210,184	100,147	9
Fire	9,583,954	9,700,234	2,426,235	2,524,394	(98,159)	
Total public safety	23,508,087	23,646,655	5,736,566	5,734,578	1,988	
Leisure activities						
Parks and recreation	7,234,154	7,239,329	1,519,163	1,961,943	(442,780)	10
Library	3,672,918	3,715,709	981,138	1,002,745	(21,607)	
Total leisure activities	10,907,072	10,955,038	2,500,301	2,964,688	(464,387)	
Total expenditures	65,502,241	67,053,166	14,709,630	15,822,187	(1,112,557)	11
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(1,647,753)	(3,198,678)	(7,979,248)	(9,325,850)	1,346,602	
OTHER FINANCING SOURCES (USES)						
Transfer from other funds	45,000	45,000	-	-	-	
Transfer to other funds	(785,759)	(785,759)	-	-	-	
Appropriated fund balance	2,388,512	3,939,437	-	-	-	
Total other financing sources (uses)	1,647,753	3,198,678	-	-	-	
NET CHANGE IN TOTAL FUND BALANCE	$ -	$ -	$ (7,979,248)	$ (9,325,850)	$ 1,346,602	

TOWN OF CHAPEL HILL, NORTH CAROLINA

GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - FY 2021 QUARTER 1 (07/01/20 - 09/30/20)

	FY 2021 Budget		FY 21 Q1	FY 20 Q1	
	Original	Revised	Actual	Actual	$ Variance

NOTES:

1 - Sales taxes have a 3-month lag between collection and receipt of funds. During the 1st quarter of the fiscal year, we are still collecting the last three months of the prior year.

2 - Other taxes include occupancy tax, vehicle gross receipts and animal taxes. Occupancy taxes have a 1-month lag between collection and receipt of funds. Occupancy tax is down $122K in the first two months of FY 21.

3 - Licenses & permits include inspections permits, fire permits, plannning permits, PW permits, vehicle licenses. During the 1st quarter of FY 21, inspections revenues were up $142K, fire revenues were down $10K, planning revenes were down $15K, and traffic studies are down $15K.

4 - Fines and forfeitures include towing, state drug seizures, and library fines. During the 1st quarter of FY 21, library fines are down $10K and state drug seizures are down $10K.

5 - Intergovernmental revenues include grants we receive from federal, state and local sources and monies from the state including utility franchise tax, powell bill, state fire protection, state library aid and beer & wine tax. Intergovernmental revenues are higher in FY 21 because (a) the first half of the Powell Bill allocation ($715,093) was received in September and in FY 20 ($743,445) it was received in October and (b) we have received $178,620 from FEMA related to hurricane reimbursements.

6 - Charges for services include revenues from facility rentals, planning fees, public works fees, SRO's, and parks fees. During the 1st quarter of FY 21, parks revenues are down $319K; PW revenues are down $14K; Planning revenues are up $55K

7 - Miscellaneous revenues for FY 20 included $213K in revenue in lieu and $124K in miscellaneous revenues that were moved to other funds related to specific projects. It also included $99K in insurance proceeds. These funds are not recurring and therefore are difficult to compare from one year to the next.

8 - Nondepartmental is down about $80K as a result of changing from Amwins to United Healthcare in January 2020 and about $35K as a result of lower liability insurance premiums.

9 - Police operating budget was up $81K because body camera storage fees were paid in FY 21 Q1 but not until Q2 in FY 20.

10 - Parks & Recreation has savings of about $325K in program support staff as a result of facilities not being open or open to the same capacity as in the prior year.

11 - Majority of savings is the result of personnel savings from vacant positions.

	FY21 Revised Budget	FY21 Actual	Percent spent
Personnel	50,264,336	12,141,817	24.16%
Operating	17,574,589	2,567,813	14.61%
Total	67,838,925	14,709,630	21.68%

	FY20 Revised Budget	FY20 Actual	Percent spent
Personnel	49,946,400	12,844,159	25.72%
Operating	19,793,655	2,978,028	15.05%
Total	69,740,055	15,822,187	22.69%

FY21 Q1 Budget-Actual Report | Enterprise Funds

Stormwater

Revenues	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Intergovernmental Revenues	$ 7,500	$ 7,500	$ -	0%
Charges for Service	2,988,000	2,988,000	241,290	8%
Interest	3,000	3,000	147	5%
Fund Balance Appropriation	-	3,121,092	-	0%
Transfer	12,000	12,000	-	0%
TOTAL	$ 3,010,500	$ 6,131,592	$ 241,437	8%

Expenses	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Personnel	$ 1,406,046	$ 1,406,046	$ 360,253	26%
Operating	1,089,210	1,142,870	53,449	5%
Capital	291,650	3,359,082	878,136	26%
Debt Service	223,594	223,594	-	0%
TOTAL	$ 3,010,500	$ 6,131,592	$ 1,291,838	21%

FY21 Q1 Budget-Actual Report | Enterprise Funds

Transit

Revenues	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Property Taxes	$ 5,053,702	$ 5,053,702	$ 670,300	13%
Licenses and Permits	450,034	450,034	90,780	20%
Intergovernmental Revenues	9,746,871	9,894,407	305,858	3%
Charges for Service	9,829,055	9,829,055	86,675	1%
Interest	35,595	35,595	-	0%
Fund Balance Appropriation	-	1,409,667	-	0%
Transfer	250,890	250,890	-	0%
Miscellaneous	91,500	91,500	20,000	22%
TOTAL	$ 25,457,647	$ 27,014,850	$ 1,173,613	5%

Expenses	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Personnel	$ 15,488,112	$ 15,520,770	$ 3,733,924	24%
Operating	9,949,535	11,296,405	1,192,111	11%
Capital	20,000	197,675	-	0%
TOTAL	$ 25,457,647	$ 27,014,850	$ 4,926,035	18%

FY21 Q1 Budget-Actual Report | Enterprise Funds

Parking Services

Revenues	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Licenses and Permits	$ 323,000	$ 323,000	$ 30,061	9%
Charges for Service	2,759,200	2,759,200	187,987	7%
Interest	2,000	2,000	-	0%
Fund Balance Appropriation	111,433	360,171	-	0%
Miscellaneous	8,654	8,654	435	5%
TOTAL	$ 3,204,287	$ 3,453,025	$ 218,483	7%

Expenses	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Personnel	$ 934,651	$ 934,651	$ 147,321	16%
Operating	1,324,805	1,324,805	280,553	21%
Capital	30,000	278,738	7,314	3%
Transfer	914,831	914,831	-	0%
TOTAL	$ 3,204,287	$ 3,453,025	$ 435,188	13%

FY21 Q1 Budget-Actual Report | Enterprise Funds

Public Housing

Revenues	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Intergovernmental Revenues	$ 1,145,793	$ 1,145,793	$ -	0%
Charges for Service	1,029,048	1,029,048	212,624	21%
Interest	1,715	1,715	256	15%
Fund Balance Appropriation	-	1,500	-	0%
Miscellaneous	200	200	57	29%
TOTAL	$ 2,176,756	$ 2,178,256	$ 212,937	10%

Expenses	FY21 Original Budget	FY21 Revised Budget	FY21 Q1 YTD Actuals	FY21 Q1 Percentage Collected
Personnel	$ 1,216,397	$ 1,216,397	$ 287,771	24%
Operating	960,359	961,859	173,887	18%
Capital	-	-	-	0%
TOTAL	$ 2,176,756	$ 2,178,256	$ 461,658	21%