

12/08/2022

CP-22-6

Concept Plan Application

Status: Active

Date Created: Nov 23, 2022

Applicant

Jessie Hardesty hardesty@mcadamsco.com 621 Hillsborough St Suite 500 Raleigh, NC 27603 919.287.0824

Application Information

Project Name

UNC Health Eastowne

Existing Zoning District(s)

OI-3, OI-2, and MU-OI-1

Proposed Zoning District(s)

OI-3-CZ

Project Description

8-10 medical office buildings

Will the project require modifications to regulations?

Yes

Applicant Authorization

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

Proposed Entitlement Process

Conditional Zoning

Existing Use(s)

MOB and Head Start

Proposed Use(s)

Office (medical office buildings)

By checking the box, the applicant also confirms the current property owner(s) of the zoning lot(s)
involved are aware of this concept plan application.

V

Applicant Signature

Relationship to Property Owner

Jessica Hardesty 11/23/2022

Other

If other, please explain relationship to property owner.

Planning Consultant

If the applicant is an entity, provide detailed information regarding the principals of the entity.

Property Owner Information

Address / PIN of Lot Included in Proposal

9890800195, 9890800643, 9890802764, 9890803947, 9890807564, 9890911209

Property Owner Name

Health System Properties LLC

If the property owner is an entity, provide detailed information regarding the principals of the entity.

Simon George, VP of Real Estate and Development UNC Health Care

Property Owner Address

5221 PARAMOUNT PRWY STE 230 MORRISVILLE, NC 27560

Property Owner Email

Property Owner Phone

Simon.George@unchealth.unc.edu

N/A

Relationship to Applicant

Applicant is consultant

Site Conditions

Resource Conservation District (RCD)

Overlay Districts - Check all overlay districts that are present on the property, whether or not the project will intersect with them.

Jordan Buffer

 \mathbf{V}

8

Watershed Protection District (WPD)

100 Year Floodplain

Neighborhood Conservation District (NCD)

Historic District

Land Area

Net Land Area (NLA) (sq. ft.)

2.202.829

Land Disturbance

Proposed Land Disturbance Area, approximate in sq. ft.

1,742,400

Is land disturbance proposed in the Jordan Buffer?

Yes

Is land disturbance proposed in the RCD?

Yes

Will areas containing slopes 4:1 or greater be disturbed?

Not Sure

Proposed Impervious Surface Area, approximate in sq. ft.

1,555,092

Describe how existing conditions (like RCD, steep slopes, stormwater draining epatterns, trees, etc.) impact the site design. Please provide details for proposed erosion control and stormwater management.

There are RCD areas/streams located on site, with a pond that is to be drained and the RCD area will be redefined. The project will have some necessary stream crossings, but will otherwise preserve RCD to the maximum extent practicable. Details of erosion control and stormwater management are not known at this time.

Floor Area and Dwelling Units

Proposed New Buildings

8

Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.

Buildings will comply with setbacks. A max height of 120' will be requested.

Proposed Total Floor Area, approximate in sq. ft.

1,860,000

Proposed Total Dwelling Units

Residential Dwelling Units

0

Proposed Affordable Units

Proposed Residential Density

0

0

Are the units for sale or rent?

For sale

Describe how the proposal incorporates Inclusionary Zoning.

N/A

Buffers, Recreation, and Utilities

North: Proposed Type / Width (ft.)

Landscape Buffers

20 ft Type C

South: Proposed Type / Width (ft.)

East: Proposed Type / Width (ft.)

30' Modified

100 ft Type E

West: Proposed Type / Width (ft.)

Proposed Percent Tree Canopy Coverage

20 ft Type C

30%

Describe how the proposal compatible with the surrounding neighborhood and/or district.

Please see Project Narrative, Justification Statement, and Comp Plan Compliance Statements.

Recreation Space / Recreation Area

Proposed Combined Total Recreation Space / Recreation Area (sq. ft.)

N/A

Would the proposal include a request for a payment-in-lieu to meet recreation space requirements?

Utilities

Water

OWASA

Sewer

Solid Waste

OWASA

Private

Recycling

Private

Access, Circulation, and Parking

Location of Proposed Vehicular Access Point(s)

Eastowne Drive - see plan.

Describe any proposed road, transit, bicycle, or pedestrian improvements.

Road improvements are not known at this time.

Proposed Regular Vehicular Spaces

Proposed Accessible Parking Spaces

0

0

Proposed Loading Spaces

Proposed Bicycle Spaces

Describe how the proposal addresses traffic impacts or traffic and circulation concerns.

TBD

Describe how the proposal addresses fire access and emergency response.

TBD

Public Meeting Dates

Public Information Meeting

Stormwater Advisory Board

Community Design Commission (CDC)

Housing Advisory Board

Town Council

*		



NARRATIVE

UNC Health Eastowne

EXISTING CONDITIONS

The original Eastowne development was constructed with single and two-story office buildings in the 1970's and 1980's that are approaching the end of their useful life. The current site is strategically located adjacent to I-40 and 15-501 with the Phase 1 development being located at the western intersection of Eastowne Drive and 15-501. The first medical office building (MOB 1), completed in 2021, lies in the southwest corner of the site which is bound on the eastern and northern boundaries by a Resource Conservation District (RCD). A parking deck was constructed with MOB 1 and accommodates parking for both MOB 1 and future MOB 2. The balance of the "inner loop" consists of four office buildings and surface parking. The "Northern 20" is undeveloped.

PROJECT PLAN

The redevelopment project will consist of approximately 1,700,000 square feet of buildings total when complete. The buildings will be modern and energy efficient, constructed with a steel frame and skinned with attractive glass systems and complimented with architectural opaque cladding. The skin will be designed in consideration of the site's prominence at this gateway entrance into Chapel Hill and will be consistent with the UNC Health brand as well as the design of MOB 1.

MOB 2 will be built adjacent to the MOB 1 site and will optimize access for patients, and will be the second phase of a welcoming, urban gateway for this project and to the Town. Parking will be accommodated via the existing parking garage and limited accessible surface parking in close proximity to the second building. In order to promote walkability, pedestrian bridge will be installed across the newly enhanced stream created after the pond is drained. This pedestrian bridge will provide access across the RCD to the balance of the existing buildings and will allow staff to effectively move throughout the inner loop.

Future phases of the "inner loop" will front a "center green" that provides calming, natural views for patients, staff and visitors. The buildings will be oriented to maximize energy efficiency and views for patients and staff inside the facilities. A one-way loop around the center green will allow vehicles to drop off patients at the front entrances and then quickly move to vertical parking structures while providing a traffic calming measure due to its smaller cross section. There will ultimately be two internal roads that connect MOB 1 and MOB 2 to the balance of the inner loop. This road section will be designed for efficient movement of patients and visitors throughout the campus and will be phased as required once future phases are developed. The internal roads will be designed for both multimodal traffic.



GOALS AND OBJECTIVES

The primary goal of the project is to redevelop this site with modern, higher density medical, research and associated uses that allow UNC Health to meet the demands for both outpatient services while decompressing the medical center which will allow the ability to create more inpatient bed capacity. Moving and increasing the outpatient services from the medical center to Eastowne will allow UNC Health to provide a modern, welcoming, patient centered, family-friendly, care delivery system while simultaneously allowing for backfill of vacated space at main campus with inpatient beds.

The development will add a critical and significant component to the gateway into Chapel Hill along 15-501 and the Complete Community vision for this area. The projects will be a mixture of modern, sophisticated buildings that complement the architecture achieved at MOB 1 but will vary in size and scale as the needs are defined. Parking will be provided vertically by parking structures with architecture complementary of the adjacent buildings where visible form 15-501 or Eastowne Drive.

Connectivity via pedestrian, biking, vehicular and public transit will be provided to give patients, staff and visitors multiple ways to ingress and egress into the campus. It is our goal to create an inviting development that effectively and quickly gets patients parked and safely moving throughout the campus.

Project timing is also a critically important goal of the development. To stay competitive in the increasingly challenging healthcare landscape, UNC Health must be able to quickly adapt to the healthcare needs of the State. Building on UNC Health's superb relationship with the Town of Chapel Hill will be instrumental to reach our goal of a Fall 2023 construction start for MOB 2 as well as the flexibility we need to move rapidly as the healthcare landscape inevitably changes in the future.



Description of Public Art Proposal

UNC Health Eastowne

UNC Health has always been supportive of arts both public and private. We envision public art that is located at the main entrances to the Campus from Eastowne Drive with emphasis on the inner loop development. Public Art should complement our mission to improve the health and well-being of North Carolinians and others whom we serve, and reflect our focus on world changing research, and building an inclusive and equitable culture.

UNC Health commits to working with the Chapel Hill Cultural Arts Commission in the selection and placement of public art. UNC Health shall make the final artwork selection in concert with interior pieces that will aid our medical teams in promoting healing, health and wellness.

Working with local artists is preferred when suitable.



UNC HEALTH EASTOWNE > STATEMENTS OF COMPLIANCE

November 21, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: UNC Health Eastowne Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF JUSTIFICATION

The proposed zoning brings the subject parcels into greater conformance with the Town's Comprehensive Plan. The property is currently zoned OI-3, OI-2, and MU-OI-1, and OI-3 zoning is requested for all parcels to fulfill the themes and goals of the comprehensive plan elaborated on below. Land uses envisioned within the North 15-501 Corridor Sub-Area A include multifamily, shops & offices, commercial/office, and parks as primary uses and townhomes and institutional as secondary uses. A large portion of the land located in Sub Area A across 15-501 is planned as residential. The proposal for a medical office campus contributes to the mix of land uses desired in this area to create a well-rounded community. Statements below further support the case for the requested OI-3 zoning district.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

The UNC Health Eastowne submittal is proposed in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration.

THEME 1: A PLACE FOR EVERYONE

UNC Health Eastowne will meet the following goals under Theme 1:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses.
- A welcoming and friendly community that provides all people with access to opportunities

Redevelopment of this site will add new medical offices to the Town's inventory. The new medical offices will allow for improved levels of medical service to the citizens of Chapel Hill and surrounding areas. The master plan has been designed to emphasize green space internal to the development and integrate into the surrounding community. Development of this site will provide an abundance of job opportunities in a well-designed, welcoming medical campus. Development of the site will also include structured parking which will allow for vertical development of the parcel to lessen the environmental impacts typically caused by areas of sprawling surface parking with associated land disturbance and run-off.

UNC HEALTH EASTOWNE > STATEMENTS OF COMPLIANCE

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

UNC Health Eastowne meets the following goals under Theme 2:

- Foster success of local businesses
- Promote a safe, vibrant, and connected (physical and person) community

Development of new, energy-efficient modern medical office facilities will add to the prosperity of the Chapel Hill community by allowing denser non-residential growth in the North 15-501 corridor. The UNC Health System will be able to expand to provide jobs to many Chapel Hill residents and attract new residents as well.

THEME 3: GETTING AROUND

UNC Health Eastowne meets the following goals under Theme 3:

- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation
- Connect to a comprehensive regional transportation system
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system

This redevelopment project is located adjacent to an existing major transportation corridor, US 15-501, which will allow for easy ingress and egress. Additionally, it is located along an existing bus route to promote and support alternative means of transportation. The project will provide a pedestrian network including greenways and sidewalks to allow for connectivity within and outside of the medical campus. This project supports the initiative to create a connected community by linking neighborhoods through various means of transportation.

THEME 4: GOOD PLACES, NEW SPACES

UNC Health Eastowne meets the following goals under Theme 4:

- A development decision-making process that provides clarity and consistency with the goals of the Chapel
 Hill 2020 comprehensive plan
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students
- Open and accessible common spaces for community gathering, cultural uses, and community development
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment

The UNC Health Eastowne development will add new, modern medical offices to a site that is currently occupied by older, obsolete buildings. The new buildings will be designed to meet the requirements of the Land Use Management Ordinance which will allow for the development of interesting buildings and spaces to serve the

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UNC HEALTH EASTOWNE > STATEMENTS OF COMPLIANCE

citizens of Chapel Hill and surrounding areas. It will contribute to the mix of land uses envisioned for the North 15-501 Corridor, balancing the planned residential developments across 15-501 with the non-residential UNC Health Eastowne component. The development plans to incorporate a central green space as a spine to the development that correlates with the planned green space in Parkline East, creating a well-connected community.

THEME 5: NURTURING OUR COMMUNITY

UNC Health Eastowne meets the following goals under Theme 5:

- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect
 wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces
 could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and
 connecting various properties such as riparian lands, etc.
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic

Redevelopment of the subject parcel will enable the construction of upgraded structures, as well as an upgrade on all associated site improvements, such as stormwater controls, impervious surfaces, landscaping, open spaces, etc. While some stream crossings will be necessary, UNC Health Eastowne will strive to protect a majority of the environmentally sensitive areas on site and commit to maintaining open space throughout the development. Pedestrian and bicycle routes will be provided throughout and connect to the overall transportation system to provide alternative means of transportation that support the climate action goals of the Town.

THEME 6: TOWN AND GOWN COLLABORATION

UNC Health Eastowne meets the following goals under Theme 6:

- The University, the UNC Health Care System, and the Town will coordinate closely to manage development in ways that respect history, traditions, and the environment while fostering revitalization and innovation
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities

Modern medical office facilities will allow UNC Health Care to better attract talent to keep them in and around Chapel Hill after graduation. The new buildings will also meet all accessibility requirements so that all citizens are able to utilize the facility without the issues typically found in older office buildings. The project promotes easy access for students and residents to health care centers, public services, and creates a platform for more active lifestyle opportunities.



UNC HEALTH EASTOWNE > STATEMENTS OF COMPLIANCE

Sincerely,

MCADAMS

Jessie Hardesty

Planner II, Planning + Design

Jessie Hardesty

UNC HEALTH EASTOWNE

EASTOWNE DRIVE CHAPEL HILL, NC, 27560

CONCEPT PLAN

PROJECT NUMBER: UNH22001 DATE: NOVEMBER, 21 2022

GENERAL NOTES

- EXISTING FARM POND IS TO BE DRAINED. REMAINING STREAM LOCATIONS TO BE DETERMINED ONCE RE-ESTABLISHED. THE RESULTING STREAMS AND PROPOSED STREAM ENHANCEMENT PROJECT DOWNSTREAM OF THE EXISTING POND DAM WILL BE SUBJECT TO A COINCIDENT 50-FOOT WIDE JORDAN RIPARIAN BUFFER AND RCD.
 STREETS AND/OR ACCESS POINTS ON EASTOWNE DRIVE MAY BE REQUIRED TO SHIFT TO
- ADDRESS THE FINAL INTERNAL BLOCK LAYOUT OR TO ACCOMMODATE
 TRANSPORTATION/TRAFFIC STUDY AND DESIGN REQUIREMENT BY NCDOT AND/OR THE TOWN.
 FINAL ALIGNMENTS TO BE DETERMINED WITH THE FINAL PLAN (ZCP).

 3. IMPROVEMENTS SHOWN ON US HWY 15-501, EASTOWNE DRIVE IN THE PROXIMITY OF THE
- INTERSECTIONS WITH US HWY 15-501 AND DOBBINS DRIVE ARE SUBJECT TO THE REVIEW AND APPROVAL OF NCDOT.

 4. STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT NARRATIVE SUBMITTED WITH THE CONDITIONAL ZONING APPLICATION. FINAL
- LOCATIONS AND DESIGNS OF THE STORMWATER CONTROL MEASURES WILL BE DETERMINED WITH THE FINAL PLAN (ZCP) SUBMITTAL.

 5. EXISTING BUILDINGS AND SURFACE PARKING LOTS MAY REMAIN IN USE AS NEEDED DURING THE DEVELOPMENT OF THE PROJECT.

 6. PROPOSED CROSSINGS AND IMPACTS TO THE RCD SHOWN ON THE CONCEPTUAL PLAN ARE
- 6. PROPOSED CROSSINGS AND IMPACTS TO THE RCD SHOWN ON THE CONCEPTUAL PLAN ARE APPROVED AS PART OF THE CZ APPROVAL AND WILL MEET THE REQUIREMENTS OF LUMO SECTION 3.6.3-2 PERMITTED USES IN THE RCD AND SEC. 3.6.3.(G) STANDARDS FOR DEVELOPMENT IN THE RCD. DETAILED DESIGN OF THE CROSSINGS OR OTHER IMPACTS TO BE PROVIDED WITH THE FINAL PLAN (ZCP) SUBMITTAL.
- 7. PROPOSED MULTI-USE PATH, OR GREENWAY, MAY BE CONSTRUCTED IN THE OUTER 20-FEET OF THE JORDAN RIPARIAN AND RCD BUFFERS.

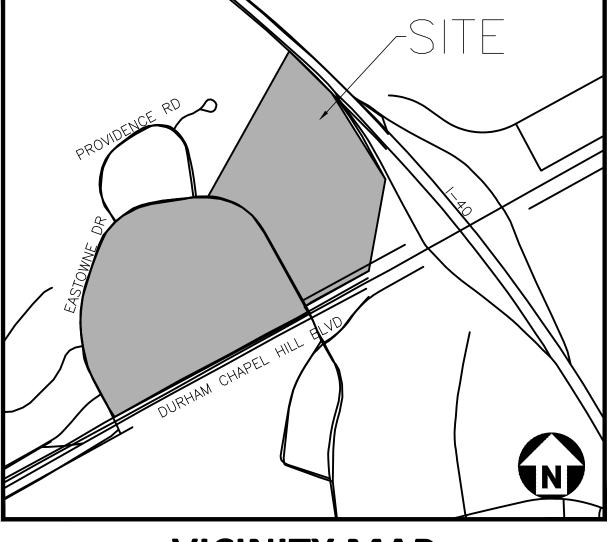
 8. THE PROPOSED CENTER GREEN WILL BE A MINIMUM OF 60,000 SQUARE FEET, ADA ACCESSIBLE, INCLUDE HARDSCAPE AND LANDSCAPE AREAS AND MAY INCLUDE UN-ENCLOSED ROOFED OR
- 9. PHASING OF THE DEVELOPMENT WILL BE DETERMINED DEPENDING ON THE NEEDS OF UNC HEALTHCARE. ADDITIONAL PHASE SPECIFIC TRAFFIC STUdies may be required to identify phase specific traffic improvements required.

SHEET INDEX

C0.00 COVER SHEET
C1.00 EXISTING CONDITIONS
C1.01 AREA MAP
C2.00 CONCEPT SITE PLAN
C3.00 STREET SECTIONS

SITE DATA

YSICAL ADDRESS	400 EASTOWNE DR				
VNER	HEALTH SYSTEM PROPERTIES, LLC				
N	9890800195, 9890800643, 9890802764, 9890803947, 9890807564, 9890911209				
ISTING ZONING	OI-3, OI-2, MU-OI-:	1			
OPOSED ZONING	OI-3-CZ				
T LAND AREA (SQ FT)	2,202,829				
EDITED STREET AREA (SQ FT)	220,283				
OSS LAND AREA (SQ FT)	2,423,112				
EA IN RCD (SQ FT)	288,974				
EA IN FLOODPLAIN (SQ FT)	102,752				
OPOSED BUILDING HEIGHT (MAX)	120 FT				
OOR AREA					
ISTING FLOOR AREA (SQ FT)	228,000				
OOR AREA TO BE REMOVED (SQ FT)	78,000				
W FLOOR AREA (SQ FT)	1,710,000				
TAL FLOOR AREA (SQ FT)	1,860,000				
AX FAR (FA/GLA)	.566				
OPOSED FAR (FA/GLA)	.770				
IILDING SETBACKS	REQUIRED PROPOSED				
REET	0'	22'			
TERIOR	0'	8'			
LAR	0'	9'			
PERVIOUS					
ISTING IMPERVIOUS (SQ FT)	403,365				
ISTING IMPERVIOUS TO BE MOVED (SQ FT)	268,329				
W IMPERVIOUS	1,420,056				
TAL IMPERVIOUS	1,555,092				
IFFERS	REQUIRED	PROPOSED			
-501	30' TYPE D	30' MODIFIED			
STOWNE DRIVE	20' TYPE C	20' TYPE C			
40	100' TYPE E	100' TYPE E			
RKING					
ISTING SPACES	1,629				
ACES TO BE REMOVED	600				
NIMUM PARKING IN OI-3	N/A				
OPOSED PARKING RATIO	4.5 SPACE PER 1000 SQ FT				



VICINITY MAP

John R. McAdams Company, Inc. 621 Hillsborough Street Suite 500 Raleigh, NC 27603 phone 919. 361. 5000 fax 919. 361. 2269

www.mcadamsco.com

license number: C-0293, C-187

CONTACT

WILLIAM H. DERKS, PE derks@mcadamsco.com PHONE: 919. 632. 0570

CLIENT

SIMON GEORGE, VP OF REAL ESTATE &
DEVELOPMENT
211 FRIDAY CENTER DRIVE
CHAPEL HILL, NORTH CAROLINA, 27571
PHONE: 984. 974. 5388

PROJECT DIRECTORY

DCI LLC

DAVID PARKER

VICE PRESIDENT

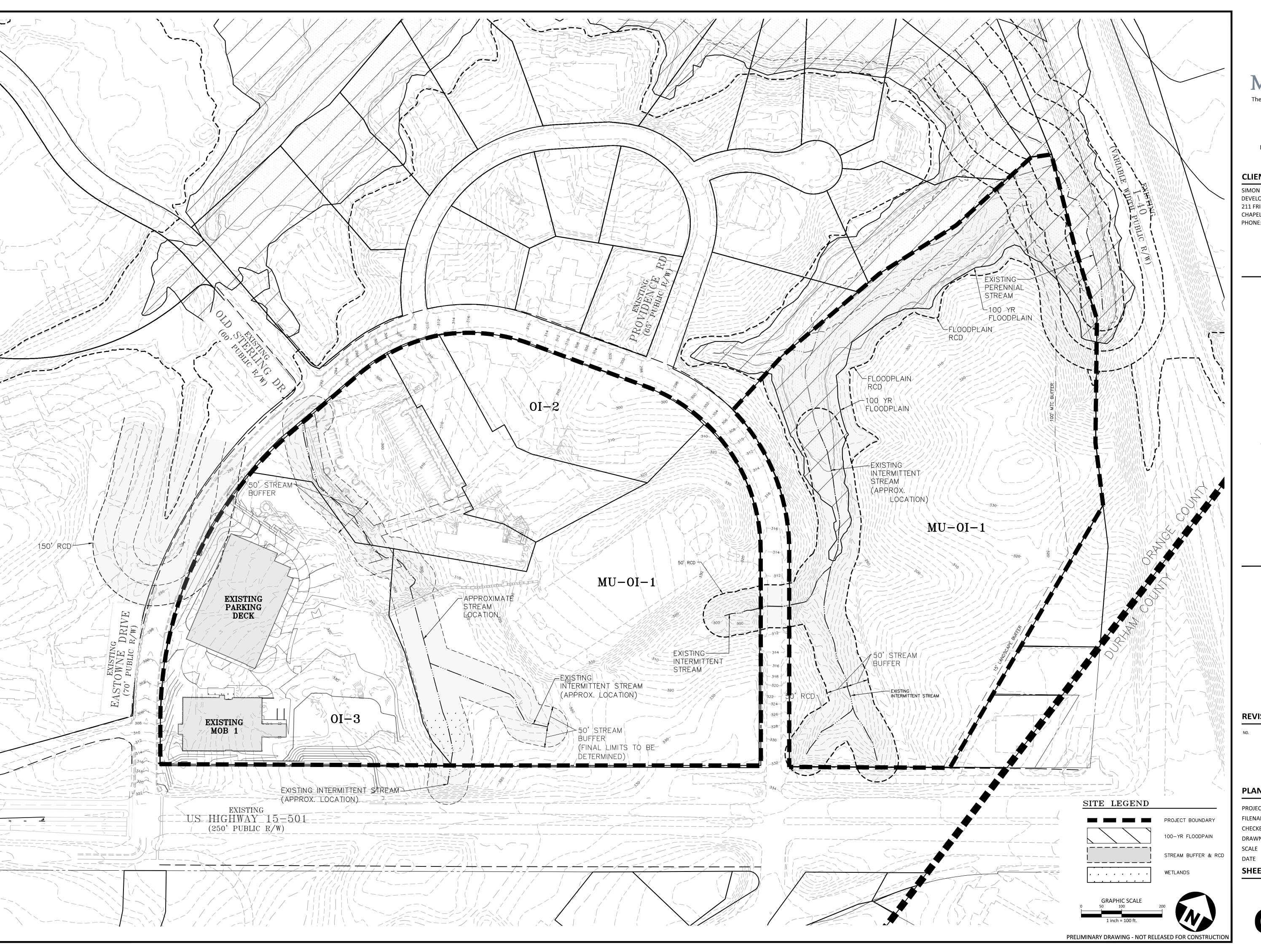
ANDY KING PARTNER GESTALT ARCHITECTURE + DESIGN PLLC

REVISIONS

NO. DATE

CONCEPT PLAN FOR:

UNC HEALTH EASTOWNE CHAPEL HILL, NORTH CAROLINA PROJECT NUMBER: UNH-22001





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211 FRIDAY CENTER DRIVE CHAPEL HILL, NORTH CAROLINA, 27571 PHONE: 984.974.5388

REVISIONS

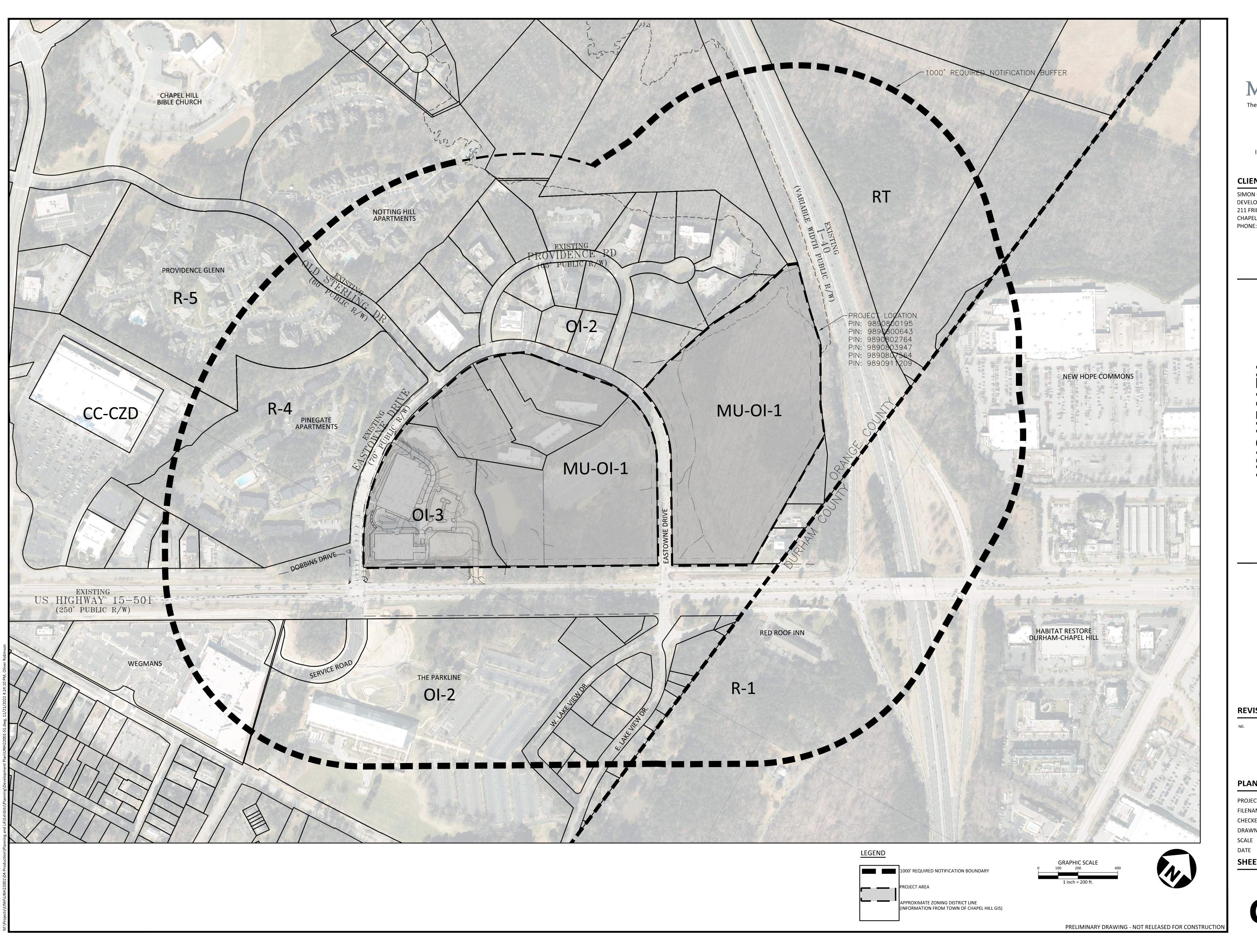
PLAN INFORMATION

FILENAME CHECKED BY DRAWN BY SCALE 1"=100'

SHEET

EXISTING CONDITIONS

11. 21. 2022





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REVISIONS

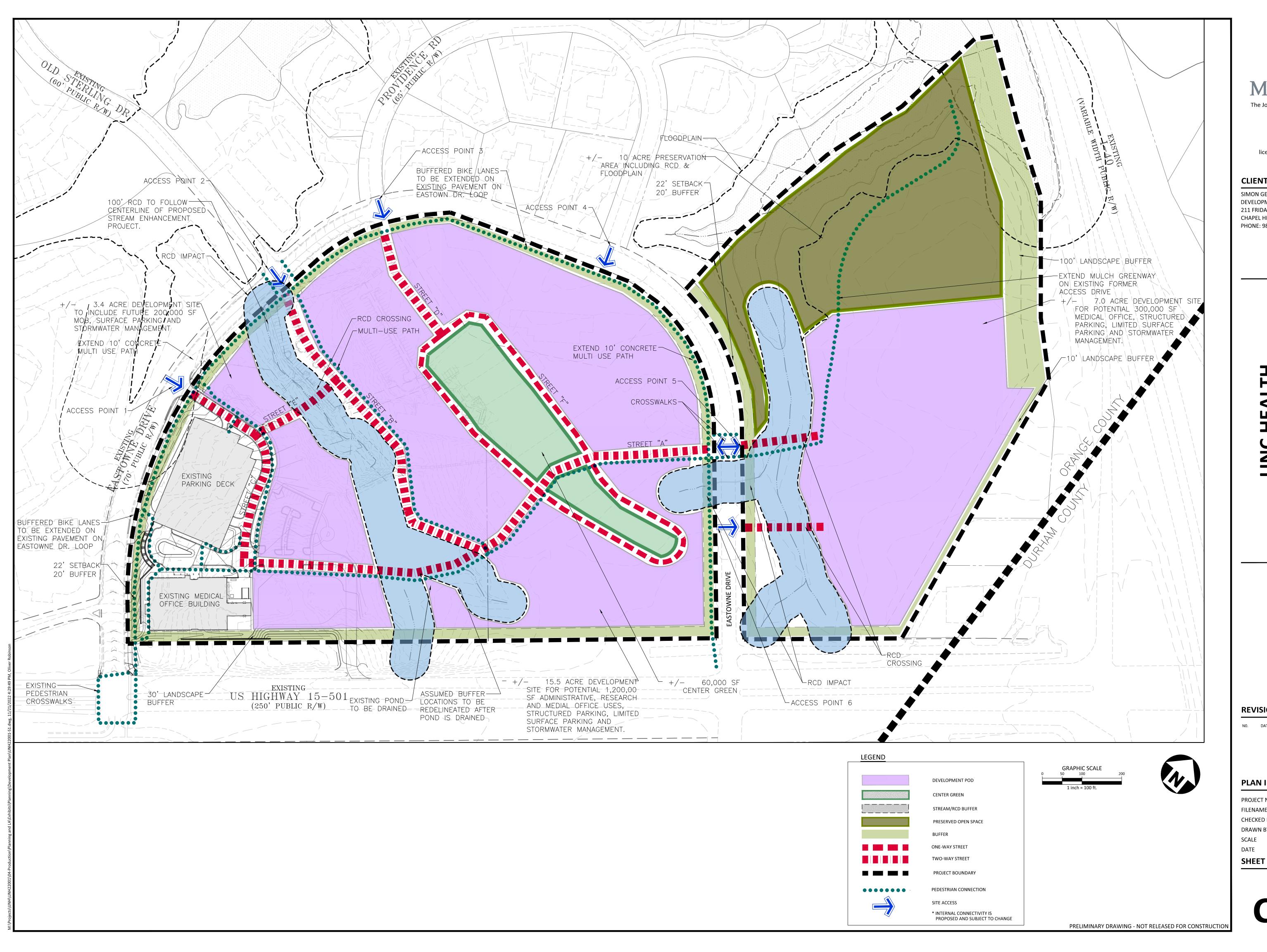
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PLAN INFORMATION

PROJECT NO. UNH-22001 FILENAME CHECKED BY DRAWN BY SCALE 1"=200' 11. 21. 2022

SHEET

AREA MAP





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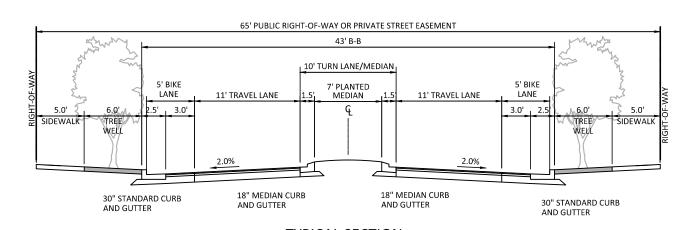
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NO. DATE

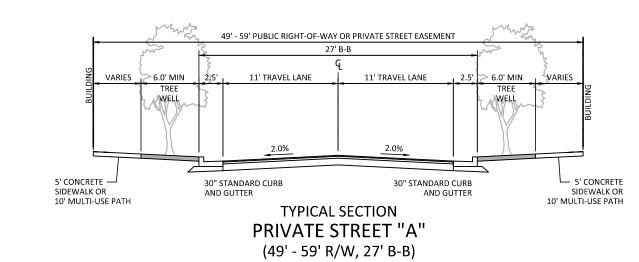
PLAN INFORMATION

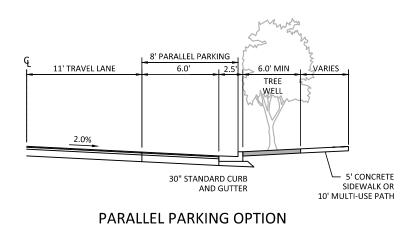
PROJECT NO. UNH-22001 FILENAME UNH22001-S1 CHECKED BY DRAWN BY SCALE 1"=100' DATE 11. 21. 2022

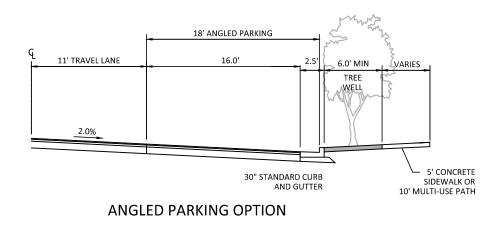
> **CONCEPT PLAN**

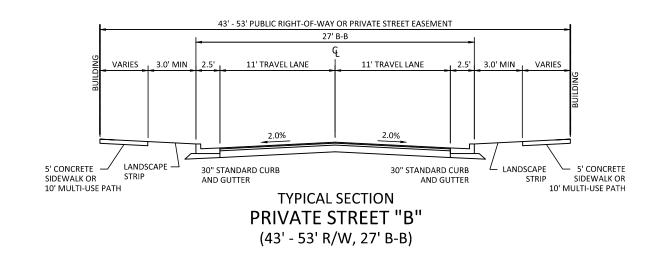


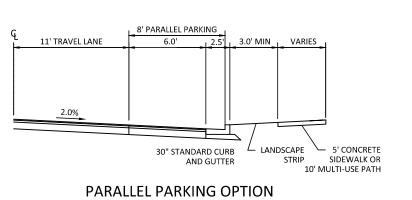
TYPICAL SECTION
PRIVATE STREET-WITH MEDIAN
(65' R/W, 43' B-B)

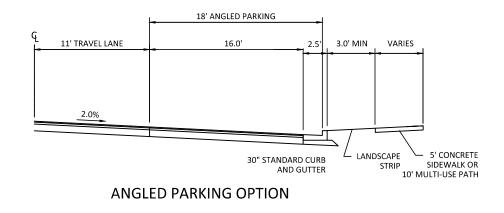


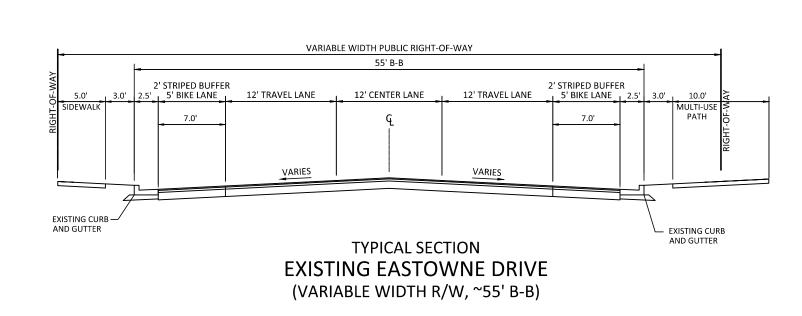














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PHONE: 984.974.5388

EASTOWNE DRIVE

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. UNH-22001

FILENAME UNH22001-SECTIONS

CHECKED BY WHD

CHECKED BY WHD

DRAWN BY OR

SCALE 1"=10'

DATE 11. 21. 2022

SHEET
STREET
SECTIONS

C3.00



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

December 18, 2017

Mr. William H. Derks McAdams 2905 Meridian Parkway Durham, NC 27713 Derks@mcadamsco.com

RE: Stream Determination for Parcel ID #9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764 (Eastowne Office Park – 100, 600, 700 Eastowne Drive, Chapel Hill, NC)

Dear Mr. Derks:

As requested, the Town Public Works Department has performed a stream determination for the properties identified above. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the properties in question or on nearby properties. These streams and their classifications are shown on the accompanying 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 these properties, 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/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances.

Regards,

Allison Schwarz Weakley Stormwater Analyst

AllisonWeakley



Town Staff Signature

PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

STREAM DETERMINATION SITE VISIT RESULTS

Property Information				
Parcel ID Number (PIN)	Address / Location Description			
9890-80-7564	Eastowne Drive			
9890-80-0195	100 Eastowne Drive			
9890-80-0643	600 Eastowne Drive			
9890-80-2764	700 Eastowne Drive			

9890-80-0643	600 Eastowne Drive
9890-80-2764	700 Eastowne Drive
These are the results of a site visit t conducted on 12/12/2017 & 12/14/2	to the properties listed above for a stream determination 017 by Town Staff:
☐ No perennial, intermittent, or ep on or near the property(ies) in questi	hemeral streams or perennial waterbodies were identified on.
Perennial, intermittent, or epheror near the property(ies) in question	neral streams, or perennial waterbodies, were identified on and shown on the attached map(s).
Riparian Buffers, and their approxi	Town flow classifications, presence of Jordan Watershed mate locations is attached. Origins or breakpoints that marked on the map. Stream classification forms and are also attached.
Other conditions exist which may af Jordan Watershed Riparian Buffer:	fect the location of the Resource Conservation District or
	ne area. Precise location of the Base Flood Elevation and strict must determined by a field survey commissioned by
	ittent stream are piped in the area, as shown on the map. ciated Jordan Watershed Riparian Buffer.
	have been identified in the area. A formal review by a Wetland Delineation is recommended.
AllisonWeakley	
	12/18/2017

Version 8/26/2013

Date

Stream Determination Area Map

Unclassified Stream
Ephemeral Stream
Intermittent Stream
Perennial Stream
Culverts
2-foot Contours
10-foot Contours
Buildings
Parcels

Subject Property

Possible Jurisdictional Wetlands
Perennial Waterbody
Approximate Jordan Buffer

Ephemeral BreakpointIntermittent Breakpoint

Perennial Breakpoint

Address: 100, 600, 700 Eastowne Drive,

Chapel Hill, NC

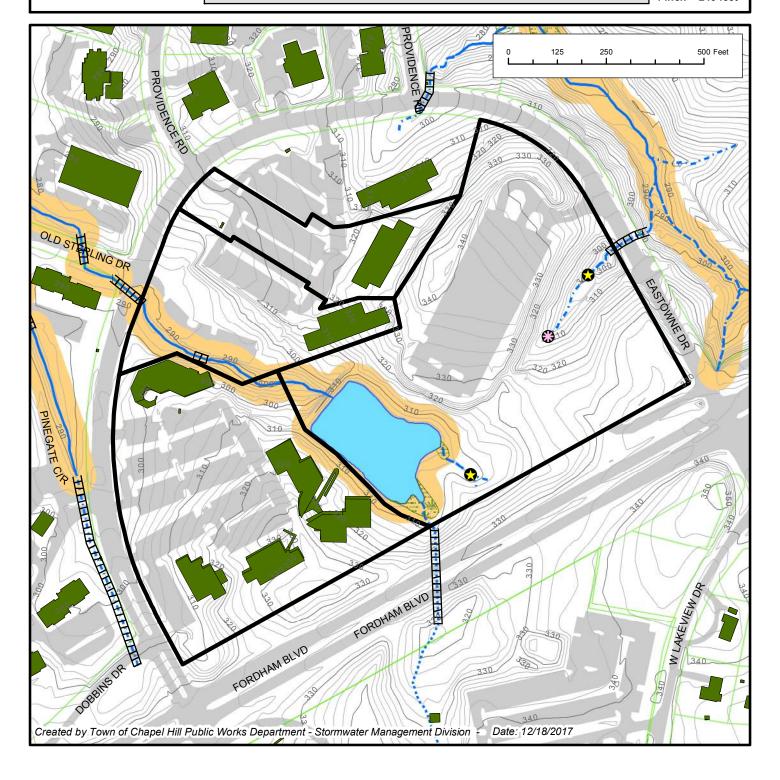
Parcel ID: 9890-80-7564, 9890-80-0195,

9890-80-0643, 9890-80-2764

Stream and wetland 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.



1 inch = 245 feet



USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

0 150 300 450 600 Feet

Address: 100, 600, 700 Eastowne Drive, Chapel Hill, NC

Parcel ID: 9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764

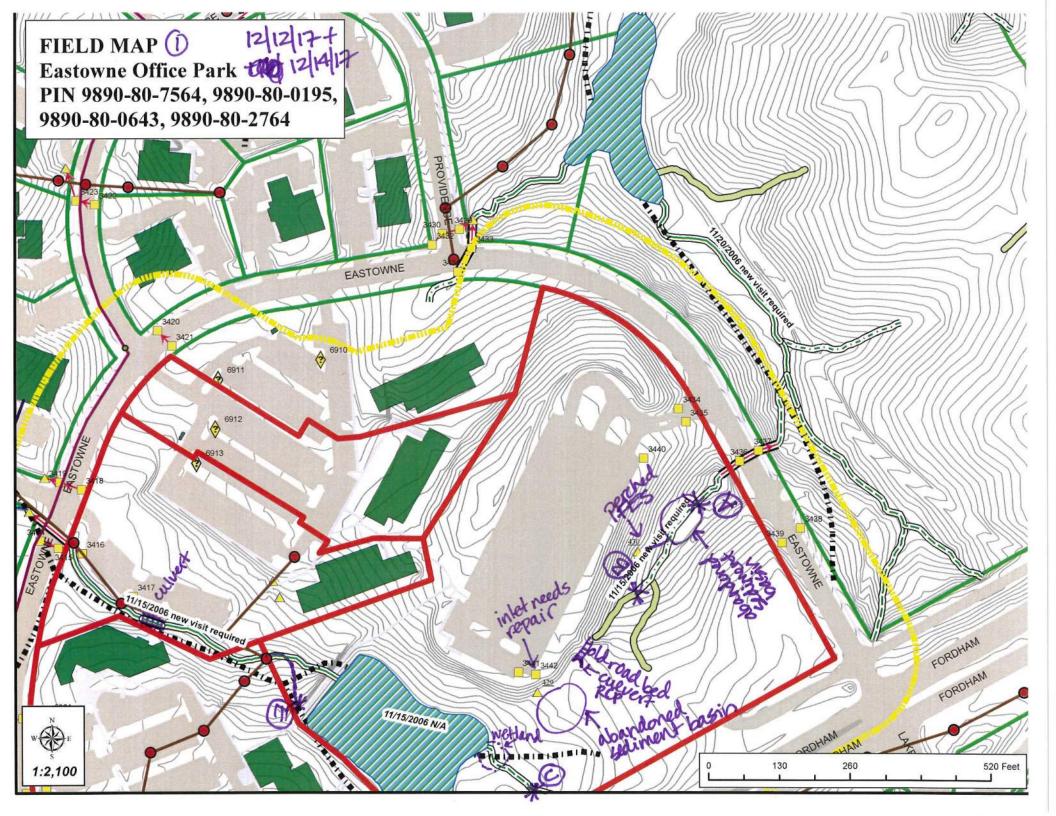


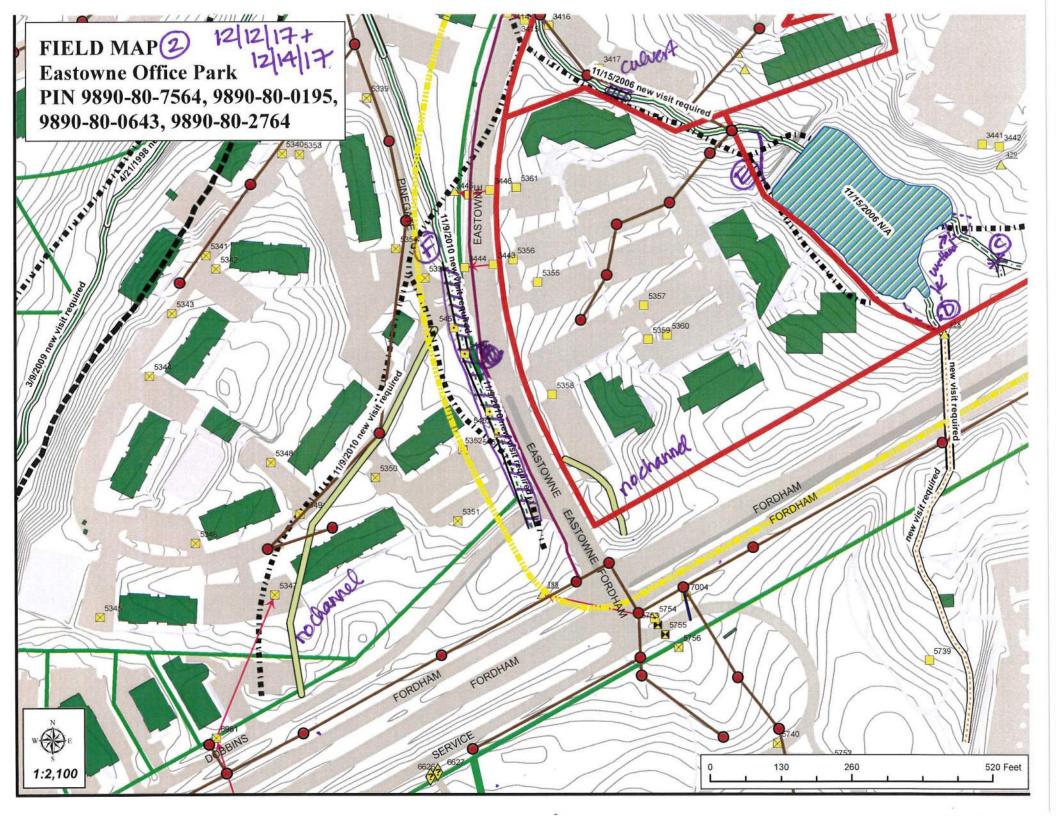
1 inch = 500 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 12/18/2017









Feature A

NC DWQ Stream Identification Form	Version 4.11	- 1	, -	
Date: 2 2 7	Project/Site:	astowne Hice Parl	Latitude: 35	5.95
Evaluator: Weakley & Salat	County: O(inge	Longitude:	79.004
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determin	nation (circle one) mittent Perennial	Other e.g. Quad Name:	
A. Geomorphology (Subtotal = 10.5)				
	Absent	Weak	Moderate	Strong
1ª. Continuity of channel bed and bank	0	1	€(2)	3
2. Sinuosity of channel along thalweg	0	1)->	2	3
In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	(1)	2	3
4. Particle size of stream substrate Gift Gand	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
B. 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:	10.0001
artificial ditches are not rated; see discussions in manual	-			
3. Hydrology (Subtotal = <u>6,5</u>)				
2. Presence of Baseflow	0	(1)	2	3
3. Iron oxidizing bacteria	(0)	1	2	3
14. Leaf litter	1.5	1	(0.5)	0
5. 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:	
C. Biology (Subtotal =()				auger v
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 NOVE	0	FACW = 0.75; OE	BL = 1.5 Other = 0	
*perennial streams may also be identified using other methods	. See p. 35 of manual		The could have	
Notes: amphipods + lots of is	ODOAS			
sediment basin à en Drive (east, side). Le	cdam lo	elow about v	undoned inder to	stowne
from upstream.	ots of su	diment	being e	deposite
CV CV				

Feature (B)

NC DWQ Stream Identification Form	n Version 4.11	Cachallal	, ca	ivi e Co
Date: 12 12 17	Project/Site:	office Pack	Latitude: 3	5.95
Evaluator: Weakley & Salat	County: ()(anae	Longitude: _ '	79.004
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determ	ination (circle one) ermittent Perennial	Other e.g. Quad Name:	
A C	Abassi	Mode	Madauata	Ctuama
A. Geomorphology (Subtotal = 4)	Absent	Weak	Moderate	Strong
1 ^{a.} Continuity of channel bed and bank 2. Sinuosity of channel along thalweg	0	(1)	2	3
3. In-channel structure: ex. riffle-pool, step-pool,		2(1)		3
ripple-pool sequence		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	(N	0 = 0	Yes	= 3
artificial ditches are not rated; see discussions in manual				
B. Hydrology (Subtotal =)				
12. Presence of Baseflow	(0)	1	2	3
	(0)	1	2	3
13. Iron oxidizing bacteria 14. Leaf litter	1.5	1	0.5	(0)
	(0)	0.5	1	1.5
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles 17. Soil-based evidence of high water table?		0.5	Yes	1.000000
4. Dec 20 1. Company 1. Dec 20 1. D		10-0)	165	- 3
C. Biology (Subtotal =) 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		1	2	3
22. Fish	8	0.5	1	1.5
	8		1	
23. Crayfish	8	0.5	1	1.5
24. Amphibians	8	0.5	1.	1.5
25. Algae	0	0.5 FACW = 0.75; OB	1 - 15 00	1.5
26. Wetland plants in streambed VONE	1.0.05.6		L = 1.5 Other = t	3
*perennial streams may also be identified using other metho	ods. See p. 35 of manu	ial.		
Notes:				
Ckataba				
Sketch:	_			
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	(00)		3	3
and Og.	XX		2	3
De Gora	don	-	7	3
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4 (0)		4///	0	3
8		1///	(X)	7
		1	8	—
9		SAY Y		//
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1 / 0 %		SEZ B		
S-5		हेर्डु डे		
		To de se		

NC DWQ Stream Identification Form Version 4.11 Date: Project/Site: Latitude: County: Evaluator: Longitude: **Total Points:** Stream Determination (circle one) Other Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* Absent Weak Moderate Strong A. Geomorphology (Subtotal = 1a. Continuity of channel bed and bank 2 0 3 2 2. Sinuosity of channel along thalweg 0 1 3 3. In-channel structure: ex. riffle-pool, step-pool, 0 1) 2 3 ripple-pool sequence 0 2 3 4. Particle size of stream substrate 1 2 5. Active/relict floodplain 0 1 3 2 3 6. Depositional bars or benches 0 1 2 7. Recent alluvial deposits 0 3 8. Headcuts 0 1 3 9. Grade control 0 0.5 1 1.5 0.5 10. Natural valley 0 1 1.5 11. Second or greater order channel No = 0Yes = 3artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = POOK @ base a 12. Presence of Baseflow (1 2 3 13. Iron oxidizing bacteria 0 3 1 0.5 14. Leaf litter 1.5 1 0 0.5 1.5 15. Sediment on plants or debris 0 16. Organic debris lines or piles 0 0.5 1.5 No = 0(Yes = 3 17. Soil-based evidence of high water table? C. Biology (Subtotal = 18. Fibrous roots in streambed 2) 0 3 0 19. Rooted upland plants in streambed 2 1 20. Macrobenthos (note diversity and abundance) 0 1 2 3 0 2 3 21. Aquatic Mollusks 0 22. Fish 0.5 1.5 1 23. Crayfish 0 0.5 1 1.5 24. Amphibians 0) 0.5 1.5 25. Algae 0.5 1 1.5 0 26. Wetland plants in streambed Lycopus Control FACW = 0.75; OBL = 1.5 Other = 0 *perennial streams may also be identified using other methods. See p. 35 of manual. Notes: amphipods isopods incH Sketch:

283

wetland

A S

NC DWO Stream Identification Form Version 4.11 Date: Project/Site: Latitude: County: Longitude: Evaluator: **Total Points:** Stream Determination (circle one) Other Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* A. Geomorphology (Subtotal = Absent Weak Moderate Strong 1a. Continuity of channel bed and bank 1 0 3 2) 3 2. Sinuosity of channel along thalweg 0 1 3. In-channel structure: ex. riffle-pool, step-pool, 0 1) 2 3 ripple-pool sequence gravel, Golt 0 1 2 3 4. Particle size of stream substrate 2 3 5. Active/relict floodplain 0 2 3 6. Depositional bars or benches 0 1) 17-> 2 3 7. Recent alluvial deposits 0 0 1 2 3 8. Headcuts 1.5 9. Grade control (0) 0.5 1 0.5 1 10. Natural valley 0 1.5 No = 0Yes = 311. Second or greater order channel a artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = 12. Presence of Baseflow Water Present 0 1 2 3 0) 2 3 13. Iron oxidizing bacteria 1 0.5 0 14. Leaf litter 1.5 1 1.5 15. Sediment on plants or debris 0 0.5 0 1) 1.5 16. Organic debris lines or piles 0.5 No = 0(Yes = 3) 17. Soil-based evidence of high water table? C. Biology (Subtotal = 2 0 18. Fibrous roots in streambed 3 0 19. Rooted upland plants in streambed 1 2 0 (1 2 3 20. Macrobenthos (note diversity and abundance) 0 2 3 21. Aquatic Mollusks 0 1.5 0.5 1 22. Fish 23. Crayfish 0 0.5 1 1.5 24. Amphibians 0 0.5 1 1.5 1.5 0.5 25. Algae 0 26. Wetland plants in streambed ryne in channel FACW = 0.75; OBL = 1.5 Other = 0 *perennial streams may also be identified using other methods. See p. 35 of manual. Sketch: Feature begins e

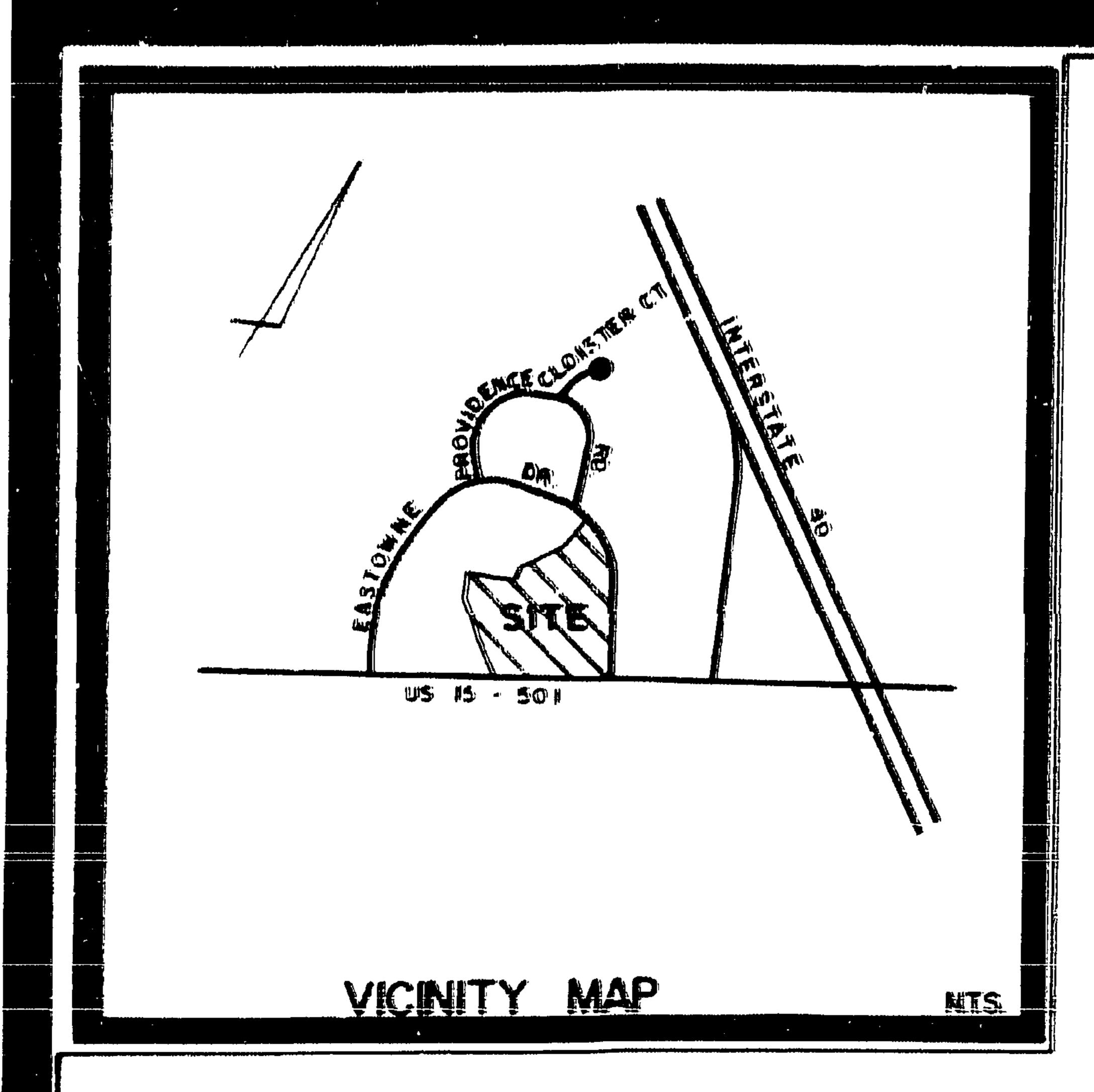
Feature (

NC DWQ Stream Identification Form Version 4.11 Project/Site: Latitude: Date: County: Longitude: -Evaluator: **Total Points:** Stream Determination (circle one) Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* A. Geomorphology (Subtotal = Weak Moderate Strong Absent 1a. Continuity of channel bed and bank 0 2 3 2. Sinuosity of channel along thalweg 3 0 1 3. In-channel structure: ex. riffle-pool, step-pool, 1) 2 3 0 ripple-pool sequence 2 3 4. Particle size of stream substrate 165 of 61+ 0 1 2 3 5. Active/relict floodplain 0 1 1 3 0 6. Depositional bars or benches 2 3 0 7. Recent alluvial deposits 0 1 3 8. Headcuts 0.5 1.5 1 9. Grade control 0 0 0.5 1.5 10. Natural valley 11. Second or greater order channel (No = 0 Yes = 3artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = 12. Presence of Baseflow Water throughout (3) 2 0 13. Iron oxidizing bacteria cement (0) 1 2 3 & downstream 0.5 0 1.5 14. Leaf litter 1.5) 0 0.5 15. Sediment on plants or debris C(1) 1.5 16. Organic debris lines or piles 0 0.5 Yes = 3 17. Soil-based evidence of high water table? No = 0C. Biology (Subtotal = 0 18. Fibrous roots in streambed 3 1 0 3 2 1 19. Rooted upland plants in streambed 1 2 3 20. Macrobenthos (note diversity and abundance) 21. Aquatic Mollusks 0 (1) 2 3 1 1.5 0.5 22. Fish 0) (0.5) 1 1.5 23. Crayfish 0 0.5 1 1.5 24. Amphibians 1.5 0.5 25. Algae 26. Wetland plants in streambed MWAANA FACW = 0.75; OBL = 1.5 Other = 0 *perennial streams may also be identified using other methods. See p. 35 of manual Notes: Douch shall agreetic worm Sketch: Feature begins c headcut below dam & ends e culvert a Eastowne Dr. Water throughout, w/ active flow.

201712141313

Feature 1

NC DWQ Stream Identification Form Version 4.11 Date: Project/Site: Latitude: Evaluator: County: Longitude: **Total Points:** Stream Determination (circle one) Other Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* A. Geomorphology (Subtotal = Absent Weak Moderate Strong 1a. Continuity of channel bed and bank 3 0 2. Sinuosity of channel along thalweg 0 1 2 3 3. In-channel structure: ex. riffle-pool, step-pool, (2 3 0 1 ripple-pool sequence 4. Particle size of stream substrate Cobole, Named 0 1 2 3 5. Active/relict floodplain 0 1 2 3 6. Depositional bars or benches 0 1 3 7. Recent alluvial deposits 0 1 2 3 8. Headcuts 0 1 3 9. Grade control 0.5 1 1.5 10. Natural valley 0 0.5 1 1.5 11. Second or greater order channel No = 0Yes = 3 a artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = 12. Presence of Baseflow 3 1 13. Iron oxidizing bacteria 0 1 2 3 14. Leaf litter 1.5 1 0.5 0.5 15. Sediment on plants or debris 0 1 1.5 16. Organic debris lines or piles 0 0.5 1) 1.5 17. Soil-based evidence of high water table? No = 0Yes = 3 C. Biology (Subtotal = 18. Fibrous roots in streambed 3 2 0 19. Rooted upland plants in streambed 3 2 1 0 20. Macrobenthos (note diversity and abundance) 2 3 0 1 21. Aquatic Mollusks 0 2 3 22. Fish 0 0.5 1 1.5 0 23. Crayfish 0.5 1.5 1 24. Amphibians 0 0.5 1.5 1 25. Algae 0.5 1.5 FACW = 0.75; OBL = 1.5 Other = 0 26. Wetland plants in streambed mone *perennial streams may also be identified using other methods. See p. 35 of manual. beatles 1600timen Apts. Active flow discharging from culvert during site visit. Lots of gravel deposition & sand sitt.



STATE OF MORTH CAROLINA
WAKE COUNTY

RILS:-1356 (MC.)

WARE COUNTY

II, GAYLE LAMB PRINCE, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY.

THAT A.E. PRINCE, A REGISTERED LAMD SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES 4 - 29 - 97

WITNESS MY HAND AND SEAL THIS 25 DAY

Hayle L. MichoTARY PUBLIC

This certifies the undersigned is (we) the monar(s) of the proberry shown emission having ecquired title therese by dead(s) recorded in the Office of the Register of Deeds of Wake County, North Careline, or atherwise, as shown below and that he submission of this plat or map for approval II (we) do dedicage to the City of Releighter bubble use ell streets, eccements, rights of way and parks shown thanks for all lawful outposes to which the City may devete or ellow the signe to be used and upon exceptance thereof in accordence with all etty policies, ordinantes and regulations or conditions of the City of Rejeigh for the Somefix of the public, said dedication shall be irrevecedby; propland, any dedication of easements for storm drainage are adjusted to the City of Releigh but are irrevocably made to the Autogreent current of any and all properties shown hereen for their use bed benefit subject to conditions of subsections (b) (d) (d) and (f) 26 Section 1 and Section 4 of the "City Sterm Dysenege Policy" (Resoliption 1970-742 on the some may be from time to time emended).

Book No. Projectly Comer(s)

NORTH CAROLINA-ORANGE COUNTY


The foregoing certificate(h) of Boyle L. Phince

Kotary Public of the designated governmental units is/ase certified to be correct.

Filed for registration on the 9 day of Feb 19 95 at 3:46 o'clock FK., in Book 73 Page 46.

This the 9 day of Feb 1995

Betty Just Hayes, Resister of Deads



ONLY VISIBLE UTILITIES WERE LOCATED WITH THIS SURVEY. SITE MAY BE SUBJECT TO OTHER BURIED LINES NOT SHOWN.

4. PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THIS SURVEY.

SEVISIONS BY

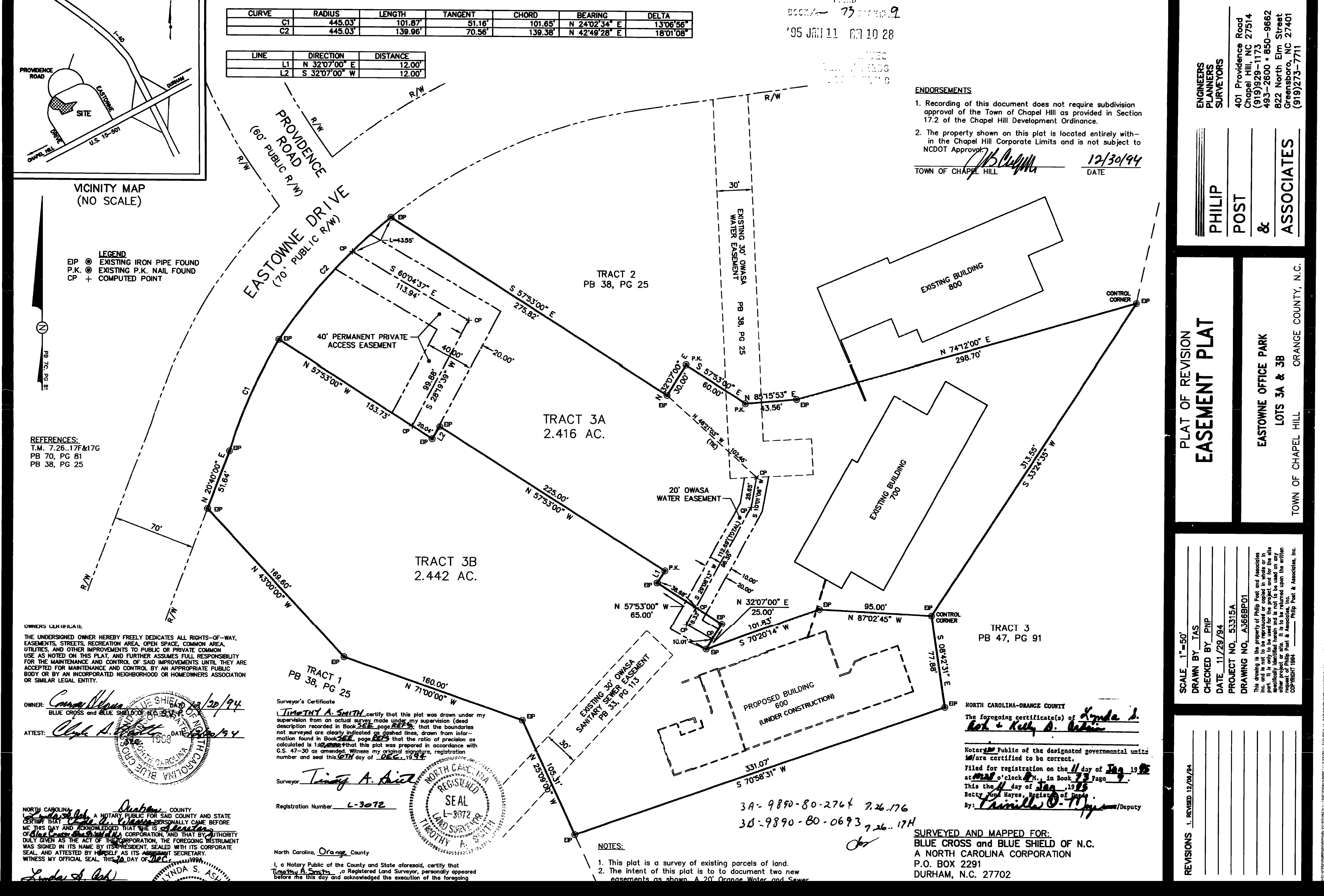
PCALE: 1 = 150'

ORN. BY:
K. CHANCE
CKED. BY
A. PRINCE
FLD. BK. B.PG.
FLD. BK. B.PG.

CHAPEL HILL ORANGE COUNTY, NORTH CAROLINA OWNER: EASTOWNE ASSOCIATES 7200 STONEHENGE DRIVE, SUITE 204 RAI FIGH NARTH CAROLINA

SHEET

Book 73 Page 9



Registration Number_<u>L-3072</u>

North Carolina, <u>Jeanne</u> County

a Notary Public of the County and State aforesaid, certify that A. Sairth, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution the foregoing instrument. Witness my hand and official states ewspecies day of Nov

JEFIL

PUBLIC

\(\frac{1}{5}\)

CORNER MON

Notary Public Matthe 2. Marc

My commission expires 12-2-97

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES 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 ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC

CERTIFY THAT CAME BEFORE

ME THIS DAY AND ACKNOWLEDGED THAT HE IS

OF BULL CAME BEFORE

A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SECRETARY.

WITNESS MY OFFICIAL SEAL, THIS TO DAY OF THE PROPERTY OF THE PROPERTY

U.S. HWY 15-501

SEWER EASEMENT J

BLDG. /400

BLDG. 300

279.11

S 61'25'47" V

TRACT 1

8.375 AC.

BLDG. 200

234.99

S 61'30'00" W

HLDG. 100

S 61'30'00" W

(260' PUBLIC R/W)

The foregoing certificate(s) of A trans. Mean & Merche K. Muse

POND

S 43'50'43" E

C 40'04'41" E

Notary Public of the designated governmental units pare certified to be correct. Filed for registration on the # day of Jen 1995 at 10:29 o'clock N., in Book 73 Page 10.

REFERENCES: T.M. 7.26..17B&17H 2. DB 718, PG 403

3. PB 38, PG 25 5. PB 70, PG 81

6. PB 71, PG 59

ENDORSEMENTS

- CONSERVATION

DISTRICT (RCD)

(UNDER CONSTRUCTION)

1. Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 17.2 of the Chapel Hill Developement Ordinance.

2. The property shown on this plat is located entirely within the Chapel Hill Gorporate Limits and is not subject to

12/30/94

PARENT PINS DUMMY HELGE

PROPERTY OWNER AND SURVEYED AND MAPPED FOR: BLUE CROSS and BLUE SHIELD OF N.C. NORTH CAROLINA CORPORATION

P.O. BOX 2291 DURHAM, N.C. 27702



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:	HILLIAM	H. DERKS	5	
Mailing Address:	2905 MERI	DIAN PK	MY	
City, State, ZIP:	DURNAM.	NC 27713	3	
Phone / FAX / Email:	919-361-50	000 / DE	exsemo	ADAMS CO. COM
Check method(s) for report to be sent:	US Mail		☐ FAX	☐ Call for pickup
the property(ies) indic				sion to Town Staff to enter on: // 23/17 (Date)
Owner Name(s): Company Name (if app	SIMON GEO	Please pr SYSTEM	int) PROPER	ries uc
Property Information Fill in both columns, or fil		l) and attach a site	map indicating lo	cation.
Parcel ID Num	ber (PIN)	Ac	dress / Location	n Description
9890800	195	100	EASTOWNE	EDRIVE
98908006	43	600	10	N .
9890802		100	69	84
98908079	564		25	<i>(</i> *

Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.



PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

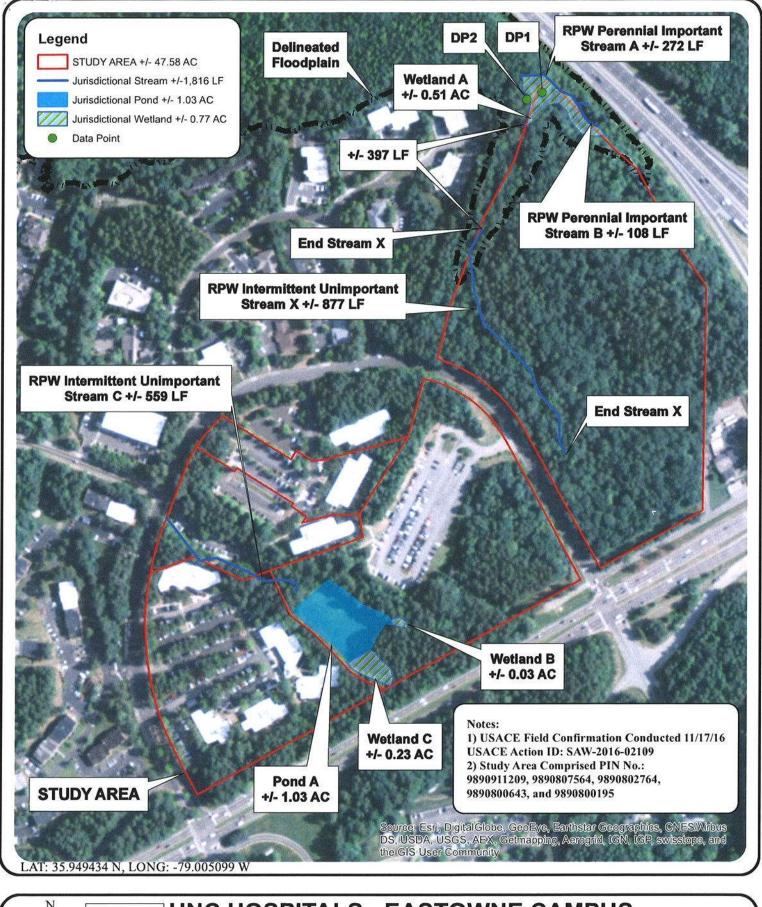
405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

Stream Determination Request AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:	
PARCEL ID (PIN) 9890800195, 98908006	43,9890802764,9890807564
STREET ADDRESS: 100, 600, 100 \$ EAST	TOWNE DRIVE
Please print: HEALTH SYSTEM PRI	OPERTIES LLC
Property Owner:	
The undersigned, owner(s) of the above described proper	ty, do hereby authorize
WILLIAM H. DERKS , of MCAD	AMS
	e of consulting firm if applicable)
to request a stream determination on this property and to have taken if present, necessary for the processing, issua this property.	
Property Owner's Address (if different than property abo	ove):
Owner Telephone: 984 - 974 - 5388 Em	ail: SIMON. GEORGE & UNCHEAUTH. UNC. EDU
We hereby certify the above information submitted is true	and accurate to the best of our knowledge.
	11/28/12
Owner Authorized Signature	Date
Witt. H. Buhr	Date 11/28/17
Contractor/Agent Authorized Signature	Date

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

Orange County





U.S. ARMY CORPS OF ENGINEERS

WILMINGTON DISTRICT

Action Id. SAW-2016-02109 County: Orange U.S.G.S. Quad: Chapel Hill

NOTIFICATION OF JURISDICTIONAL DETERMINATION

Property Owner: <u>Health System Properties, LLC</u>

Mr. W.L. Roper

Address: 3rd Floor Med Wing 3, Campus Box 7600

Chapel Hill, North Carolina 27514

Authorized Agent: The John R. McAdams Company, Inc.

Mr. George Buchholtz

Address: 2905 Meridian Parkway

Durham, North Carolina 27713

Size (acres)48Nearest TownChapel HillNearest WaterwayNew Hope CreekRiver BasinCape Fear

USGS HUC 03030002 Coordinates Latitude: 35.94943

Longitude: <u>-79.0051</u>

Location description: The UNC Hospitals – Eastowne Campus project area is identified as an approximate 48 acre tract of land, located on Orange County, North Carolina Parcels 9890911209, 9890807564, 9890802764, 9890800643, and 9890800195. These parcels are located near the intersection of Eastowne Drive and Durham Chapel Hill Blvd, Chapel Hill, Orange County, North Carolina. Waters on-site drain into New Hope Creek of the

Indicate Which of the Following Apply:

A. Preliminary Determination

- X There are waters, including wetlands, on the above described project area, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). The waters, including wetlands, have been delineated, and the delineation has been verified by the Corps to be sufficiently accurate and reliable. Therefore this preliminary jurisdiction determination may be used in the permit evaluation process, including determining compensatory mitigation. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity on the site as if they are jurisdictional waters of the U.S. This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction.
- There are wetlands on the above described property, that may be subject to Section 404 of the Clean Water Act (CWA)(33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). However, since the waters, including wetlands, have not been properly delineated, this preliminary jurisdiction determination may not be used in the permit evaluation process. Without a verified wetland delineation, this preliminary determination is merely an effective presumption of CWA/RHA jurisdiction over all of the waters, including wetlands, at the project area, which is not sufficiently accurate and reliable to support an enforceable permit decision. We recommend that you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps.

B. Approved Determination

There are Navigable Waters of the United States within the above described property subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA)(33 USC § 1344). Unless there is a change in law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.

- There are waters of the U.S., including wetlands, on the above described project area subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification. We recommend you have the waters of the U.S. on your property delineated. As the Corps may not be able to accomplish this wetland delineation in a timely manner, you may wish to obtain a consultant to conduct a delineation that can be verified by the Corps. _ The waters of the U.S., including wetlands, on your project area have been delineated and the delineation has been verified by the Corps. If you wish to have the delineation surveyed, the Corps can review and verify the survey upon completion. Once verified, this survey will provide an accurate depiction of all areas subject to CWA and/or RHA jurisdiction on your property which, provided there is no change in the law or our published regulations, may be relied upon for a period not to exceed five years. The waters of the U.S., including wetlands, have been delineated and surveyed and are accurately depicted on the plat signed by the Corps Regulatory Official identified below on _____. Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification. There are no waters of the U.S., to include wetlands, present on the above described project area which are subject to the permit requirements of Section 404 of the Clean Water Act (33 USC 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- The property is located in one of the 20 Coastal Counties subject to regulation under the Coastal Area Management Act (CAMA). You should contact the Division of Coastal Management in Morehead City, NC, at (252) 808-2808 to determine their requirements.

Placement of dredged or fill material within waters of the US, including wetlands, without a Department of the Army permit may constitute a violation of Section 301 of the Clean Water Act (33 USC § 1311). Placement of dredged or fill material, construction or placement of structures, or work within navigable waters of the United States without a Department of the Army permit may constitute a violation of Sections 9 and/or 10 of the Rivers and Harbors Act (33 USC § 401 and/or 403). If you have any questions regarding this determination and/or the Corps regulatory program, please contact Ms. Samantha Dailey at (919) 554-4884, ext. 22 or Samantha.J.Dailey@usace.army.mil.

C. Basis For Determination: Refer to the enclosed Preliminary Jurisdictional Determination Form and Figure 3. Existing Conditions.

D. Remarks:

E. Attention USDA Program Participants

This delineation/determination has been conducted to identify the limits of Corps' Clean Water Act jurisdiction for the particular site identified in this request. The delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA Program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

F. Appeals Information (This information applies only to approved jurisdictional determinations as indicated in B. above)

This correspondence constitutes an approved jurisdictional determination for the above described site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the following address:

US Army Corps of Engineers South Atlantic Division Attn: Jason Steele, Review Officer 60 Forsyth Street SW, Room 10M15 Atlanta, Georgia 30303-8801

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by _______.

**It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this

correspondence.**

DAILEY.SAMANTHA Digitally signed by DAILEY.SAMANTHAJ.1387567948
DN: c=U.S. o=U.S. Government. ou

J.1387567948

Digitally signed by
DAILEY.SAMANTHA.J.1387567948
DN: c=US. GOVERNMENT, ou=DoD, ou=PKI,
ou=USA, cn=DAILEY.SAMANTHA.J.1387567948
Date: 2017.05.19 11:35:35 -04'00'

Corps Regulatory Official:

Date: May 19, 2017 Expiration Date: N/A

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete our Customer Satisfaction Survey, located online at http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0.

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL				
Applicant: Health System Properties, LLC	File Number: SAW-2016-02109	Date: May 19, 2017		
Attn: Mr. W.L. Roper				
Attached is: See Section below				
INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission) A				
PROFFERED PERMIT (Standard Permit or L	В			
PERMIT DENIAL	С			
APPROVED JURISDICTIONAL DETERMINATION AND APPROVED APPROVED JURISDICTION AND APPROVED APPROVE	D			
PRELIMINARY JURISDICTIONAL DETER	MINATION	E		

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final
 authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your
 signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all
 rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the
 permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final
 authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your
 signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all
 rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the
 permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.
- D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.
- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the district engineer. This form must be received by the division engineer within 60 days of the date of this notice.

	ON: You do not need to respond to the Corps regarding the ou wish, you may request an approved JD (which may be appealed), o you may provide new information for further consideration by the			
SECTION II - REQUEST FOR APPEAL or OBJECTIONS	TO AN INITIAL PROFFERED PERMIT			
REASONS FOR APPEAL OR OBJECTIONS: (Describe y	your reasons for appealing the decision or your objections to an initial ch additional information to this form to clarify where your reasons or			
record of the appeal conference or meeting, and any suppler clarify the administrative record. Neither the appellant nor t	a review of the administrative record, the Corps memorandum for the mental information that the review officer has determined is needed to the Corps may add new information or analyses to the record.			
POINT OF CONTACT FOR QUESTIONS OR INFORMA	TION:			
If you have questions regarding this decision and/or the appeal process you may contact: District Engineer, Wilmington Regulatory Division Raleigh Regulatory Field Office Attn: Samantha Dailey 3331 Heritage Trade Drive, Suite 105 Wake Forest, North Carolina 27587 If you only have questions regarding the appeal process you may also contact: Mr. Jason Steele, Administrative Appeal Review Officer CESAD-PDO U.S. Army Corps of Engineers, South Atlantic Division 60 Forsyth Street, Room 10M15 Atlanta, Georgia 30303-8801 Phone: (404) 562-5137				
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day				
Consumants, to Conduct Investigations of the project she till	me ure evange on the appear process. Thu will be provided a 1.7 day			

For appeals on Initial Proffered Permits send this form to:

Signature of appellant or agent.

District Engineer, Wilmington Regulatory Division, Attn: Samantha Dailey, 69 Darlington Avenue, Wilmington, North Carolina 28403

Date:

Telephone number:

For Permit denials, Proffered Permits and Approved Jurisdictional Determinations send this form to:

notice of any site investigation, and will have the opportunity to participate in all site investigations.

Division Engineer, Commander, U.S. Army Engineer Division, South Atlantic, Attn: Mr. Jason Steele, Administrative Appeal Officer, CESAD-PDO, 60 Forsyth Street, Room 10M15, Atlanta, Georgia 30303-8801 Phone: (404) 562-5137

APPENDIX 2

PRELIMINARY JURISDICTIONAL DETERMINATION FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): May 19, 2017

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:

Property Owner: Health System Properties, LLC

Mr. W.L. Roper

Address: 3rd Floor Med Wing 3, Campus Box 7600

Chapel Hill, North Carolina 27514

Authorized Agent: The John R. McAdams Company, Inc.

Mr. George Buchholtz

Address: 2905 Meridian Parkway

Durham, North Carolina 27713

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: Wilmington, UNC Hospitals – Eastowne Campus, Health System Properties, LLC, Orange County, SAW-2016-02109

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:

(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)

State: NC County/parish/borough: Orange City: Chapel Hill

Center coordinates of site (lat/long in degree decimal format): Lat. 35,94943°N, Long. 79.0051° W.

Universal Transverse Mercator:

Name of nearest water body: New Hope Creek

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLIES):

☑ Office (Desk) Determination. Date: May 19, 2017

Field Determination. Date(s): November 17, 2016

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION

Site Number	Latitude (°N)	Latitude (°W)	Resou	uatic	Type of aquatic to which the aquatic resource (i.e. wetland vs. Geographic authori to which the aquati resource "may be' subject (i.e. Section 4	
			Linear Feet	Acres	non-wetland)	or Section 10/404)
Wetland A	35.959723	-79.002904		0.51	PFO Wetland	Section 404
Wetland B	35.949054	-79.005070		0.03	PFO Wetland	Section 404
Wetland C	35.948631	-79.005333		0.23	PFO Wetland	Section 404
Stream A	35.954034	-79.003305	272		Perennial Stream	Section 404
Stream B	35.953574	-79.002634	108		Intermittent Stream	Section 404
Stream C	35.949699	-79.006447	559		Intermittent Stream	Section 404
Stream X	35.95143	-79.00250	877		Intermittent Stream	Section 404
Pond A	35.949085	-79.005628		1.03	Open Water	Section 404

- 1. The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
- 2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7)whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there "may be" waters of the U.S. and/or that there "may be" navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply): Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

\bowtie	Maps, plans, plots or plat submitted by or on behalf of the PJD requestor: The John R. McAdams Company, Inc.,
sub	mitted a Jurisdictional Determination Request on October 7, 2016, with revisions received on February 10, 2017
\boxtimes	Data sheets prepared/submitted by or on behalf of the PJD requestor.
	Office concurs with data sheets/delineation report.
	Office does not concur with data sheets/delineation report.
	Data sheets prepared by the Corps:
	Corps navigable waters' study:
	U.S. Geological Survey Hydrologic Atlas:
	USGS NHD data.
	USGS 8 and 12 digit HUC maps.
\boxtimes	U.S. Geological Survey map(s). Cite scale & quad name: 1:24K, NC-Chapel Hill
\boxtimes	USDA Natural Resources Conservation Service Soil Survey. Citation: Web Soil Survey: November 2016.
\boxtimes	National wetlands inventory map(s). Cite name: Corps of Engineers SimSuite – November 2016.
	State/Local wetland inventory map(s):
	FEMA/FIRM maps:
	100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
\boxtimes	Photographs: Aerial (Name & Date):
	or Other (Name & Date):
	Previous determination(s). File no. and date of response letter: .
	Other information (please specify):

Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

Aquatic Resource feature Stream X exhibits a surface hydrological surface connection to Wetland A and Stream A. Approximately 397 linear feet separate the features. A defined bed and bank and ordinary high water mark was not observed through the 397 linear feet.

NTHA.J.13875 67948

DAILEY.SAMA Digitally signed by DAILEY.SAMANTHAJ.1387567948 Digitally signed by DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA, cn=DAILEY.SAMANTHA.J.138756 Date: 2017.05.19 11:26:26 -04'00'

> Signature and date of Regulatory Project Manager (REQUIRED)

Signature and date of person requesting preliminary JD (REQUIRED, unless obtaining the signature is Impracticable)

Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

